

MIDWEST LAND GROUP PRESENTS

61.3 ACRES IN

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# STONE COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 61.3 MULTIFACETED ACRES IN HURLEY, MISSOURI

Welcome to your dream property in Hurley, Missouri – 61.3 acres of prime acreage with an array of features that make it an ideal investment. Boasting State Highway A frontage and convenient access via a paved Lane Branch Road, this diverse parcel offers many opportunities.

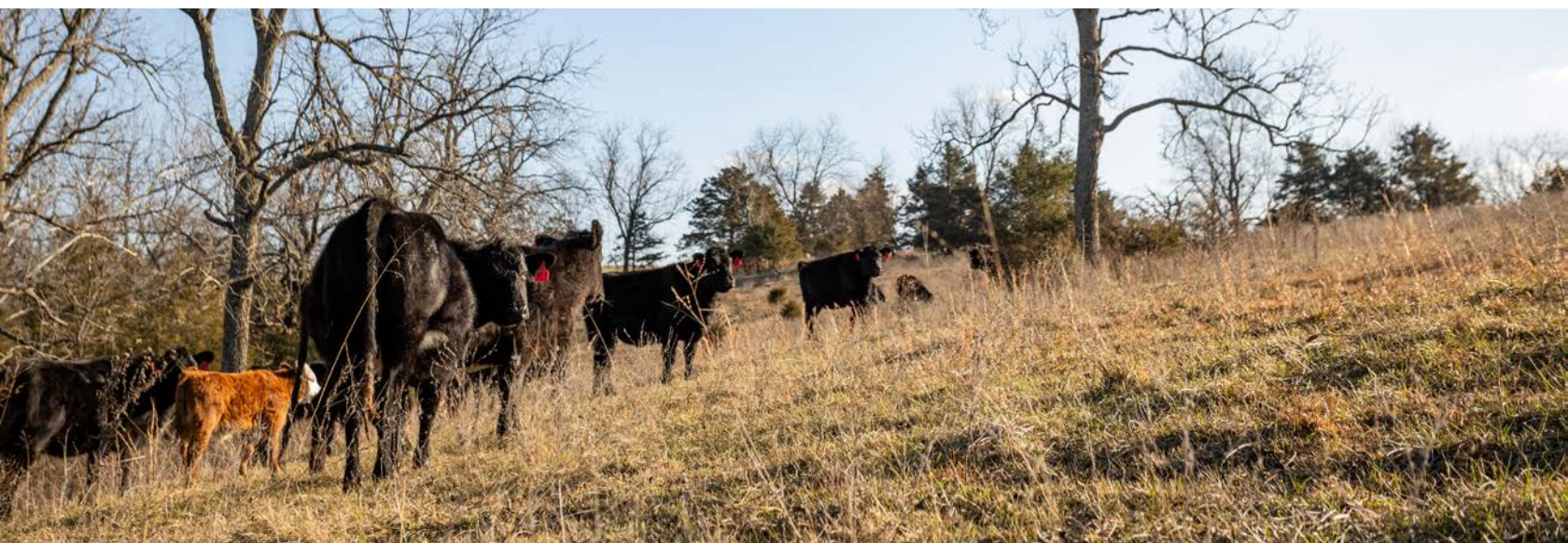
As you explore the property, you'll discover two ponds, a well with a dedicated well house, and an automatic waterer and electric connection. With 80% of the property dedicated to cattle pasture, this would make a great farm to operate and/or build your home on.

Imagine waking up to the beauty of the Ozarks every day – this land offers not only a promising investment but also an opportunity to build your dream home. With utilities already in place, including electricity and well, you can seamlessly integrate modern comforts into the rustic charm of the countryside. The convenient location, just 30 minutes from Springfield, Missouri, ensures that

you can enjoy both the serenity of rural life and the amenities of a nearby city.

One outstanding feature of this property is the abundance of mature walnut trees that populate the property, enhancing both its aesthetic appeal and timber value. These and other species of mature timber populate the wooded draws, adding a touch of natural beauty to the already captivating scenery and making great travel corridors for wildlife.

Whether you're envisioning a new chapter in a rural lifestyle or seeking a lucrative investment opportunity, this property offers a well-rounded package. The combination of location, access, and diverse attributes makes it a standout choice for any discerning buyer. Don't miss the chance to make this remarkable property yours – schedule a showing now!



# PROPERTY FEATURES

PRICE: **\$380,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **61.3**

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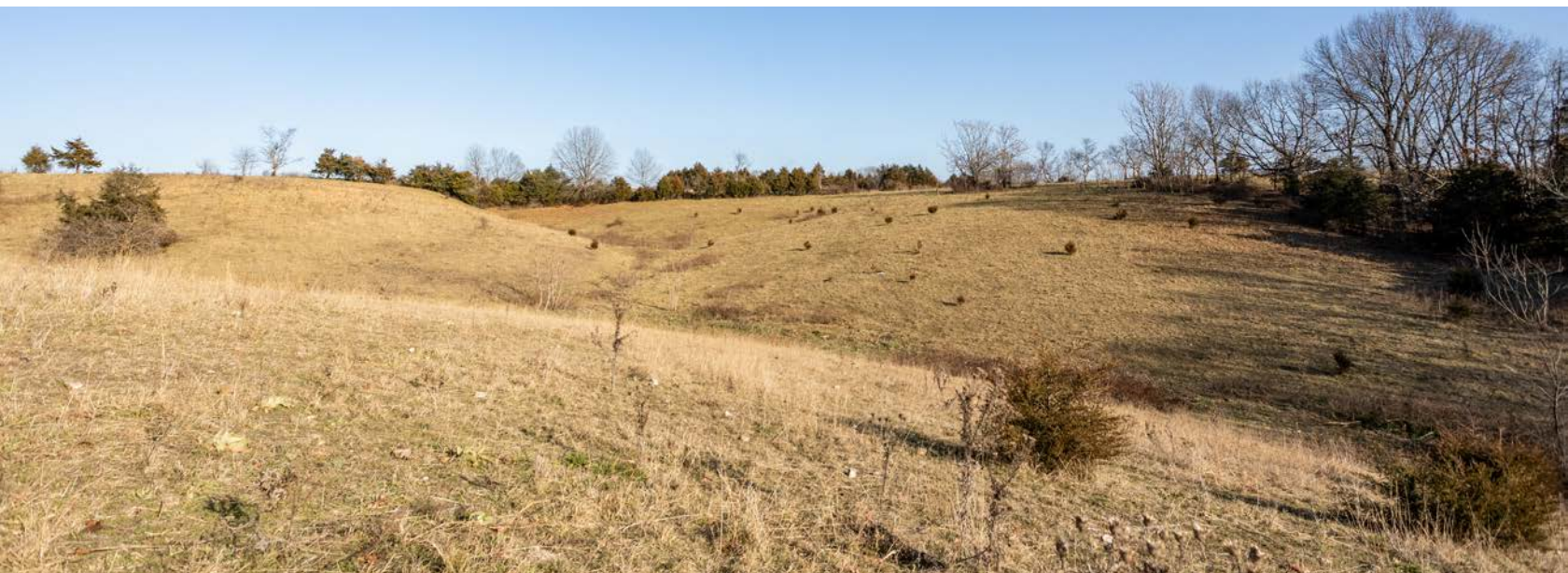
- Grand views
- 2 ponds
- Electricity
- Well
- Automatic waterer
- Lots of mature walnut
- Wildlife
- State highway frontage
- Convenient location
- Paved road frontage on 2 sides



# 80% CATTLE PASTURE

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As you explore the property, you'll discover two ponds, a well with a dedicated well house, and an automatic waterer and electric connection.



# LOTS OF MATURE WALNUT

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## 2 PONDS

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# STATE HIGHWAY FRONTAGE

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# BUILD SITE WITH GRAND VIEWS

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# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 5.0

Min: 1,130.1

Max: 1,286.5

Range: 156.4

Average: 1,232.8

Standard Deviation: 36.52 ft

0ft 414ft 827ft

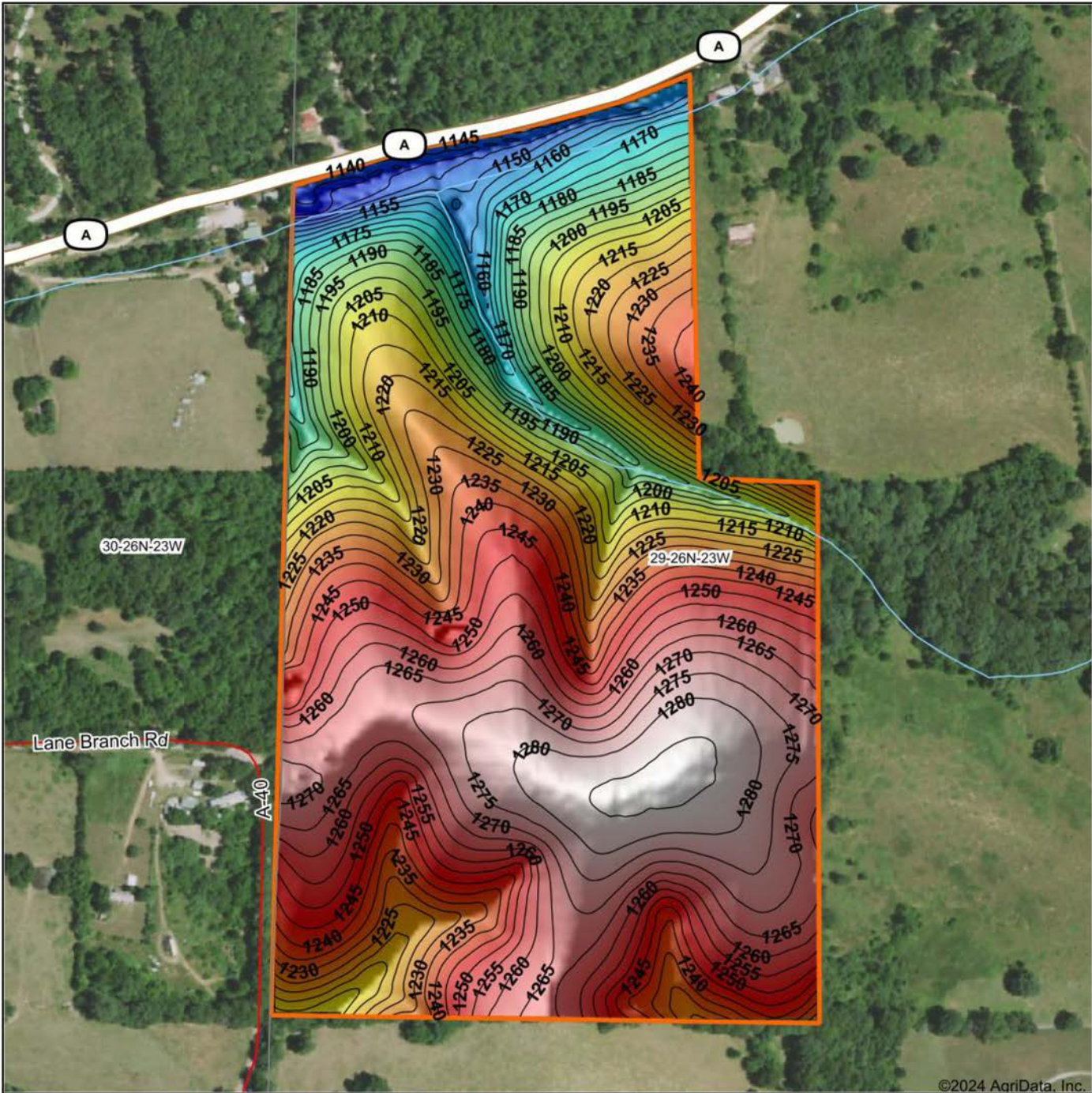


1/5/2024

**29-26N-23W**  
**Stone County**  
**Missouri**

Boundary Center: 36° 55' 52.8, -93° 28' 57.92

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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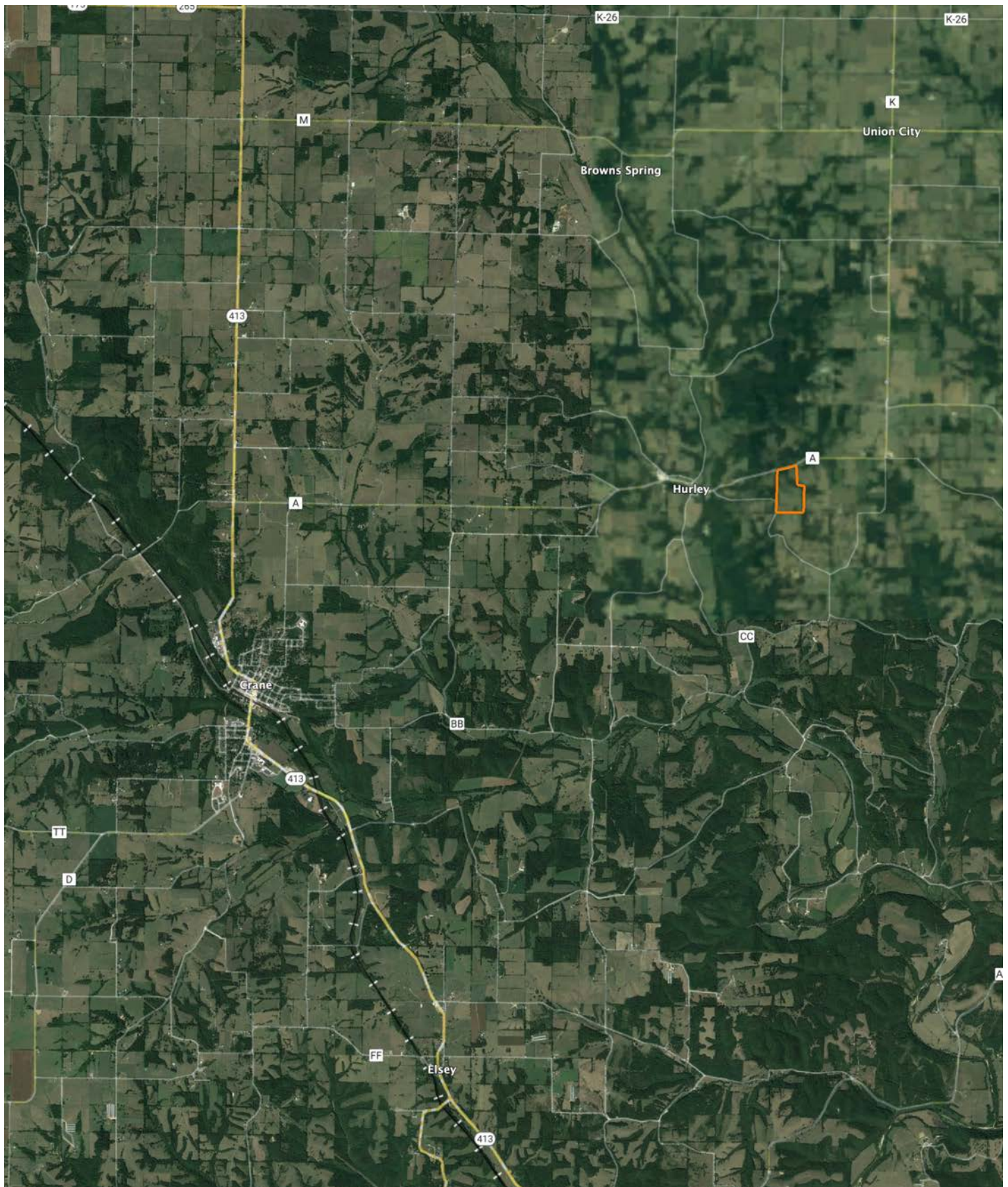


1/5/2024

**29-26N-23W**  
**Stone County**  
**Missouri**

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# OVERVIEW MAP



# AGENT CONTACT

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Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



**BJORN WILKERSON,**  
LAND AGENT

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