

MIDWEST LAND GROUP PRESENTS



BARRY COUNTY, MO

79 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT RECREATIONAL PROPERTY

This 79 +/- acreage is the perfect recreational paradise. Whether you're an avid outdoorsman looking for a great hunting property or a nature lover looking to disconnect from the busyness of life...this one truly checks all the boxes. The wooded acreage consists of a variety of Missouri Ozark mature hardwoods. There is an existing ATV trail system that provides access to the majority of the property and its unique features which include rolling hills and some great views. The property has a potential home site overlooking a 21 acre field with lots

of wildlife using it. Build your dream home or a weekend getaway with electricity on site.

Deeded easement access is convenient off the county road. The property is located in Barry County, boarding Mark Twain National Forest, which is a designated wilderness area that preserves the land that is landlocked and only accessed by the boarding properties. This property is perfect for anyone who loves nature, tranquility, and privacy.



PROPERTY FEATURES

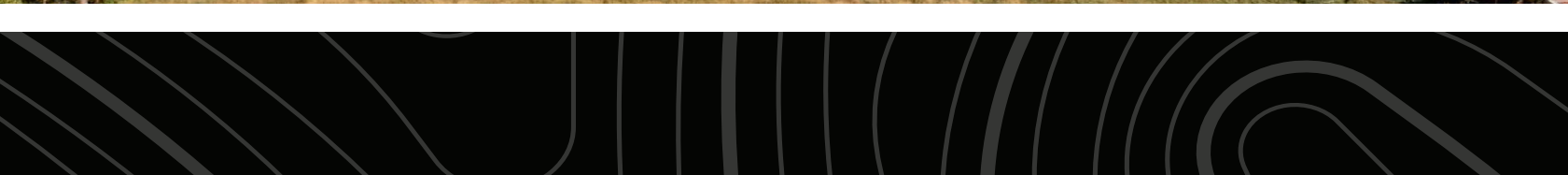
PRICE: **\$264,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **79**

- Homesite
- Electricity on site
- Lots of wildlife
- ATV trails
- Mature timber
- Cattle working pens
- Automatic waters
- Boarding Mark Twain National Forest
- Beautiful Ozark rolling hills
- Barry County
- 10 minutes to Cassville
- 20 minutes to Table Rock Lake
- 25 minutes to Roaring River



HOMESITE

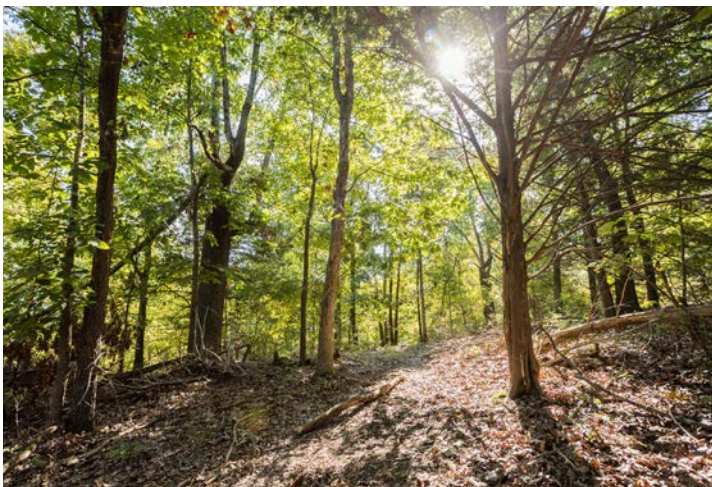
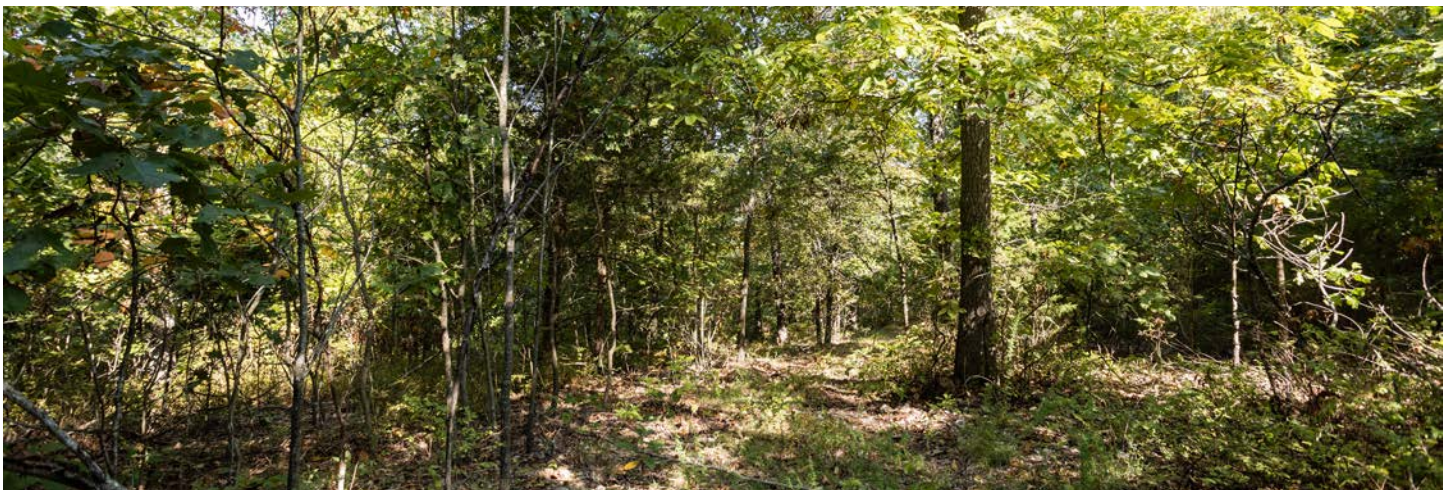
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LOTS OF WILDLIFE



MATURE TIMBER



ATV TRAILS

There is an existing ATV trail system that provides access to the majority of the property and its unique features which include rolling hills and some great views.



CATTLE WORKING PENS & AUTOMATIC WATERERS



BEAUTIFUL OZARK ROLLING HILLS



OVERVIEW MAP



AERIAL MAP



AGENT CONTACT

Agent Allen Barbre is not just passionate about the outdoors, he possesses an uncanny ability to discern the intrinsic value of land. Born and raised in Neosho, Missouri, Allen's affinity for the land was sparked at an early age, fueling his dream of one day owning a farm—a dream he has since turned into a reality. Now, Allen is devoted to helping others find their own dream properties. His hands-on experience extends from buying, developing, and flipping farms, to running a thriving cattle farm complete with corn, bean, and winter wheat crop grounds, and managing the deer on the property.

A graduate of East Newton High School and Missouri Southern State University, Allen majored in Criminal Justice and excelled as a college football player. His athletic prowess led to a 10-year NFL career, during which he played for the Green Bay Packers, Seattle Seahawks, Philadelphia Eagles, and Denver Broncos. The same spirit of determination and teamwork he displayed on the field, he now brings to Midwest Land Group. Once bitten by the land investment bug, Allen turned his focus to helping others find their perfect properties.

In his free time, Allen can be found relishing the tranquility of the great outdoors with his family, tending to his farm, hunting, and fishing. He is particularly passionate about managing deer to help them reach their full potential, enjoys elk hunting, and takes pleasure in crappie fishing in the local lake. Allen also shares his love of sports with the next generation as a coach for his children's youth football and basketball teams. He and his wife Callie, along with their two boys, Knox and Beau, make their home in Granby.

Allen's unique blend of outdoor passion, real-world farming experience, and strong community ties make him an approachable, knowledgeable, and reliable choice for your land investment needs.



ALLEN BARBRE,

LAND AGENT

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