

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# CHRISTIAN COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXPANSIVE 40-ACRE PARCEL IN CHRISTIAN COUNTY: PERFECT FOR HOBBY FARMING OR RESIDENTIAL DEVELOPMENT

Welcome to Your Perfect Homestead: 40 Acres of Prime Pastureland in Christian County, Missouri.

This exceptional property, nestled in Christian County, offers an unparalleled opportunity for your dream hobby farm or residential development. Conveniently located less than 4.5 miles from Clever, Missouri, and boasting a Billings address within the coveted Clever School District, this parcel combines rural tranquility with easy access to amenities.

Situated on a peaceful dead-end road, the land spans 40 acres of picturesque countryside, with an impressive 95% comprised of lush pasture currently utilized for hay production. The pasture ground showcases a mix of clover, fescue, and orchard grass, providing both beauty and functionality for your agricultural pursuits.

Elevating the appeal of this property are its high elevation points, offering panoramic views of the surrounding landscape and serving as idyllic build sites for your future home or development projects. The

terrain, ranging from level to gently rolling, presents endless possibilities for customization and enjoyment.

Equipped with modern amenities, the property features brand new 6-wire barbed wire fencing, complete with sturdy steel H braces and corners, installed in 2022 to ensure security and durability. Water and electricity are readily available, with the convenience of a well, meter, and two automatic waterers already in place. With the infrastructure already in place and no restrictions, this property is ready for your dream home.

Nestled within a popular neighborhood in a thriving community, this property promises not only a serene rural lifestyle but also an unparalleled opportunity for residential development. Whether you envision a tranquil hobby farm, a residential sanctuary, or a lucrative development opportunity, this 40-acre haven is primed to fulfill your aspirations. Don't miss out on the chance to make your dreams a reality in this coveted corner of Christian County.





# PROPERTY FEATURES

PRICE: **\$432,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **40**

- 40 +/- acre on Christian County
- 95% pasture
- New fencing
- Power and well on-site
- Located on a dead-end road
- Automatic waterers
- Clever School District
- 4.5 miles to Clever
- 30 minutes to Springfield
- 20 minutes to Nixa





40 +/- ACRES

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# 95% PASTURE

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# NEW FENCING

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# LOCATED ON A DEAD-END ROAD

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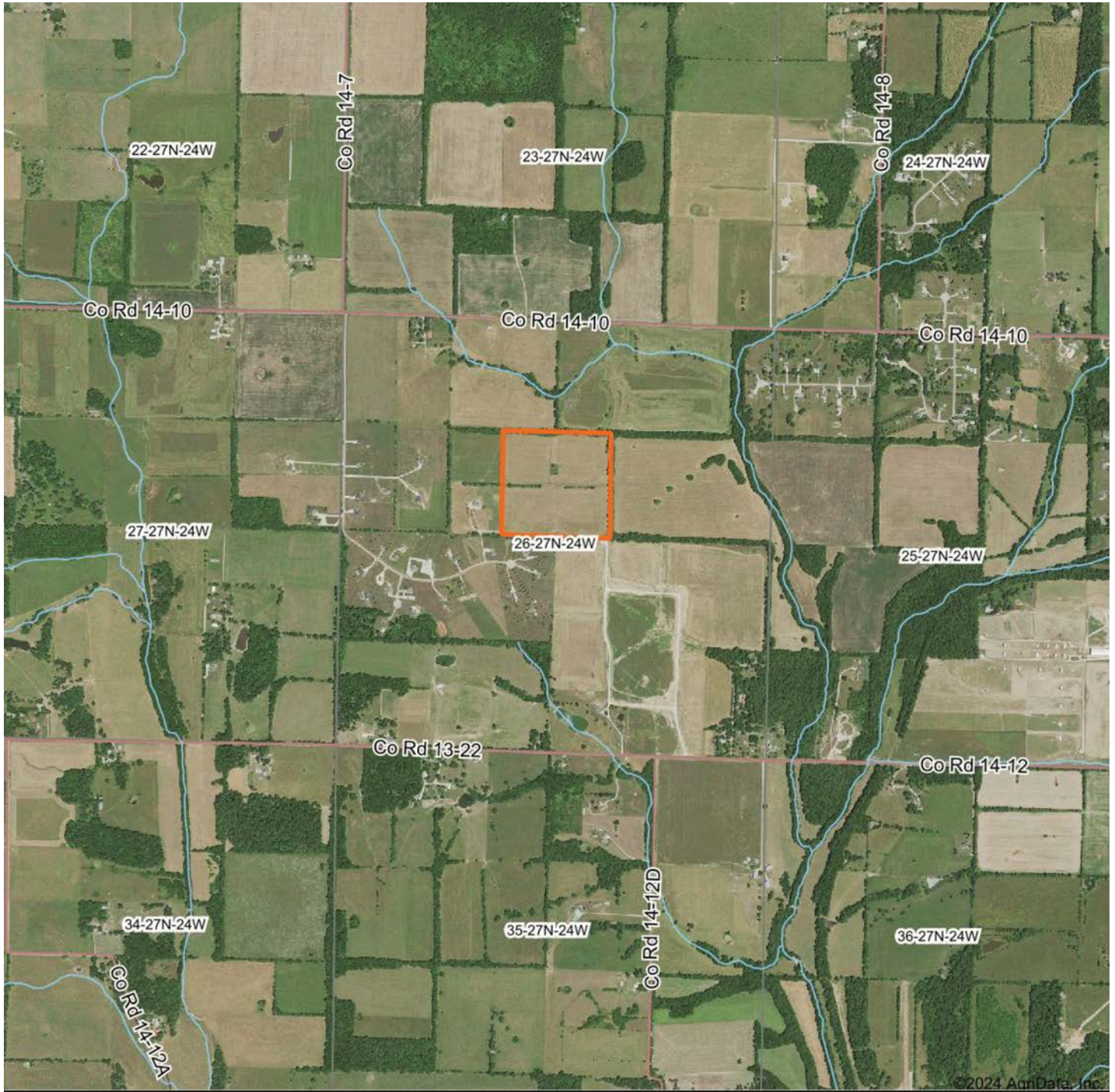
# ADDITIONAL PHOTOS

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# AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 37° 1' 6.37, -93° 31' 40.63

0ft 1968ft 3937ft



Maps Provided By:



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26-27N-24W  
Christian County  
Missouri



1/23/2024



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem  
Interval(ft): 20.0  
Min: 1,288.5  
Max: 1,332.6  
Range: 44.1  
Average: 1,316.0  
Standard Deviation: 10.76 ft



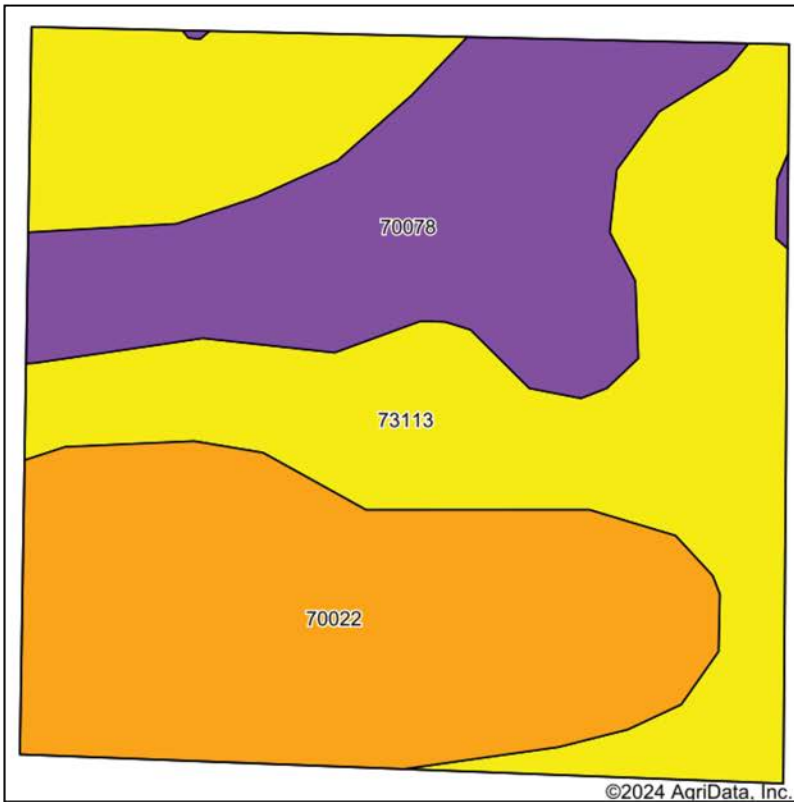
1/23/2024

26-27N-24W  
Christian County  
Missouri

Boundary Center: 37° 1' 6.37, -93° 31' 40.63



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Christian**  
 Location: **26-27N-24W**  
 Township: **East Polk**  
 Acres: **40.02**  
 Date: **1/23/2024**



Maps Provided By:



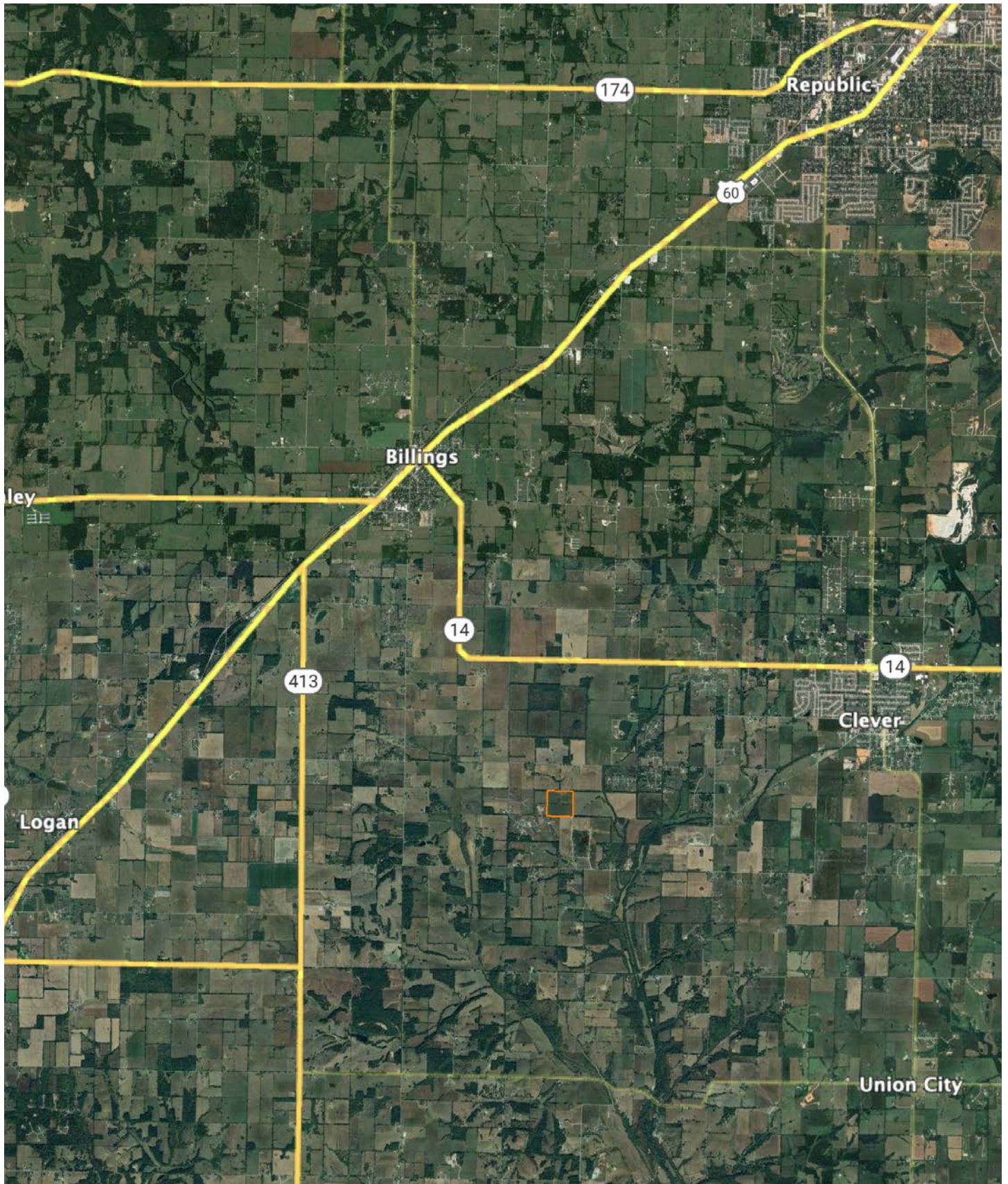
Area Symbol: MO043, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass AUM	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	17.31	43.3%		IVs	2	3	1	1	3	2	3	1		
70022	Tonti silt loam, 3 to 8 percent slopes	13.10	32.7%		IIIe	3	5	4	4	1	2		5		
70078	Goss-Rueter complex, 8 to 20 percent slopes	9.61	24.0%		VIe	4	7	5	5	2	2	1	6		
<b>Weighted Average</b>						<b>4.15</b>	<b>2.8</b>	<b>4.6</b>	<b>2.9</b>	<b>2.9</b>	<b>2.1</b>	<b>2</b>	<b>1.5</b>	<b>3.5</b>	<b>0.</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



**BEAU MANTLE**, LAND AGENT  
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