

MIDWEST LAND GROUP PRESENTS

14 ACRES IN

DALLAS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CLEARBROOK RIDGE TRACT 3

Here is a great opportunity to purchase an affordable 14 +/- acre tract in northern Dallas County that features several modern amenities. Located about 20 miles northeast of Buffalo, Missouri this is one of three consecutive tracts being offered for sale on Clearbrook Lane. This area of Missouri is an ideal location for sportsmen and is known for its proximity to Bennett Springs State Park and Leadmine Conservation Area. If you are looking for a hunting basecamp or an affordable build site in an area with low taxes, this may fit the bill for your needs! This secluded tract has great access, with road frontage along the entire north boundary. With about 4 +/- acres of flat and buildable ground, there are plenty of options for build sites, or food plot locations. Located on the property is a 40'x28' metal building with a large carport that would easily cover a camper, boat, or other vehicles. There is an electric meter, a 300-gallon

septic tank, and a well on the property that was drilled in 2023. Additionally, several small portable buildings will convey with the sale of the property. Another great feature of this tract is the year-round spring that is located on the southern end of the property. The spring runs the full width of the property and acts as a major attraction and travel corridor for wildlife as they move through the area. The rolling topography features two flat hardwood ridges and one steep draw. While this is a smaller tract, there are still several great options for hunting locations on the property. There are no restrictions or HOAs, giving you the ultimate flexibility with what you do with the property. This tract sits off of a dead-end road and is 20 minutes from Buffalo, Missouri, and about 25 minutes from Lebanon, Missouri. Additional acreage is available, for more information contact Land Agent Clay O'Dell at (417) 414-1808.



PROPERTY FEATURES

PRICE: **\$83,880** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **14**

- Timber tract
- Year-round spring
- Great build site
- 40'x28' building with carport
- Multiple portable buildings
- Electric meter and well on the property
- No restrictions
- 3.5 +/- acres of buildable ground
- Private road frontage
- 15 minutes from Bennett Springs State Park
- 20 minutes from Leadmine Conservation Area
- 30 minutes from Buffalo, MO
- 30 minutes from Lebanon, MO



14 +/- ACRES



YEAR-ROUND SPRING



TIMBER TRACT



PRIVATE ROAD FRONTAGE



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 15.0
Min: 918.4
Max: 1,062.1
Range: 143.7
Average: 1,000.8
Standard Deviation: 44.49 ft

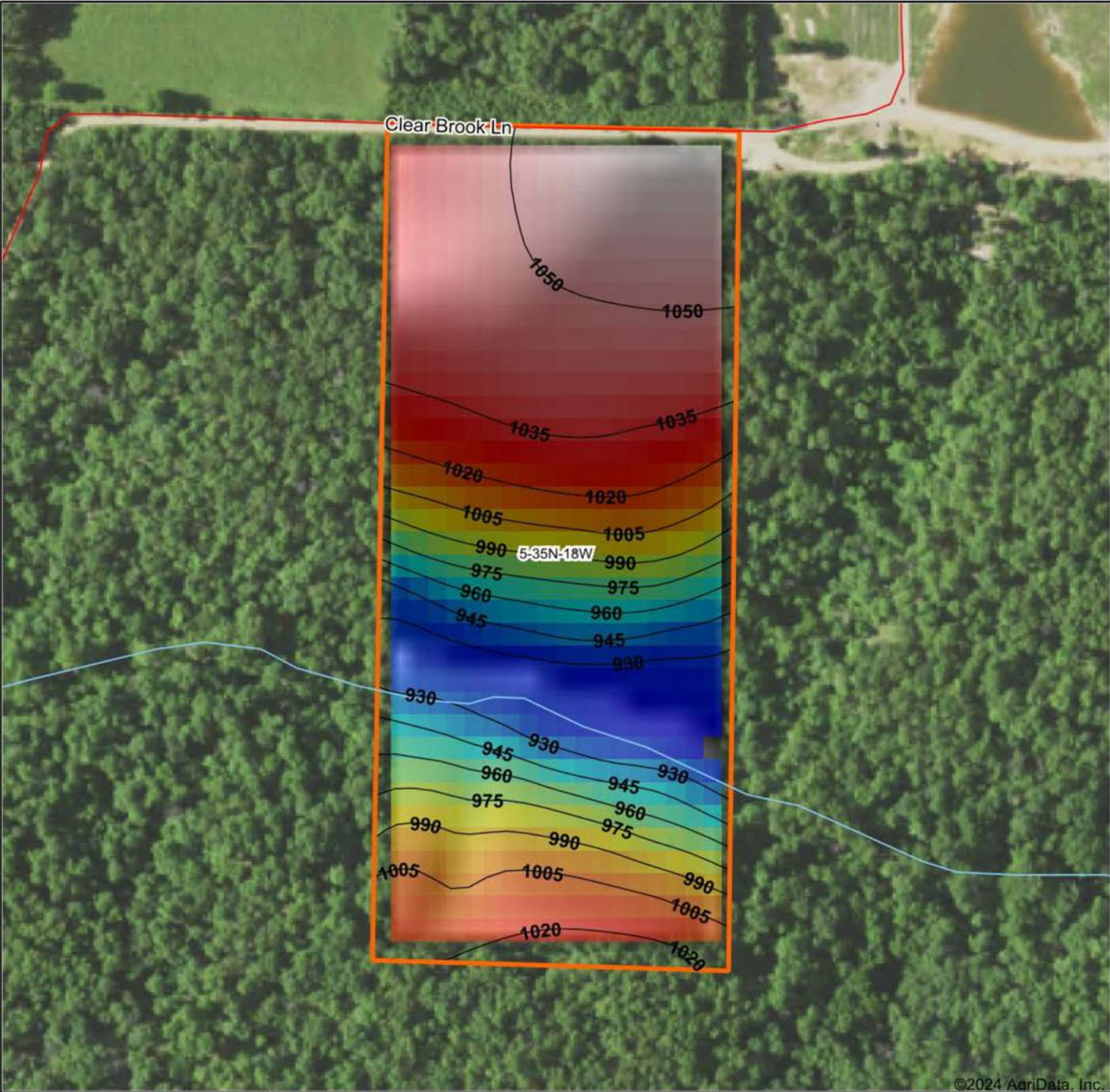


2/27/2024

5-35N-18W
Dallas County
Missouri

Boundary Center: 37° 48' 17.94, -92° 56' 41.28

HILLSHADE MAP

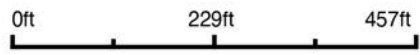


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Low Elevation High



Source: USGS 10 meter dem
 Interval(ft): 15
 Min: 918.4
 Max: 1,062.1
 Range: 143.7
 Average: 1,000.8
 Standard Deviation: 44.49 ft



2/27/2024

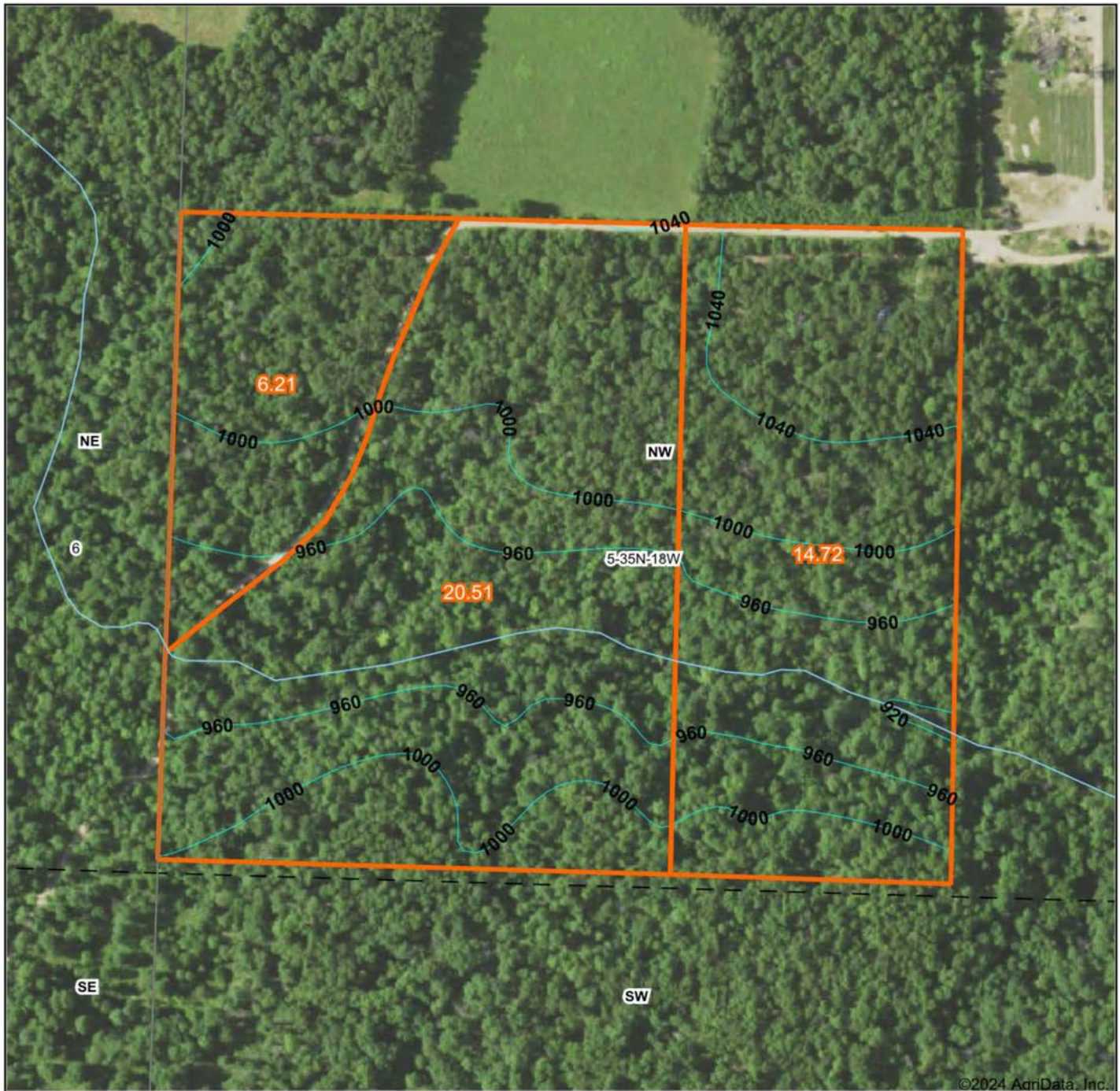
5-35N-18W
Dallas County
Missouri

Boundary Center: 37° 48' 17.94, -92° 56' 41.28



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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TRACTS 1-3



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 40.0

Min: 918.4

Max: 1,062.0

Range: 143.6

Average: 993.9

Standard Deviation: 36.71 ft

0ft 295ft 589ft

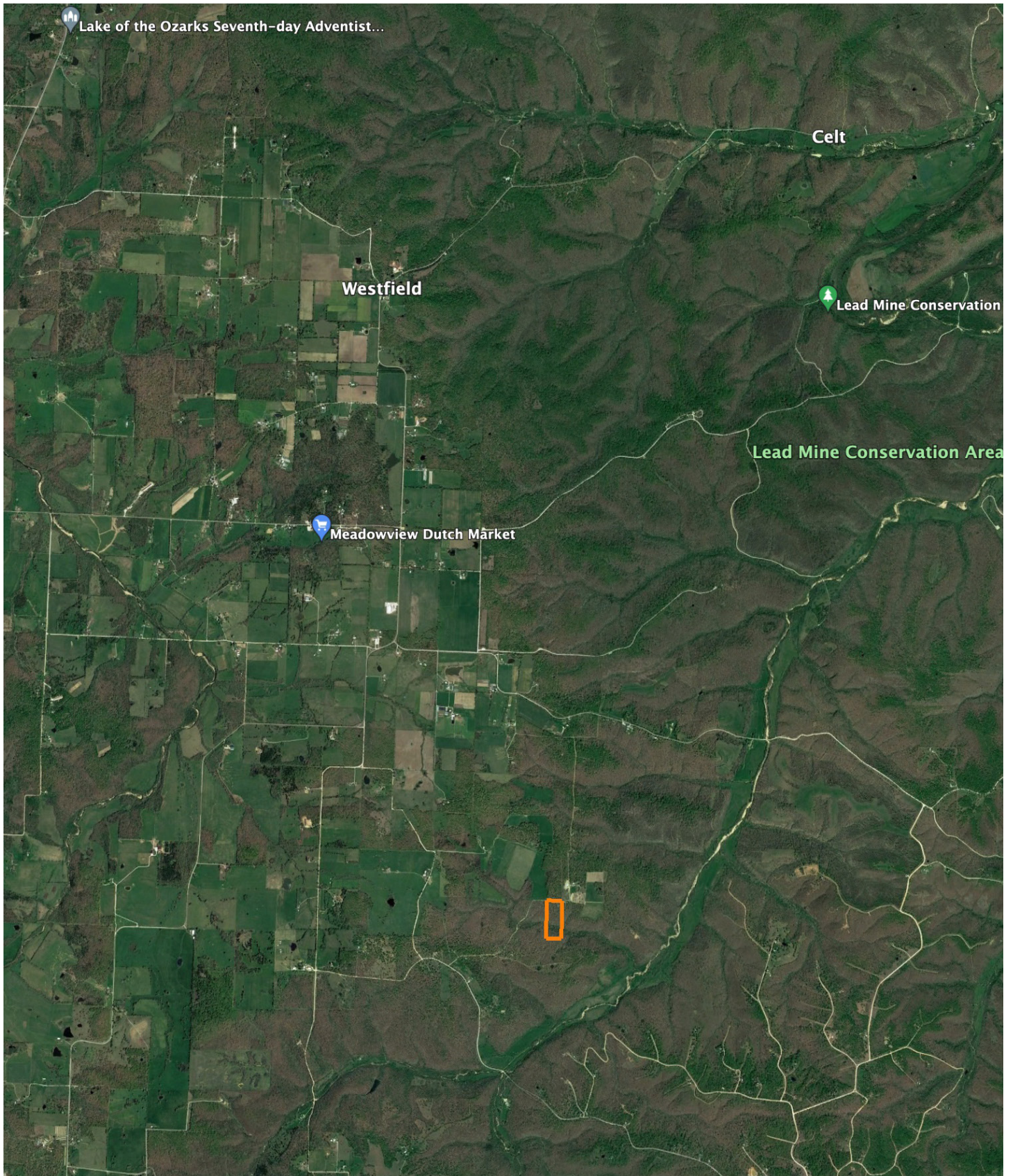


1/22/2024

5-35N-18W
Dallas County
Missouri

Boundary Center: 37° 48' 18.05, -92° 56' 47.5

OVERVIEW MAP



AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



CLAY O'DELL, LAND AGENT
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MidwestLandGroup.com

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