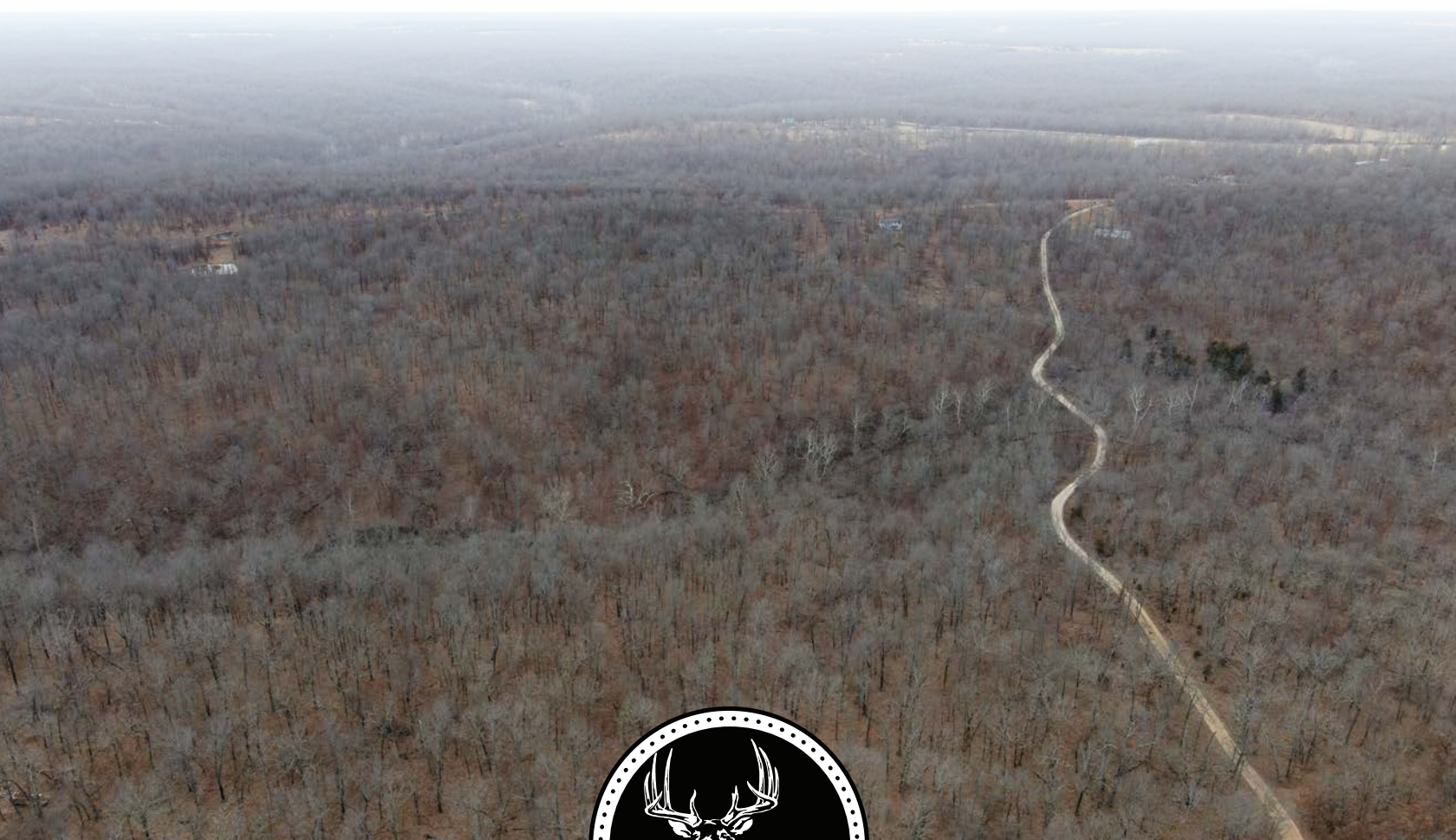


MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# DALLAS COUNTY MISSOURI



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CLEARBROOK RIDGE TRACT 2

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Here is a great opportunity to purchase an affordable 20.5 +/- acre tract in northern Dallas County. 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 close proximity to Bennett Springs State Park and Leadmine Conservation Area. If you are looking for a hunting basecamp, or an affordable hunting tract in an area with low taxes, this may fit the bill for your needs!

This secluded tract has great access, with ample road frontage along the west and north boundary. With about 3.5 acres of flat and buildable ground, there are plenty of options for build sites, or food plot locations. One great feature of the property 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 several flat hardwood ridges and steep draws. Deer hunters will appreciate the nearly 6 acres of south-facing slope on the property. One or two strategically placed tree stands would allow you to cover large portions of that bedding area with a rifle on those cold November mornings as deer seek security cover and sunlight hits that south slope. There are no restrictions or HOA's, giving you the ultimate flexibility on the property. Currently, electric utilities are about 450 feet away down Clearbrook Lane to the east. This property 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: **\$82,040** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **20**

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- 20 +/- acres
- Timber tract
- Year-round spring
- Great build site
- 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





# 20 +/- ACRES

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# TIMBER TRACT

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# YEAR-ROUND SPRING

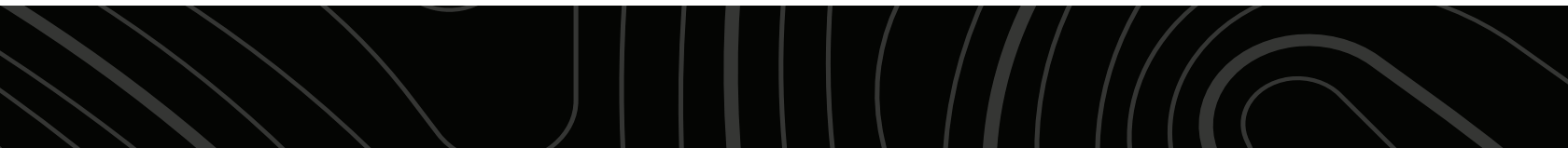
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# GREAT BUILD SITE

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# PRIVATE ROAD FRONTAGE

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# NO RESTRICTIONS

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# 15 MINUTES FROM BENNETT SPRINGS STATE PARK

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# ADDITIONAL PHOTOS





# AERIAL MAP

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# TOPOGRAPHY MAP



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

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Source: USGS 10 meter dem

Interval(ft): 15.0

Min: 927.7

Max: 1,039.0

Range: 111.3

Average: 985.8

Standard Deviation: 33.01 ft

0ft 257ft 514ft



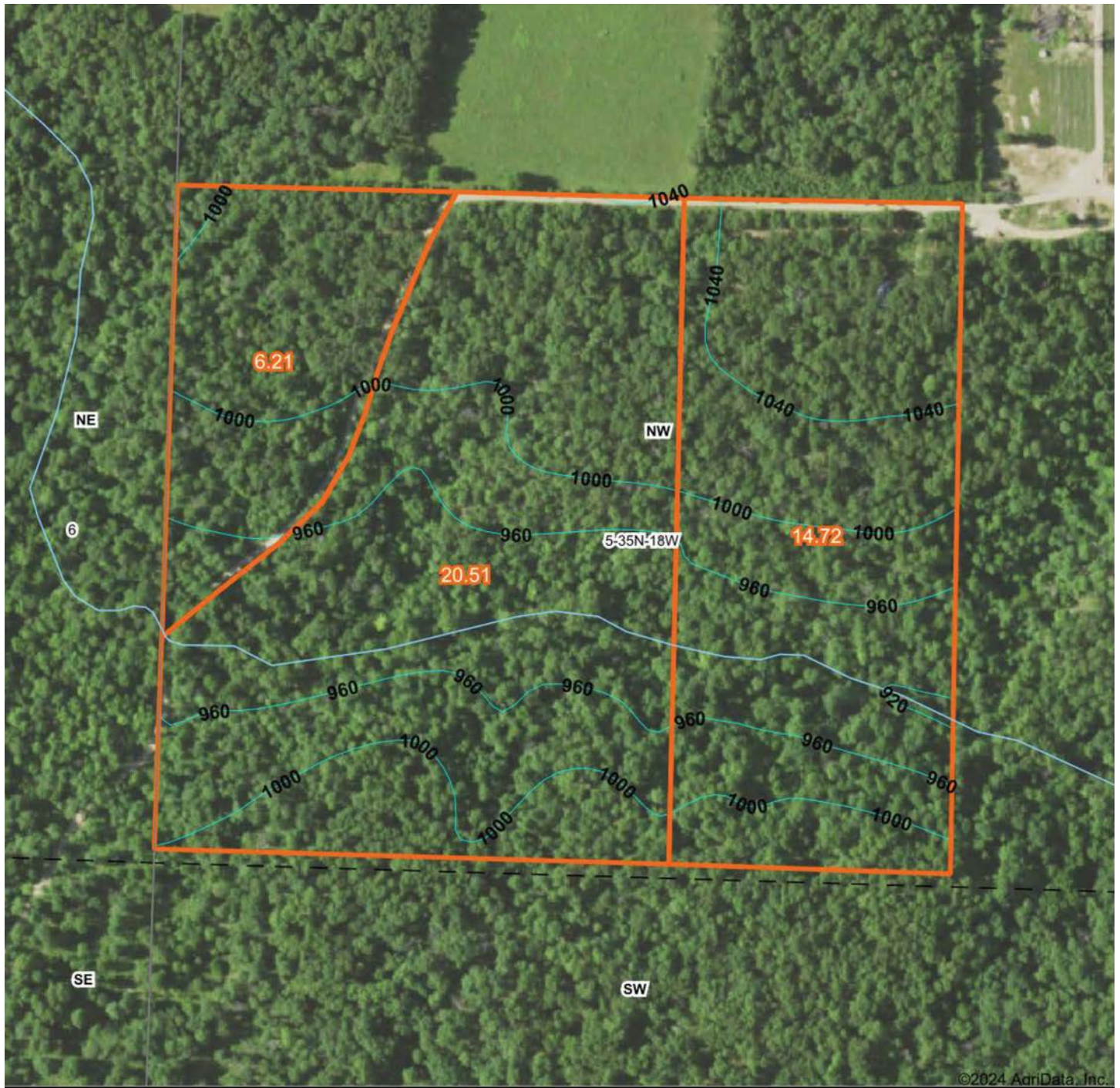
2/27/2024

**5-35N-18W**  
**Dallas County**  
**Missouri**

Boundary Center: 37° 48' 18.15, -92° 56' 50.66



# ALL TRACTS AVAILABLE



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

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



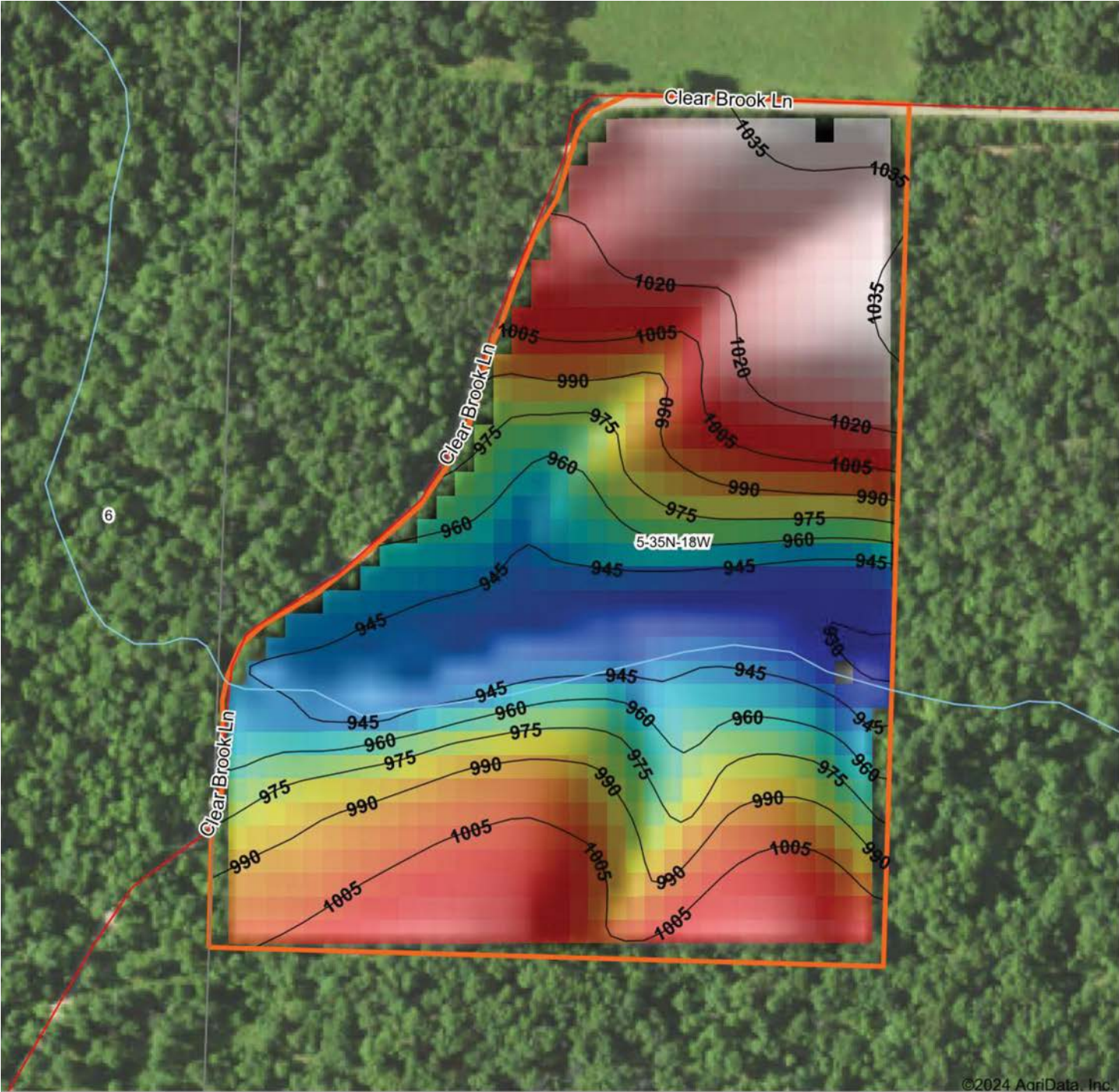
1/22/2024

**5-35N-18W**  
**Dallas County**  
**Missouri**

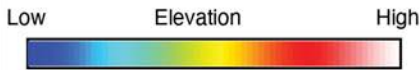
Boundary Center: 37° 48' 18.05, -92° 56' 47.5



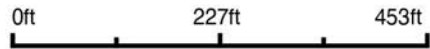
# HILLSHADE MAP



©2024 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 15  
 Min: 927.7  
 Max: 1,039.0  
 Range: 111.3  
 Average: 985.8  
 Standard Deviation: 33.01 ft



**5-35N-18W**  
**Dallas County**  
**Missouri**

Boundary Center: 37° 48' 18.15, -92° 56' 50.66

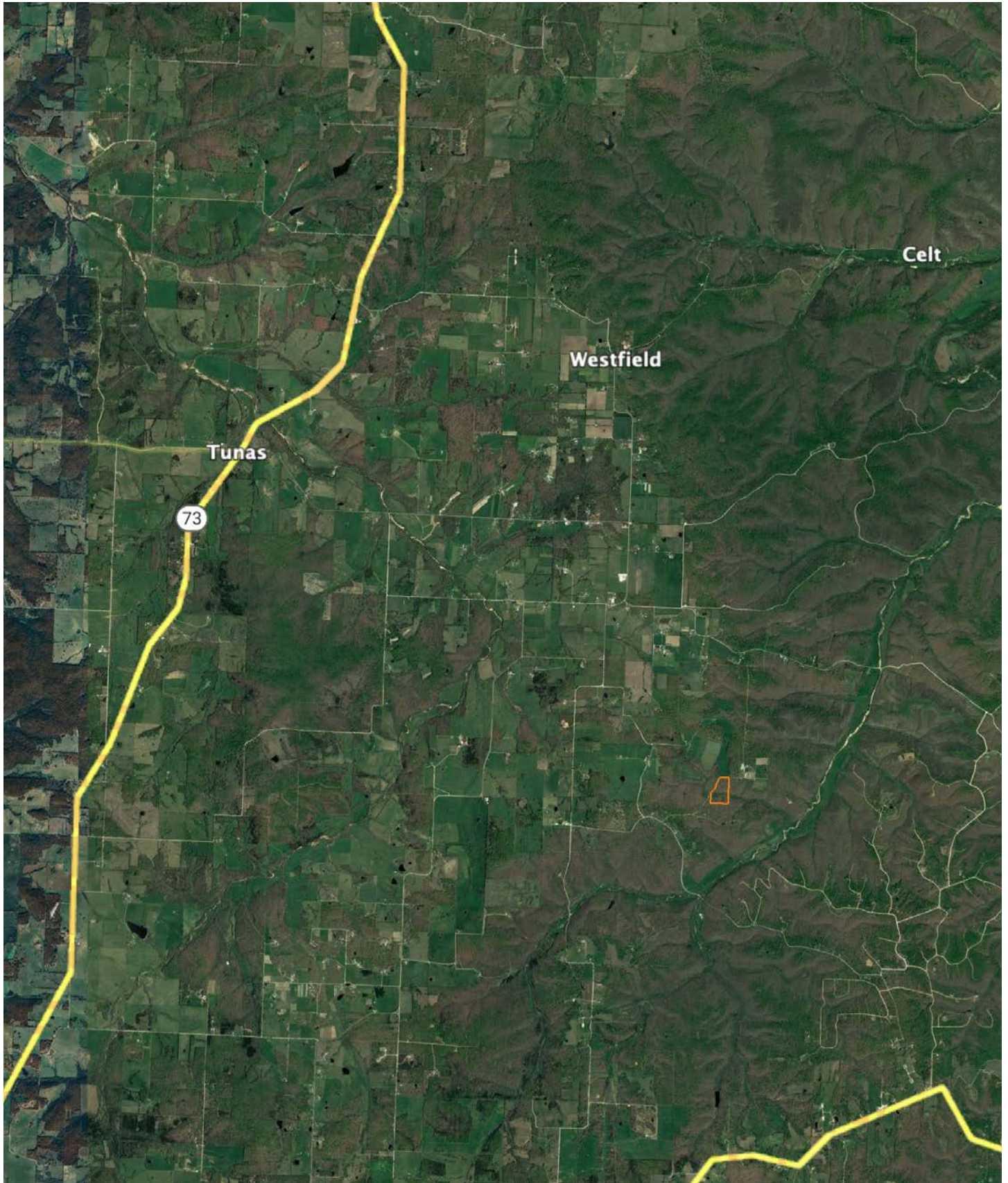


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**surety**  
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# OVERVIEW MAP

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## 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  
**417.612.8215**  
COdell@MidwestLandGroup.com



## MidwestLandGroup.com

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