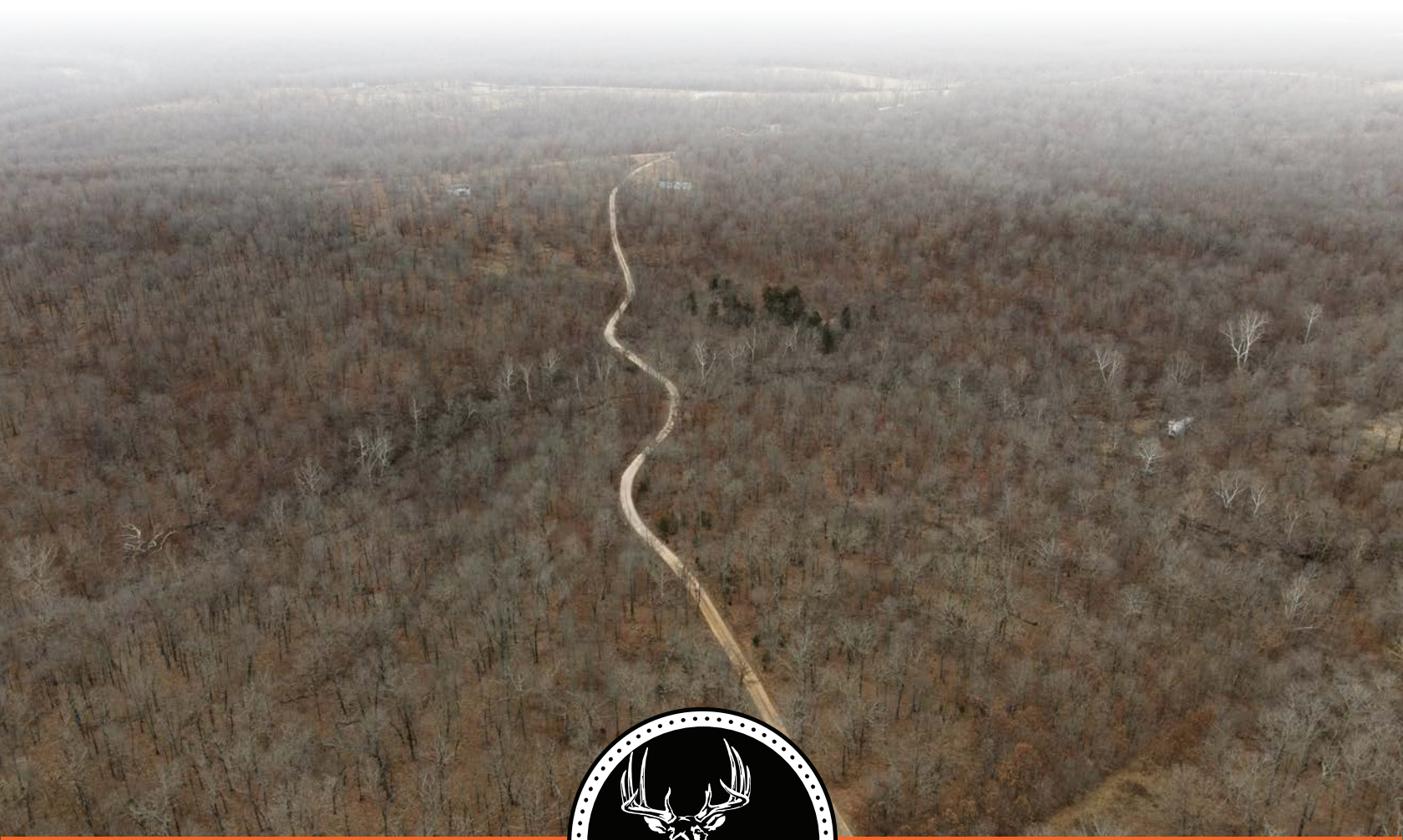


MIDWEST LAND GROUP PRESENTS

6 ACRES IN

DALLAS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CLEARBROOK RIDGE TRACT 1

Here is a great opportunity to purchase an affordable 6 +/- 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 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 tract may fit the bill for your needs! This secluded tract has great access,

with plenty of road frontage. With just over 2 +/- acres of flat and buildable ground, there are plenty of options for build sites and configurations. There are no restrictions or associations, giving you the ultimate flexibility on the property. Currently, electric utilities are about 900 feet away down Clearbrook Lane to the east. This property sits off of a dead-end road and is 30 minutes from Buffalo, Missouri, and about 30 minutes from Lebanon, Missouri. Additional acreage is available, for more information contact Land Agent Clay O'Dell at (417) 414-1808.



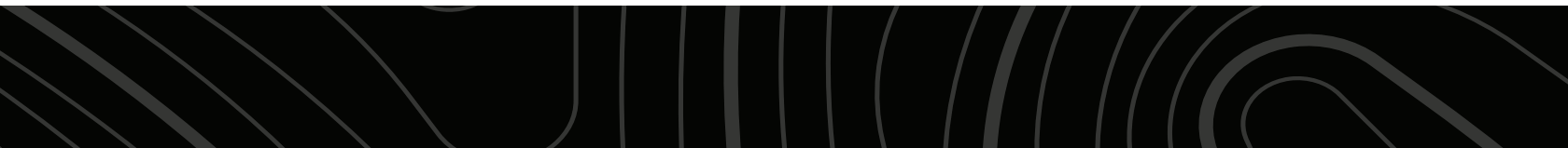
PROPERTY FEATURES

PRICE: **\$31,050** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **6**

- Timber tract
- Great build site
- No restrictions
- 2 +/- 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



6 +/- ACRES



PRIVATE ROAD FRONTAGE



TIMBER TRACT



AERIAL MAP



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Boundary Center: 37° 48' 19.9, -92° 56' 53.24

0ft 1433ft 2865ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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5-35N-18W
Dallas County
Missouri



2/27/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 15.0
Min: 948.3
Max: 1,029.1
Range: 80.8
Average: 1,002.7
Standard Deviation: 19.88 ft

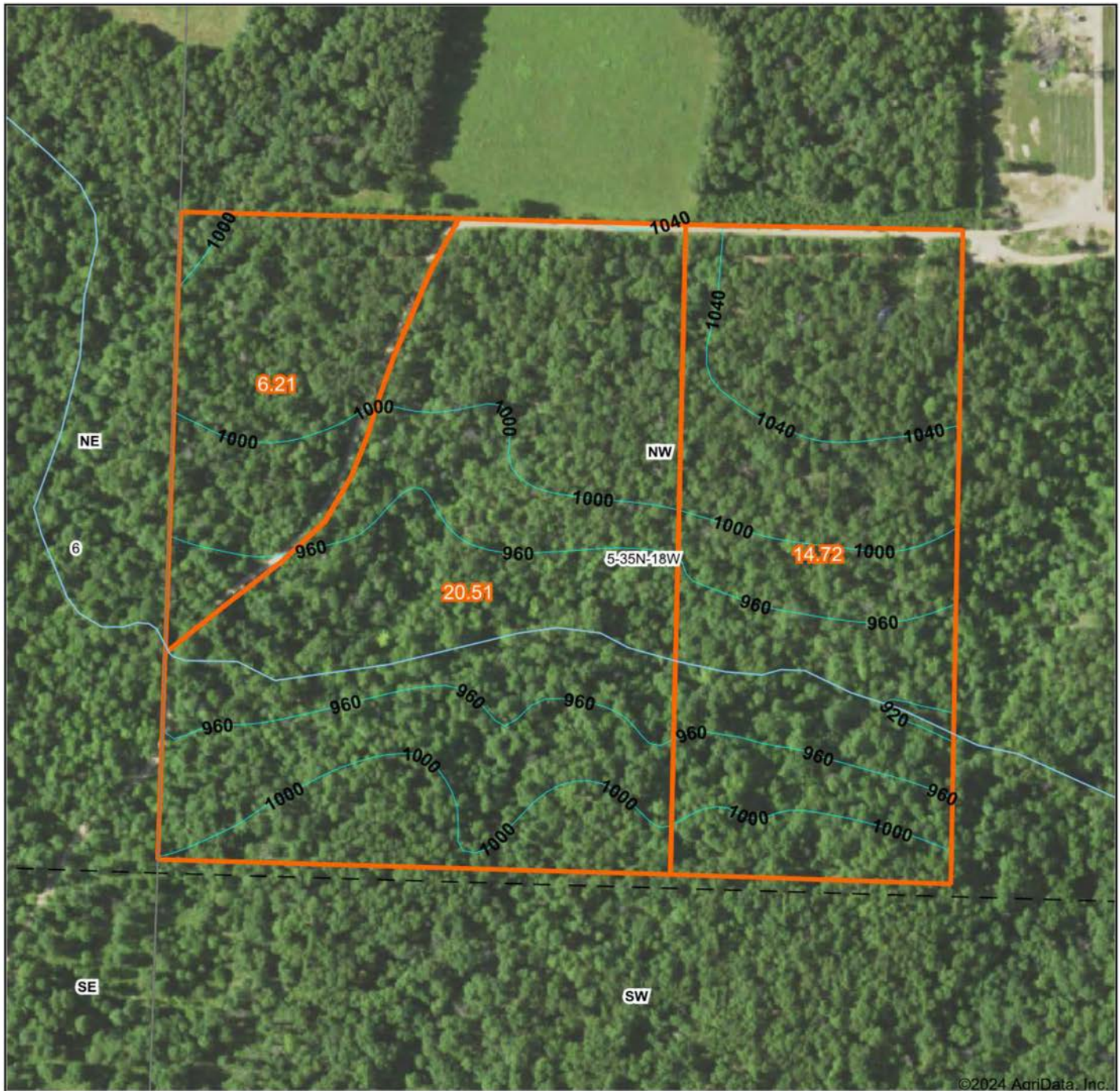


2/27/2024

5-35N-18W
Dallas County
Missouri

Boundary Center: 37° 48' 19.9, -92° 56' 53.24

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

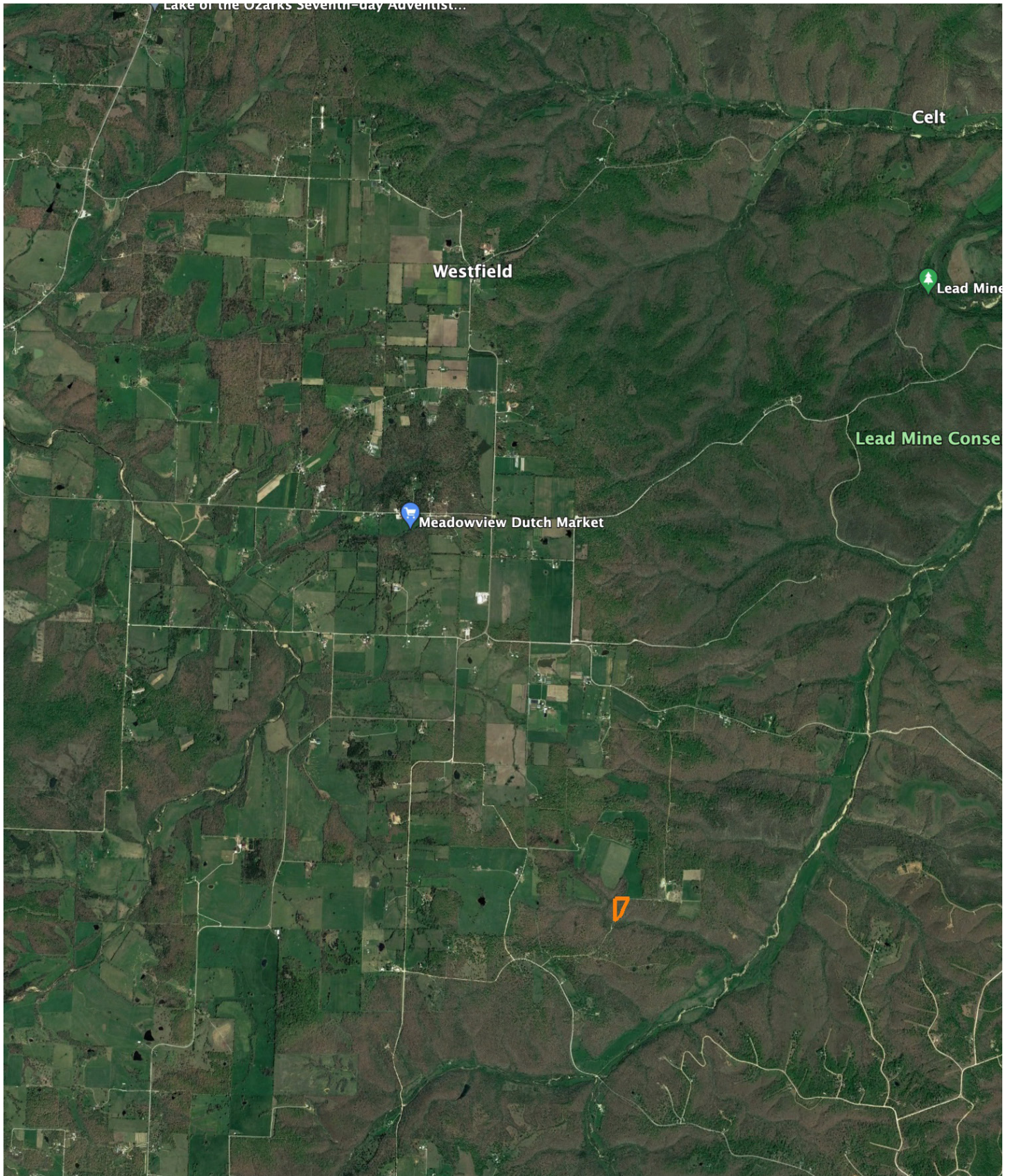


1/22/2024

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
417.612.8215
COdell@MidwestLandGroup.com



MidwestLandGroup.com

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