

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# PHELPS COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 80 +/- ACRES OF PRIME RECREATIONAL GROUND

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This 80 +/- acres is a prime recreational hunting ground! While it is not very far off of Highway 63 south of Edgar Springs, it feels like you are in the middle of nowhere. With a solid mixture of timber across the property you will find everything needed for a solid habitat for wildlife.

With surveyed access into the property off of a private road, you will have the ability to come and go as you please and would have ample selections of great, level build site options if you chose to do so. The property was select cut a number of years ago, but there are still

many mid-sized trees throughout the property. With an extensive trail system throughout, it is a breeze to get around the entire property. There is existing fencing along the western and northern boundaries. In the northwest corner of the property, you will find some large mature pines and rock outcroppings that lead down into an old dry creek bed. This area would make a beautiful spot for a pond with natural drainage to feed it. No matter what direction you would like to take it, if you are looking for a solid 80 acres to work with to build your dream recreational or full-time property, take a look and give Karl Ward a call at (417) 671-3117.

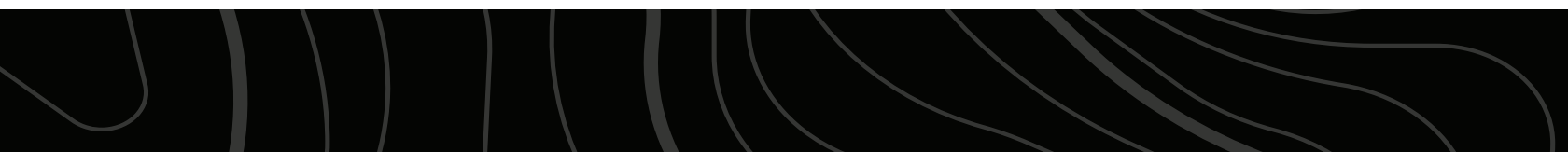


# PROPERTY FEATURES

PRICE: **\$200,000** | COUNTY: **PHELPS** | STATE: **MISSOURI** | ACRES: **80**

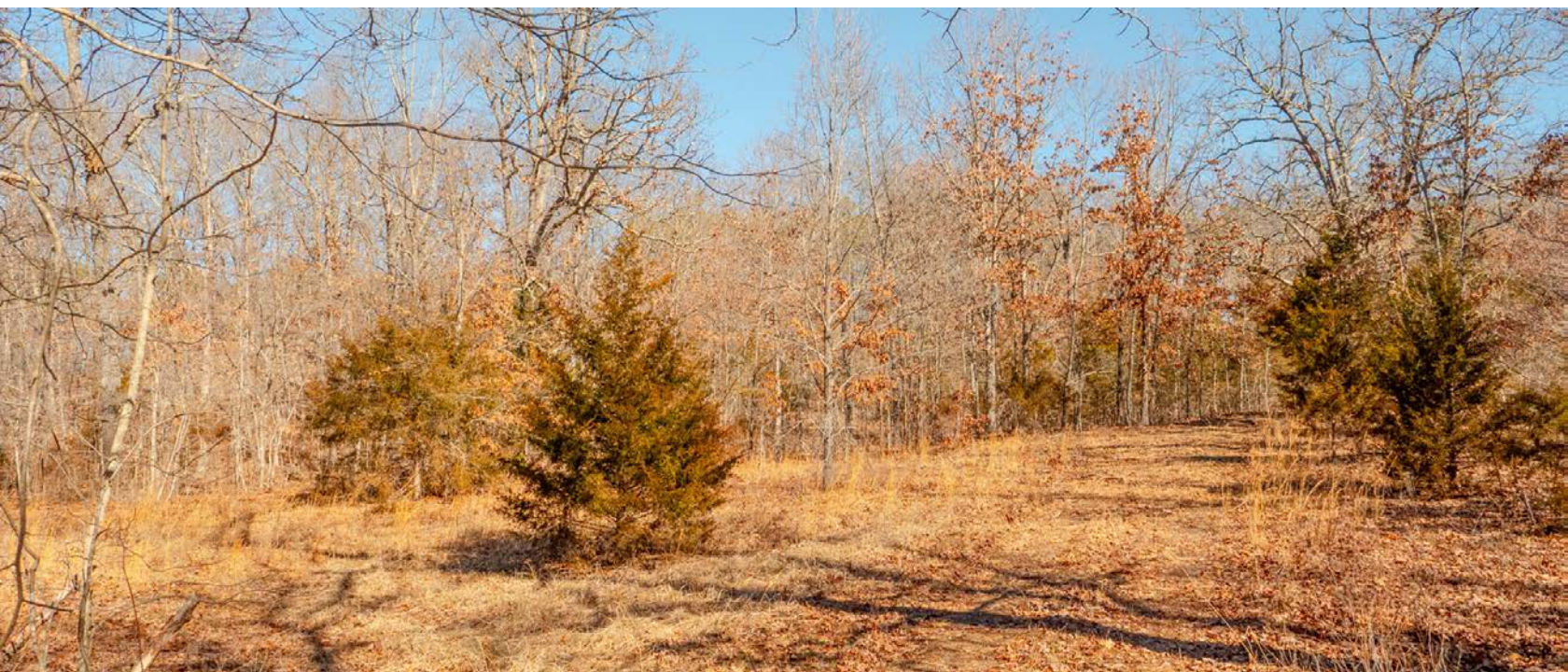
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- Many build site options
- Mixture of timber, hardwoods, & pines
- County road access
- Great trail system
- Mostly level ground
- Dry creek bed
- Habitat to hold deer & turkey
- Electric available
- 1.4 miles off Highway 63
- 30 minutes to Rolla
- 15 minutes to Licking



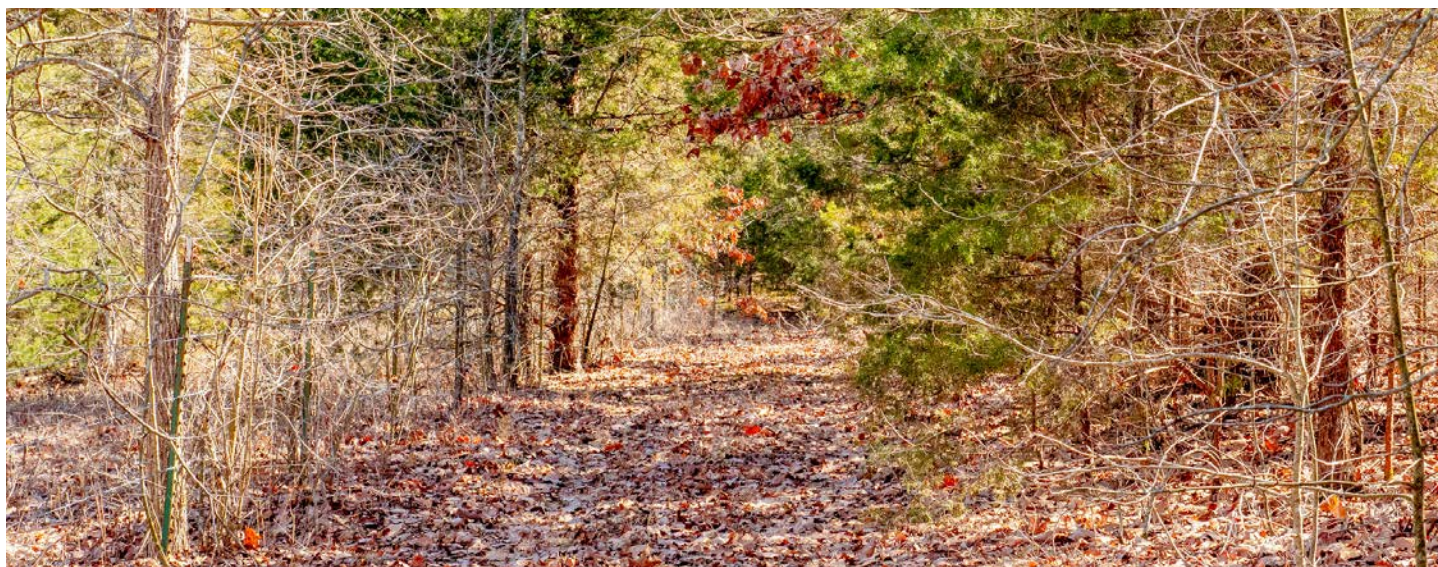
80 +/- ACRES

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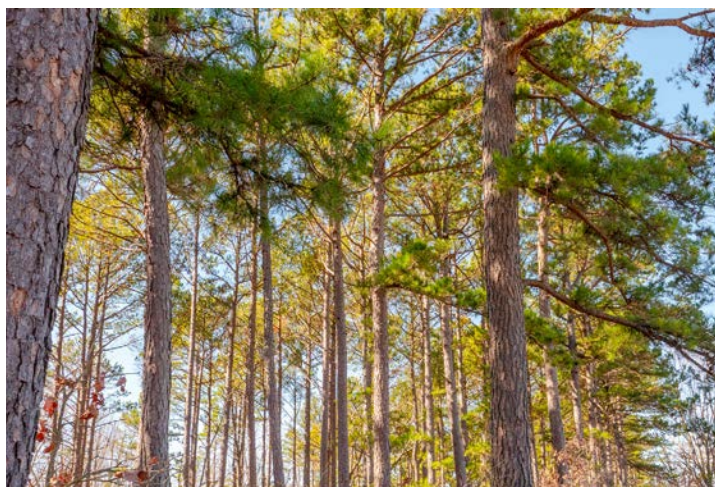
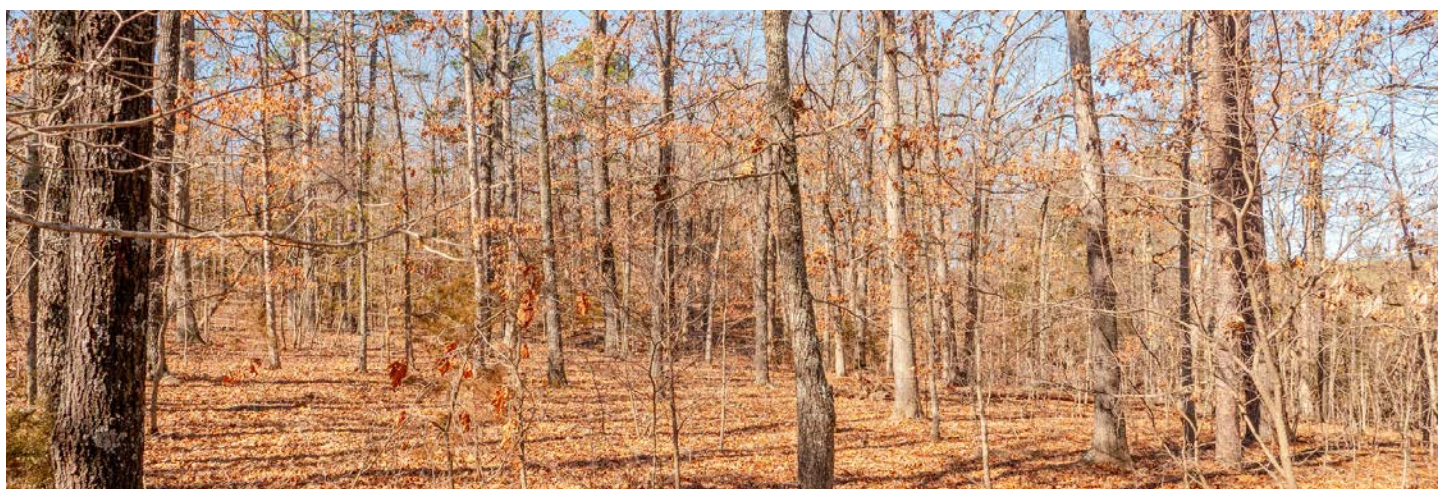
# GREAT TRAIL SYSTEM

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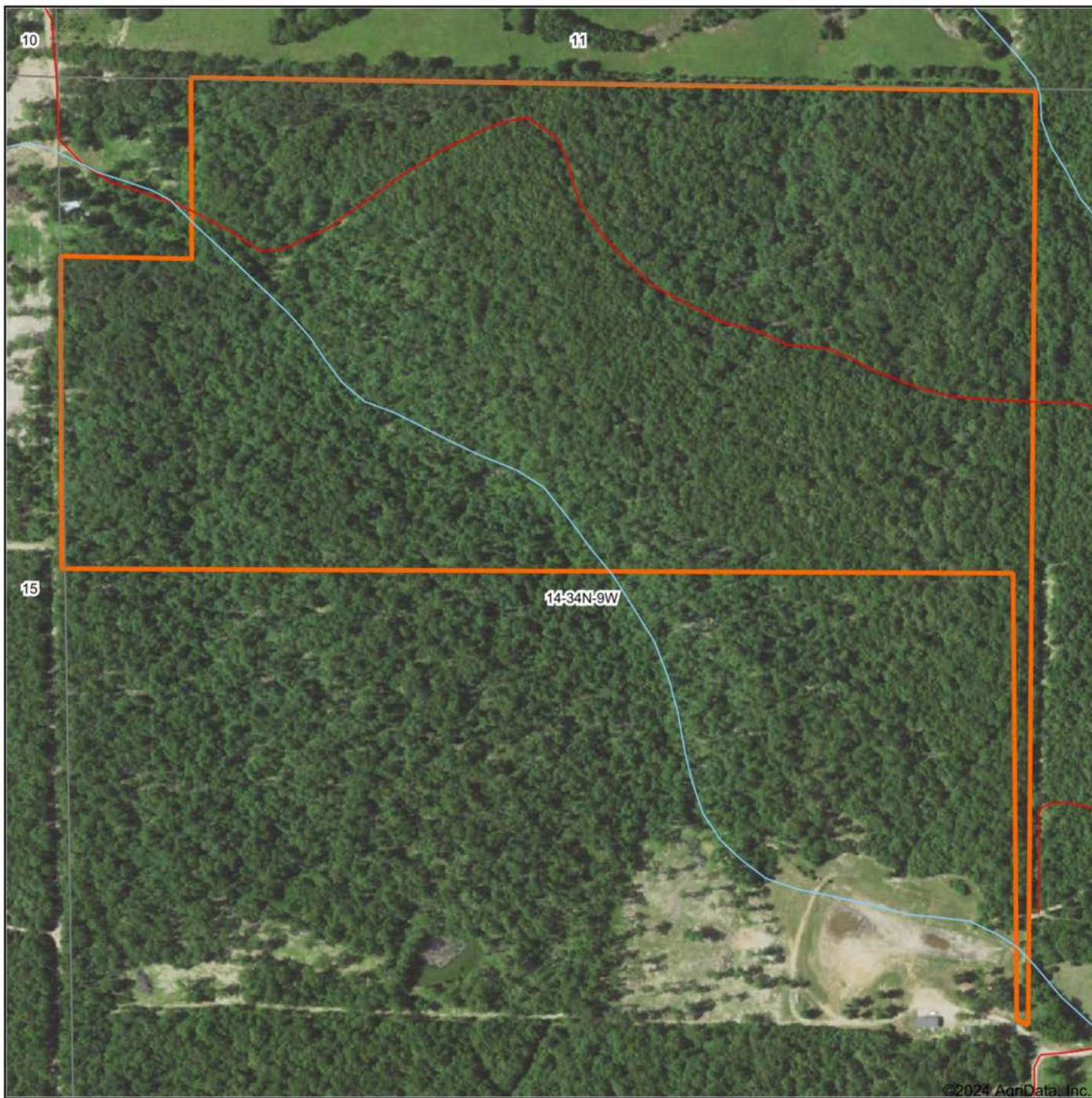


## TIMBER, HARDWOODS, & PINES

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# AERIAL MAP



Map Center: 37° 39' 15.32, -91° 53' 39.08

0ft 429ft 858ft

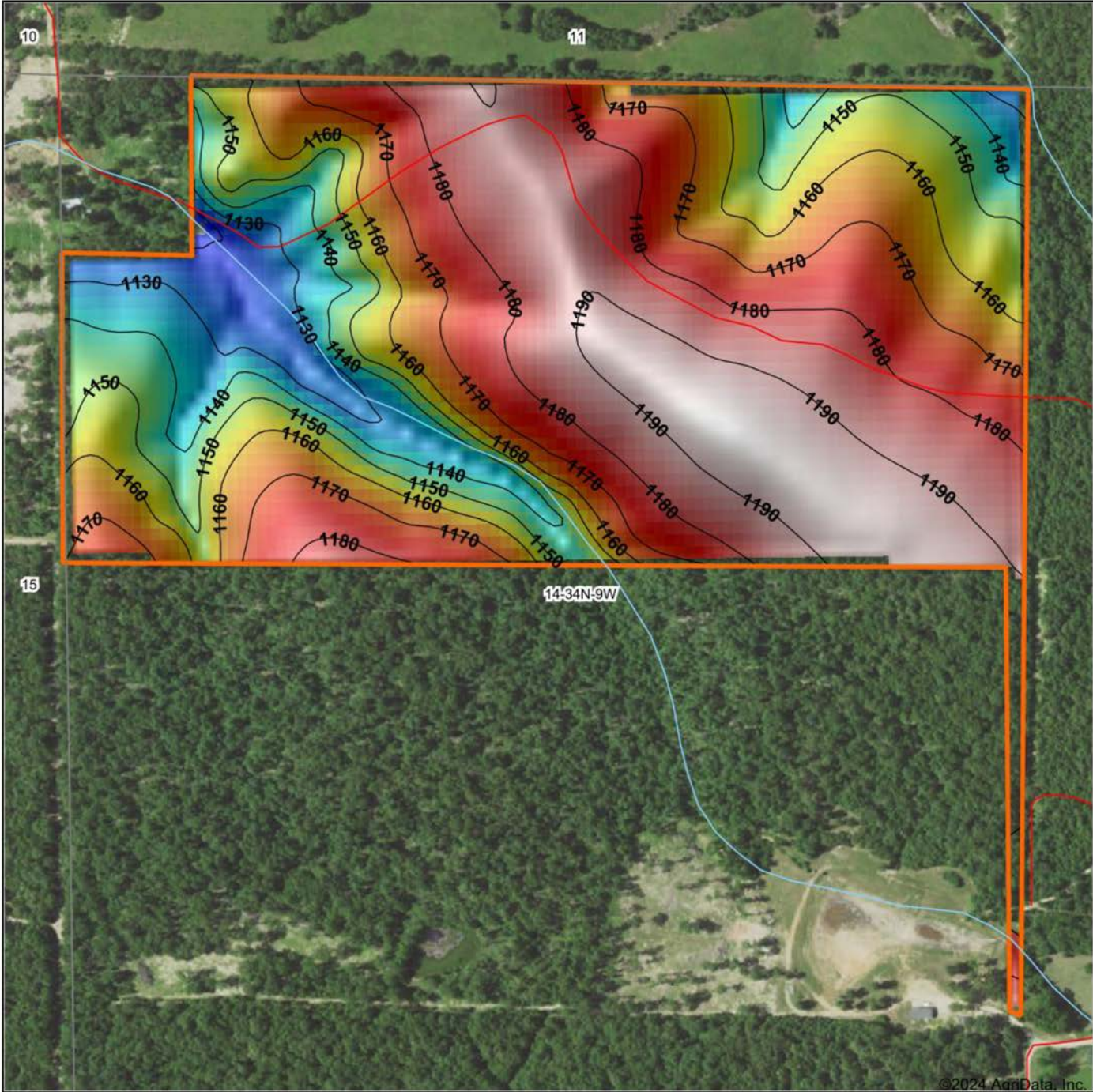
**14-34N-9W**  
**Phelps County**  
**Missouri**



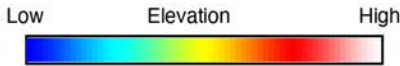
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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2/22/2024

# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 1,118.5  
 Max: 1,194.8  
 Range: 76.3  
 Average: 1,166.6  
 Standard Deviation: 19.55 ft



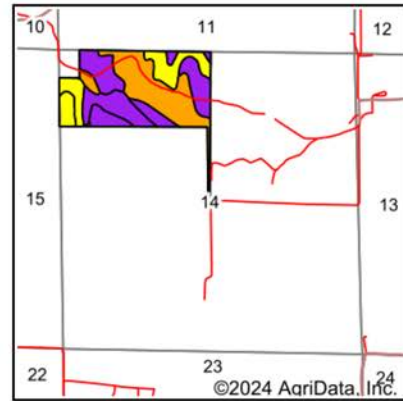
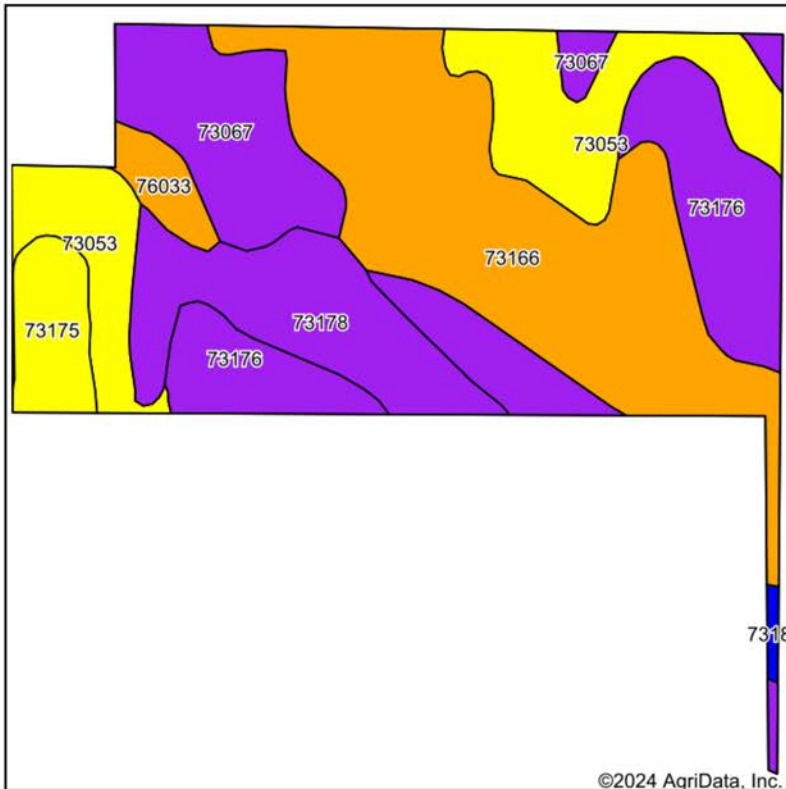
2/22/2024

**14-34N-9W**  
**Phelps County**  
**Missouri**

Boundary Center: 37° 39' 15.32, -91° 53' 39.08



# SOIL MAP



State: **Missouri**  
 County: **Phelps**  
 Location: **14-34N-9W**  
 Township: **Spring Creek**  
 Acres: **79.45**  
 Date: **2/22/2024**



Area Symbol: MO161, Soil Area Version: 27

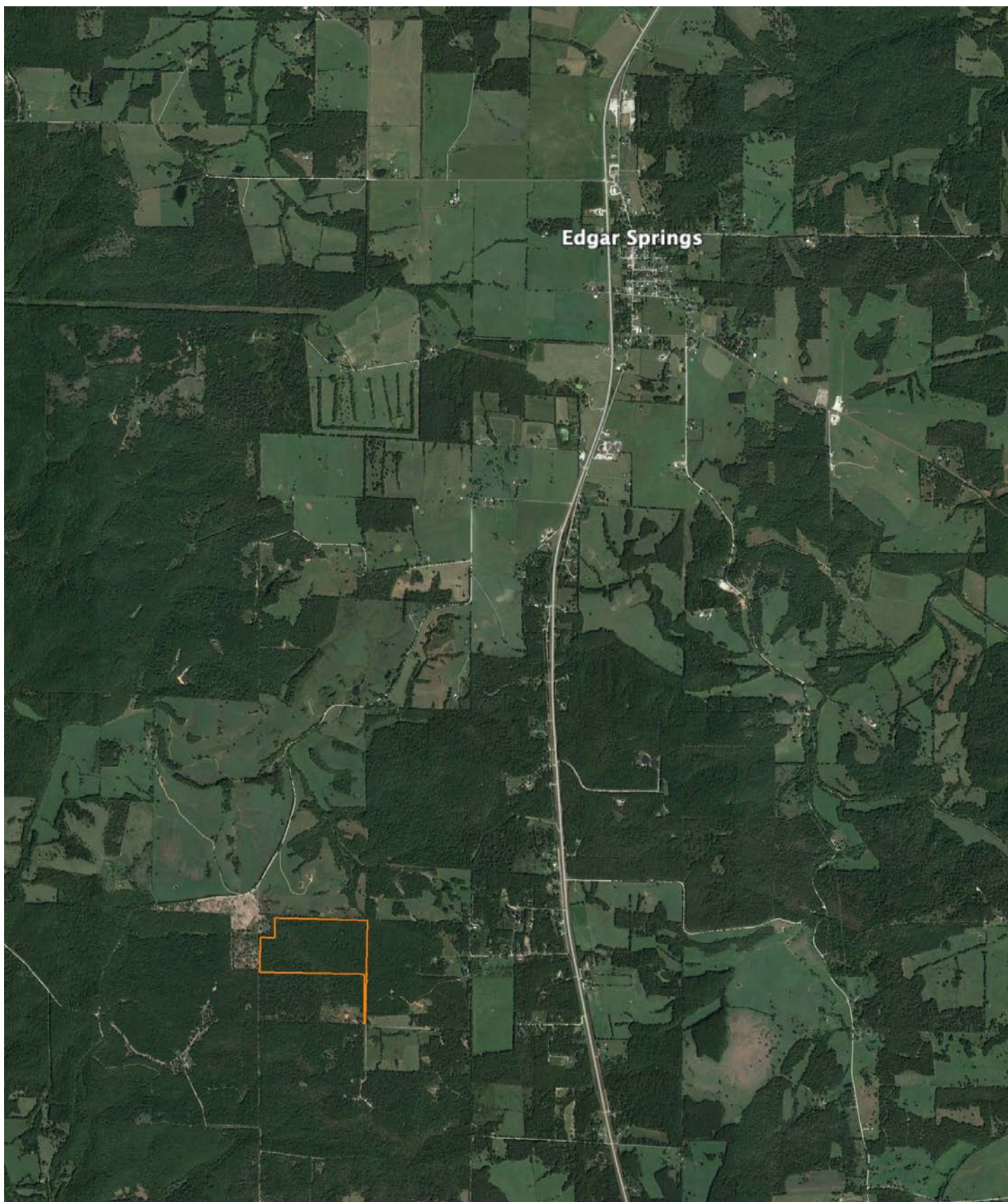
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73166	Viburnum-Tonti complex, 1 to 8 percent slopes	25.76	32.4%		Ille	4	7	6	6	46	44	32
73176	Bendavis-Poynor complex, 8 to 15 percent slopes, stony	15.07	19.0%		Vle	4	6	5	5	43	40	28
73053	Lily-Bender complex, 3 to 15 percent slopes	13.33	16.8%		IVe	4	6	5	5	35	35	21
73178	Bendavis very gravelly silt loam, 15 to 35 percent slopes, stony	9.89	12.4%		Vlle	4	6	5	5	9	8	3
73067	Bender-Rock outcrop complex, 15 to 35 percent slopes, very stony	9.66	12.2%		Vlle	4	5	5	5	5	5	1
73175	Poynor-Bendavis complex, 1 to 8 percent slopes	3.59	4.5%		IVe	4	6	5	5	50	43	34
76033	Kaintuck-Relfe complex, 1 to 3 percent slopes, frequently flooded	1.86	2.3%		Illw	4	5	5	5	49	49	32
73182	Lebanon silt loam, 1 to 3 percent slopes	0.29	0.4%		Ile	3	5	5	5	54	46	41

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# AGENT CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all-things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl's the problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinetta, of 25 years and, together, they have 4 children and 2 grandchildren.



**KARL WARD,**

LAND BROKER

**417.671.3117**

[KWard@MidwestLandGroup.com](mailto:KWard@MidwestLandGroup.com)



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