

MIDWEST LAND GROUP PRESENTS



# CHRISTIAN COUNTY, MO

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160 ACRES



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# RARE 160 +/- ACRE CHRISTIAN COUNTY PROPERTY

Introducing a rare find in Christian County, Missouri. This expansive 160 +/--acre property boasts a picturesque blend of features, including green pastures, stunning creek bottoms along Hurricane Creek, and breathtaking views from its rock faces and ridge tops. Conveniently located with great paved road frontage, this property offers easy access and is only a short 4 minute drive from the renowned Bear Creek Winery. Additionally, it's just a 30 minute drive from Springfield and a quick 20 minute jaunt from Branson, providing the perfect balance of

seclusion and accessibility. Outdoorsman and hikers will enjoy an established trail system, ideal for traversing the property's features, hunting deer and turkey, or enjoying a nice hike through the Ozarks! Noteworthy is the small portion of the property that extends into Taney County, offering flexibility in school district options. The property has multiple picturesque places to build a home and has electricity available as well! Don't miss this incredible opportunity to own a rare piece of Missouri's finest. Call now to schedule a showing!



# PROPERTY FEATURES

PRICE: **\$648,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **160**

- Live water
- Paved road frontage
- Convenient location
- Electric on property
- Abundant wildlife
- Trail system
- Views
- Nice pastures
- Close to Springfield and Branson
- Mature timber



# 160 +/- ACRES

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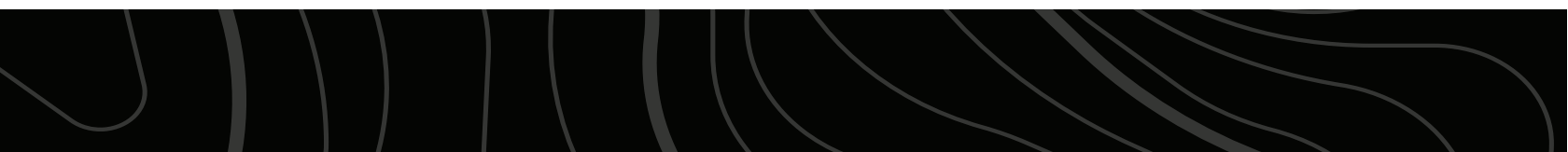
# ABUNDANT WILDLIFE

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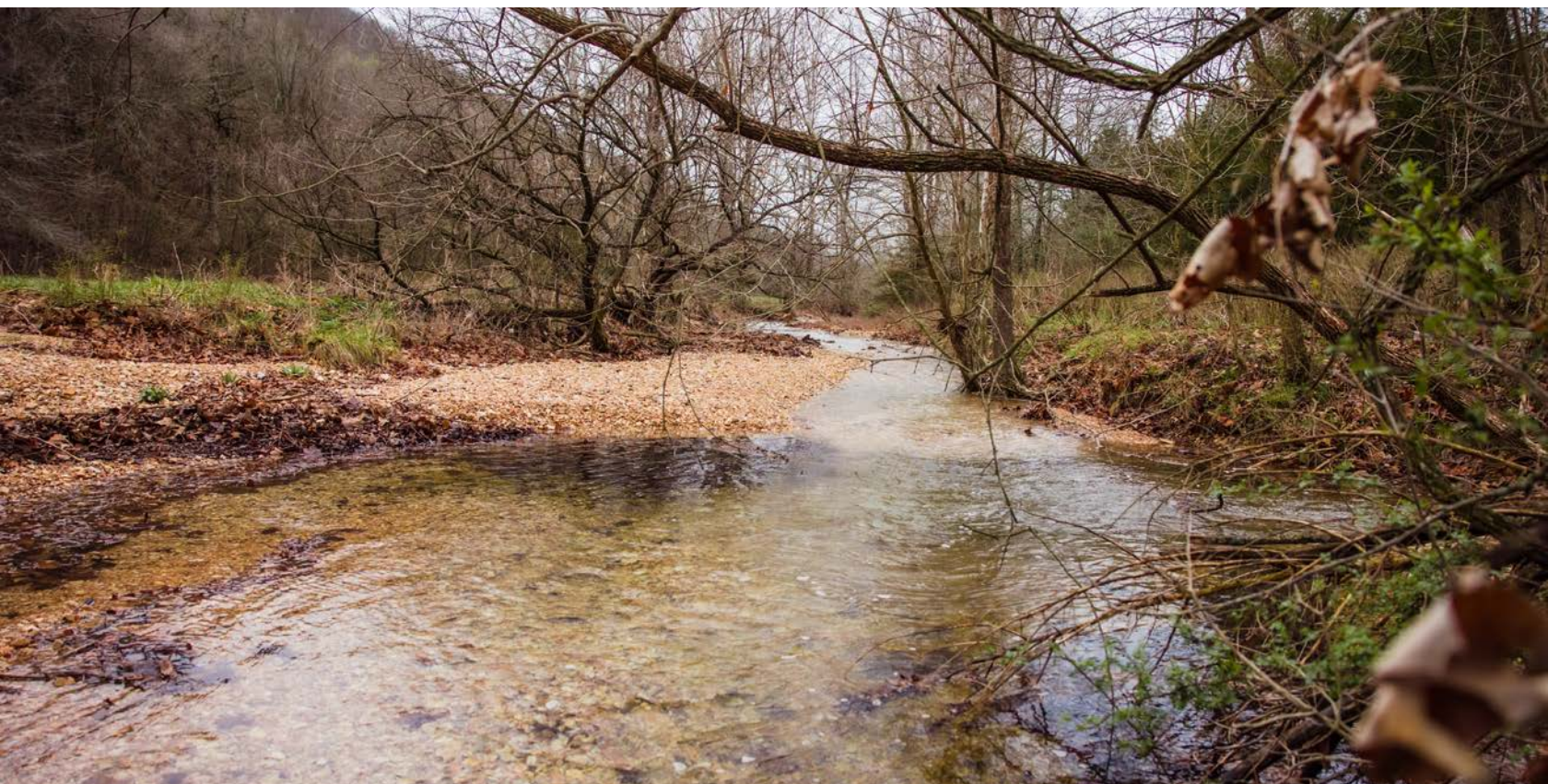
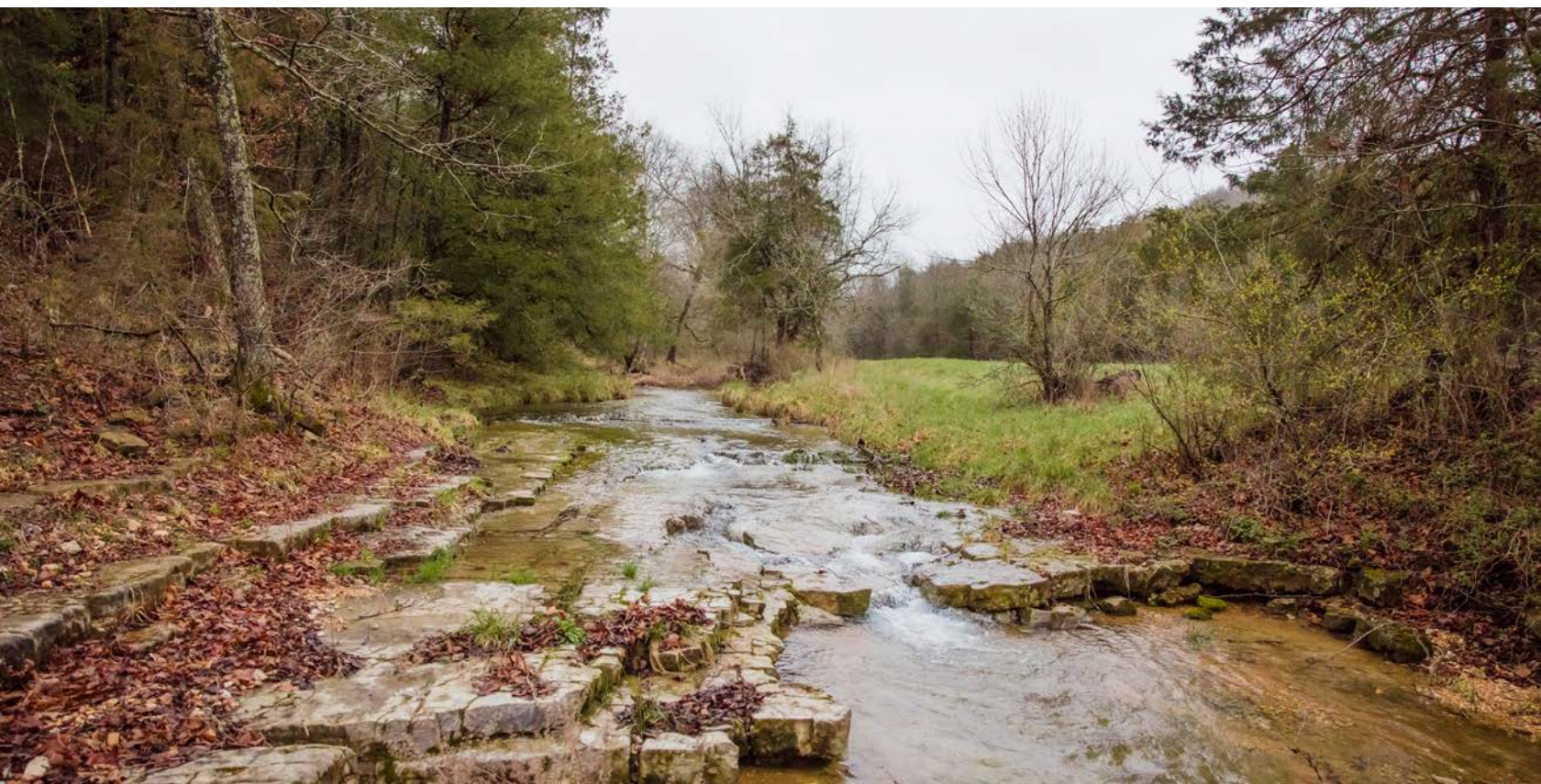
# NICE PASTURES

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# LIVE WATER

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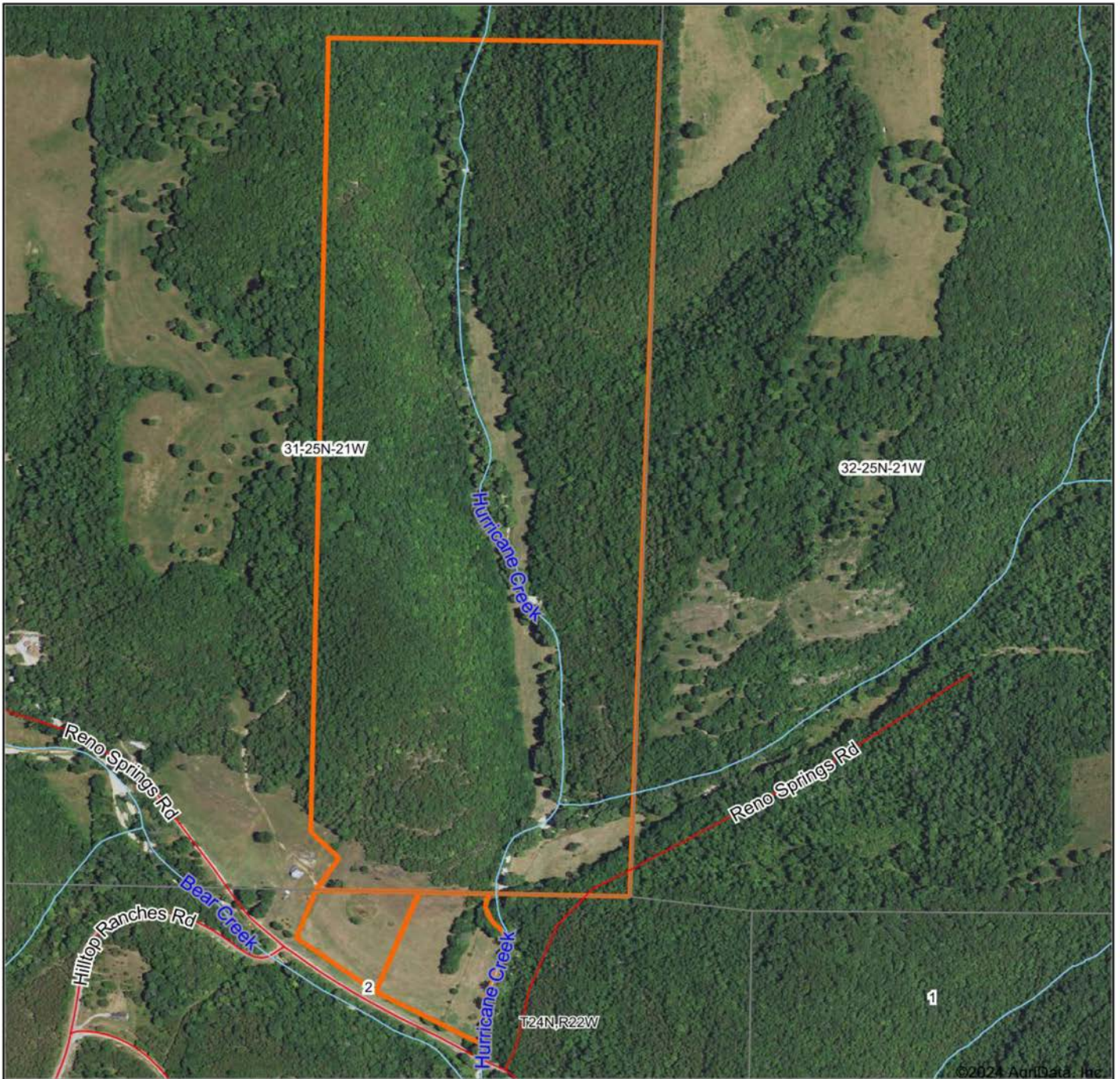


# MATURE TIMBER

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# AERIAL MAP



Boundary Center: 36° 49' 15.07, -93° 16' 22.67



**31-25N-21W**  
**Christian County**  
**Missouri**

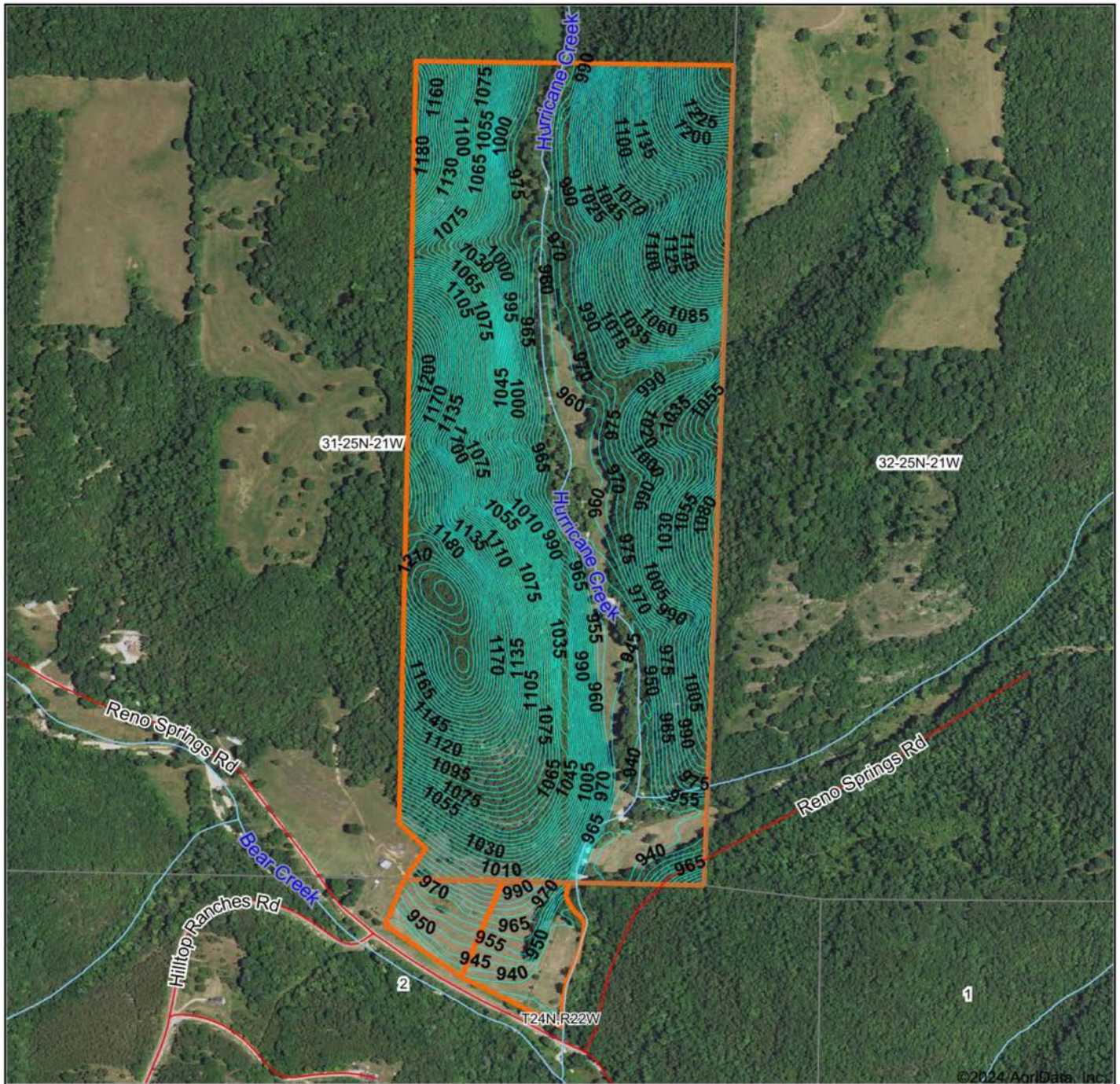


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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2/19/2024



# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 928.3

Max: 1,267.2

Range: 338.9

Average: 1,044.8

Standard Deviation: 82.71 ft

0ft 773ft 1546ft



2/19/2024

31-25N-21W  
Christian County  
Missouri

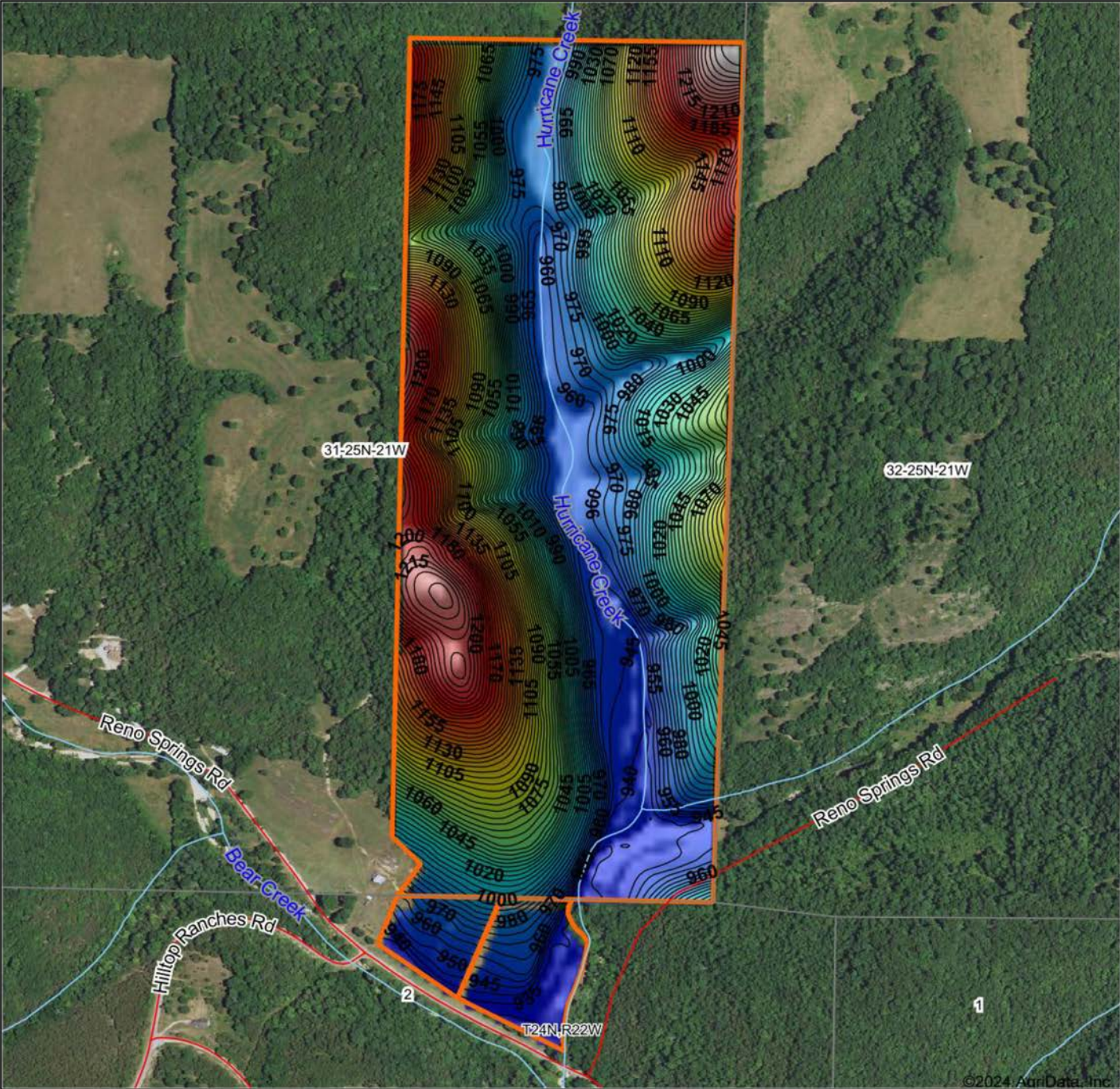
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Maps Provided By:

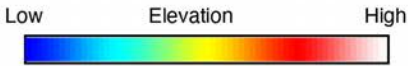


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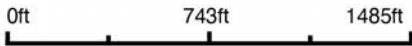
# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 5  
 Min: 928.3  
 Max: 1,267.2  
 Range: 338.9  
 Average: 1,044.8  
 Standard Deviation: 82.71 ft



2/19/2024

**31-25N-21W**  
**Christian County**  
**Missouri**

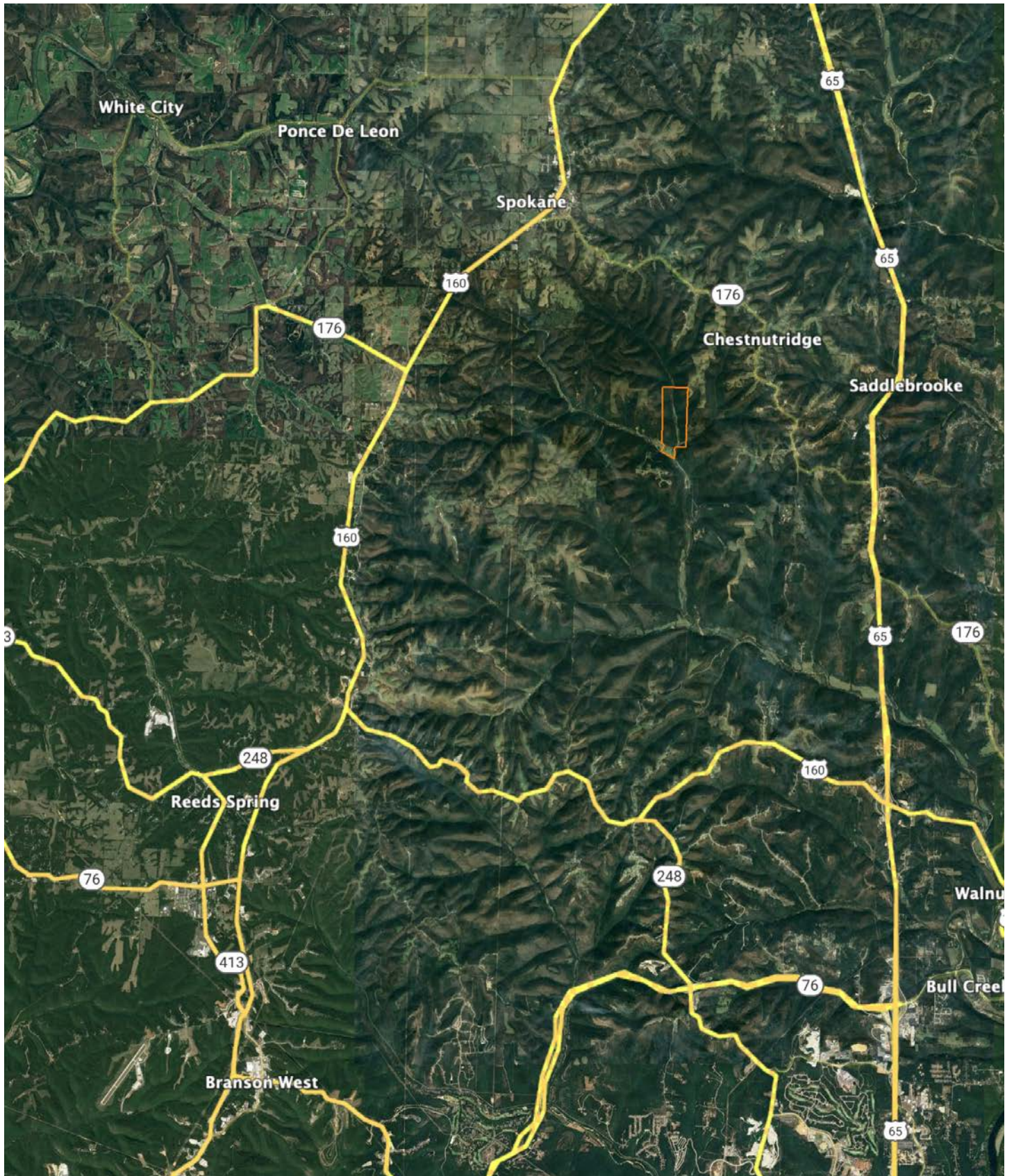
Boundary Center: 36° 49' 15.07, -93° 16' 22.67

Maps Provided By:



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# OVERVIEW MAP



# AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



**BJORN WILKERSON,**  
LAND AGENT

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

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