

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

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# GREENE COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# GREAT 5 +/- ACRE BUILD LOT CLOSE TO FELLOWS LAKE

Escape the hustle and bustle of city life and embrace the feel of country living with this exceptional 5 +/- acre property in Greene County, Missouri. Located in Springfield school districts, this lot offers the perfect opportunity to build your dream home in a peaceful and scenic setting while enjoying the opportunities of Springfield. With paved road frontage, this property provides easy access and convenience, making it an ideal location for commuters and families alike. Enjoy the best of both worlds with the serenity of rural

living and the convenience of being within 20 minutes from Springfield. One of the standout features of this property is its stunning views of the countryside! With its prime location, good schools, and beautiful views, this 5 +/- acre property is the perfect place to build your forever home. Don't miss this rare opportunity to own a piece of the Missouri countryside and start living the life you've always dreamed of. Schedule your showing today and start planning your future in this idyllic setting.



# PROPERTY FEATURES

PRICE: **\$119,400** | COUNTY: **GREENE** | STATE: **MISSOURI** | ACRES: **5**

- Paved road frontage
- Power borders the property
- New trail
- Springfield schools
- 20 minute or less commute to Springfield
- Country setting
- Close to Fellows Lake
- Convenient location



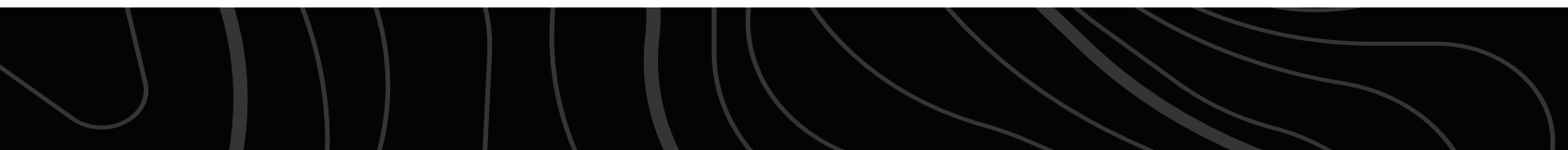
5 +/- ACRES

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# NEW TRAIL

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# COUNTRY SETTING

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# AERIAL MAP



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Boundary Center: 37° 19' 45.68, -93° 16' 56.11



Maps Provided By:



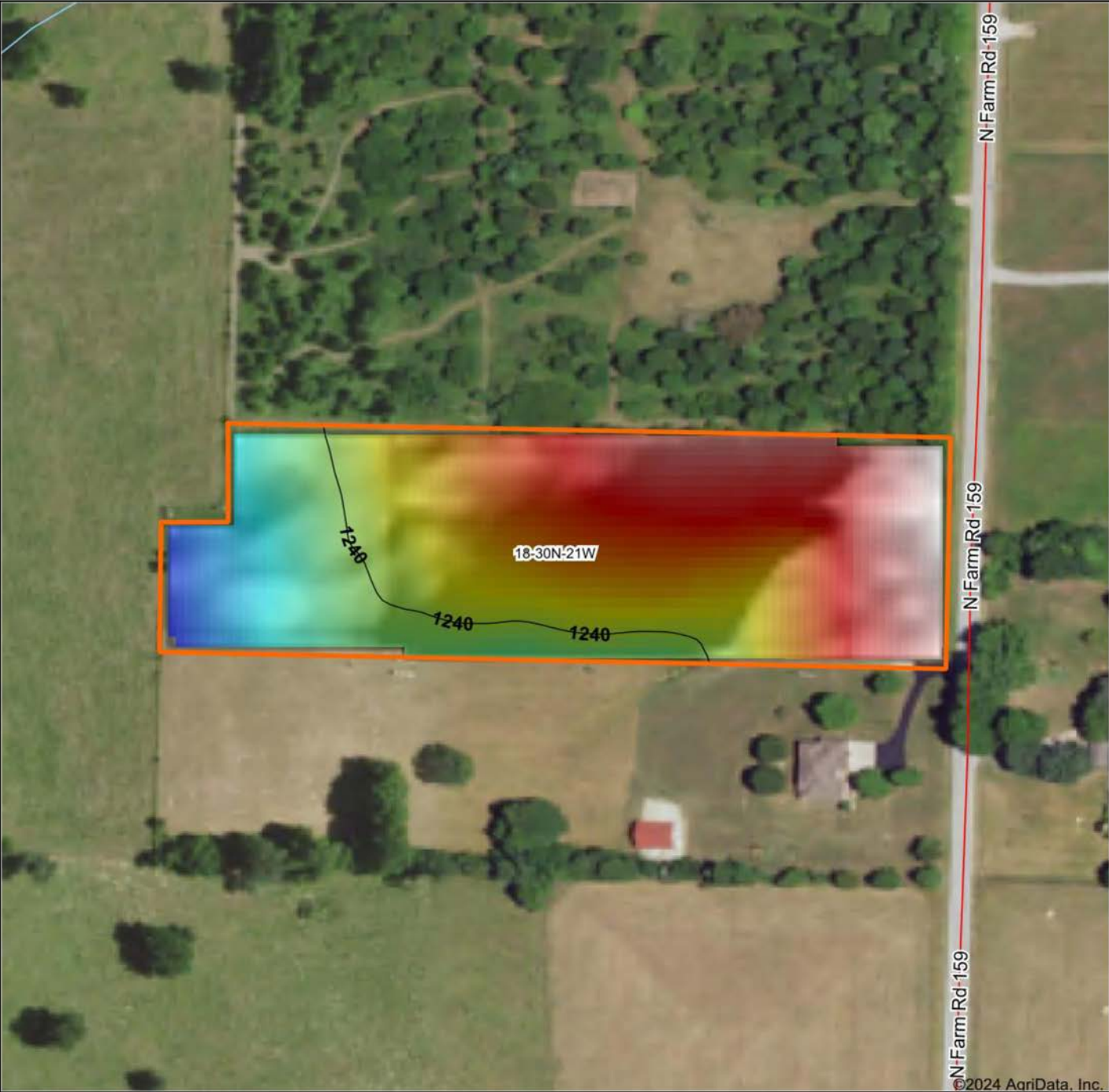
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**18-30N-21W**  
**Greene County**  
**Missouri**



3/12/2024

# HILLSHADE MAP

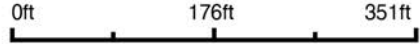


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Low Elevation High



Source: USGS 3 meter dem  
Interval(ft): 40  
Min: 1,219.4  
Max: 1,269.6  
Range: 50.2  
Average: 1,248.1  
Standard Deviation: 11.22 ft



3/12/2024

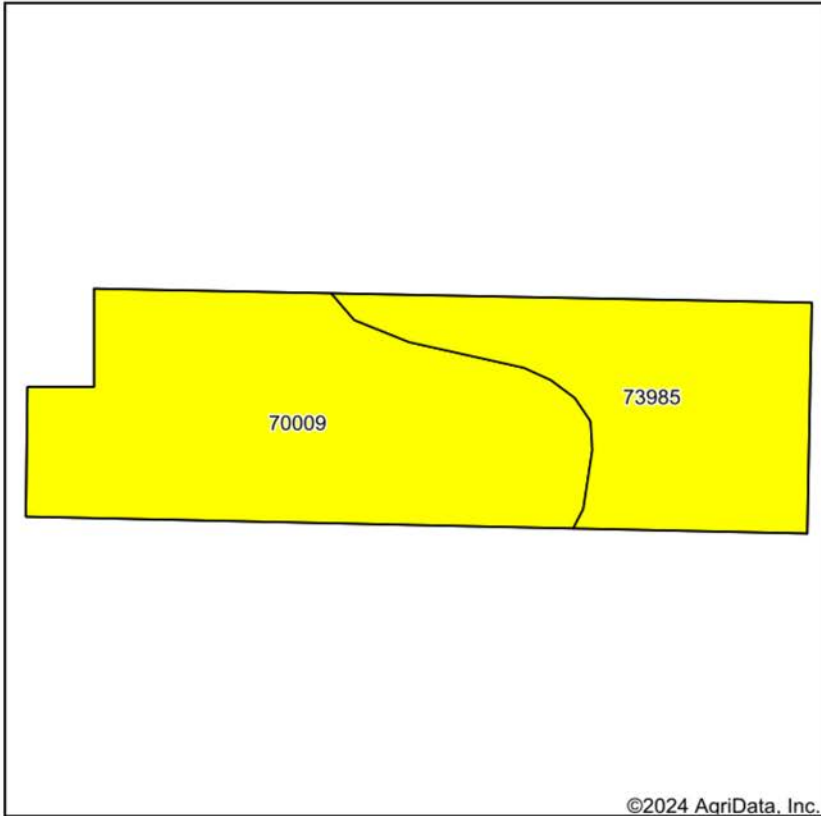
**18-30N-21W**  
**Greene County**  
**Missouri**

Boundary Center: 37° 19' 45.68, -93° 16' 56.11

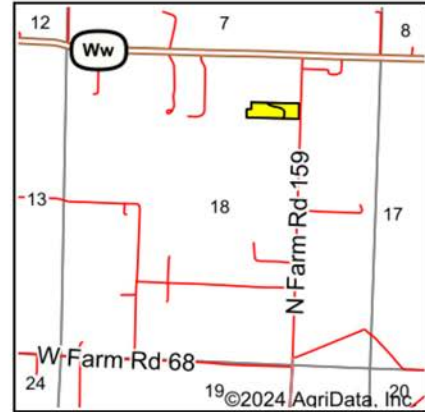
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Greene**  
 Location: **18-30N-21W**  
 Township: **Franklin No. 2**  
 Acres: **5.02**  
 Date: **3/12/2024**



Maps Provided By:



Area Symbol: MO077, Soil Area Version: 29

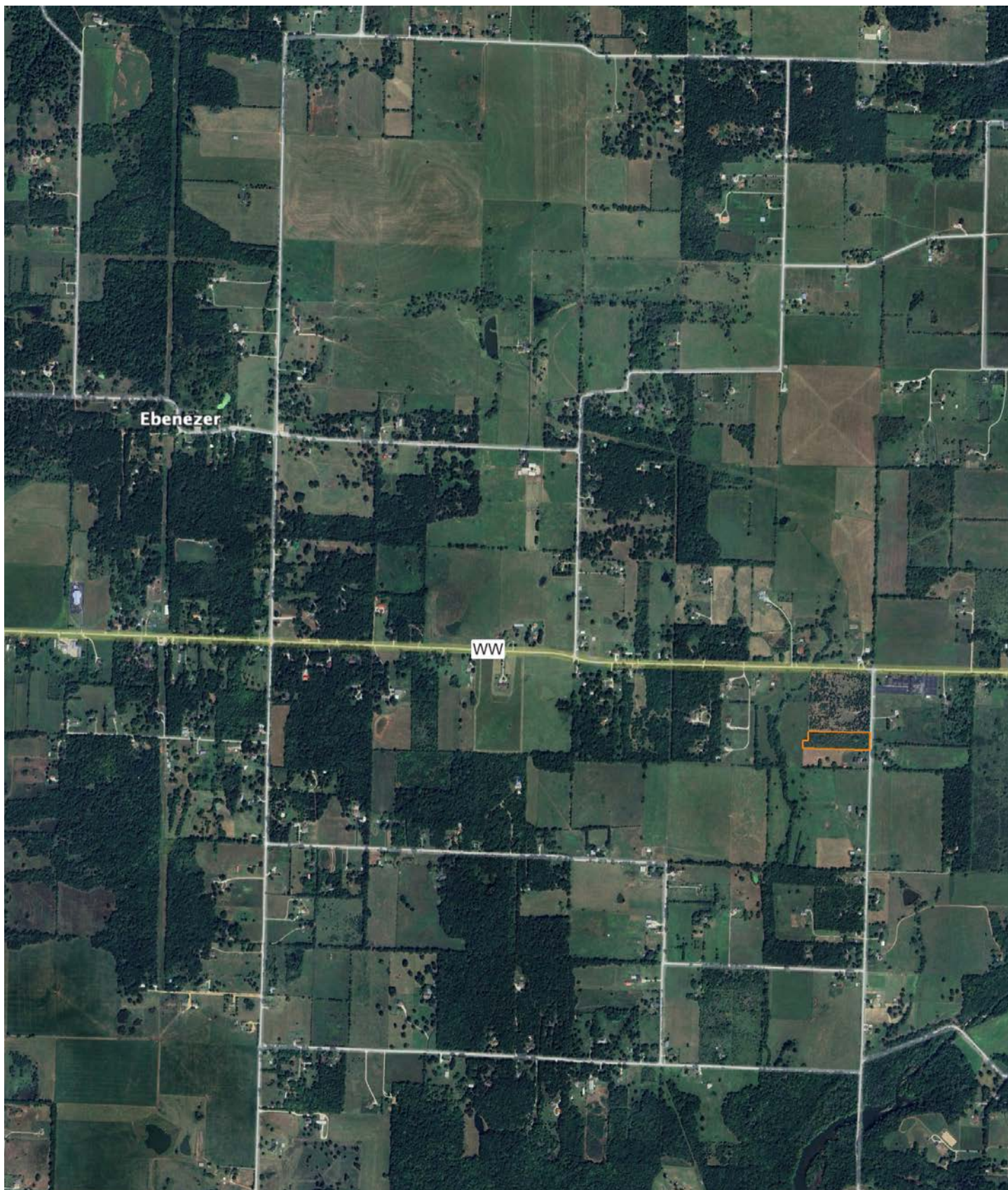
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
70009	Goss gravelly silt loam, 8 to 15 percent slopes	3.11	62.0%		IVe	4		6	5	57	56	39
73985	Goss-Wilderness complex, karst, 3 to 8 percent slopes	1.91	38.0%		IVe	3		4	4	53	53	27
<b>Weighted Average</b>					<b>4.00</b>	<b>3.6</b>		<b>5.2</b>	<b>4.6</b>	<b>*n 55.5</b>	<b>*n 54.9</b>	<b>*n 34.4</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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

**417.233.1243**

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