

MIDWEST LAND GROUP PRESENTS

5.4 ACRES IN

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# GREENE COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER BUILD SITE NEAR TURNERS, MISSOURI

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Midwest Land Group is proud to present this premier build site in a coveted area lying just east of Springfield, Missouri. This 5.4 +/- acre tract is located just 4 miles from the Springfield city limits out East Sunshine Street. If you are searching for a build site with plenty of useable acreage, great access, and a great location, you truly will not find a better option.

This beautiful tract features nearly 400 feet of paved road frontage on Farm Road 219, with electric utilities at the boundary. The property is all open pasture, and it lays extremely well with less than ten feet of elevation change over the entire span of the property. If you are not already familiar with the beautiful Turners area, you'll appreciate

the rural and spacious feel, all while having the amenities of Springfield close by. The neighboring properties in the area are all very well maintained, and most are sitting on three or more acres giving everyone in the area plenty of room. The property resides within the Logan-Rogersville School District. For day-to-day travel, the level of convenience that this location offers is truly unmatched as Highway 65 and Highway 60 access are both just 7 minutes away.

This premium build site is primed and ready for its new owner. If you've been searching for a build site east of Springfield, this piece should be next on your list to view. For more information or to set up your private showing, contact Land Agent Clay O'Dell at (417) 414-1808.

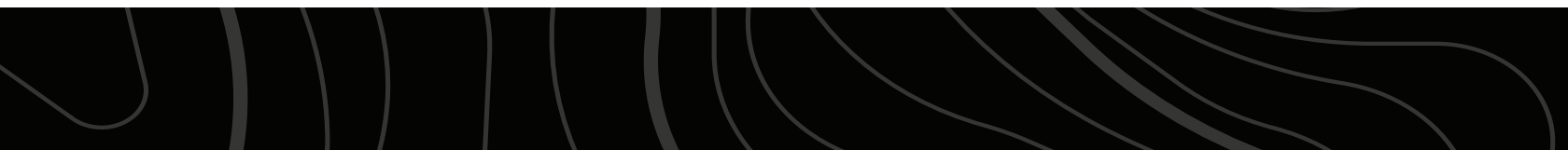


# PROPERTY FEATURES

PRICE: **\$230,000** | COUNTY: **GREENE** | STATE: **MISSOURI** | ACRES: **5.4**

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- 5.4 +/- acres
- Premium build site potential
- Level topography
- Logan-Rogersville School District
- No HOA or restrictions
- Paved road frontage
- Electricity at the boundary
- Survey to be completed prior to closing
- 4 miles from Springfield city limits
- 15 minutes from Rogersville, MO



# 5.4 +/- ACRES

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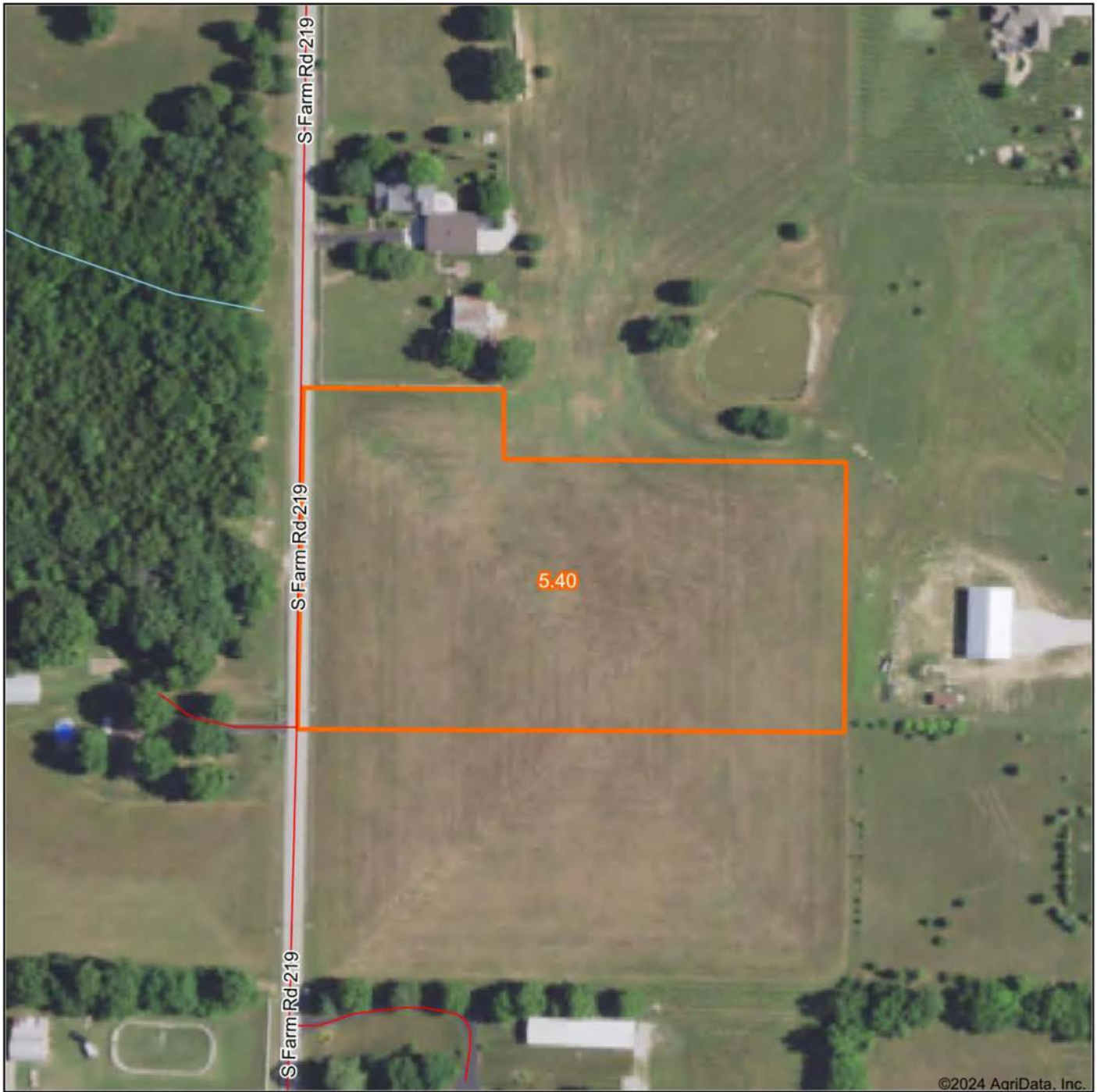
# PREMIUM BUILD SITE POTENTIAL



# PAVED ROAD FRONTAGE & ELECTRICITY



# AERIAL MAP



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Boundary Center: 37° 10' 19.94, -93° 8' 42.19

0ft 187ft 375ft



Maps Provided By:



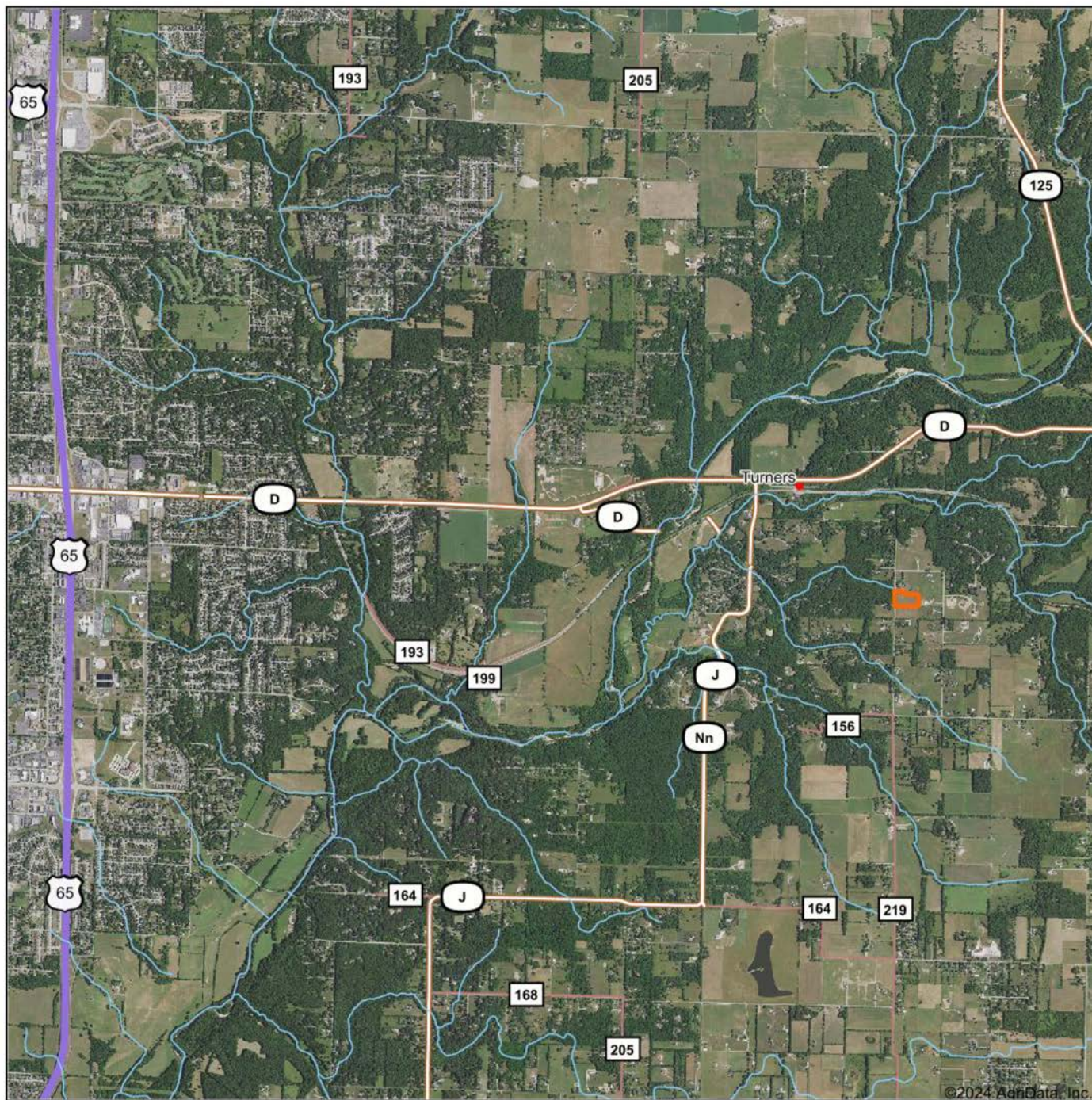
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**32-29N-20W**  
**Greene County**  
**Missouri**



2/8/2024

# OVERVIEW MAP



©2024 AgriData, Inc.

Boundary Center: 37° 10' 19.94, -93° 8' 42.19

0ft 4302ft 8603ft



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32-29N-20W  
Greene County  
Missouri



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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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