

MIDWEST LAND GROUP PRESENTS

6 ACRES

HOWELL COUNTY, MO

859 CR 3450, MOUNTIAN VIEW, MISSOURI, 65548



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOBBY HOMESTEAD ON 6 +/- ACRES CLOSE TO TOWN

If you have been searching for a large home on a smaller acreage with all the outbuildings you could ever want, take a look at this hobby homestead on 6 +/- acres just north of Mountain View, Missouri! This 5 bedroom, 4 bathroom is sure to please. Just 5 minutes from town you can enjoy the quiet country setting with the conveniences of in-town life.

The home itself welcomes you with a large covered front porch, as you enter the home you will feel the older cozy farmhouse feel from the original modest home that has been added onto over the years. With 3,000 square feet, there is plenty of space for any size of family. There is a large master suite with a walk-in closet and bathroom. The kitchen and dining room sit in the middle of the home with the laundry and mudroom off the back of the home. Down the hall, you will find a small office room

and the hallway leading to the remaining bedrooms and bathrooms. On the west end of the home, you will find the new deck that leads to the above-ground pool.

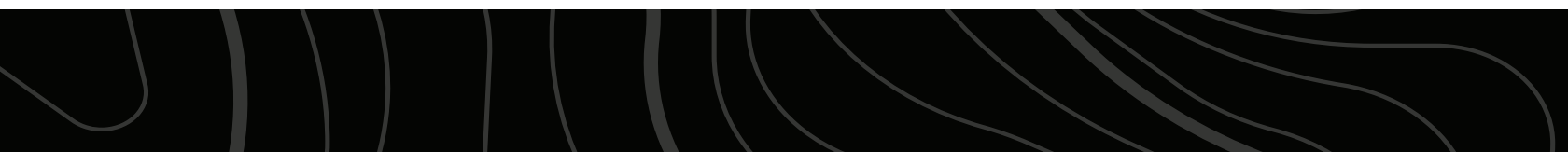
If you need an outbuilding or two, you have options! There is a 130'x50' barn that has a sand floor that could easily be used as an inside arena plus 4 exterior stalls and additional lead-to space. There is a 24'x40' workshop with a concrete floor and power. Another 24'x30' detached garage with concrete floor and electric service as well. In addition to all of those, there is another older storage shed that is roughly 26'x20' for firewood storage or other tools or equipment. With an exterior wood furnace, you will stay cozy and warm all winter long. No matter what direction you want to take, this property is worth a look! Please give Karl Ward a call to schedule your private showing at (417) 671-3117.



PROPERTY FEATURES

PRICE: **\$324,000** | COUNTY: **HOWELL** | STATE: **MISSOURI** | ACRES: **6**

- 5 bedroom, 4 bathroom home
- 130'x50' barn
- 24'x40' shop
- 24'x30' shop
- Above-ground pool with deck
- 1 pond
- Chicken coop/run
- Level ground
- External wood furnace
- 5 minutes from Mountain View
- 35 minutes to West Plains

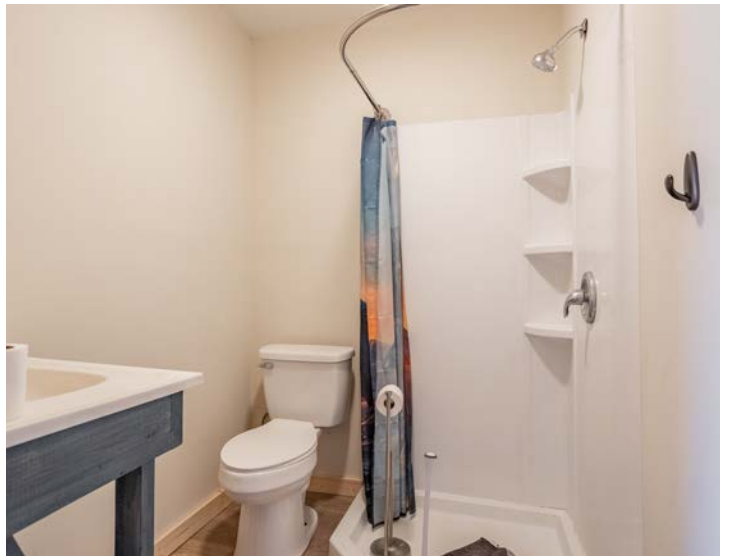


5 BEDROOM, 4 BATHROOM HOME

The home itself welcomes you with a large covered front porchand with 3,000 square feet, there is plenty of space for any size of family.



ADDITIONAL INTERIOR PHOTOS



LARGE COVERED FRONT PORCH



130'X50' BARN



ADDITIONAL OUTBUILDINGS



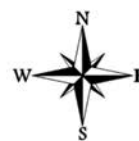
AERIAL MAP



Boundary Center: 37° 1' 2.82, -91° 43' 11.88

0ft 139ft 278ft

16-27N-7W
Howell County
Missouri

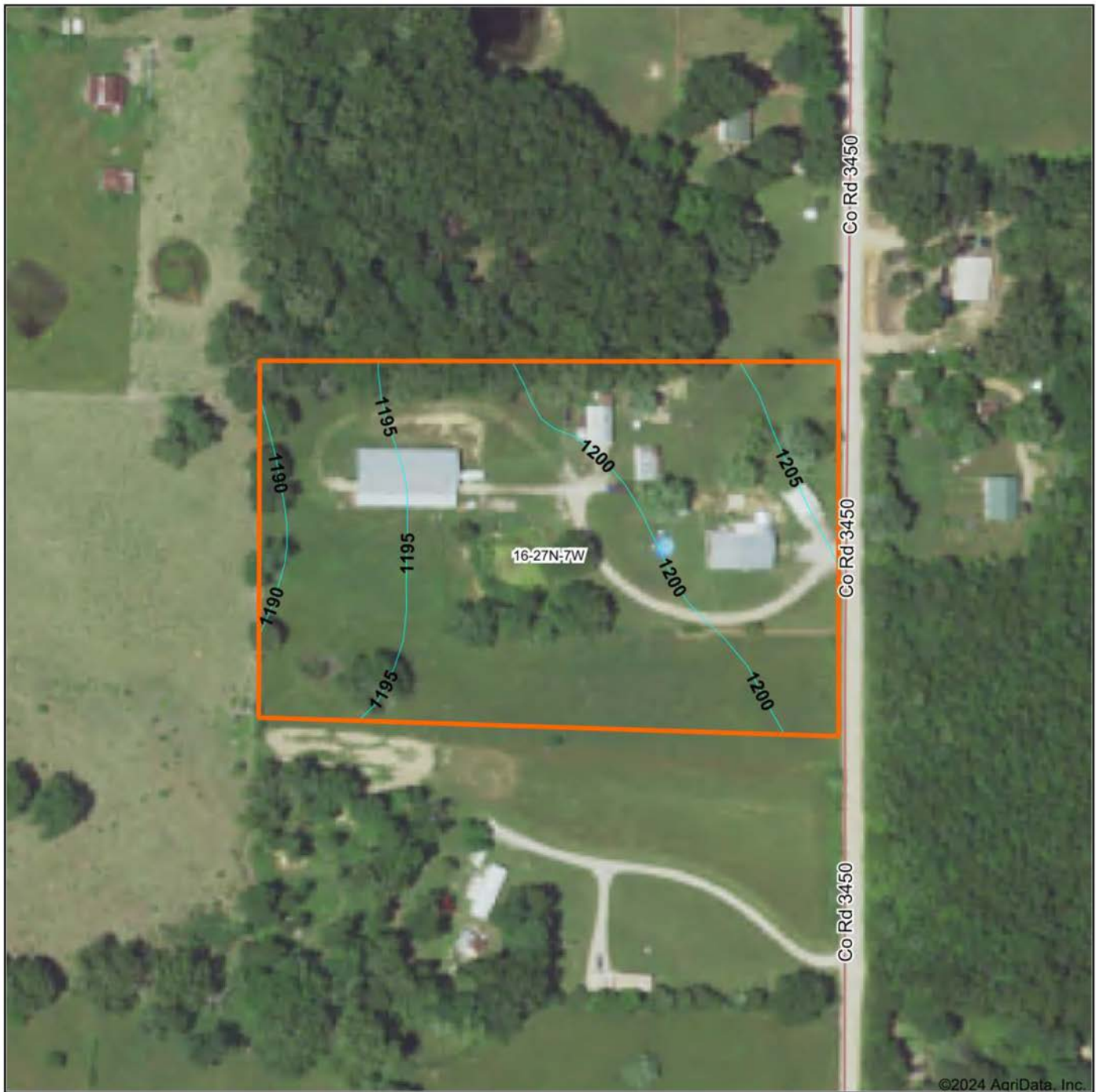


Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

2/23/2024

TOPOGRAPHY MAP



©2024 AgriData, Inc.

Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,189.8

Max: 1,207.8

Range: 18.0

Average: 1,198.1

Standard Deviation: 3.94 ft



2/23/2024

16-27N-7W
Howell County
Missouri

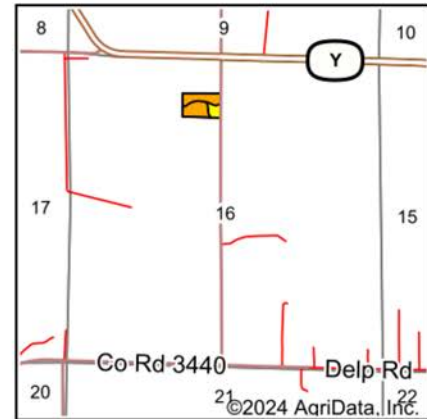
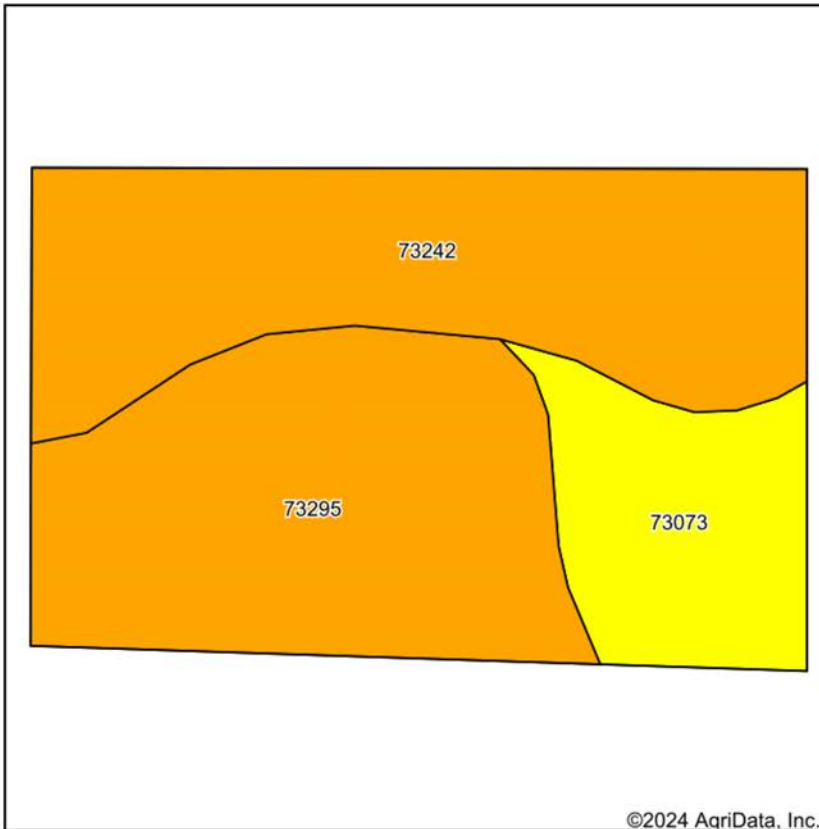
Boundary Center: 37° 1' 2.82, -91° 43' 11.88

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

SOIL MAP



State: **Missouri**
 County: **Howell**
 Location: **16-27N-7W**
 Township: **Goldsberry**
 Acres: **6**
 Date: **2/23/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

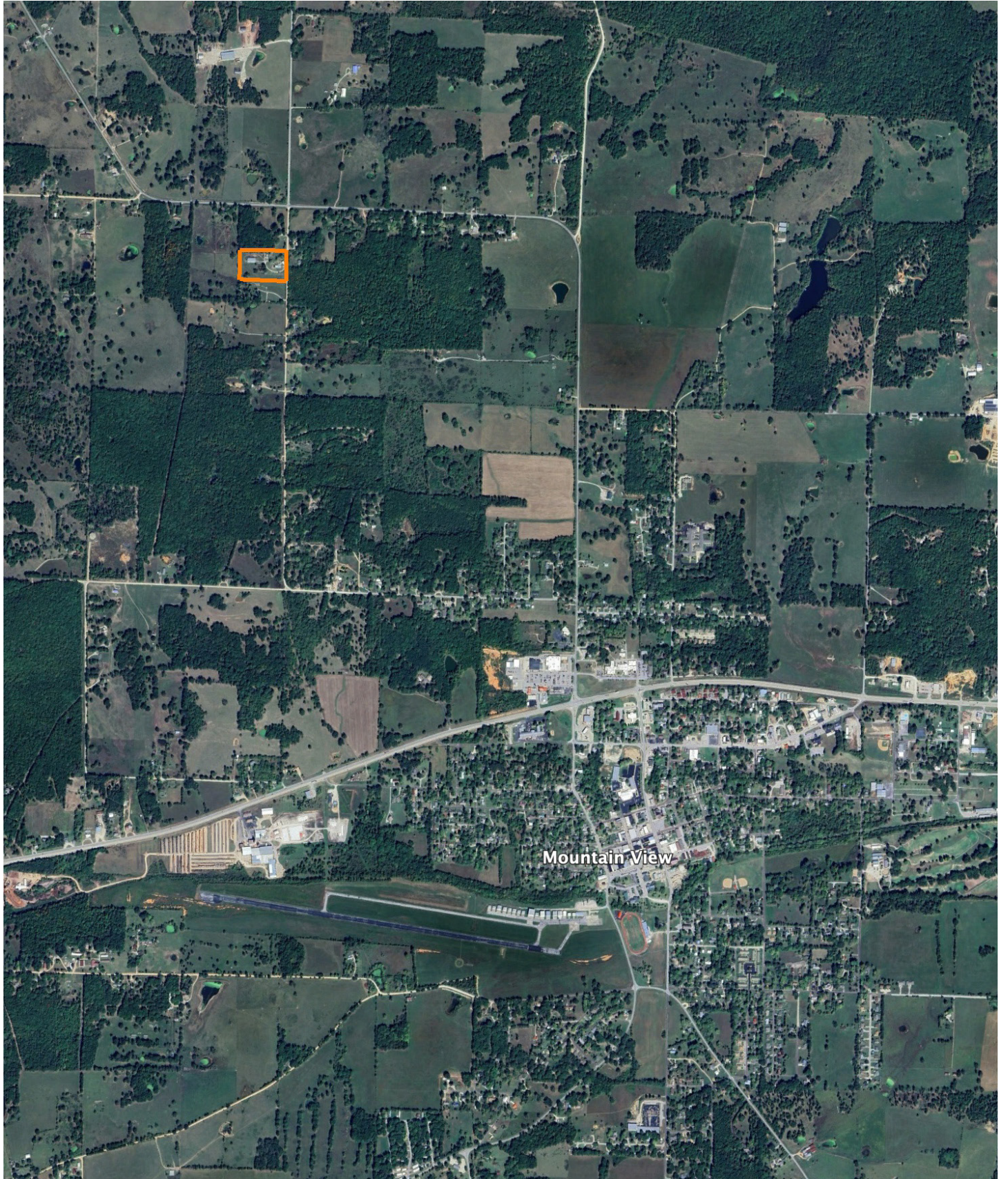
Area Symbol: MO091, Soil Area Version: 28

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
73242	Fanchon-Tonti complex, 3 to 8 percent slopes	2.48	41.3%		IIIe	5	6	6	6	62	55	45
73295	Taterhill silt loam, 3 to 8 percent slopes	2.44	40.7%		IIIe	6	7	7	7	70	67	56
73073	Scholten-Poynor complex, 8 to 15 percent slopes	1.08	18.0%		IVs	3	4	4	4	39	39	29
Weighted Average					3.18	5	6	6	6	*n 61.1	*n 57	*n 46.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.