

MIDWEST LAND GROUP PRESENTS

9.58 ACRES IN

SHANNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUIET REMOTE BUILD SITE

If you have been searching for your remote piece of land to build your home or cabin on, here you go! Sitting northeast of Birch Tree, Missouri this 9.58 surveyed acres could be a great fit! The land is fully covered in timber that is a variety consisting mostly of hardwoods, a few cedars, and some pine trees. There is a main trail that leads most of the way back into the property for easy access that could be developed fairly easily for a daily driveway. There are many build site options that could be cleared to suit your desires, from level land to sloping hills that would accommodate a

walk-out basement build. With thousands of public land acres nearby there are many recreational opportunities, such as floating the Jacks Fork or Current Rivers or trail riding throughout the Ozarks. There are minor covenants in place on this property and the surrounding tracts to ensure values are maintained. Whether you are wanting a full-time house on acreage or just looking for a recreational cabin close to endless public lands and rivers, take a look! This property is Agent Owned, please call Karl Ward at (417) 671-3117 to schedule a time to go tour the land.



PROPERTY FEATURES

PRICE: **\$39,000** | COUNTY: **SHANNON** | STATE: **MISSOURI** | ACRES: **9.58**

- Quiet build site with few neighbors
- Many level build site options
- Some sloped areas
- Trail into property
- County road access
- Current survey
- All timbered seclusion
- Electric available at county road
- 8 minutes to Birch Tree
- 20 minutes to Mountain View



QUIET BUILD SITE



COUNTY ROAD ACCESS



ABUNDANT WILDLIFE



AERIAL MAP



Boundary Center: 37° 1' 27.06, -91° 26' 42.2



12-27N-5W
Shannon County
Missouri

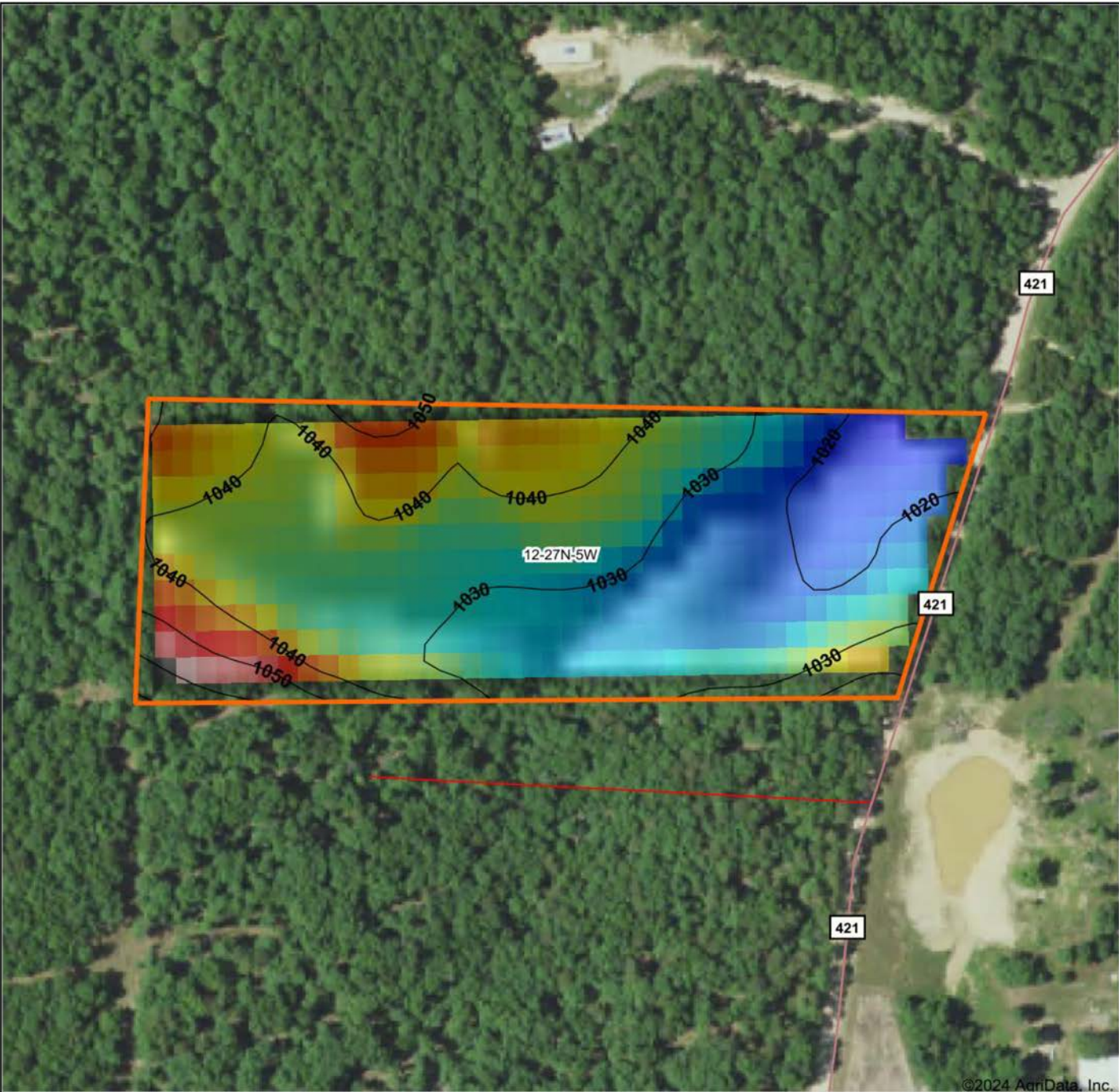


Maps Provided By:

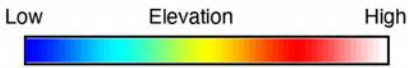
CUSTOMIZED ONLINE MAPPING
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2/23/2024

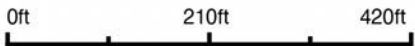
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,016.2
 Max: 1,065.6
 Range: 49.4
 Average: 1,032.7
 Standard Deviation: 9.48 ft

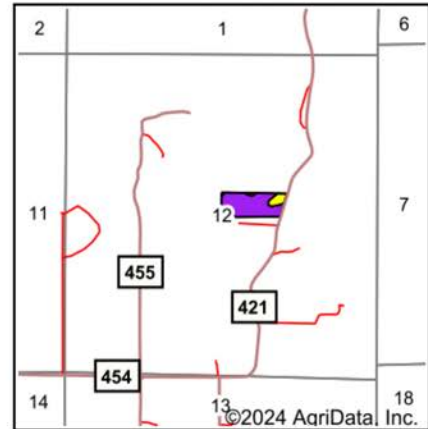
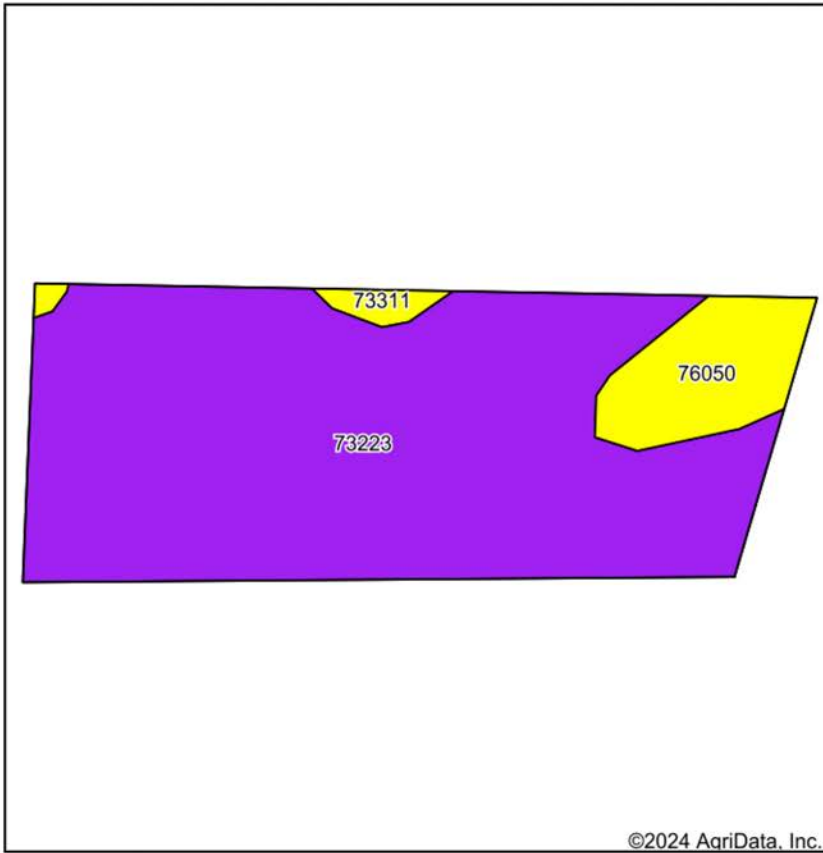


12-27N-5W
Shannon County
Missouri

Boundary Center: 37° 1' 27.06, -91° 26' 42.2



SOIL MAP



State: **Missouri**
 County: **Shannon**
 Location: **12-27N-5W**
 Township: **Bartlett**
 Acres: **9.59**
 Date: **2/23/2024**

Maps Provided By:

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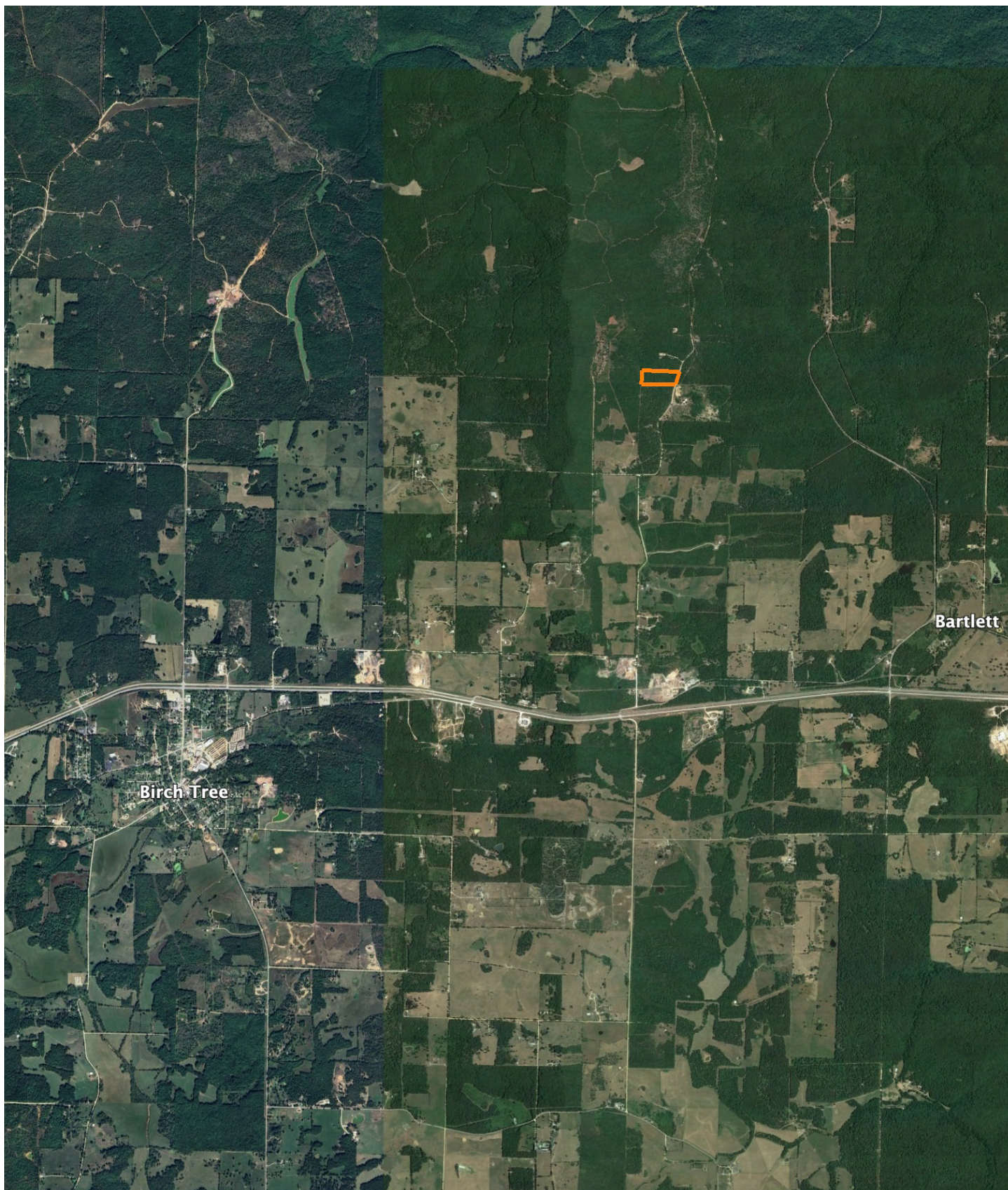
Soils data provided by USDA and NRCS.

Area Symbol: MO203, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73223	Coulstone-Bender complex, 15 to 50 percent slopes, very stony	8.39	87.5%		VI _s		7	7	2
76050	Tiik very gravelly coarse sandy loam, 1 to 3 percent slopes, rarely flooded	1.02	10.6%		IV _s		52	52	35
73311	Scholten-Bendavis-Poynor complex, 8 to 15 percent slopes	0.18	1.9%		IV _e	2	40	37	26
Weighted Average						5.75	*n 12.4	*n 12.3	*n 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

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