



MIDWEST LAND GROUP  
PRESENTS  
**WRIGHT COUNTY**  
**MISSOURI**  
**80 ACRES**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL REMODELED HOME WITH LARGE SHOP AND 80 +/- EXPANSIVE ACRES

Welcome to your slice of Missouri paradise in Niangua! Nestled at the end of a long driveway for ultimate privacy from State Highway DD, this meticulously remodeled home offers comfort, space, and endless possibilities on 80 +/- sprawling acres.

As you approach the 1,920-square-foot residence, you'll appreciate the recent updates that enhance both aesthetics and functionality. Step inside to discover a beautifully refreshed interior featuring 3 bedrooms and 2 bathrooms. Mirrored tinted windows, installed for privacy and UV protection in 2022, invite natural light while maintaining your sanctuary's tranquility.

Recent renovations include a new roof (January 2023), new vinyl plank floors (March 2023), and fresh paint throughout, including walls, ceilings, doors, trim, and window frames. The kitchen boasts laminate countertops adorned with a faux marble finish, complemented by all-new appliances and cabinets adorned with fresh paint and new hardware. Every detail has been considered, from new toilets and vanity mirrors in the bathrooms to new cam lights and lightbulbs throughout the house. No steps have been skipped and this house comes move-in ready with entirely new features all the way around.

Step outside onto the new front porch and admire the meticulously maintained landscape. The property features a freshly poured sidewalk, trimmed trees, and

cleaned fence lines, ensuring both aesthetic appeal and practicality. The covered back porch offers an excellent spot to sit and relax while looking to the setting sun in the west. To the north of the house sits the 80'x60' steel frame shop with 200-amp service, poured concrete, and provides ample space for projects and storage. The shop includes two 16' overhead doors and an additional overhang that is 30'x15', which provides cover to a working chute and corral for your livestock as well.

With 80 +/- acres at your disposal, including 60% pasture and 40% timber, this property is a haven for both livestock and outdoor enthusiasts. The pastures offer a mix of fescue and orchard grasses while the timber is comprised of hardwoods and cedars. Three ponds dot the landscape and offer water to the separately fenced pastures. Barb wire and woven wire fencing can be found throughout the perimeter and interior of the property so you can ensure the safety of your livestock. Level to gently rolling terrain creates multiple food plot locations and the wide array of cover offers ample habitat for the local wildlife.

Don't miss your chance to own this turnkey retreat in the heart of Missouri's picturesque countryside. Whether you're seeking a peaceful escape or a productive farmstead, this property offers the best of both worlds. Schedule your showing today and experience the possibilities firsthand!

# PROPERTY FEATURES

PRICE: **\$523,000** | COUNTY: **WRIGHT** | STATE: **MISSOURI** | ACRES: **80**

- 80 +/- acres
- Remodeled home
- 3 bed, 2 bath
- 80'x60' shop
- 30'x15' lean-to
- 3 ponds
- Perimeter/interior fencing
- State highway frontage
- 25 minutes from Marshfield
- 20 minutes from Hartville



# REMODELED 3 BED, 2 BATH HOME

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No steps have been skipped and this house comes move-in ready with entirely new features all the way around.



# ADDITIONAL INTERIOR PHOTOS



# 80'X60' SHOP WITH 30'X15' LEAN-TO



# PERIMETER/INTERIOR FENCING

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# 3 PONDS

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# 80 +/- ACRES

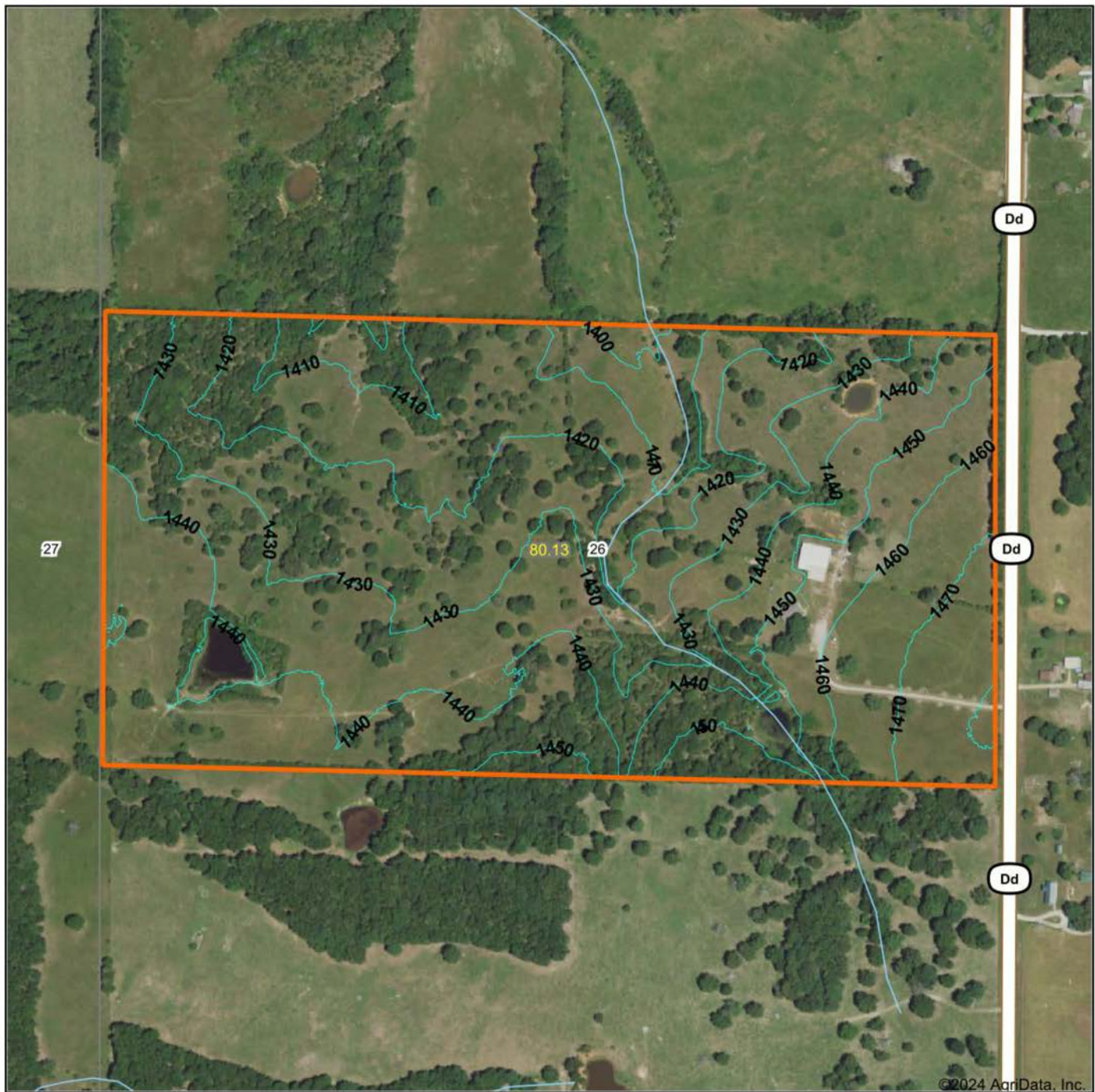
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The pastures offer a mix of fescue and orchard grasses while the timber is comprised of hardwoods and cedars.





# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,393.6

Max: 1,481.2

Range: 87.6

Average: 1,435.6

Standard Deviation: 17.55 ft

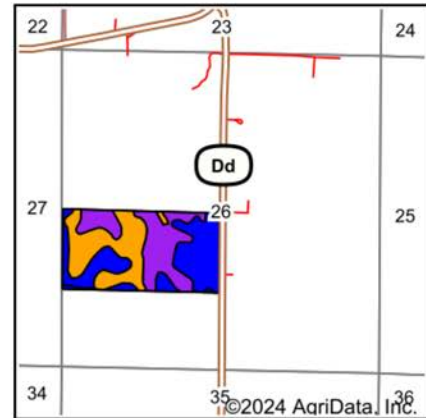
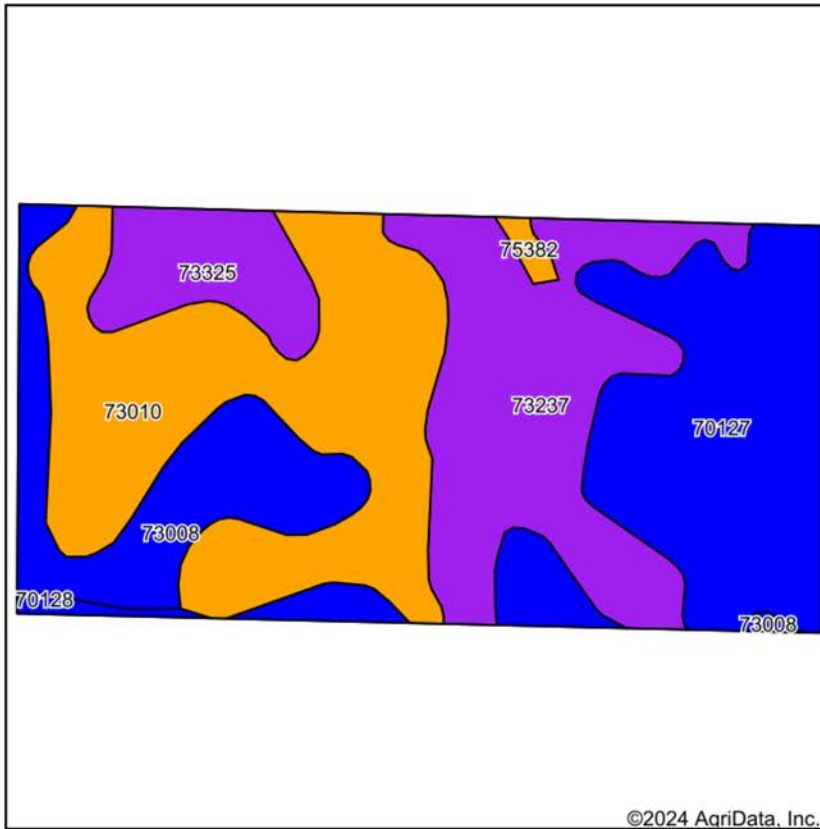


3/21/2024

26-31N-16W  
Wright County  
Missouri

Boundary Center: 37° 22' 13.32, -92° 39' 59.89

# SOIL MAP



State: **Missouri**  
 County: **Wright**  
 Location: **26-31N-16W**  
 Township: **Union**  
 Acres: **80.13**  
 Date: **3/21/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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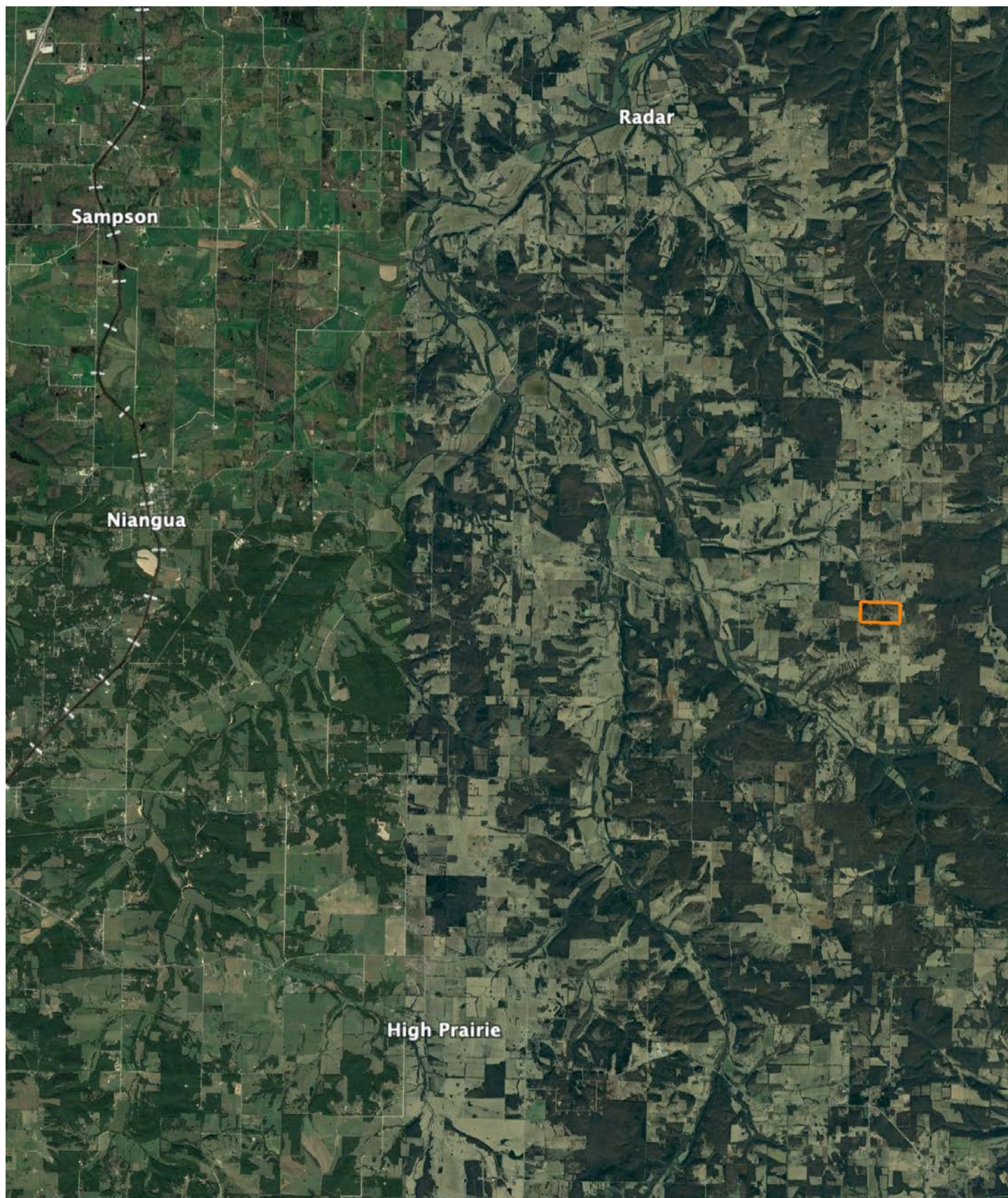
Soils data provided by USDA and NRCS.

Area Symbol: MO229, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	Tall fescue red clover hay Tons
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	24.00	30.0%		IIIw		
70127	Needleye silt loam, 1 to 3 percent slopes	20.95	26.1%		Ile		
73237	Clarksville very gravelly silt loam, 3 to 15 percent slopes	18.39	23.0%		VIIe	3.4	1.7
73008	Viraton silt loam, 2 to 5 percent slopes	10.14	12.7%		Ile		
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	5.62	7.0%		VIIe	2.6	
70128	Needleye silt loam, 2 to 5 percent slopes	0.56	0.7%		Ile		
75382	Cedargap gravelly loam, 1 to 3 percent slopes, frequently flooded	0.47	0.6%		IIIw		
<b>Weighted Average</b>					<b>3.80</b>	<b>1</b>	<b>0.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



**BEAU MANTLE**, LAND AGENT  
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