

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

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# GREENE COUNTY MISSOURI



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL 30 +/- ACRE BUILD SITE WITH EXCELLENT HUNTING OPPORTUNITIES

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Discover the perfect blend of natural beauty and modern convenience on this remarkable 30 +/- acre property in Brighton, Missouri. This stunning parcel offers a unique combination of clear land and mature timber, providing a diverse landscape that's ideal for building your dream home.

The property is equipped with a well and electricity, making it ready for immediate development. Imagine waking up to breathtaking views each morning, surrounded by the serene beauty of the Ozarks. With its rolling hills and scenic vistas, this land offers

numerous potential build sites for your future home. Outdoor enthusiasts will appreciate the excellent hunting opportunities, with abundant deer and turkey populations roaming the property. The mix of open clearings and dense timber creates a perfect habitat for wildlife, ensuring that hunting adventures are exciting.

Whether you're looking to build a permanent residence, a weekend retreat, or simply invest in land, this 30 +/- acre property in Brighton, Missouri, offers endless possibilities. Don't miss the chance to own this versatile and picturesque piece of land.





# PROPERTY FEATURES

PRICE: **\$269,000** | COUNTY: **GREENE** | STATE: **MISSOURI** | ACRES: **30**

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- Deer
- Turkey
- Build site
- Well
- Electricity
- Timber
- Pasture
- 20 minutes from Springfield, MO
- Located just off Highway 13
- Recreational opportunities





# BUILD SITE

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The property is equipped with a well and electricity, making it ready for immediate development. Imagine waking up to breathtaking views each morning, surrounded by the serene beauty of the Ozarks.





# PASTURE

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# TIMBER

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LOCATED JUST OFF HIGHWAY 13

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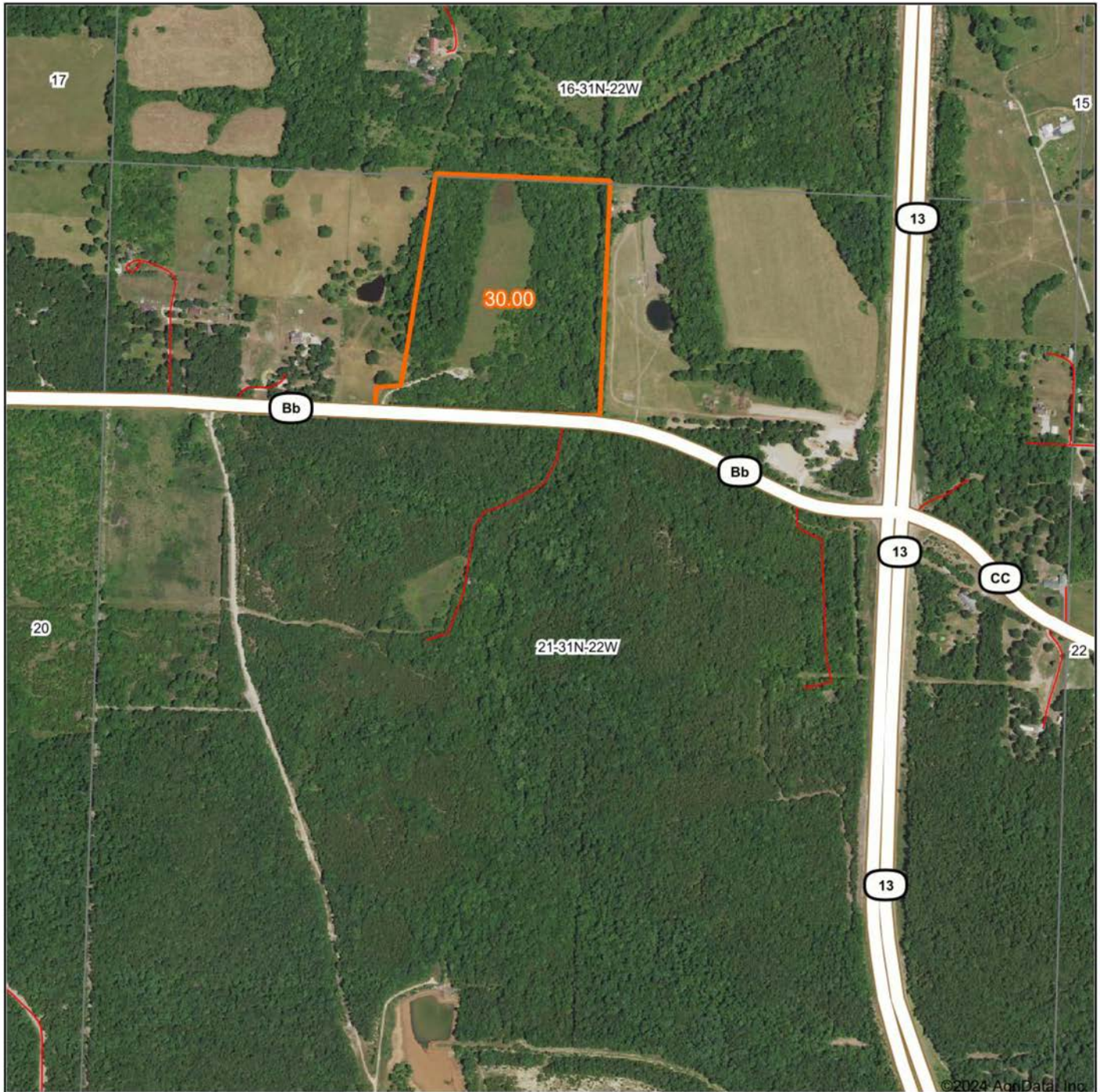
# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



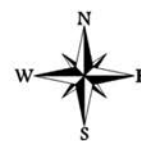
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Boundary Center: 37° 24' 18.56, -93° 21' 26.79

**21-31N-22W**  
**Greene County**  
**Missouri**

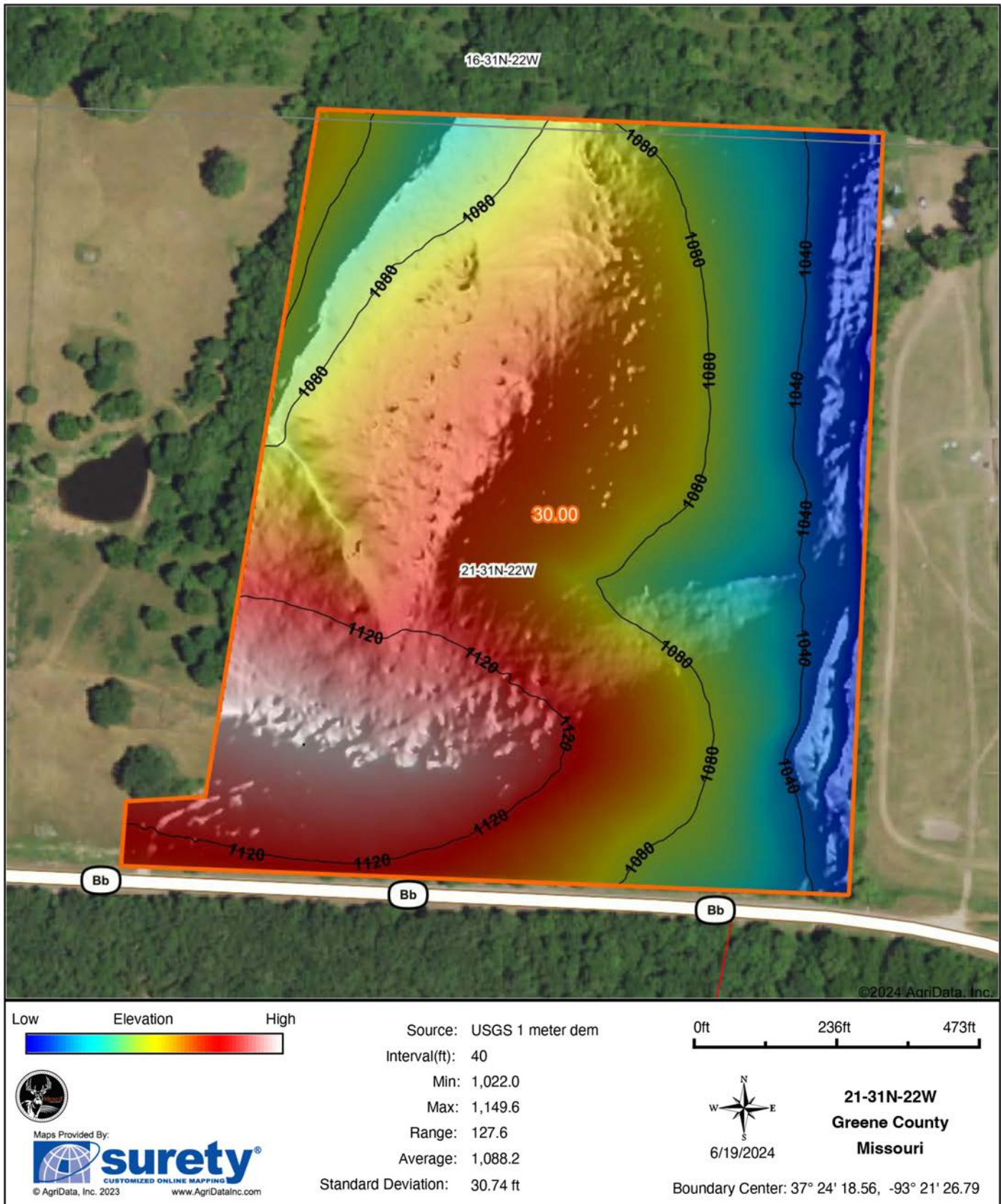
0ft 839ft 1679ft



6/19/2024

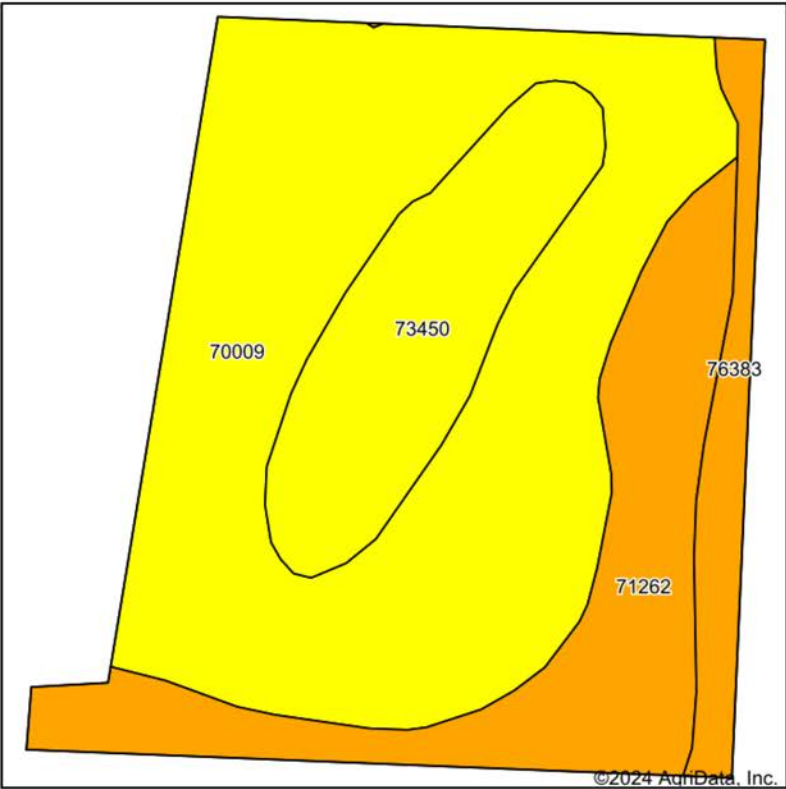


# HILLSHADE MAP

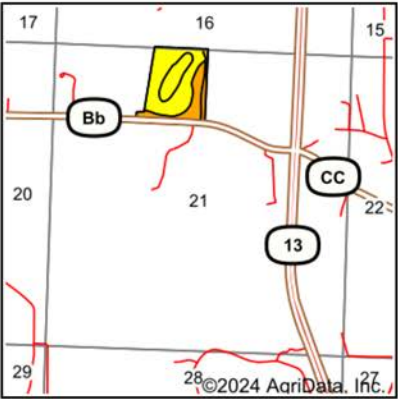




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Greene**  
Location: **21-31N-22W**  
Township: **Robberson No. 1**  
Acres: **30**  
Date: **6/19/2024**



Maps Provided By:



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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 AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70009	Goss gravelly silt loam, 8 to 15 percent slopes	16.99	56.7%		IVe	4	6	5	5	57	56	44	39
71262	Higdon-Alsup complex, 3 to 8 percent slopes	6.33	21.1%		IIle	2	8	7	7	75	74	59	60
73450	Goss-Wilderness complex, 3 to 8 percent slopes	4.87	16.2%		IVe	3	4	4	4	50	50	40	35
76383	Cedargap silt loam, 0 to 2 percent slopes, frequently flooded	1.81	6.0%		IIIw	2	2	3	3	78	67	57	62
Weighted Average					3.73	3.3	5.9	5.1	5.1	*n 60.9	*n 59.5	*n 47.3	*n 44.2

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

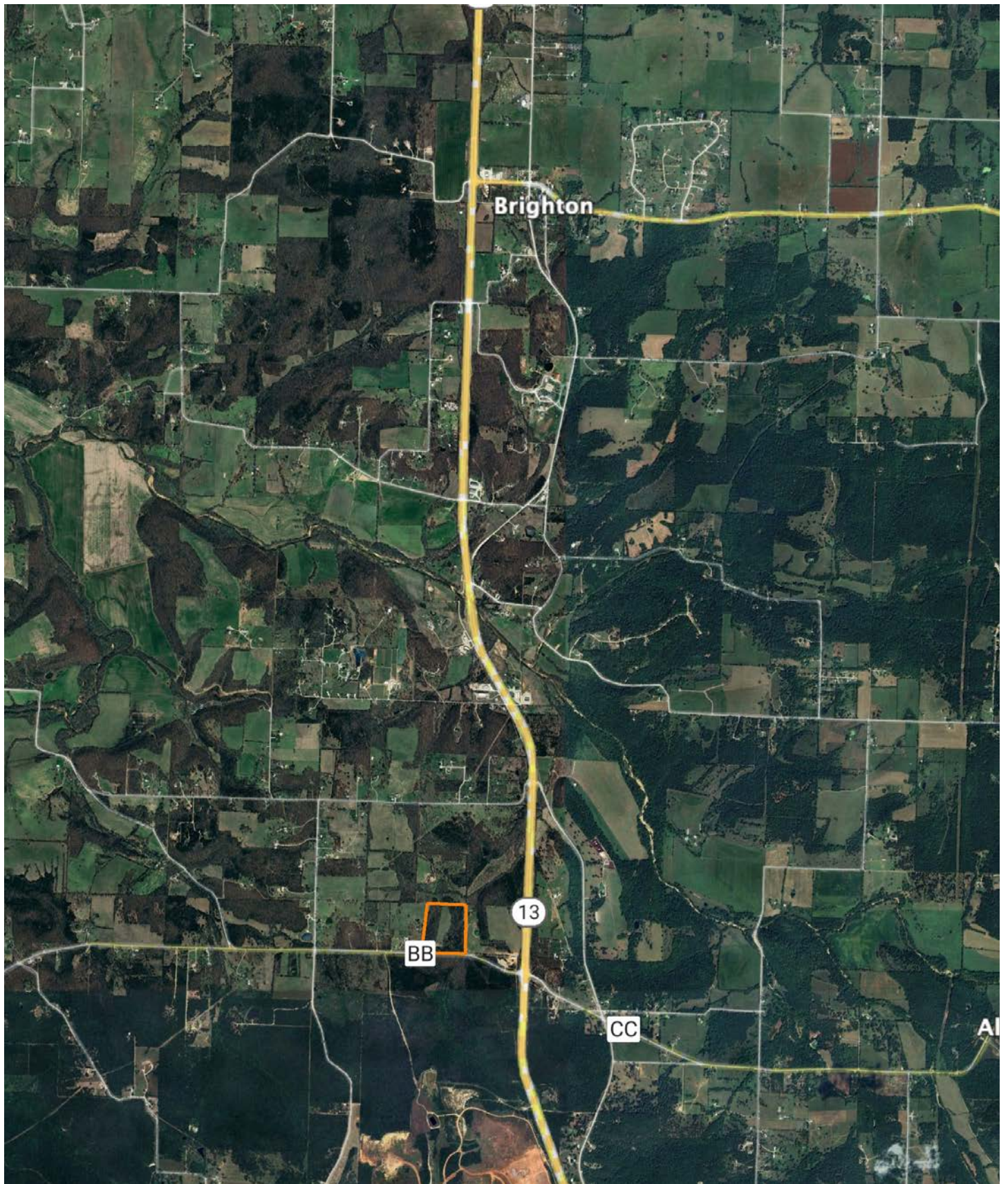
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# AGENT CONTACT

Austin Phillips is a passionate and knowledgeable land agent specializing in the southwest region of Missouri. Born in Columbia, MO, and now residing in Fair Grove, MO, with his wife Lydia and daughter Doris, Austin's journey into land sales is fueled by a profound love for the outdoors and a commitment to helping others achieve their dream of land ownership. His connection to the land is deeply personal, stemming from childhood days spent hunting and fishing under his father's guidance, and contributing to his grandmother's cattle farm. These experiences have not only fostered a deep appreciation for nature but also endowed him with invaluable skills in land management and wildlife conservation.

Austin's hobbies, which include hunting, fly fishing, horseback riding, and archery, enrich his understanding of the land and its value. His professional background, featuring roles that demanded adaptability, customer-focused solutions, and creative problem-solving, equips him with a unique set of skills ideal for navigating the complexities of real estate transactions.

What distinguishes Austin is his eagerness to share his passion with others, whether they're seasoned outdoorsmen or newcomers to the land ownership journey. His ability to connect with clients, combined with his extensive knowledge of land and wildlife, makes him the perfect guide for those looking to sell their property or find their dream piece of land. With Austin Phillips, clients can expect not just a transaction, but a partnership built on trust, passion, and a shared love for the great outdoors. His dedication to realizing clients' outdoor dreams through personalized, knowledgeable service sets him apart as the go-to land agent in Missouri.



**AUSTIN PHILLIPS,**  
LAND AGENT

**417.521.0095**

[APhillips@MidwestLandGroup.com](mailto:APhillips@MidwestLandGroup.com)



## MidwestLandGroup.com

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