

MIDWEST LAND GROUP PRESENTS

17 ACRES

NEWTON COUNTY, MO

10163 HOLLY ROAD, NEOSHO, MISSOURI, 64850



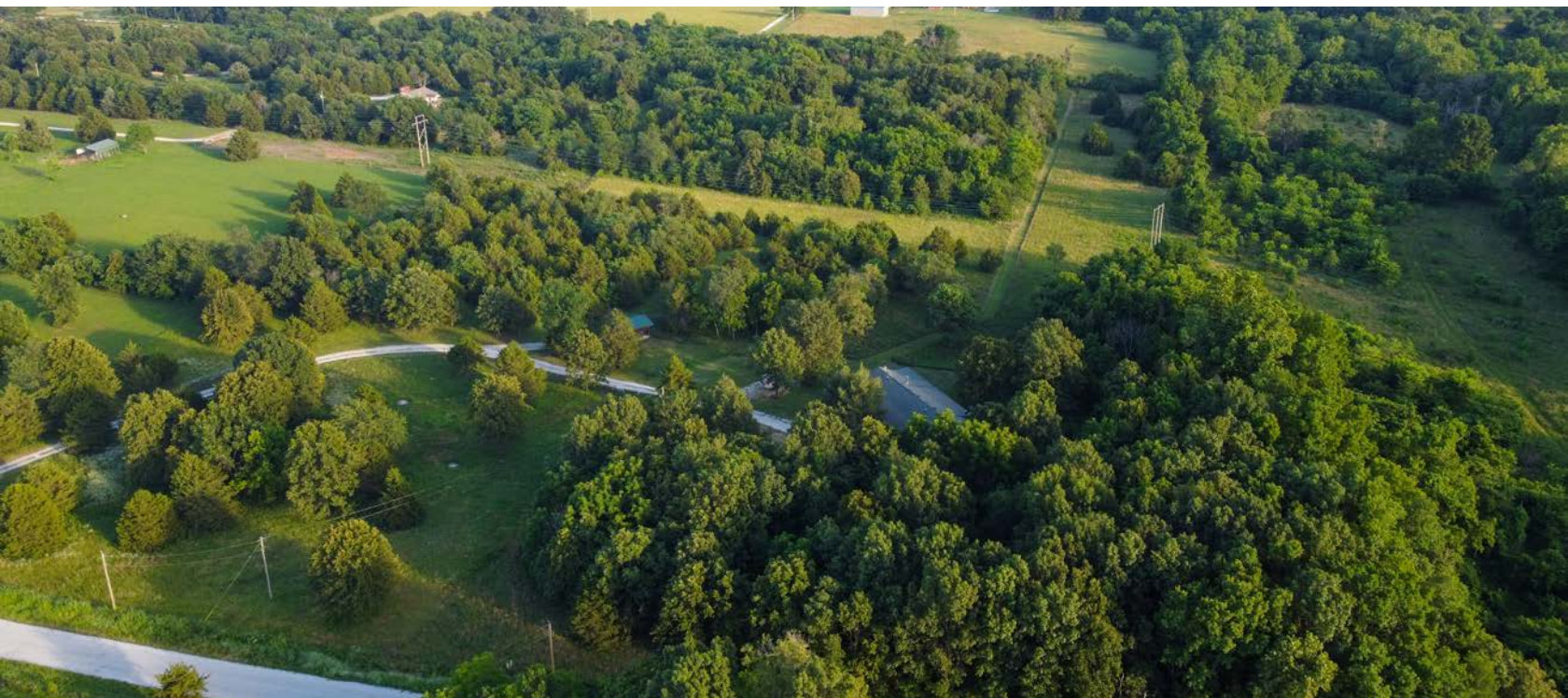
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM LOG HOME ON 17 +/- BEAUTIFUL ACRES

If you are looking for that log cabin in the woods to raise a family or enjoy your evenings on the covered porch watching the wildlife then look no further! This 2009-built custom log home sits on just over 17 +/- acres consisting of a perfect mix of woods and pasture. The home is 2,250 square feet with 3 bedrooms, 2 baths, a den or separate living area, and an attached garage. Also boasting a covered wrap-around porch and a 16'x24' shop, this home has been lovingly cared for and sits back off the road down a long gated drive. Set up for horses and cattle with three separate pastures with brand new fencing and gates there is still a 5 +/- acre woodlot on the south end of the property that is a natural travel and bedding corridor for wildlife. With Cedar Creek just to the west and surrounded by large tracts, deer and

turkeys are seen almost daily on this property. Located in the sought-after Neosho School District, the property falls in the GW Carver Elementary District. The property is on a paved road not far off I-49, making your commute easy. You can very quickly get into Joplin or Neosho with zero hassle. This is a fantastic location and checks every box for where you want to live! There is an Atlas storm shelter in the house and many upgrades including a new kitchen sink, refrigerator, and remodeled bathrooms. There is also a great wood stove in the home for those chilly nights. Whether you want to raise a family or retire to your place in the woods this property has everything and truly needs to be seen to be appreciated. Please call Land Agent Ryan Litwin for a viewing. The property is agent owned.



PROPERTY FEATURES

PRICE: **\$420,000** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **17**

- 17.13 acres
- 3 bed, 2 bath, 2,250 sq. ft. log home
- Great hunting property
- Between Neosho and Joplin
- Covered wrap-around porch
- Fenced and cross-fenced with gated entry
- Private, peaceful, and quiet
- Neosho Schools
- High-speed internet
- 7 miles to Neosho
- 11 miles to Joplin



2,250 SQ. FT. LOG HOME

This 2009-built custom log home sits on just over 17 +/- acres consisting of a perfect mix of woods and pasture.



3 BED, 2 BATH



16'X24' SHOP



COVERED WRAP-AROUND PORCH



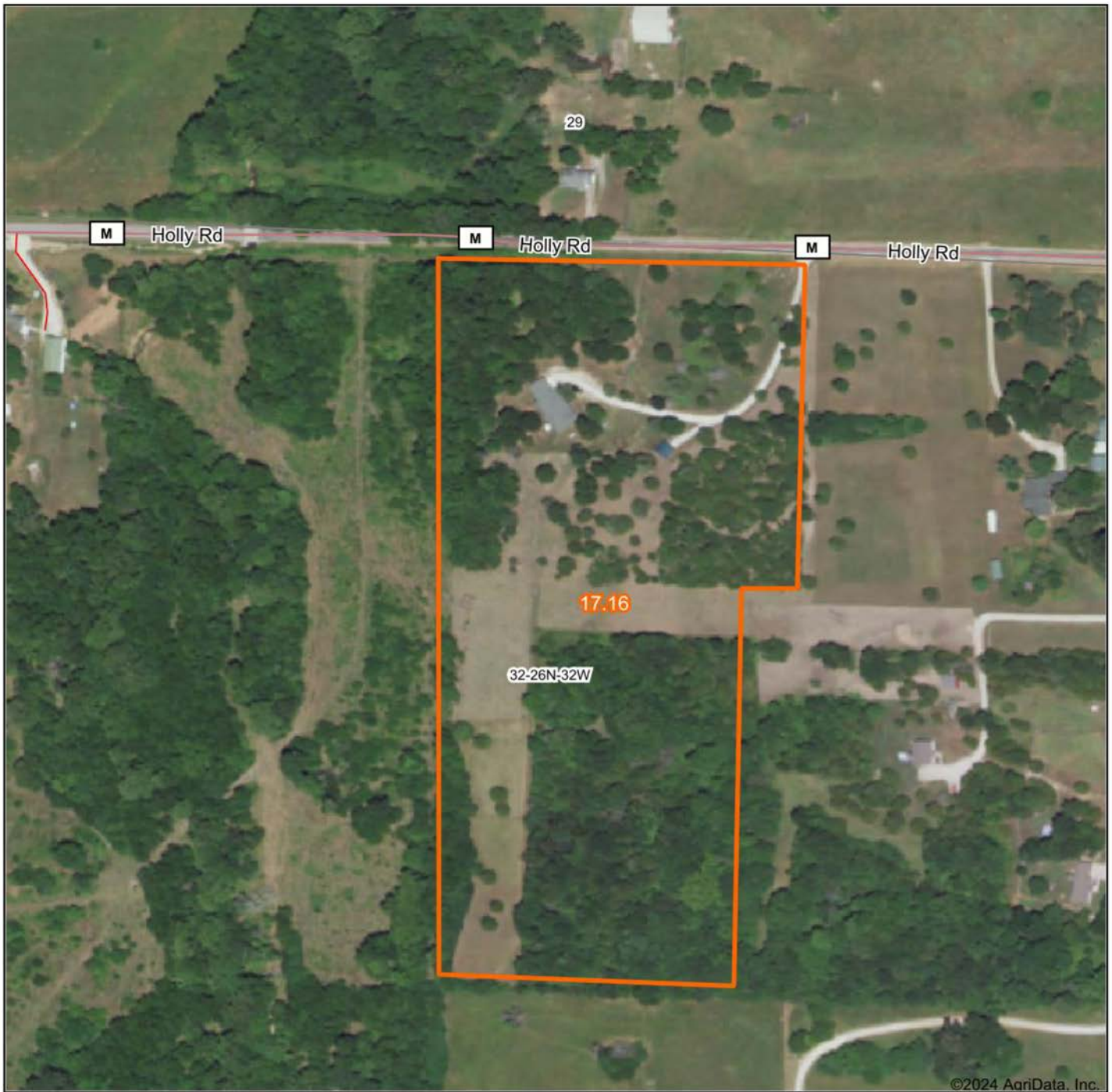
17 +/- ACRES



GREAT HUNTING PROPERTY



AERIAL MAP



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Boundary Center: 36° 56' 12.92, -94° 27' 24.92

0ft 278ft 557ft



Maps Provided By:



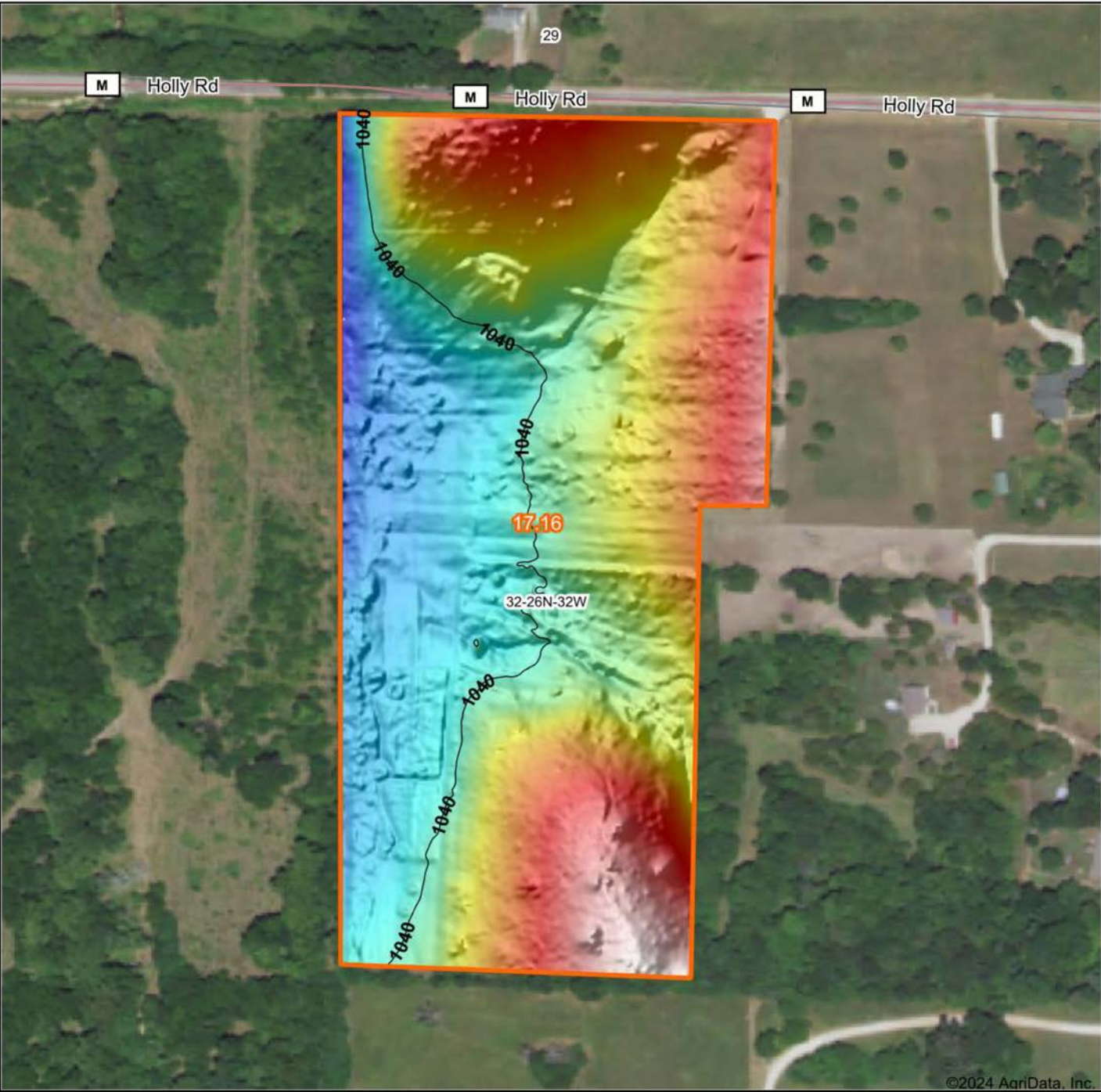
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32-26N-32W
Newton County
Missouri

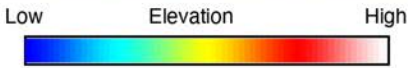


6/13/2024

HILLSHADE MAP

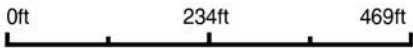


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Source: USGS 1 meter dem
 Interval(ft): 40
 Min: 1,028.4
 Max: 1,066.0
 Range: 37.6
 Average: 1,045.5
 Standard Deviation: 8.4 ft

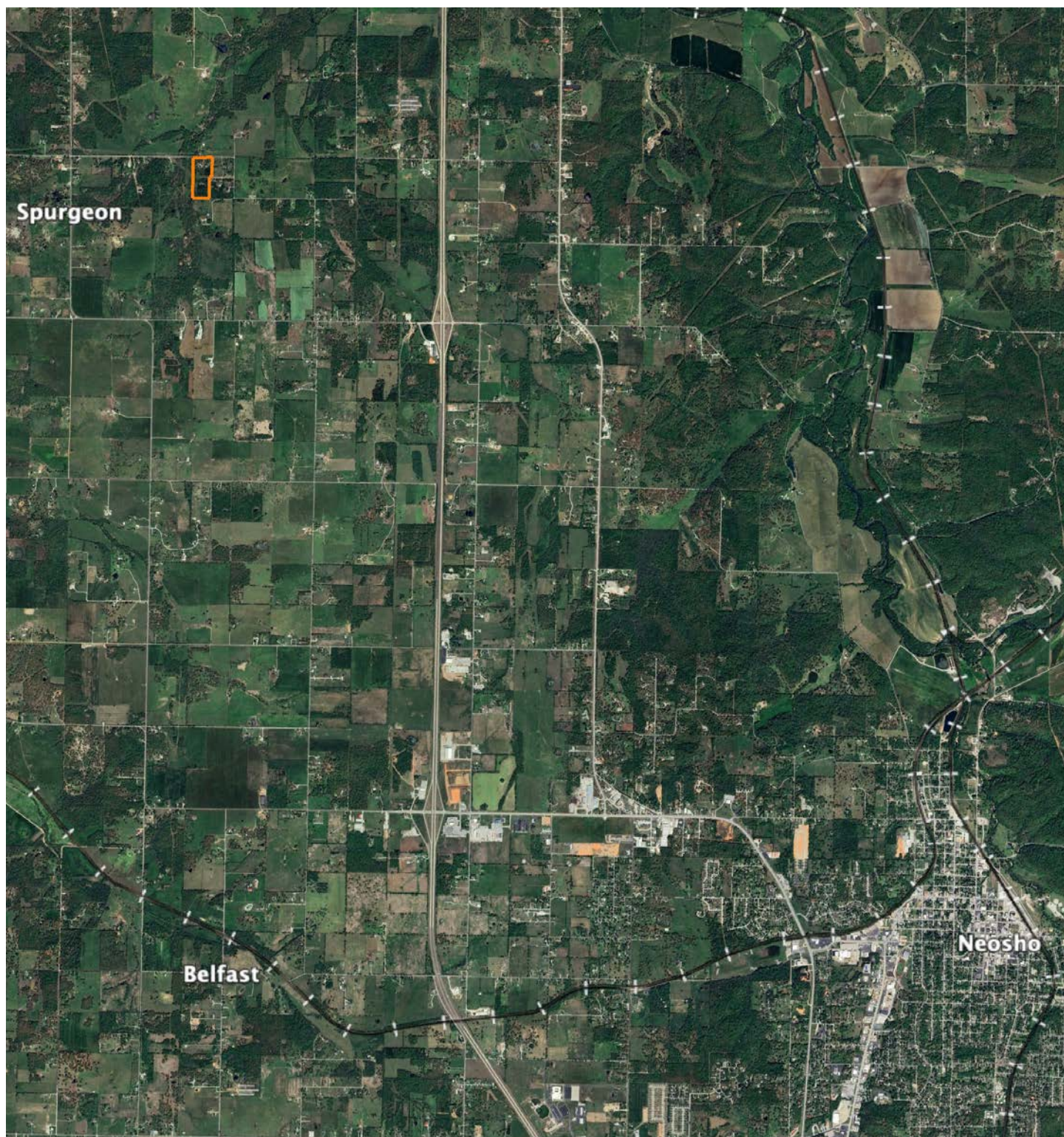


6/13/2024

32-26N-32W
Newton County
Missouri

Boundary Center: 36° 56' 12.92, -94° 27' 24.92

OVERVIEW MAP



AGENT CONTACT

This energetic agent comes with a 20+ year background as a professional rodeo clown and entertainer. Ryan spent most of his adult life in Montana, hunting and guiding elk hunters. He attended Montana State University—Bozeman and, after getting married and moving to Texas, Texas A&M's Beef Cattle Short Course and the intensive Ranch Management University. He and his wife, Alyssa, built and grew a small cow calf operation, managing several lease properties and a family ranch in College Station. A lifelong hunter, Ryan's been involved in the outfitting industry for over two decades as a guide, outfitter and booking agent with experience out west as well as Kansas, Texas and Missouri. While elk and elk hunting remain Ryan's number one passion, Midwest whitetails have consumed his mind since moving to Missouri with his wife and son, Bridger, and managing farms both in his home state and in Kansas. Ryan's passion is designing properties that can sustain the balance between ranching and hunting, and at Midwest Land Group, Ryan is able to heed the natural call to follow his passion for land and use his sales and marketing experience to achieve his dream of helping sellers and buyers. Ryan is a member of QDMA, NWTF and RMEF.



RYAN LITWIN, LAND AGENT
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MidwestLandGroup.com

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