

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEWER 3 BEDROOM 2 BATH HOUSE SITTING ON 10 +/- ACRES WITH LIVE WATER

If a home on 10 +/- acres in Newton County, Missouri where your livestock can run free is what you've been looking for, then don't wait! These 10 +/- acres are jam-packed full of amazing living! Located on HH Highway, with blacktop frontage, a nice home waiting for your touch, a small spring feed pond, and lush pasture for your livestock to run!

The main floor is 1,804 square feet and includes 3 large bedrooms and 2 baths, a massive clean unfinished basement to grow your space with a partially finished bathroom and bedroom, an open concept for the living

room, dining room, and spacious kitchen. The house also includes a large covered front and back porch and a walkout basement!

Outside the home, you will find spring water running through the property, with lots of possibilities. Truly one of a kind! Grow your own garden, and raise your own livestock in this quiet country setting.

Bring your family and livestock, and start making memories. Don't miss out on this opportunity, give Listing Agent Allen Barbre a call at (417) 312-9445.



PROPERTY FEATURES

PRICE: **\$418,000** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **10**

- 1,804 +/- sq. ft. home
- 3 large bedrooms and 2 baths
- Large unfinished basement
- 10 +/- acres
- Pond
- Spring
- Lush pasture
- Blacktop road frontage
- Newton County, Missouri
- 10 miles to Neosho, Missouri



1,804 +/- SQ. FT. HOME



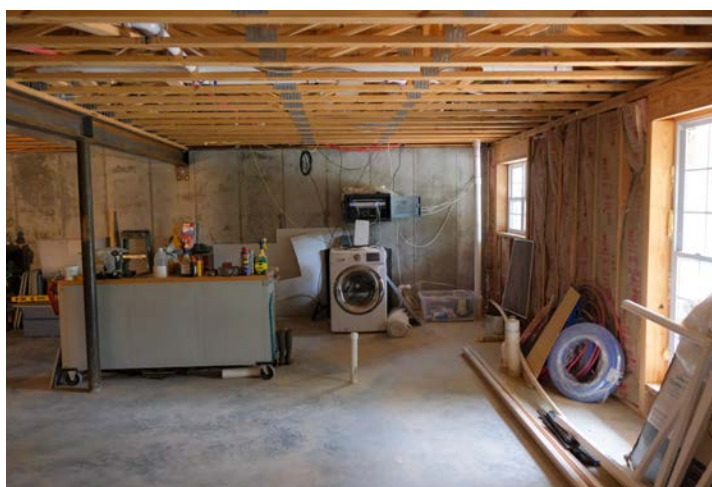
3 LARGE BEDROOMS AND 2 BATHS



COVERED BACK PORCH



LARGE UNFINISHED BASEMENT



10 +/- ACRES



AERIAL MAP



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Boundary Center: 36° 49' 32.87, -94° 12' 39

0ft 270ft 540ft



Maps Provided By:



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6-24N-30W
Newton County
Missouri



7/28/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 1,184.5
Max: 1,230.5
Range: 46.0
Average: 1,212.3
Standard Deviation: 11.32 ft

0ft 221ft 443ft

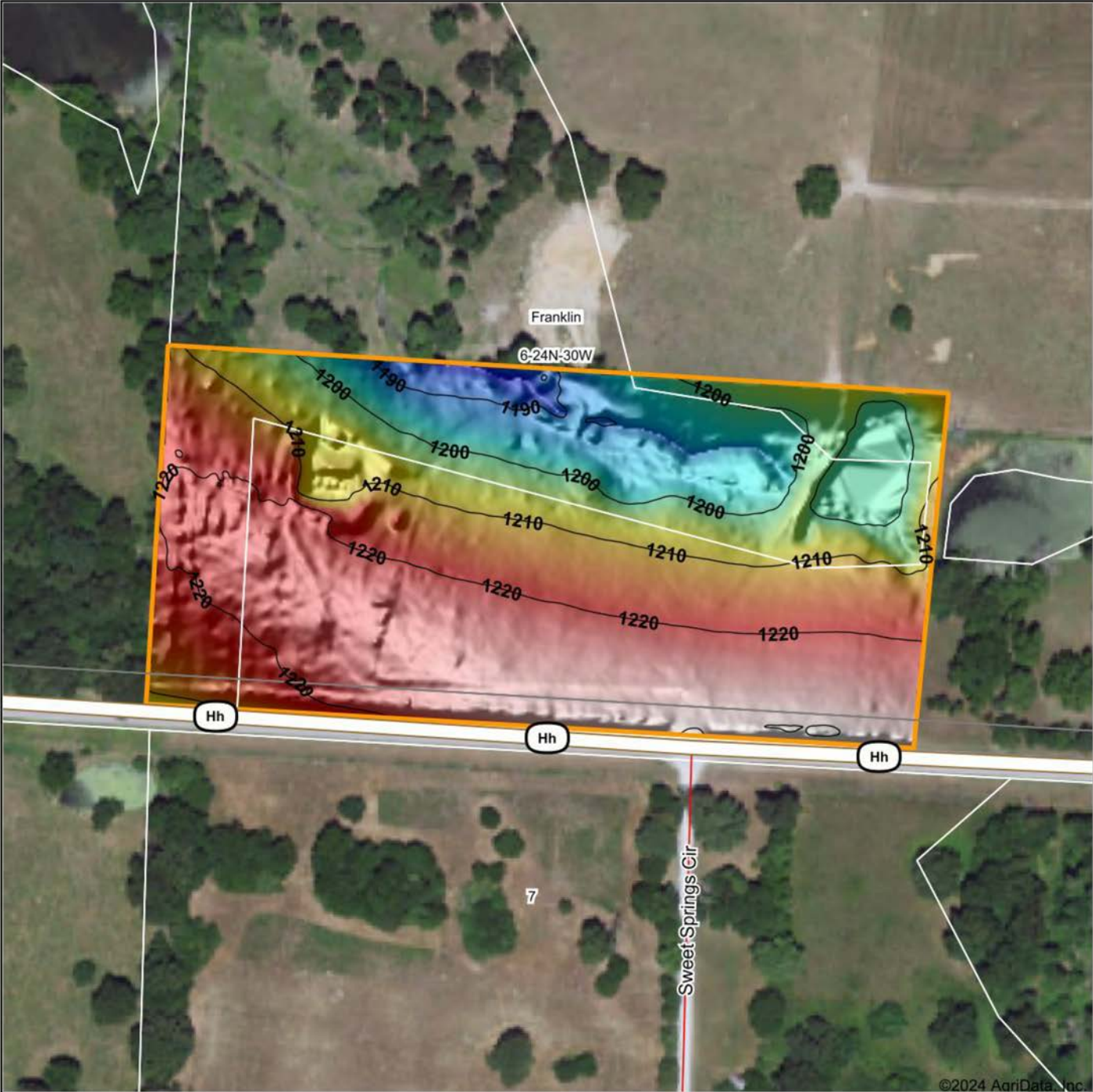


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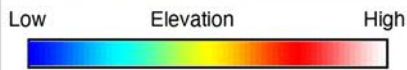
6-24N-30W
Newton County
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HILLSHADE MAP



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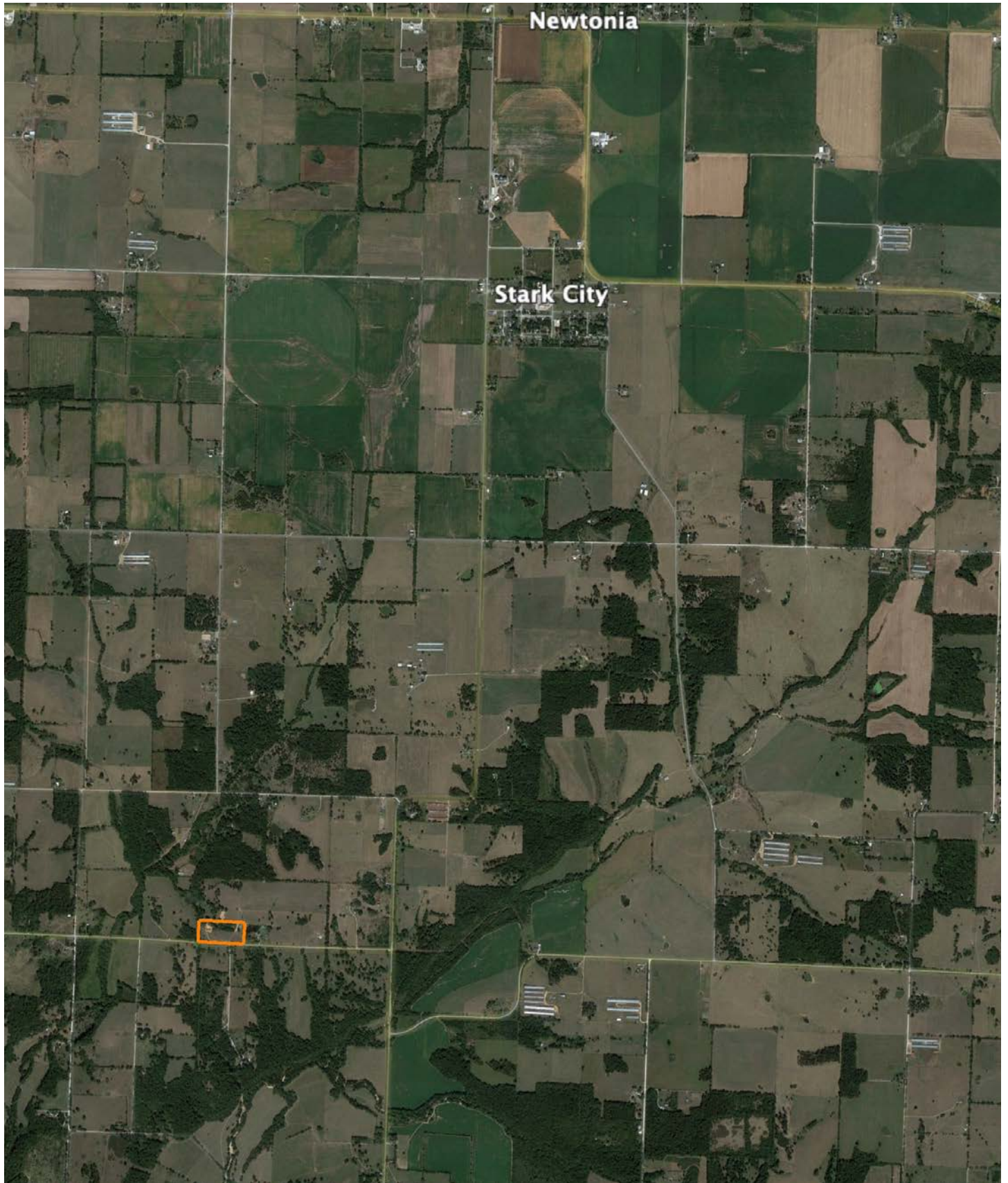


7/28/2024

6-24N-30W
Newton County
Missouri

Boundary Center: 36° 49' 32.87, -94° 12' 39

OVERVIEW MAP



AGENT CONTACT

Agent Allen Barbre is not just passionate about the outdoors, he possesses an uncanny ability to discern the intrinsic value of land. Born and raised in Neosho, Missouri, Allen's affinity for the land was sparked at an early age, fueling his dream of one day owning a farm—a dream he has since turned into a reality. Now, Allen is devoted to helping others find their own dream properties. His hands-on experience extends from buying, developing, and flipping farms, to running a thriving cattle farm complete with corn, bean, and winter wheat crop grounds, and managing the deer on the property.

A graduate of East Newton High School and Missouri Southern State University, Allen majored in Criminal Justice and excelled as a college football player. His athletic prowess led to a 10-year NFL career, during which he played for the Green Bay Packers, Seattle Seahawks, Philadelphia Eagles, and Denver Broncos. The same spirit of determination and teamwork he displayed on the field, he now brings to Midwest Land Group. Once bitten by the land investment bug, Allen turned his focus to helping others find their perfect properties.

In his free time, Allen can be found relishing the tranquility of the great outdoors with his family, tending to his farm, hunting, and fishing. He is particularly passionate about managing deer to help them reach their full potential, enjoys elk hunting, and takes pleasure in crappie fishing in the local lake. Allen also shares his love of sports with the next generation as a coach for his children's youth football and basketball teams. He and his wife Callie, along with their two boys, Knox and Beau, make their home in Granby.

Allen's unique blend of outdoor passion, real-world farming experience, and strong community ties make him an approachable, knowledgeable, and reliable choice for your land investment needs.



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