

MIDWEST LAND GROUP PRESENTS

11.79 ACRES IN

DALLAS COUNTY MISSOURI



MidwestLandGroup.com

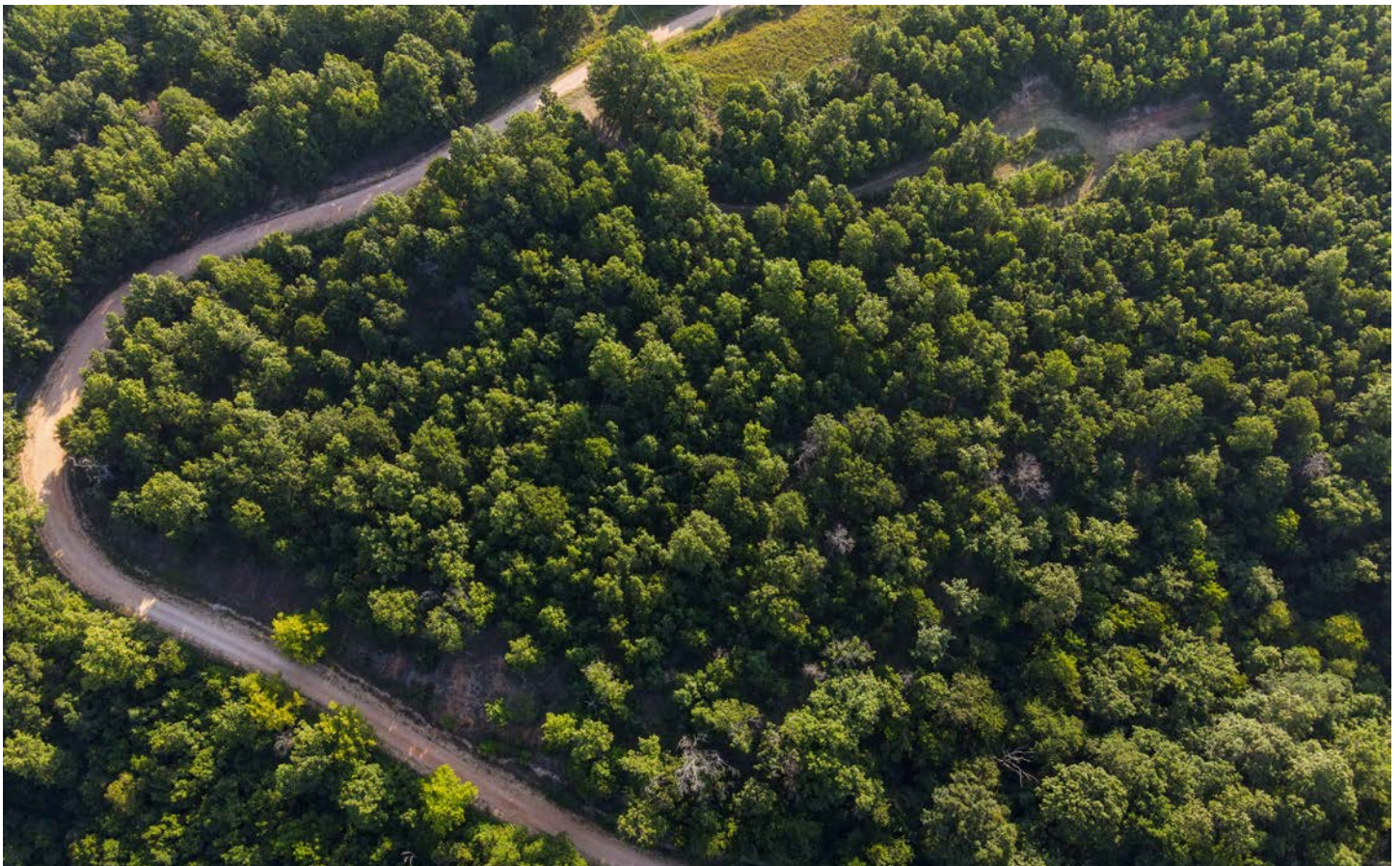
MIDWEST LAND GROUP IS HONORED TO PRESENT

11.79 ACRES IN WINCHESTER GAP

Here is a great opportunity to purchase 11.79 +/- acres in the Winchester Gap subdivision of Dallas County. Winchester Gap is located about 15 miles northeast of Buffalo, Missouri, and is known for its proximity to Bennett Springs State Park, and Leadmine Conservation Area. If you are looking for a hunting basecamp or a build site with a great view, this tract may fit your needs!

This tract has about an acre and a half of flat and buildable ground, while the remaining acreage slopes back to the west and southwest down into a deep draw. There is a two-track road that winds back to a small, cleared area that features two leveled pads that would set up great for a camper or they could be expanded for a build site.

From this area, there is potential for a great view looking to the northwest down the valley. There is a great view during the winter, as the tree canopy blocks some of this view during the summer months. A little chainsaw or skid steer work would allow you to have a year-round view. A sizable wet weather creek cuts through the southwest corner of the property and aside from the timber in the main draw, the majority of the timber on the property is young. Electric service is on the property with a meter located at the northeast end. This property sits 20 minutes from Buffalo, Missouri, and about 25 minutes from Lebanon, Missouri. Contact Land Agent Clay O'Dell at (417) 414-1808 for more information.



PROPERTY FEATURES

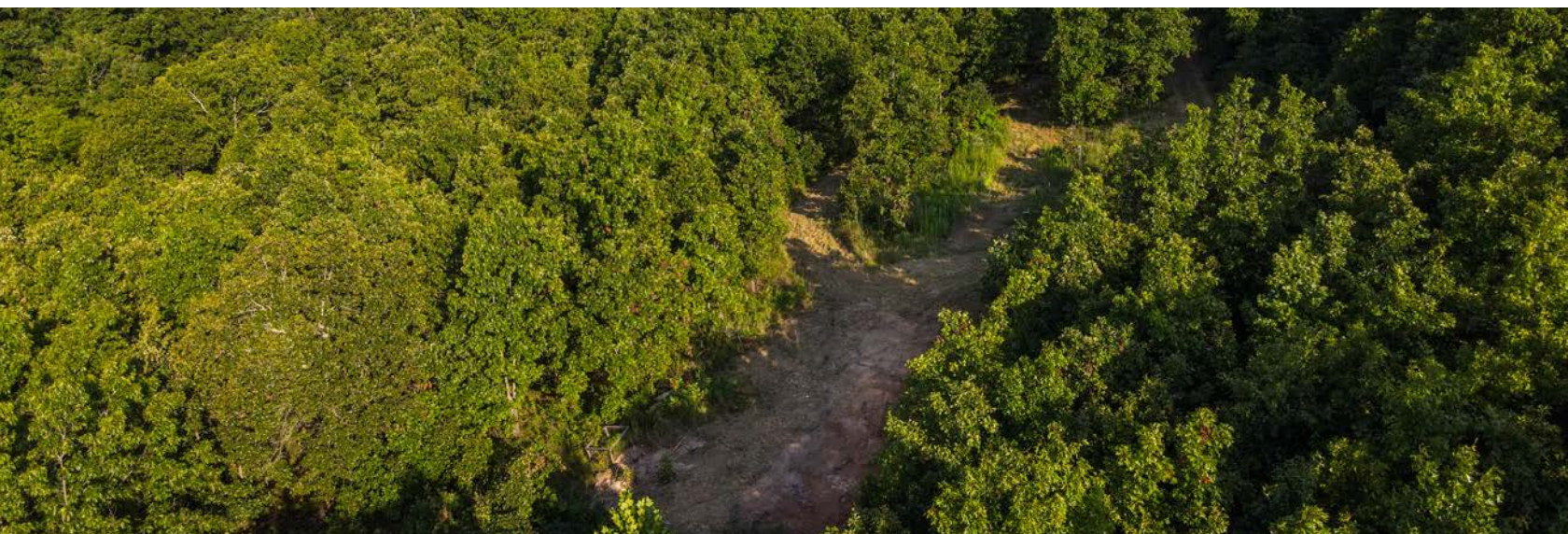
PRICE: **\$40,000** | COUNTY: **DALLAS** | STATE: **MISSOURI** | ACRES: **11.79**

- Timber tract
- Electric service and meter on the property
- 1.5 acres of buildable ground
- County road frontage
- 2022 property taxes were \$49.66
- 15 minutes from Bennett Springs State Park
- 20 minutes from Leadmine Conservation Area
- 20 minutes from Buffalo, MO
- 25 minutes from Lebanon, MO



1.5 ACRES OF BUILDABLE GROUND

There is a two-track road that winds back to a small, cleared area that features two leveled pads that would set up great for a camper or they could be expanded for a build site. From this area, there is potential for a great view looking to the northwest down the valley.



COUNTY ROAD FRONTAGE



TIMBERED LOT



ELECTRIC ON PROPERTY

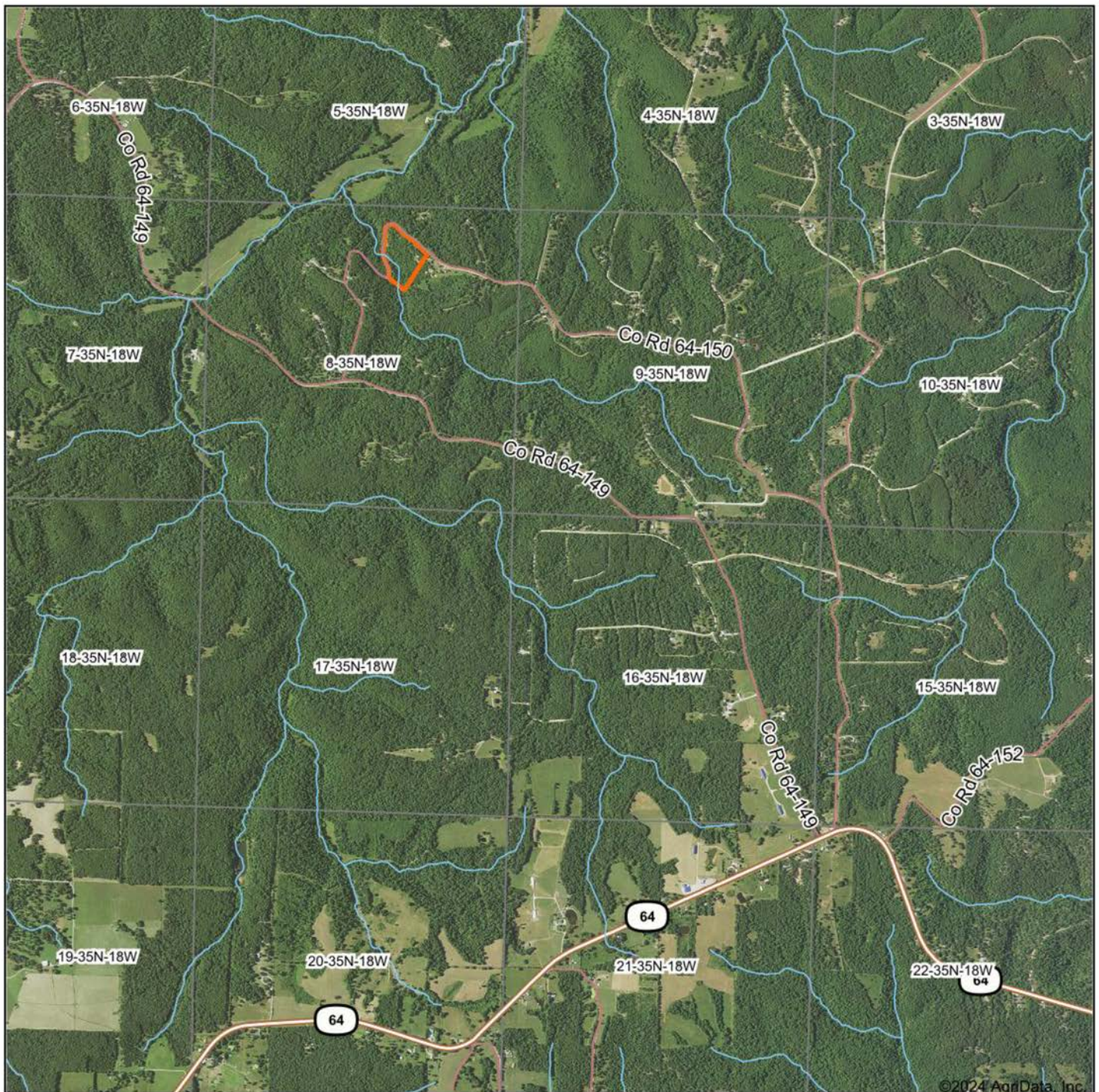
Electric service is on the property with a meter located at the northeast end.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 47' 35.08, -92° 56' 15.64

8-35N-18W
Dallas County
Missouri

0ft 2696ft 5392ft



6/23/2024

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 911.4
Max: 1,046.1
Range: 134.7
Average: 973.6
Standard Deviation: 34.48 ft

0ft 244ft 489ft

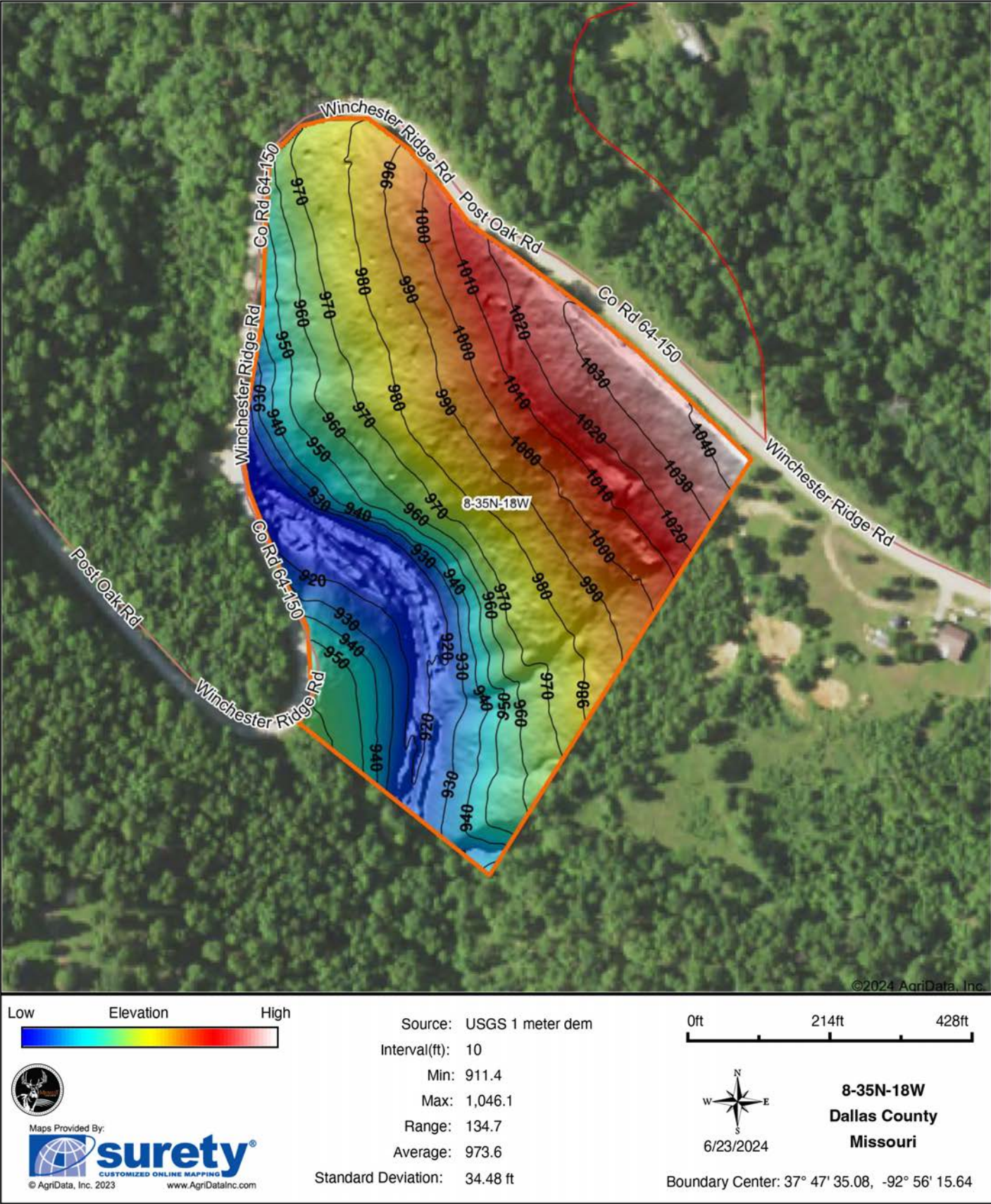


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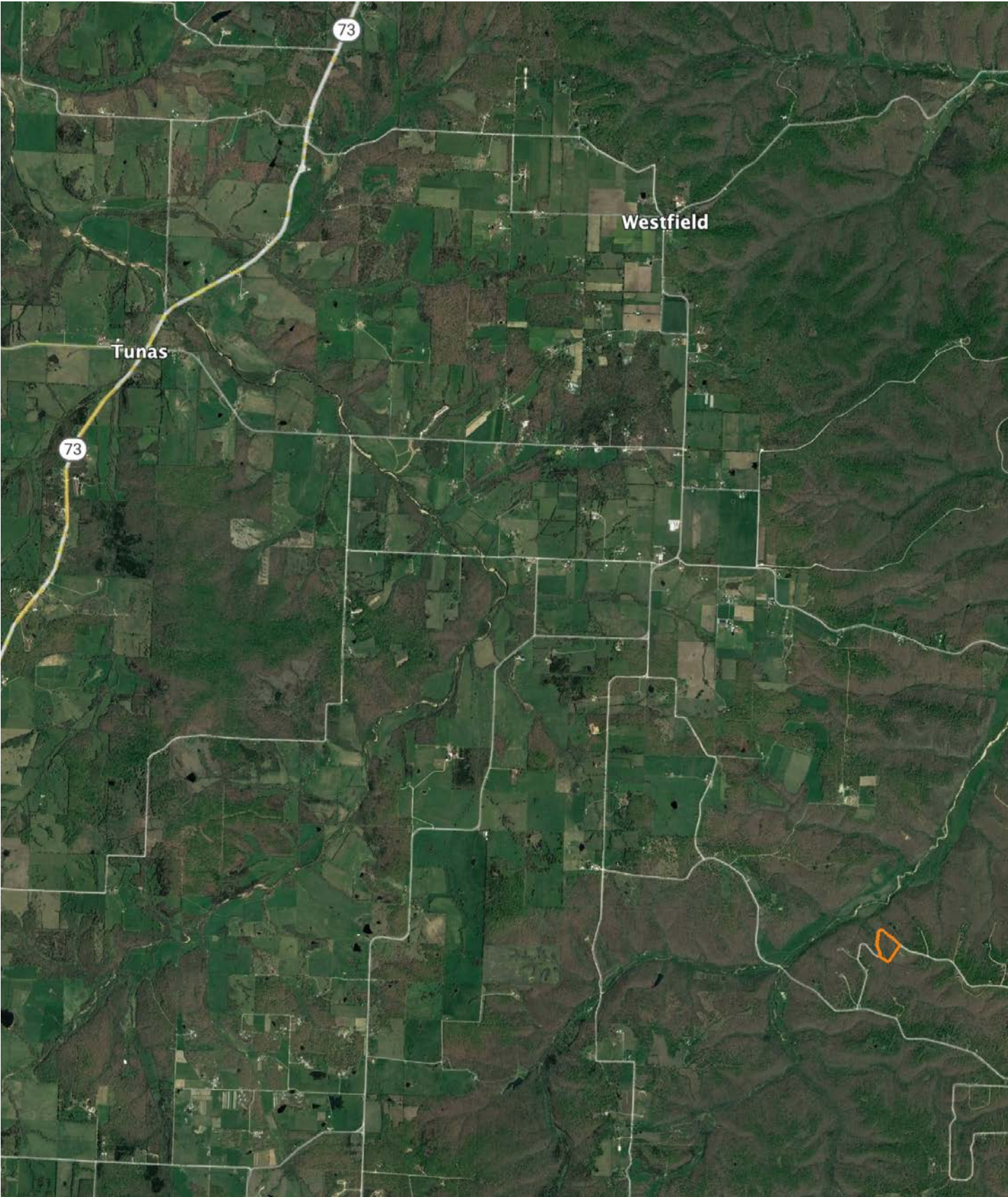
8-35N-18W
Dallas County
Missouri

Boundary Center: 37° 47' 35.08, -92° 56' 15.64

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



CLAY O'DELL, LAND AGENT
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MidwestLandGroup.com

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