

MIDWEST LAND GROUP PRESENTS

3.5 ACRES IN

STONE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME ON CRANE CREEK

Nestled on a stunning 3.5 +/- acre property with frontage along Crane Creek, this exceptional 1,300 square foot home offers a unique blend of luxury, comfort, and outdoor paradise. This property is truly a trout fisherman's dream, with the tranquil waters of Crane Creek providing the perfect backdrop for relaxation and chasing the elusive McCloud trout.

Step inside this beautifully appointed home to discover a modern oasis of comfort and style. The open-concept living space features heated stained concrete floors, providing a cozy and inviting atmosphere throughout. The geothermal heating and air conditioning system ensures year-round comfort while being energy-efficient and environmentally friendly.

The beautiful kitchen is equipped with new appliances and sleek countertops. Imagine cooking a delicious meal while taking in the breathtaking views of the surrounding nature. It is perfect for enjoying a quiet meal with friends or loved ones.

The home boasts 2 bedrooms that offer a peaceful retreat, each designed with comfort and relaxation in mind. Wake up to the soothing sounds of Crane Creek and enjoy the peaceful surroundings.

Outside, the property is a true outdoor enthusiast's paradise. The 3.5 +/- acre parcel features frontage along Crane Creek, providing excellent trout fishing opportunities right at your doorstep.

For those looking to reduce their carbon footprint, the property features solar panels. Additionally, there are partially poured concrete walls for a shop with roughed-in plumbing, offering endless possibilities for customization and expansion.

Don't miss this rare opportunity to own a slice of paradise with a 1,300 square foot home on 3.5 +/- acres with Crane Creek frontage. Whether you're a trout fishing enthusiast, nature lover, or simply seeking a peaceful retreat, this property offers the perfect blend of luxury, comfort, and outdoor adventure.



PROPERTY FEATURES

PRICE: **\$315,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **3.5**

- Crane Creek frontage
- Spring-fed creek
- McCloud trout
- Energy efficient
- Solar panels
- Recreational opportunities
- Fishing opportunities
- Homesteading potential
- 1 hour from Springfield, MO
- 50 minutes from Branson



1,300 SQUARE FOOT HOME

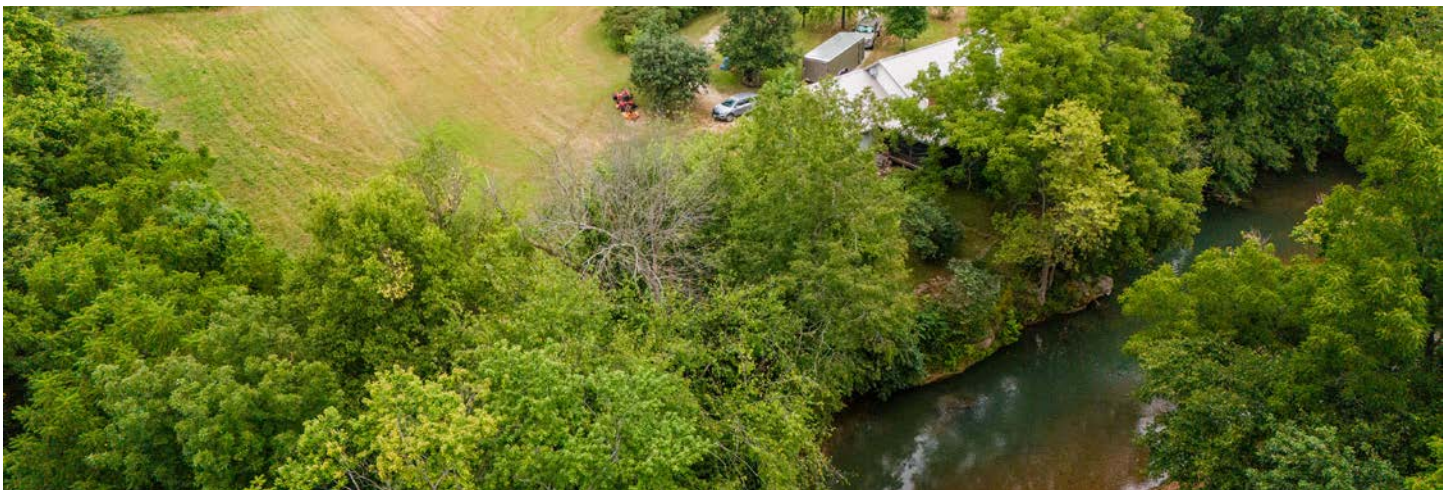
This exceptional 1,300 square foot home offers a unique blend of luxury, comfort, and outdoor paradise. The home boasts 2 bedrooms that offer a peaceful retreat, each designed with comfort and relaxation in mind. Wake up to the soothing sounds of Crane Creek and enjoy the peaceful surroundings.



SOLAR PANELS



CRANE CREEK FRONTAGE



EXPANSION OPPORTUNITIES

Additionally, there are partially poured concrete walls for a shop with roughed-in plumbing, offering endless possibilities for customization and expansion.



ADDITIONAL PHOTOS



AERIAL MAP



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 36° 52' 44.79, -93° 29' 1.03

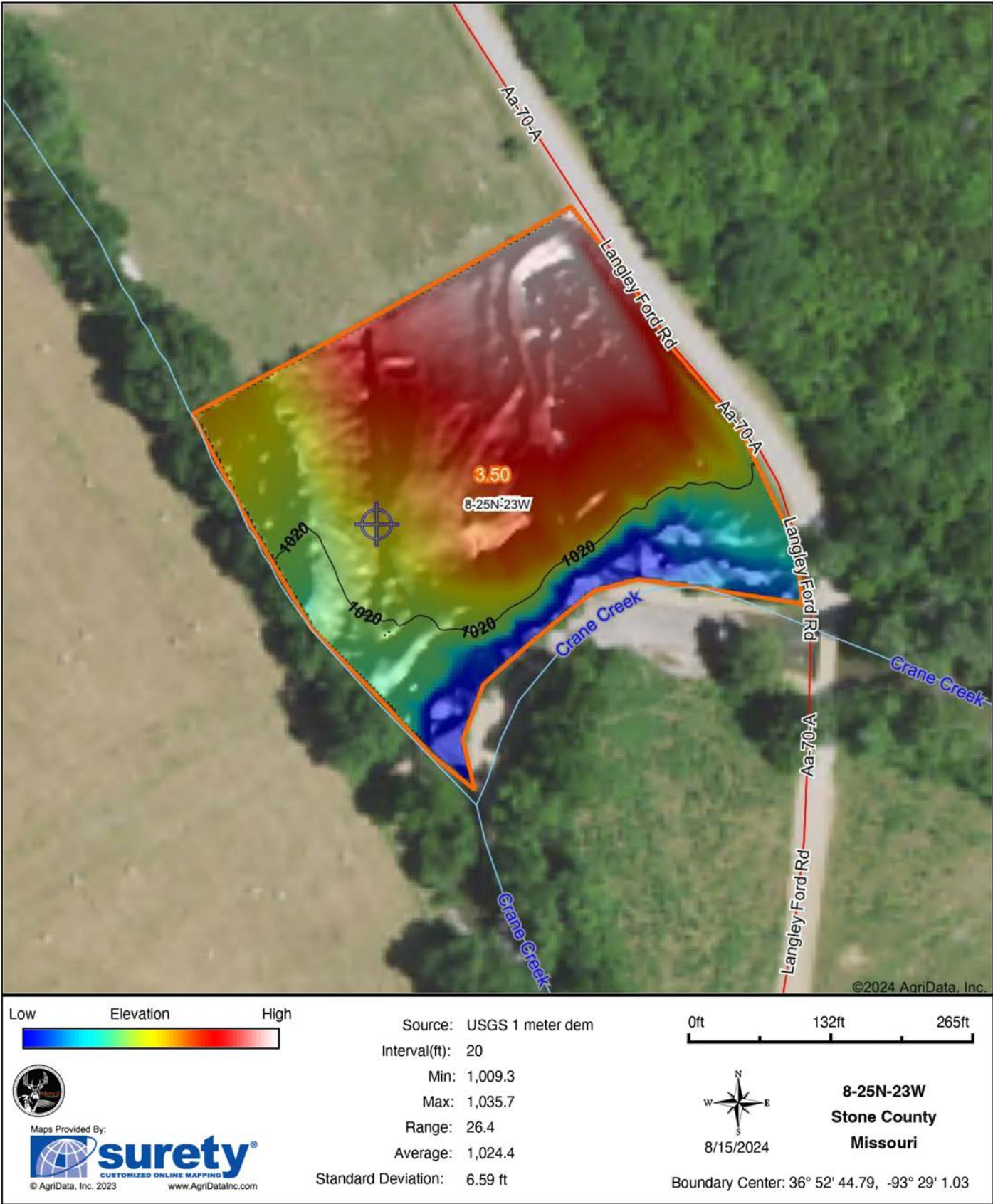
8-25N-23W
Stone County
Missouri

0ft 213ft 427ft

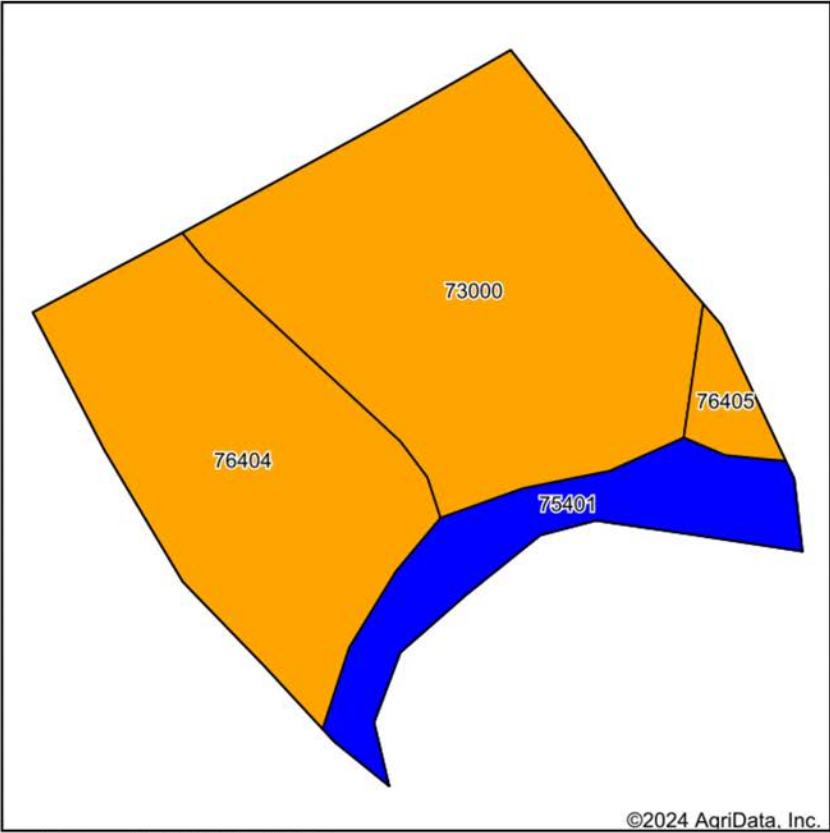


8/15/2024

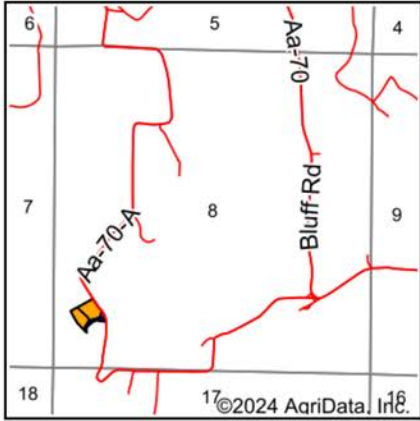
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Stone**
Location: **8-25N-23W**
Township: **Hurley**
Acres: **3.5**
Date: **8/15/2024**



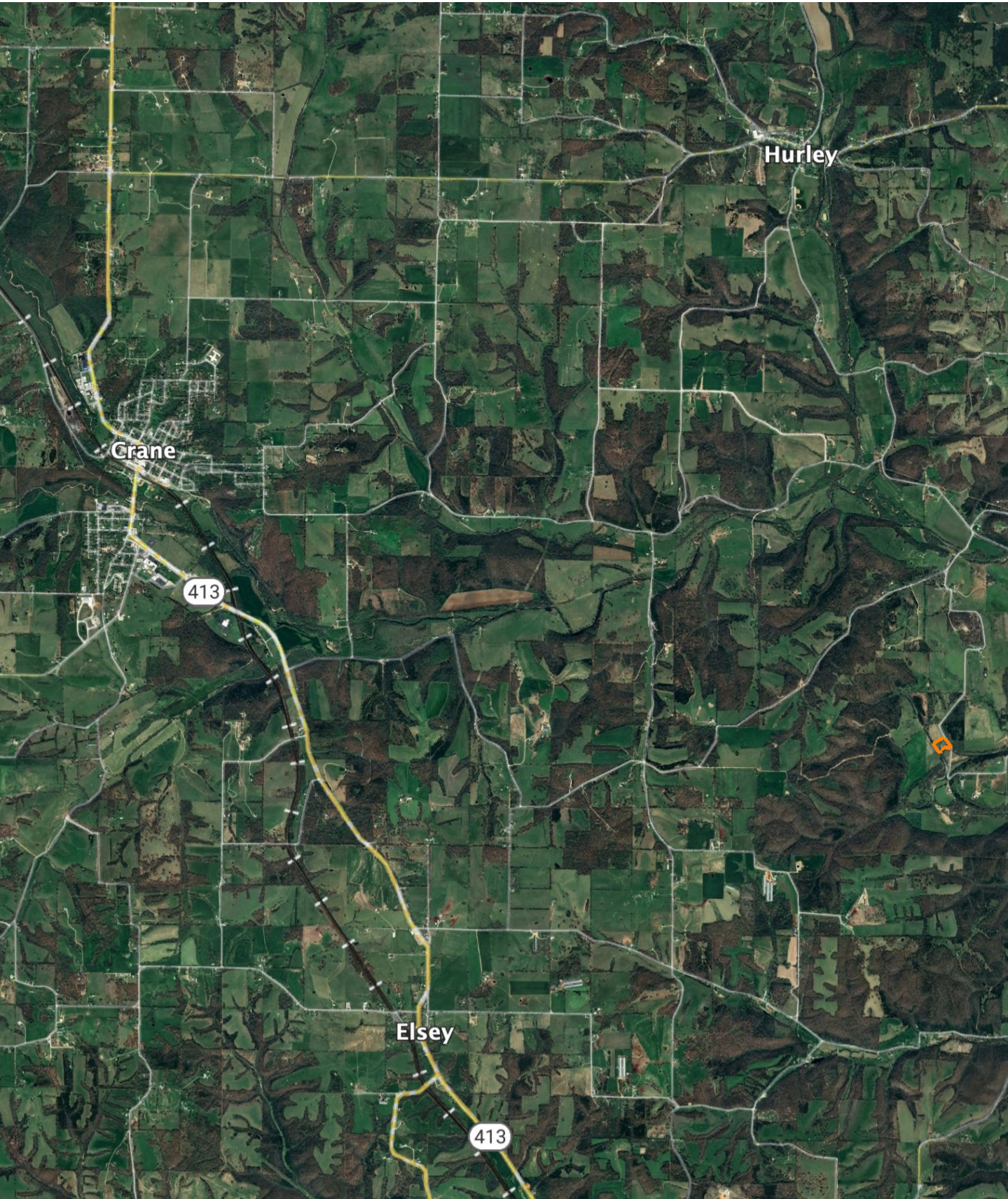
Maps Provided By:



Area Symbol: MO209, Soil Area Version: 27												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73000	Pomme silt loam, 3 to 8 percent slopes	1.71	48.8%		IIIe	6	7	7	69	66	59	52
76404	Pinerun gravelly silt loam, 0 to 2 percent slopes, occasionally flooded	1.21	34.6%		IIIs	2	1	3	52	52	43	37
75401	Horsecreek-Jamesfin soils, 0 to 2 percent slopes, occasionally flooded	0.48	13.7%		IIw	6	7	7	83	82	76	76
76405	Pinerun-Waben complex, 0 to 3 percent slopes	0.10	2.9%		IIIs	3	3	4	59	57	46	39
Weighted Average					2.86	4.5	4.8	5.5	*n 64.8	*n 63.1	*n 55.4	*n 49.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.