

MIDWEST LAND GROUP PRESENTS

8 ACRES IN

# CHRISTIAN COUNTY MISSOURI



620 WASHAM ROAD, CLEVER, MISSOURI, 65631



MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY HOME AND ACREAGE NEAR CLEVER, MISSOURI

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Midwest Land Group is proud to present this beautiful home on acreage near Clever, Missouri. Spanning exactly 8 acres of gently rolling topography, this property features a 2,760 square foot shop house, a 50'x60' barn, a beautiful pool with a covered patio, and much more! The home and barn were originally constructed in 2006. A large sunroom/second living area was added to the front of the house in 2012. The home has two bedrooms and two full bathrooms. A non-conforming bedroom is currently being used as an office space and could easily be used as an additional bedroom. The home features an open living and kitchen area, a new HVAC system, and a new mini-split system that regulates the sunroom. From the sunroom, you have a great southeasterly view, overlooking the pool and the majority of the property. The in-ground freshwater pool was also built in 2012 and measures 18'x40'. The pool is heated, has a UV sanitation system, and features a newly installed power-operated cover. The pool area also features a large 18'x30'

covered pavilion with ample space for entertaining or simply relaxing by the pool.

Sitting adjacent to the house is a large 50'x60' insulated barn that features a concrete floor, two horse stalls, a tack room, water, 220 electric service, two 12' overhead doors, and one 10' overhead door. All three overhead doors are power-operated. The barn also features a 12'x60' lean-to on the east side with a partial concrete floor. The property is partially fenced and cross-fenced and includes three freeze-proof waterers. Out of the 8 acres, there are just over three acres of pasture, and the remaining is yard space and timber. If additional pasture or timber acreage is desired, a 5-acre and 25-acre parcel adjoin the property on the southern and eastern boundary and are both available for purchase. Call Clay O'Dell at (417) 414-1808 for more information or to set up a private showing.





# PROPERTY FEATURES

PRICE: **\$529,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **8**

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- 2,760 square foot shop house
- Two bedrooms, two bathrooms
- One non-conforming bedroom
- 50'x60' Barn with 12'x60' lean-to
- Three freeze-proof waterers
- Storm shelter
- Paved road frontage
- New HVAC in the home
- Heated pool
- No HOA or deed restrictions
- Clever School District
- 20 minutes from Nixa, MO
- 25 minutes from Springfield, MO
- 35 minutes from Table Rock Lake access





# TWO BED, TWO BATH SHOP HOUSE

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# INTERIOR PHOTOS





# INGROUND HEATED POOL

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3 +/- ACRES OF PASTURE

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# INSULATED BARN

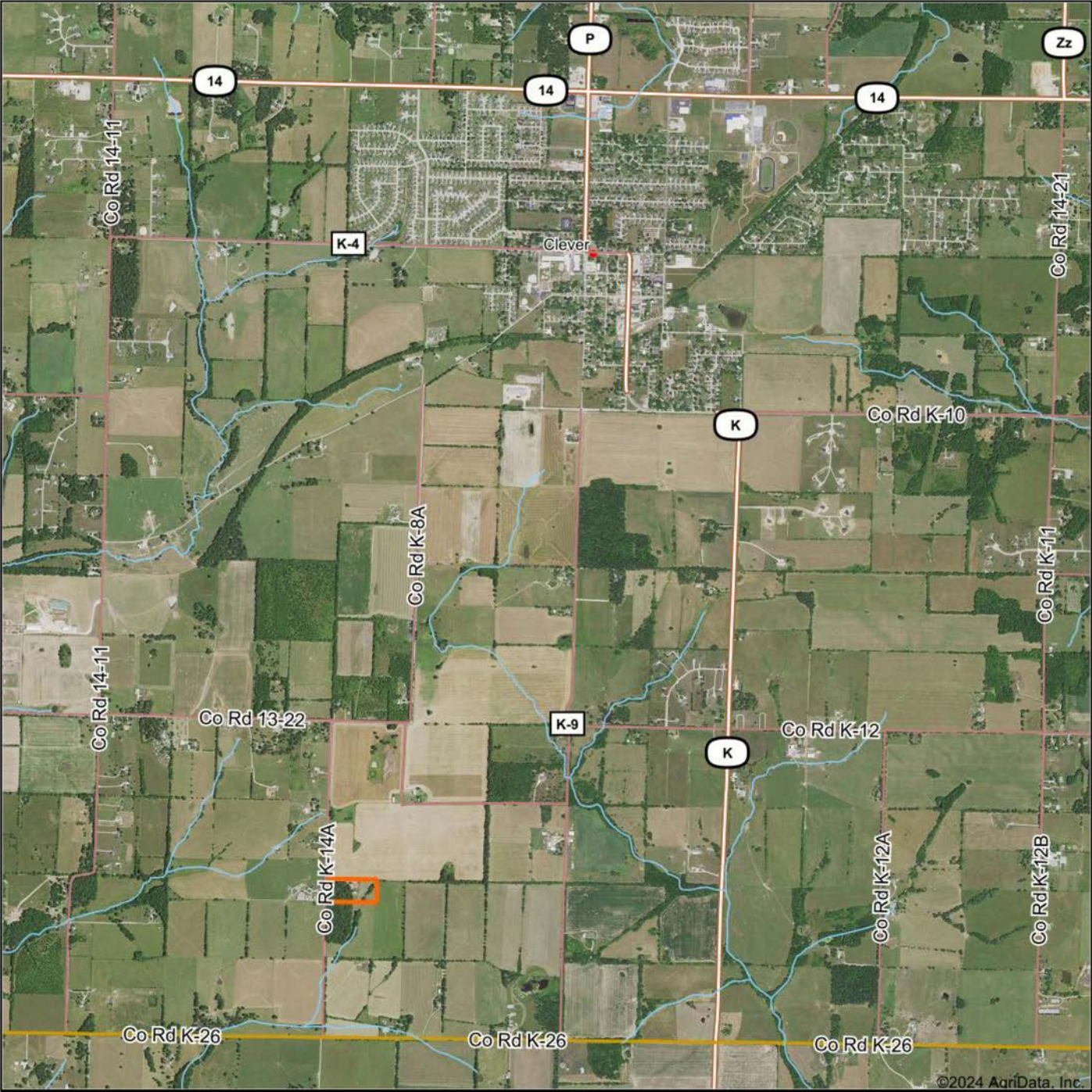
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# AERIAL MAP



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Boundary Center: 37° 0' 2.75, -93° 29' 11.07

31-27N-23W  
Christian County  
Missouri

0ft 2611ft 5221ft



10/14/2024



# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 5.0  
Min: 1,320.7  
Max: 1,343.6  
Range: 22.9  
Average: 1,333.2  
Standard Deviation: 5.87 ft

0ft      205ft      410ft



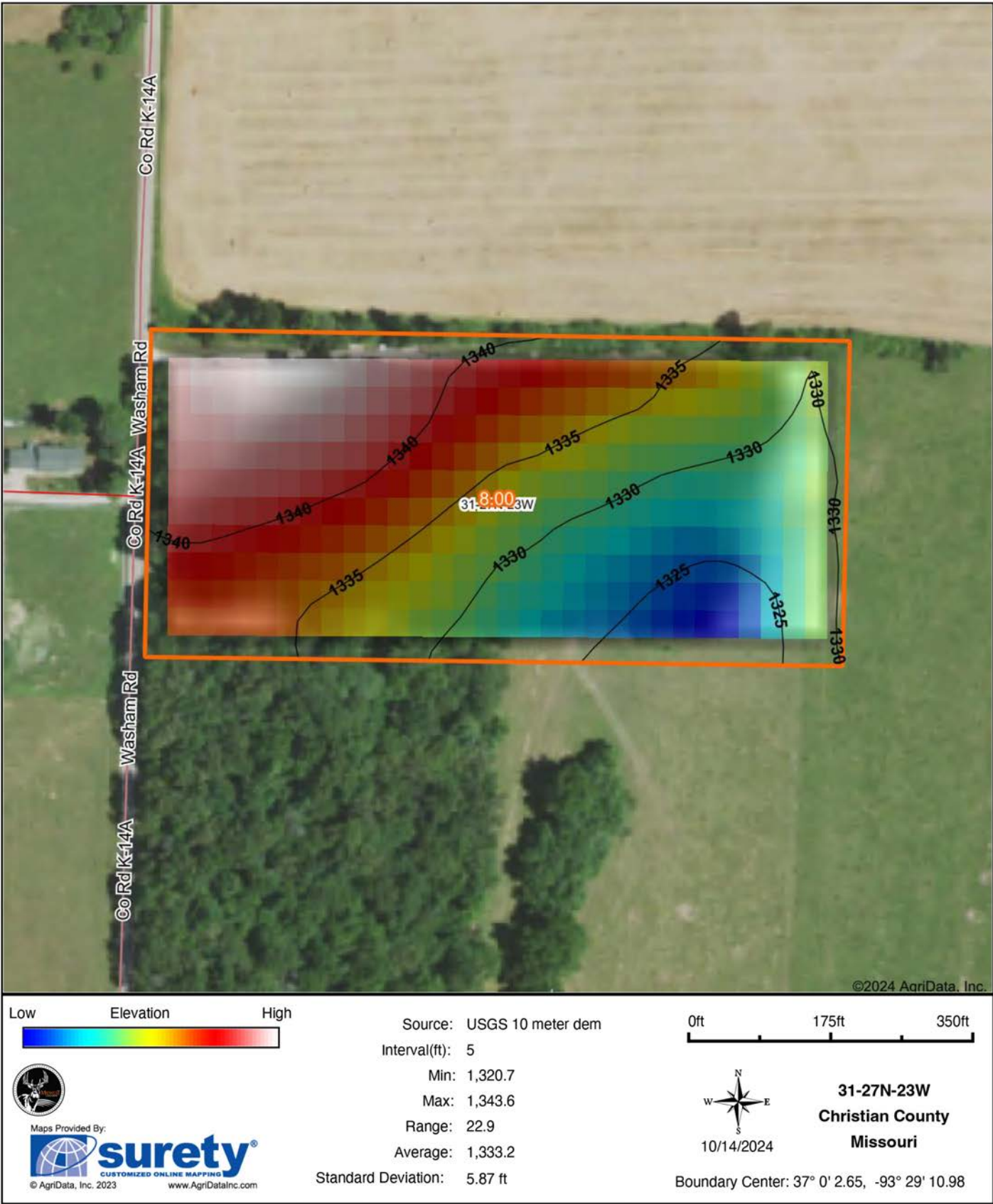
10/14/2024

**31-27N-23W**  
**Christian County**  
**Missouri**

Boundary Center: 37° 0' 2.65, -93° 29' 10.98

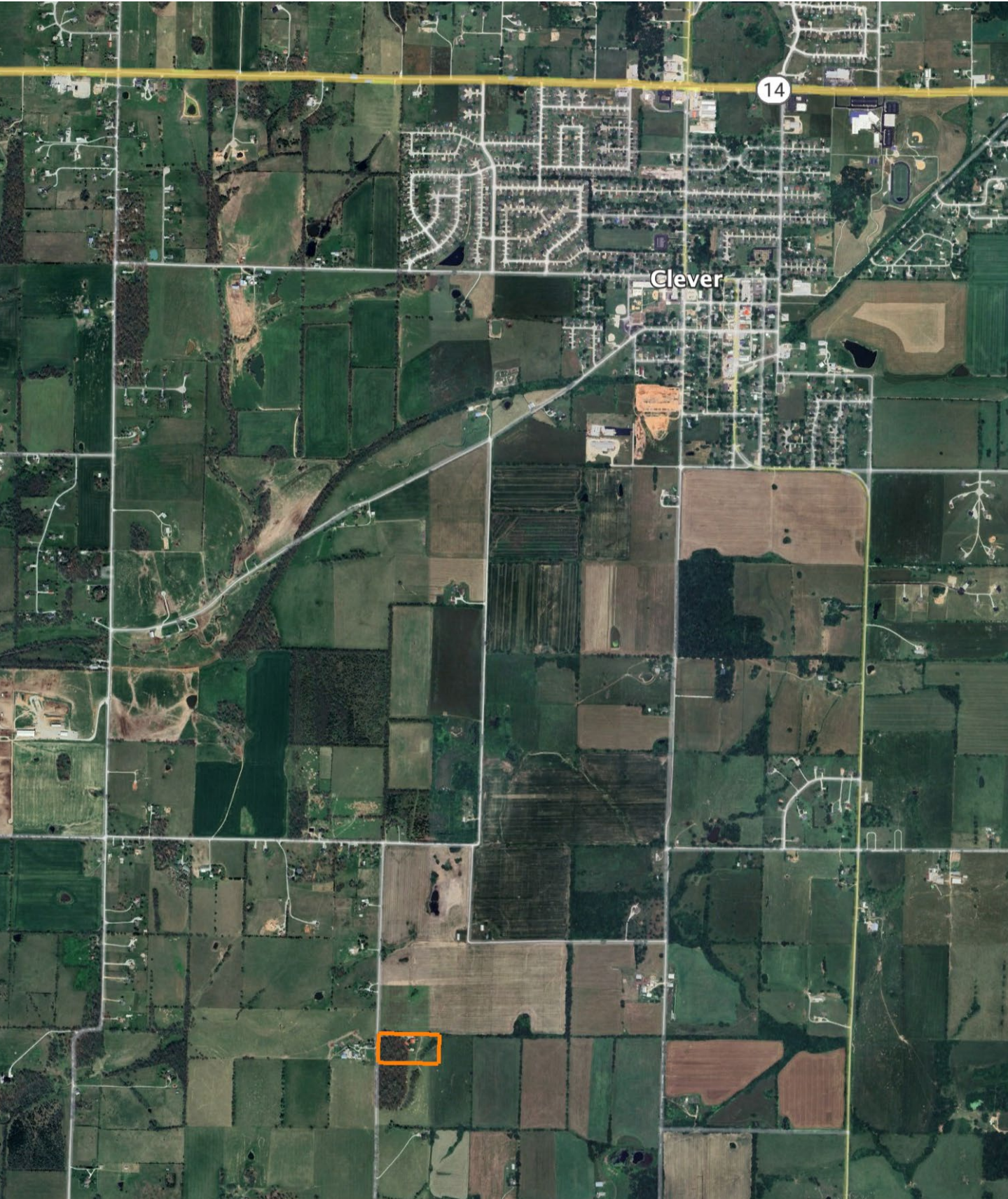


# HILLSHADE MAP





# 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  
**417.612.8215**  
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## MidwestLandGroup.com

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