

MIDWEST LAND GROUP PRESENTS

25.7 ACRES IN

CHRISTIAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHRISTIAN COUNTY COMBINATION TRACT

Midwest Land Group is proud to present this diverse 25 +/- acre tract in Christian County, Missouri. Situated just two miles south of Clever, this 25 +/- acre tract is located off a paved county road and has great access to electric service. As you enter the property, you will appreciate the gently rolling topography and perfect mix of timber and pasture. In the northwest corner of the property, there is a nice ridgetop that is covered with a mature stand of hardwoods. This timber stand is primarily comprised of post oak, various red oak species, walnut, and hickory. Several of the walnuts are

extremely marketable. The remaining 20 or so acres are all pasture that extends both to the north and east. This property is partially fenced and cross-fenced and offers several great build sites. The topography on this property would be perfect for a walkout basement and would suit just about any layout or design plan. The property sits within Clever School District, and it does not have any HOA or deed restrictions. Additional acreage is available for purchase. For more information or to set up a private showing contact Clay O'Dell at (417) 414-1808.



PROPERTY FEATURES

PRICE: **\$282,810** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **25.7**

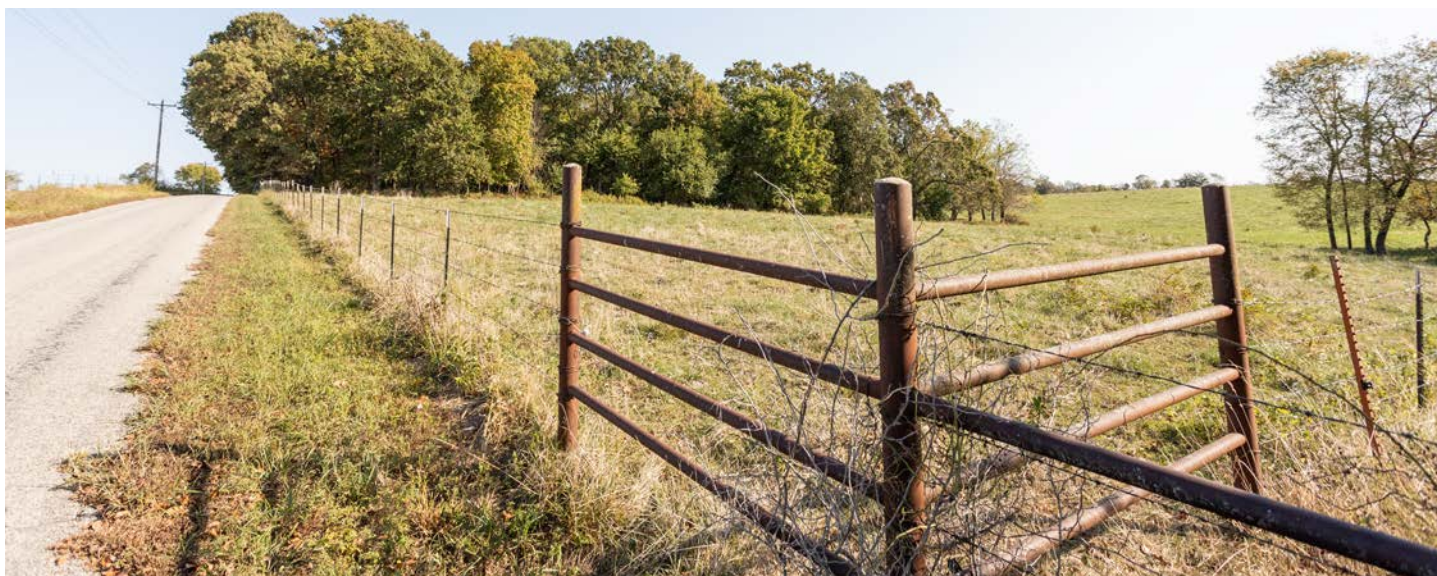
- Electric at the road
- Partial fence
- Mature timber
- Rolling pasture
- Paved road frontage
- Clever School District
- 20 minutes from Nixa, MO
- 25 minutes from Springfield, MO
- 35 minutes from Table Rock Lake access



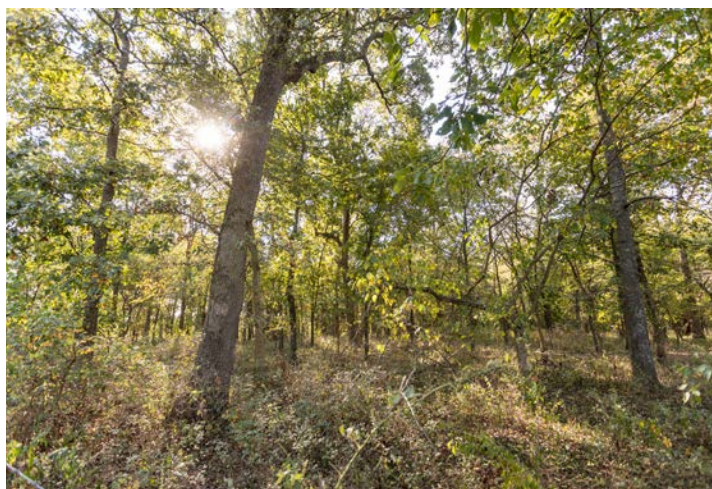
DIVERSE 25 +/- ACRE TRACT



PARTIAL FENCE



MATURE TIMBER



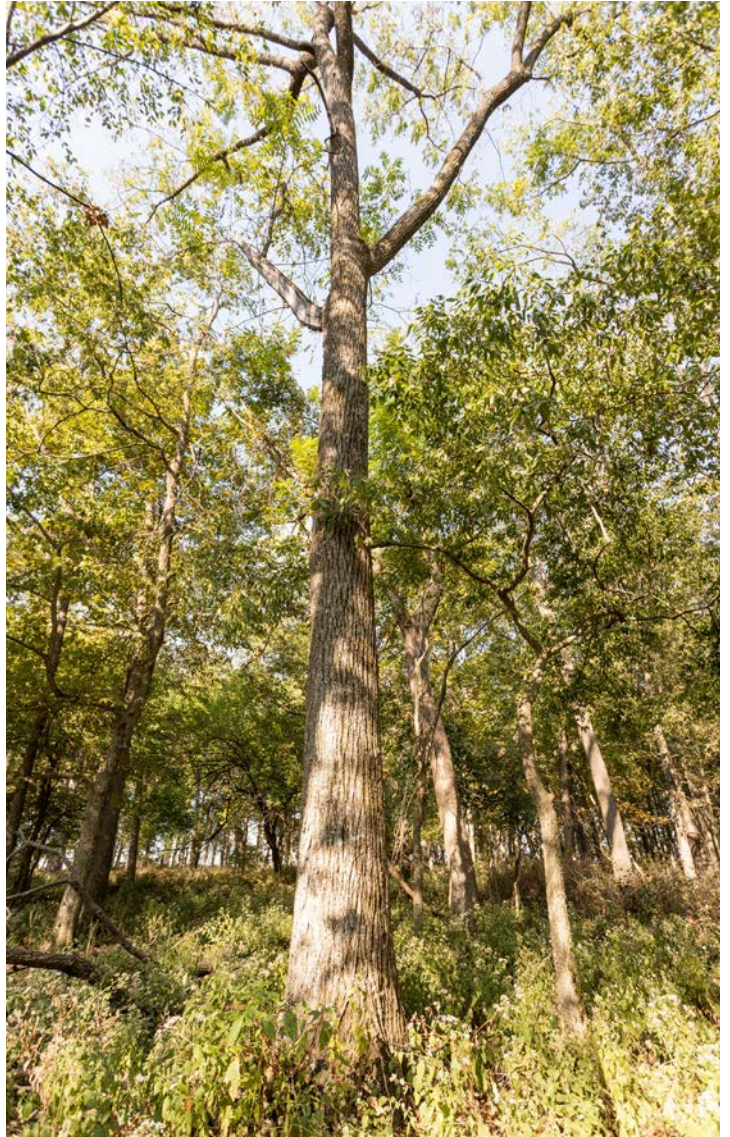
ROLLING PASTURE



SEVERAL GREAT BUILD SITES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 5.0
Min: 1,300.2
Max: 1,350.8
Range: 50.6
Average: 1,325.7
Standard Deviation: 10.3 ft

0ft 272ft 544ft

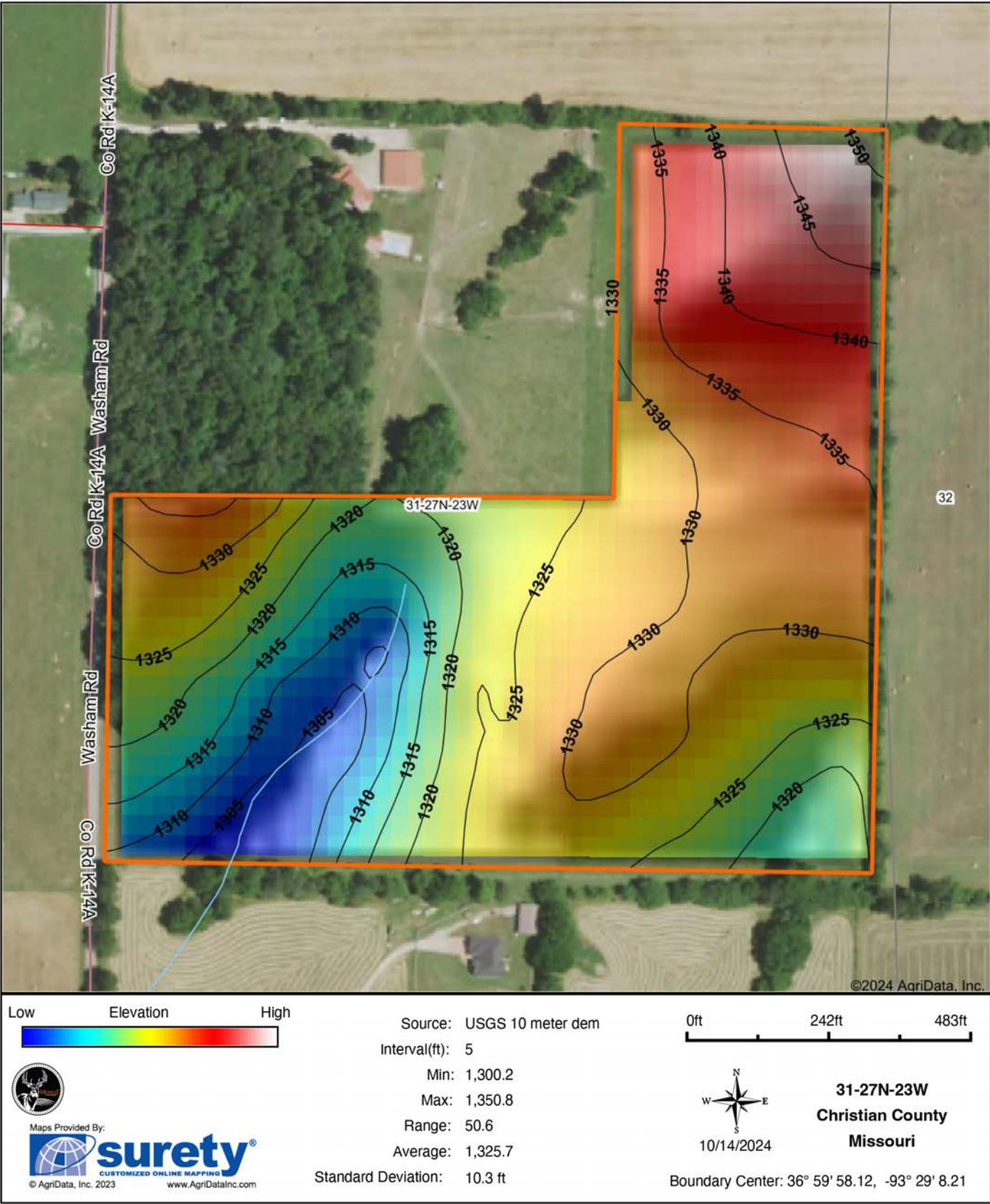


10/14/2024

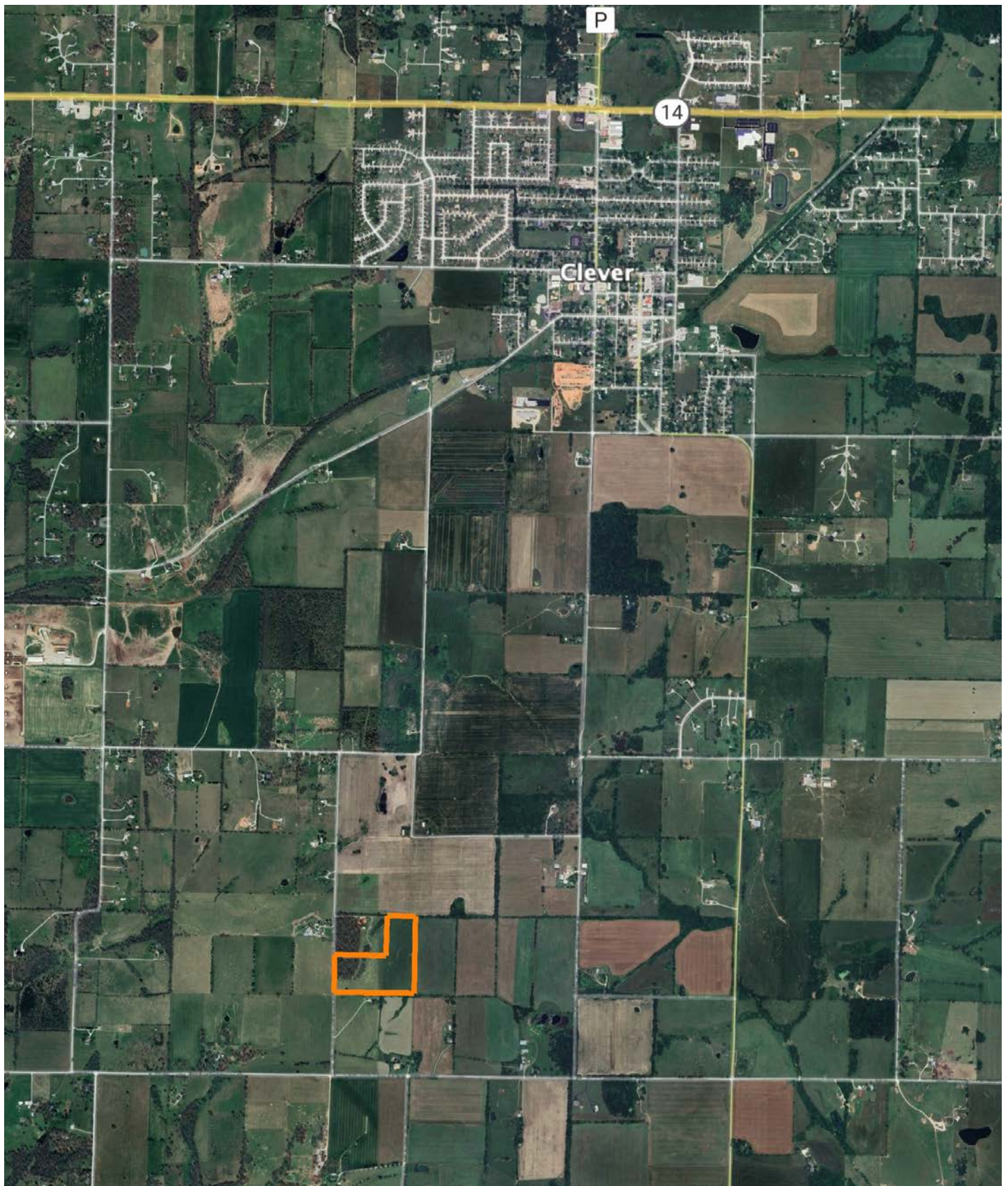
31-27N-23W
Christian County
Missouri

Boundary Center: 36° 59' 58.12, -93° 29' 8.21

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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