

MIDWEST LAND GROUP PRESENTS

197.5 ACRES IN

BENTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEER CREEK HARDWOOD HAVEN

Located in the southeast corner of Benton County is this outstanding wooded hunting tract. A classic of the Ozarks, the topography features ridges and draws, with drainages that feed into Deer Creek and over 100 feet of total elevation change. The property has just over one mile of frontage on the creek, making up the entire north border. The woods are predominantly oaks, including mature, marketable timber. In addition to acorns and woody browse, two beautiful food plots provide desirable food sources for wildlife. An extensive

trail system allows for convenient access throughout the property, and three elevated blinds offer comfortable amenities for all-day hunting. Loaded with whitetails, turkeys, and other wildlife, many trophies have been taken here over the years. A cabin trailer affords an overnight option and will convey with the sale. Power is at the road and the front of the property offers excellent build sites for a lodge or home. The property is located just one mile from blacktop Highway AA and is only 25 minutes from Lake of the Ozarks.



PROPERTY FEATURES

PRICE: **\$671,500** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **197.5**

- 197.5 +/- wooded acres
- Excellent access
- Hardwood timber
- Deer Creek frontage
- Diverse topography
- Extensive trail system
- Excellent hunting
- Abundant wildlife
- Food plots
- Elevated blinds
- Cabin trailer
- Build sites
- 1 mile from blacktop
- 2 hours from Kansas City
- 1.3 hours from Springfield
- 25 minutes from Lake of the Ozarks
- 10.5 miles from Fiery Fork Conservation Area
- 12 miles from Mule Shoe Conservation Area
- Power at the road



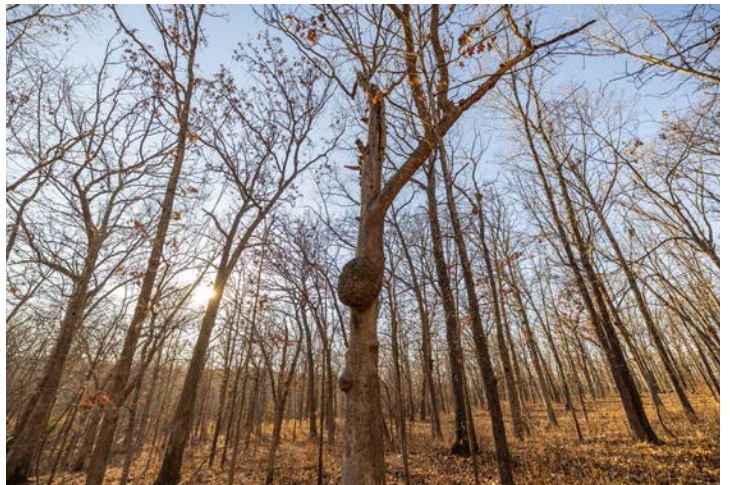
197.5 +/- WOODED ACRES



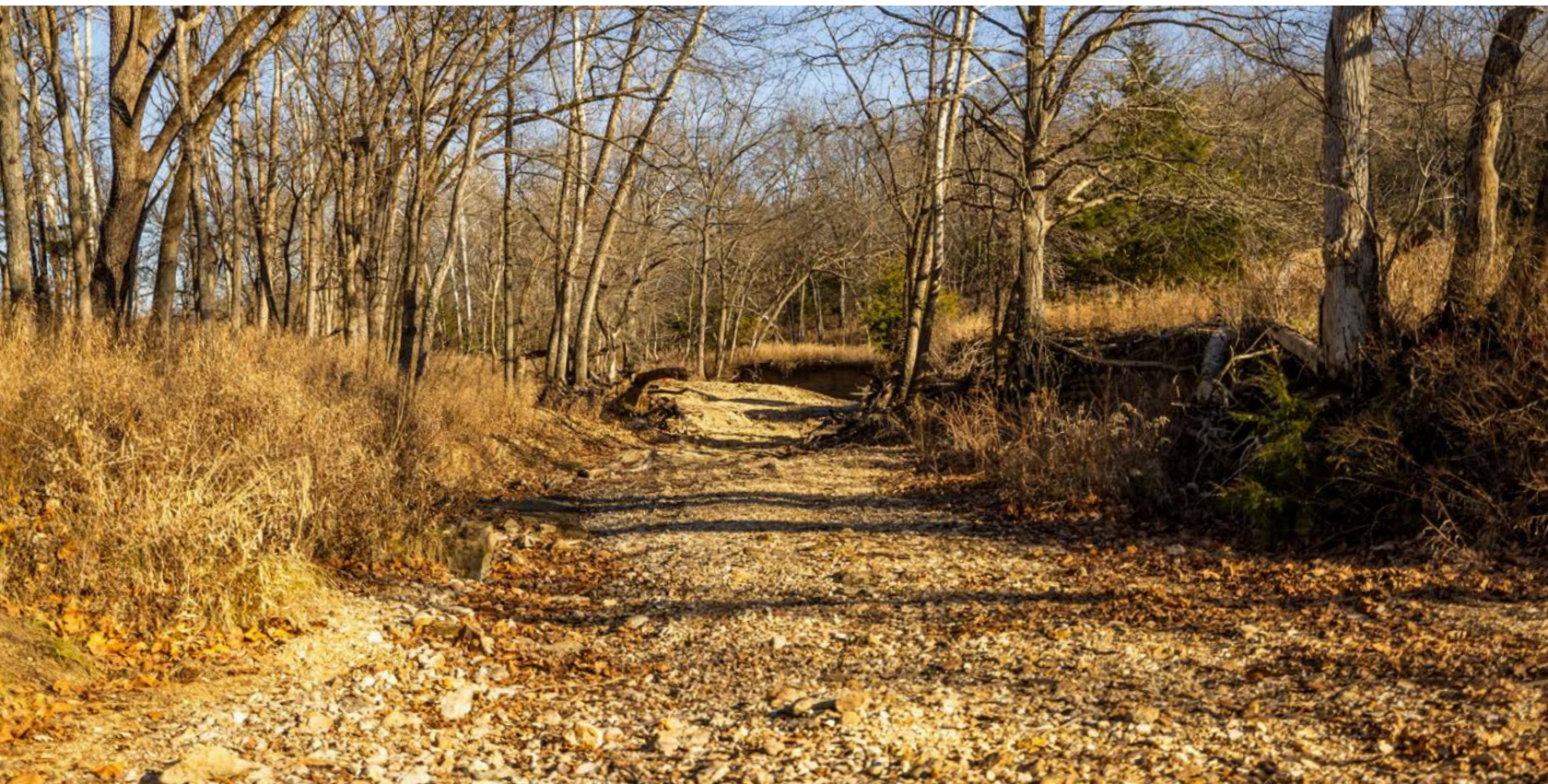
EXCELLENT ACCESS



HARDWOOD TIMBER



DEER CREEK FRONTAGE



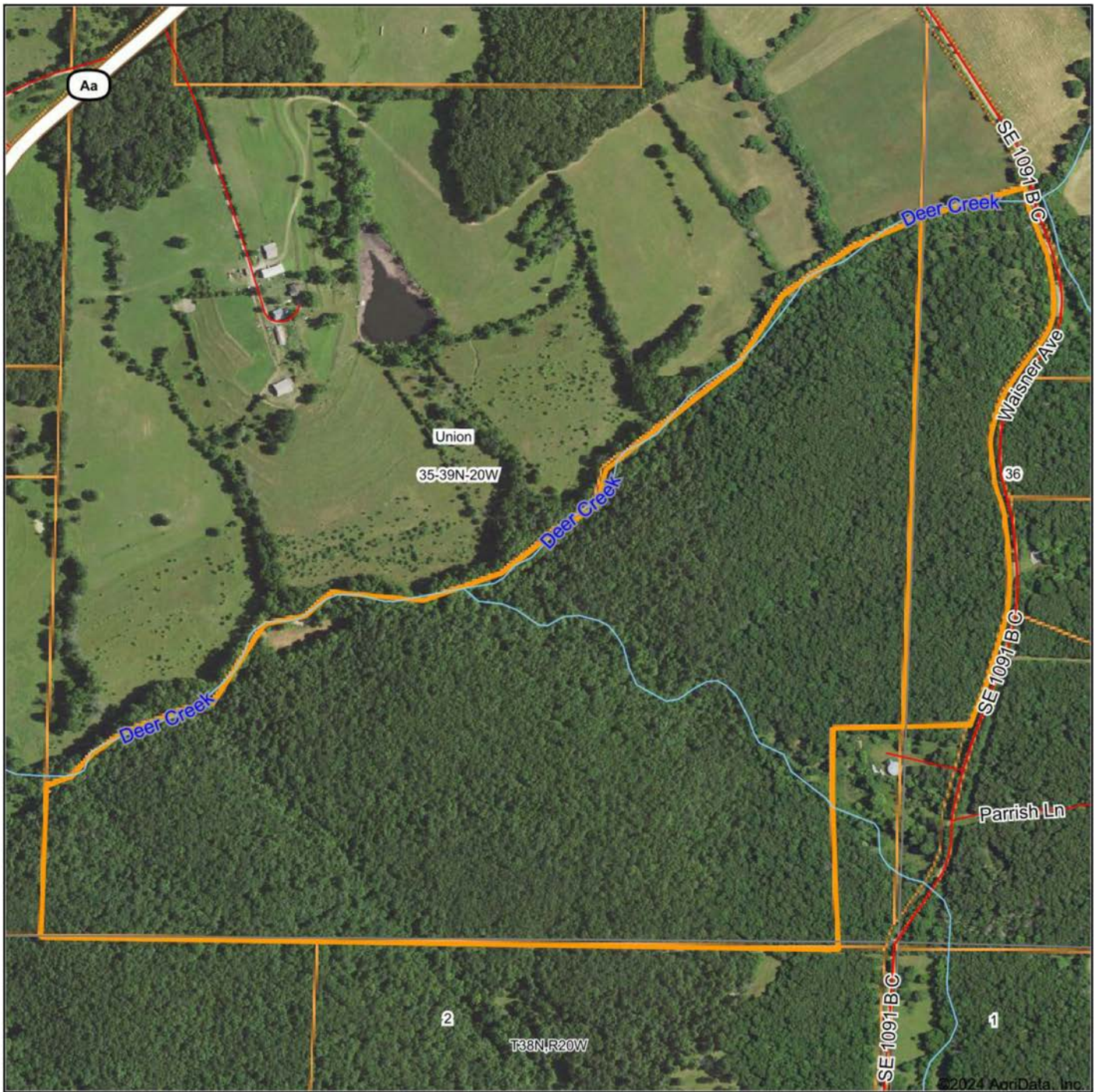
EXCELLENT HUNTING



TRAIL CAM + HARVEST PHOTOS



AERIAL MAP



Boundary Center: 38° 4' 56.14, -93° 5' 17.92

0ft 724ft 1448ft



Maps Provided By:



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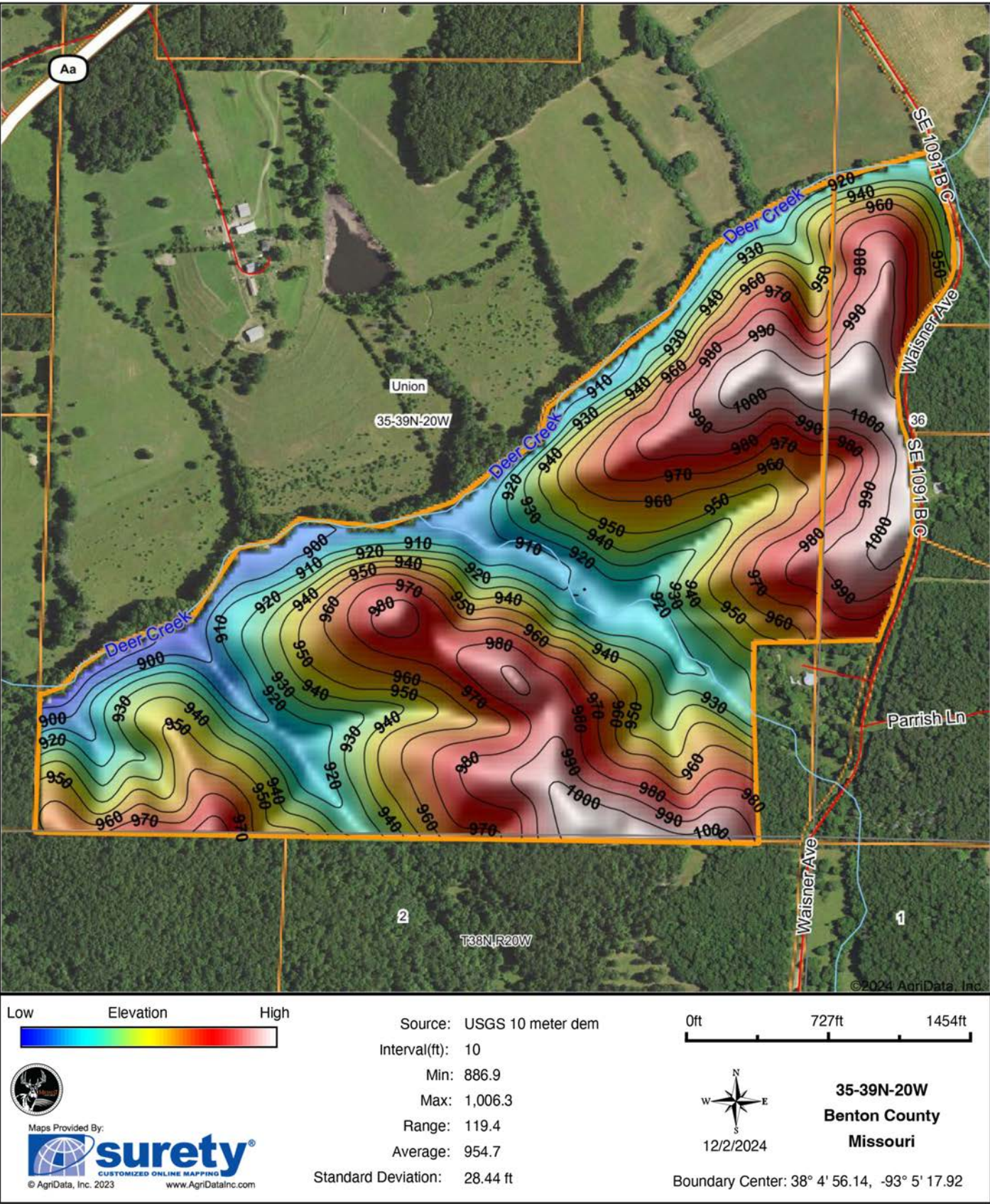
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35-39N-20W
Benton County
Missouri

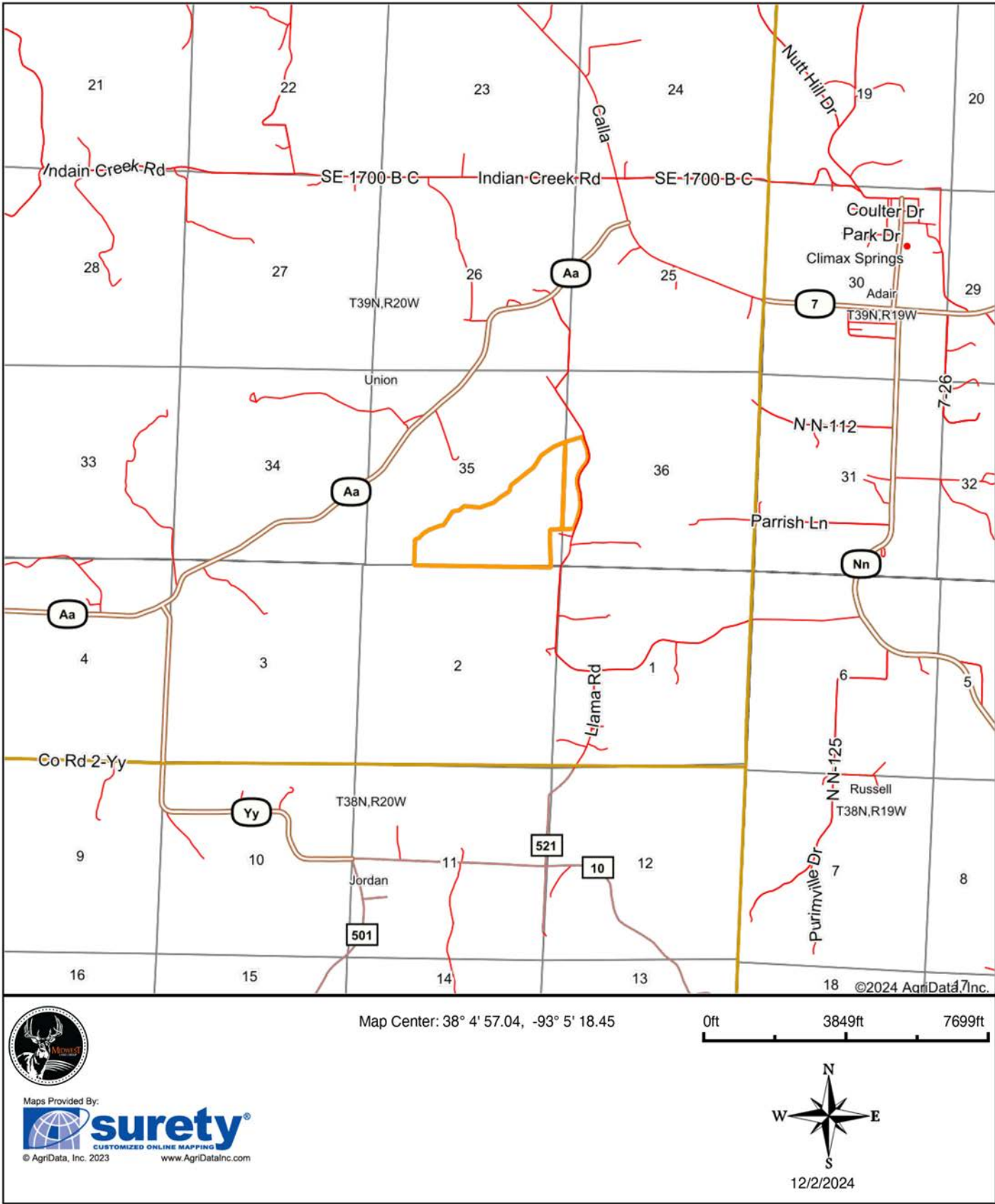


12/2/2024

HILLSHADE MAP



OVERVIEW



AGENT CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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