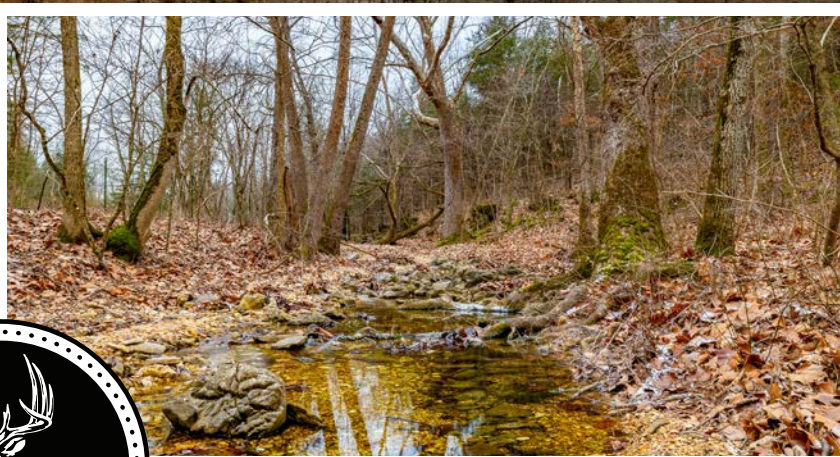
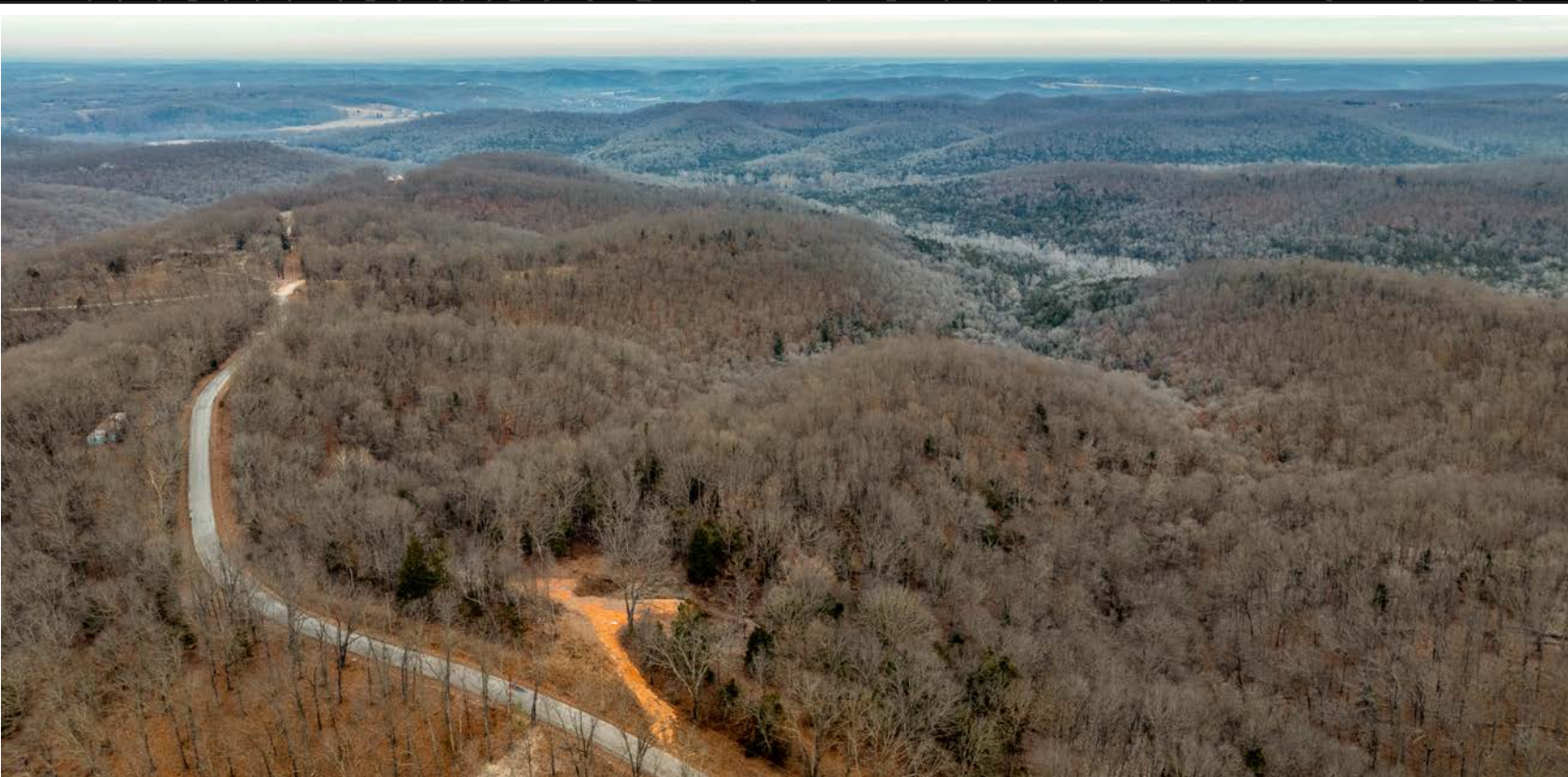


MIDWEST LAND GROUP PRESENTS

72 ACRES
STONE COUNTY, MO

549 TILDEN ROAD, GALENA, MISSOURI, 65656



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DESIRABLE OZARK TIMBER TRACT WITH AN INCREDIBLE BUILD SITE AND GREAT HUNTING

This incredible piece of Ozark beauty has lots to offer and is a good value for all its features! It sits off the blacktop and has a beautiful cleared-off ridge for an incredible home build site, camper trailer, or hunting camp! With a wet weather creek on its northern border, deep mature timber, and a trail system, it will make hunting the abundant deer and turkey way easier. This 72 +/- acres sits in a quiet neighborhood and has a perfect build site on the main ridge that is cleared off on the top with great views to the north and east. This is the perfect slice of heaven for

your very own hunting camp or for weekend getaways out of the city. There is a good mix of hardwoods and cedar thickets to create bedding cover to sustain lots of wildlife. The elevation changes on this farm make great escape routes and thick cover for the deer to get mature but it has plenty of open areas and open timber to bow hunt or rifle hunt. This stellar Ozark tract has a perfect build site to build your dream home in a very quiet neighborhood. Call Clayton Campbell at (620) 808-3085 for a private tour of this incredible property!



PROPERTY FEATURES

PRICE: **\$255,700** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **72**

- Surveyed 72 +/- acres in Stone County
- Just west of Branson, MO
- Blacktop access from west side of property from Highway HH/Tilden Rd
- Great elevation changes with creek bottom
- Trail system throughout to help easily access and utilize the entire farm
- Mixed hardwoods with thick cedar bedding cover
- Lots of native browse on several parts of the farm for food sources
- Wet weather creek
- Within an hour of Springfield MO
- 15 min Branson West and Reeds Spring



INCREDIBLE BUILD SITE

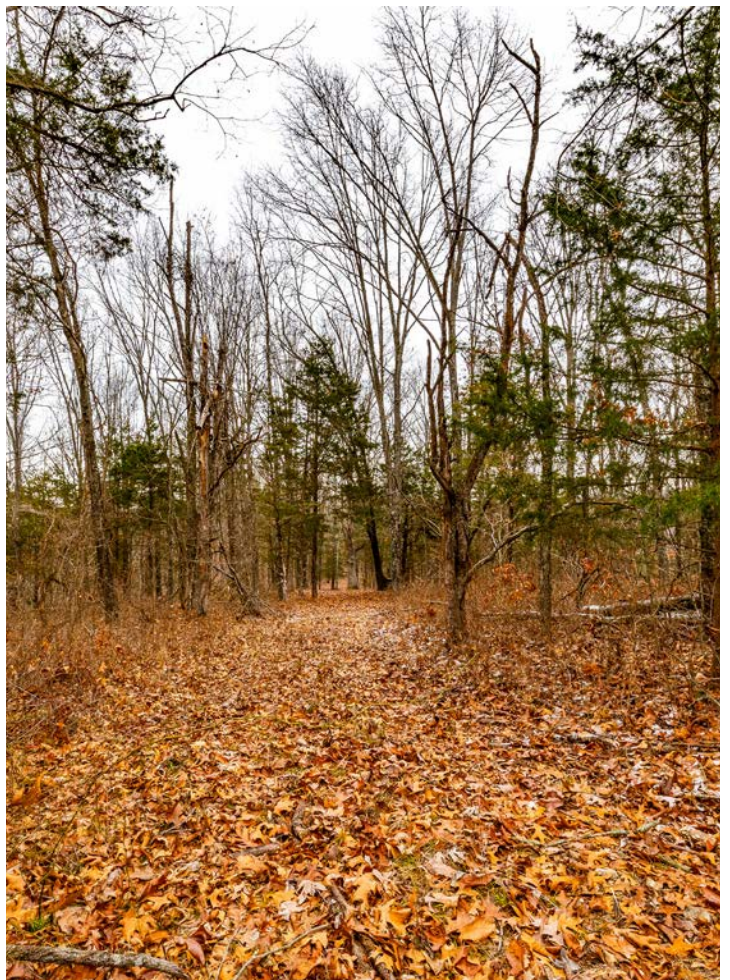
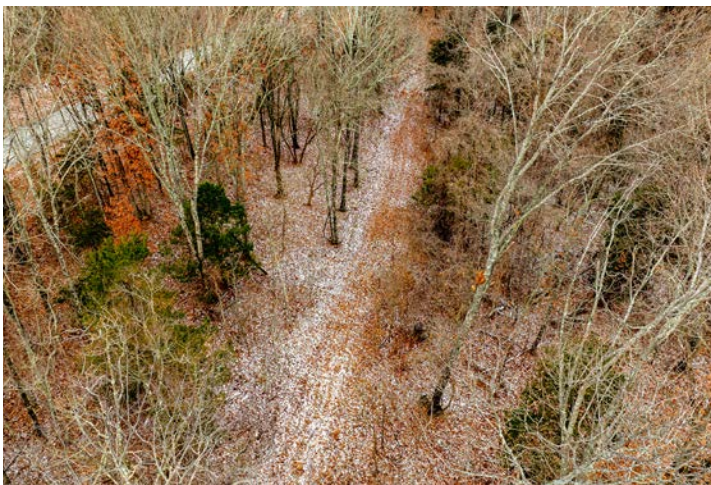
This incredible piece of Ozark beauty has lots to offer and is a good value for all its features! It sits off the blacktop and has a beautiful cleared-off ridge for an incredible home build site, camper trailer, or hunting camp!



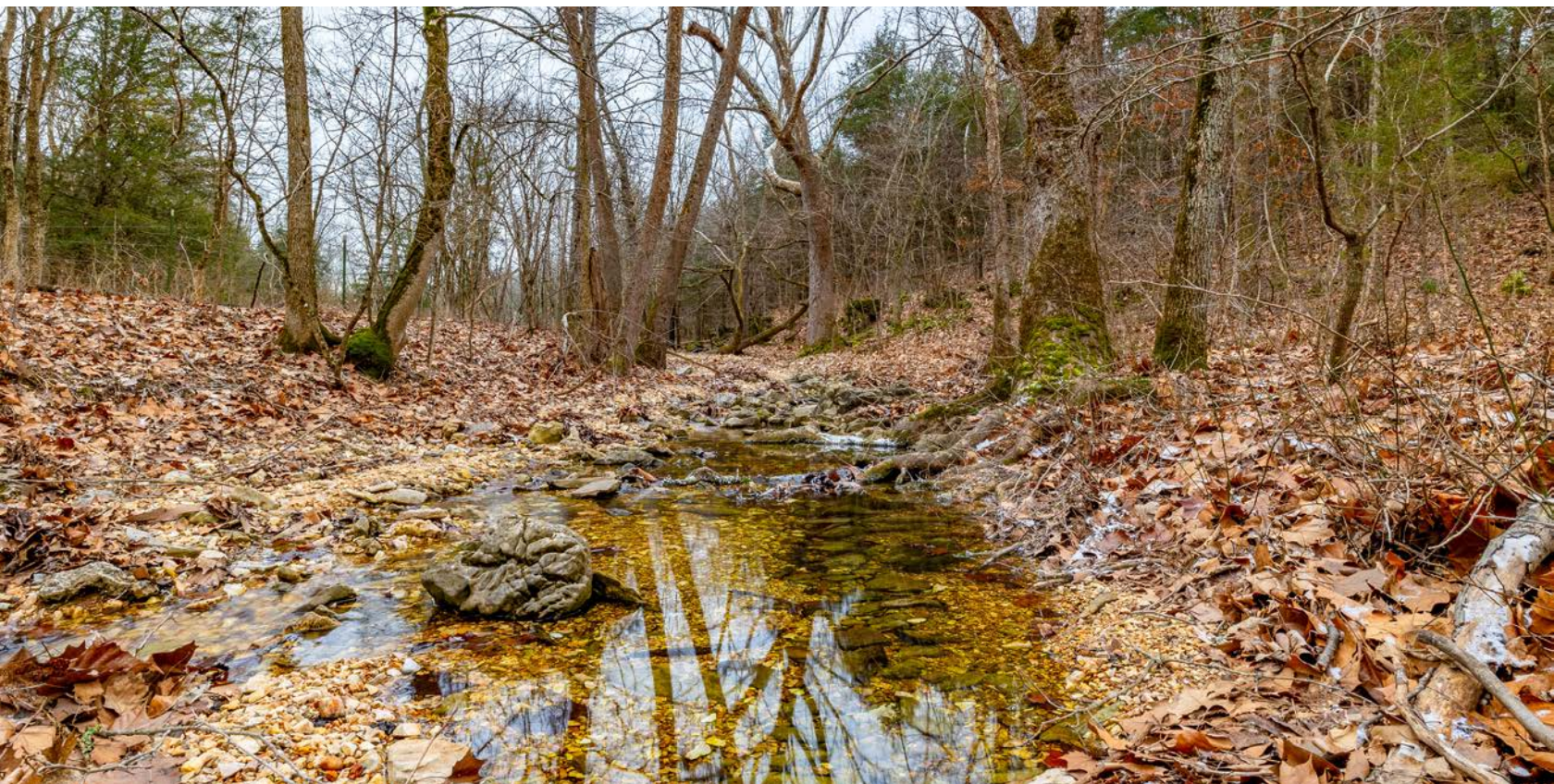
GREAT ELEVATION CHANGES



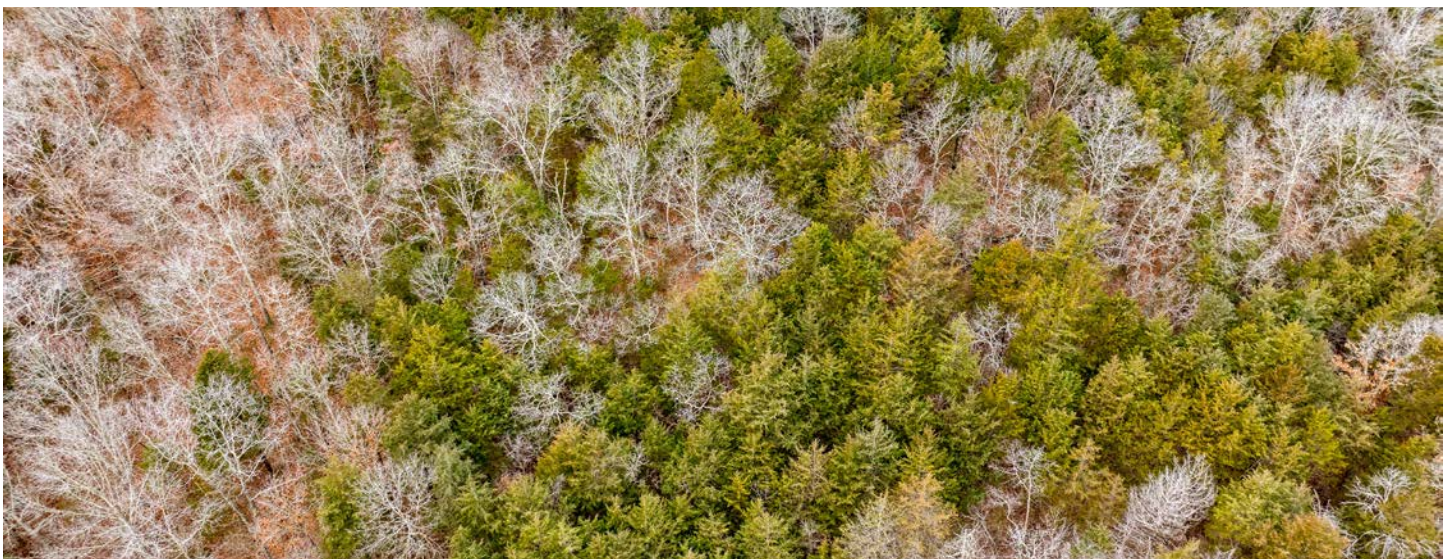
TRAIL SYSTEM



WET WEATHER CREEK



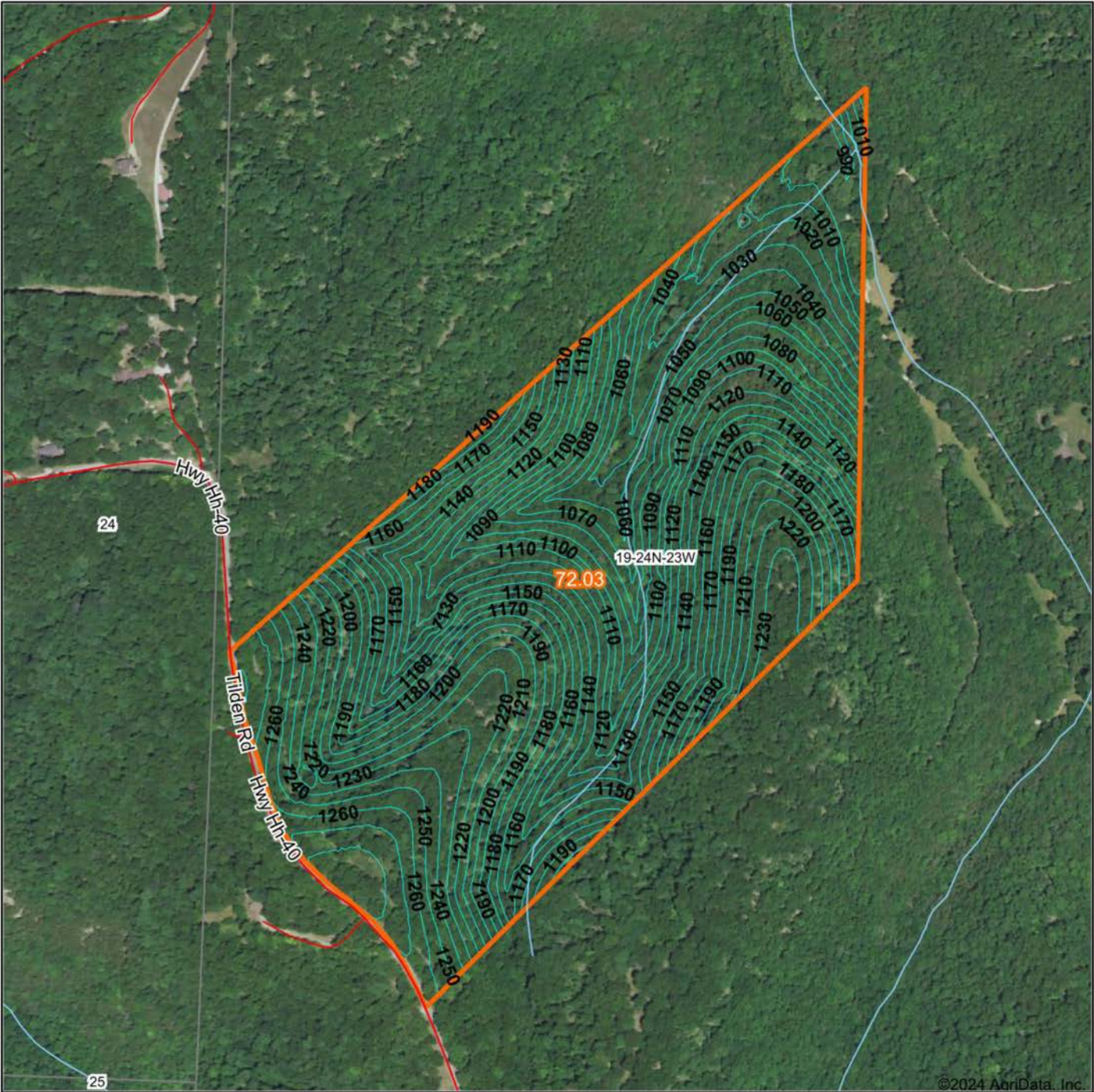
HARDWOODS & THICK CEDAR BEDDING



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 986.5
Max: 1,288.9
Range: 302.4
Average: 1,148.2
Standard Deviation: 74.61 ft

0ft 521ft 1042ft

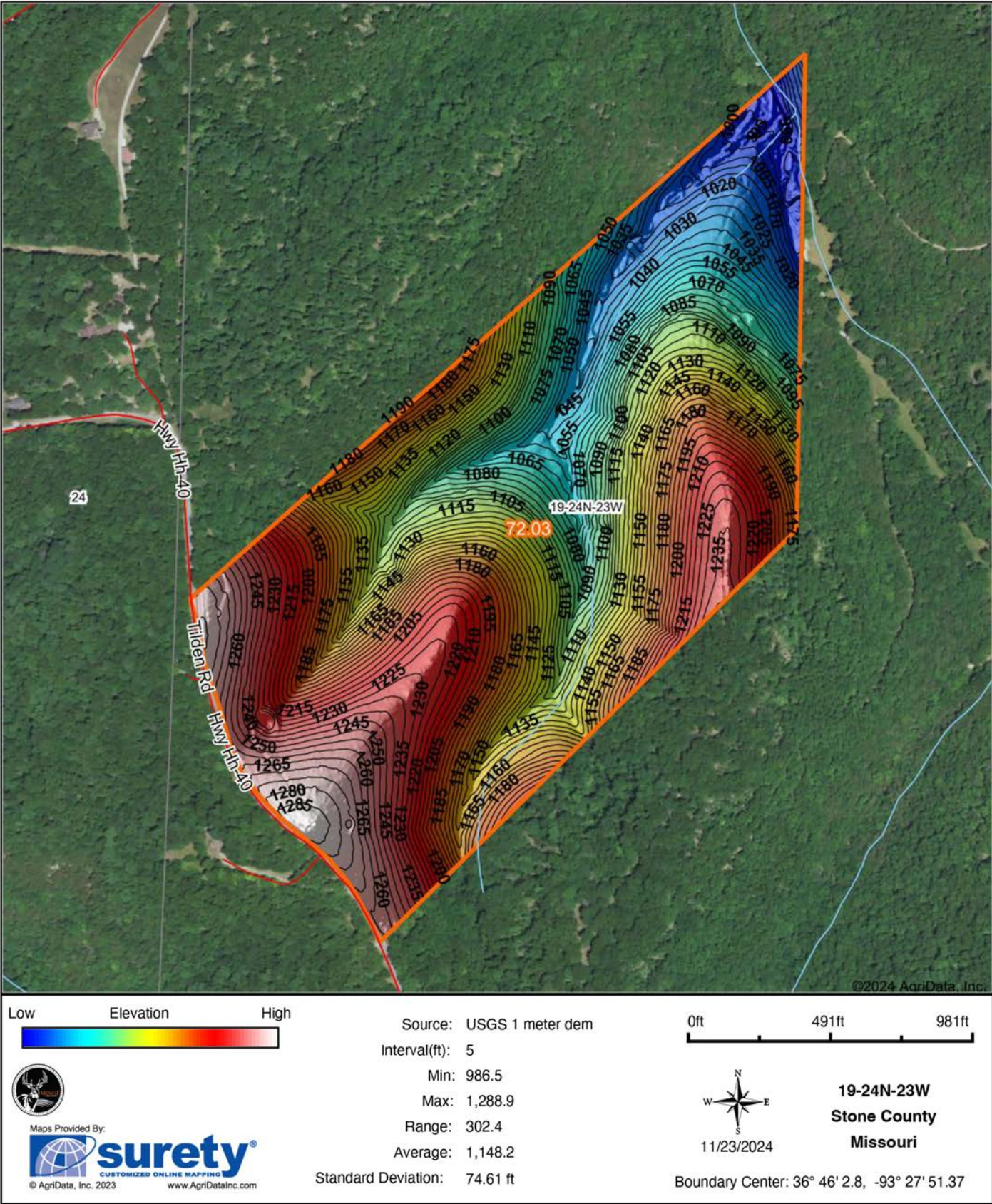


11/23/2024

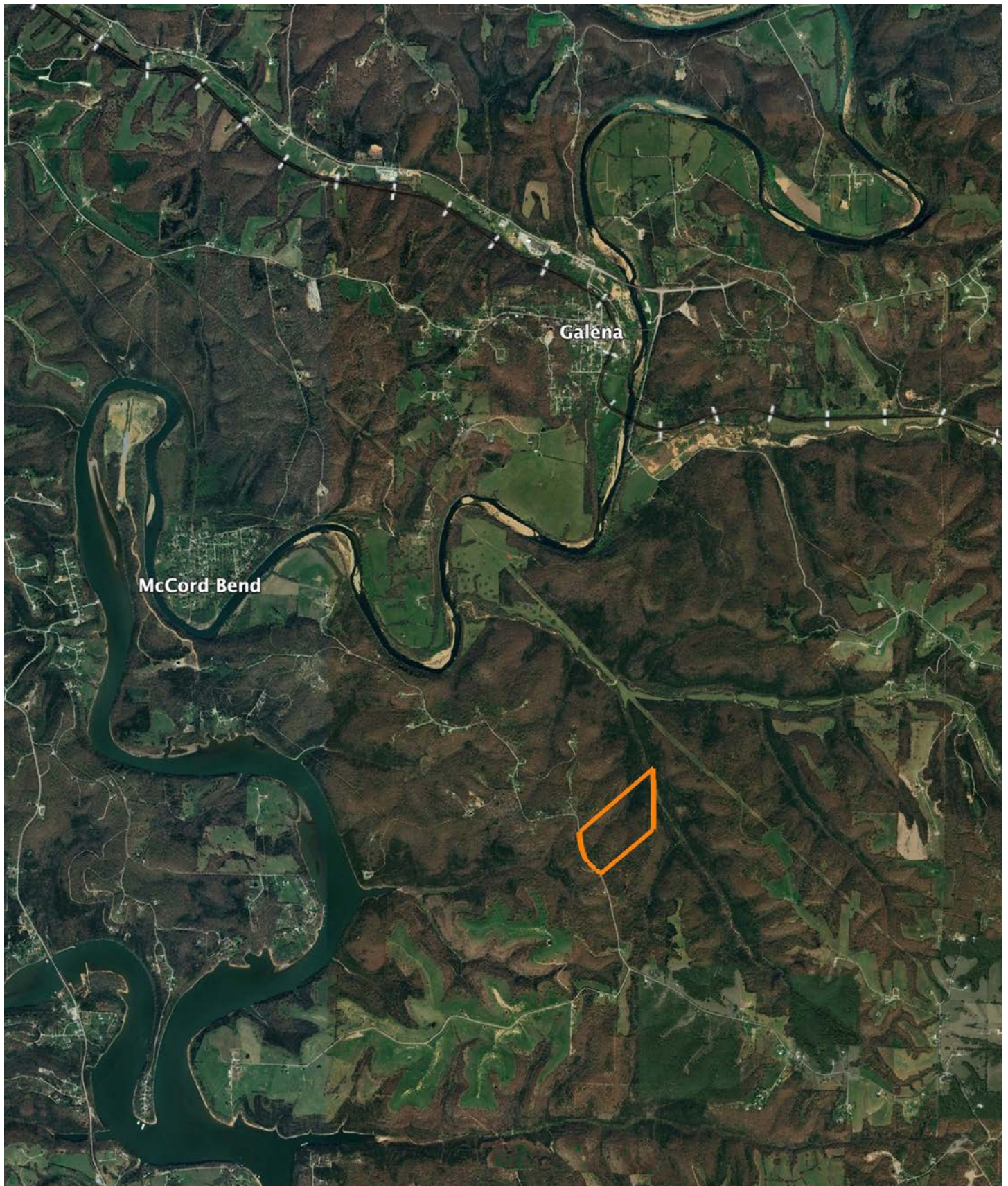
19-24N-23W
Stone County
Missouri

Boundary Center: 36° 46' 2.8, -93° 27' 51.37

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Clayton Campbell's journey from growing up in a small town in central Kansas to becoming a dedicated land agent reflects his deep-rooted passion for the environment and land stewardship. Raised in an environment surrounded by farming on both sides of the family, Clayton developed a profound appreciation for land ownership and its role in shaping legacies.

After completing his education at Pittsburg State University, Clayton embarked on a career that aligned with his passion. His experience as an account executive and sales manager at the nation's largest privately held environmental laboratory equipped him with the skills to protect water and soil across the Midwest. Following this, he transitioned to a national sales manager role at a leading educational company specializing in building STEM labs nationwide.

Clayton's background in sales and service has proven invaluable in his current role as a land agent. He leverages his problem-solving abilities, negotiation skills, and a commitment to finding mutually beneficial solutions for all parties involved.

In addition to his professional endeavors, Clayton is an integral part of the pro-staff for the award-winning outdoor TV show, Heartland Bowhunter, since its inception in 2007. This affiliation has provided him with unique opportunities to travel across the country, engaging in hunting experiences for nearly two decades. His expertise in harvesting turkey, deer, and elk, coupled with his understanding of quality deer management, serves him well in assisting his land clients.

Beyond his outdoor pursuits, Clayton enjoys spending quality time with his wife, Courtney and their four children. Their shared interests include hiking, camping, and cooking together. They have a passion for exploring different regions and savoring the local culinary scene. Actively involved in their local church, the couple also volunteers for various local ministries.

If you're in the market for land in Southeast Kansas and Southwest Missouri, Clayton Campbell is positioned as the go-to agent. With a commitment to providing a personal touch, he ensures that each client walks away with a positive and memorable experience, reflecting his dedication to land preservation and client satisfaction.



CLAYTON CAMPBELL,
LAND AGENT

620.687.2789

CCampbell@MidwestLandGroup.com



MidwestLandGroup.com

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