

MIDWEST LAND GROUP PRESENTS

14.2 ACRES IN

CARROLL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD SITE JUST OFF 24 HIGHWAY

If you've been looking for that ideal place to build, not far off blacktop, then this is it! This tract is 14.2 +/- acres and is located just off 24 Highway between Carrollton, Missouri, and De Witt, Missouri. This stunning property has road frontage on 24 Highway and County Road 335. The property lies within the Bosworth R-V School District. If you're looking to build your forever home, you will be pleased to know that water and electricity are located nearby. Just off County Road 335, with a little tree clearing, there is a beautiful build site not far off the road. This tract is mostly timbered with a small open field in the center. The property rolls very gently, offering the ability for a home on a pad or a nice walk-out basement. If one were to get approval from MODOT for a driveway entrance in the northwest corner of the

property, there are remnants of an old trail/driveway leading up to the beautiful small field on top of the hill. This field features many mature walnut trees scattered about with an old well and a picturesque, quiet, and secluded build site. The property also features a small watering hole for wildlife, large oaks, and a tremendous amount of mature walnut trees! The timber as a whole is made up primarily of hickory, oak, cedars, and tons of walnut trees. While touring the farm, it is evident that all kinds of wildlife frequent this property. There were multiple deer trails beaten into the ground like a deer highway, and the open field also presented many deer beds while touring the farm. For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.

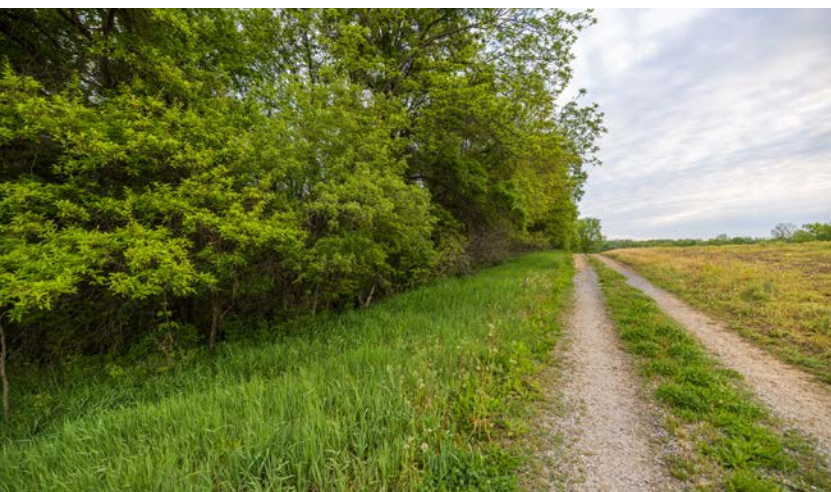
PROPERTY FEATURES

PRICE: **\$106,500** | COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **14.2**

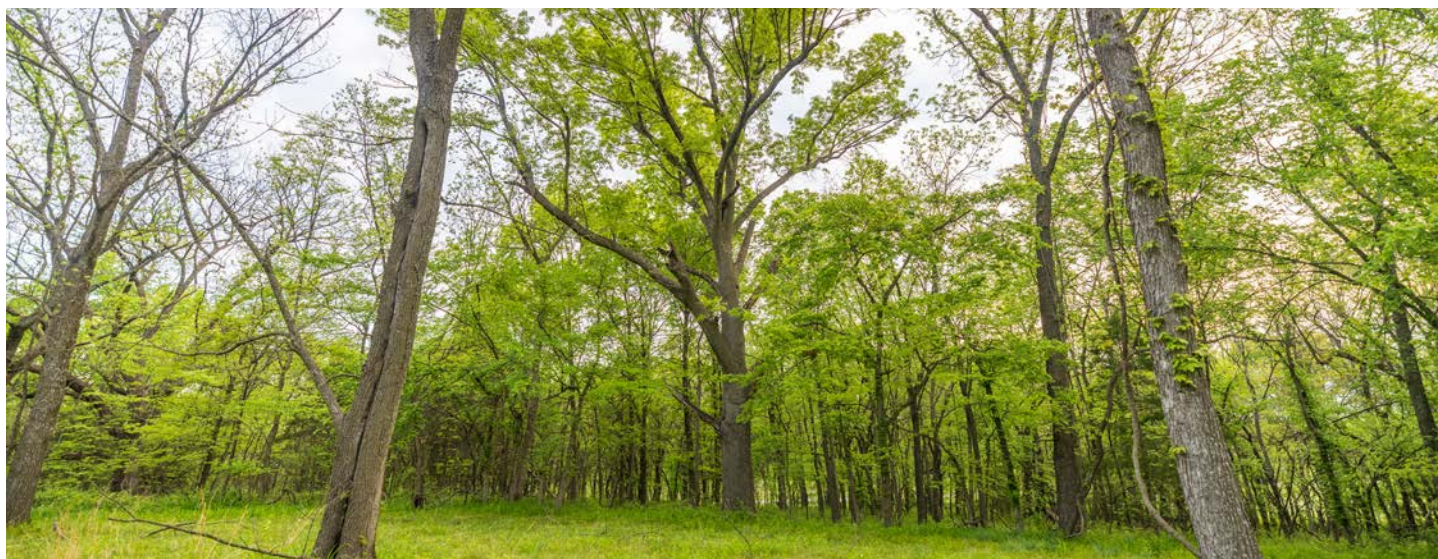
- Bosworth R-5 School District
- 10 minutes east of Carrollton, MO
- 6 minutes west of De Witt, MO
- Highway 24 & CR 335 road frontage
- Water & electricity located nearby
- Multiple build site options
- Beautiful and secluded hilltop build site
- Perfect for home on a pad or a walk-out basement
- Gently rolling terrain
- Mostly timber
- Small open field with scattered mature walnut trees
- Tons of wildlife
- Huge deer trails
- Small wildlife watering hole



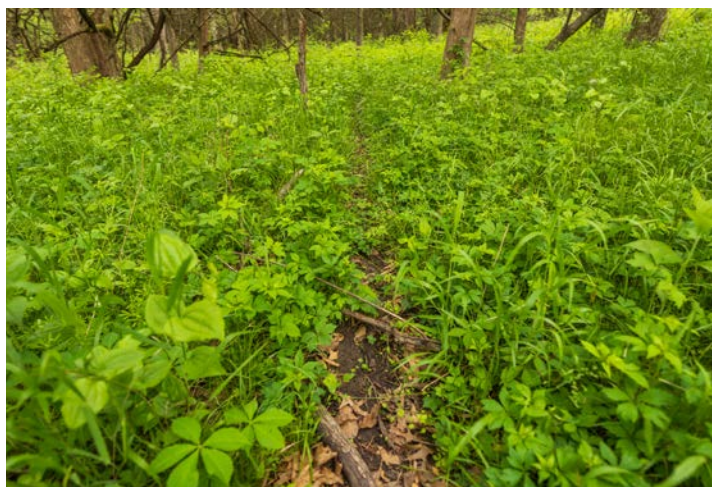
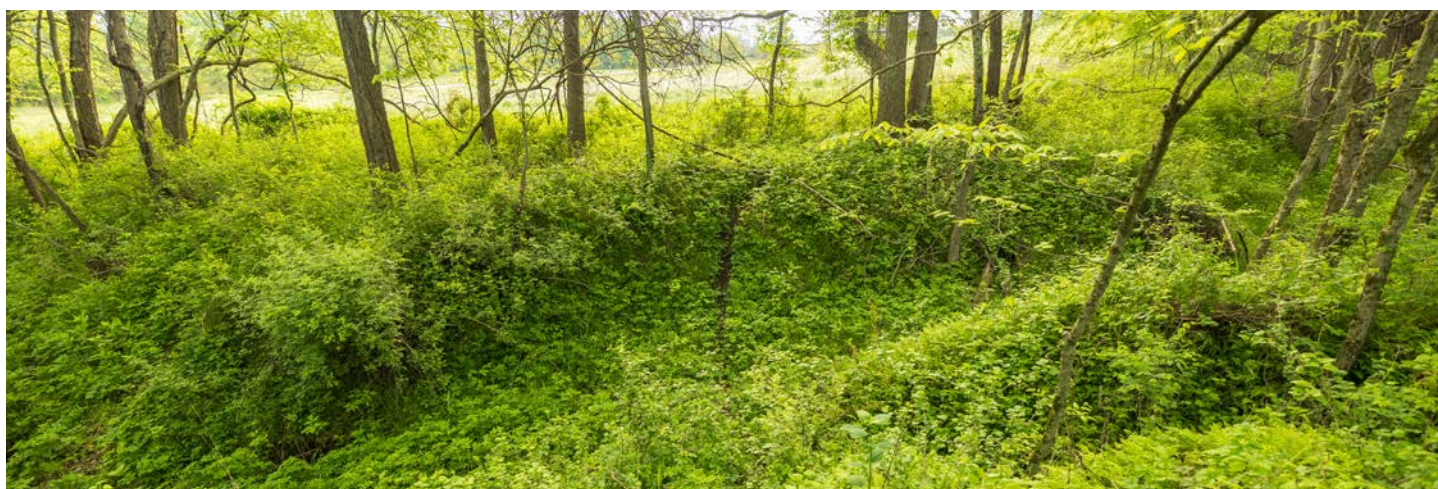
MULTIPLE BUILD SITE OPTIONS



MOSTLY TIMBER



TONS OF WILDLIFE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 22' 11.81, -93° 19' 18.26

0ft 391ft 782ft



Maps Provided By:



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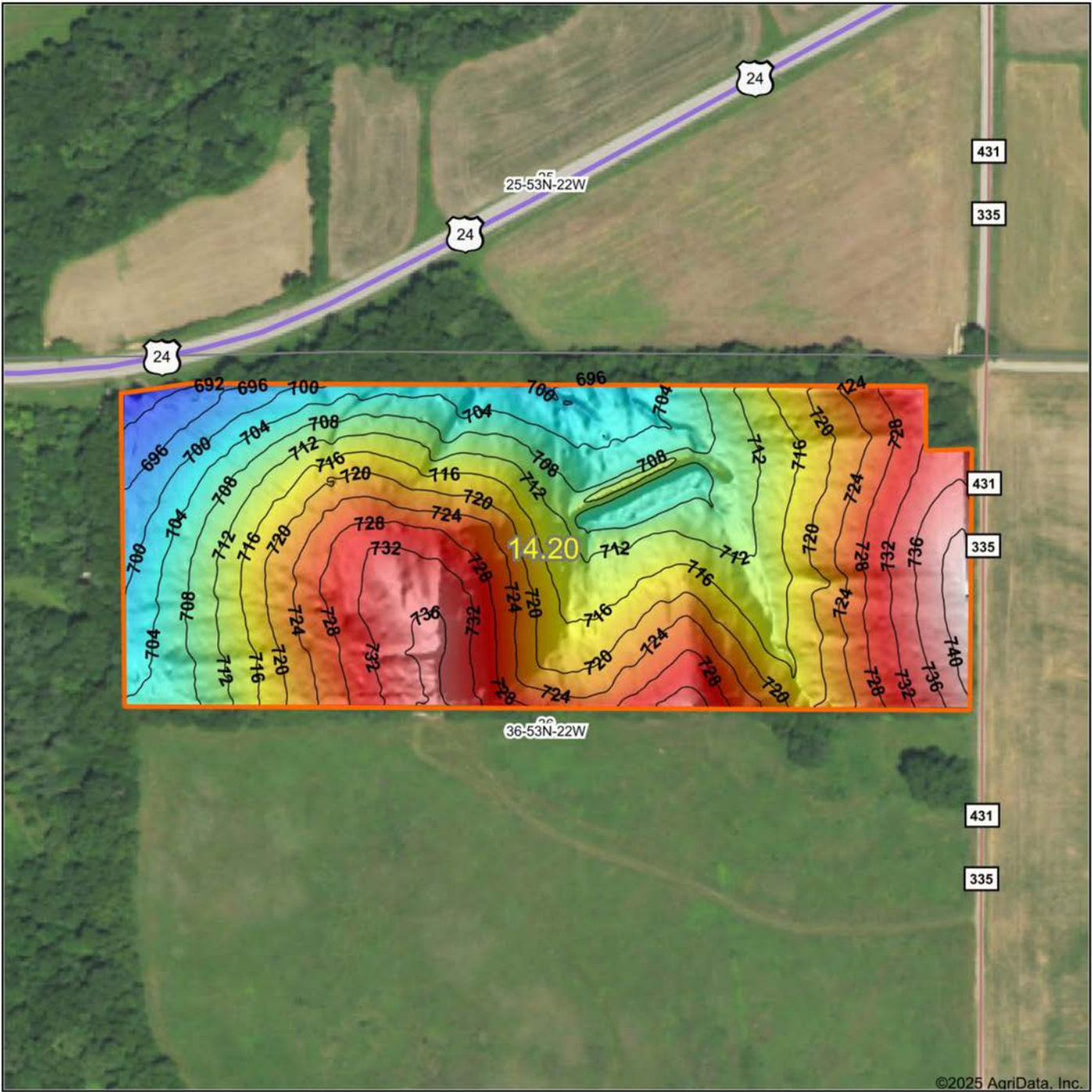
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36-53N-22W
Carroll County
Missouri



4/25/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 4
Min: 689.0
Max: 743.4
Range: 54.4
Average: 717.8
Standard Deviation: 11.25 ft

0ft 234ft 469ft



4/25/2025

36-53N-22W
Carroll County
Missouri

Boundary Center: 39° 22' 11.81, -93° 19' 18.26

AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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