

MIDWEST LAND GROUP PRESENTS

75 ACRES IN

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# NEWTON COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BIG BUCK HAVEN NEAR NEOSHO – ADJACENT TO TREE FARM

This 75 +/- acre tract of Ozark timber is a one-of-a-kind. It's tucked away off blacktop and adjacent to an 800 +/- acre tree farm that is off-limits to hunting. It's pretty rare to have that big of a sanctuary next door to help create a safe haven for a pile of bucks to mature. The trail system spread throughout the farm making way for stealthy access. With a natural spring and wet weather creek in the south-central part of the farm, pastures, and ponds to the west, and mast crop and browse throughout, those mature bucks will be on the prowl looking for love come November! Another benefit of this tract is the topography. It creates some localized escape cover

as well as natural funnels making deer feel safe and yet hunt-able at the same time. Don't think deer are the only thing in abundance here! There is a pile of turkeys in this place offering a dual-season experience. With electric already on site, you could build your very own hunting camp or weekend getaway away from the city. This stellar farm has also been toured by Don Higgins Outdoors and has a habitat management plan that will convey for you to implement for an even better big buck opportunity. Call Clayton Campbell at (620) 808-3085 today to schedule a showing of this property!



# PROPERTY FEATURES

PRICE: **\$349,873** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **75**

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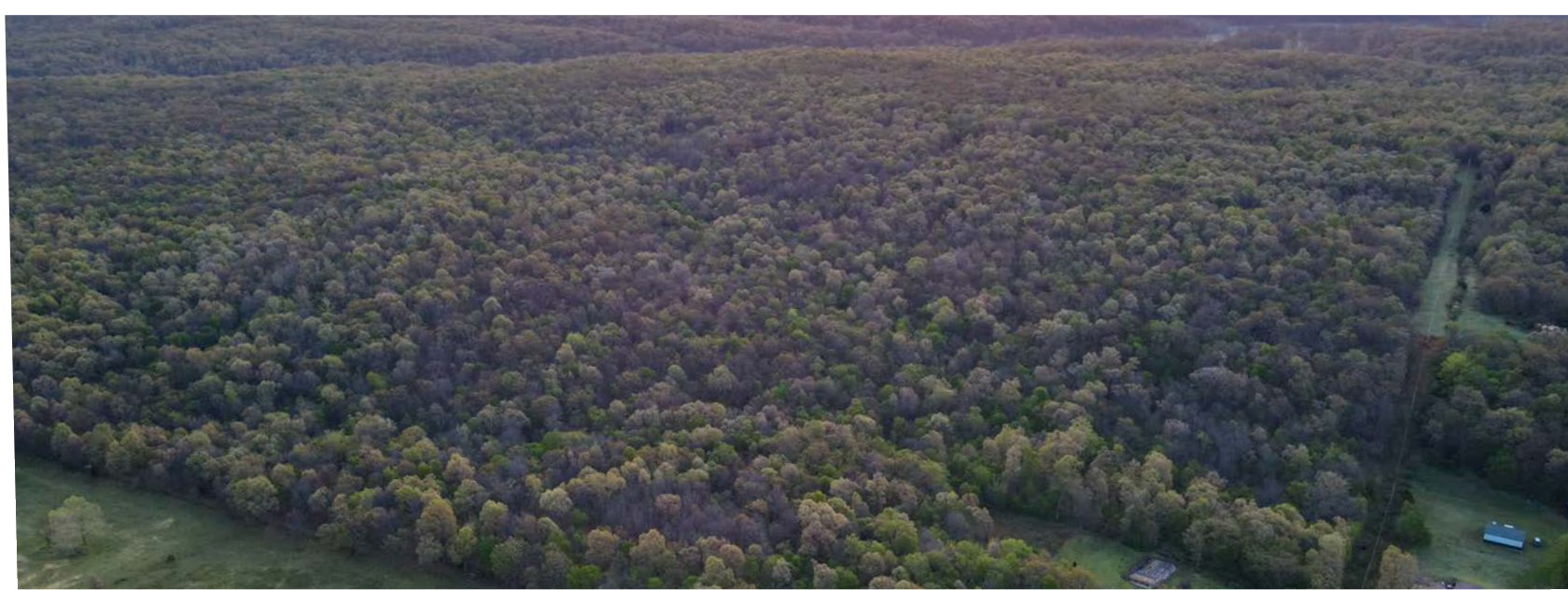
- Consists of 75 +/- acres in Newton County, Missouri southeast of Neosho
- Adjacent to an 800 +/- acre sanctuary/tree farm
- Blacktop frontage with an extensive trail system
- Good elevation change creates escape cover and natural funnels
- Don Higgins Outdoors management plan developed earlier this year and will convey
- Mixed hardwoods with lot of deer sign
- Electric on site
- Partially fenced
- Natural spring and wet weather creek
- Within minutes of Neosho and 45 minutes from Bentonville, AR



# MIXED HARDWOODS

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It's tucked away off blacktop and adjacent to an 800 +/- acre tree farm that is off-limits to hunting. It's pretty rare to have that big of a sanctuary next door to help create a safe haven for a pile of bucks to mature.



# WET-WEATHER CREEK

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# TRAIL SYSTEM

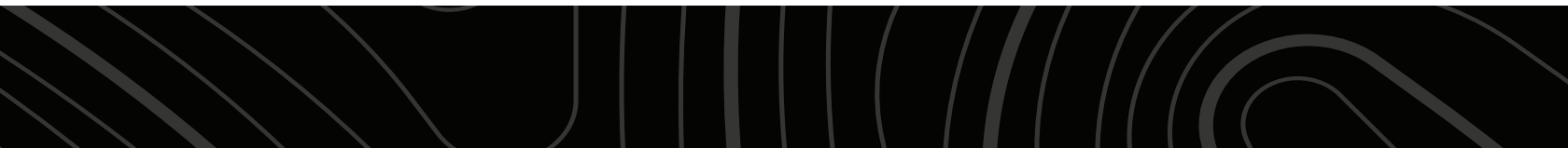
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# HUNTING OPPORTUNITIES

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Don't think deer are the only thing in abundance here! There is a pile of turkeys in this place offering a dual-season experience.



# TRAIL CAM PICTURES

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 45' 35.47, -94° 18' 58.64

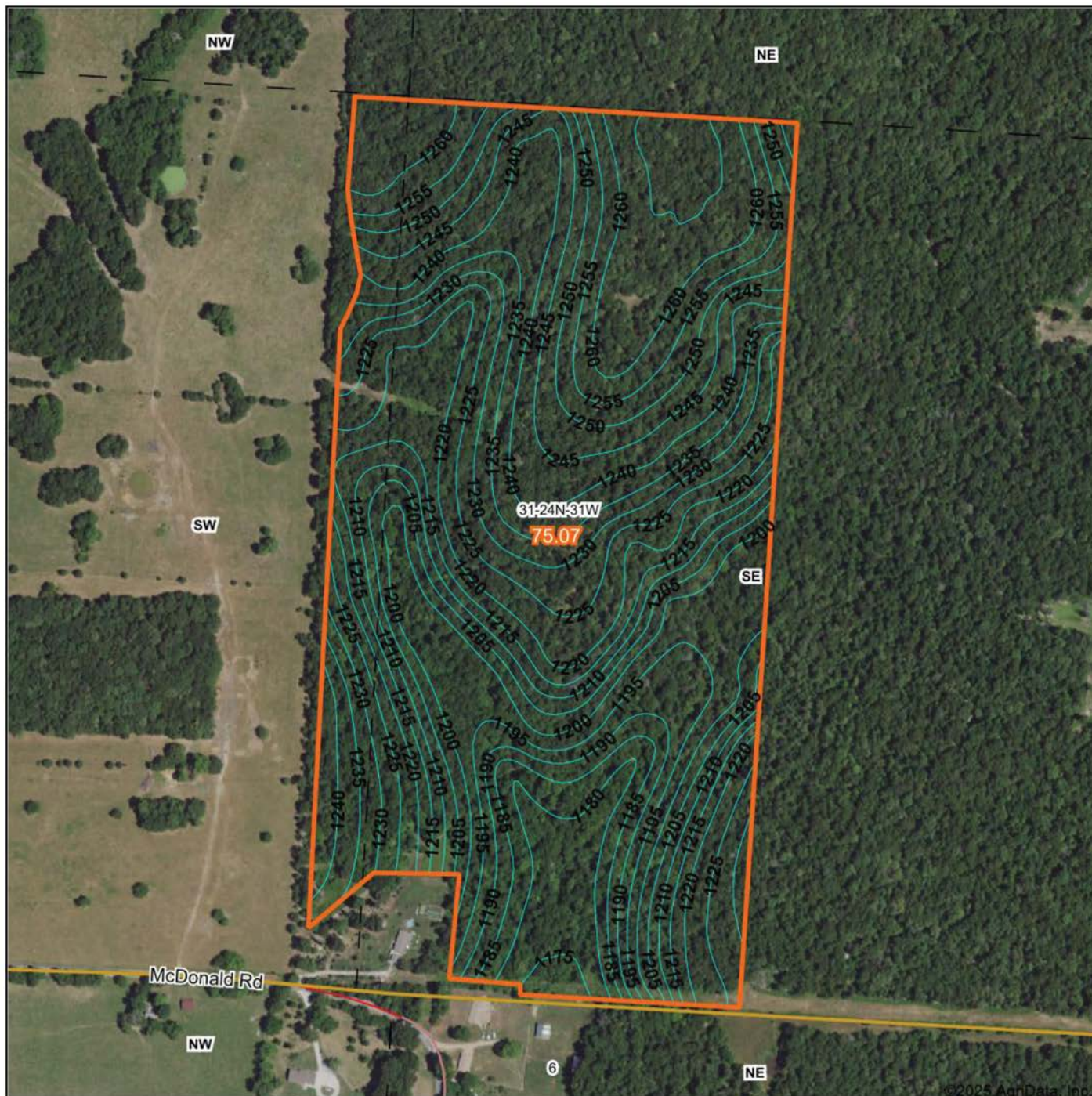
0ft 443ft 886ft

31-24N-31W  
Newton County  
Missouri



4/25/2025

# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,168.1

Max: 1,268.2

Range: 100.1

Average: 1,226.0

Standard Deviation: 25.56 ft

0ft 462ft 923ft

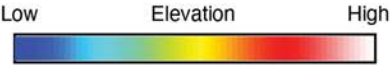
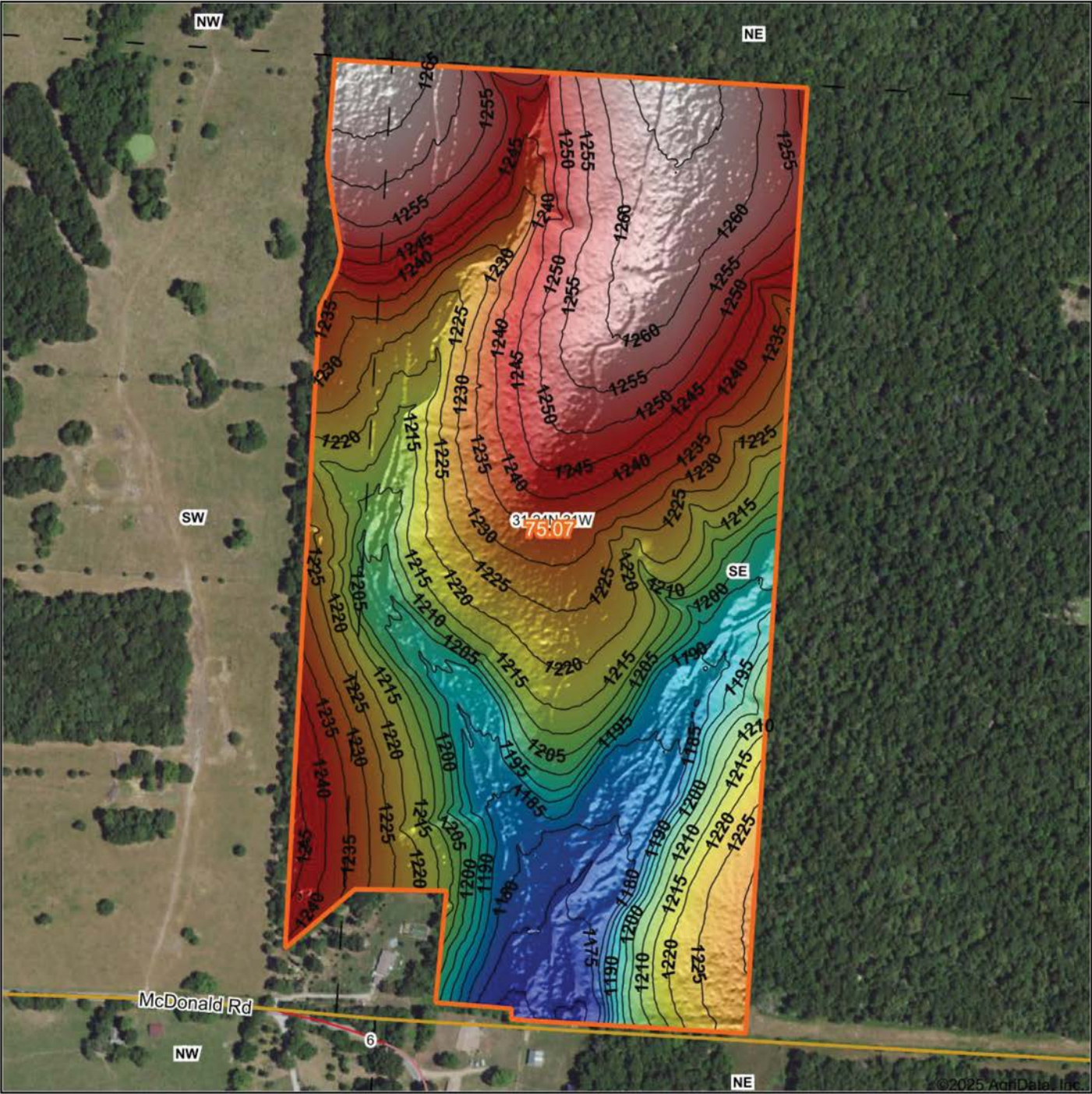


4/25/2025

31-24N-31W  
Newton County  
Missouri

Boundary Center: 36° 45' 35.47, -94° 18' 58.64

# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,168.1

Max: 1,268.2

Range: 100.1

Average: 1,226.0

Standard Deviation: 25.56 ft

0ft 431ft 863ft



4/25/2025

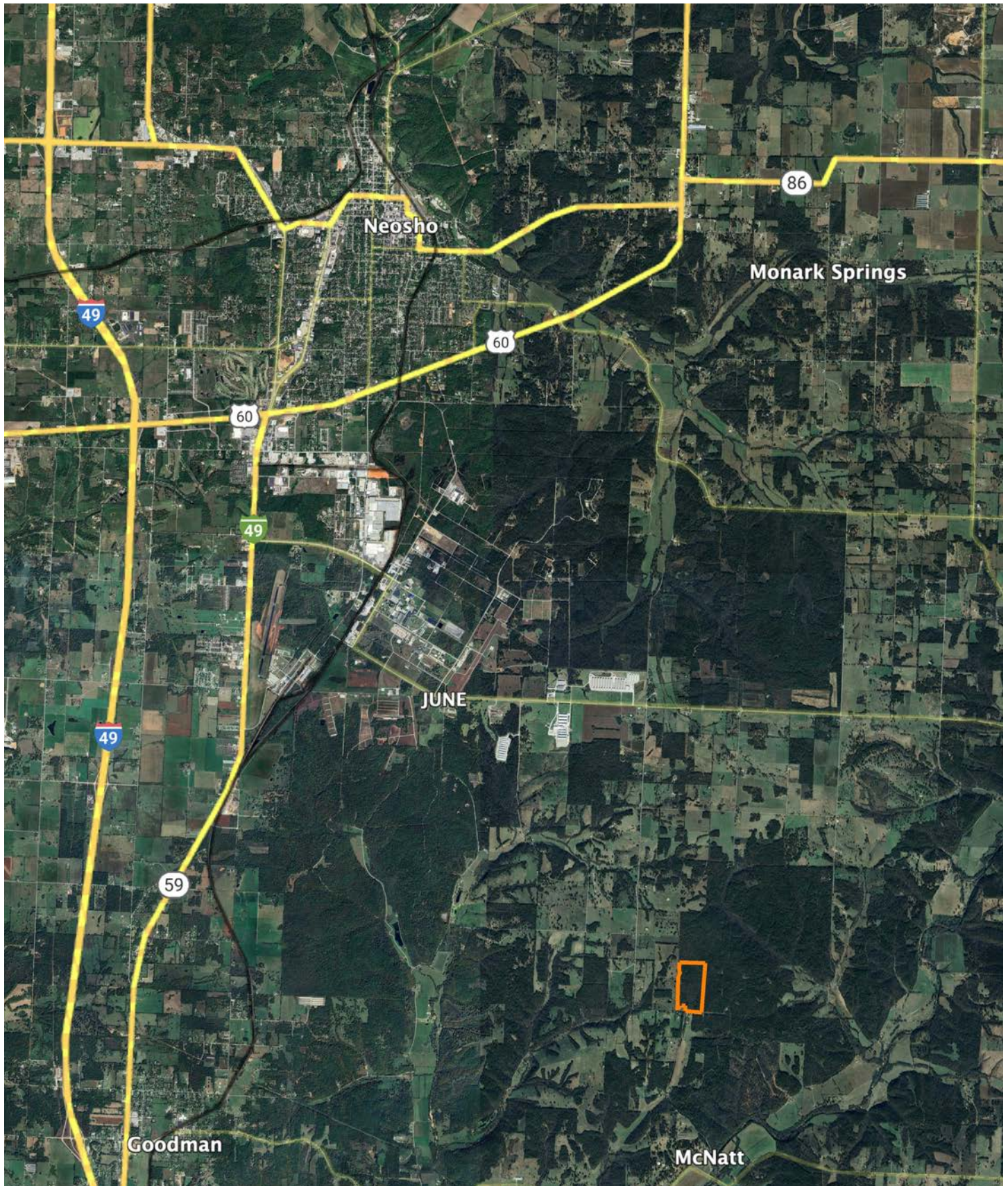
**31-24N-31W**

**Newton County**

**Missouri**

Boundary Center: 36° 45' 35.47, -94° 18' 58.64

# 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

**620.808.3085**

[CCampbell@MidwestLandGroup.com](mailto:CCampbell@MidwestLandGroup.com)



## MidwestLandGroup.com

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