

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

CHRISTIAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER BUILD SITE NEAR CLEVER, MISSOURI

Midwest Land Group is proud to present this pristine 20 +/- acre build site in Christian County, Missouri. If you've been searching for a place to build your forever home or searching for an investment opportunity in a desirable area, look no further than this beautiful tract!

These 20 +/- acres feature paved road frontage, incredible views, and great access to electric utilities. As you pull onto the property, you are greeted by lush rolling pasture and large trees lining the perimeter of the property. This property has the perfect mix of flat ridgetop space and rolling topography, which adds a tremendous amount of character. Perhaps one of the best features of the property is the view looking

northeast, over the James River valley, and into Nixa. There are several small sections of timber on the property that, combined with the rolling topography, create the perfect secluded feel. The pasture on the property has been meticulously maintained and fertilized, ensuring an easy start on any future agricultural endeavors. There are no restrictions or covenants, and a new survey is on hand.

If you've been searching for a turn-key build site with first-class views, look no further than this 20 +/- acre tract. Contact listing agent Clay O'Dell at (417) 414-1808 for more information or to schedule your private showing.



PROPERTY FEATURES

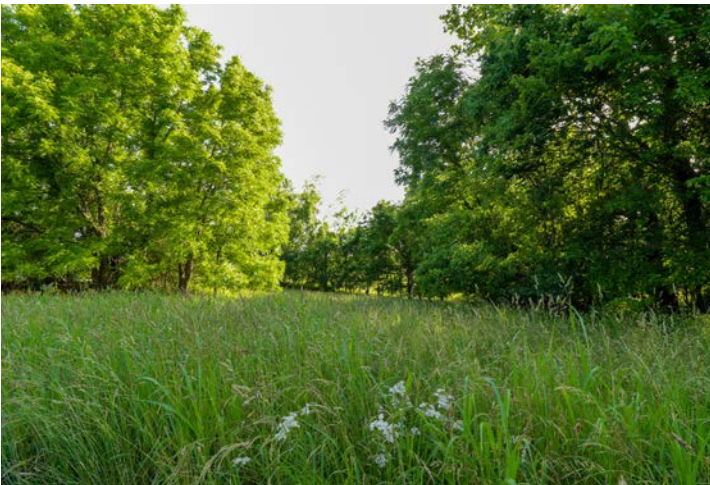
PRICE: **\$300,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **20**

- 20 +/- acres
- First-class views
- Recent survey
- Paved county road frontage on two sides
- Electric access on the property
- No covenants or restrictions
- Clever School District
- Rolling topography
- Partial fencing
- 10 minutes from Clever, MO
- 20 minutes from Nixa, MO
- 30 minutes from Springfield, MO

PAVED COUNTY ROAD FRONTAGE

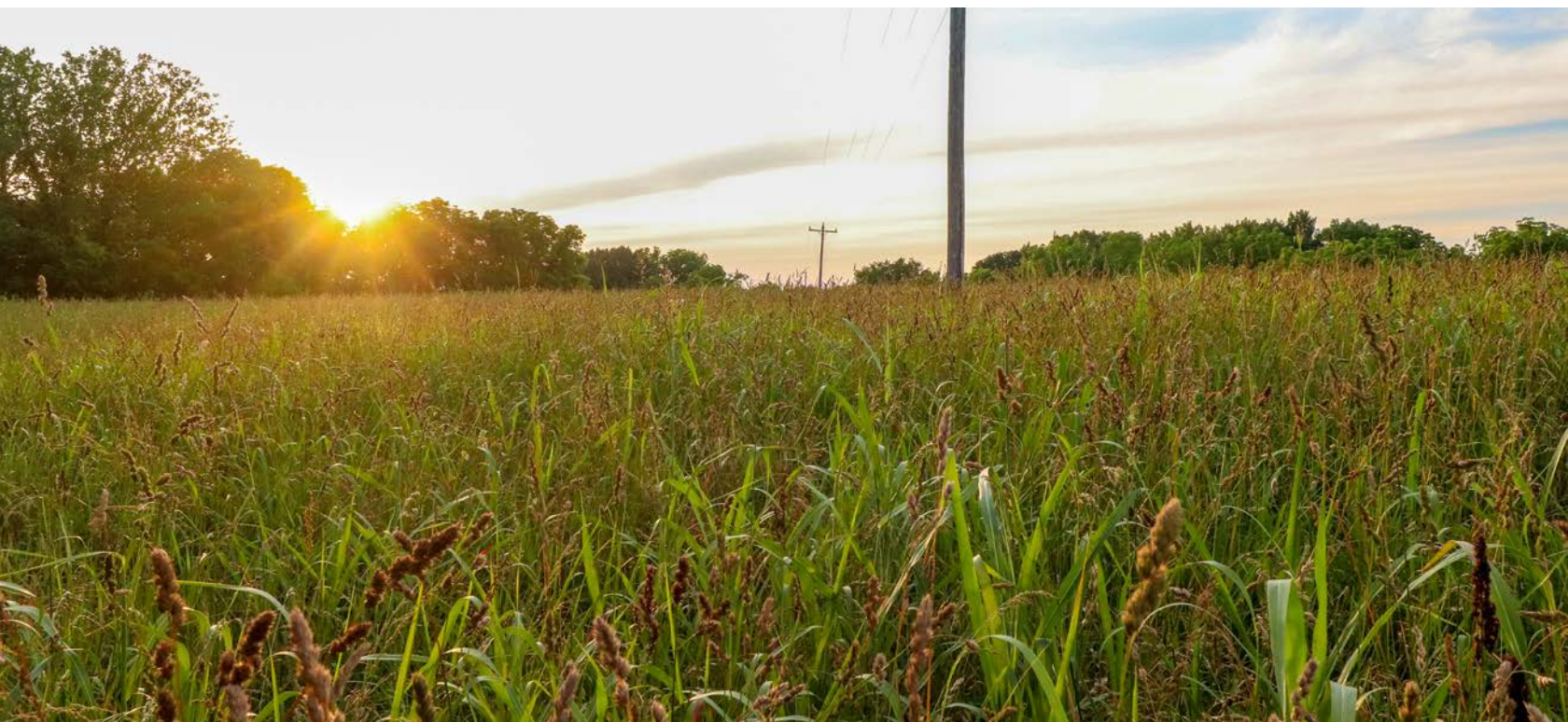
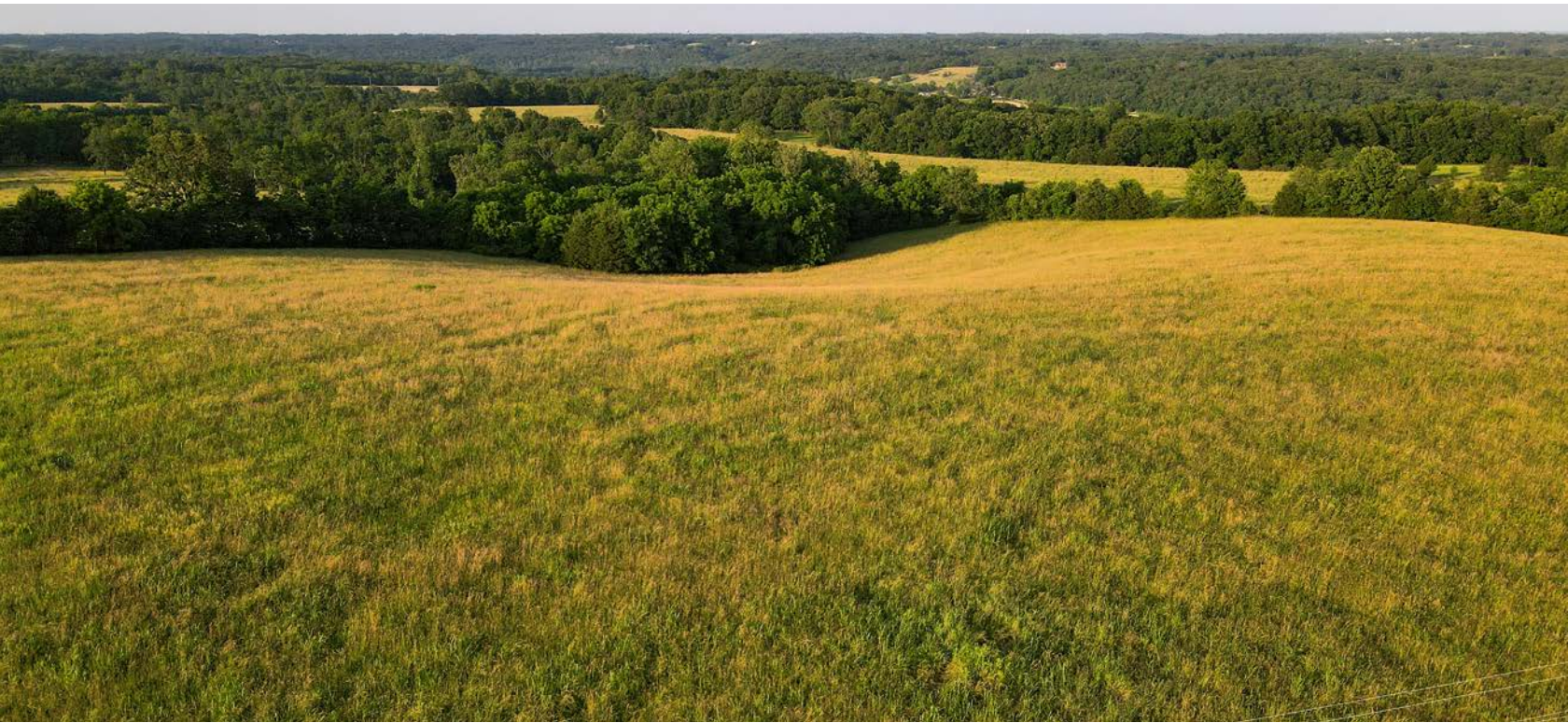


BUILD SITES

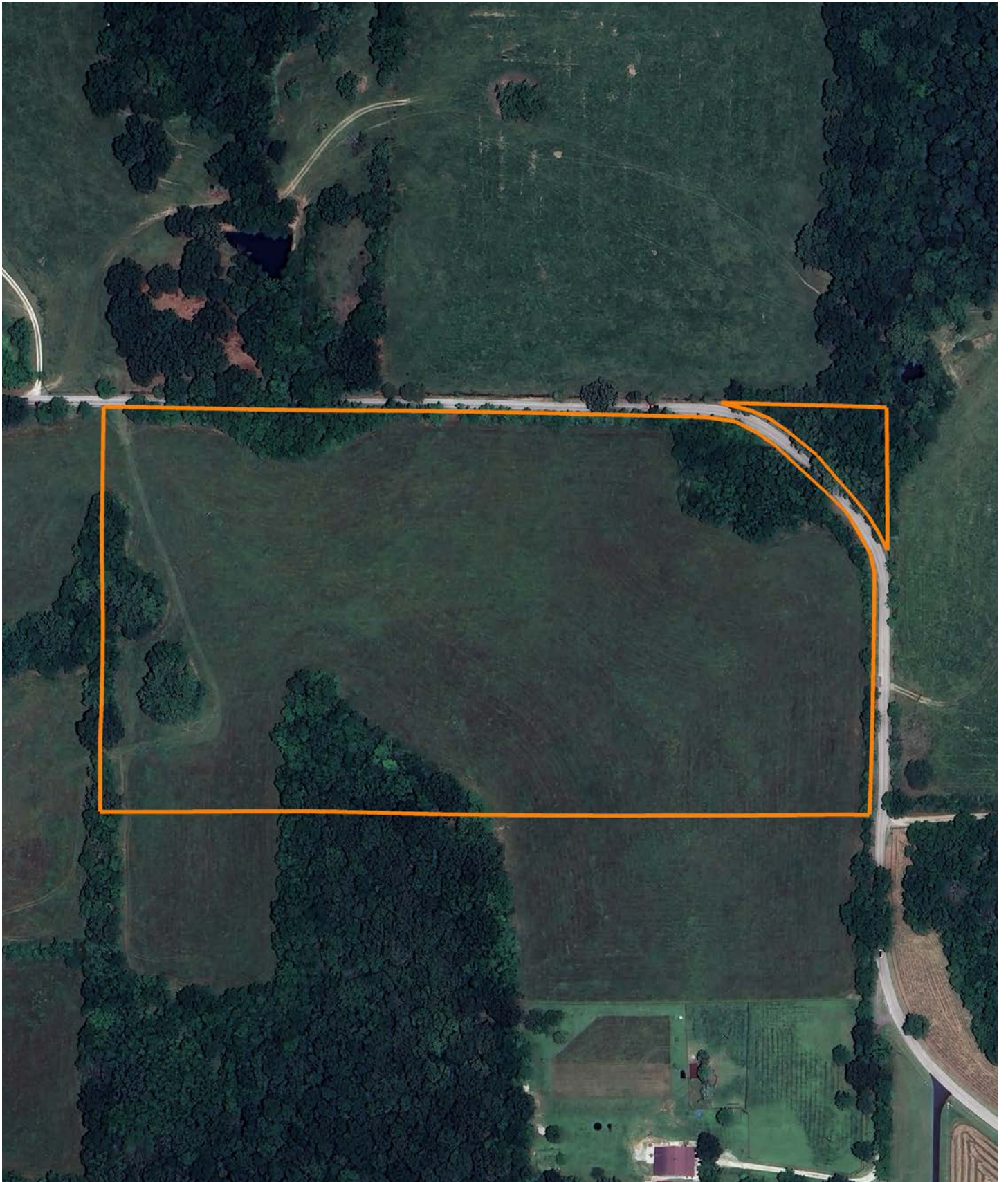


ROLLING TOPOGRAPHY

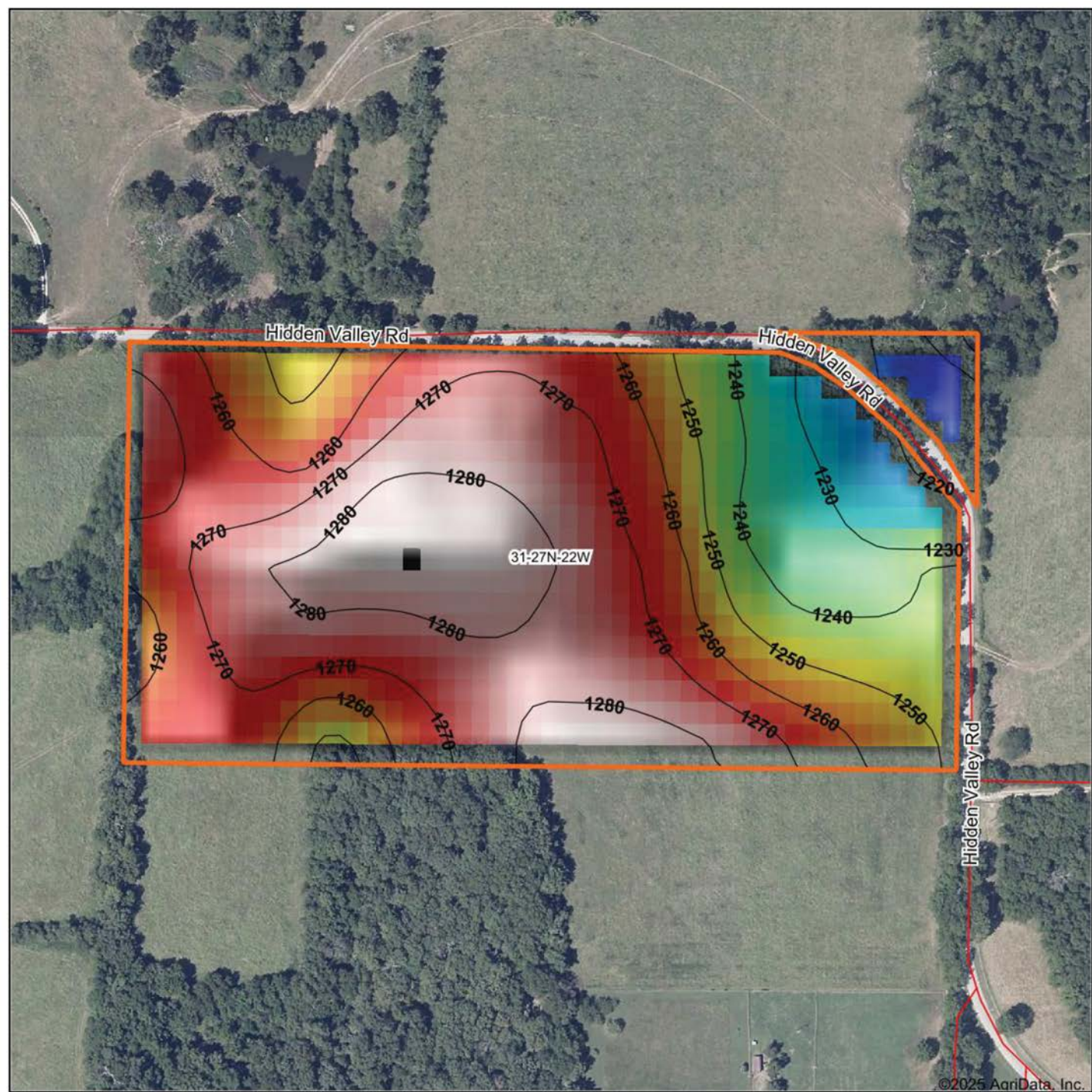
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AERIAL MAP



HILLSHADE MAP



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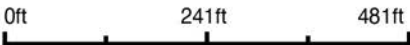


Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,212.4
Max: 1,284.7
Range: 72.3
Average: 1,263.0
Standard Deviation: 16.99 ft

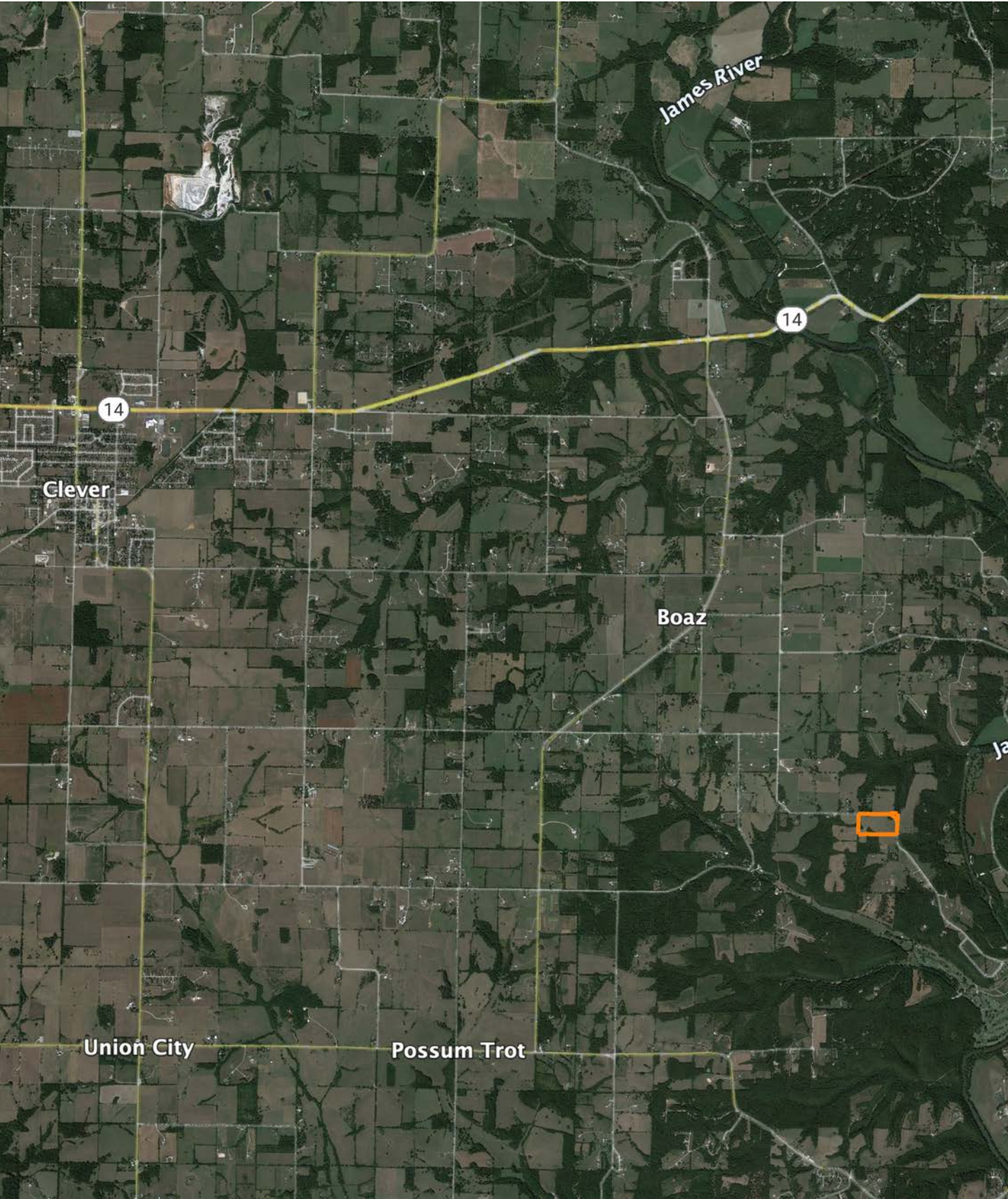


6/18/2025

31-27N-22W
Christian County
Missouri

Boundary Center: 36° 59' 57.79, -93° 22' 49.81

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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