

MIDWEST LAND GROUP PRESENTS

73 ACRES IN

CHRISTIAN COUNTY MISSOURI

HIDDEN VALLEY ROAD, CLEVER, MO 65631



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRISTINE COMBINATION TRACT NEAR BOAZ

Midwest Land Group is proud to present this incredible combination tract located in Southern Missouri. This tract has been in the same family for nearly 30 years. Over the years, the sellers have meticulously maintained the pastures and worked to improve the productivity of the farm. If you've been searching for a property to build your estate or working farm, look no further than this diverse 73 +/- acre tract.

The 73 +/- acres are comprised of about 35 +/- acres of ridgetop pasture and about 38 acres of beautiful hardwood timber. Access to the property is located at the north end, off Hidden Valley Road. As you make your way through the property, you'll fall in love with the

series of meandering pastures and tree rows. Two large, timbered draws are situated on both the west and east sides of the property. At the bottom of these deep draws are spring-fed creeks that provide both a picturesque setting and water for wildlife using the property. This neighborhood has produced some very respectable bucks and has a solid turkey population. Whether it be for agricultural or recreational use, this property has a proven record.

Tracts of this size and quality are hard to come by in the area, so don't miss your opportunity to purchase this incredible place. Contact listing agent Clay O'Dell at (417)414-1808 for more information or to schedule your private showing.



PROPERTY FEATURES

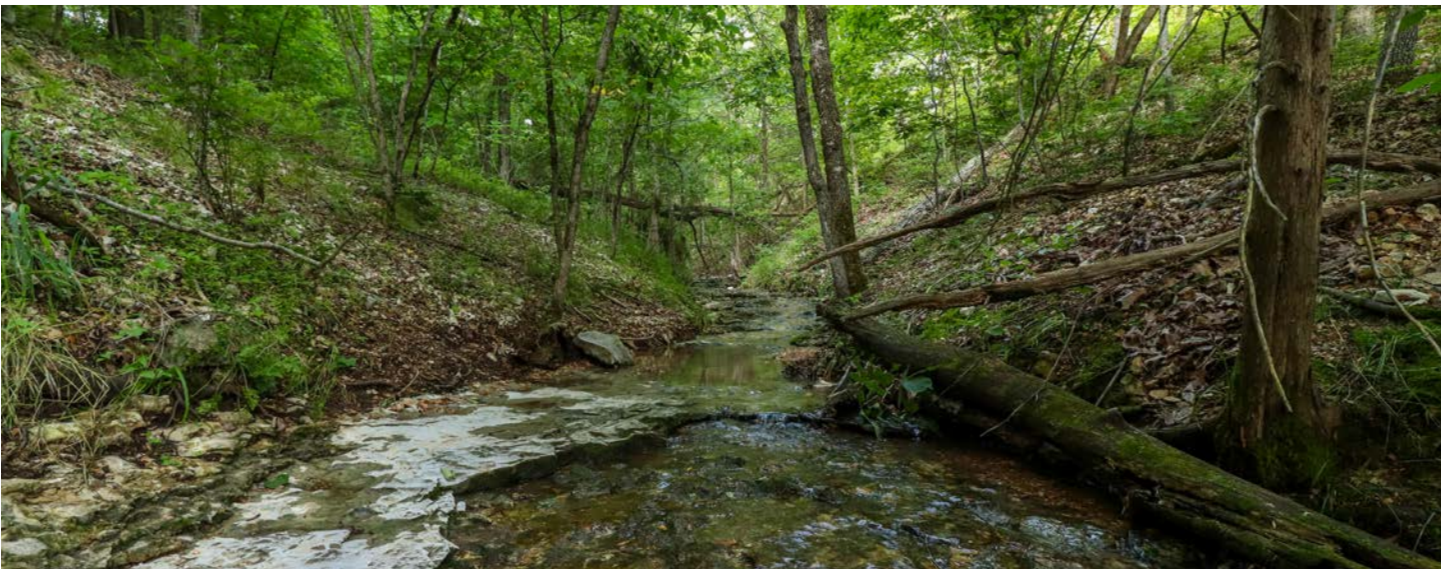
PRICE: **\$700,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **73**

- 73 +/- acres
- 50/50 mix of pasture and timber
- Two spring-fed creeks
- Paved road frontage
- Electric on the property
- Rolling topography
- Clever School District
- Partial fencing
- No covenants or restrictions
- Great hunting history and potential
- Mature hardwoods
- 10 minutes from Clever, MO
- 20 minutes from Nixa, MO
- 30 minutes from Springfield, MO

MULTIPLE BUILD SITES



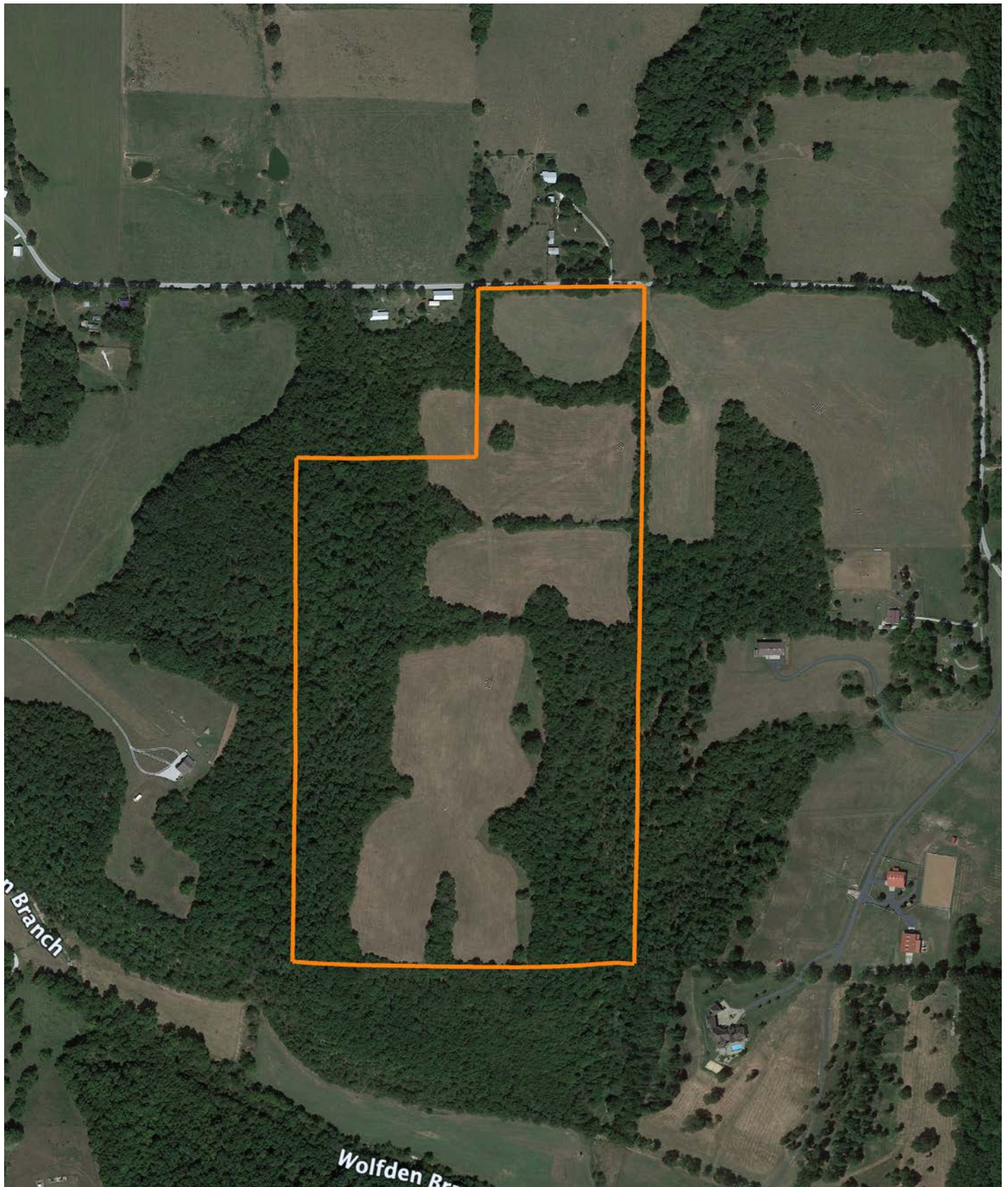
SPRING-FED CREEKS



HUNTING OPPORTUNITIES



AERIAL MAP



Hidden Valley Rd

Hidden Valley Rd

Hidden Valley Rd

©2025 AqriData, Inc.

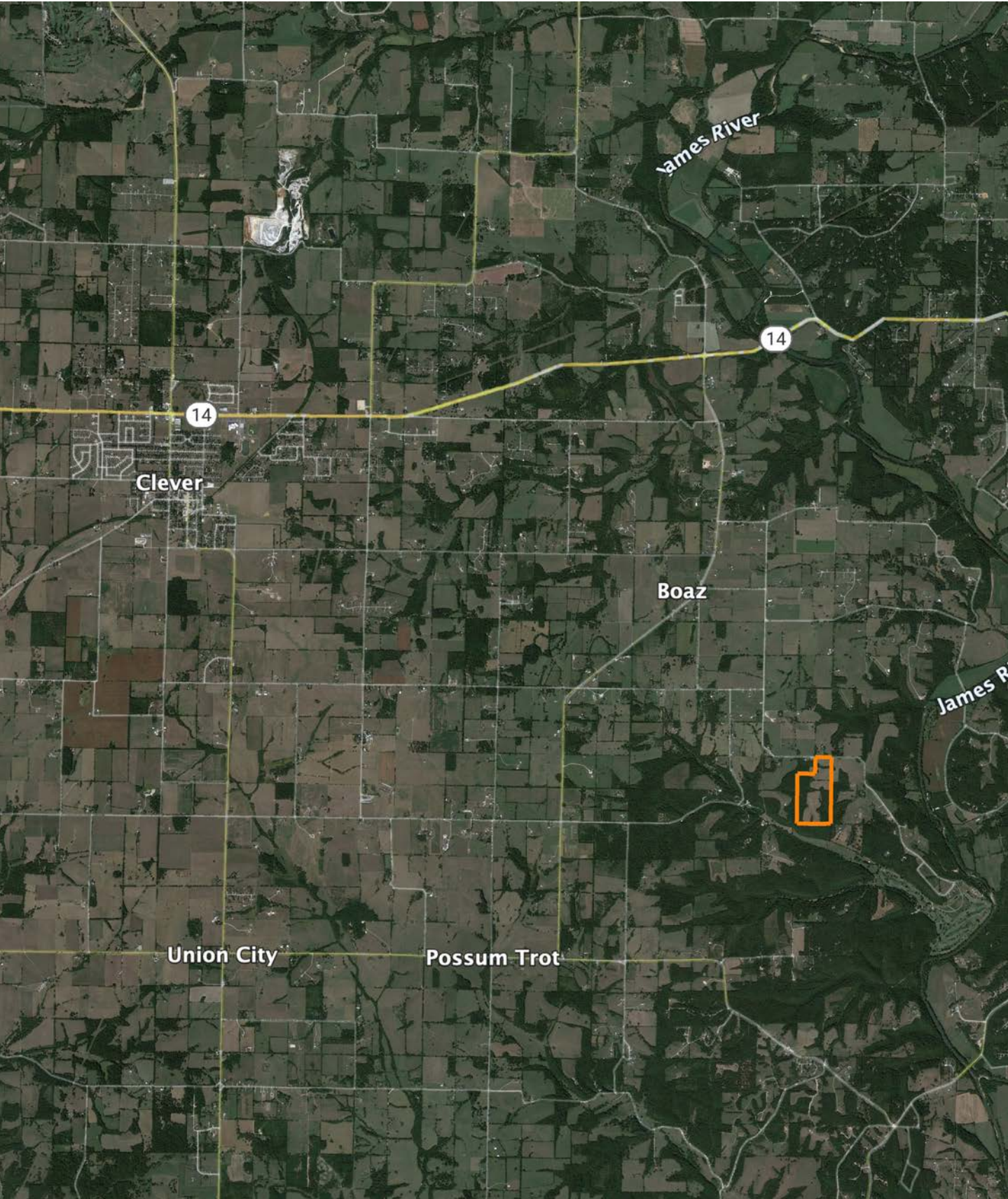


www.AgriDataInc.com



Boundary Center: 36° 59' 47.9, -93° 23' 6.45

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
417.612.8215
COdell@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.