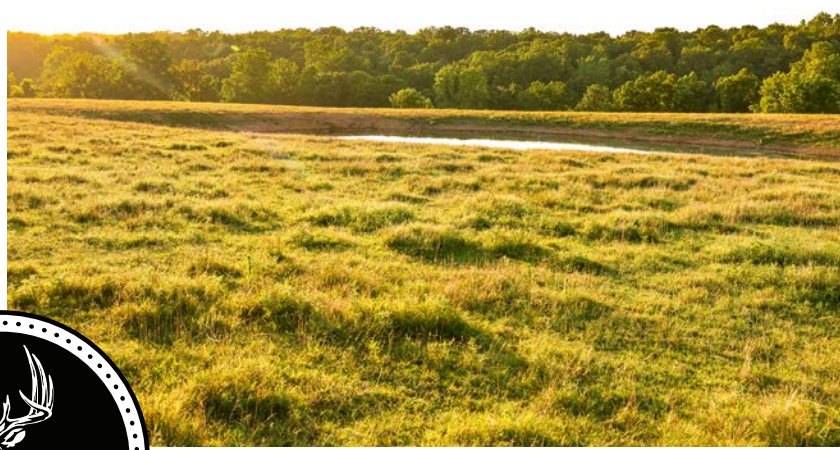
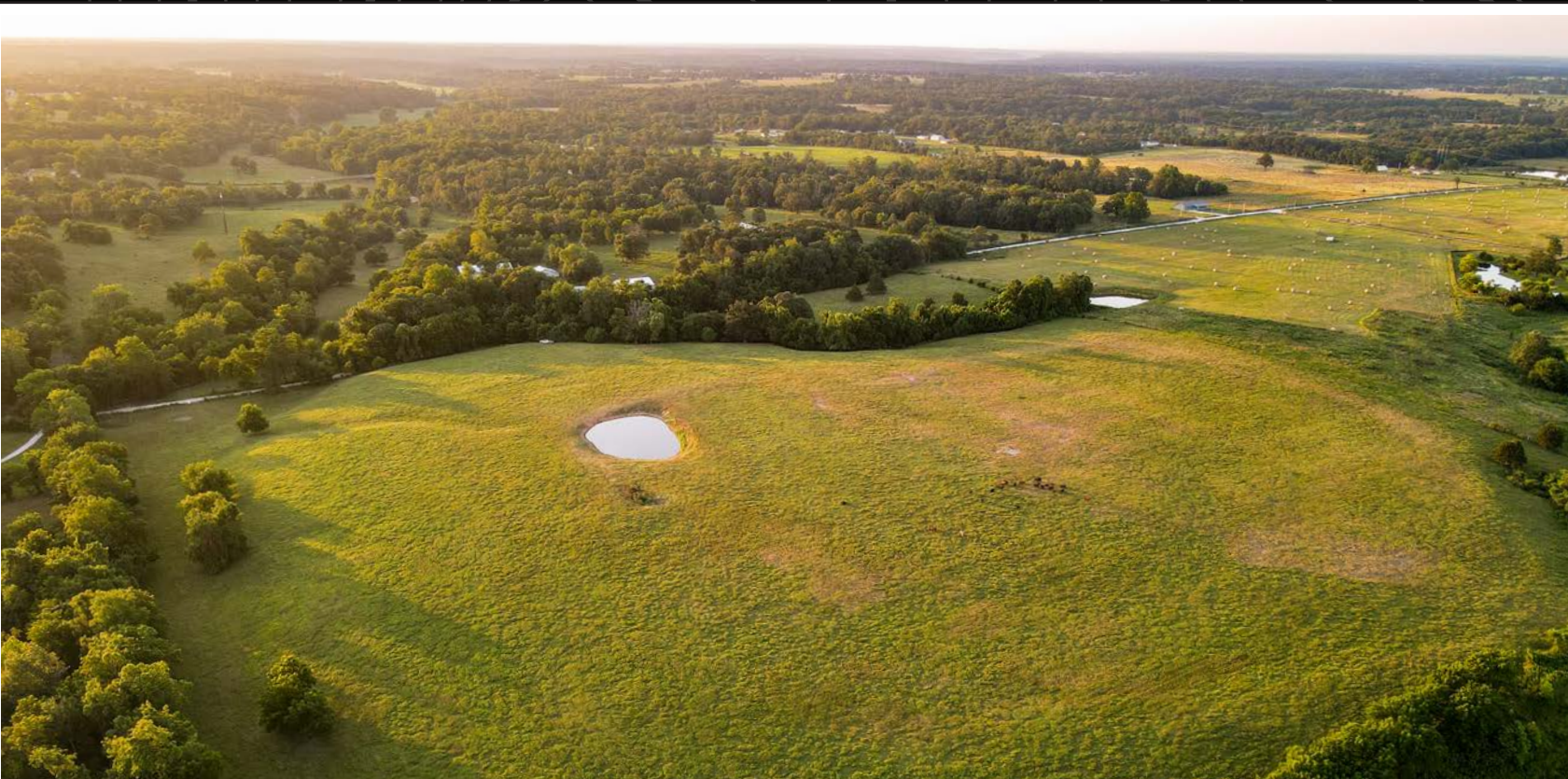


MIDWEST LAND GROUP PRESENTS

42 ACRES

# NEWTON COUNTY, MO

0000 JAY DRIVE, NEOSHO, MISSOURI, 64850



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 42 ACRE GRASS FARM - PRIME CATTLE GRAZING OPPORTUNITY NEAR NEOSHO, MISSOURI

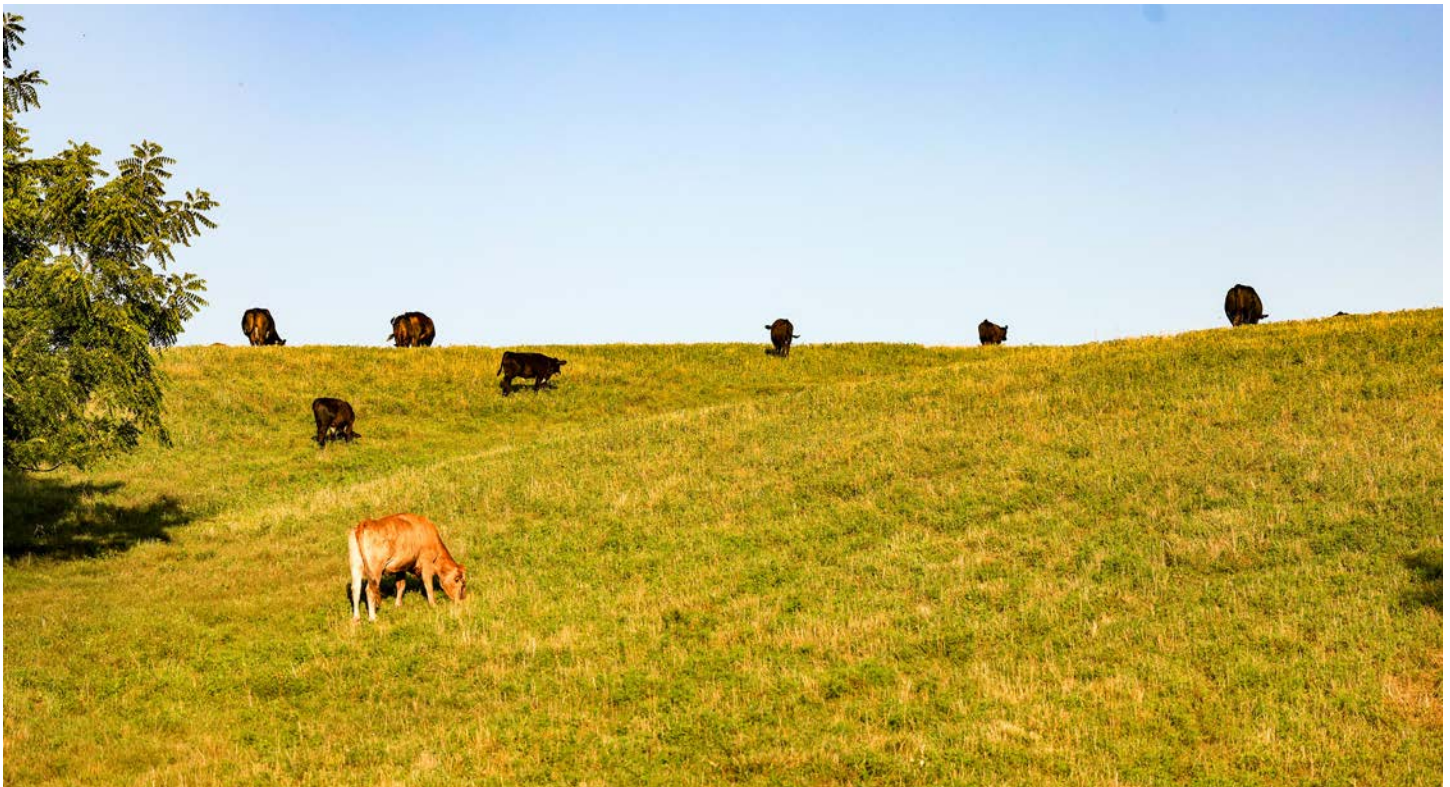
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Discover the perfect setup for your cattle operation with this 42-acre grass farm located just minutes from Neosho, Missouri. This well-maintained property offers everything you need for efficient grazing and livestock management.

The gently rolling pasture is fully fenced and currently used for cattle grazing, featuring healthy, established grass ready for your herd. A reliable pond provides a year-round water source, while scattered shade trees ensure comfort for your livestock during the warmer months. Additional improvements include a functional set of pens to

help sort livestock, making handling and transport safe and convenient.

Whether you're looking to expand your current operation or start fresh with a manageable-sized property, this farm offers the ideal balance of productivity and peaceful rural living, all within easy reach of town amenities. Don't miss this opportunity to own a turn-key grazing property in a desirable location. As a bonus, the farm has documented deer traffic to offer a chance to hunt deer as well! Call Clayton Campbell at (620) 687-2789 today for more information or to schedule a private showing.





# PROPERTY FEATURES

PRICE: **\$269,421** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **42**

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- 42 acres of well-maintained pasture
- Fully fenced and ready for cattle
- Great location just outside Neosho, Missouri with I-49 frontage
- Reliable pond for livestock water
- Drilled well but needs maintenance
- Scattered shade trees throughout
- Small set of loading pens
- Hunting opportunities





# WELL-MAINTAINED PASTURE

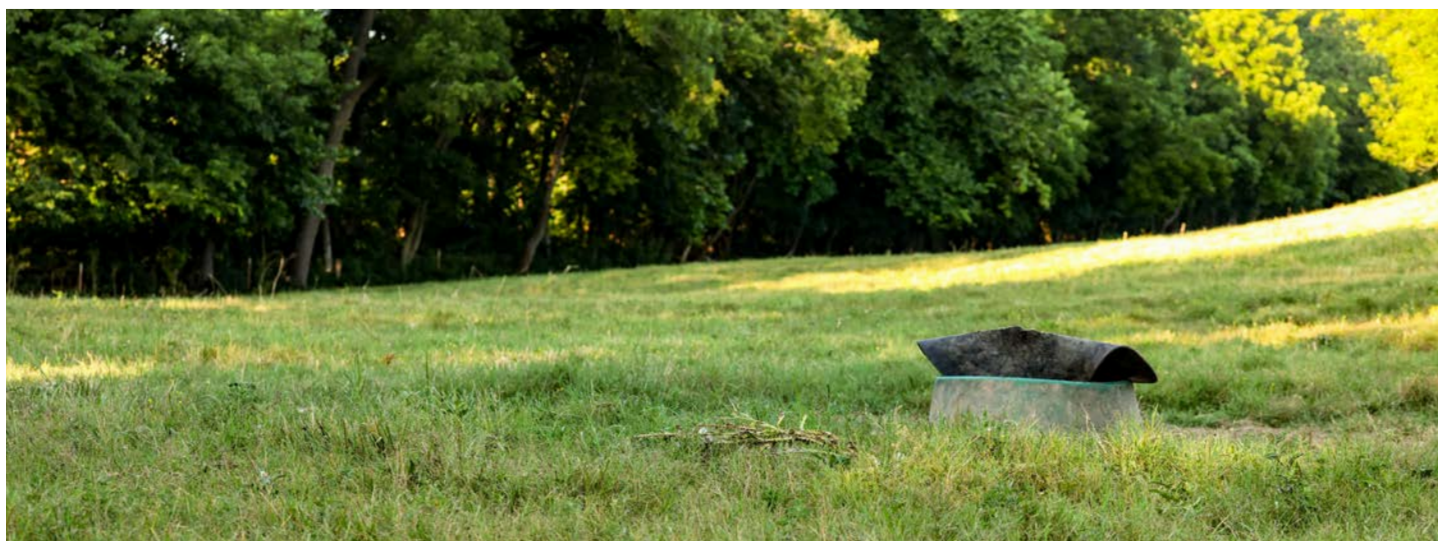
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## FULLY FENCED

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## SCATTERED SHADE TREES

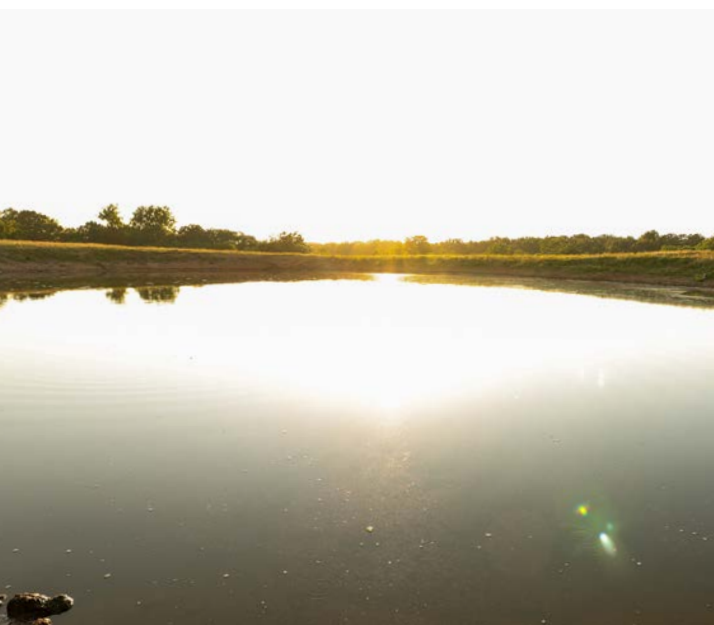
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# RELIABLE POND FOR LIVESTOCK

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# LOADING PENS

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Additional improvements include a functional set of pens to help sort livestock, making handling and transport safe and convenient.



# TRAIL CAM PHOTOS

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# AERIAL MAP



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 20.0  
Min: 1,093.3  
Max: 1,192.8  
Range: 99.5  
Average: 1,157.3  
Standard Deviation: 21.85 ft

0ft 290ft 581ft



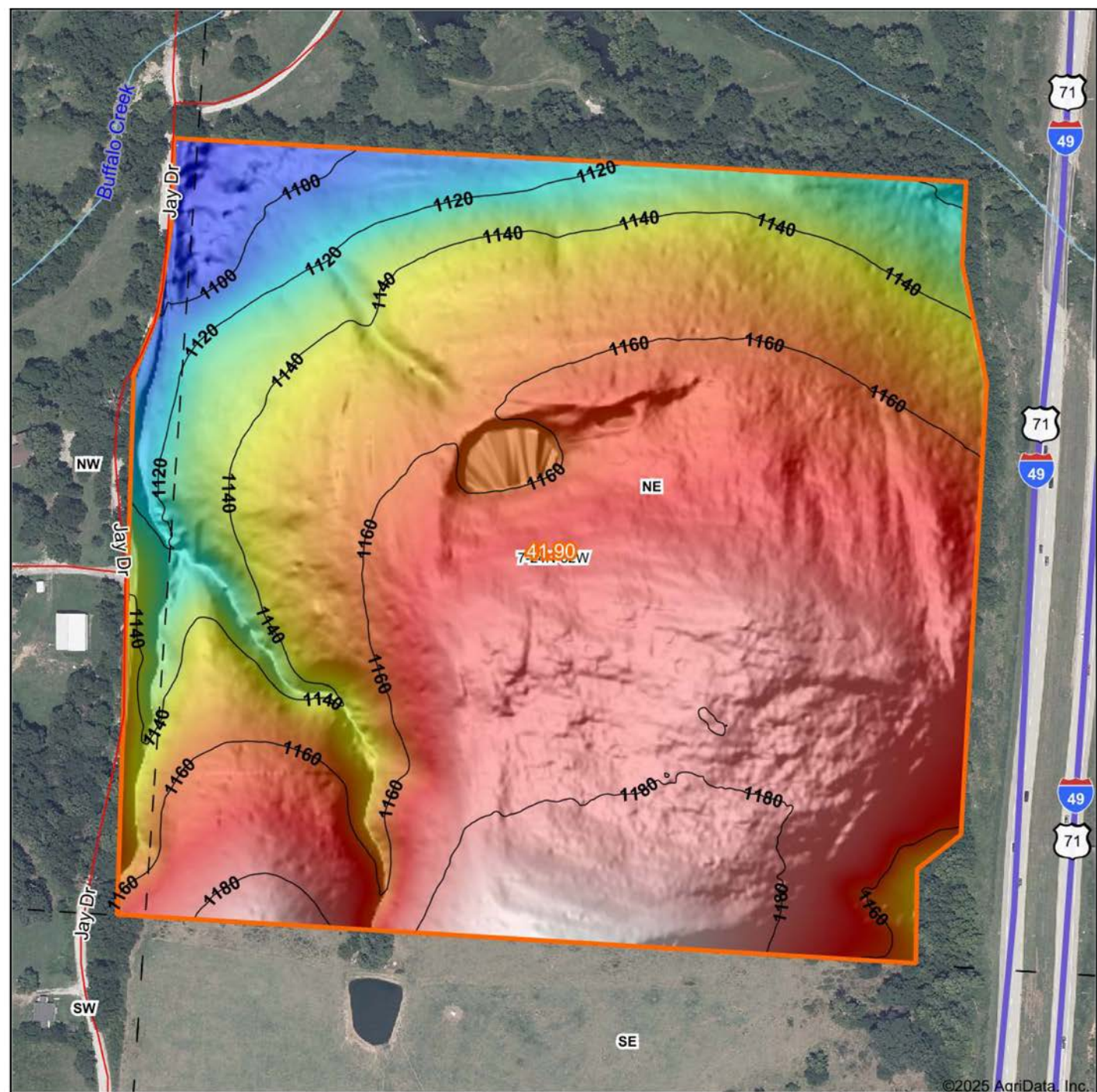
7/2/2025

7-24N-32W  
Newton County  
Missouri

Boundary Center: 36° 49' 37.06, -94° 25' 9.48



# HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20

Min: 1,093.3

Max: 1,192.8

Range: 99.5

Average: 1,157.3

Standard Deviation: 21.85 ft



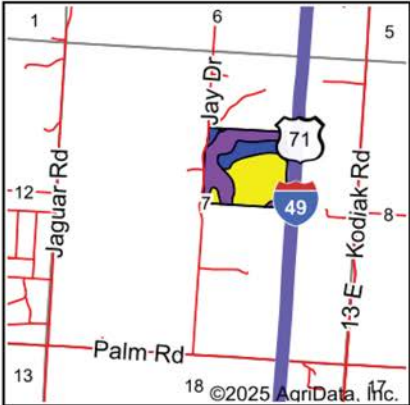
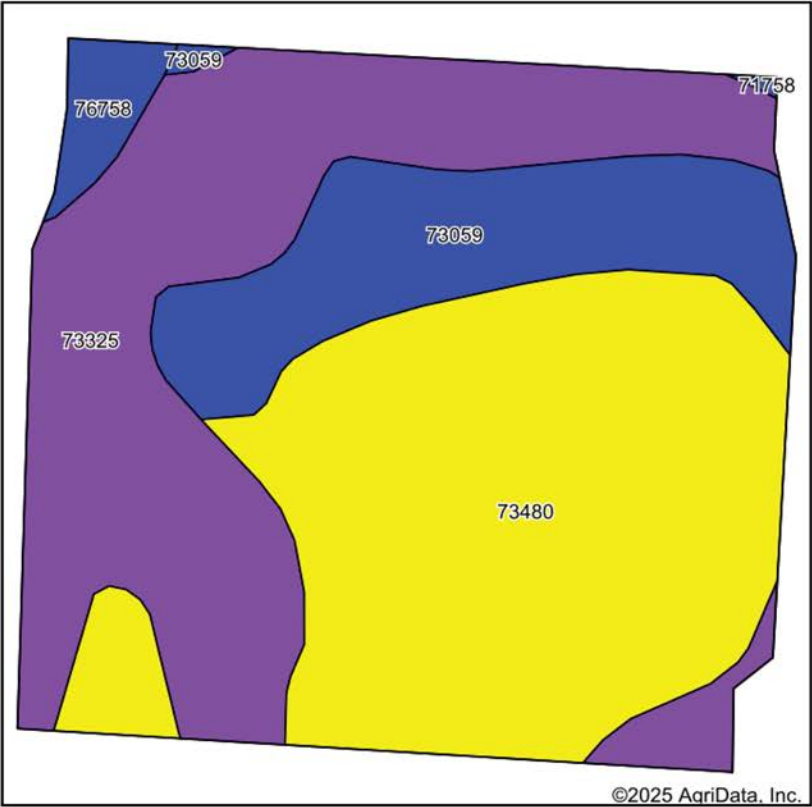
7/2/2025

7-24N-32W  
Newton County  
Missouri

Boundary Center: 36° 49' 37.06, -94° 25' 9.48



# SOIL MAP



State: **Missouri**  
County: **Newton**  
Location: **7-24N-32W**  
Township: **West Benton**  
Acres: **41.9**  
Date: **7/2/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

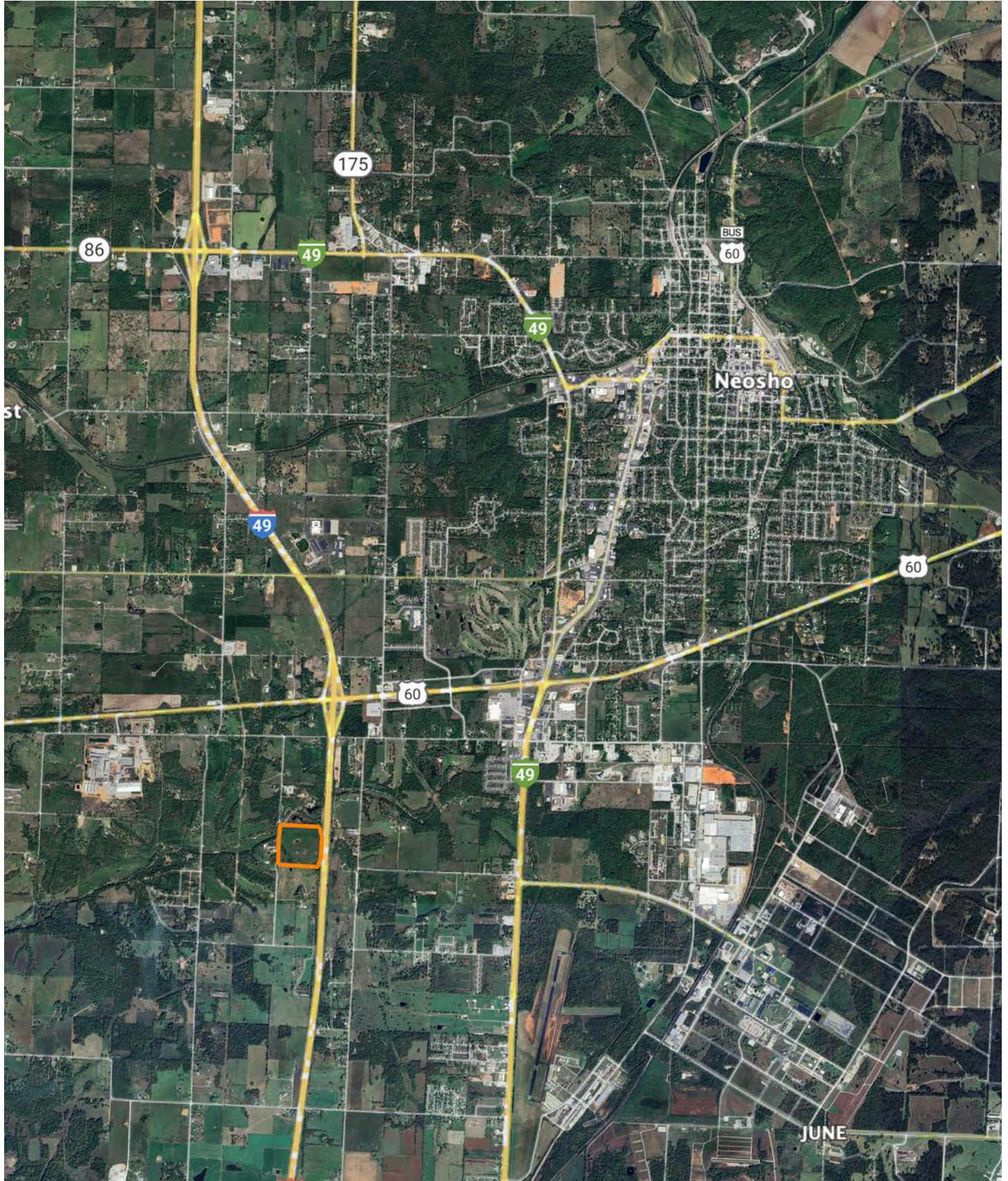
Area Symbol: MO145, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	18.65	44.5%		IVs	31	31	30	19
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	15.43	36.8%		Vlle	9	9	9	3
73059	Pomme silt loam, 1 to 3 percent slopes	6.86	16.4%		Ile	76	76	63	61
76758	Secesh-Cedargap complex, 0 to 2 percent slopes, frequently flooded	0.96	2.3%		IIw	79	72	62	59
Weighted Average					4.73	*n 31.4	*n 31.2	*n 28.4	*n 20.9

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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](mailto:CCampbell@MidwestLandGroup.com)



## MidwestLandGroup.com

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