

MIDWEST LAND GROUP PRESENTS

58 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING 58 +/- ACRES OF PRIME PASTURELAND, GORGEOUS HOME BUILD SITE, AND DEVELOPMENT POTENTIAL

This outstanding 58 +/- acre property offers the perfect balance of rural tranquility and urban convenience. Ideally located just a quarter mile north of Norway Road and three miles west of I-49, the farm provides quick and easy access to Neosho's key amenities, including George Washington Carver Elementary and Neosho Middle School.

Whether you're looking to build your dream home, diversify your investment portfolio, or expand your agricultural operations, this versatile property offers exceptional potential. With access from both the east and west roads, it also presents an excellent opportunity

for residential development, including a potential estate-style neighborhood.

The land features numerous value-added benefits, including being well-equipped for immediate agricultural use, offering a turn-key solution for livestock or grazing operations. The combination of functional infrastructure and natural beauty makes this property a must-see.

Don't miss the chance to explore all this unique property has to offer. Contact Clayton Campbell at (620) 808-3085 today to schedule your private tour.



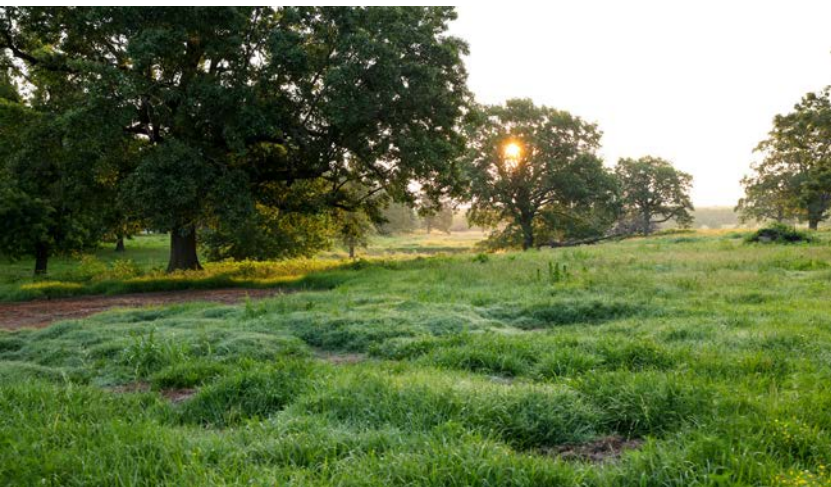
PROPERTY FEATURES

PRICE: **\$489,471** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **58**

- Consists of 58 +/- acres in Newton County, MO
- Mature trees for shade
- Small pond
- Perimeter fenced and cross-fenced with 6 paddocks
- New water well
- 48'x42' Metal structure to work cattle, store equipment, or hay
- Automatic waterers
- Within 3 minutes of I-49, Neosho Middle School, and George Washington Carver Elementary



PRIME PASTURELAND



SMALL POND



GORGEOUS HOME BUILD SITE



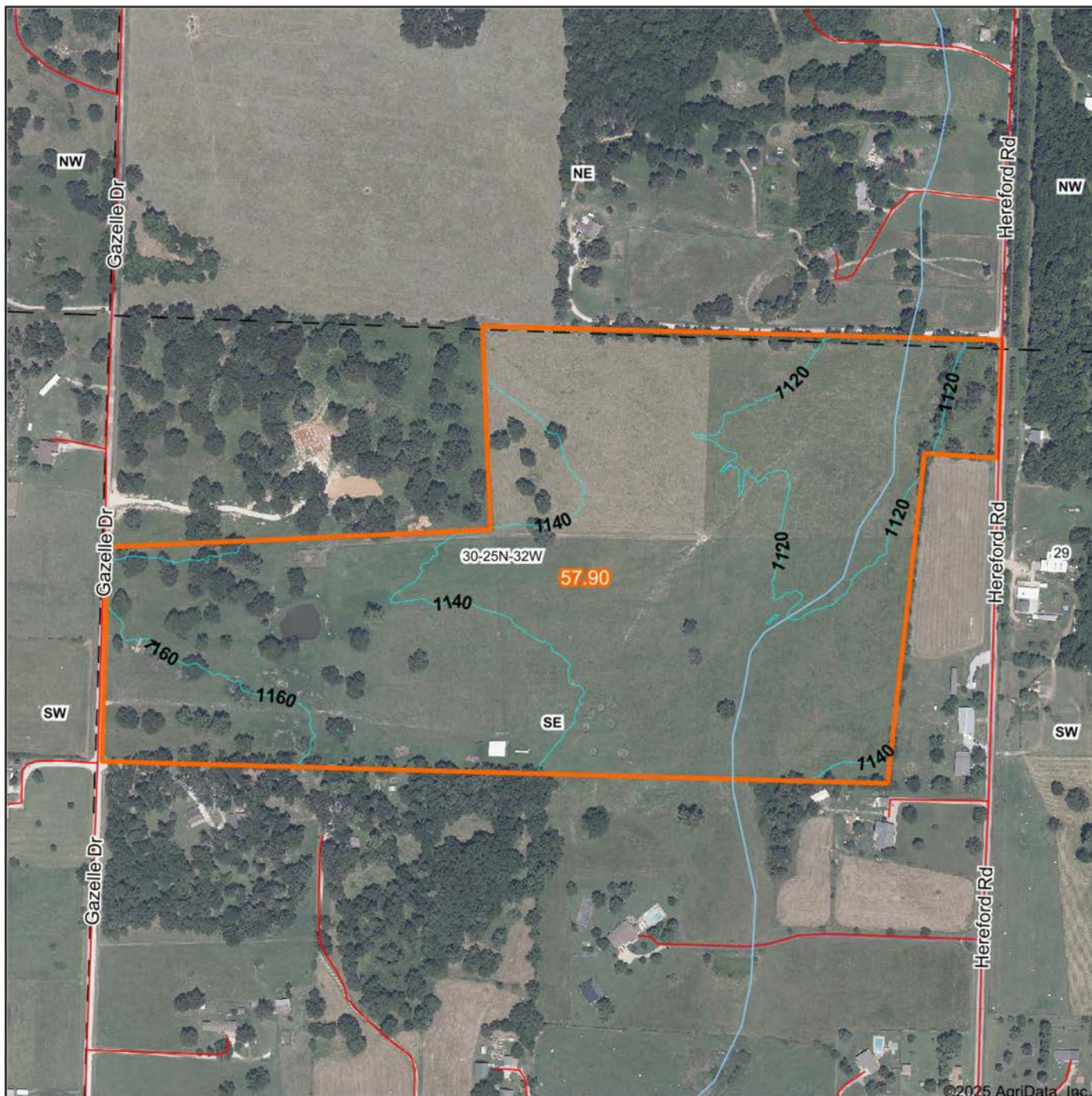
48'X42' METAL STRUCTURE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 1,109.0

Max: 1,170.4

Range: 61.4

Average: 1,136.2

Standard Deviation: 14.67 ft

0ft 464ft 928ft

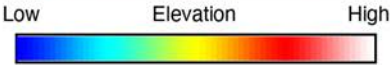
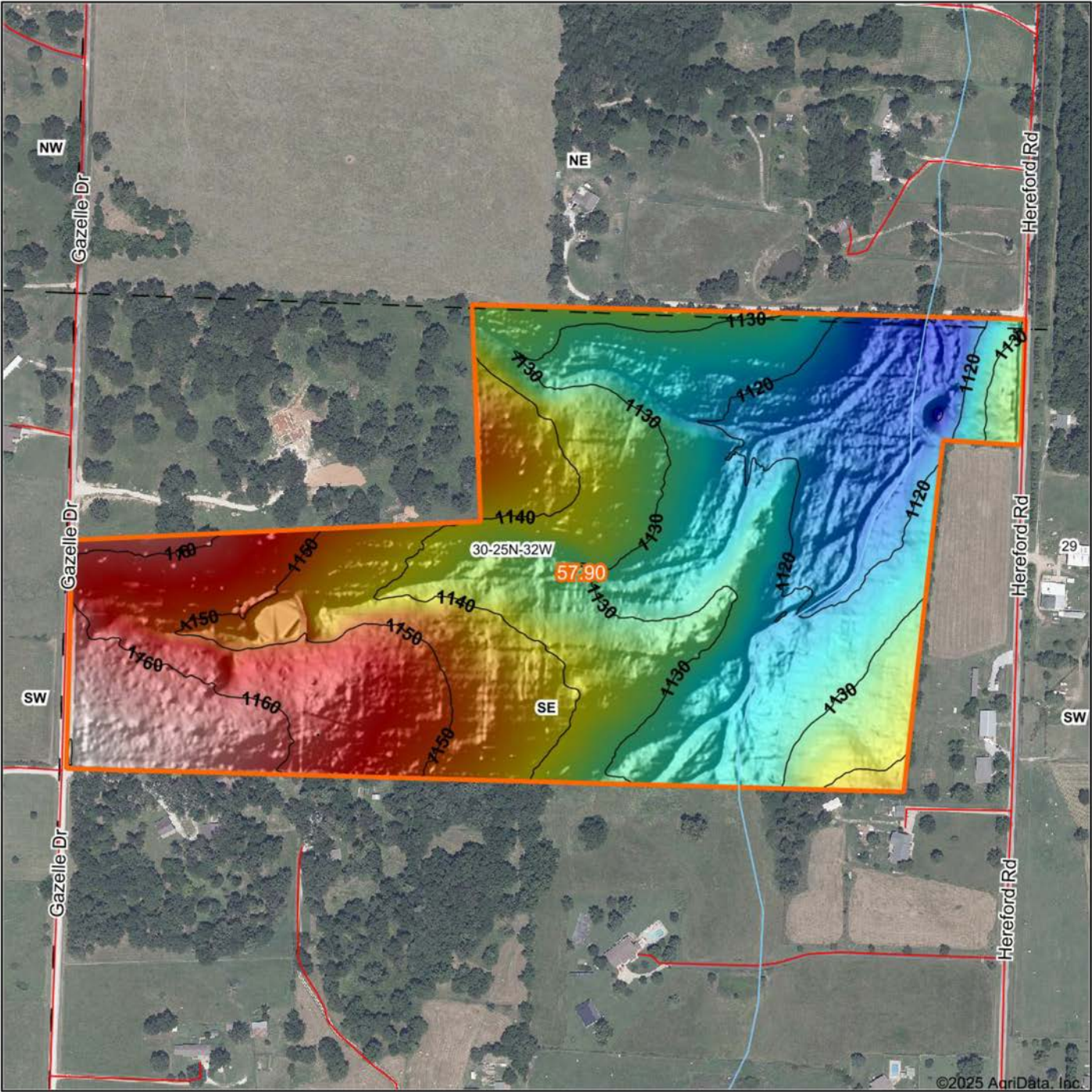


7/2/2025

30-25N-32W
Newton County
Missouri

Boundary Center: 36° 51' 26.39, -94° 28' 5.96

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,109.0
Max: 1,170.4
Range: 61.4
Average: 1,136.2
Standard Deviation: 14.67 ft

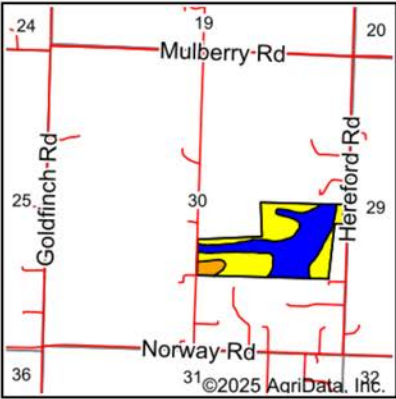
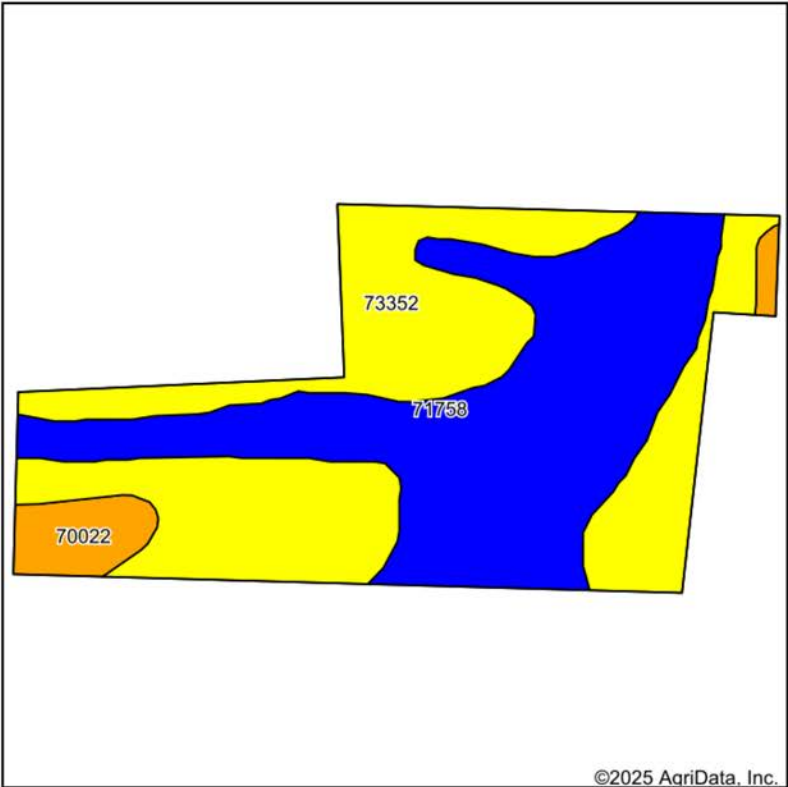
0ft 434ft 868ft



30-25N-32W
Newton County
Missouri

Boundary Center: 36° 51' 26.39, -94° 28' 5.96

SOILS MAP



State: **Missouri**
County: **Newton**
Location: **30-25N-32W**
Township: **Neosho**
Acres: **57.9**
Date: **7/2/2025**



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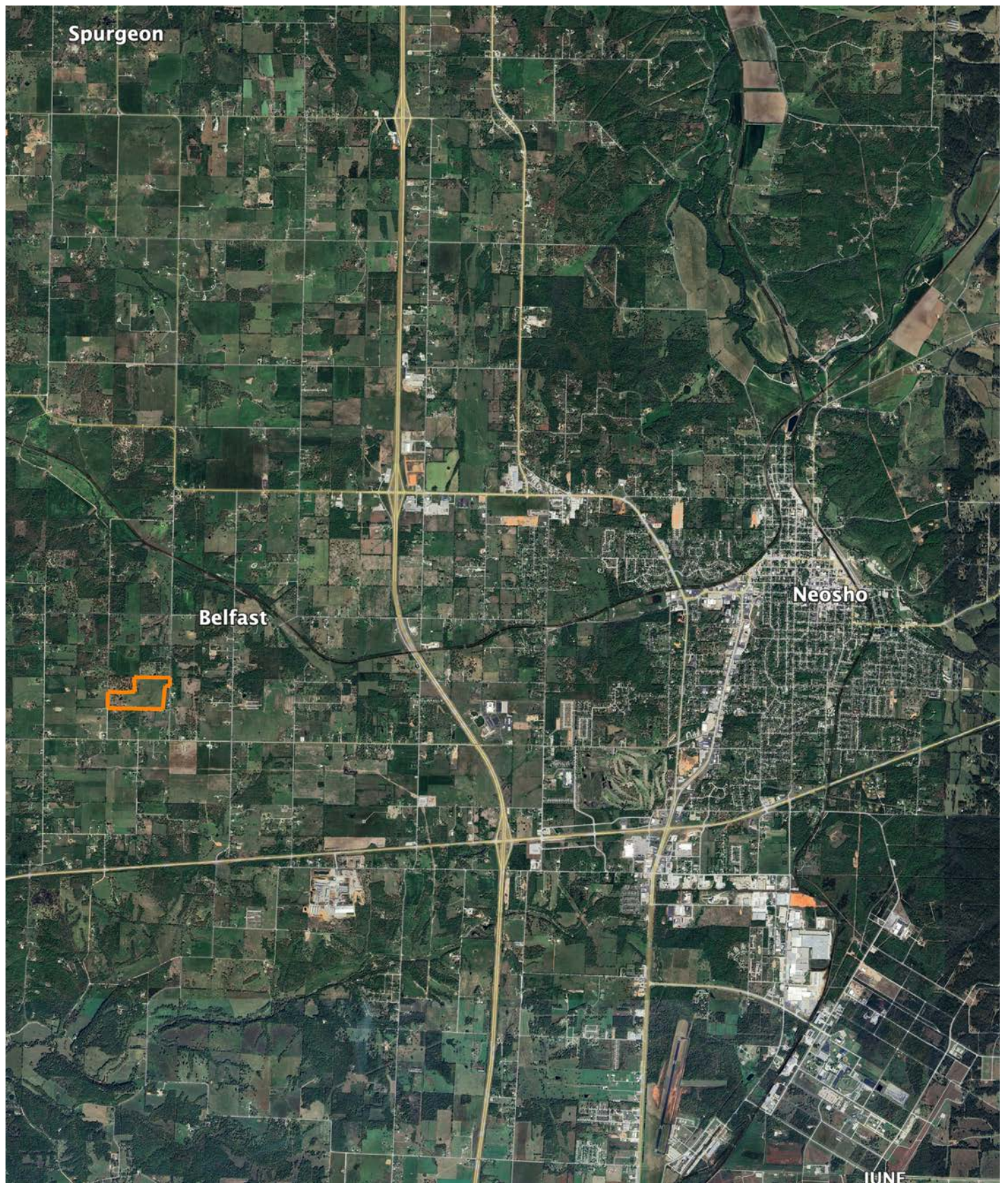
Soils data provided by USDA and NRCS.

Area Symbol: MO145, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73352	Jollymill-Bendavis complex, 3 to 15 percent slopes	27.86	48.1%		IVe		37	37	27	24
71758	Secesh-Cedargap complex, 1 to 3 percent slopes, frequently flooded	26.82	46.3%		IIw		78	72	62	59
70022	Tonti silt loam, 3 to 8 percent slopes	3.22	5.6%		IIIe	1	42	42	36	30
Weighted Average					3.02	0.1	*n 56.3	*n 53.5	*n 43.7	*n 40.5

*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

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