

MIDWEST LAND GROUP PRESENTS

68 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

68 +/- ACRE RIVER BOTTOM GROUND

This 68 +/- acres of river bottom ground are hitting the market for the first time. It's been in the same family since the 1840s. This unique land features pristine live water, with Clear Creek on the south side of the property. And a spring that feeds into the creek, giving you a great place to water cattle or wildlife.

Immerse yourself in the stunning scenery with lush greenery and fertile soil ideal for agriculture or recreational activities. This property offers countless

possibilities, from a serene picnic spot along the riverbank to potential for fishing, hunting, and looking for arrowheads.

Whether you're looking to create a private retreat, agricultural venture, or simply investing in a piece of untouched nature, this river bottom gem is an exceptional find. Don't miss your chance to own this extraordinary piece of land. For a showing, call Land Agent Allen Barbre at (417) 312-9445.

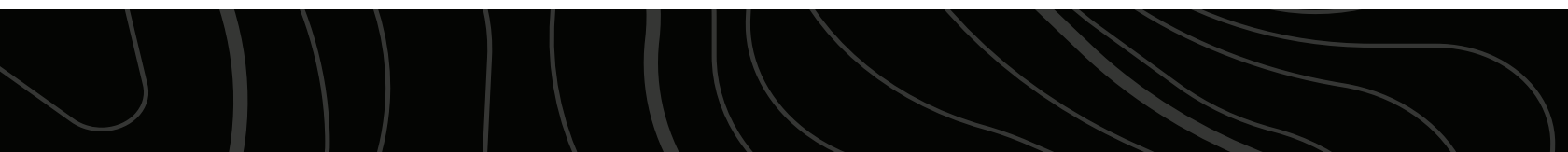
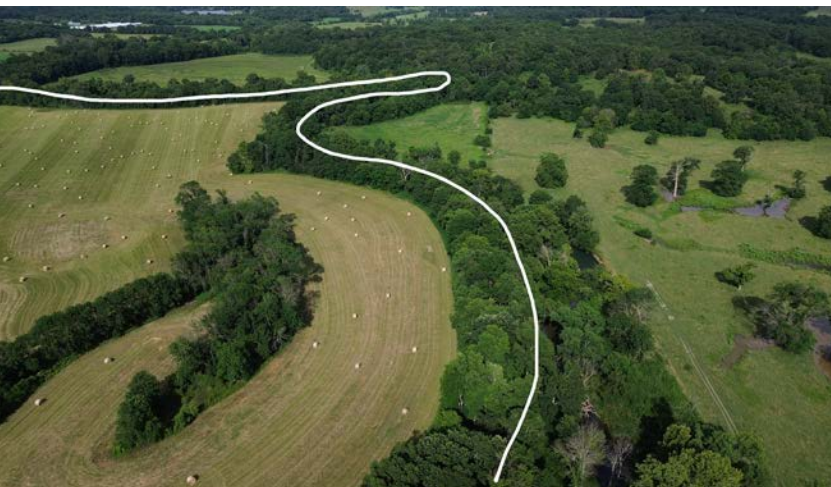


PROPERTY FEATURES

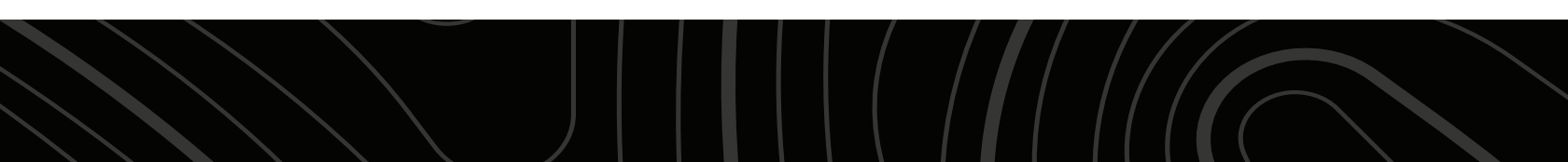
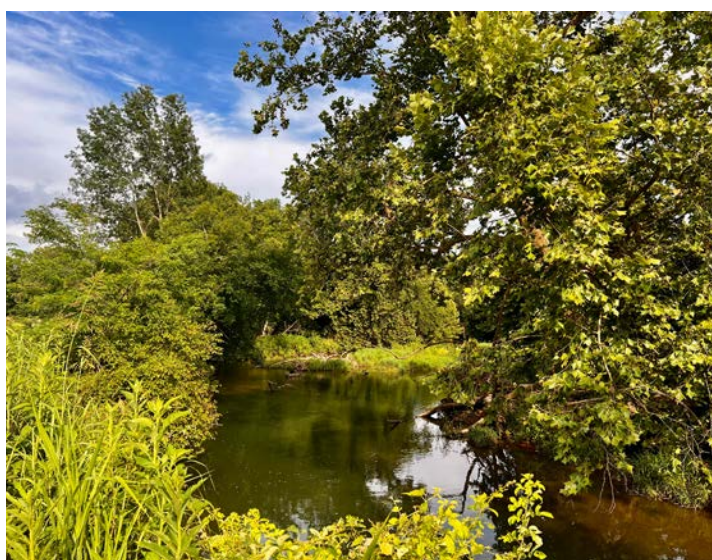
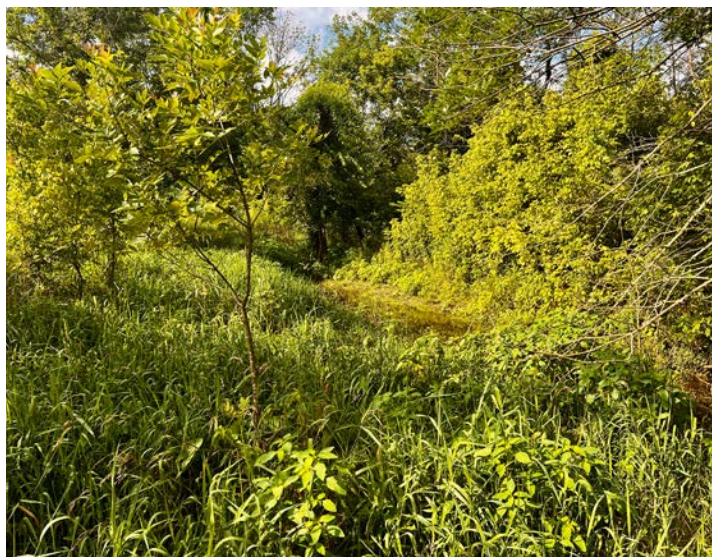
PRICE: **\$435,000** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **68**

- Clear Creek
- Spring
- Hay pasture
- Crop ground
- Deer hunting
- Turkey hunting
- Fishing
- Camping
- 10 miles to Granby
- 11 miles to Pierce City
- 14 miles to Monett

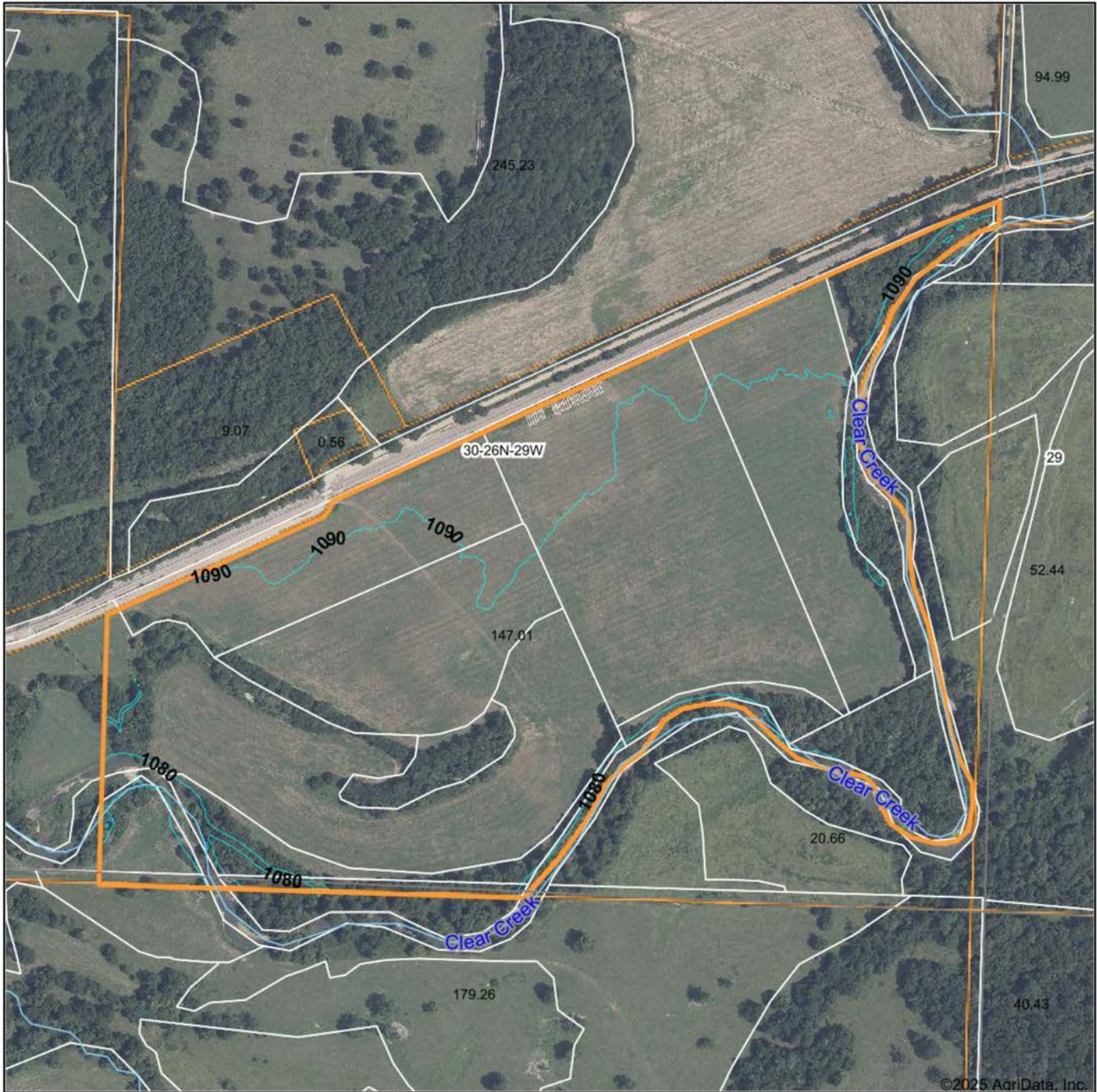
HAY PASTURE & CROP GROUND



CLEAR CREEK & SPRING



TOPOGRAPHY MAP



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,075.2

Max: 1,094.6

Range: 19.4

Average: 1,086.6

Standard Deviation: 3.41 ft

0ft 470ft 940ft

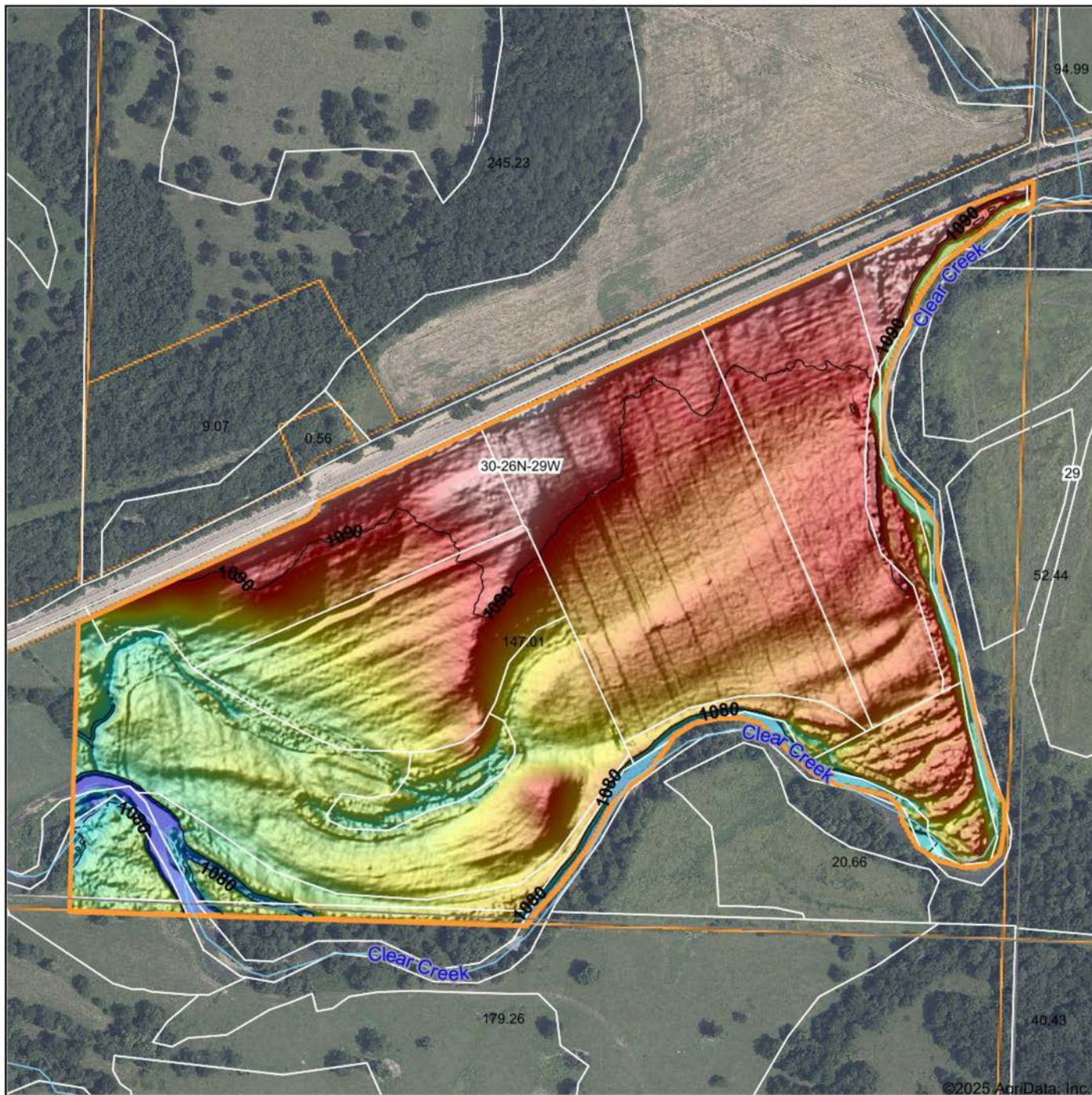


7/14/2025

30-26N-29W
Newton County
Missouri

Boundary Center: 36° 56' 11.87, -94° 8' 23.57

HILLSHADE MAP



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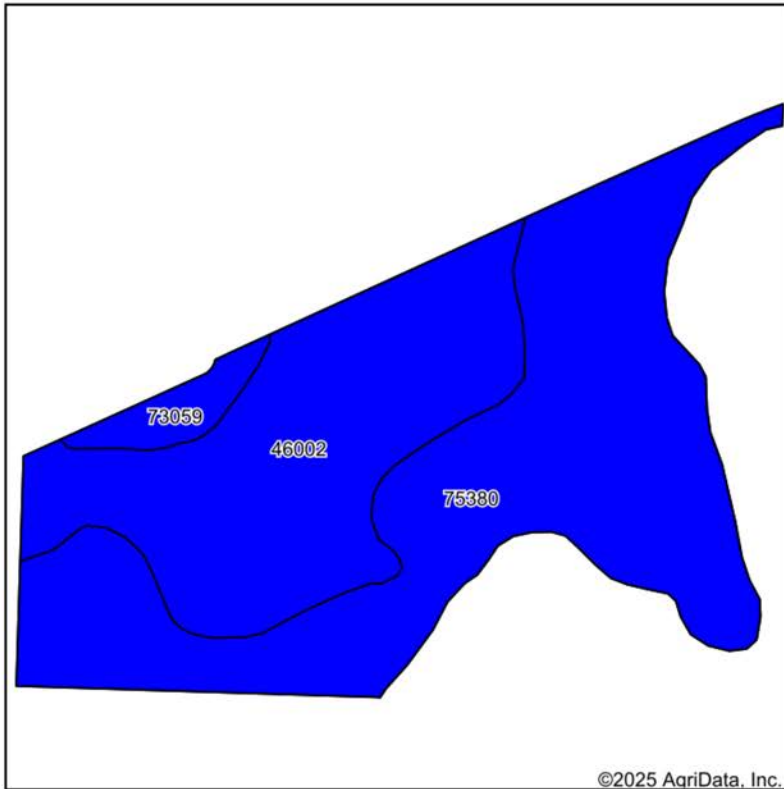


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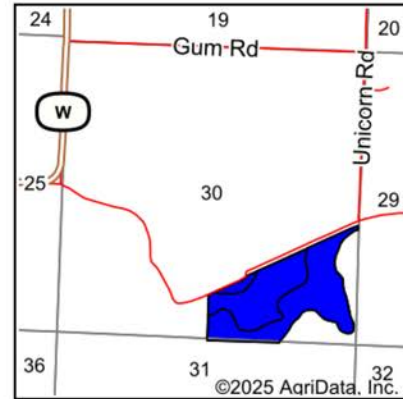
30-26N-29W
Newton County
Missouri

Boundary Center: 36° 56' 11.87, -94° 8' 23.57

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Newton**
 Location: **30-26N-29W**
 Township: **Van Buren**
 Acres: **70.11**
 Date: **7/14/2025**



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Area Symbol: MO145, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
75380	Dapue silt loam, 0 to 2 percent slopes, occasionally flooded	40.26	57.4%		> 6.5ft.	llw	0	87	81	73	65	85
46002	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	27.34	39.0%		> 6.5ft.	llw	8100	85	85	64	80	57
73059	Pomme silt loam, 1 to 3 percent slopes	2.51	3.6%		> 6.5ft.	lle	0	76	76	63	61	72
Weighted Average							2.00	*n 85.8	*n 82.4	*n 69.1	*n 70.7	*n 73.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AGENT CONTACT

Agent Allen Barbre is not just passionate about the outdoors, he possesses an uncanny ability to discern the intrinsic value of land. Born and raised in Neosho, Missouri, Allen's affinity for the land was sparked at an early age, fueling his dream of one day owning a farm—a dream he has since turned into a reality. Now, Allen is devoted to helping others find their own dream properties. His hands-on experience extends from buying, developing, and flipping farms, to running a thriving cattle farm complete with corn, bean, and winter wheat crop grounds, and managing the deer on the property.

A graduate of East Newton High School and Missouri Southern State University, Allen majored in Criminal Justice and excelled as a college football player. His athletic prowess led to a 10-year NFL career, during which he played for the Green Bay Packers, Seattle Seahawks, Philadelphia Eagles, and Denver Broncos. The same spirit of determination and teamwork he displayed on the field, he now brings to Midwest Land Group. Once bitten by the land investment bug, Allen turned his focus to helping others find their perfect properties.

In his free time, Allen can be found relishing the tranquility of the great outdoors with his family, tending to his farm, hunting, and fishing. He is particularly passionate about managing deer to help them reach their full potential, enjoys elk hunting, and takes pleasure in crappie fishing in the local lake. Allen also shares his love of sports with the next generation as a coach for his children's youth football and basketball teams. He and his wife Callie, along with their two boys, Knox and Beau, make their home in Granby.

Allen's unique blend of outdoor passion, real-world farming experience, and strong community ties make him an approachable, knowledgeable, and reliable choice for your land investment needs.



ALLEN BARBRE,

LAND AGENT

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