

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

BENTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

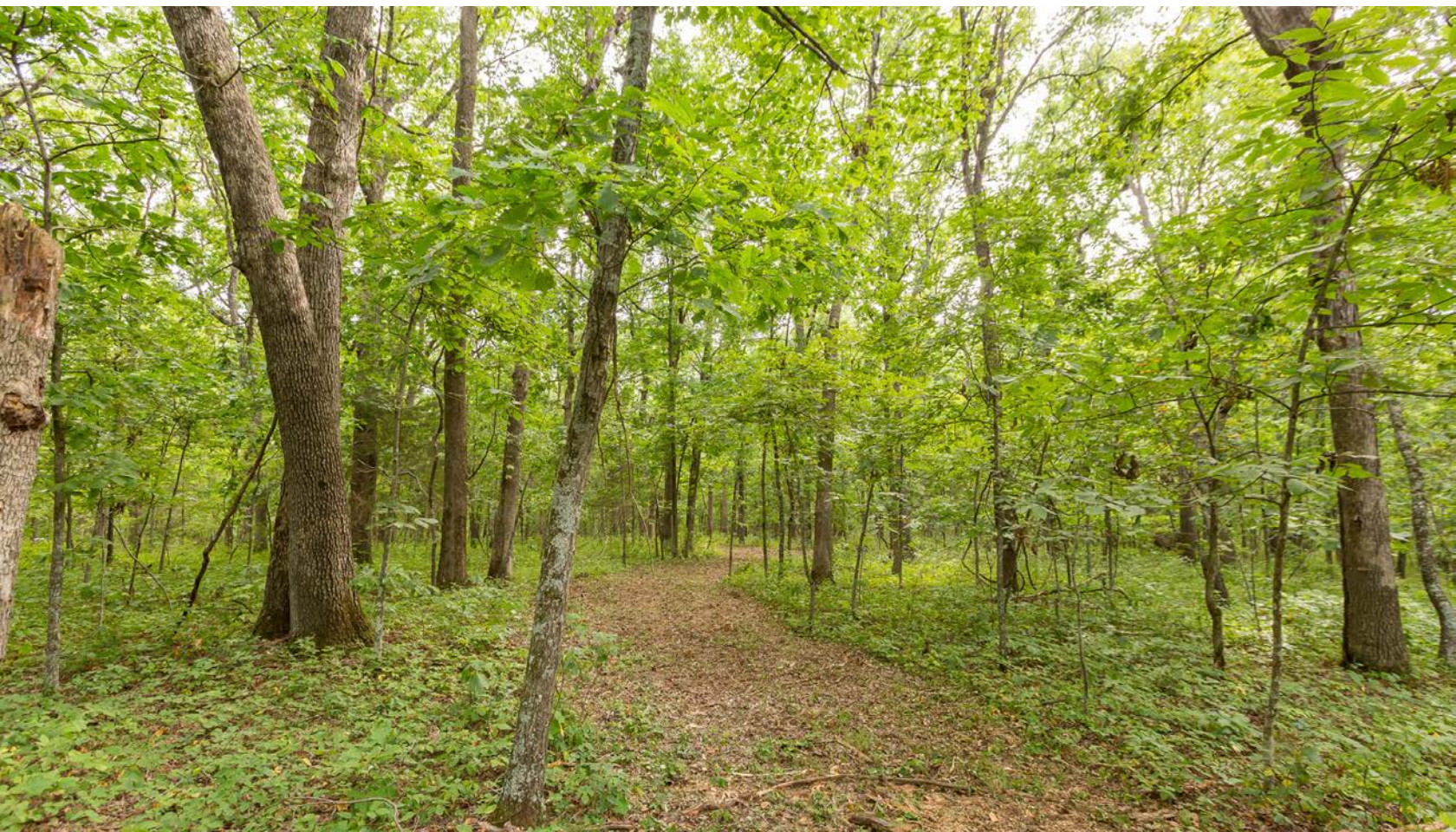
BEAUTIFUL 34 ACRES HARDWOOD TIMBER WITH MULTIPLE BUILD SITES JUST MINUTES FROM COLE CAMP

Located at the end of a quiet chip and seal road, this 34-acre tract offers the perfect blend of privacy, natural beauty, and convenience. Just 6 minutes from the charming town of Cole Camp, the property features mature hardwood timber throughout, creating a peaceful, wooded setting ideal for your dream home or a scenic retreat.

Whether you're looking to build your forever home or seeking a smart investment opportunity, this parcel

delivers. With road frontage on two sides and ample space, it can easily be divided into two or three ideal building sites in the highly desirable Cole Camp School District. This is a rare opportunity to own a beautiful piece of land in a sought-after area.

Don't miss your chance to secure this incredible property—where beauty, location, and potential all come together.



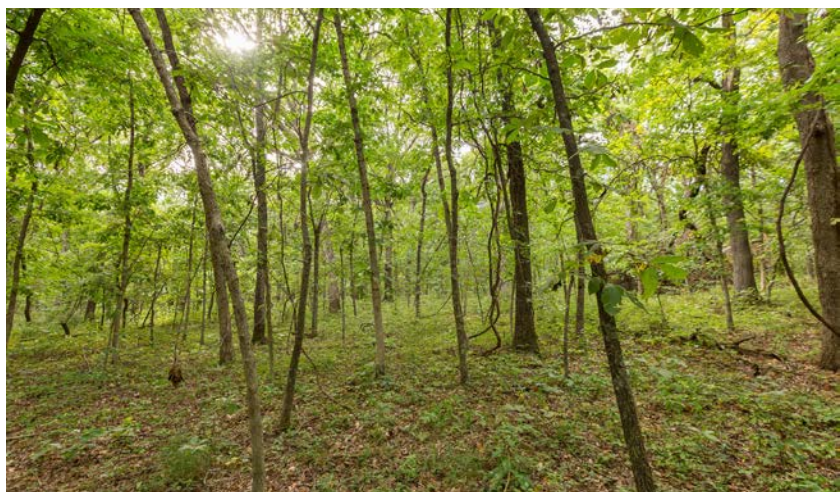
PROPERTY FEATURES

PRICE: **\$195,000** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **34**

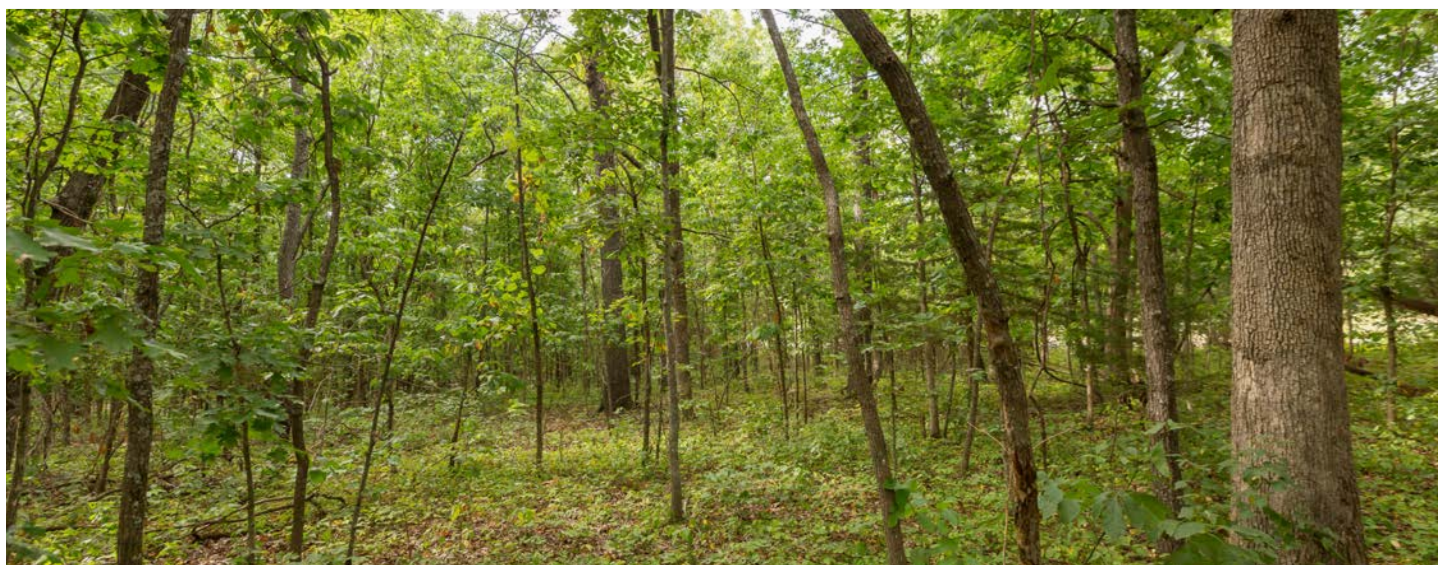
- Multiple build sites
- Road frontage on multiple sides
- Easily subdivided
- Utilities located at the road
- Abundant wildlife
- Hardwood timber
- Cole Camp School District
- 6 minutes to Cole Camp
- Located at the end of a chip and seal road



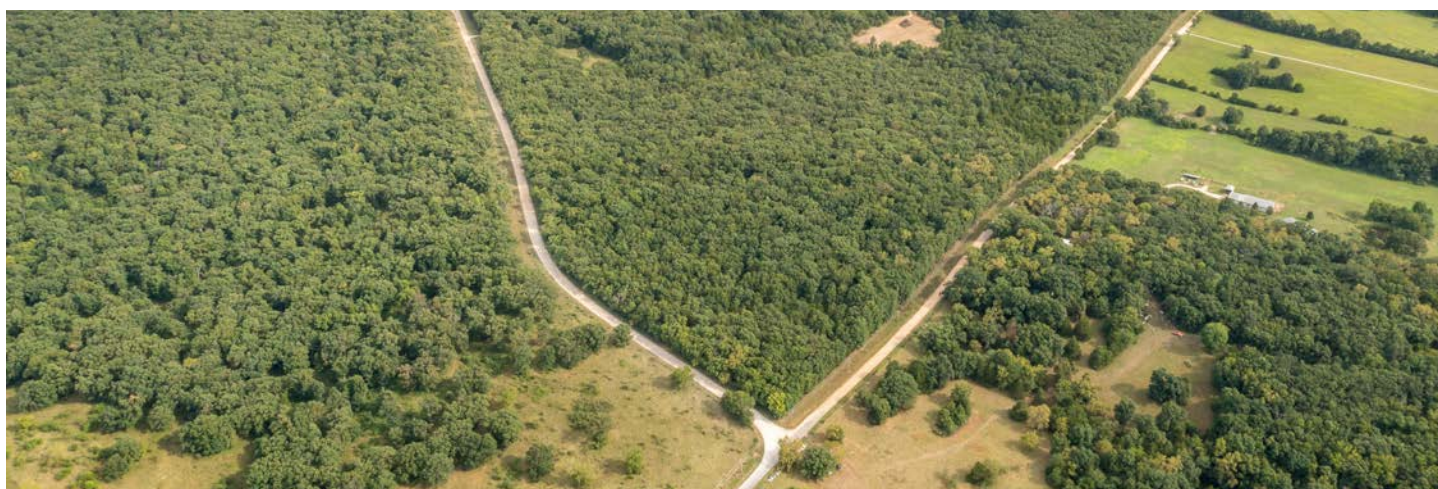
34 +/- ACRES



HARDWOOD TIMBER

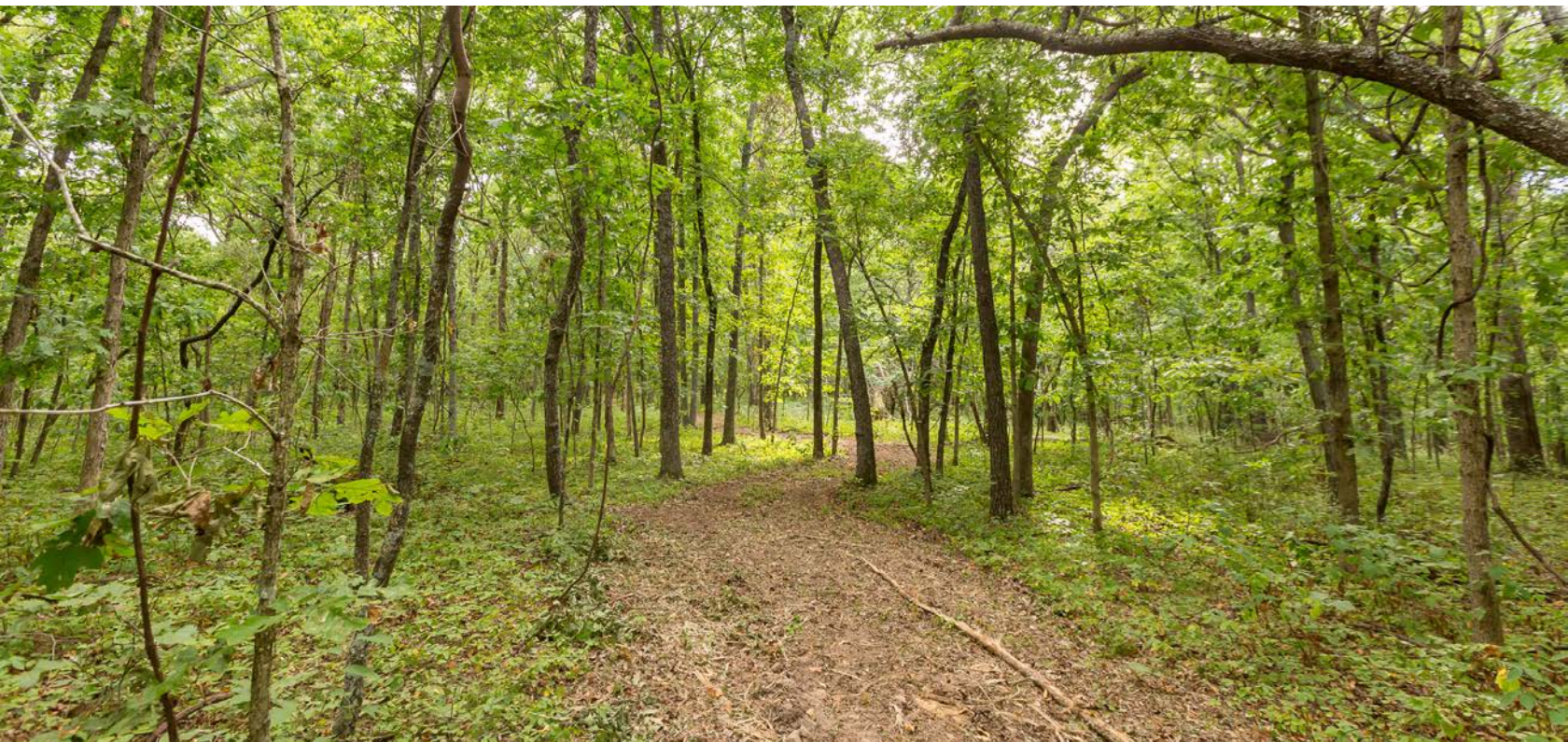


ROAD FRONTAGE ON MULTIPLE SIDES

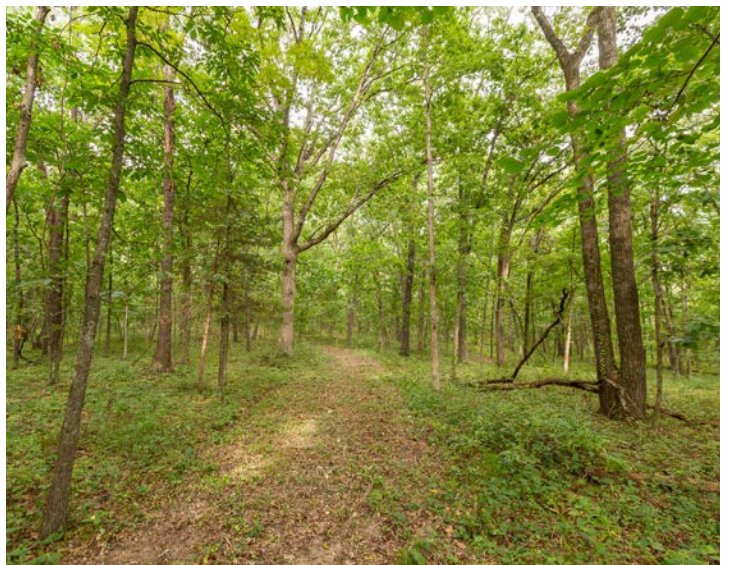
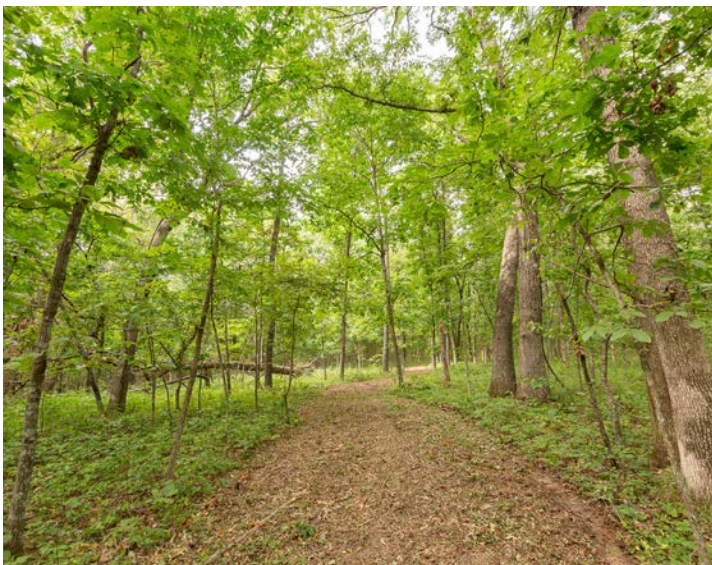
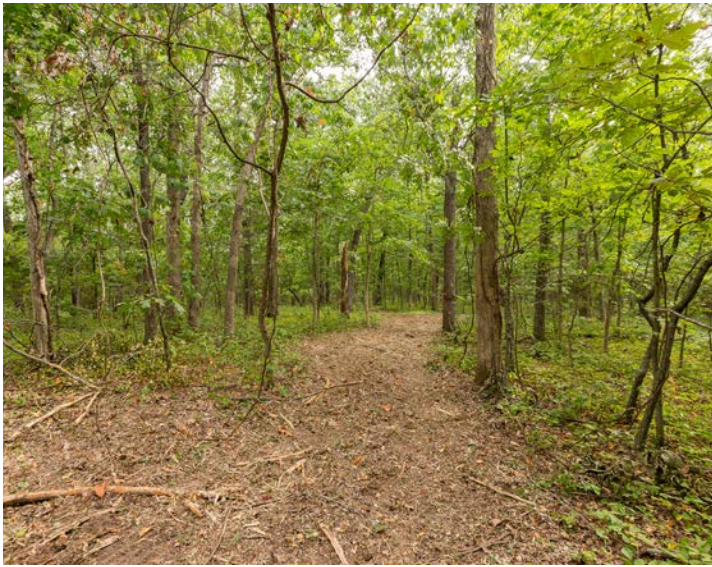


MULTIPLE BUILD SITES

With road frontage on two sides and ample space, it can easily be divided into two or three ideal building sites in the highly desirable Cole Camp School District.



TRAIL SYSTEM



AERIAL MAP



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Boundary Center: 38° 25' 24.95, -93° 9' 2.14

8-42N-20W
Benton County
Missouri

0ft 1273ft 2546ft



8/20/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 995.1
Max: 1,061.8
Range: 66.7
Average: 1,025.1
Standard Deviation: 14.4 ft

0ft 284ft 567ft

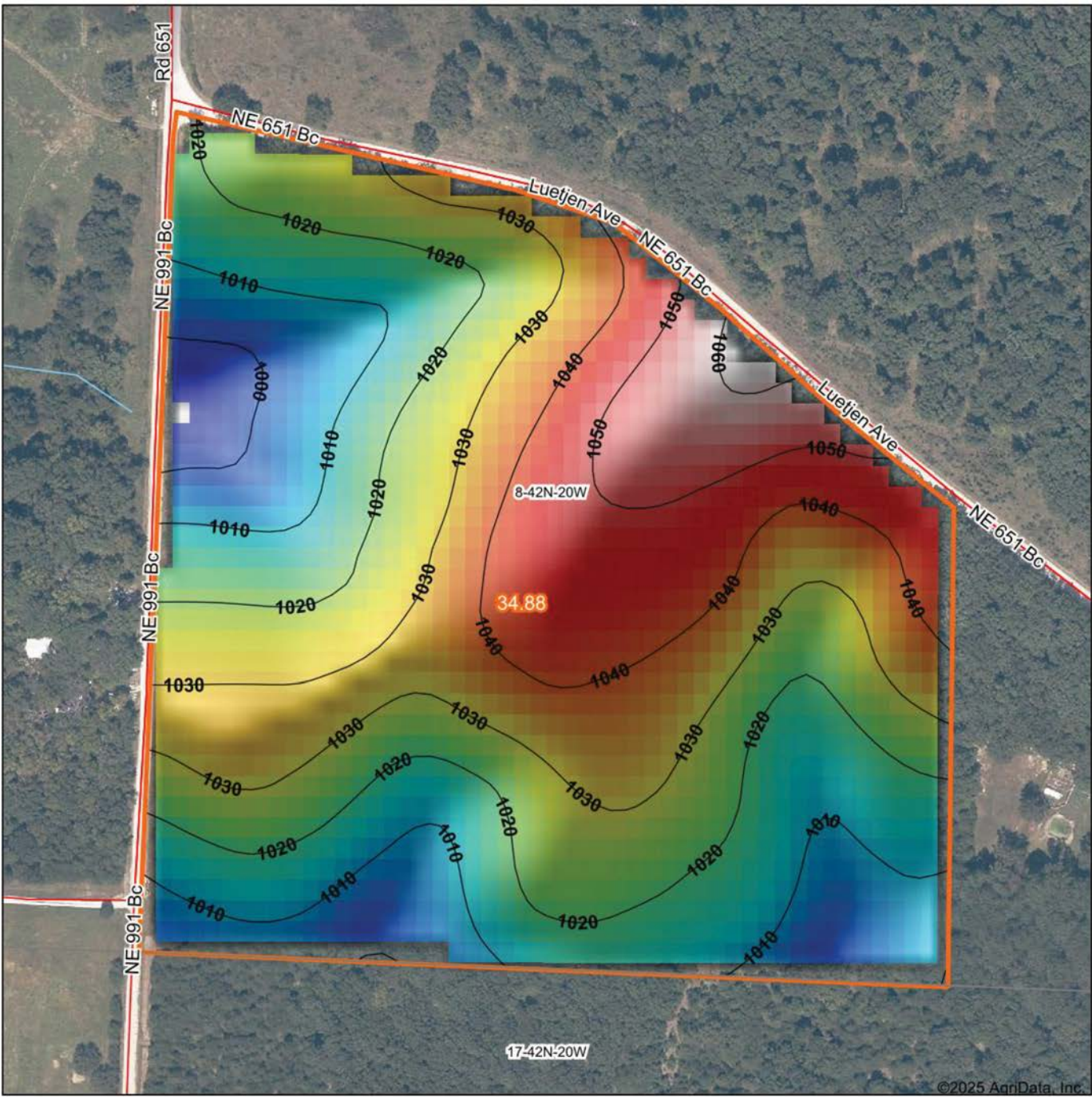


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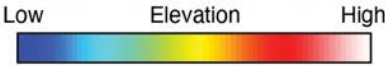
8-42N-20W
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HILLSHADE MAP



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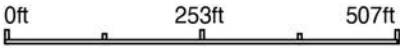
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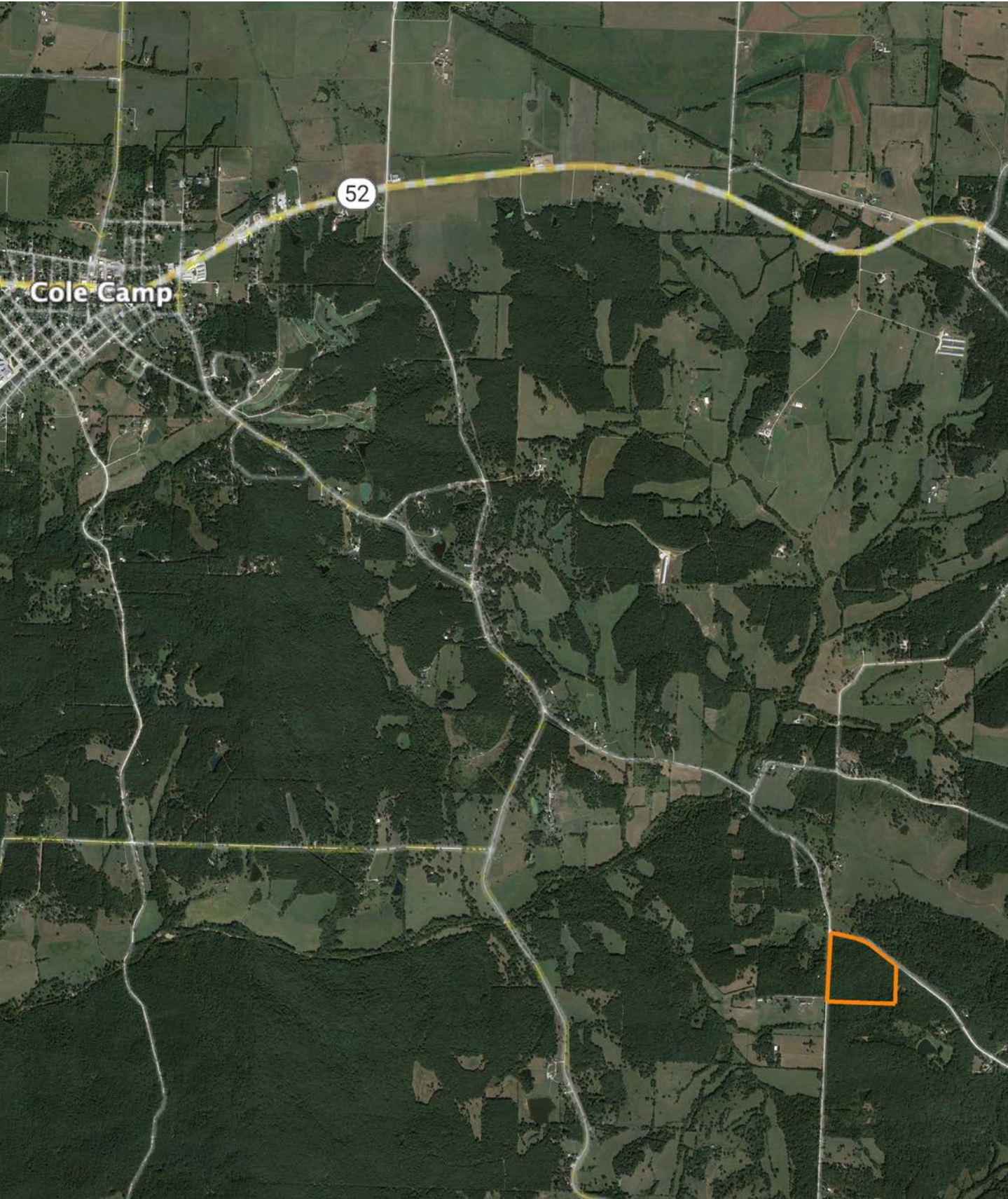


8/20/2025

8-42N-20W
Benton County
Missouri

Boundary Center: 38° 25' 24.95, -93° 9' 2.14

OVERVIEW MAP



AGENT CONTACT

Raised on a working farm in Northeast Missouri and now living in Sedalia, with his wife Laura and two daughters, Josie and Hallie. Ryan Peck has spent his life immersed in agriculture, conservation, and the outdoors. He brings over 25 years of experience from the USDA-Natural Resources Conservation Service, where he worked side-by-side with landowners to improve soil health, manage wildlife habitat, and enhance overall land value. With a degree in Agriculture from the University of Missouri, and a passion for bow hunting, turkey hunting, and fishing, Ryan understands land both technically and recreationally.

Ryan's clients benefit from his unique ability to see a property's full potential. Whether it's enhancing wildlife habitat, planning a profitable crop rotation, or identifying the perfect recreational getaway, Ryan combines practical expertise with a heartfelt appreciation for rural life. His strong relationships with landowners, land managers, and government agencies allow him to offer insights few others can match.

An active member of his local church, the National Wild Turkey Federation, and Whitetails Unlimited, Ryan is a trusted advisor rooted in his community. If you're looking to sell your land or find your dream property, Ryan's integrity, knowledge, and commitment make him the ideal partner to guide your journey from the first handshake to the final signature.



RYAN PECK,

LAND AGENT

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