

MIDWEST LAND GROUP PRESENTS

17 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

17 +/- ACRES OF FENCED PASTURE WITH INDIAN CREEK ACCESS

Discover the perfect blend of open space and natural beauty on this 17 +/- acre fenced pasture, ideal for livestock, horses, or building your dream country home. Located just off Highway D, this versatile property offers convenient access while still providing peace and privacy.

The land features gently rolling terrain, scattered mature trees that provide natural shade, and direct access to Indian Creek – perfect for watering animals, recreation, or simply enjoying the tranquil setting.

Whether you're expanding your agricultural operation or looking for a scenic spot to develop, this property offers the space, functionality, and natural charm to suit a variety of needs.

Don't miss this opportunity to own a slice of countryside with water access and highway frontage. Schedule your private viewing with Clayton Campbell today!



PROPERTY FEATURES

PRICE: **\$205,641** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **17**

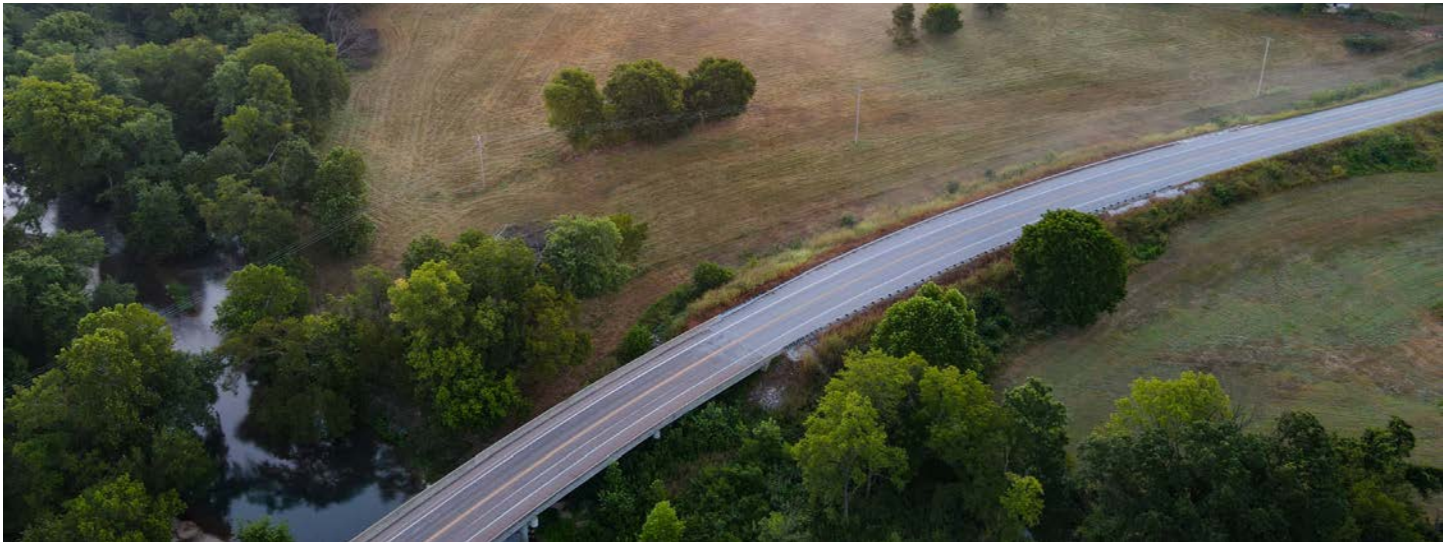
- 17 +/- acre multi-use property
- Fenced and ready for use
- Scattered trees throughout for shade and visual appeal
- Beautiful build site
- Direct access to Indian Creek
- Convenient location off Highway D
- Drilled well, but needs maintenance

BEAUTIFUL BUILD SITE

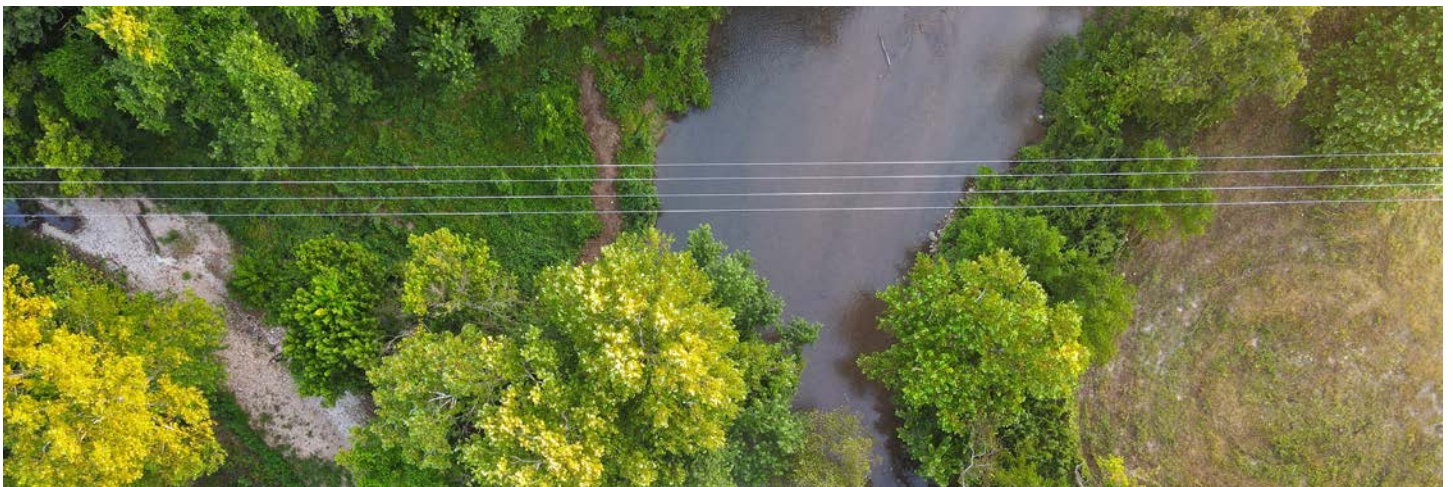
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CONVENIENT LOCATION OFF HIGHWAY D



DIRECT ACCESS TO INDIAN CREEK

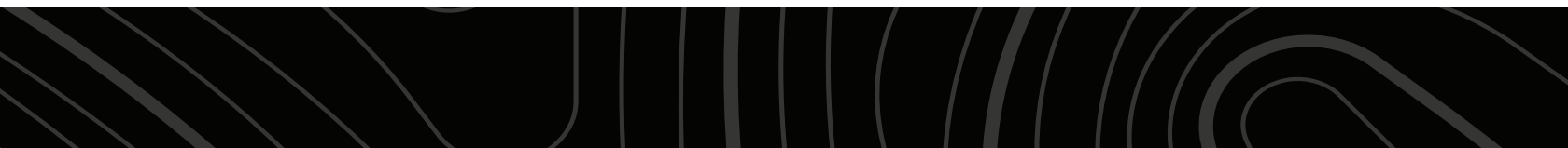


SCATTERED TREES THROUGHOUT

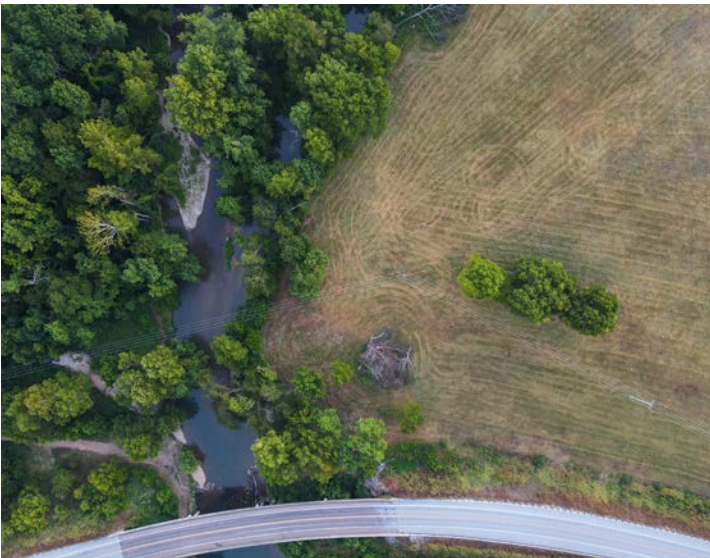


GENTLE ROLLING TOPOGRAPHY

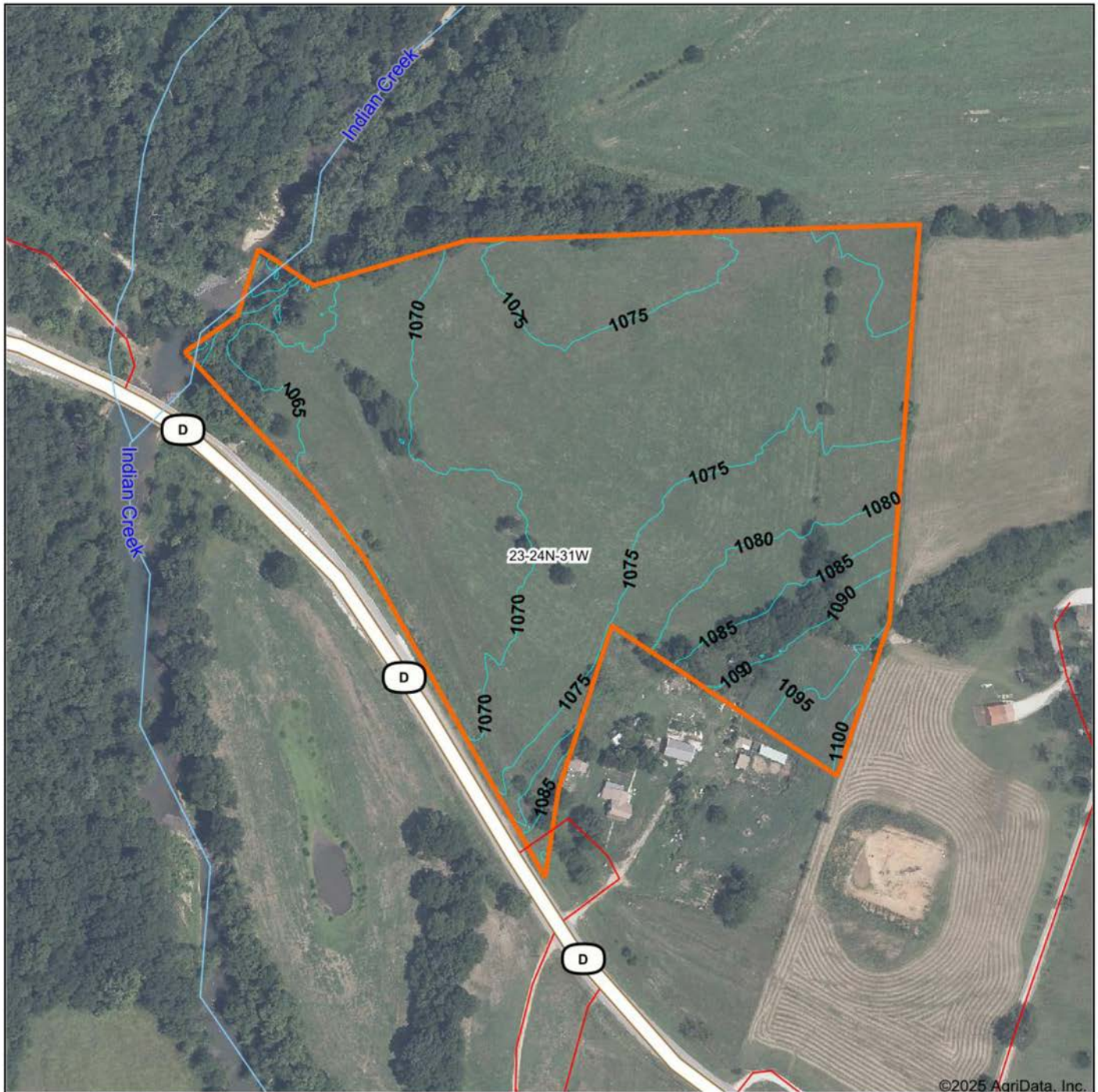
The land features gently rolling terrain, scattered mature trees that provide natural shade, and direct access to Indian Creek – perfect for watering animals, recreation, or simply enjoying the tranquil setting.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



Source: USGS 1 meter dem

Interval(ft): 5.0

Min: 1,054.5

Max: 1,101.3

Range: 46.8

Average: 1,074.1

Standard Deviation: 7.22 ft

0ft 254ft 507ft

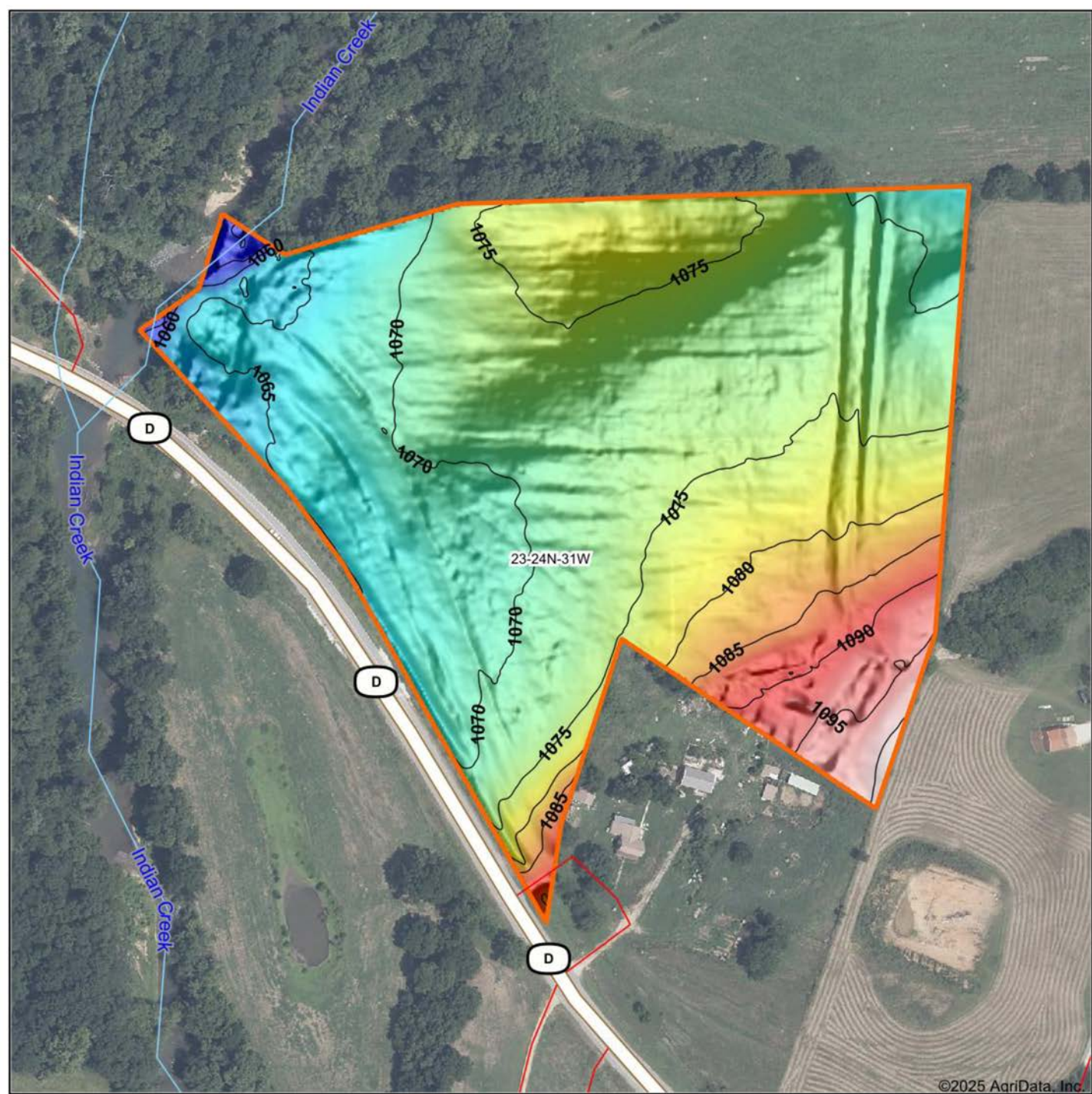


8/18/2025

23-24N-31W
Newton County
Missouri

Boundary Center: 36° 47' 31.39, -94° 14' 28.26

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,054.5

Max: 1,101.3

Range: 46.8

Average: 1,074.1

Standard Deviation: 7.22 ft

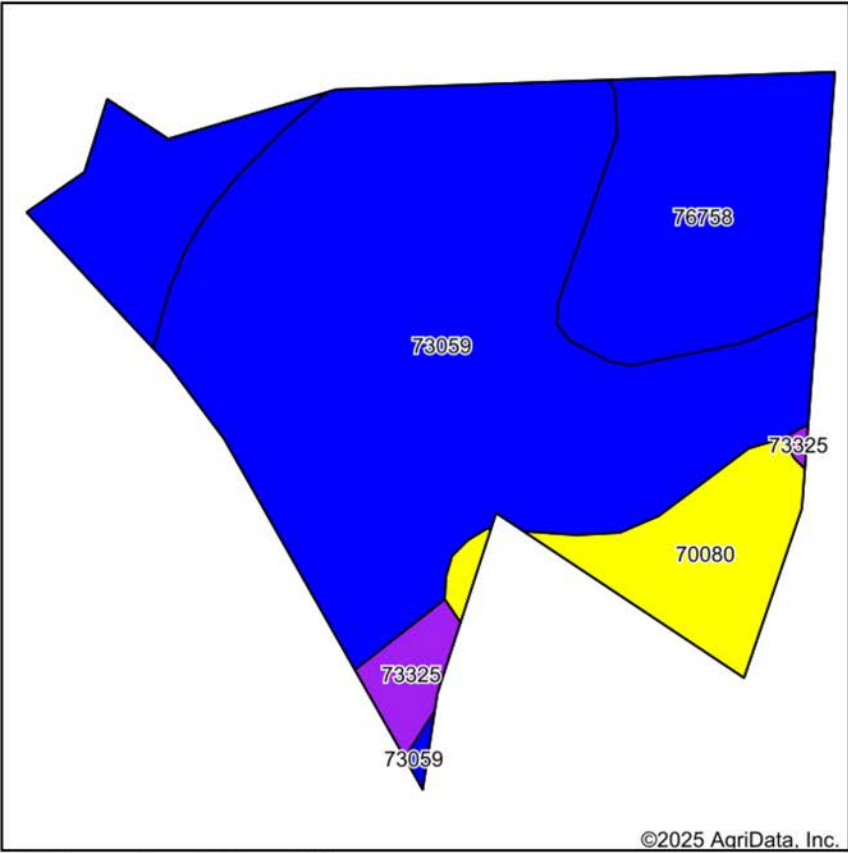


8/18/2025

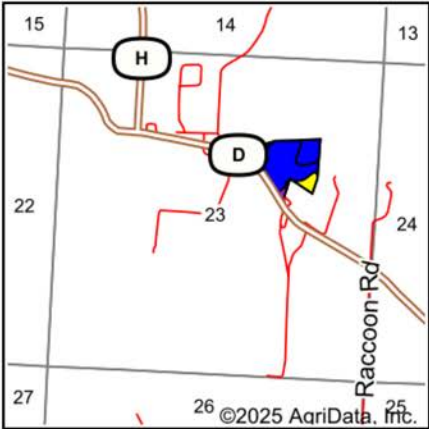
23-24N-31W
Newton County
Missouri

Boundary Center: 36° 47' 31.39, -94° 14' 28.26

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Newton**
Location: **23-24N-31W**
Township: **Benton**
Acres: **17.3**
Date: **8/18/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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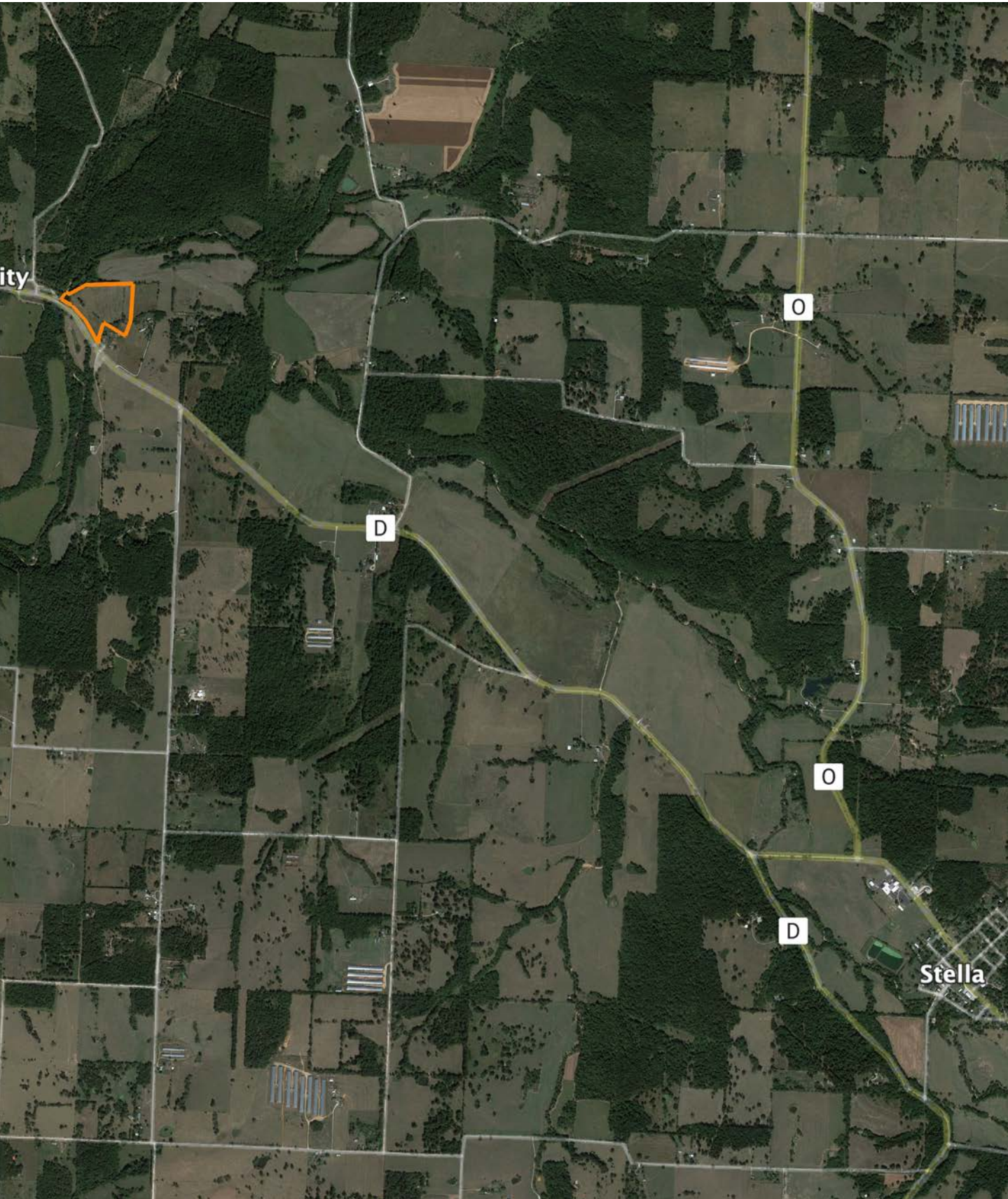
Area Symbol: MO145, Soil Area Version: 26

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
73059	Pomme silt loam, 1 to 3 percent slopes	10.67	61.7%		Ile	76	76	63	61
76758	Secesh-Cedargap complex, 0 to 2 percent slopes, frequently flooded	4.63	26.8%		Ilw	79	72	62	59
70080	Noark-Clarksville-Crackerneck complex, karst, 3 to 8 percent slopes	1.56	9.0%		IVs	56	51	44	29
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	0.44	2.5%		Vlle	9	9	9	3
Weighted Average					2.31	*n 73.3	*n 71	*n 59.6	*n 56.1

*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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MidwestLandGroup.com

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