

MIDWEST LAND GROUP PRESENTS

82 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

82 +/- ACRE BIG BUCK RECREATIONAL FARM IN NEWTON COUNTY MISSOURI

This 82 +/- acre Ozark timber tract offers a rare opportunity to own land in one of Newton County's most desirable big buck neighborhoods. Situated southeast of Neosho, the property borders an 800+ acre tree farm that serves as a natural sanctuary—completely off-limits to hunting. The result? A safe haven that consistently produces mature whitetails.

A strategically designed trail system winds throughout the property, providing stealthy access to well-placed stand sites. To the west and north, pastures and ponds create natural edge habitat and travel corridors. Combined with a strong mast crop, browse, and varied topography, the property offers ideal bedding, feeding, and rut activity areas. The rolling terrain also creates natural funnels and escape cover, making deer feel secure while still highly huntable.

This isn't just a deer hunter's dream—turkey populations thrive here too, giving you an exceptional dual-season hunting experience. Whether you're looking to build a hunting camp, establish a weekend retreat, or simply enjoy outstanding hunting ground, this property delivers.

Adding to its value, the farm has been toured by Don Higgins Outdoors and comes with a detailed habitat management plan designed to elevate your big buck opportunities even further.

Call Clayton Campbell at (417) 313-3281 to schedule your private showing today!



PROPERTY FEATURES

PRICE: **\$323,101** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **82**

- Consists of 82 +/- acres in Newton County, MO, southeast of Neosho
- Adjacent to an 800 +/- acre sanctuary/tree farm
- Blacktop frontage with an extensive trail system
- Mostly flat with escape cover and natural funnels
- Don Higgins Outdoors' management plan, developed earlier this year, will be conveyed
- Mixed hardwoods with incredible deer sign
- Partially fenced
- Within minutes of Neosho and 45 minutes from Bentonville, AR



HUNTING OPPORTUNITIES



PARTIALLY FENCED



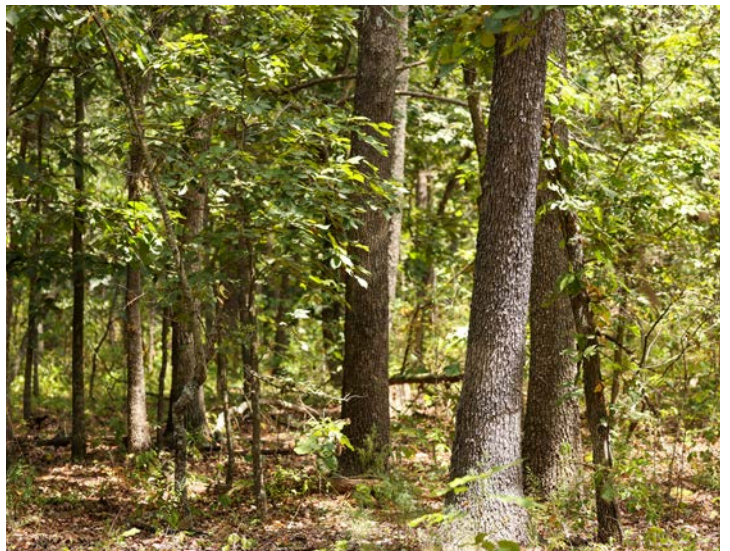
TRAIL SYSTEM



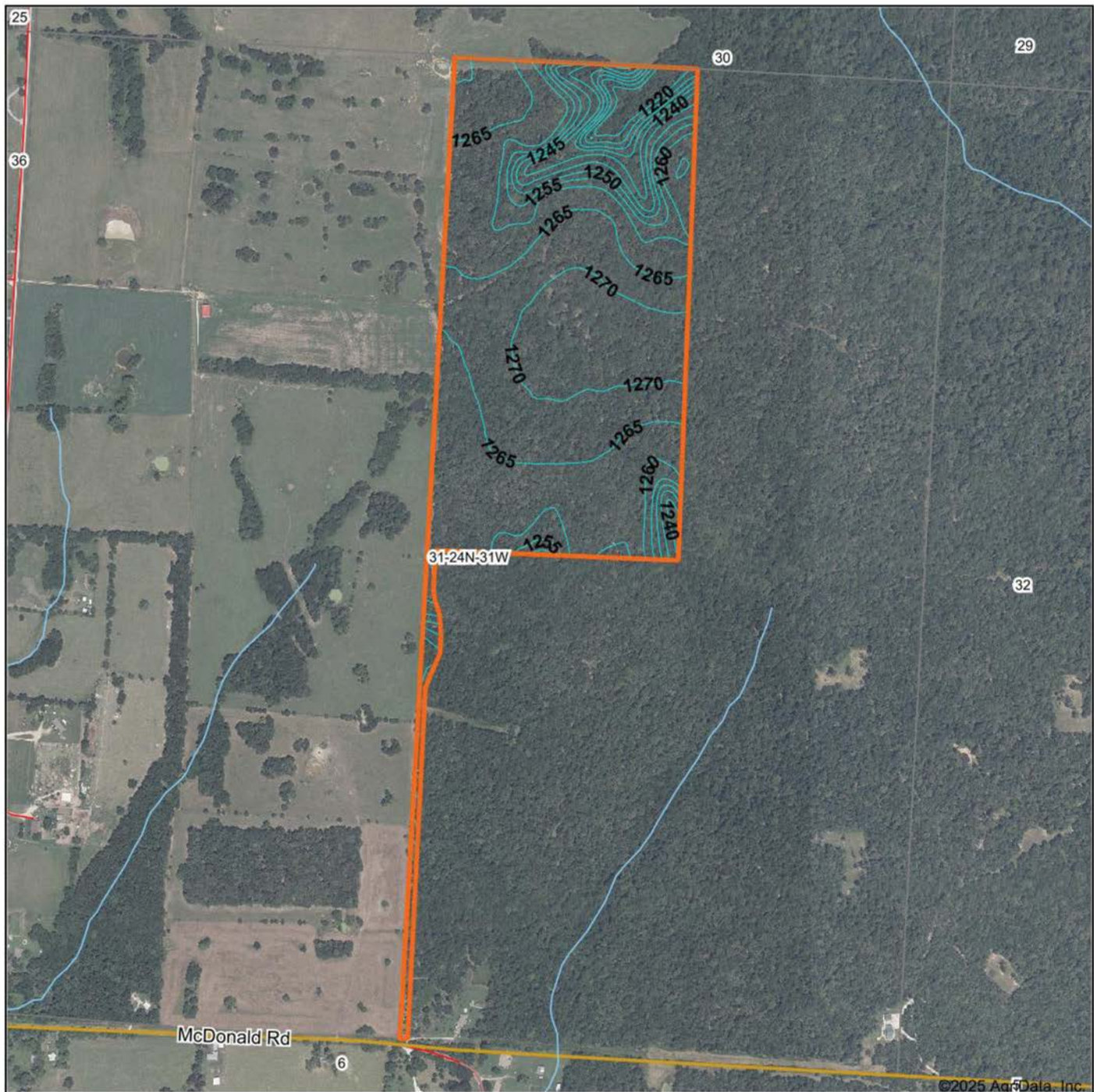
MOSTLY FLAT WITH ESCAPE COVER



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,213.9

Max: 1,277.4

Range: 63.5

Average: 1,266.6

Standard Deviation: 12.07 ft

0ft 826ft 1652ft

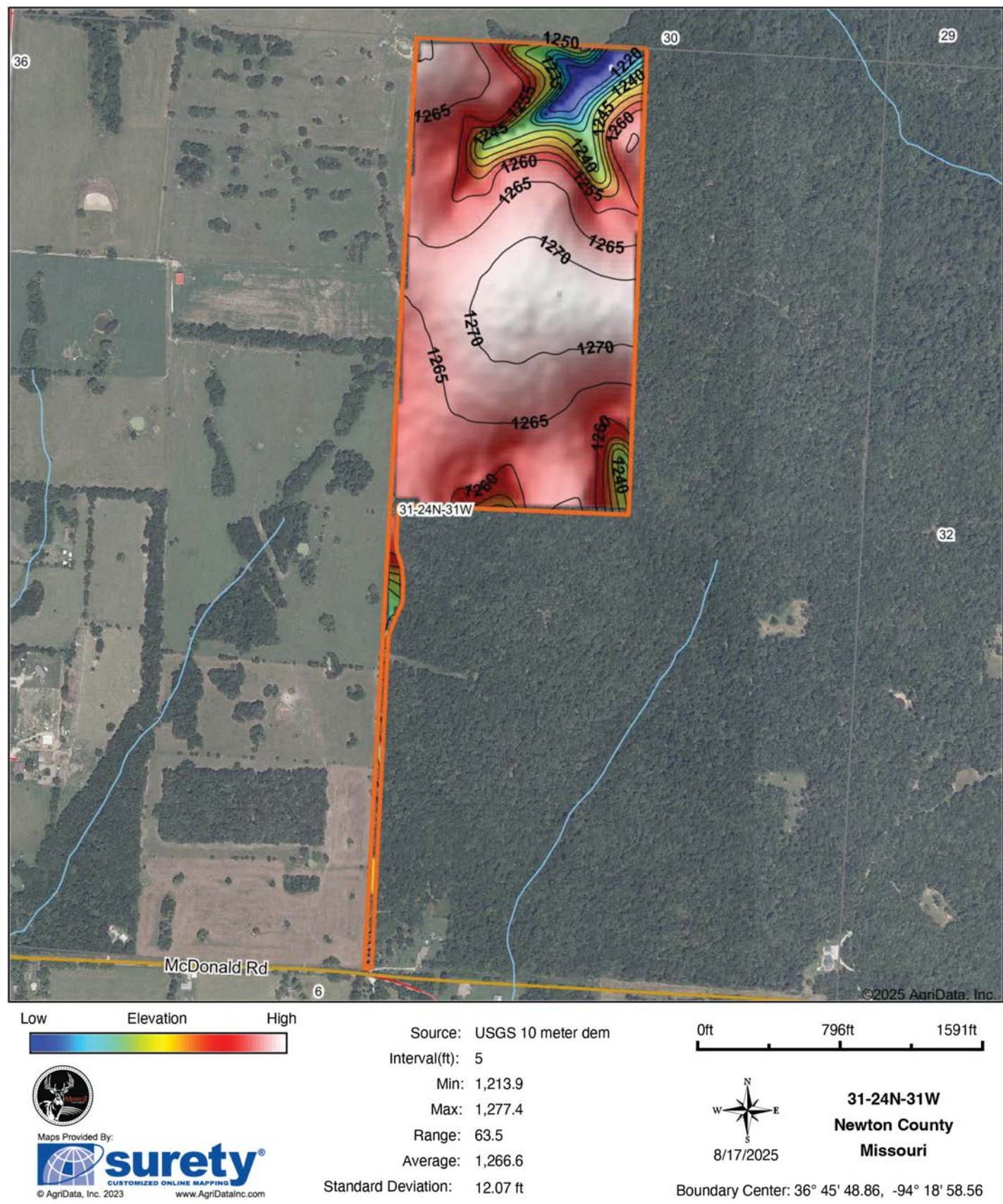


8/17/2025

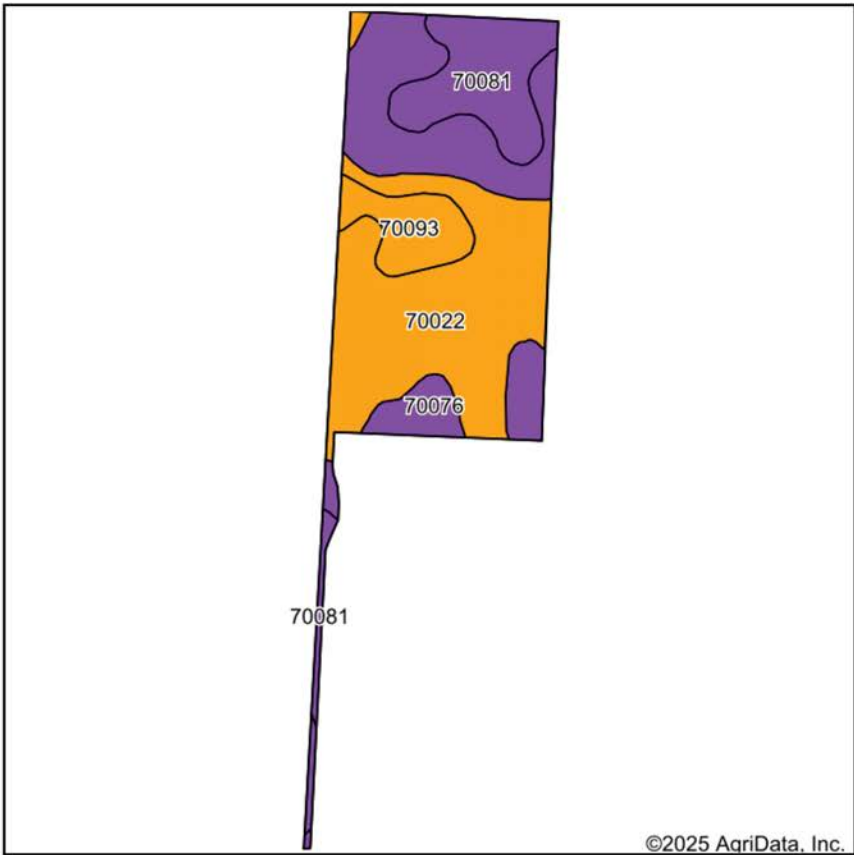
31-24N-31W
Newton County
Missouri

Boundary Center: 36° 45' 48.86, -94° 18' 58.56

HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Newton**
Location: **31-24N-31W**
Township: **Benton**
Acres: **81.83**
Date: **8/17/2025**



Maps Provided By:

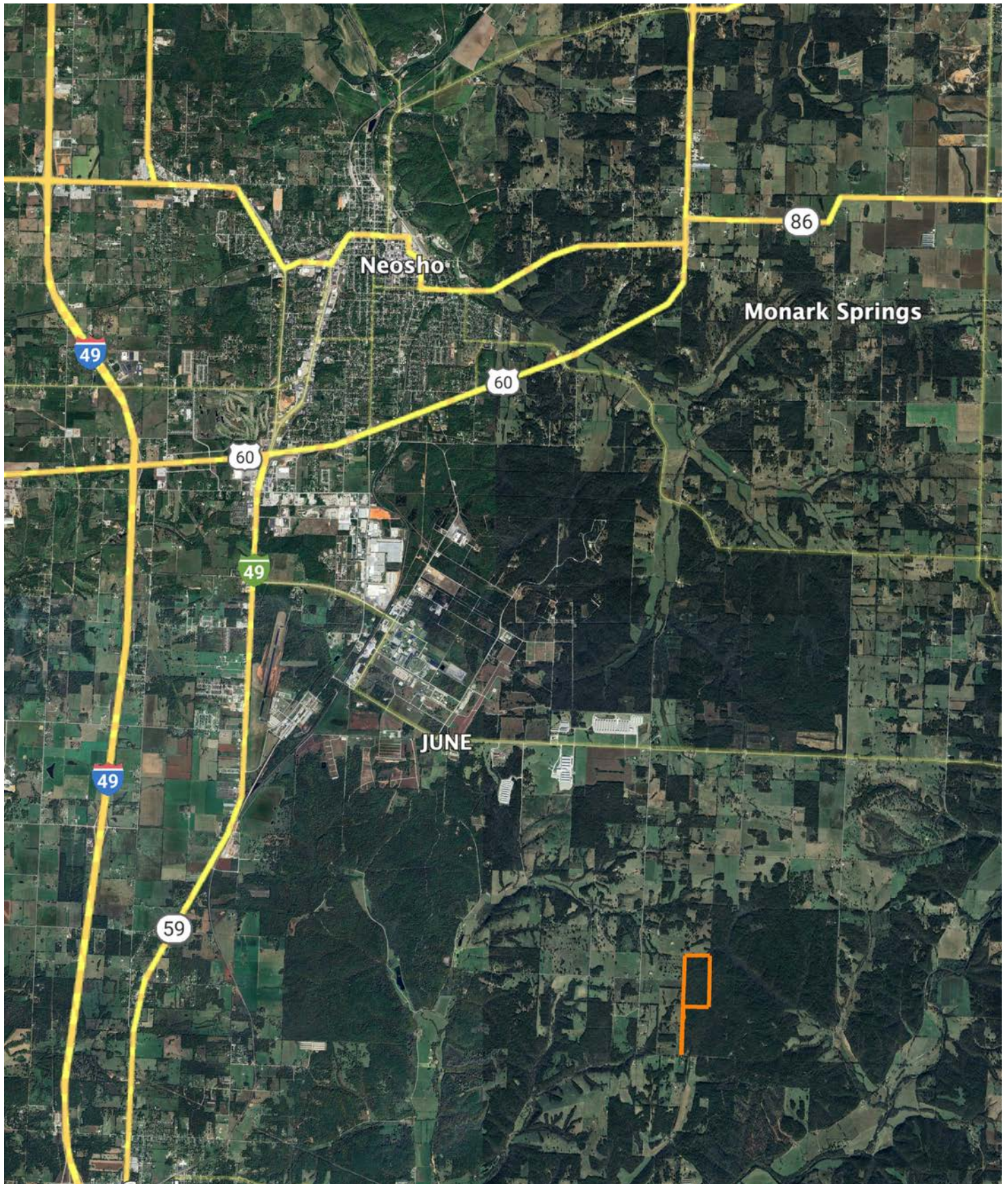


Area Symbol: MO145, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70022	Tonti silt loam, 3 to 8 percent slopes	35.10	42.8%		IIIe	1	42	42	36	30
70076	Clarksville-Noark complex, 3 to 15 percent slopes	25.33	31.0%		VIe		42	42	37	29
70081	Rueter-Goss-Jollymill complex, 15 to 35 percent slopes	14.37	17.6%		VIe		9	9	6	4
70093	Bado silt loam, 0 to 3 percent slopes	7.03	8.6%		IIIw		54	47	39	34
Weighted Average					4.46	0.4	*n 37.2	*n 36.6	*n 31.3	*n 25.5

*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

620.687.2789

CCampbell@MidwestLandGroup.com



MidwestLandGroup.com

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