

MIDWEST LAND GROUP PRESENTS

3.7 ACRES IN

CHRISTIAN COUNTY MISSOURI

1205 NORTH 40TH STREET, NIXA, MO 65714



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

5-BED, 3-BATH ON 3.7 +/- ACRES IN NIXA, MISSOURI

Welcome to 1205 North 40th Street, Nixa, Missouri! This 5-bed, 3-bath, 3,441-square-foot home has been completely gutted and renovated, offering the perfect mix of modern style and country living.

The heart of the home is the fully updated kitchen, featuring quartz countertops, new cabinetry, and a full suite of KitchenAid appliances. An open floor plan flows seamlessly into the living and dining spaces, accented with new flooring and modern lighting throughout.

Enjoy the beautiful master bedroom with a massive master bath, creating the perfect retreat. Upstairs, you'll also find additional spacious bedrooms and updated baths designed for comfort and convenience.

The basement expands the living space with more bedrooms and another full bath, making it ideal for larger families, guests, or multi-generational living. It also includes a Helitech waterproofing system, giving you peace of mind and long-term protection.

Set on 3.7 +/- acres in the Ozark School District, this property also includes a shop building, well and septic, and plenty of room to spread out—perfect for gardening, outdoor recreation, or hobby farming.

Move-in ready and thoughtfully updated, this is a rare opportunity to enjoy acreage living without sacrificing modern finishes.



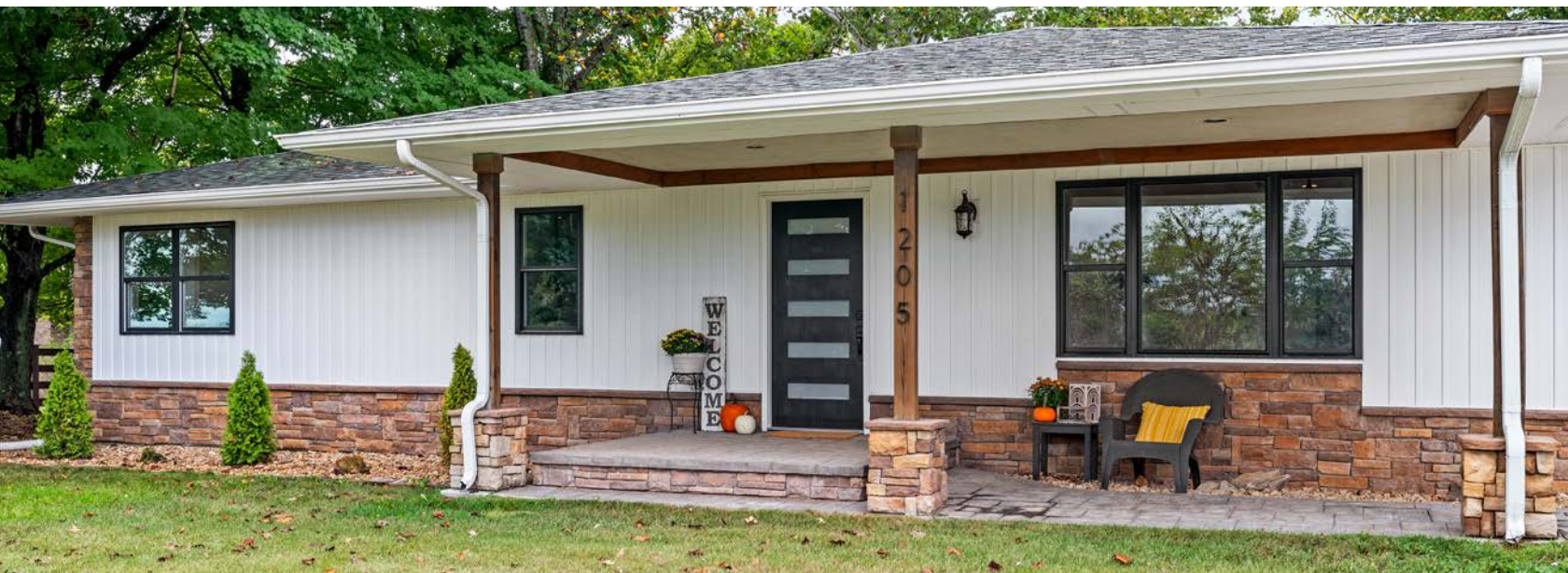
PROPERTY FEATURES

PRICE: **\$609,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **3.7**

- Ozark schools
- Completely renovated
- Private well/septic
- Shop building
- 3.7 +/- acres
- Convenient location
- Helitech waterproofing system
- Beautifully maintained

3,441-SQUARE-FOOT HOME

This 5-bed, 3-bath, 3,441-square-foot home has been completely gutted and renovated, offering the perfect mix of modern style and country living.



ADDITIONAL INTERIOR PHOTOS



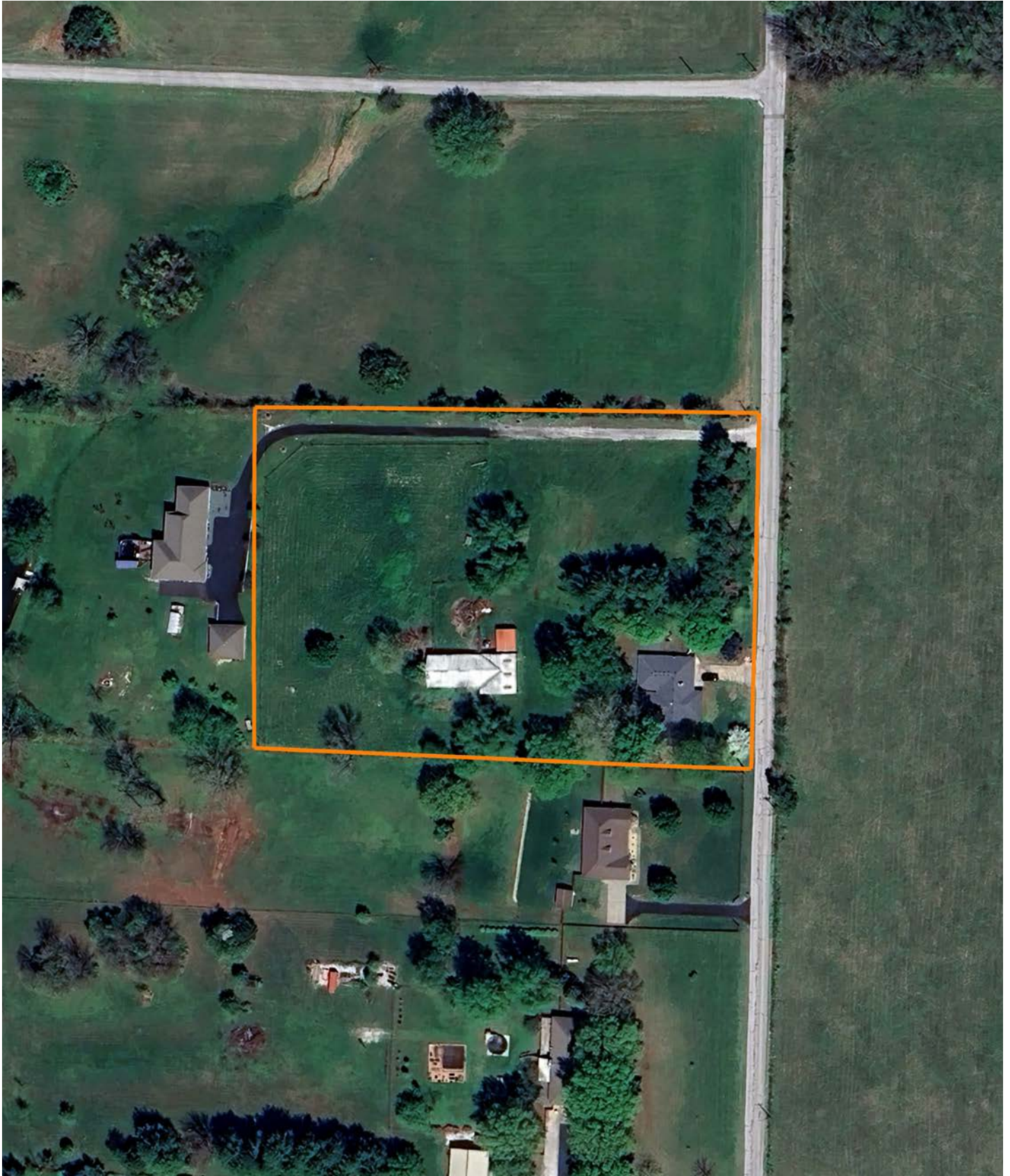
CONVENIENT LOCATION



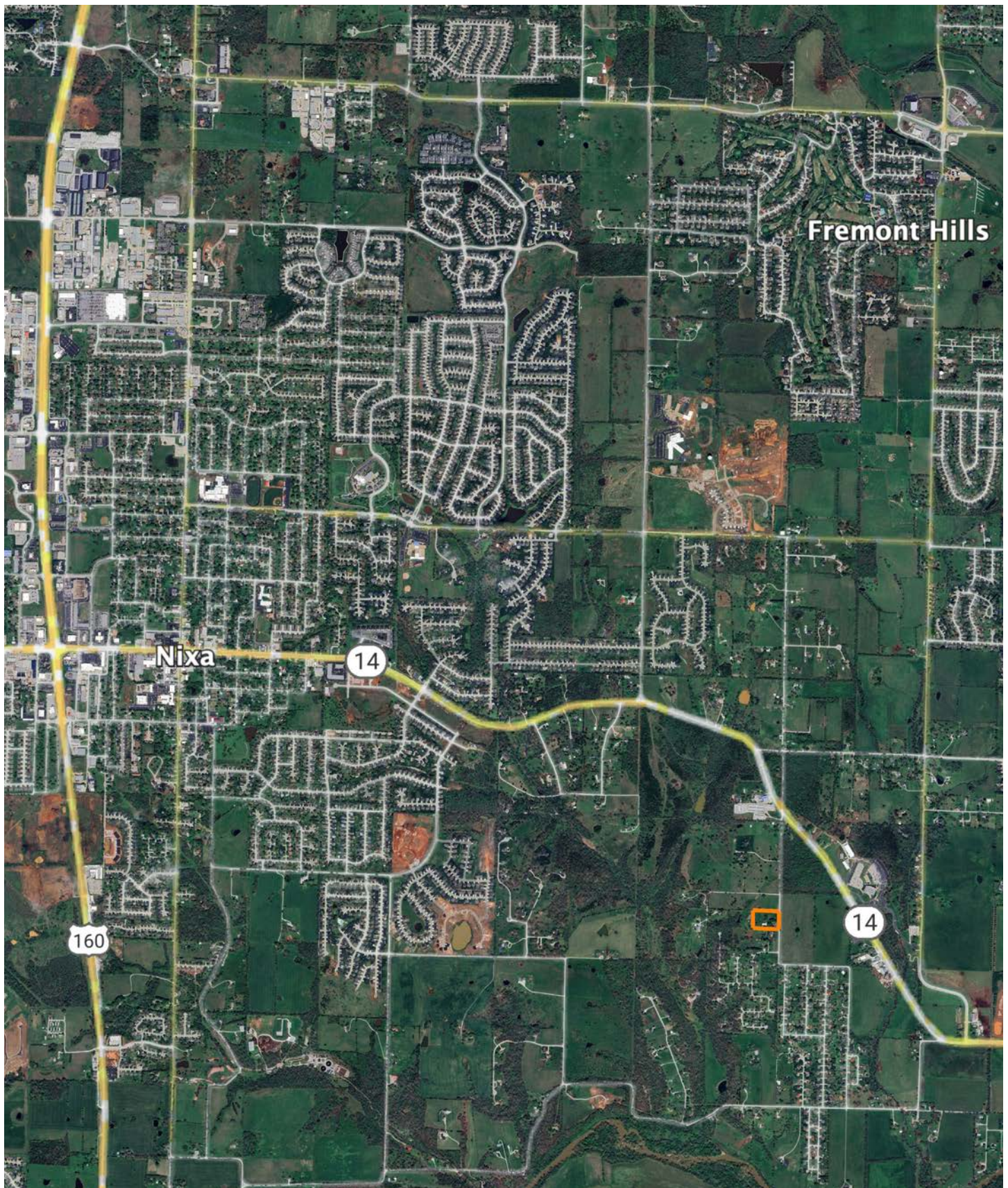
SHOP BUILDING



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

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