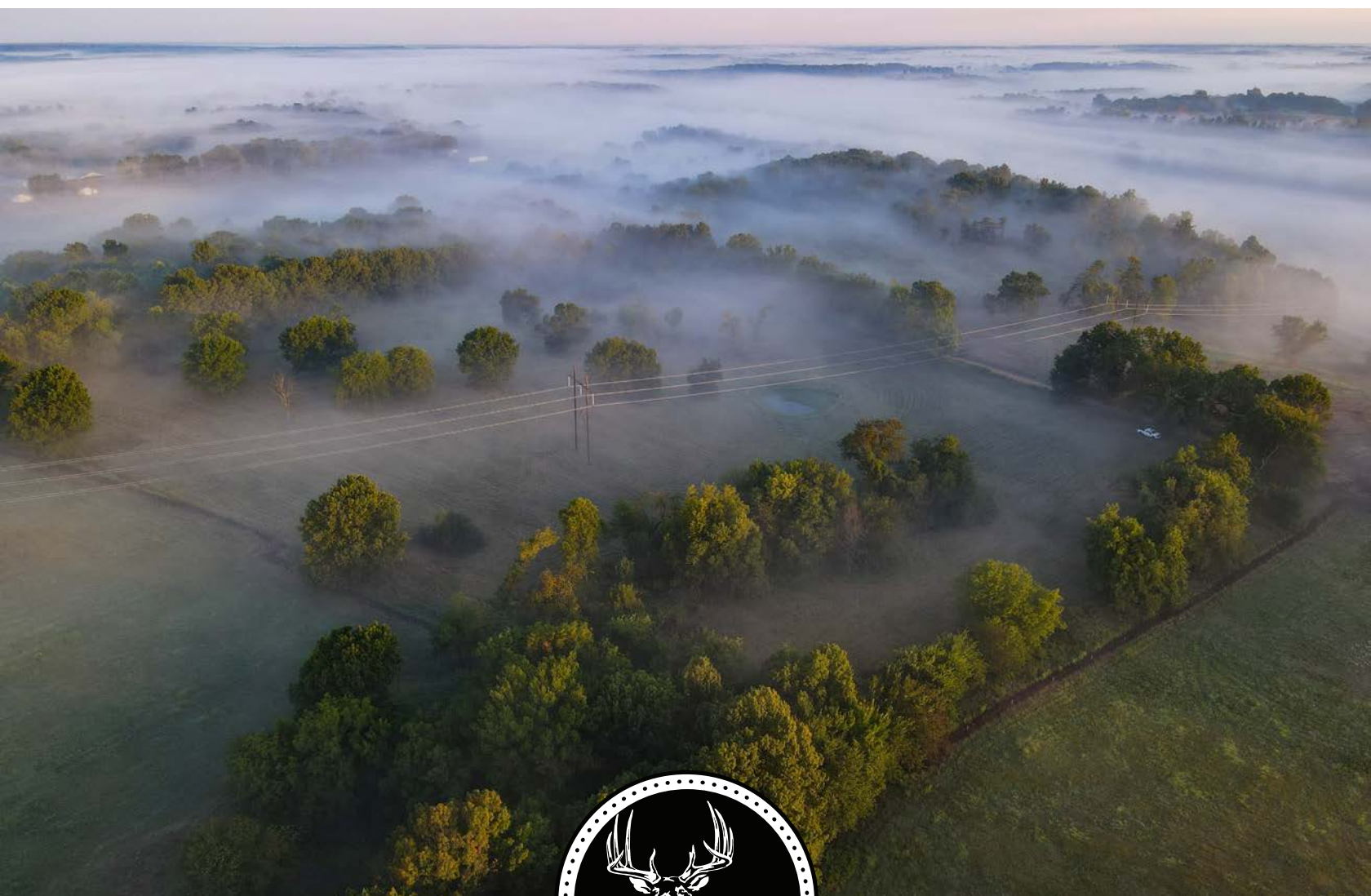


MIDWEST LAND GROUP PRESENTS

19 ACRES IN

NEWTON COUNTY MISSOURI

SKYLARK DRIVE, STELLA, MO 64867



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

19 +/- ACRE FARM READY FOR LIVESTOCK OR NEW HOMESITE SITTING 1/4 MILE OFF HIGHWAY D NEAR STELLA, MISSOURI

Bring your building plans and/or your livestock to this scenic 19 +/- acre tract just outside Stella, Missouri. With a balance of open pasture and scattered shade trees, this property is well-suited for a small cattle or horse operation, hobby farming, or simply enjoying country living.

The land offers gently rolling terrain, a small pond for livestock or recreation, and multiple potential build sites for your dream home. A county road provides easy access to Highway D, while the rural setting ensures

peace and privacy. Power runs through the property, making future improvements even more convenient.

Whether you're looking to expand your farming operation, establish a homestead, or secure a weekend retreat, this versatile tract provides the space and setting to make it happen.

Don't miss this chance to own your own slice of the Ozarks countryside! Schedule your private viewing with Clayton Campbell today.



PROPERTY FEATURES

PRICE: **\$151,715** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **19**

- 19 +/- acre multi-use property
- Beautiful build sites
- Fully fenced and ready for use
- Small pond
- Fertile soil with good grass
- Hunting potential
- Scattered trees throughout for shade and visual appeal
- Convenient location, a quarter mile off Highway D



BEAUTIFUL BUILD SITES



FULLY FENCED



SMALL POND



FERTILE SOILS WITH GOOD GRASS



SCATTERED TREES THROUGHOUT



AERIAL MAP



Boundary Center: 36° 46' 34.44, -94° 13' 17.43

0ft 215ft 430ft



Maps Provided By:



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25-24N-31W
Newton County
Missouri



9/21/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,131.0

Max: 1,187.0

Range: 56.0

Average: 1,163.4

Standard Deviation: 13.91 ft

0ft 239ft 478ft

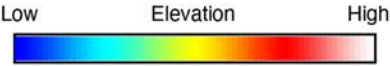
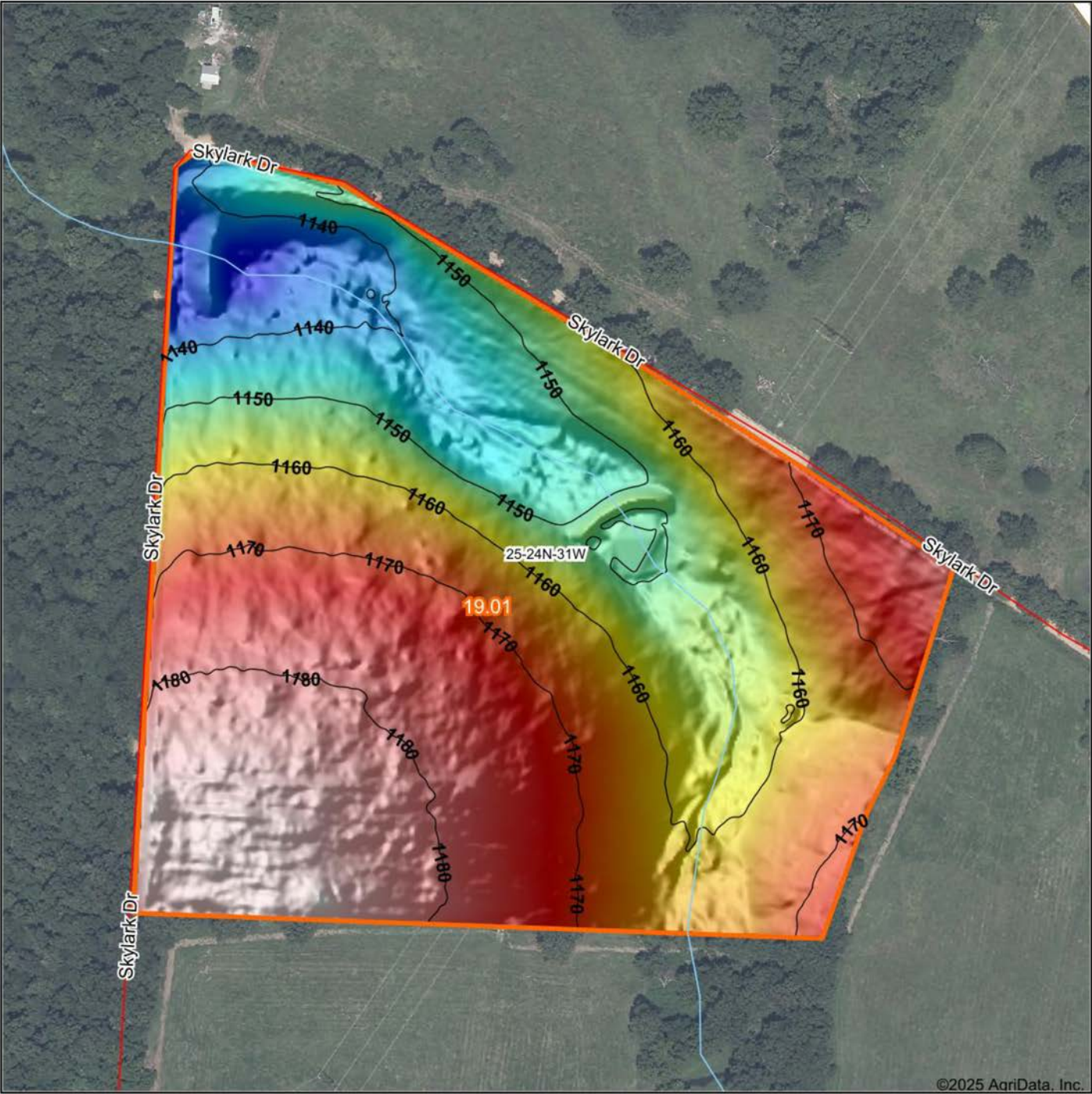


9/21/2025

25-24N-31W
Newton County
Missouri

Boundary Center: 36° 46' 34.44, -94° 13' 17.43

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,131.0
Max: 1,187.0
Range: 56.0
Average: 1,163.4
Standard Deviation: 13.91 ft

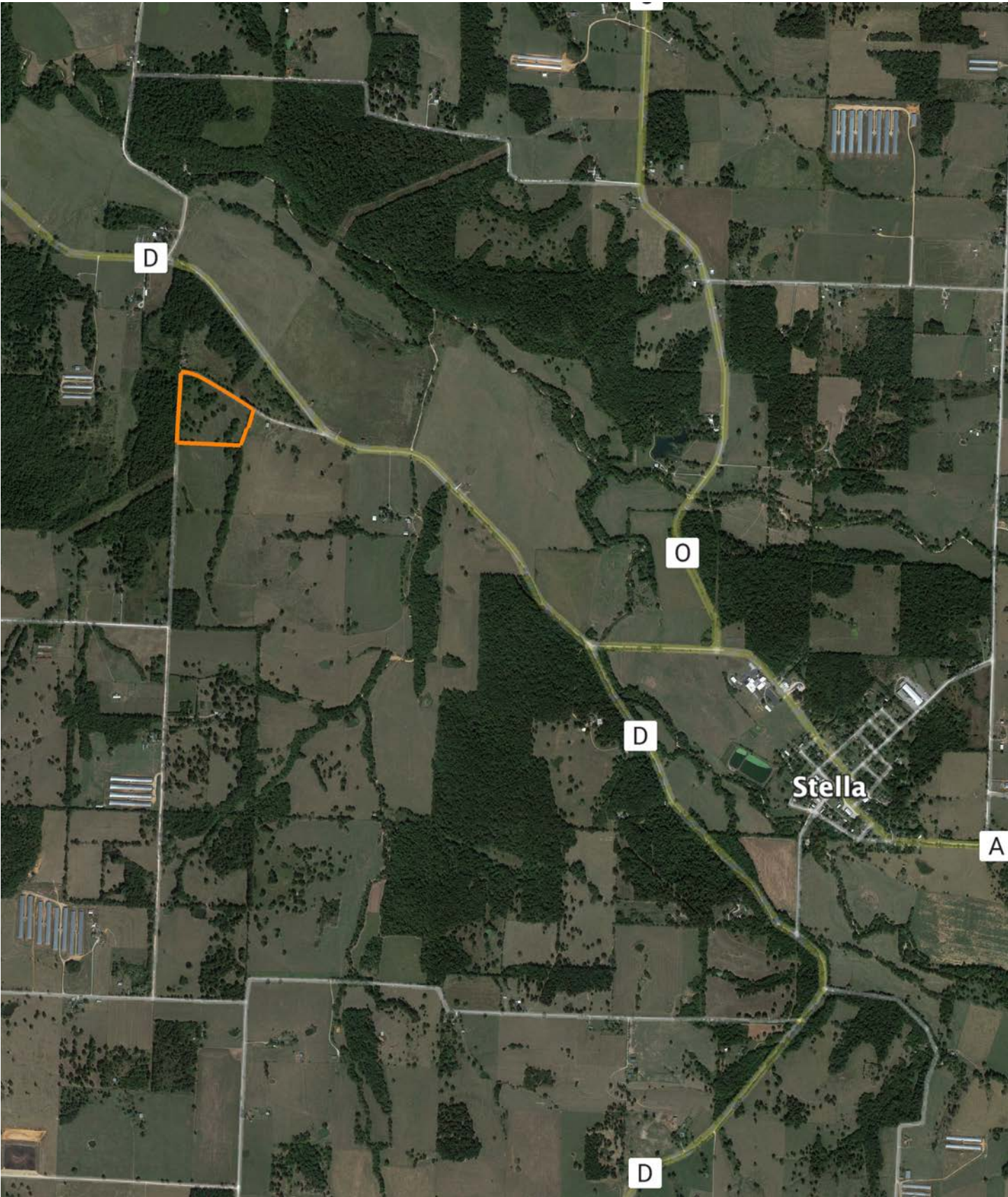


9/21/2025

25-24N-31W
Newton County
Missouri

Boundary Center: 36° 46' 34.44, -94° 13' 17.43

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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