

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

CHRISTIAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 160 ACRES WITH HURRICANE CREEK, TIMBERED RIDGES, AND PASTURELAND

Here's a rare opportunity to own 160 +/- acres in one of the most desirable parts of Christian County, Missouri. This incredible property combines beauty, convenience, and functionality — featuring paved road frontage, rolling green pastures, beautiful creek bottoms, and Hurricane Creek running year-round.

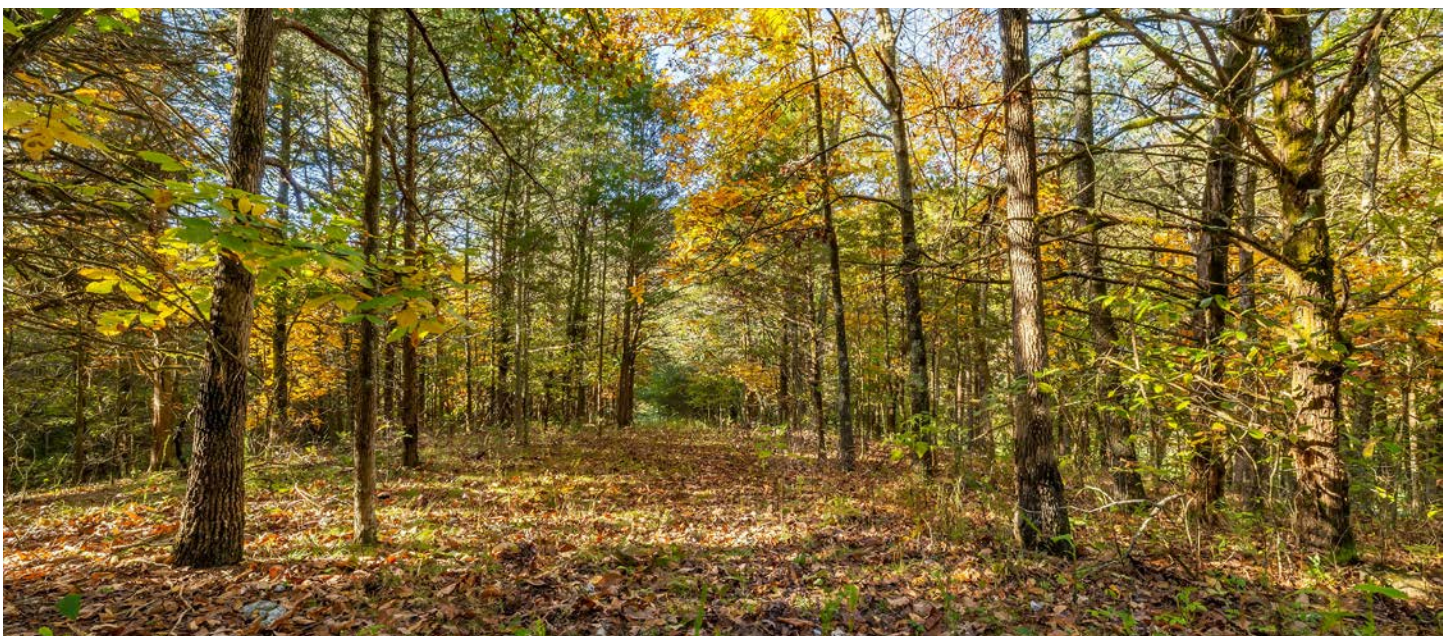
Recent improvements make this tract stand out, including a new 30'x50' shop with concrete floors and electric just a few feet away, a new driveway, and a new six-strand fence with piped corners and gates. With electric already on-site, the groundwork is set for your dream home, cabin, or weekend getaway.

The land itself offers a perfect blend of open and wooded terrain, with trails winding through ridge tops,

rock faces, and lush bottoms that are ideal for food plots. Surrounded by large neighboring tracts, this property is a blank canvas for an optimal hunting tract.

Located just 4 minutes from the scenic Bear Creek Winery, 30 minutes from Springfield, and 20 minutes from Branson, you'll enjoy the seclusion of the Ozarks while staying close to modern conveniences. A small portion of the property also lies in Taney County, providing options for school districts and building locations.

Whether you're searching for a top-tier hunting retreat close to home, a place to build a beautiful home with a valley view, or an investment, this property checks every box.



PROPERTY FEATURES

PRICE: **\$825,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **160**

- New 30'x50' shop
- Hurricane Creek
- Live water
- Electric
- New driveway
- New fencing
- Lush bottoms
- Great hunting
- Rare location



NEW 30'X50' SHOP

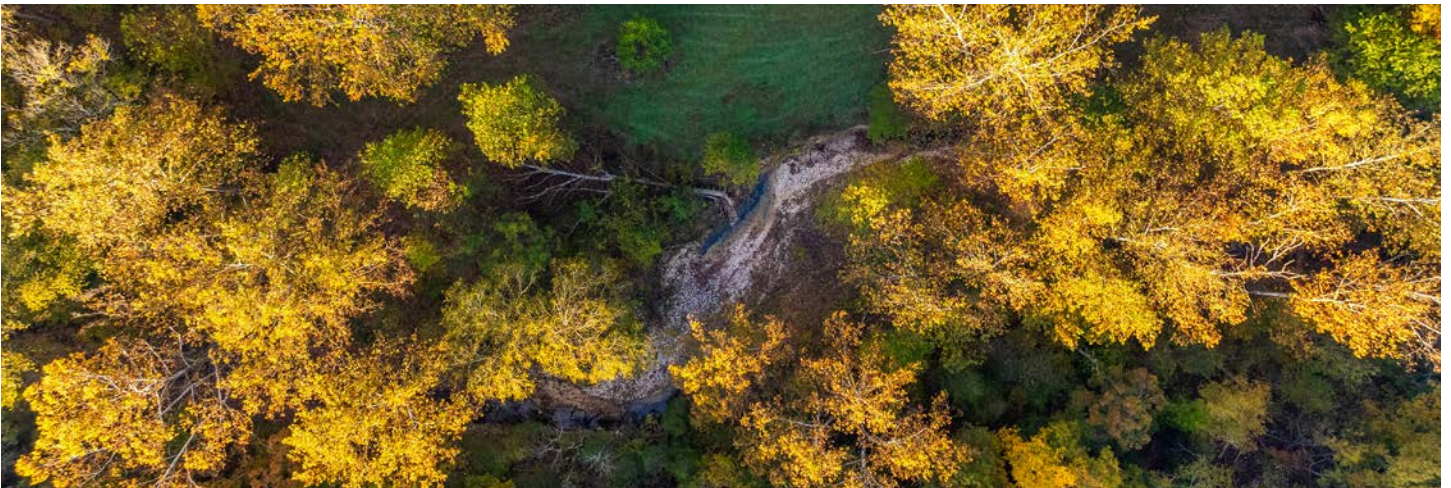
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NEW FENCING



HURRICANE CREEK



RARE LOCATION

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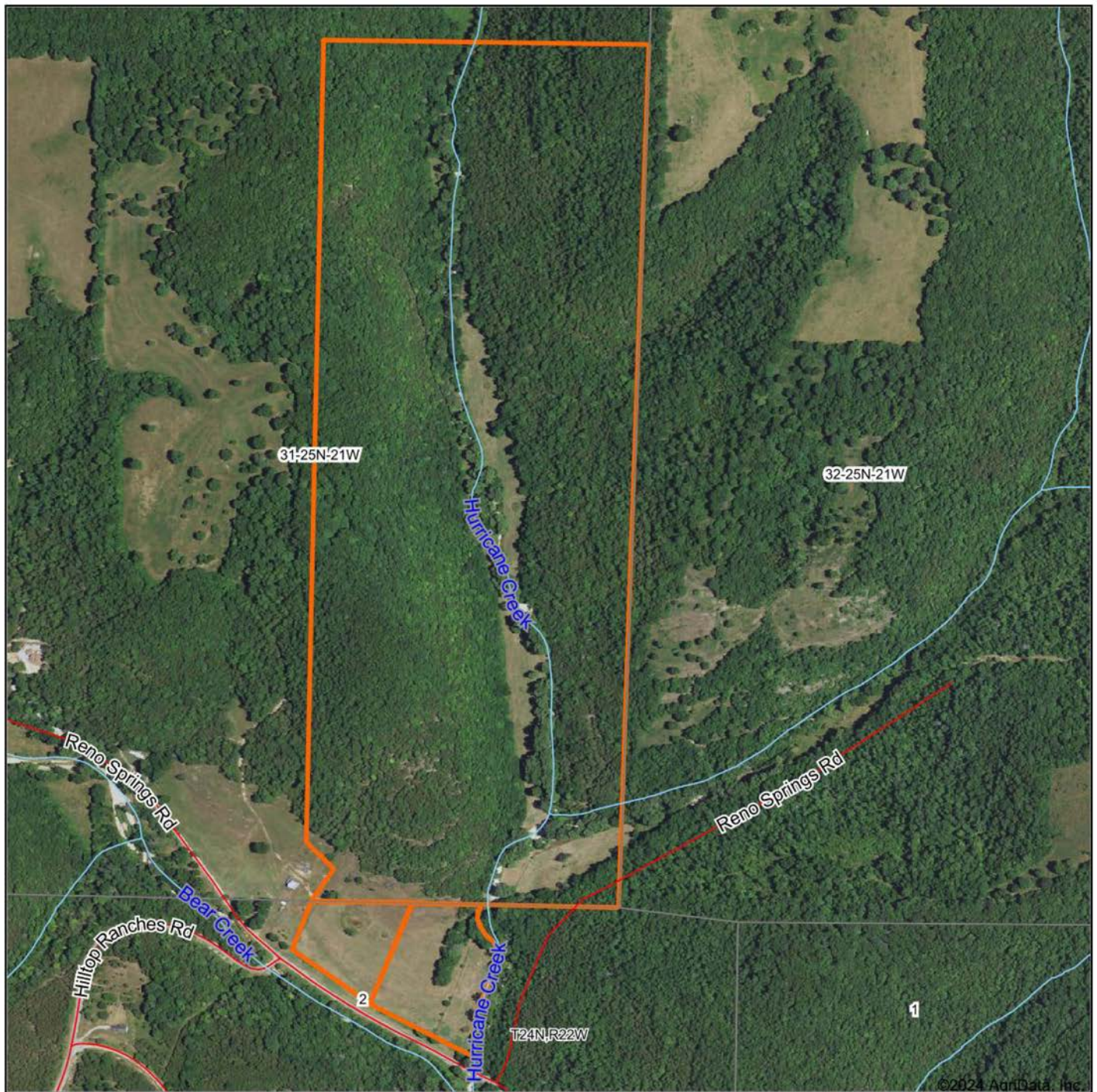


GREAT HUNTING

The land itself offers a perfect blend of open and wooded terrain, with trails winding through ridge tops, rock faces, and lush bottoms that are ideal for food plots. Surrounded by large neighboring tracts, this property is a blank canvas for an optimal hunting tract.



AERIAL MAP



Boundary Center: 36° 49' 15.07, -93° 16' 22.67

0ft 739ft 1478ft

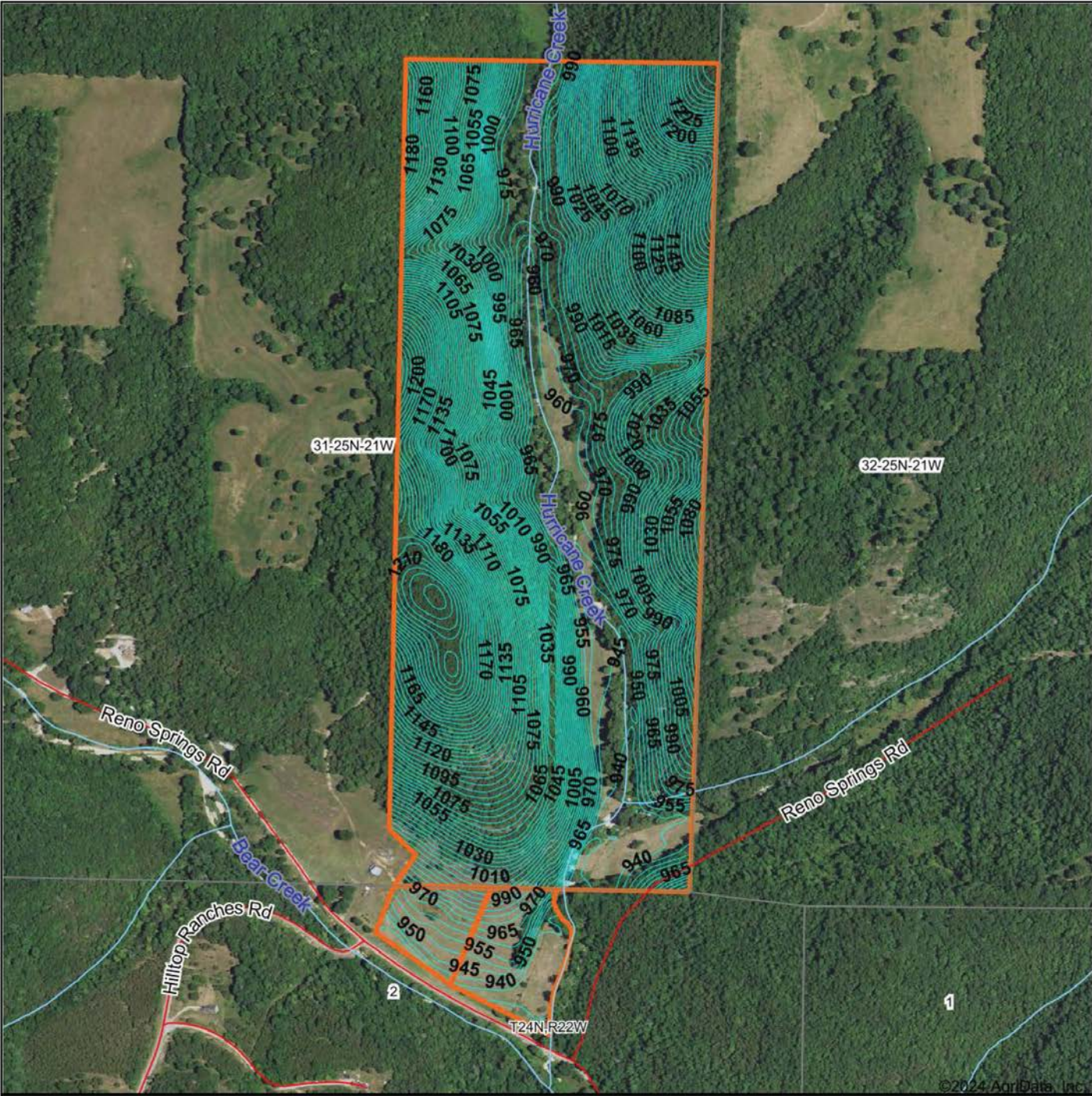
31-25N-21W
Christian County
Missouri



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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2/19/2024

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 928.3

Max: 1,267.2

Range: 338.9

Average: 1,044.8

Standard Deviation: 82.71 ft

0ft 773ft 1546ft



2/19/2024

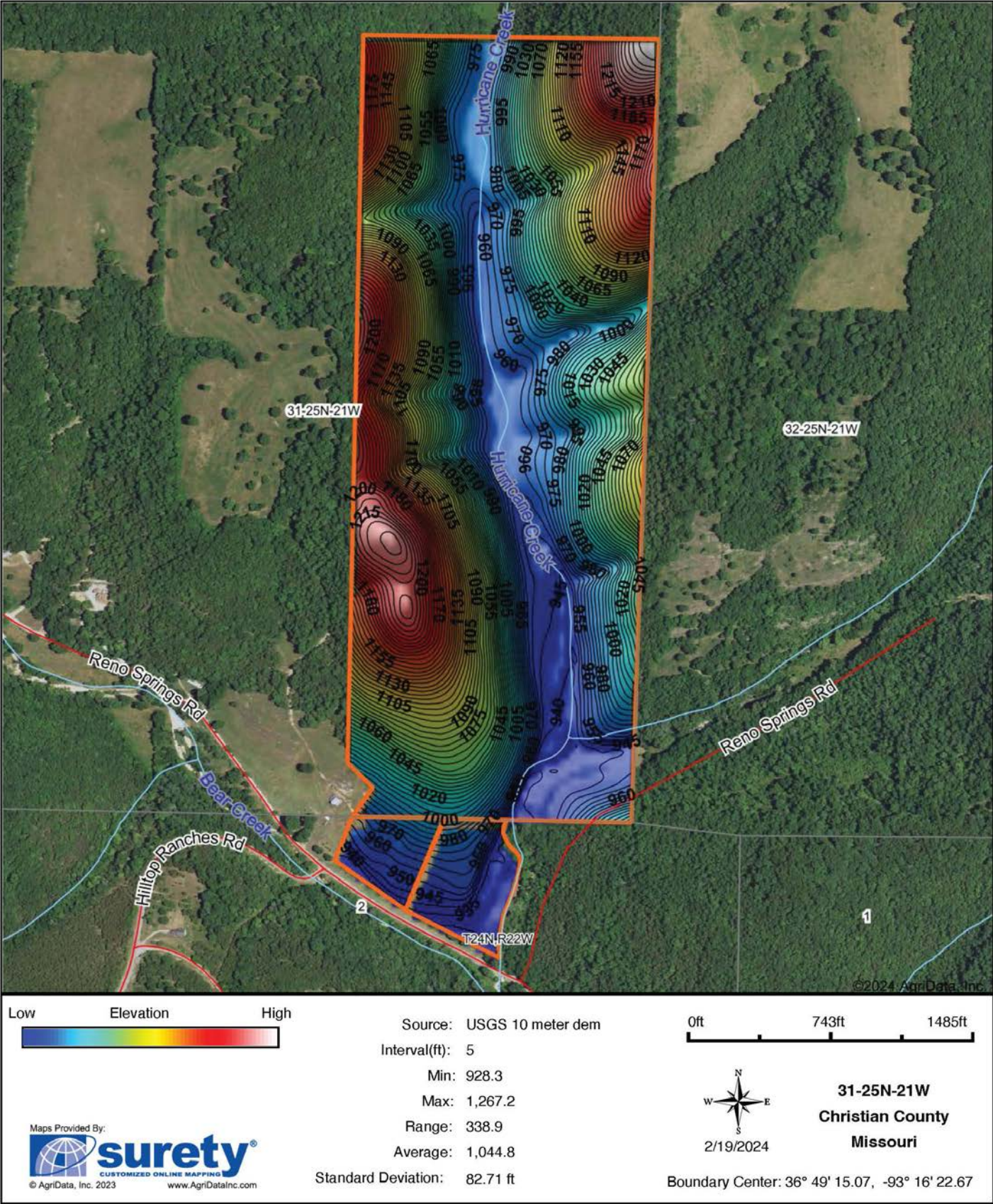
31-25N-21W
Christian County
Missouri

Boundary Center: 36° 49' 15.07, -93° 16' 22.67

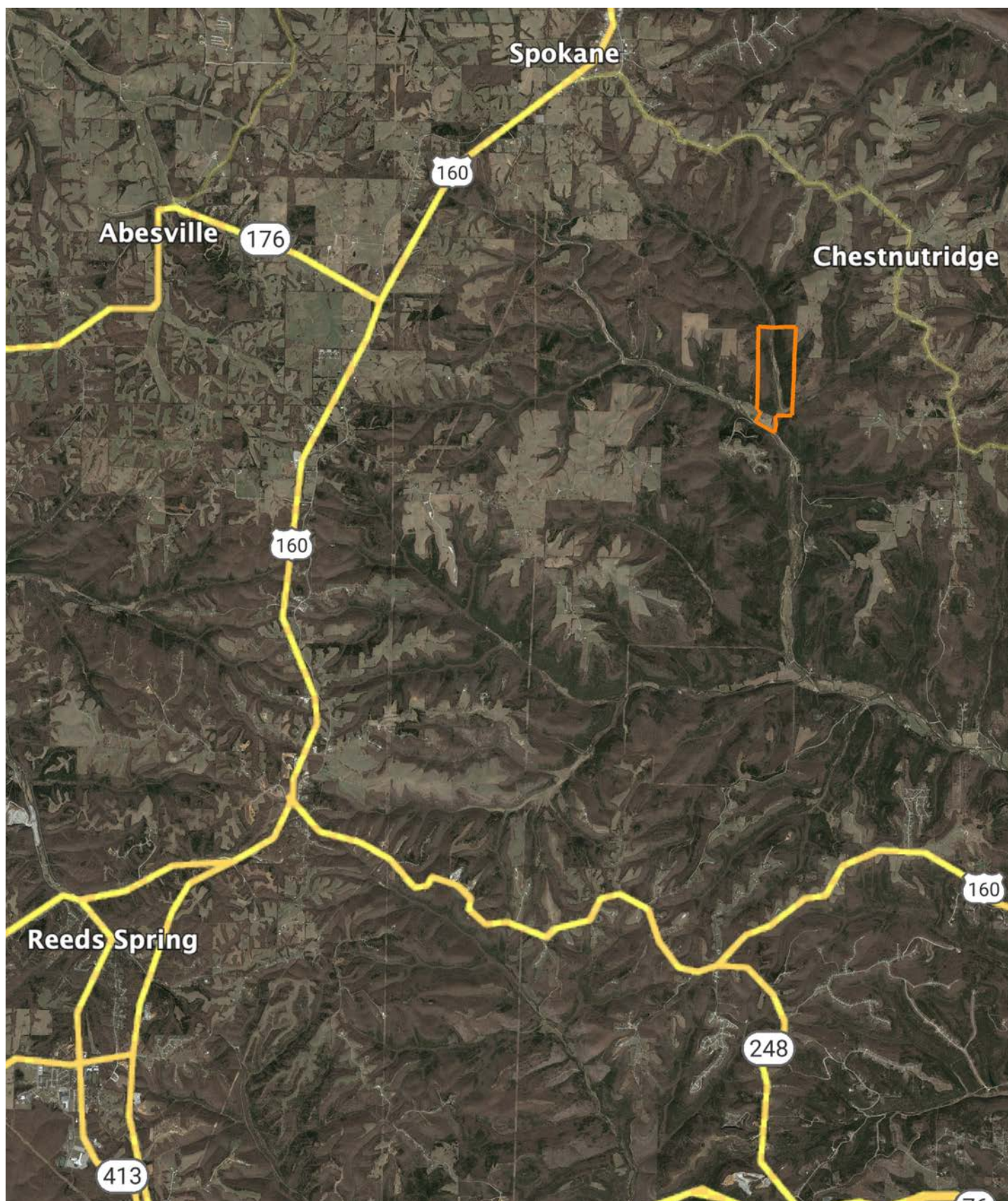
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HILLSHADE MAP



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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