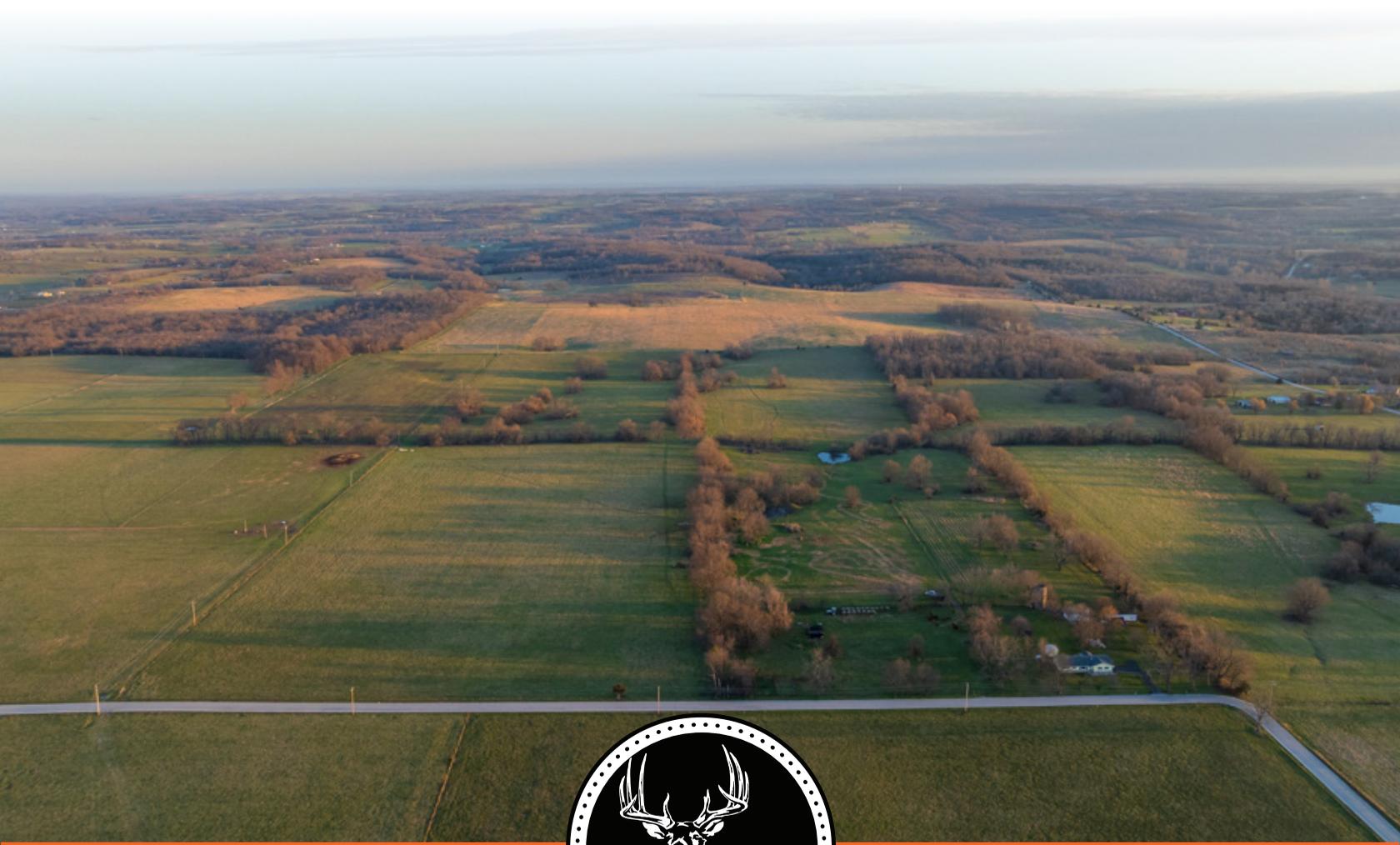


MIDWEST LAND GROUP PRESENTS

95 ACRES IN

GREENE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

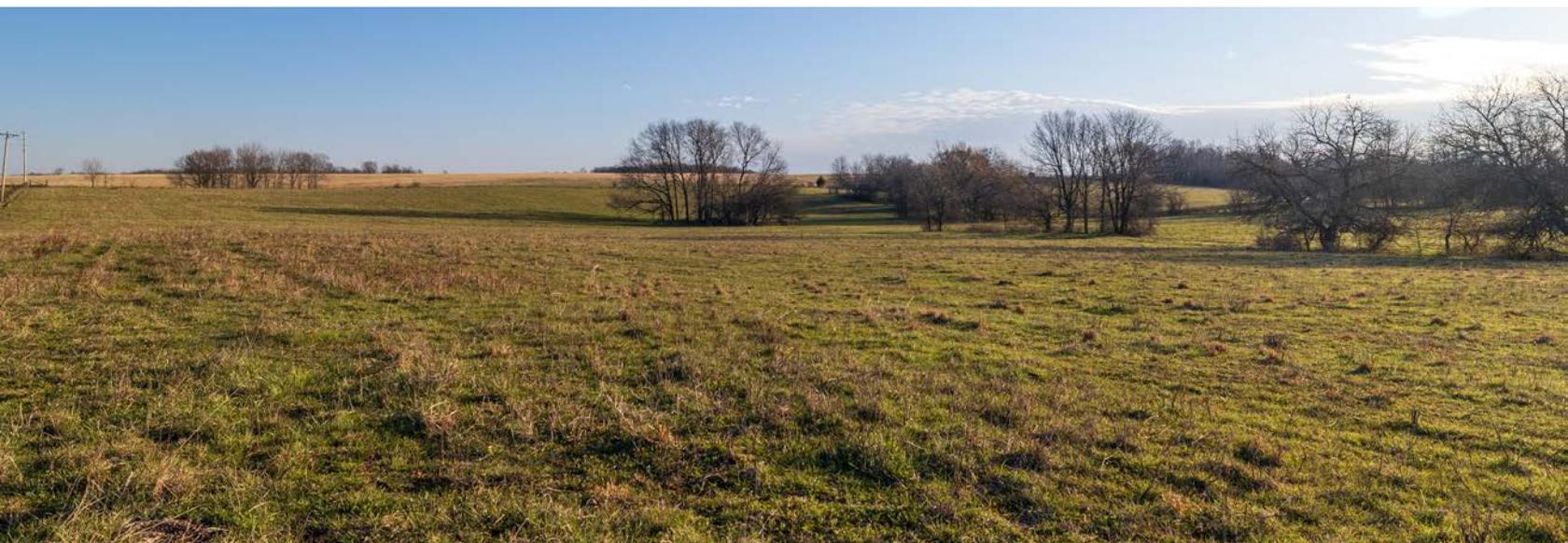
GREENE COUNTY 95 +/- ACRES JUST OUTSIDE OF ASH GROVE, MISSOURI

This is the kind of tract that rarely hits the market in Greene County. Located just outside of Ash Grove, this 95 +/- acre property checks every box—usable pasture, strong infrastructure, and serious upside. The land features gently rolling topography with wide-open pasture that's both highly functional and visually appealing. Whether you're running cattle, building, or looking at development potential, this farm is ready to perform.

Paved road frontage provides easy access, and utilities are already in place with electric on-site, a new well, and an artesian well—saving you time and significant upfront cost. The property is well-watered with three ponds and includes three newly installed concrete waterers, with the ability to expand to six total—set up exactly how you want it.

The standout feature is that this property directly borders the Nathan Boone Homestead State Historic Site. That means protected land behind you, added privacy, and a setting that simply won't be replicated. The small block of timber adds diversity as it borders the state park and creates a wildlife habitat that's unmatched. Deer and turkey have a sanctuary to the north and consistently travel through this property, unbothered.

Whether you're looking for a high-end build site, a generational family farm, or a development play in a rapidly growing area—this is a rare opportunity to lock up premium ground in a location that continues to gain demand.



PROPERTY FEATURES

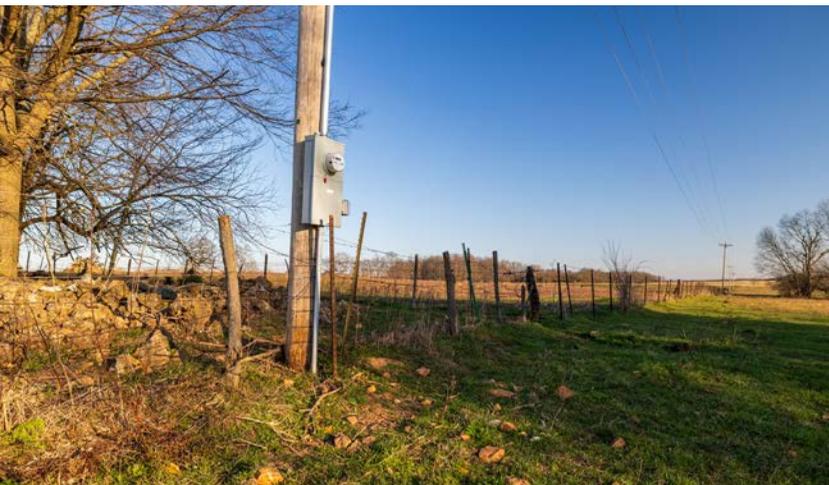
COUNTY: **GREENE** | STATE: **MISSOURI** | ACRES: **95**

- 95 +/- acres in Greene County, just outside Ash Grove
- Paved road frontage
- Gently rolling, highly usable pasture
- 3 ponds
- New well + older artesian well
- Electric on site with meter
- 3 new concrete waterers (plumbed for expansion to 6)
- Small block of timber for wildlife and cover
- Backs up to Nathan Boone Homestead State Historic Site
- Excellent build, farm, or development potential



BUILD, FARM, OR DEVELOPMENT POTENTIAL

The land features gently rolling topography with wide-open pasture that's both highly functional and visually appealing. Whether you're running cattle, building, or looking at development potential, this farm is ready to perform.



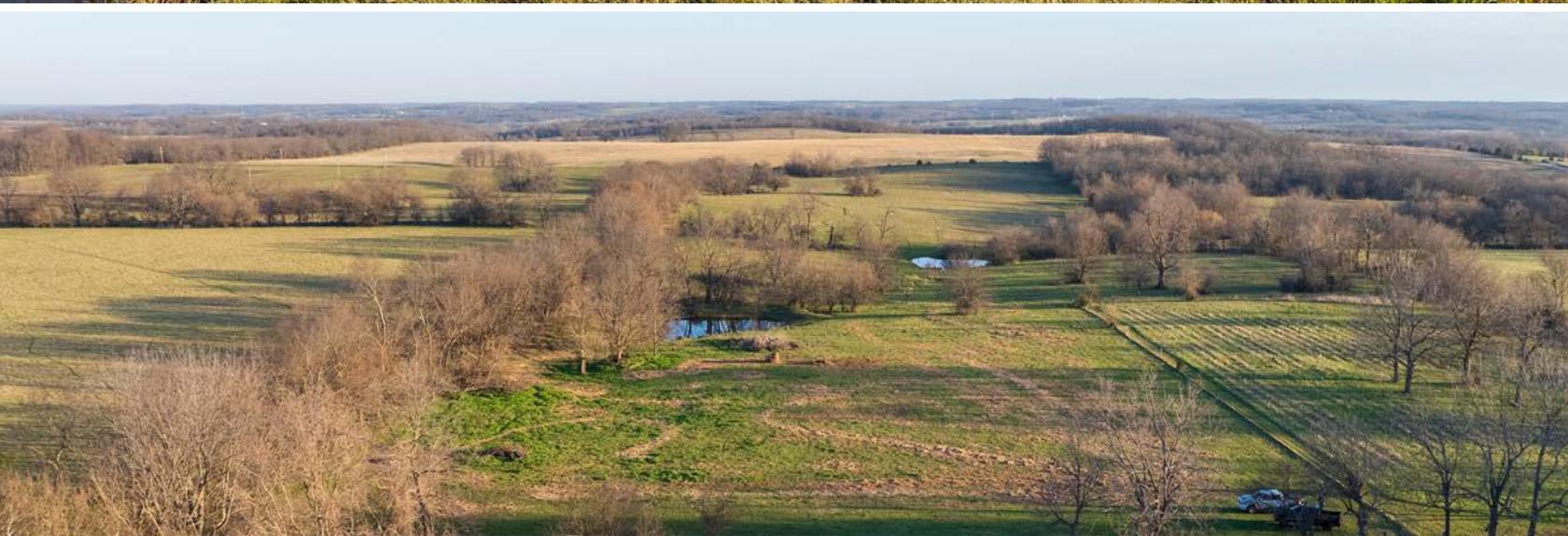
SMALL TIMBER BLOCK



3 NEW CONCRETE WATERERS



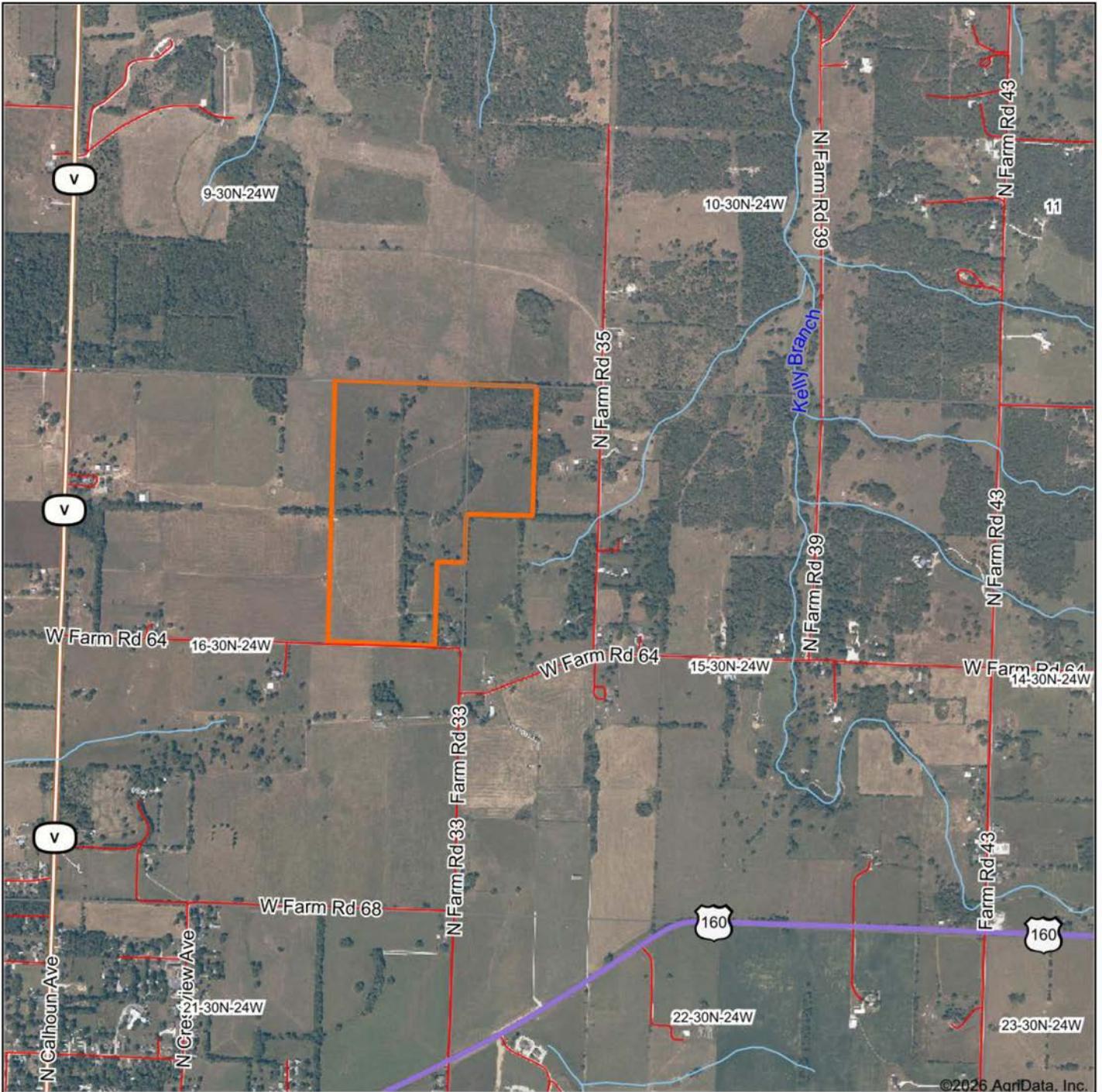
3 PONDS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 20' 7.25, -93° 34' 13.51

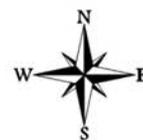


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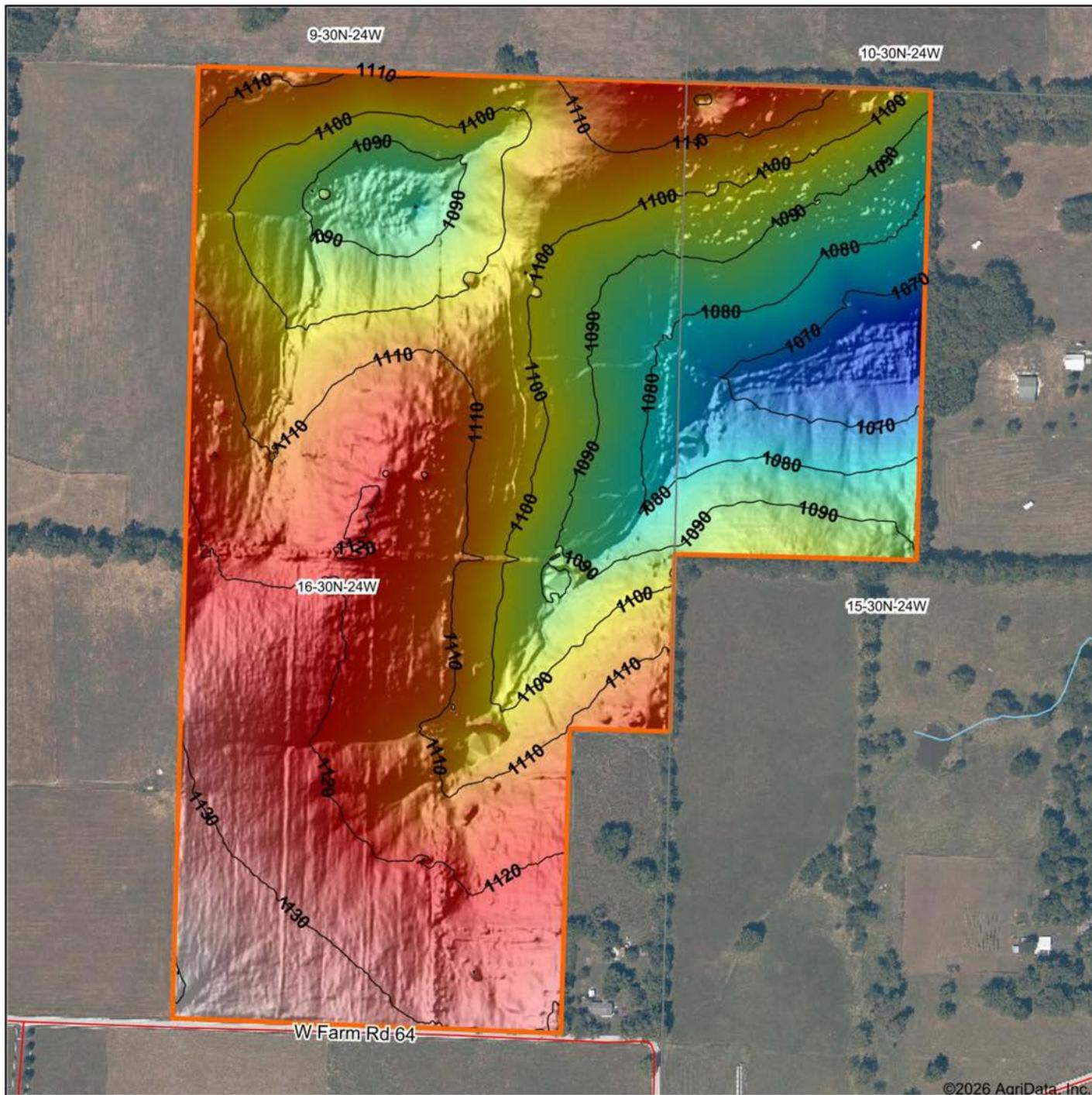
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16-30N-24W
Greene County
Missouri

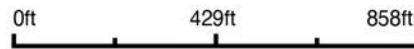


3/20/2026

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,058.2
 Max: 1,140.8
 Range: 82.6
 Average: 1,104.5
 Standard Deviation: 17.09 ft



16-30N-24W
Greene County
Missouri

Boundary Center: 37° 20' 7.25, -93° 34' 13.51



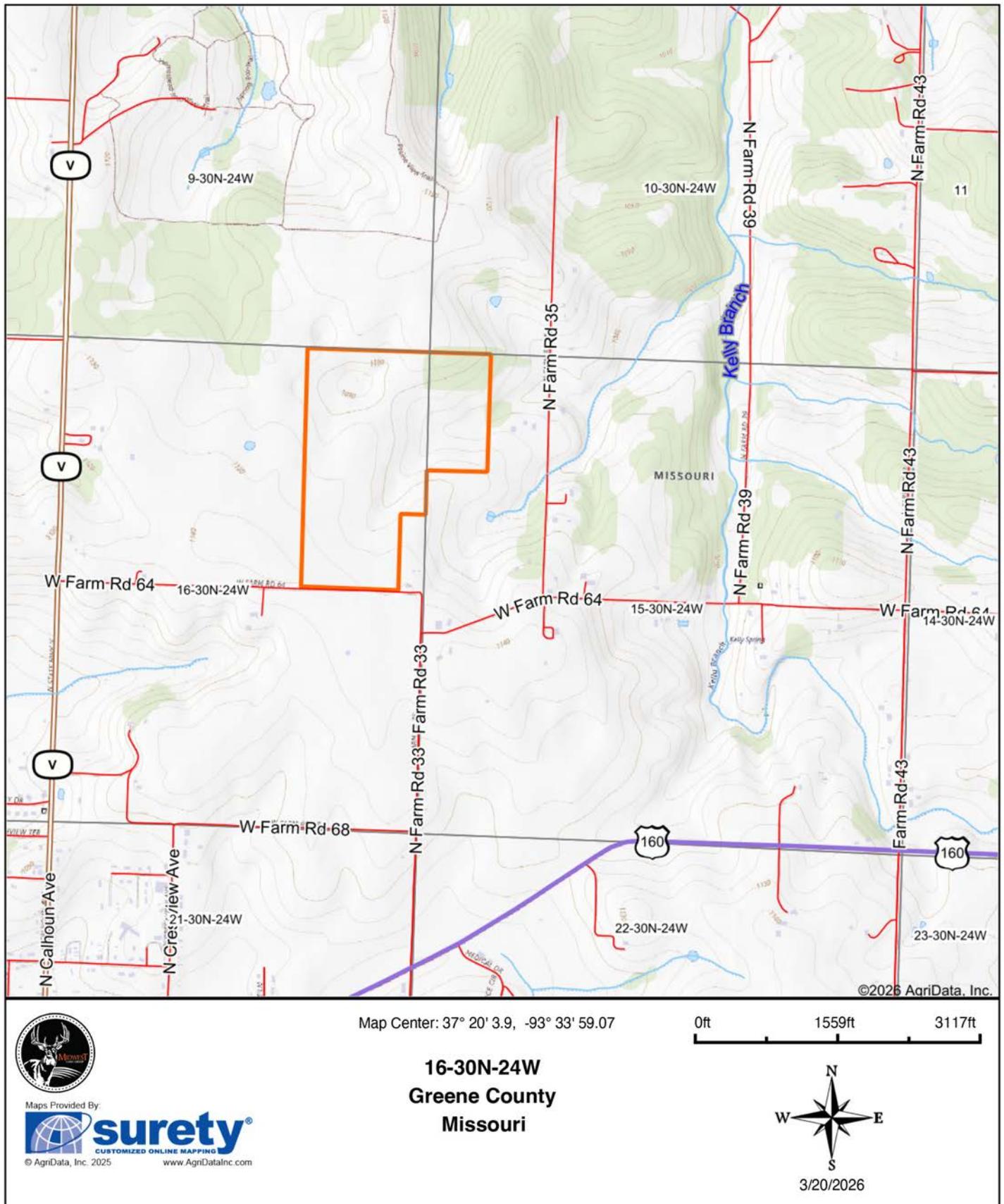
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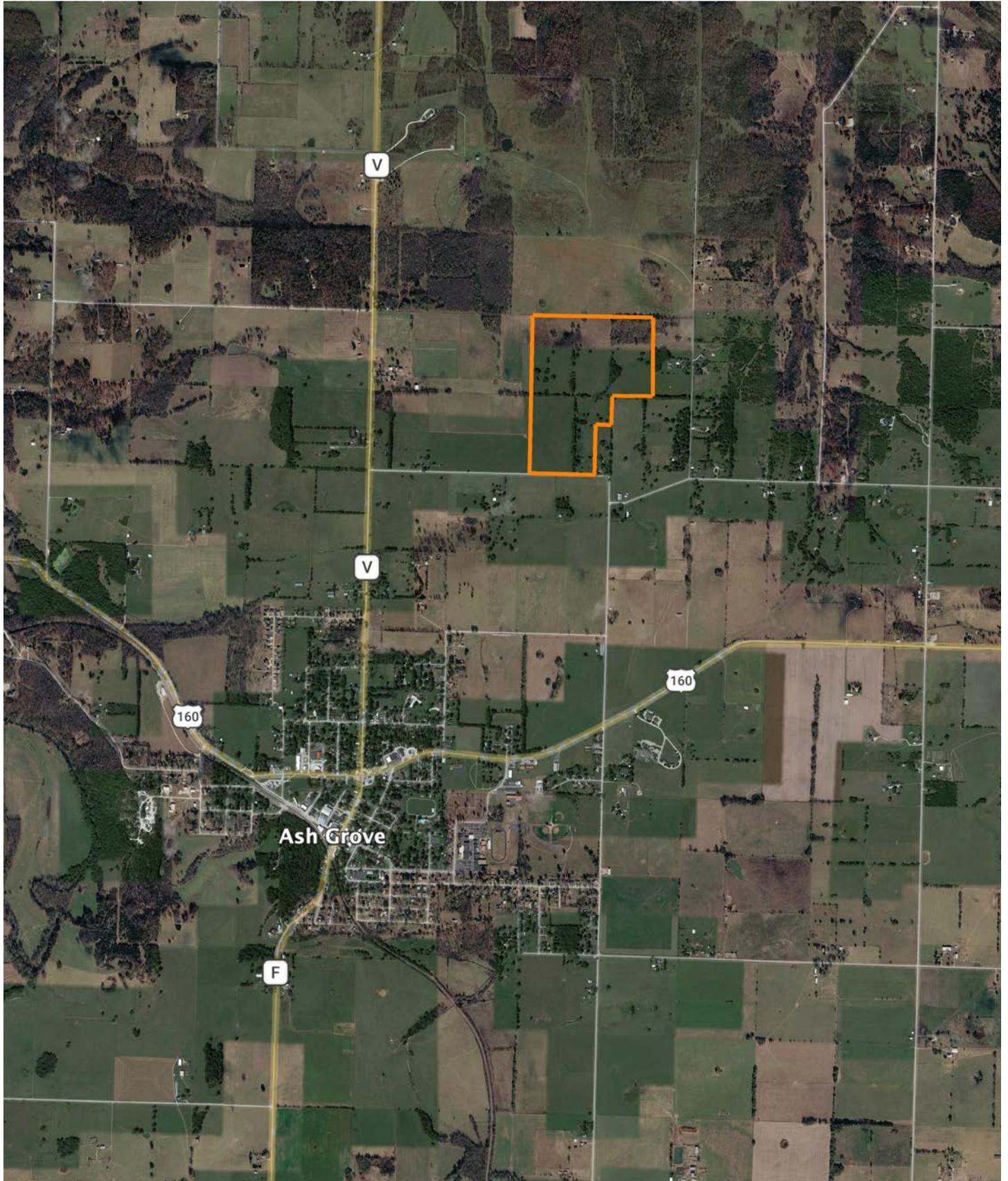
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TOPOGRAPHY MAP



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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