

MIDWEST LAND GROUP PRESENTS

46 ACRES IN

STONE COUNTY MISSOURI



12024 STATE HIGHWAY M, BILLINGS, MO 65610

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME AND FARM IN CLEVER SCHOOLS

Located in northern Stone County and within the highly sought-after Clever School District, this beautiful acreage property offers the perfect blend of peaceful country living and convenient access to Springfield, Branson, and Table Rock Lake. Properties with this combination of usable land, functional improvements, and location are becoming increasingly difficult to find.

The home features over 2,200 square feet with 3 bedrooms, 2 bathrooms, spacious living areas, and scenic views overlooking the surrounding countryside. Mature shade trees and the private setting create a true Ozarks feel from the moment you arrive.

The acreage is a strong mix of open pasture and gently rolling terrain, ideal for horses, cattle, hobby farming, recreation, or simply enjoying room to spread out.

Multiple barns, cross fencing, electric, and additional outbuildings provide excellent functionality for both farm and lifestyle use. A detached 3-car garage/shop setup offers additional storage and workspace.

The land lies exceptionally well with multiple usable areas, beautiful build locations, and plenty of room for future expansion. Whether you're looking for a full-time residence, family homestead, or investment in one of the more desirable rural areas surrounding Springfield, this property checks a lot of boxes.

Enjoy the privacy and slower pace of country living while still being conveniently located to area amenities, schools, and recreation. This is the kind of well-rounded Ozarks property buyers wait for.



PROPERTY FEATURES

COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **46**

- Located in northern Stone County within the highly desirable Clever School District
- Over 2,200 square feet home with 3 bedrooms and 2 bathrooms
- Beautiful mix of open pasture and gently rolling usable acreage
- Multiple barns and outbuildings provide excellent farm functionality
- Cross-fenced and ideal setup for horses, cattle, or hobby farming
- Detached 3-car garage/shop with ample storage and workspace
- Scenic country views with mature shade trees and peaceful surroundings
- Excellent balance of privacy while remaining convenient to Springfield and Branson
- Multiple ideal build locations and room for future improvements
- Hard-to-find combination of home, acreage, infrastructure, and location in the Ozarks



2,200 SQUARE FOOT HOME

The home features over 2,200 square feet with 3 bedrooms, 2 bathrooms, spacious living areas, and scenic views overlooking the surrounding countryside.



MULTIPLE IDEAL BUILD LOCATIONS



MULTIPLE BARNES AND OUTBUILDINGS



HORSES, CATTLE, OR HOBBY FARMING

The acreage is a strong mix of open pasture and gently rolling terrain, ideal for horses, cattle, hobby farming, recreation, or simply enjoying room to spread out. Multiple barns, cross fencing, electric, and additional outbuildings provide excellent functionality for both farm and lifestyle use.

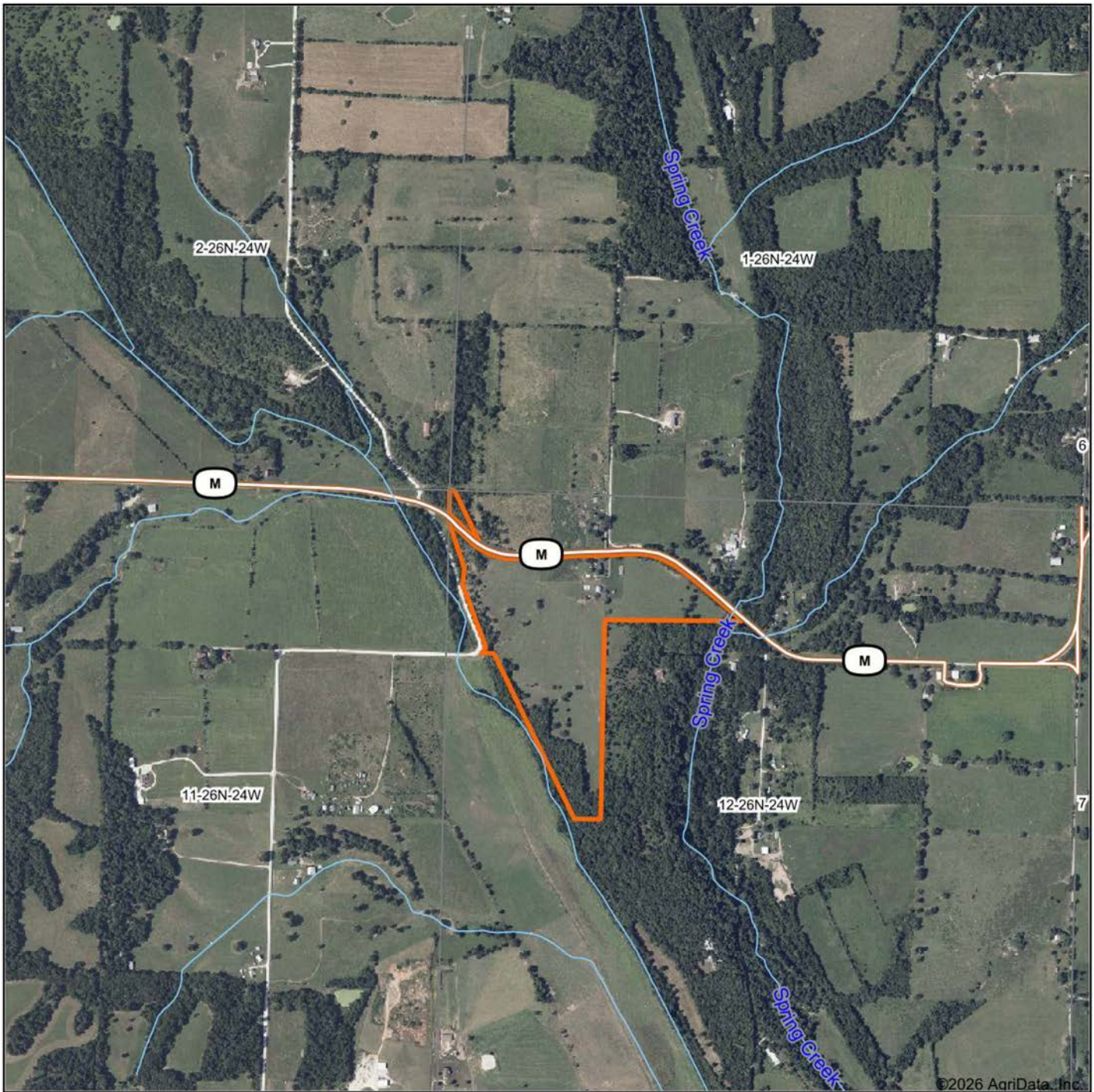


SCENIC COUNTRY VIEWS

Mature shade trees and the private setting create a true Ozarks feel from the moment you arrive.



AERIAL MAP



Boundary Center: 36° 58' 33.24, -93° 30' 55.38

0ft 1245ft 2490ft



Maps Provided By:



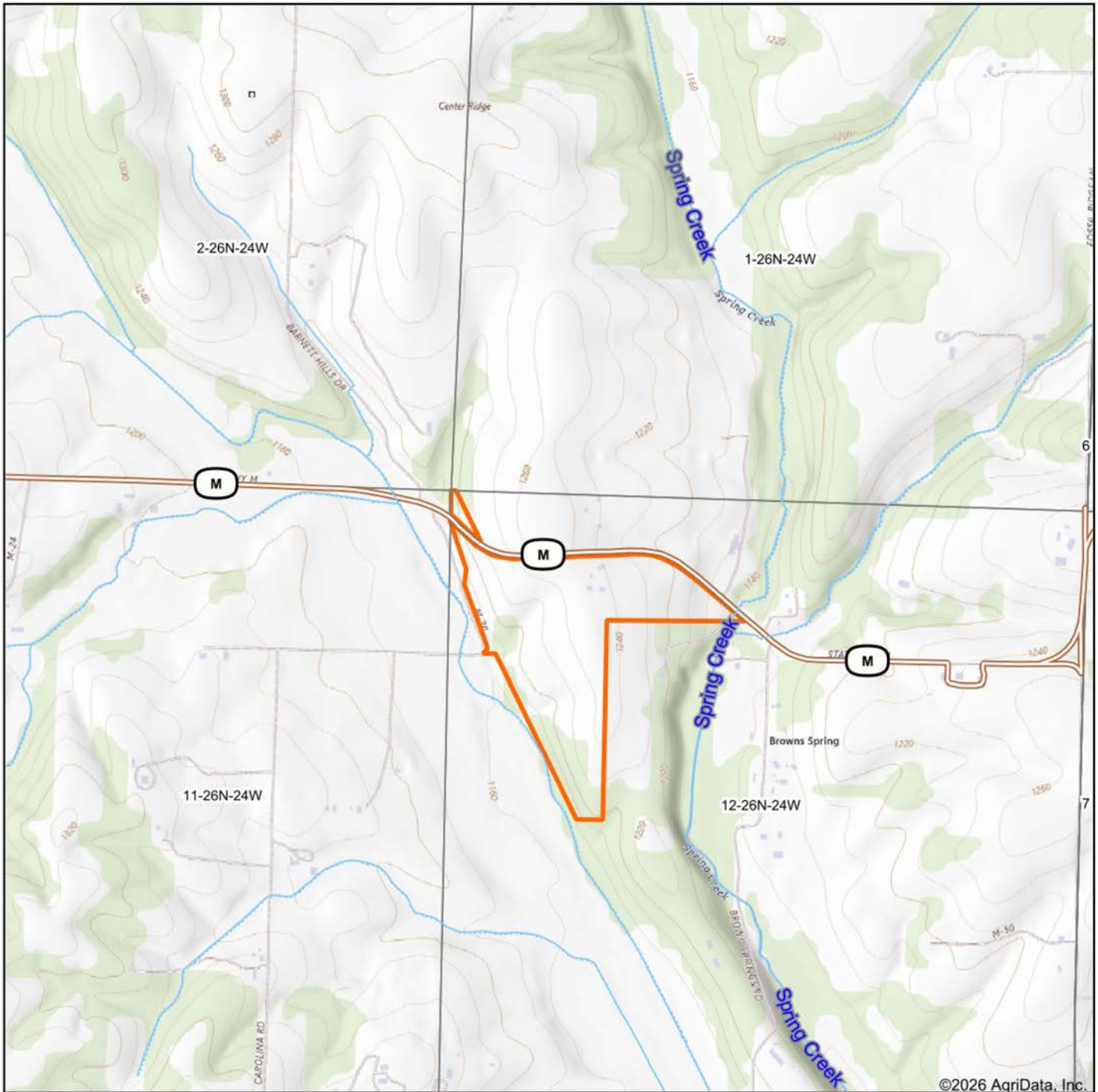
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12-26N-24W
Stone County
Missouri



5/13/2026

TOPOGRAPHY MAP



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Map Center: 36° 58' 41.74, -93° 31' 0.21

0ft 1245ft 2490ft

12-26N-24W
Stone County
Missouri

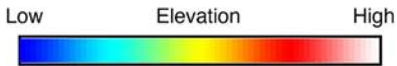
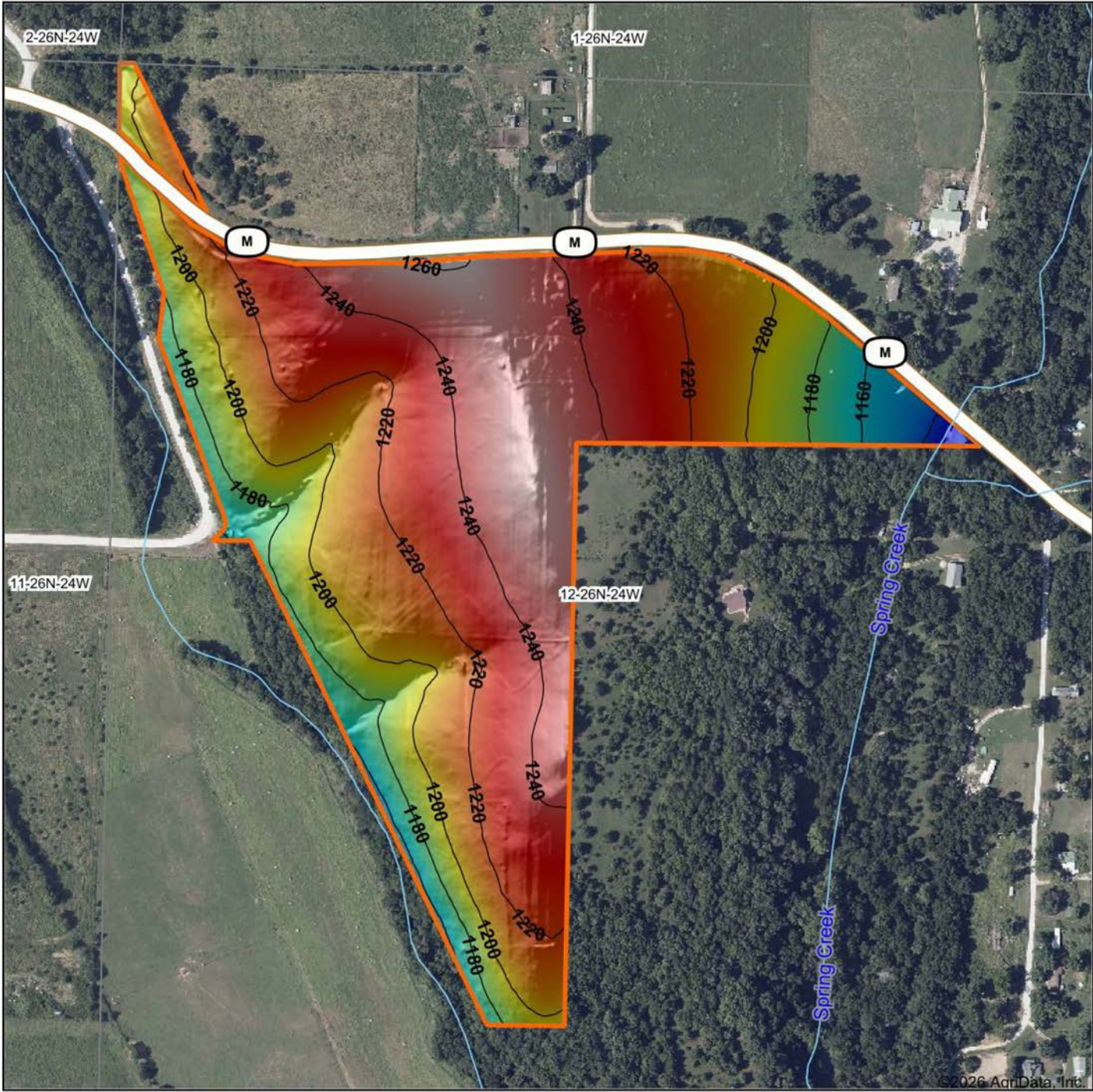


5/13/2026



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HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 20
 Min: 1,130.0
 Max: 1,261.9
 Range: 131.9
 Average: 1,215.7
 Standard Deviation: 25.72 ft

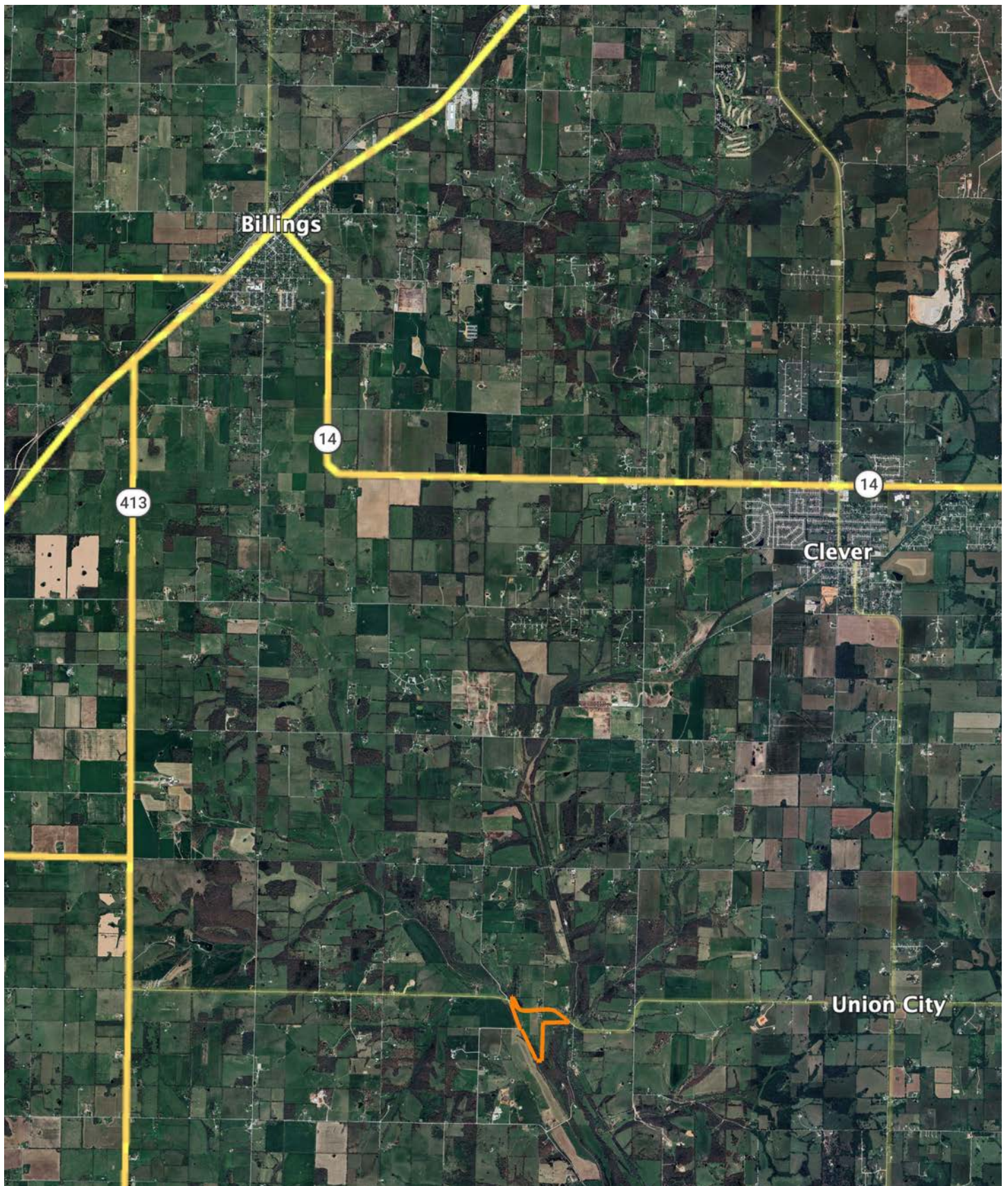


5/13/2026

12-26N-24W
Stone County
Missouri

Boundary Center: 36° 58' 33.24, -93° 30' 55.38

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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