

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

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# STONE COUNTY MISSOURI



**SILVER LAKE ROAD, BILLINGS, MO 65610**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE 10 +/- ACRE BUILD SITE NEAR CLEVER, MISSOURI

This great 10 +/- acre build site in Stone County is located just south of Clever, Missouri. If you've been searching for a place to build your forever home or searching for an investment opportunity in a desirable area, look no further than this beautiful tract!

These 10 +/- acres feature paved road frontage, great views, and access to electric utilities. As you pull through the gated entrance, you'll appreciate the dense line of large oaks and cedars lining the south perimeter of the property. This secluded feel extends across the property as dotted oaks, cedars, and thickets create the perfect layout for the ideal build site. This property has a

great mix of flat ridgetop space and rolling topography, further adding to its character. The property has a cattle-tight barbed wire fence on both the west and north boundaries. Access to electric utilities is at the road, giving you great access to service. There are no restrictions or covenants, and the property is located in the Clever School District.

If you've been searching for a turn-key build site with the perfect combination of wooded and open acreage, look no further than this 10 +/- acre tract. Contact Listing Agent Clay O'Dell at (417) 414-1808 for more information or to schedule your private showing.



## PROPERTY FEATURES

COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **10**

- Great views
- Paved county road frontage
- Electric access at the road
- No covenants or restrictions
- Clever School District
- Rolling topography
- Partial fencing
- 7 minutes from Clever, MO
- 20 minutes from Nixa, MO
- 30 minutes from Springfield, MO

# GREAT VIEWS

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# PARTIAL FENCING

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# PAVED COUNTY ROAD FRONTAGE

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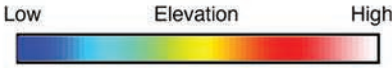
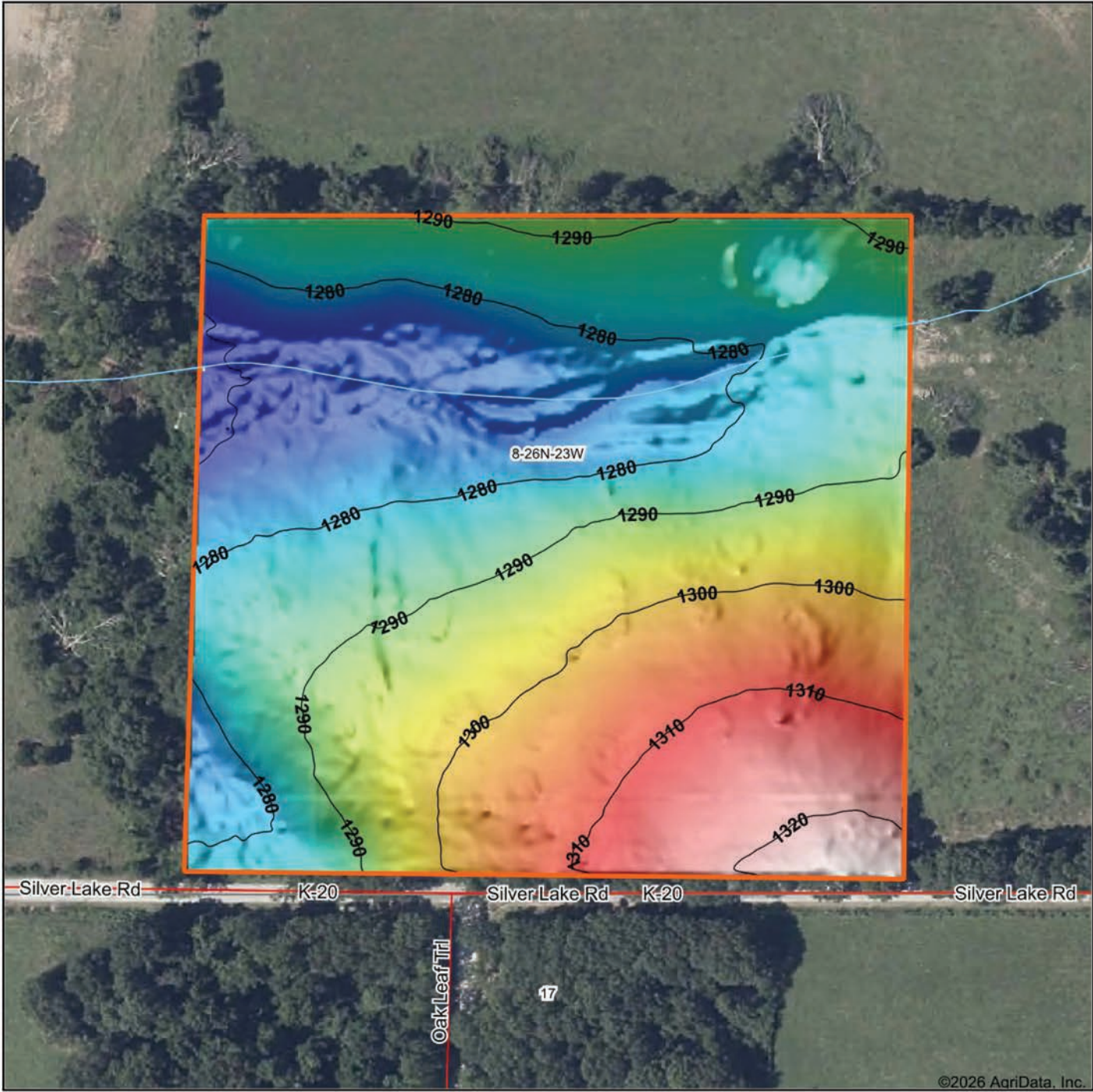


# AERIAL MAP

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# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,268.9  
 Max: 1,324.4  
 Range: 55.5  
 Average: 1,290.3  
 Standard Deviation: 13.19 ft



6/4/2026

**8-26N-23W**  
**Stone County**  
**Missouri**

Boundary Center: 36° 57' 55.27, -93° 28' 10.2



## AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



**CLAY O'DELL**, LAND AGENT  
**417.612.8215**  
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## MidwestLandGroup.com

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