

MIDWEST LAND GROUP PRESENTS

73.49 ACRES IN

JASPER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

73.49 +/- ACRES OF IRRIGATED GROUND

This 73.49 +/- acre parcel provides a turn-key farming platform with an irrigation pivot already in place. This property combines productive cropland with good drainage. The irrigation pivot supports precise water application, enhancing yields and farm efficiency while reducing labor and irrigation waste. Great access with paved road frontage.

Featuring 42 acres of bermuda grass field suitable for hay, grazing, or row crops. The remaining acreage is in cool-season fescue grasses. Call Land Agent Allen Barbre at (417) 312-9445 to take a tour of the property.



PROPERTY FEATURES

COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **73.49**

- Irrigation pivot
- Bermuda grass
- Fescue grass
- Paved road frontage
- 4.8 miles to Sarcoxie
- 21 miles to Joplin
- 18 miles to Carthage

IRRIGATION PIVOT



PAVED ROAD FRONTAGE



4.8 MILES TO SARCOXIE



BERMUDA AND FESCUE GRASS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 1,093.8
Max: 1,112.0
Range: 18.2
Average: 1,103.3
Standard Deviation: 4 ft

0ft 470ft 941ft



7/8/2026

36-28N-30W
Jasper County
Missouri

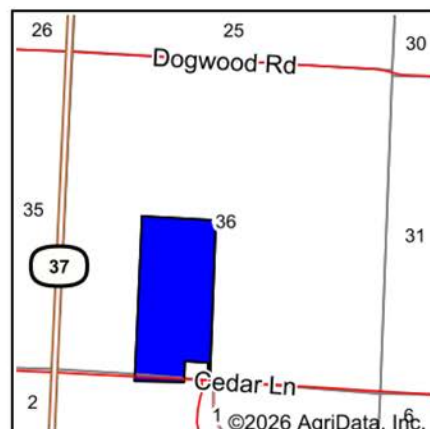
Boundary Center: 37° 5' 52.83, -94° 9' 35.38

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Jasper**
 Location: **36-28N-30W**
 Township: **Sarcozie**
 Acres: **73.33**
 Date: **7/8/2026**



Maps Provided By:



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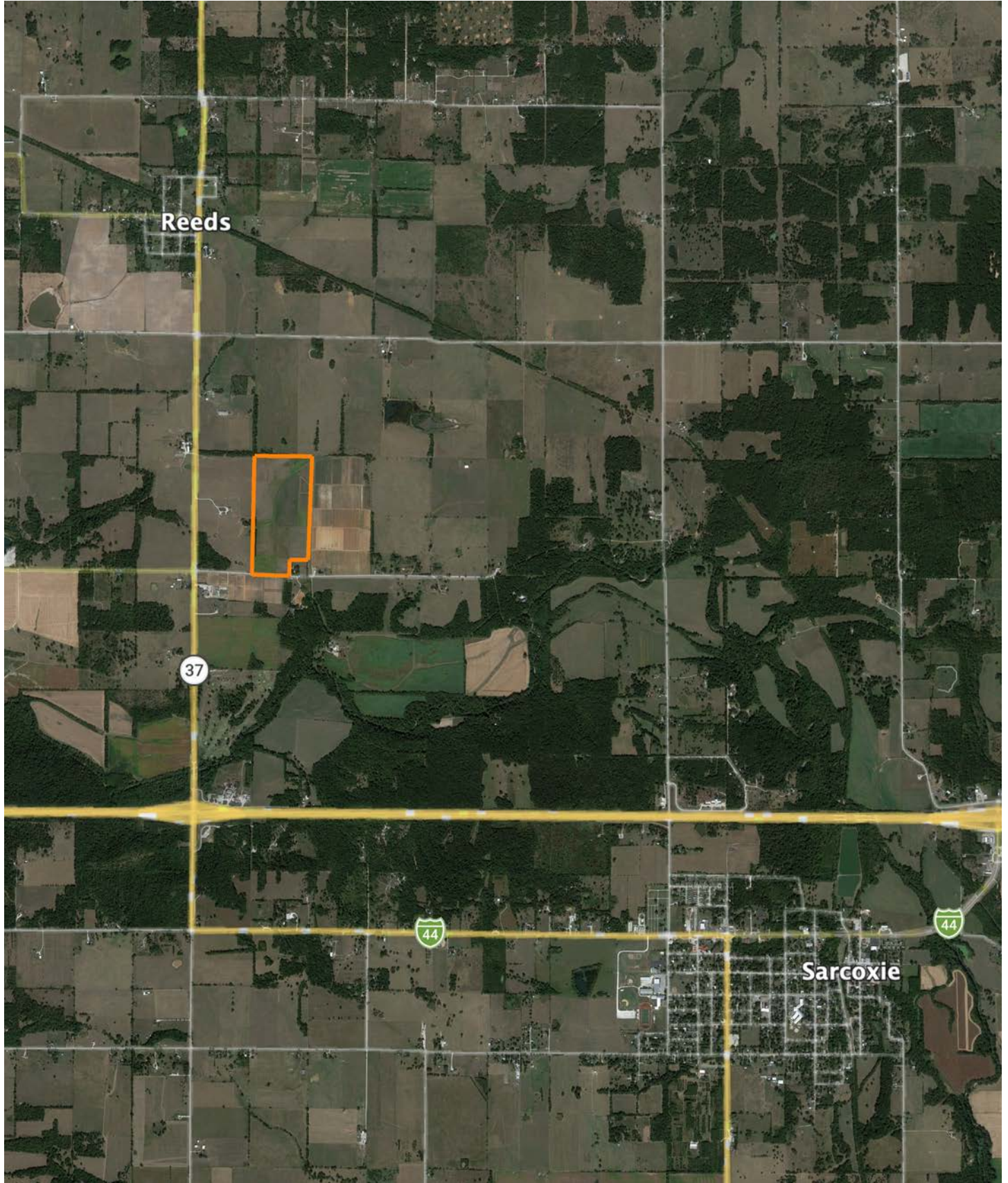
Area Symbol: MO097, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40019	Newtonia-Eldorado silt loams, 1 to 3 percent slopes	73.33	100.0%		> 6.5ft.	Ile	85	85	68
Weighted Average						2.00	*n 85	*n 85	*n 68

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Agent Allen Barbre is not just passionate about the outdoors, he possesses an uncanny ability to discern the intrinsic value of land. Born and raised in Neosho, Missouri, Allen's affinity for the land was sparked at an early age, fueling his dream of one day owning a farm—a dream he has since turned into a reality. Now, Allen is devoted to helping others find their own dream properties. His hands-on experience extends from buying, developing, and flipping farms, to running a thriving cattle farm complete with corn, bean, and winter wheat crop grounds, and managing the deer on the property.

A graduate of East Newton High School and Missouri Southern State University, Allen majored in Criminal Justice and excelled as a college football player. His athletic prowess led to a 10-year NFL career, during which he played for the Green Bay Packers, Seattle Seahawks, Philadelphia Eagles, and Denver Broncos. The same spirit of determination and teamwork he displayed on the field, he now brings to Midwest Land Group. Once bitten by the land investment bug, Allen turned his focus to helping others find their perfect properties.

In his free time, Allen can be found relishing the tranquility of the great outdoors with his family, tending to his farm, hunting, and fishing. He is particularly passionate about managing deer to help them reach their full potential, enjoys elk hunting, and takes pleasure in crappie fishing in the local lake. Allen also shares his love of sports with the next generation as a coach for his children's youth football and basketball teams. He and his wife Callie, along with their two boys, Knox and Beau, make their home in Granby.

Allen's unique blend of outdoor passion, real-world farming experience, and strong community ties make him an approachable, knowledgeable, and reliable choice for your land investment needs.



ALLEN BARBRE,
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