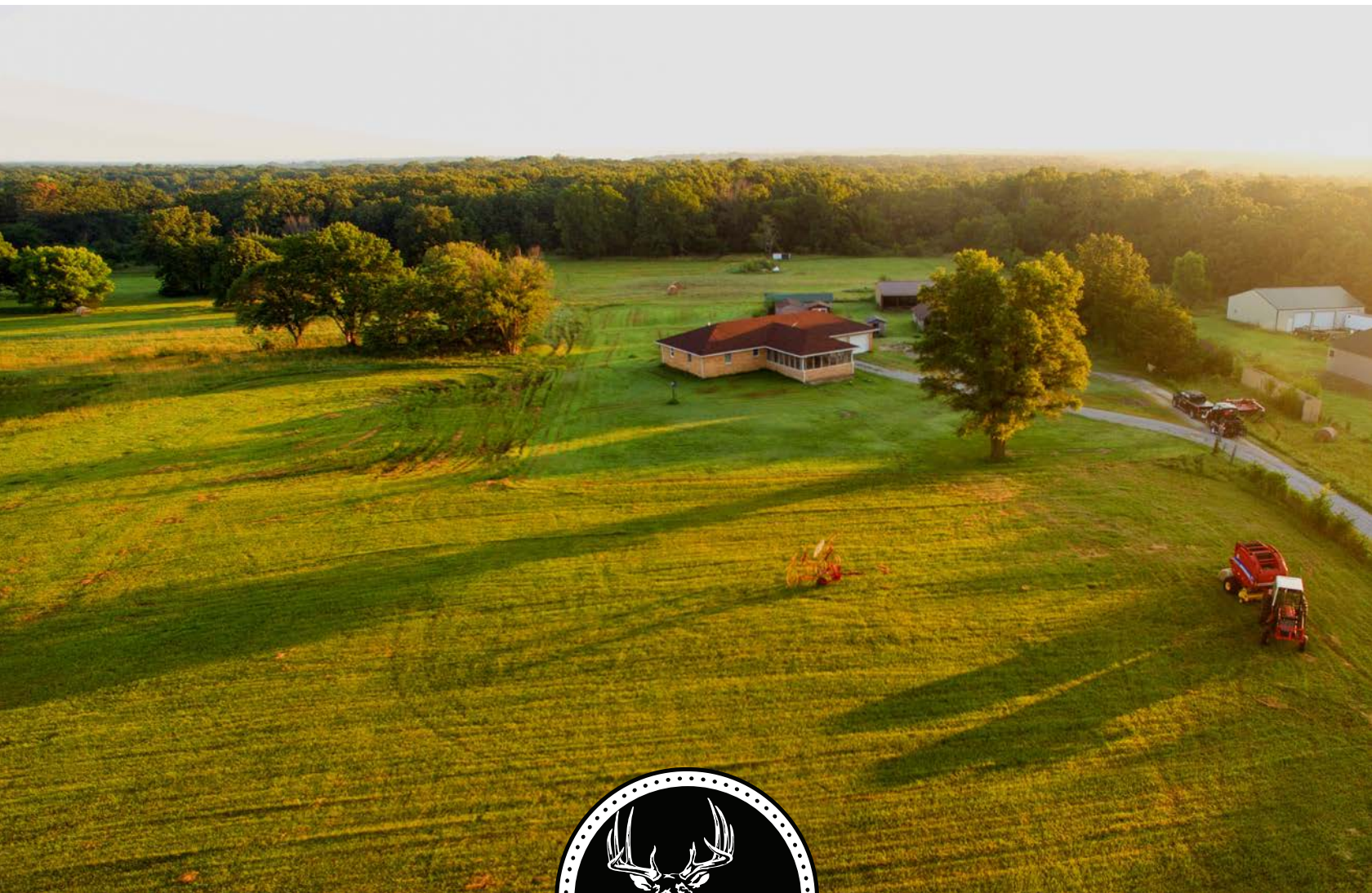


MIDWEST LAND GROUP PRESENTS

75 ACRES IN

NEWTON COUNTY MISSOURI

8250 HIGHWAY P, NEOSHO, MO 64850



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ESTABLISHED TRAIL SYSTEM, PROVEN PASTURES, & ROOM TO RAISE A FAMILY

Since the home was built in 1985, the owners have taken pride in their 75 +/- acre farm, creating a property that is ready for both recreation and production. With approximately 55 acres of timber and 20 acres of pasture, the farm offers abundant opportunities to hunt, graze livestock, and harvest hay. Although it is looking for new owners, the thoughtful touches and established land use left by the previous owners will remain for years to come.

8250 Highway P is a place with opportunity on every corner, especially for buyers looking for established hunting ground with easy access. The wooded trail system is already in place, offering convenient routes through the timber and multiple options for hunting setups. The transmission power line provides a proven

opening to watch for whitetail deer each fall, while the mature hardwoods create excellent habitat for wild turkeys. Set a few hundred yards off the highway, the property offers the convenience of quick highway access without giving up the privacy, quiet, and seclusion that make a country farm special.

Just minutes south of Joplin and located in the Neosho School District, this 75 +/- acre farm is available for the first time in over 40 years. With established hunting trails, proven deer and turkey habitat, productive pasture, useful outbuildings, and convenient highway access, it offers a rare combination of recreation, utility, and country living. Deer season is approaching, hay season is underway, and this property is ready for its next owner to carry on the tradition.



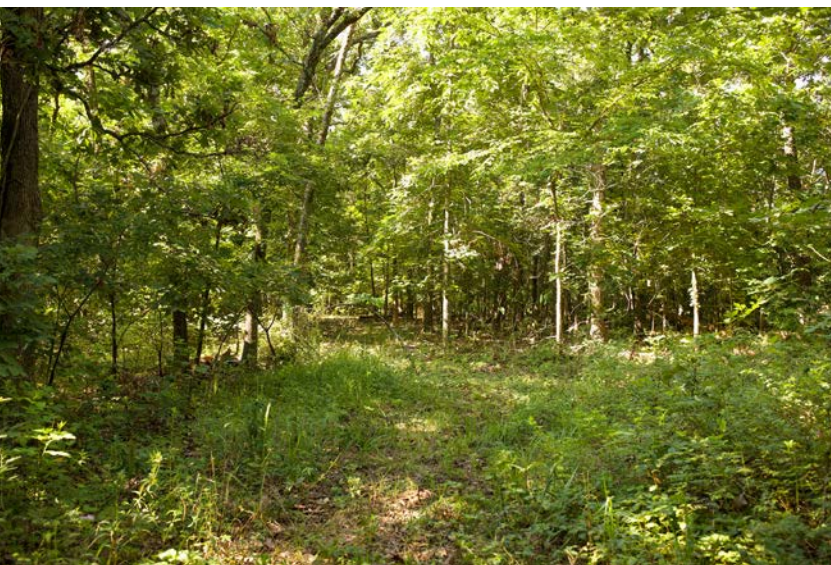
PROPERTY FEATURES

COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **75**

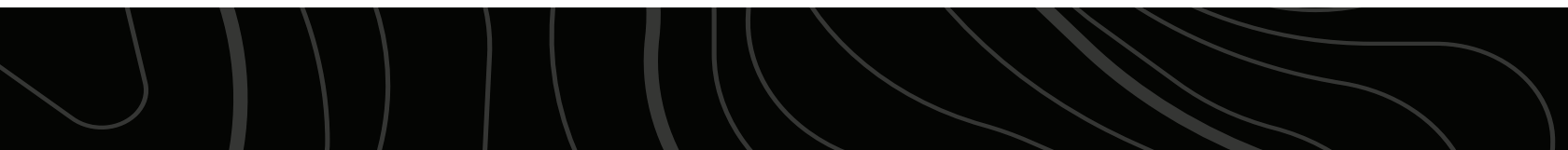
- 75 +/- acres mixed pasture and timber
- Established hunting trails
- Usable pasture
- P Highway driveway access
- One-owner home
- 55 +/- acres timber
- 20 +/- acres pasture
- Multiple wells on site
- Mira-Fount waterer
- Multiple outbuildings
- 3 bed, 2 bath home
- Large screened-in front porch



55 +/- ACRES TIMBER



20 +/- ACRES PASTURE



3 BED, 2 BATH HOME



P HIGHWAY DRIVEWAY ACCESS



MULTIPLE OUTBUILDINGS



AERIAL MAP



Boundary Center: 36° 57' 26.59, -94° 29' 34.6



Maps Provided By:



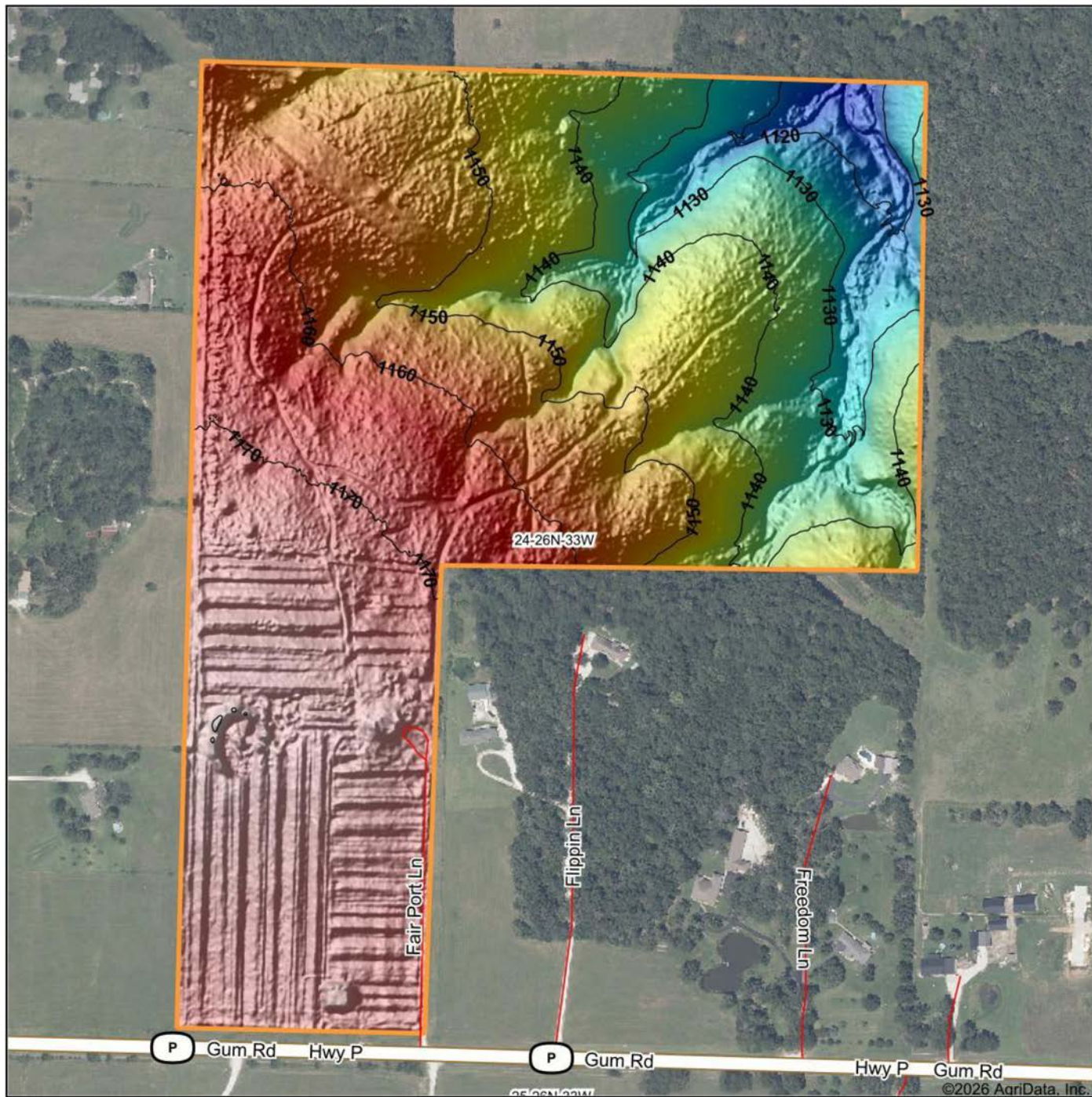
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24-26N-33W
Newton County
Missouri



7/1/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,110.5

Max: 1,181.9

Range: 71.4

Average: 1,154.8

Standard Deviation: 17.09 ft

0ft 419ft 837ft

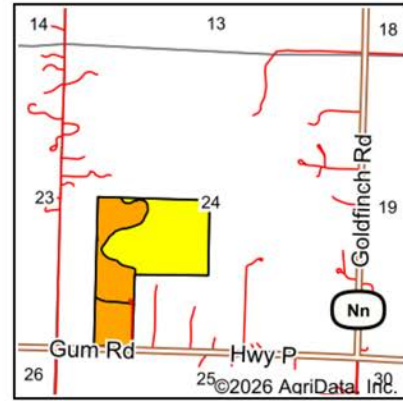
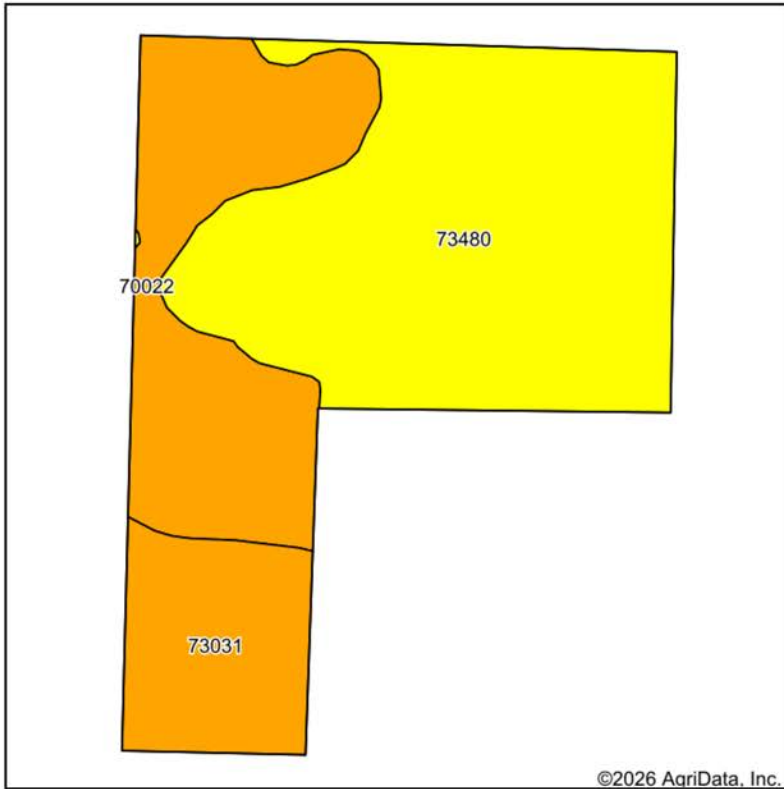


7/1/2026

24-26N-33W
Newton County
Missouri

Boundary Center: 36° 57' 26.59, -94° 29' 34.6

SOILS MAP



State: **Missouri**
 County: **Newton**
 Location: **24-26N-33W**
 Township: **Five Mile**
 Acres: **78.97**
 Date: **7/1/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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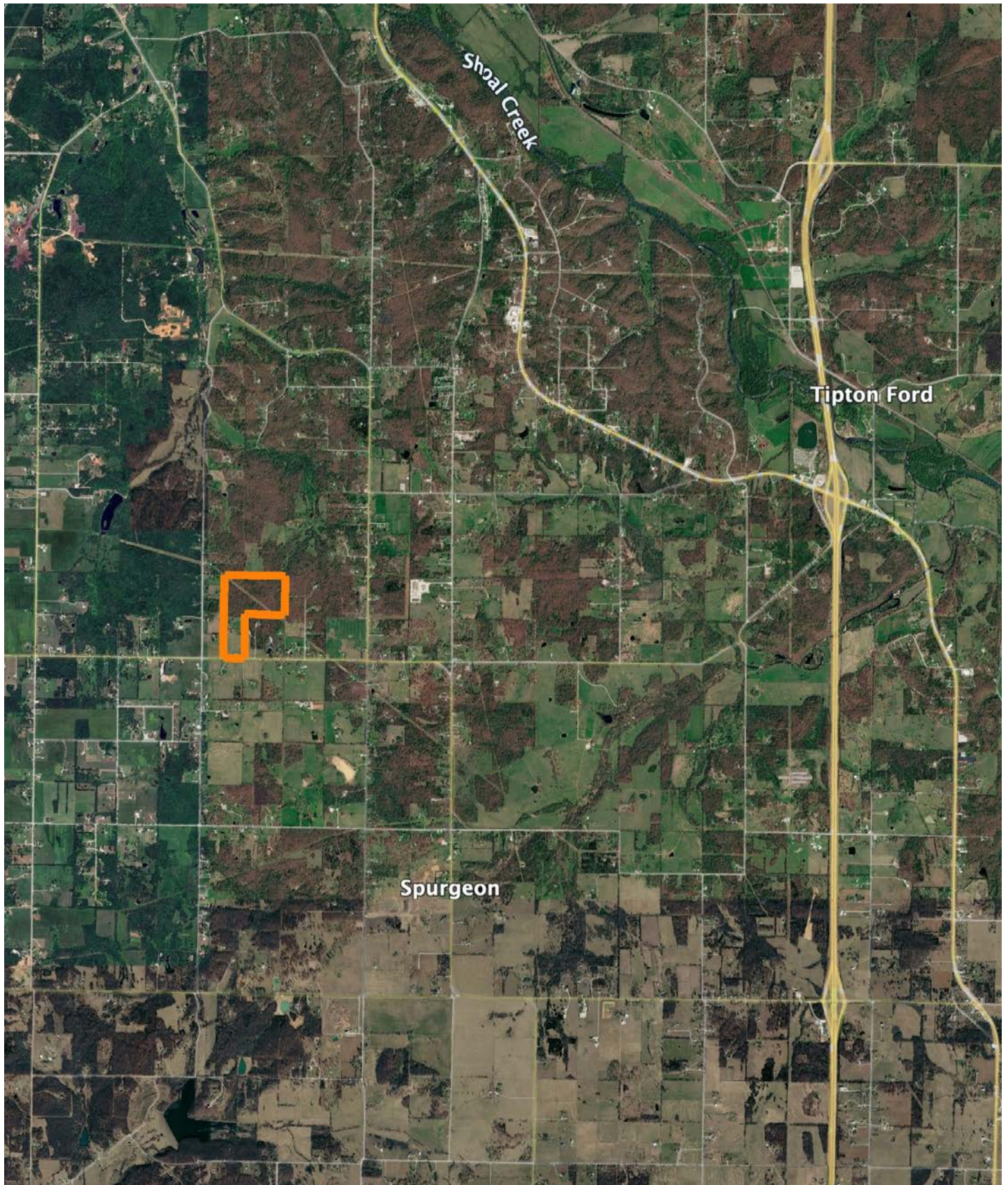


Area Symbol: MO145, Soil Area Version: 27

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
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	44.42	56.2%	Yellow	1.7ft. (Fragipan)	IVs	31	31	19
70022	Tonti silt loam, 3 to 8 percent slopes	22.58	28.6%	Orange	1.7ft. (Fragipan)	IIIe	42	42	30
73031	Gerald silt loam, 0 to 2 percent slopes	11.97	15.2%	Orange	2.7ft. (Fragipan)	IIIw	66	66	48
Weighted Average						3.56	*n 39.5	*n 39.5	*n 26.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Neosho and a proud third-generation resident of Newton and McDonald Counties, Carter Boatright brings deep local roots and a lifetime connected to the land to his role as a land agent. His connection to this region runs far beyond work, it's the place where he grew up, built his family, and learned firsthand the value of hard work, good land, and good people.

Carter lives in Neosho with his wife, Jenna, and their children, Booker and Clancy. Together, they run a commercial cattle operation on their 80-acre farm in Newton County and manage 100 acres of dedicated deer and turkey hunting property in McDonald County. His hands-on agricultural and hunting background fuels both his passion for land and his ability to recognize a property's true potential.

A graduate of the University of Arkansas with a degree in Poultry Science, Carter spent his prior career working closely with poultry farmers, sharpening his communication skills and learning how to work with people from all walks of life to achieve shared goals.

Clients choose Carter for his high character, work ethic, and genuine love for rural life, qualities that drive him to serve every client with integrity, effort, and a commitment to exceptional results.



CARTER BOATRIGHT, LAND AGENT
417.312.9373
CBoatright@MidwestLandGroup.com



MidwestLandGroup.com

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