

MIDWEST LAND GROUP PRESENTS

19.7 ACRES

PUTNAM COUNTY, MO

22494 HIGHWAY 139, NEWTOWN, MISSOURI 64667



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME ON TIMBERED ACREAGE

Nestled on a beautiful timbered acreage with blacktop access, this charming 3 bedroom, 2 bath pre-fabricated home offers the perfect blend of comfort, privacy, and country living. Surrounded by mature oak and hickory trees, the property provides abundant shade and a peaceful setting that's ideal for enjoying nature right outside your door.

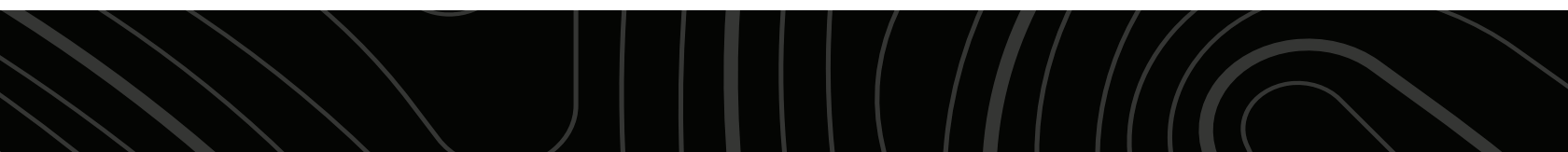
Inside, you'll find a spacious living room centered around a cozy gas fireplace, creating a warm and inviting gathering space. The primary suite features a private full bath and a large walk-in closet, while both additional bedrooms also offer walk-in closets, providing exceptional storage throughout the home. A second full bathroom is conveniently located off the main living area, and a dedicated laundry room just off the spacious kitchen adds everyday convenience.

French doors lead into a stunning addition featuring vaulted ceilings and a wood-burning stove, creating the perfect space for entertaining, relaxing, or enjoying panoramic views of the surrounding timber.

Outside, the property continues to impress with a two-car carport and a versatile 22'x13' garden shed complete with electricity and a wood stove—ideal for a workshop, hobby space, or additional storage.

Outdoor enthusiasts will appreciate the 19.7 +/- acre property's exceptional recreational appeal. The mature timber creates excellent wildlife habitat and attracts an abundance of deer and turkey throughout the year. Natural elevation changes provide ideal travel corridors, making this property well suited for hunting. An existing hunting blind, which conveys with the sale, is already in place, allowing the new owner to step right into the upcoming season.

The all-timber acreage is home to numerous mature oak and hickory trees, offering exceptional privacy, beautiful scenery, and excellent wildlife habitat. Whether you're looking for a full-time residence, a private country retreat, or a home base for your hunting adventures, this property delivers. With blacktop access, mature hardwoods, and a beautifully maintained home, opportunities like this are hard to find.



PROPERTY FEATURES

COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **19.7**

- * 3 bedroom, 2 full bathrooms
- * Walk-in closets for each room
- * Abundant shade around the house
- * Blacktop access
- * Garden shed with electricity and wood stove
- * Functional kitchen with adjoining laundry room
- * Hunting blind set up and ready for Fall
- * Additional living area with scenic timber views
- * Two-car carport



3 BED, 2 BATH HOME

Inside, you'll find a spacious living room centered around a cozy gas fireplace, creating a warm and inviting gathering space. French doors lead into a stunning addition featuring vaulted ceilings and a wood-burning stove, creating the perfect space for entertaining, relaxing, or enjoying panoramic views of the surrounding timber.



HUNTING BLIND



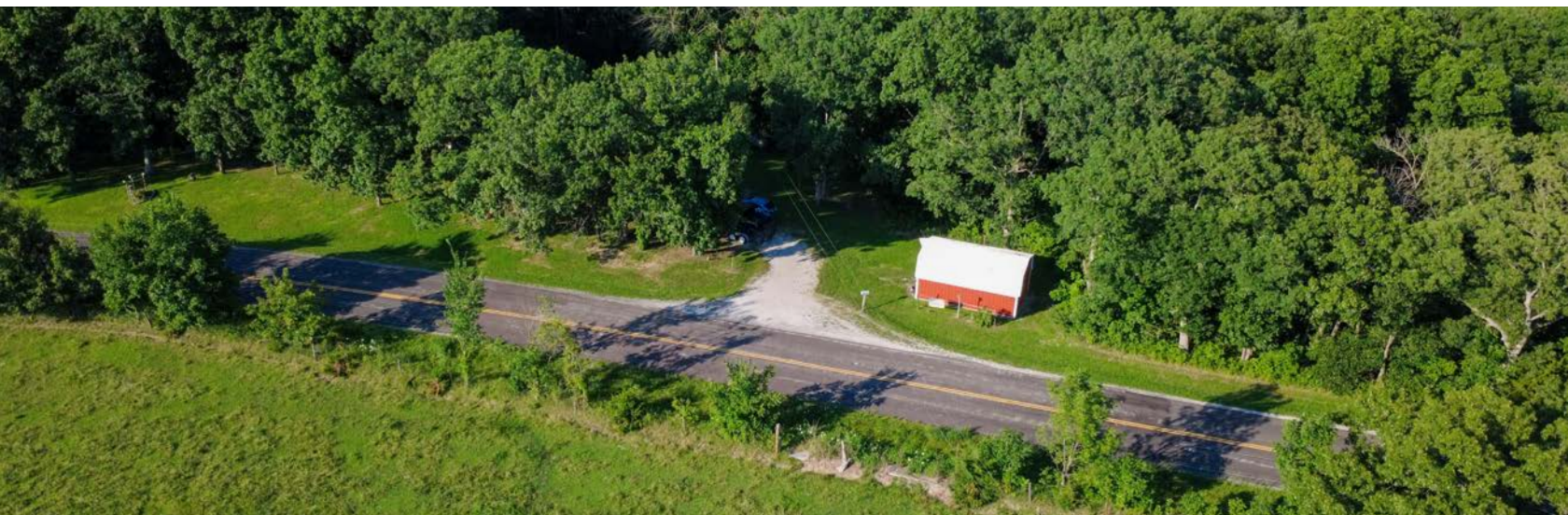
GARDEN SHED AND 2-CAR CARPORT



ABUNDANT SHADE AROUND THE HOUSE



BLACKTOP ACCESS



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 24' 25.55, -93° 19' 33.66

25-65N-22W
Putnam County
Missouri

0ft 387ft 774ft



7/15/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 904.0

Max: 1,019.7

Range: 115.7

Average: 974.2

Standard Deviation: 30.09 ft

0ft 269ft 538ft

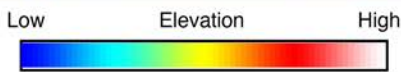
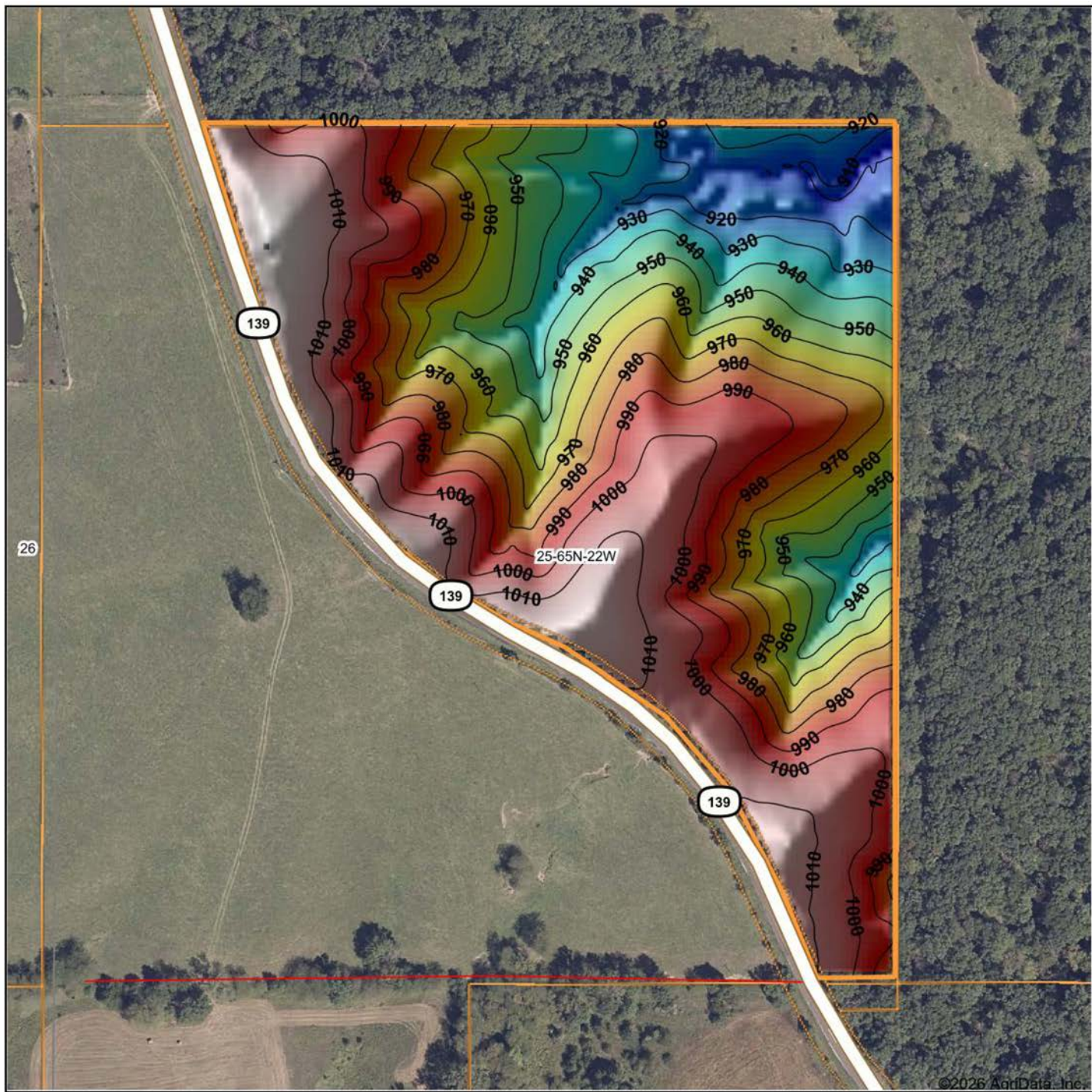


7/15/2026

25-65N-22W
Putnam County
Missouri

Boundary Center: 40° 24' 25.55, -93° 19' 33.66

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10

Min: 904.0

Max: 1,019.7

Range: 115.7

Average: 974.2

Standard Deviation: 30.09 ft

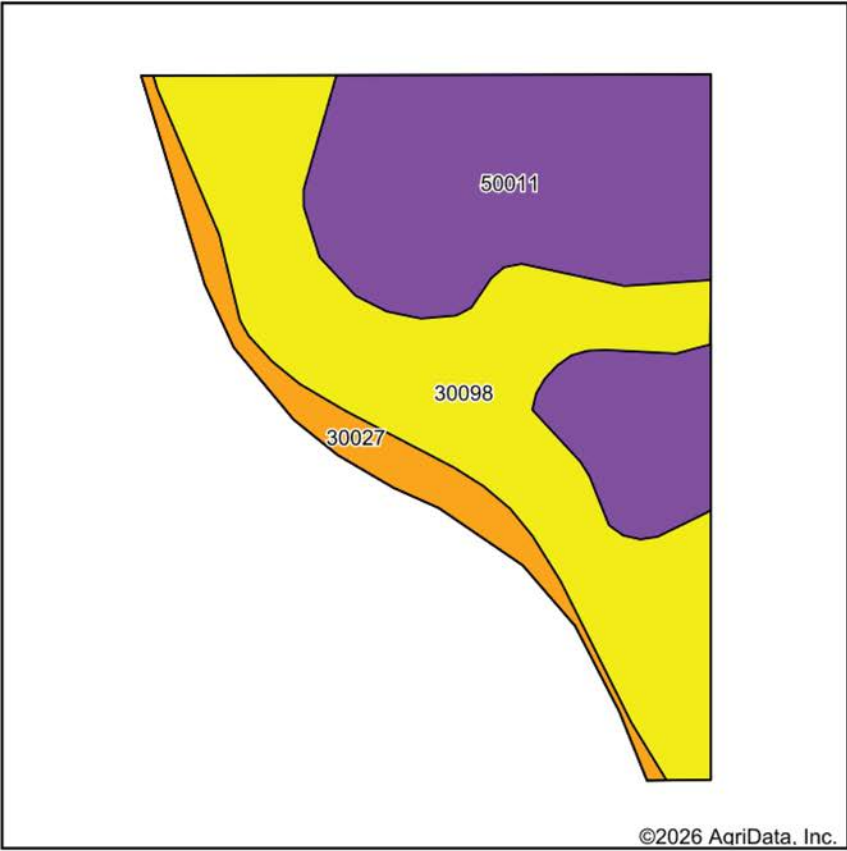


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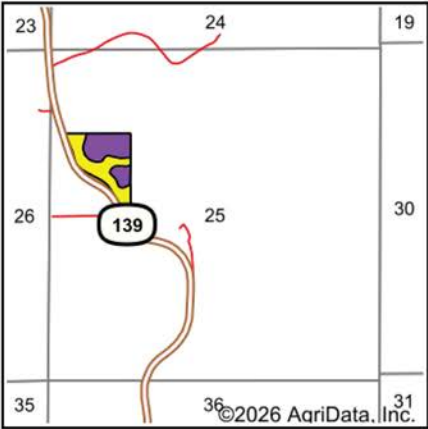
25-65N-22W
Putnam County
Missouri

Boundary Center: 40° 24' 25.55, -93° 19' 33.66

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Putnam**
Location: **25-65N-22W**
Township: **Medicine**
Acres: **19.7**
Date: **7/15/2026**



Maps Provided By:



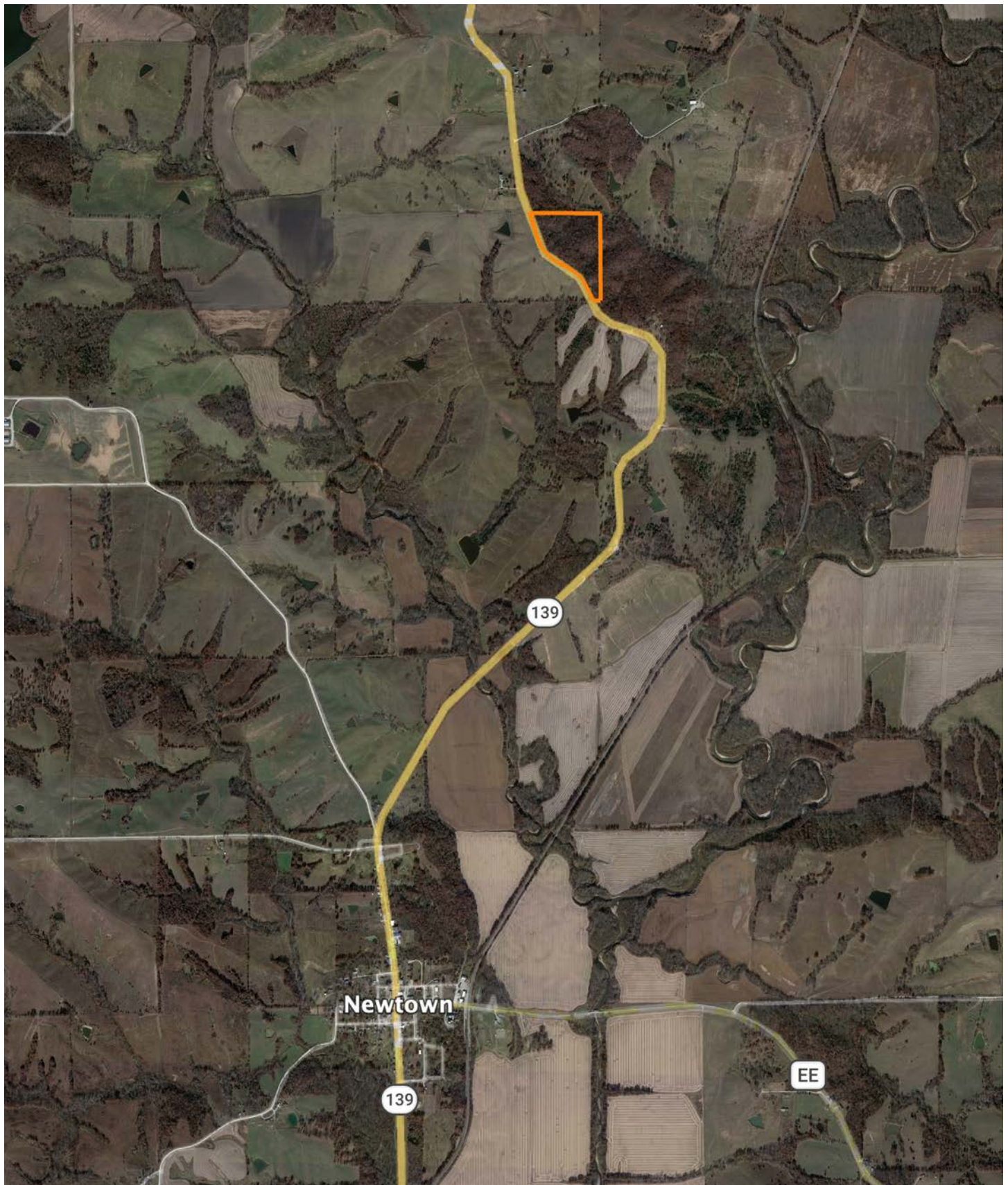
Area Symbol: MO171, Soil Area Version: 27

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
30098	Keswick loam, 5 to 14 percent slopes, eroded	9.11	46.3%		> 6.5ft.	IVe	55	52	47
50011	Winnegan loam, 20 to 35 percent slopes	8.81	44.7%		> 6.5ft.	VIe	19	19	10
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.78	9.0%		> 6.5ft.	IIIe	60	60	41
Weighted Average						4.80	*n 39.4	*n 38	*n 29.9

*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 Princeton and now residing there with his wife Jordan and son Tanner, Clint has spent his entire life immersed in the farming and outdoor lifestyle that defines the region. He grew up working on his family's farm, where he now raises beef cattle and grows corn and soybeans. That lifelong connection to the land shaped his passion for agriculture, hunting, and land stewardship, ultimately inspiring his career in land sales.

Clint holds a degree in Horticulture with an emphasis in Turfgrass Management from Northwest Missouri State University, where he was also a student-athlete. His professional background spans row crop and cattle operations, ranch management, and work on high-end golf resorts in Montana and Mexico—experiences that taught him the value of detail, diligence, and land improvement.

A devoted outdoorsman, Clint especially enjoys upland bird hunting for quail and pheasant, and he's passionate about sharing his knowledge of wildlife habitat and land enhancement with clients. Whether you're selling the family farm or searching for your dream hunting tract, Clint brings unmatched work ethic, local insight, and a genuine passion for helping others achieve their land ownership goals.



CLINT MOORE

LAND AGENT

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