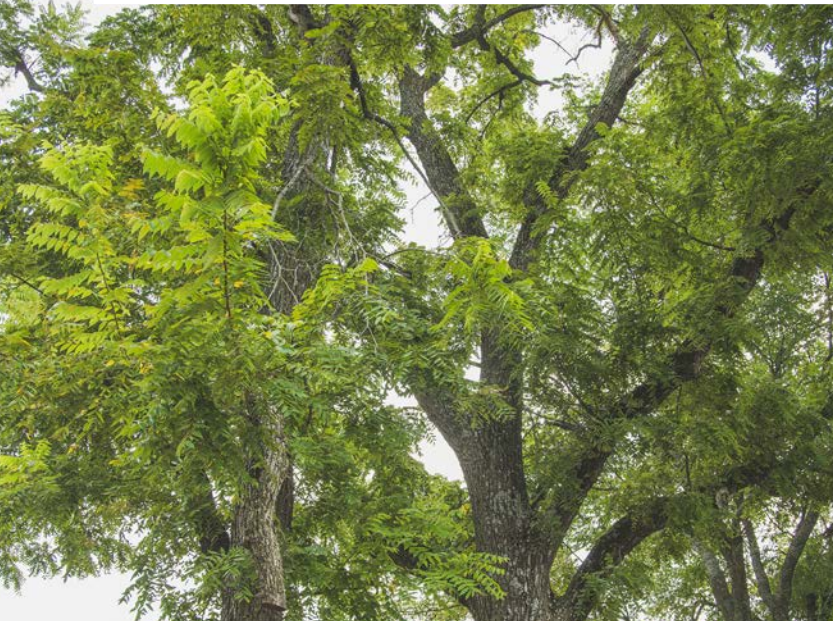


MIDWEST LAND GROUP PRESENTS



70.32 ACRES
NEWTON COUNTY, MO

12471 Mallard Drive, Neosho, Missouri 64850



MIDWEST LAND GROUP IS HONORED TO PRESENT

70.32 +/- ACRE OUTSTANDING COMBO FARM WITH A TWO-STORY HOME

Less than 1 mile from Highway 59 and less than 4 miles from Neosho, 12471 Mallard Drive offers just over 70 acres built for hunters, cattle producers, and anyone looking for usable Ozarks land with strong recreational and agricultural appeal.

The land features a productive mix of bottom ground pasture and timber, creating excellent cover, travel corridors, and edge habitat for deer and turkey. A large pond, automatic water, fencing, and cross fencing make the property well suited for livestock while still supporting outstanding wildlife use.

For farmers, the pasture setup offers room to graze, rotate, and manage cattle efficiently. For hunters, the combination of timber, water, open ground, and nearby agricultural influence gives this tract the ingredients buyers look for in a year-round hunting property.

The home provides comfortable everyday living with 4 bedrooms and 2 bathrooms, with 2 rooms upstairs and two downstairs. The bathrooms are the same, being split with one upstairs and one downstairs. The home is more than ample in space for a family, with a separate living space downstairs. An attached garage offers convenience in and out in all forms of weather. Out back, you will find an approximate 50'x50' shop ready for its next project. With paved roads in every direction, this home is sitting in an ideal location.

A 4 bedroom, 2 bath home adds practical living space, but the true value is in the land. Owning dirt is something that is shrinking every day. This is an opportunity for someone to begin their own legacy and own an incredible piece of the Ozarks. Bring your cattle, hang your stands, and take advantage of this rare 70.32 +/- acre opportunity.



PROPERTY FEATURES

COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **70.32**

- Two-story house
- Approximately 50'x50' shop
- Owned propane tank
- Less than 3 miles to Lime Kiln Bridge access on Shoal Creek
- Less than 3 miles to Allen Bridge Access on Shoal Creek
- Perimeter fencing
- Cross fencing
- Quarter-acre pond
- Great bottom ground soil
- Automatic water
- Approximately 50/50 timber and pasture
- Abundant deer and turkeys
- History of approximately 20 head of cattle



TWO-STORY HOUSE

The home provides comfortable everyday living with 4 bedrooms and 2 bathrooms, with 2 rooms upstairs and two downstairs. The home is more than ample in space for a family, with a separate living space downstairs.



50'X50' SHOP



QUARTER-ACRE POND



MIX OF TIMBER AND PASTURE

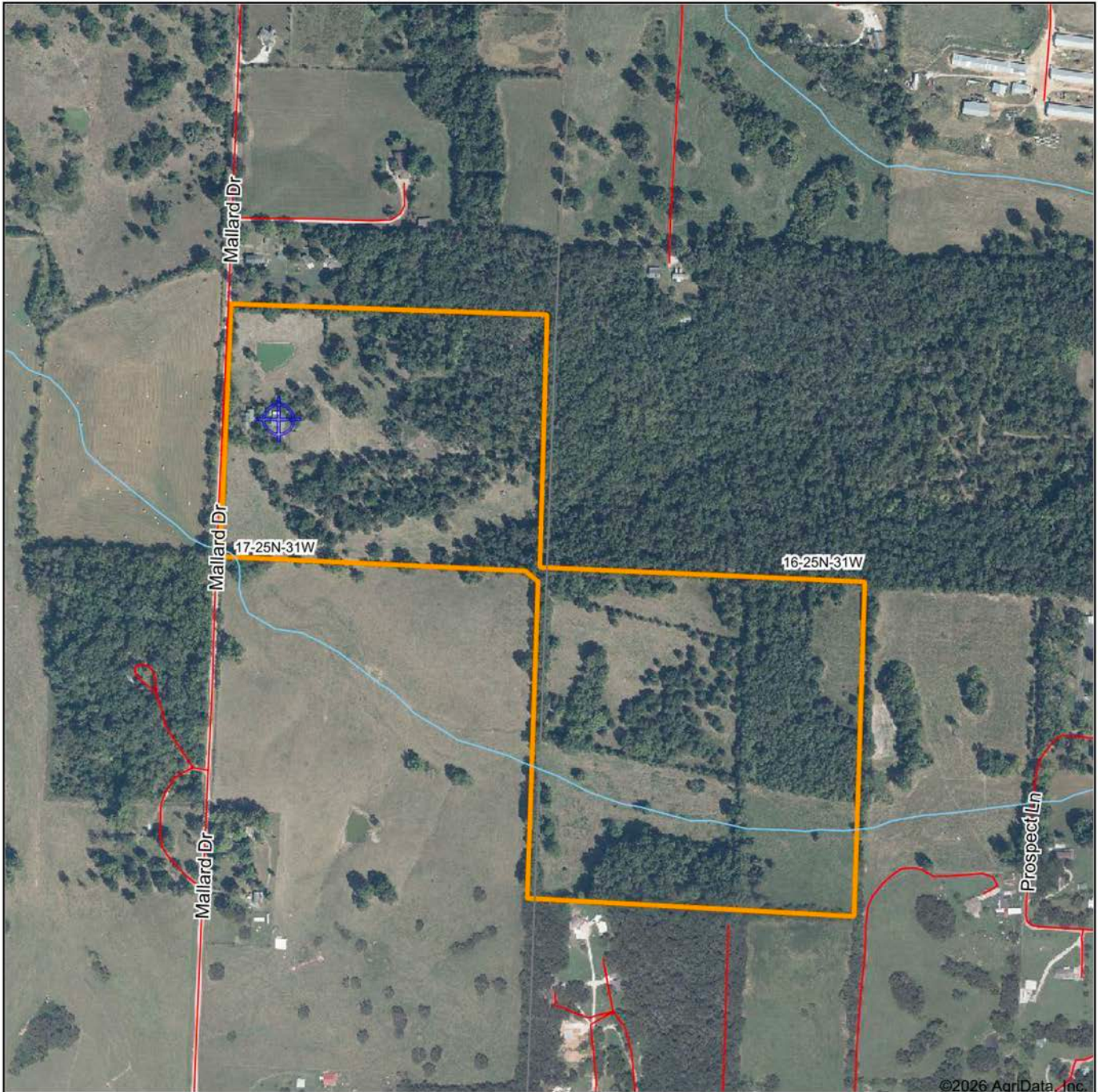
The land features a productive mix of bottom ground pasture and timber, creating excellent cover, travel corridors, and edge habitat for deer and turkey.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 53' 9.86, -94° 20' 8.76

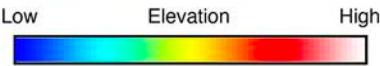
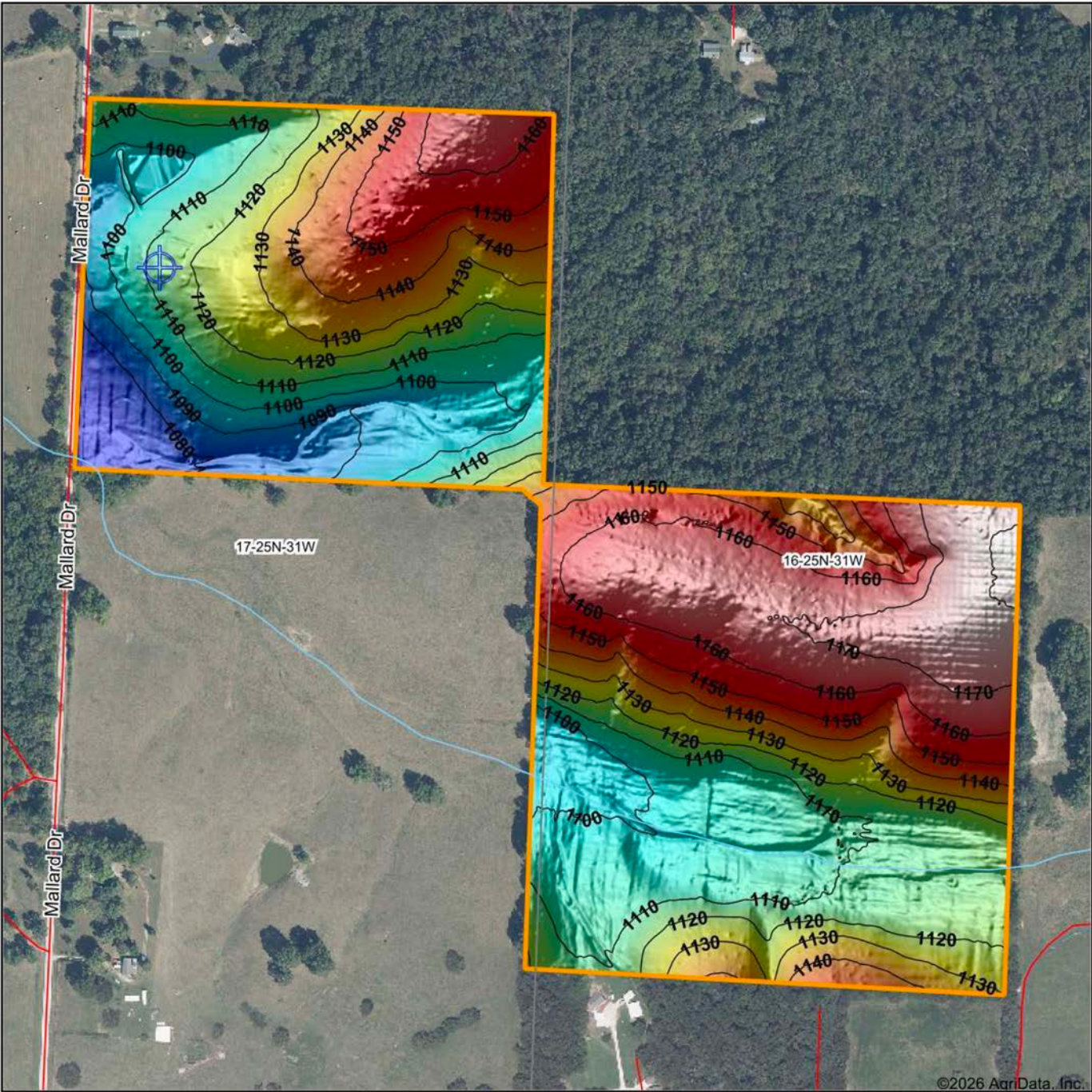
17-25N-31W
Newton County
Missouri

0ft 625ft 1250ft



8/6/2026

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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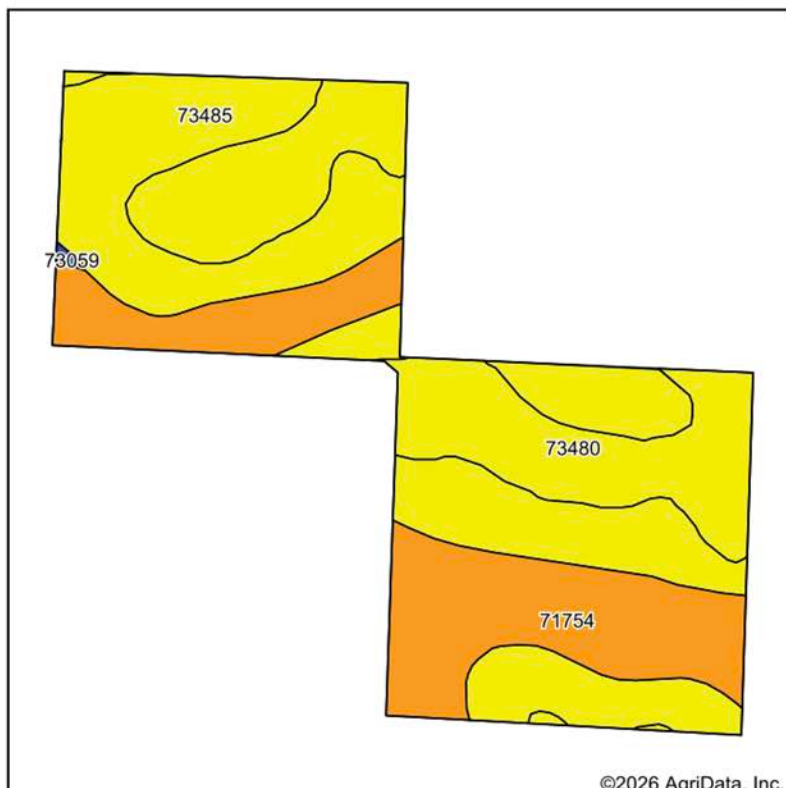
Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,072.9
Max: 1,181.5
Range: 108.6
Average: 1,127.9
Standard Deviation: 26.77 ft



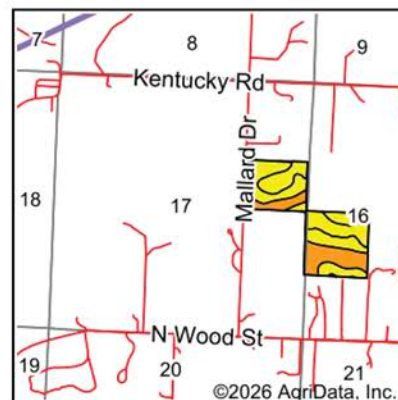
17-25N-31W
Newton County
Missouri

Boundary Center: 36° 53' 9.86, -94° 20' 8.76

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Newton**
 Location: **17-25N-31W**
 Township: **Neosho**
 Acres: **70.19**
 Date: **8/6/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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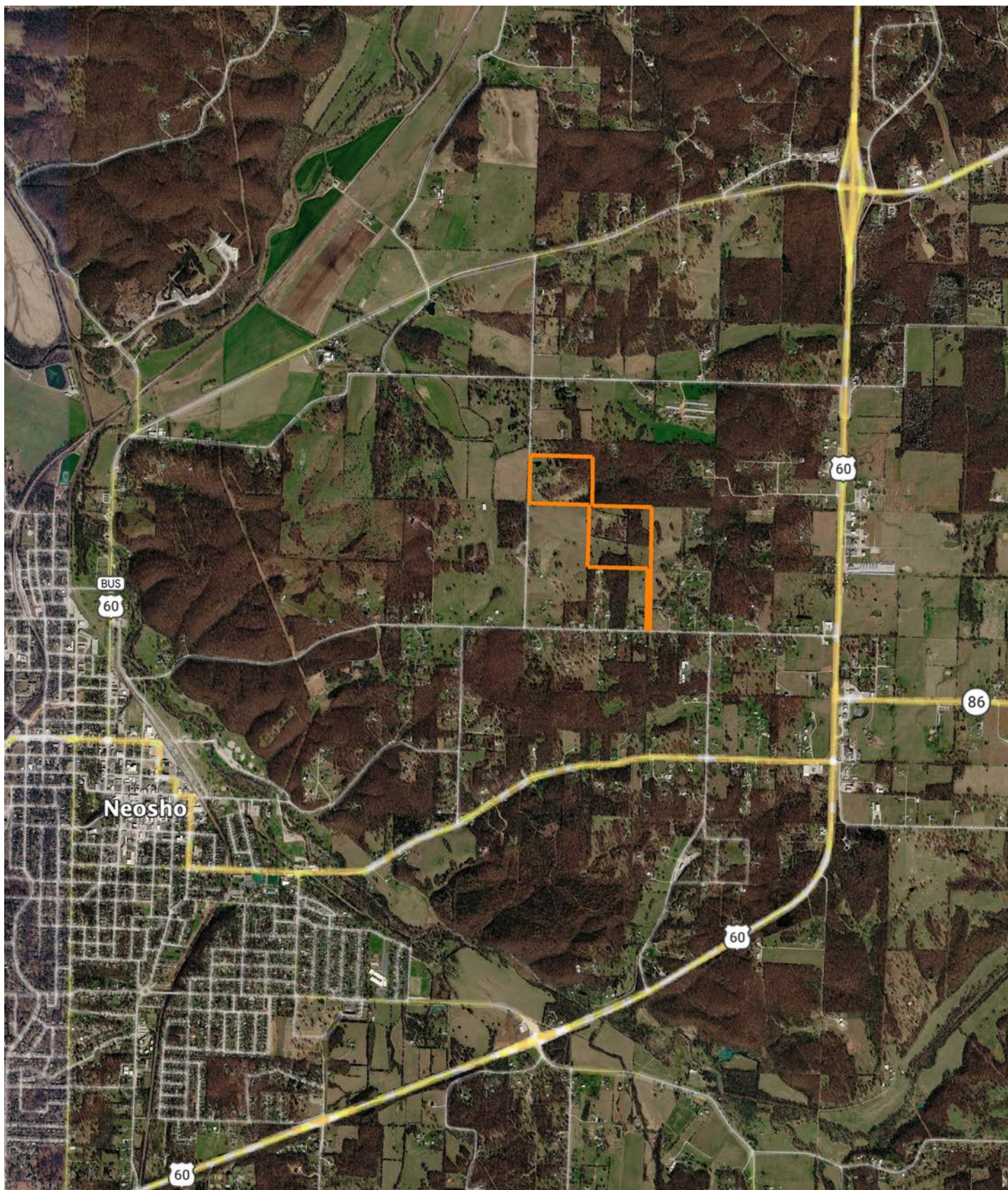


Area Symbol: MO145, Soil Area Version: 27									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73485	Nixa-Clarksville complex, 3 to 20 percent slopes	31.24	44.5%		2ft. (Fragipan)	IVs	39	38	23
73480	Nixa very gravelly silt loam, 3 to 8 percent slopes	19.82	28.2%		1.7ft. (Fragipan)	IVs	31	31	19
71754	Waben-Cedargap, occasionally flooded complex, 2 to 5 percent slopes	19.02	27.1%		> 6.5ft.	IIIIs	46	46	31
73059	Pomme silt loam, 1 to 3 percent slopes	0.11	0.2%		> 6.5ft.	Ile	76	76	61
Weighted Average						3.73	*n 38.7	*n 38.3	*n 24.1

*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.



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MidwestLandGroup.com

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