

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

45 +/- ACRE BUILD SITE WITH HUNTING POTENTIAL

Located just north of Seneca, Missouri, this 45 +/- acre tract offers an ideal blend of convenience, privacy, and outdoor opportunity. Near the road, you'll find a great build site that provides easy access for a future home, cabin, or weekend retreat while still allowing the bulk of the property to remain tucked away for recreation. The setting offers that hard-to-find balance of country living and usable land, making it a strong option for anyone looking to build while enjoying room to roam.

The back 40 +/- acres are well-suited for hunting, with abundant large oaks providing excellent natural mast and strong wildlife habitat. An existing trail system makes it easy to move through the property, access

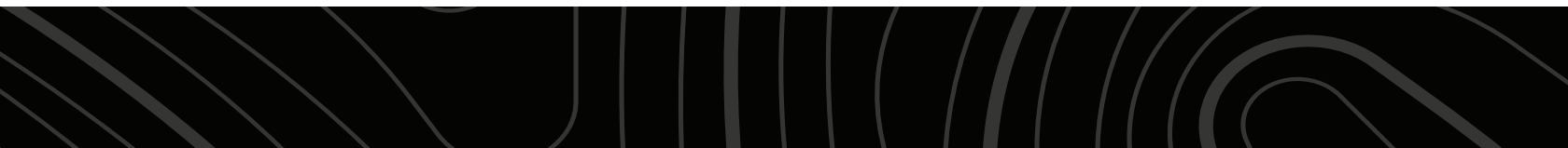
stand locations, or simply enjoy the land by ATV or on foot. With several areas offering food plot potential, this property has the ingredients needed to enhance deer and turkey activity while creating a highly usable recreational tract close to town.

Whether you are searching for a place to build, a quiet recreational getaway, or a manageable hunting property with room for improvements, this tract checks a lot of boxes. With its accessible homesite, timbered hunting ground, mature oak cover, established trails, and potential to further develop wildlife habitat, this 45 +/- acre property north of Seneca offers a rare opportunity to enjoy the best of Southwest Missouri land ownership.

PROPERTY FEATURES

COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **45**

- Abundance of mature hardwoods
- Electric at the road
- Whitetail deer
- Existing trail system
- Quick access to 43 Highway
- Largely wooded
- Nice build sites
- Food plot locations
- Multiple tree stand locations



EXISTING TRAIL SYSTEM



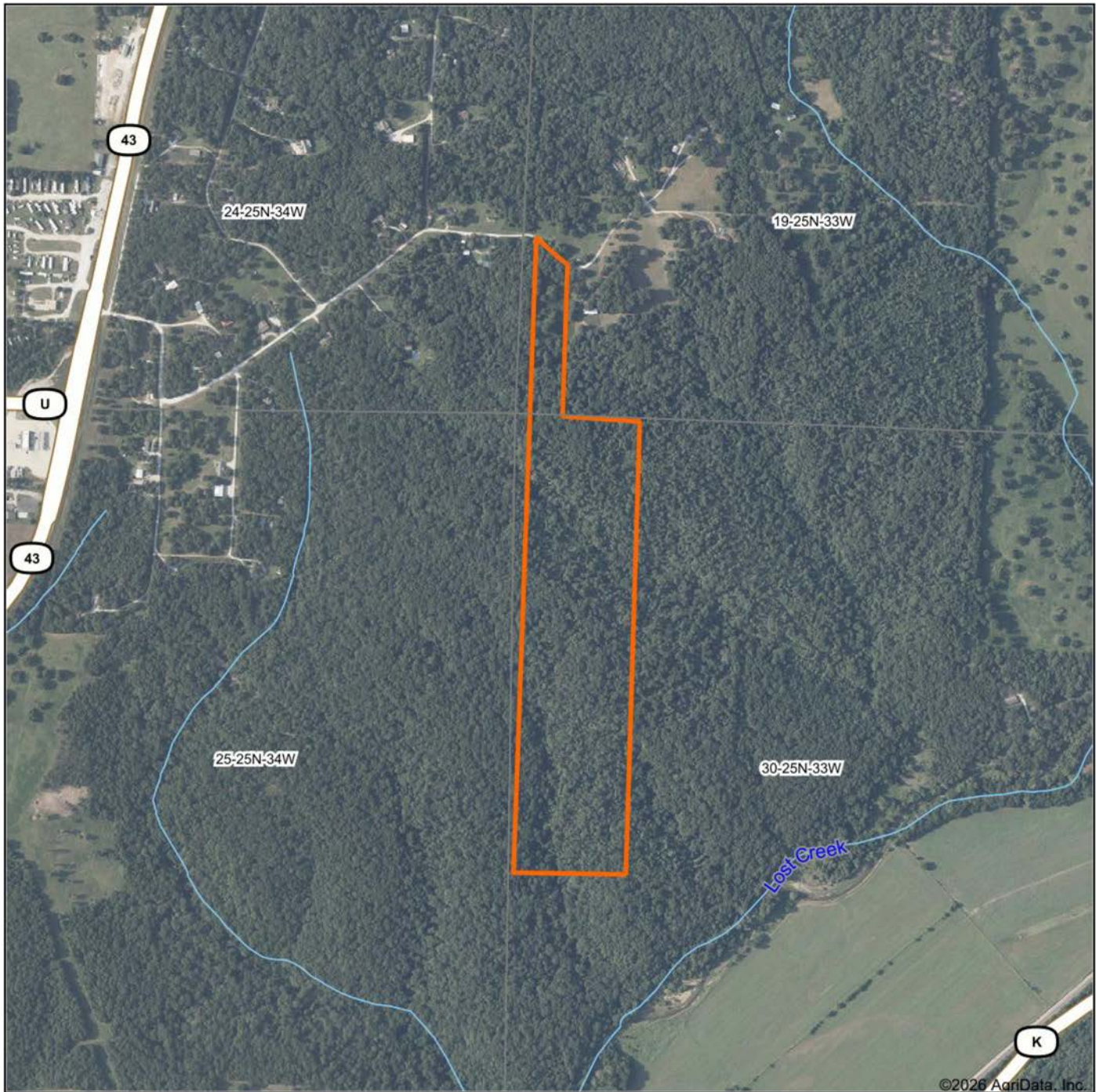
ABUNDANCE OF MATURE HARDWOODS



HUNTING OPPORTUNITIES



AERIAL MAP



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Boundary Center: 36° 51' 55.44, -94° 35' 18.83

0ft 906ft 1812ft



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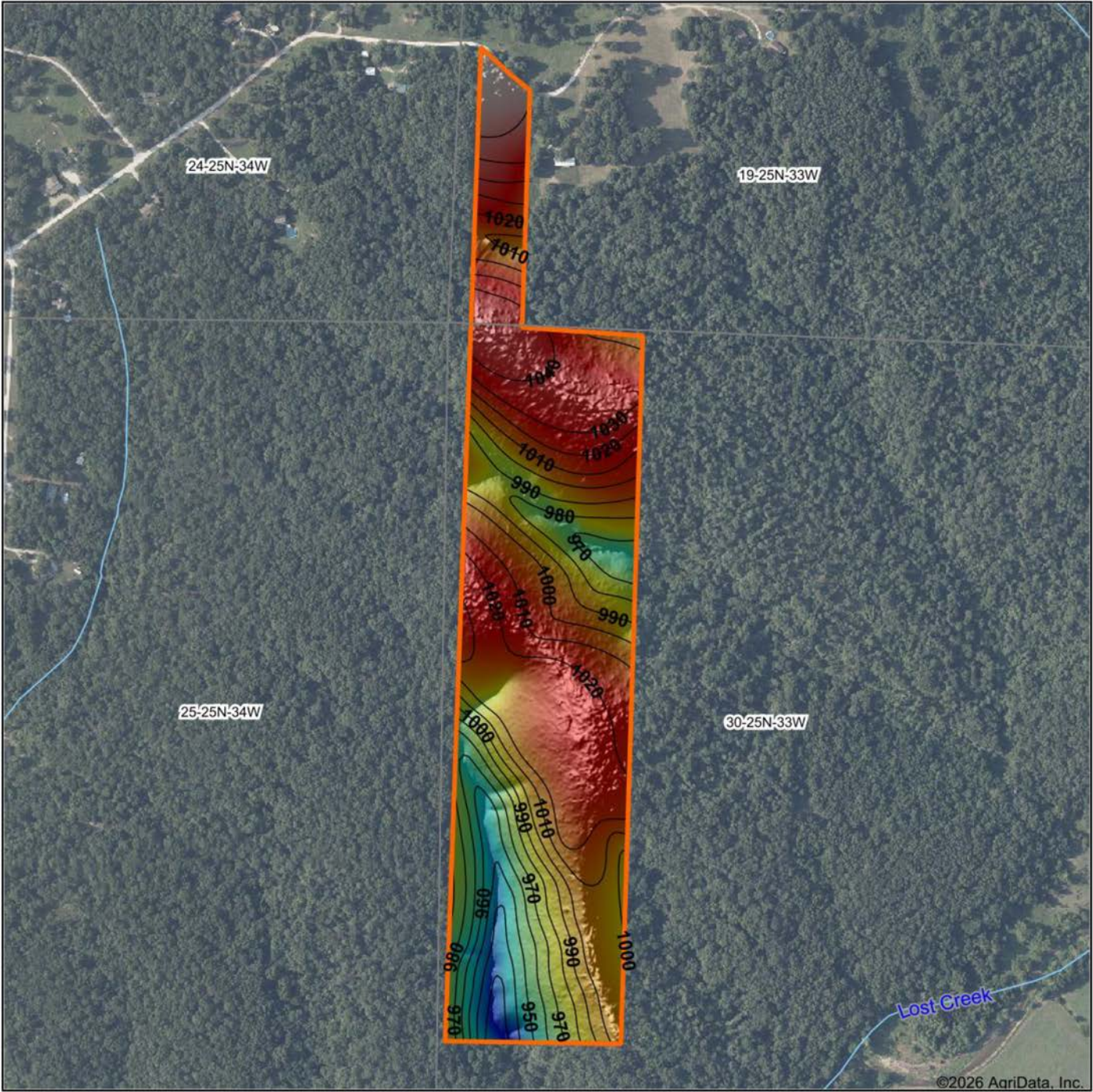
www.AgriDataInc.com

30-25N-33W
Newton County
Missouri



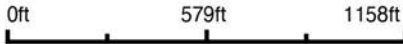
9/30/2026

HILLSHADE MAP



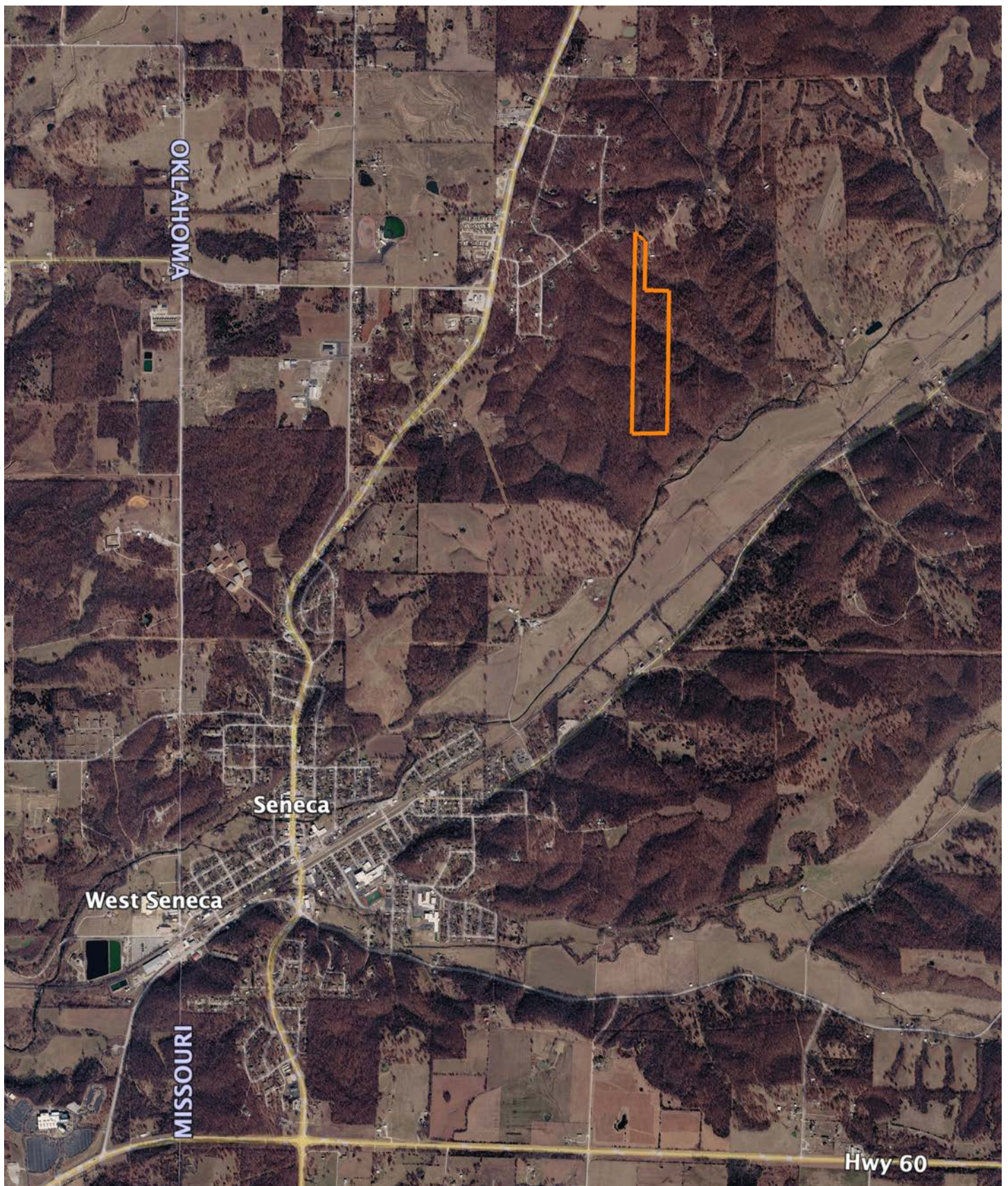
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 907.6
Max: 1,076.3
Range: 168.7
Average: 1,007.4
Standard Deviation: 30.97 ft



9/30/2026
30-25N-33W
Newton County
Missouri
Boundary Center: 36° 51' 55.44, -94° 35' 18.83

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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