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For Sale

**253.5 Acres - North-Central Jasper County, MO, Six Miles North of Carthage, MO
Pine Road, County Road 160 & Pembroke Road**



HIGHLIGHTS

- ± 253.5 Acres
- 36' x 60' Morton Building
- ± 150 Acres Crop / Pasture
- ± 30 Acre Established Pecan Grove
- ± 73 Acres Timber
- Three (3) Hunting Blinds
- Dry Fork Creek - Northern Boundary
- Sales Price: \$959,000.00



FOR ADDITIONAL INFORMATION CONTACT

Bill Beall Co., Inc.
2921 S. National Ave., Springfield, MO 65804
(417) 887-5535 email: beall@billbeall.com

253.5 Acres - Jasper County, MO (North-Central)



Rare opportunity in Jasper County. This 253 acre “park-like” farm has been a personal conservation project of a local sports enthusiast for 20 years; it is a highly unusual property that is seldom available on the open market. A perfect mix of fields, timber and a year-round running creek (Dry Fork Creek), it has been groomed as a wildlife haven with dense deer and turkey populations. An added bonus, there is income potential inherent in the varied terrain.

Dry Fork Creek flows across the northern portion of the property in a northwesterly direction. Approximately 150 Acres Crop / Pasture, highlighting native grasses. The greater part of the soil has been mapped with Class 2 capabilities. The site boasts an approximately 30 Acre mature, well established and maintained Pecan Grove. The approximately 73 Acres remaining is timber ground, densely populated with Oak and Hickory. The timber has had an extensive stand improvement program completed.

Highlights and special features include:

Three (3) strategically placed hunting huts

Network of ATV trails

36' x 60' Morton Building

12' Ceiling Height

18'x12' Double End Door

12'x 10' Overhead Door, Insulated with Automatic Opener

10'x 60' Covered Porch with Ceiling Fans

Audible Security System

Nearby Well

The Morton Building is designed to provide storage, security and a perfect setting to view the wildlife from the covered porch.

The ground is level to gently sloping, situated in north-central Jasper County about six miles north of Carthage, Missouri. Access is provided by Pine Road, a blacktop county road that borders the property along its southeast boundary for about ¼ mile. It turns south and becomes County Rd. 160 which forms the property's east boundary for about ½ mile until it intersects with Pembroke Rd., a blacktop that forms the south boundary for ½ mile. Approximately 600' of fencing is located on the south boundary along Pembroke Rd; along with a double gate.

Jasper County is located in the southwestern part of the state, approximately 130 miles south of Kansas City on the Missouri-Kansas border. It is bounded on the north by Barton County; east by Lawrence and Dade Counties; south by Newton County and west by the state of Kansas. It has a land area of 410,000 acres.

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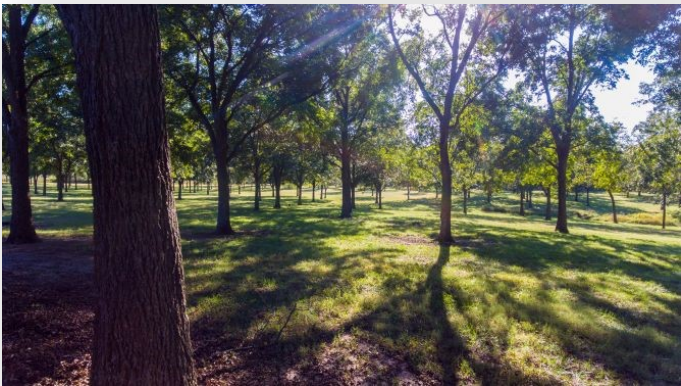
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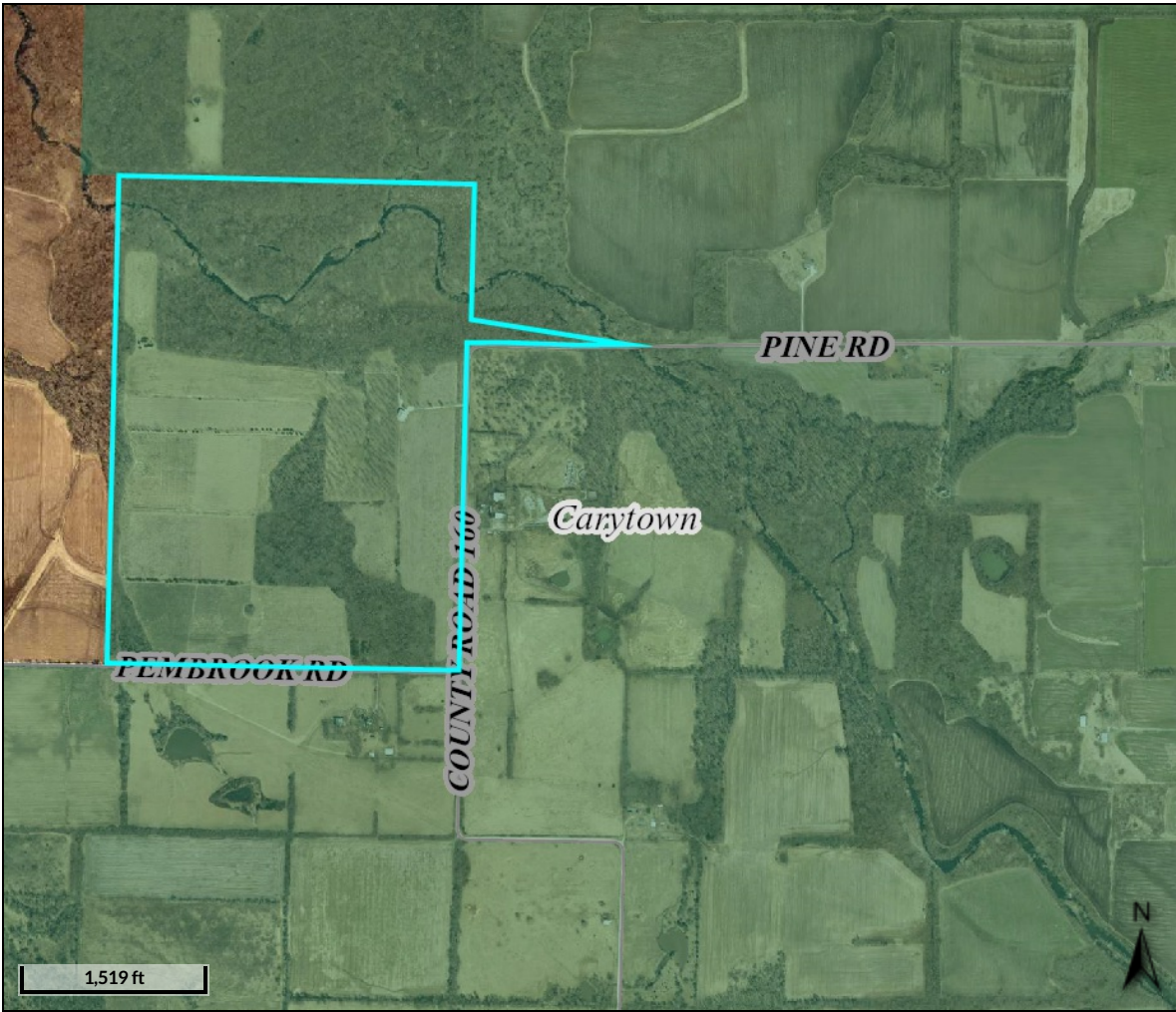


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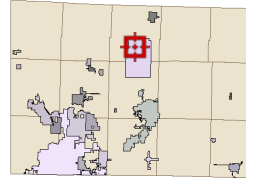
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Overview



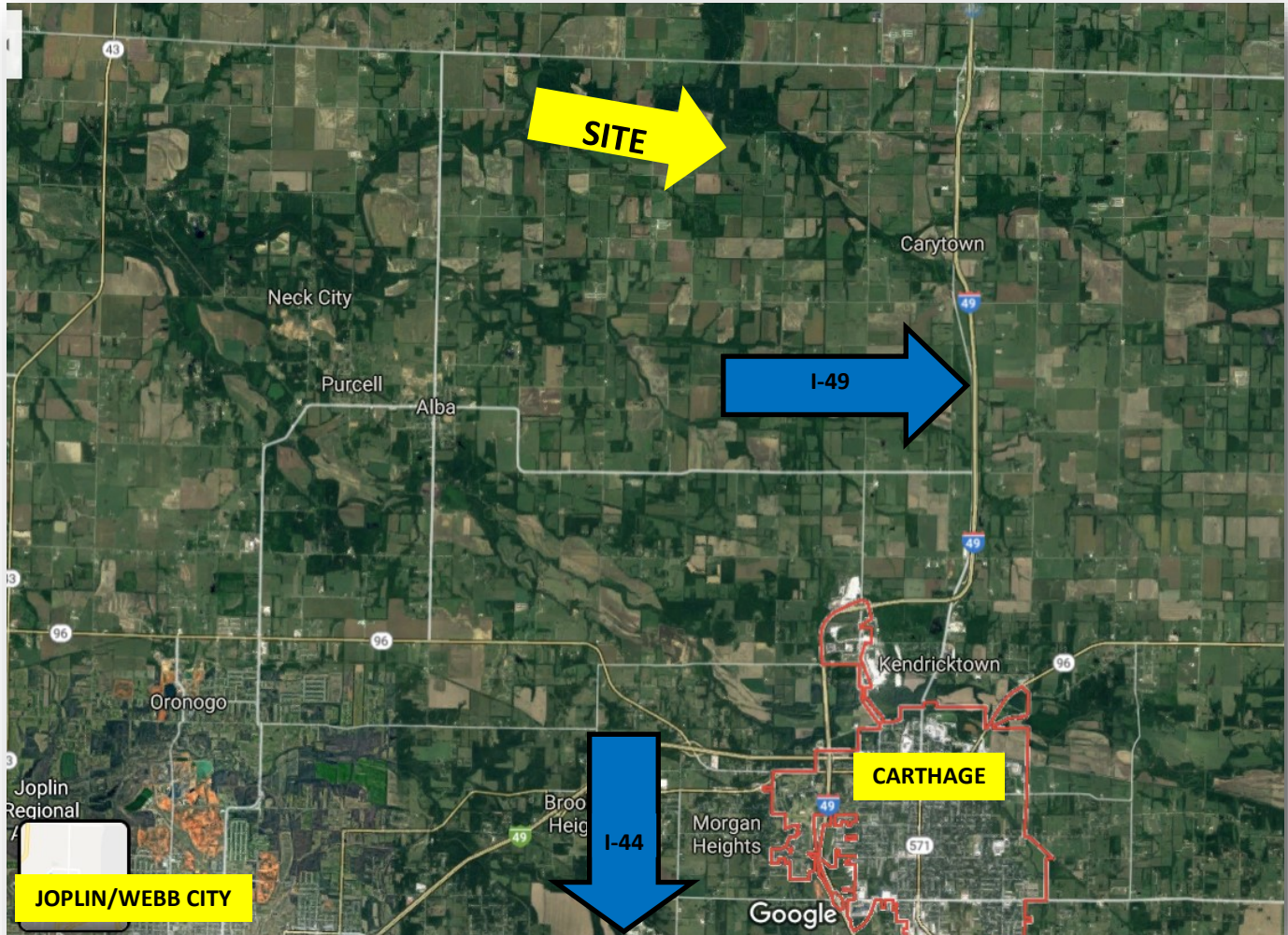
Legend

-  County Boundary
- City Limit Boundaries**
-  Airport Drive
-  Alba
-  Asbury
-  Avilla
-  Brooklyn Heights
-  Carl Junction
-  Carterville
-  Carthage
-  Carytown
-  Duenweg
-  Duquesne
-  Fidelity
-  Jasper
-  Joplin
-  La Russell
-  Neck City
-  Oronogo
-  Purcell
-  Reeds
-  Sarcoxie
-  Waco
-  Webb City
-  **Parcels**
-  Local Roads

Parcel ID	0931060000018000	Alternate ID	01-090166-0000	Owner Address	TN PECAN FARM
Sec/Twp/Rng	6-29-31	Class	R		2921 S NATIONAL AVE
Property Address	PINE RD & PEMBROOK RD	Acreage	256.8		SPRINGFIELD MO 65804
District	174				
Brief Tax Description	W1/2 LOTS 5 6 & 7 NE & E1/2 LOTS 5 6 & 7 NW & E1/2 LOT 7 NES LN FROM SE COR LOT 7 TO PT 462' N SW CORE E1/2 LOT 7 EX RD				
	(Note: Not to be used on legal documents)				

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