



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**19.24± ACRES**  
**WEBSTER COUNTY, MO**  
**\$325,000**

OFFICE (816) 577-5206 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE WEBSTER 19.24

## PROPERTY PROFILE

### LOCATION:

- 3400 South Elm Road  
Marshfield, MO 65706
- Webster County
- 3.7± Miles S of Marshfield
- 14.4± Miles NE of Fordland
- 15.8± Miles NW of Seymour
- 30.3± Miles NE of Springfield

### COORDINATES:

- 37.294, -92.8926

### TOTAL ACREAGE:

- 19.24± Acres

### PROPERTY USE:

- Homesteading
- Hunting Opportunities

### TAX INFORMATION:

- Assessed Value: \$10,460
- Assessed Year: 2025
- Amount: \$509.32

*\*Detailed Property Information and  
Features on the Following Pages*



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**KIX NELSON**

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

[kix@smalltownproperties.com](mailto:kix@smalltownproperties.com)

4848 Main St. - Flora, MS 39701

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

## ORCHARD & FRUIT TREES

- 2 Apricot Trees (self pollinating)
- 3 Nectarine Trees (self pollinating)
- 3 Peach Trees (self pollinating)
- 3 Apple Trees (cross pollinating)
- 2 Asian Pear Trees (cross pollinating)
- 4 Persimmon Trees (self pollinating)
- 2 Tart Cherry Bushes (self pollinating and prolific)
- 2 Sweet Cherry Trees (cross pollinating)
- 1 Che Tree *also known as* Mandarin Melon Berry or Silkworm Thorn
- 2 Koussa Pink Dogwood Trees with Edible Fruit
- 3 Paw Paw Trees

## BERRIES & VINES

- 8 Elderberry Plants
- Raspberries
- Black Raspberries
- Blackberries Wild Plus 4 Domestic Rows
- Strawberries
- 3 Grape Vines
  - 2 Concord
  - 1 Marechal Fosch

## NATIVE TIMBER & VEGETATION

- Predominantly Hickory, Oak, and Maple
- Locust, Black Walnut, Mimosa, Sassafras, and Rose of Sharon
- Native Persimmons



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## STRUCTURES & IMPROVEMENTS

- Main Greenhouse
  - 30×50 Metal Frame
  - Electric heater, fans, exhaust, extra wire and channel, white mesh screens
- Shade House
  - 20×40 PVC Frame
- Starter Greenhouse
  - 10×10 Conduit Frame
- Pole Barn
  - Attached Chicken Coop
  - Metal Roof and Sides
- 60×40 Metal Barn
  - 1,440± SqFt of Living Space
  - 1 Bedroom/1 Bath
  - Kitchen/Dining Combo
  - Tile and Vinyl Flooring
  - Washer/Dryer Hookup
  - Dishwasher, Free-Standing Electric Oven, Refrigerator, Ice Maker
  - Electric Water Heater
  - Electric Heat Pump
  - Window Units & Ceiling Fans
  - Free-Standing, Wood-Burning Fireplace
- Septic Tank
- Pond
- Marshfield School District



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# WELCOME TO THE WEBSTER 19.24

**IF YOU ARE LOOKING TO LIVE CLOSER TO THE LAND, THE WEBSTER 19.24 IS A SOLID CHOICE!** Every inch of the 19.24± acre property was thoughtfully developed for self-sufficiency, comfort, and country living. Located just off Hwy A in Marshfield, Missouri, the property offers endless homesteading potential.

Inside a 60×40 barn is 1,440± square feet of living area, offering a practical mix of comfort and workspace. It includes a full kitchen, bathroom, laundry area, and cozy living room with high-speed internet and electric service already on site. A natural spring supplies water directly to the home through a gas-powered pump and 1,000-gallon holding tank, feeding a dependable system that's ideal for off-grid or sustainable living. Nearby, a quiet pond draws deer and wildlife, surrounded by hardwoods, fruit trees, and established gardens.

The property features greenhouses, a chicken coop, and multiple berry patches, along with rows of apple, peach, pear, and cherry trees. Mature oak, hickory, and walnut trees shade the land, while native persimmons and sassafras add to the natural character.



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# MORE ABOUT THE WEBSTER 19.24

The Webster 19.24 offers the perfect blend of easy access and country privacy. You'll have paved road frontage right up to the turnoff, with additional frontage along a quiet gravel road that keeps traffic and noise to a minimum. The location gives you quick access to town for supplies, schools, and amenities, while still feeling tucked away in your own private piece of the Ozarks. It's the kind of spot that makes running into town simple but coming home feel like a getaway.

Enjoy ample room to grow food, raise animals, and build a lifestyle that's rooted in nature. Whether you're starting a small farm, expanding your homestead, or just looking for a peaceful country property with real potential, this land has everything you need to get started..

**Contact Kix Nelson today to schedule a private tour  
and experience #TheSmallTownWay!**



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19.24± ACRES WEBSTER COUNTY, MISSOURI



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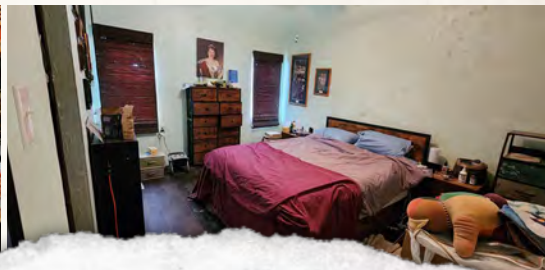
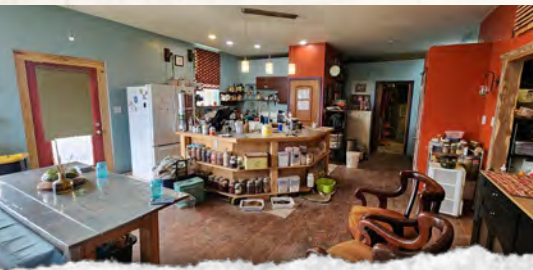
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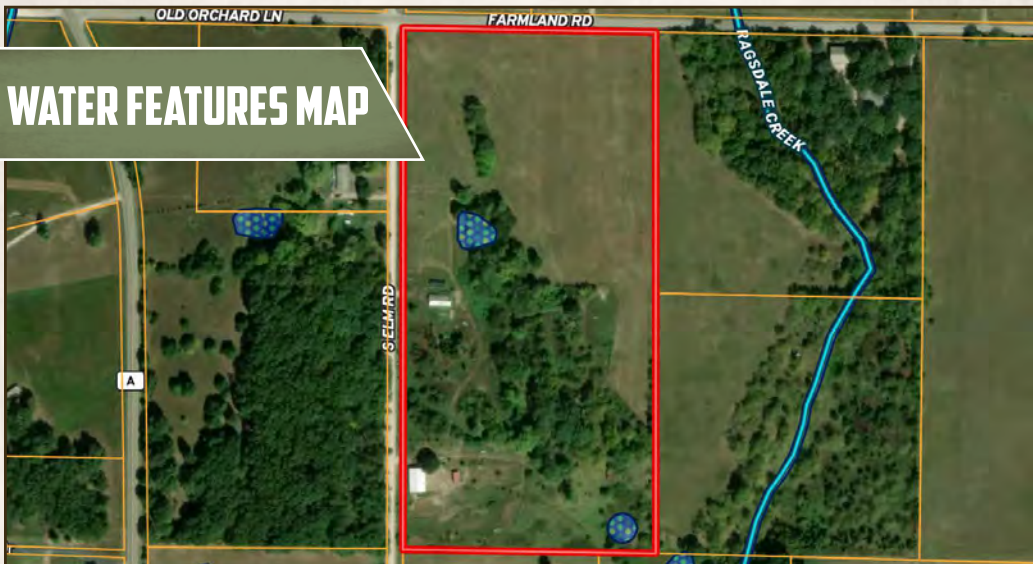
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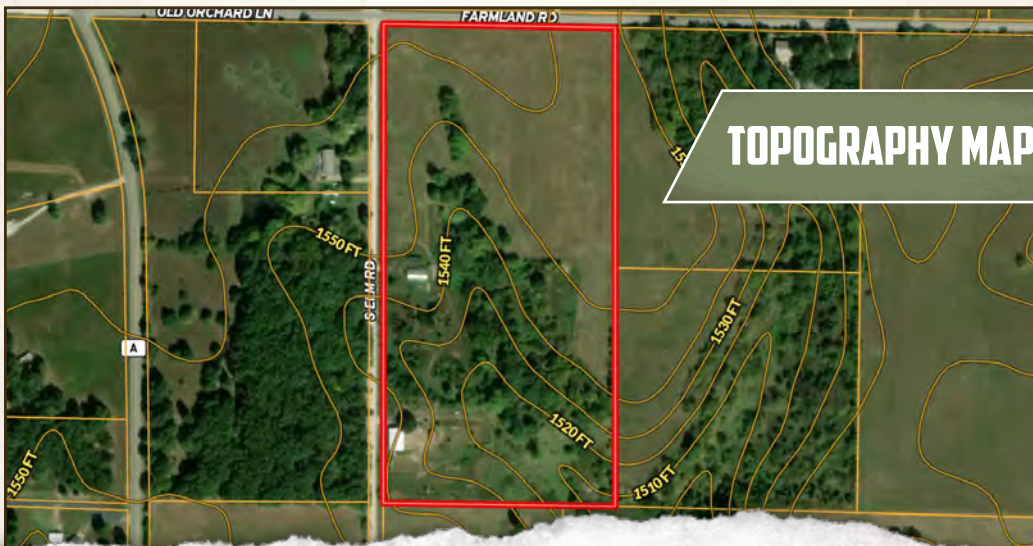
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## WATER FEATURES MAP



## TOPOGRAPHY MAP



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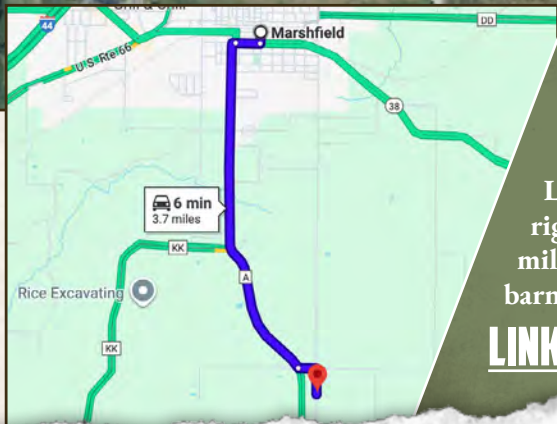
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WEBSTER COUNTY, MISSOURI

land id. LINK



Directions From Marshfield, MO:  
Travel 3 miles on Hwy A South. Turn left on Farmland Road/Old Orchard Lane and continue 0.2 miles. Turn right on S. Elm Road and continue 0.2 miles to the property on the left where a barn sits next to the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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