

MIDWEST LAND GROUP PRESENTS

44 ACRES IN

# CHRISTIAN COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# NICELY BALANCED OZARKS FARM

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Missouri's Ozarks are a national treasure. A place of tremendous natural beauty marked by oak woodlands, clear streams, and rolling hills. This 44 +/- acre tract offers the buyer plenty of natural charm, but with a high percentage of usable land due to the relatively flat nature of the parcel. It's a well-balanced and diverse farm, with a balance of hay ground and oak/hickory timber. Among the open-ground acres, approximately 20 +/- acres were recently planted to Roundup Ready alfalfa. Good perimeter fencing surrounds much of the farm, and several high tensile 2-strand electric interior fences have been built as well. A secluded pond in the back of the parcel offers water for livestock and wildlife.

If hunting is your passion, this farm checks that box as well. Deer sign is abundant, and evening sits in the stand

should offer plenty of opportunity for putting venison in the freezer. Timbered field coves and secluded bedding areas could be combined with numerous prime food plot locations to create a top-notch whitetail farm. And for those cold morning late season hunts, the heavy-duty tower blind offers shelter from the wind and a solid rest for lining up the shot on a heavy buck.

Good farms with flat ground and good soils are rare in this area. Those with good highway access are even more rare, and this one is sure to go fast. Additional acreage is available with nearby parcels. If this sounds like the type of turn-key farm you've been searching for, don't wait – call Land Agent Scott Sudkamp at (417) 321-5427 to schedule a showing today.





# PROPERTY FEATURES

PRICE: **\$264,000** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **22**

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- Well-balanced farm with a balance of timber and pasture/hay ground
- 20 +/- acre newly planted Roundup Ready alfalfa field
- 25 +/- acres Class II soils
- Paved road access from Highway Z
- Property is mostly flat or gently sloping
- Most fencing is < 10 years old
- Secluded pond
- Good hunting opportunity
- Timber has been managed with TSI for wildlife habitat & timber quality
- High-tensile 2-strand electric fencing
- Additional acreage is available
- 8 miles to Sparta, MO
- 30 miles to south Springfield, MO
- 40 miles to, Branson, MO
- Sparta schools





# WELL BALANCED FARM

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It's a well-balanced and diverse farm, with a balance of hay ground and oak/hickory timber. Among the open-ground acres, approximately 20 +/- acres were recently planted to Roundup Ready alfalfa.





# SECLUDED POND

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# GOOD HUNTING OPPORTUNITY

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# TOPOGRAPHY MAP

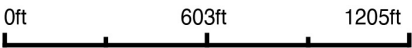


Maps Provided By:



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Map Center: 37° 0' 43.08, -92° 57' 14.21



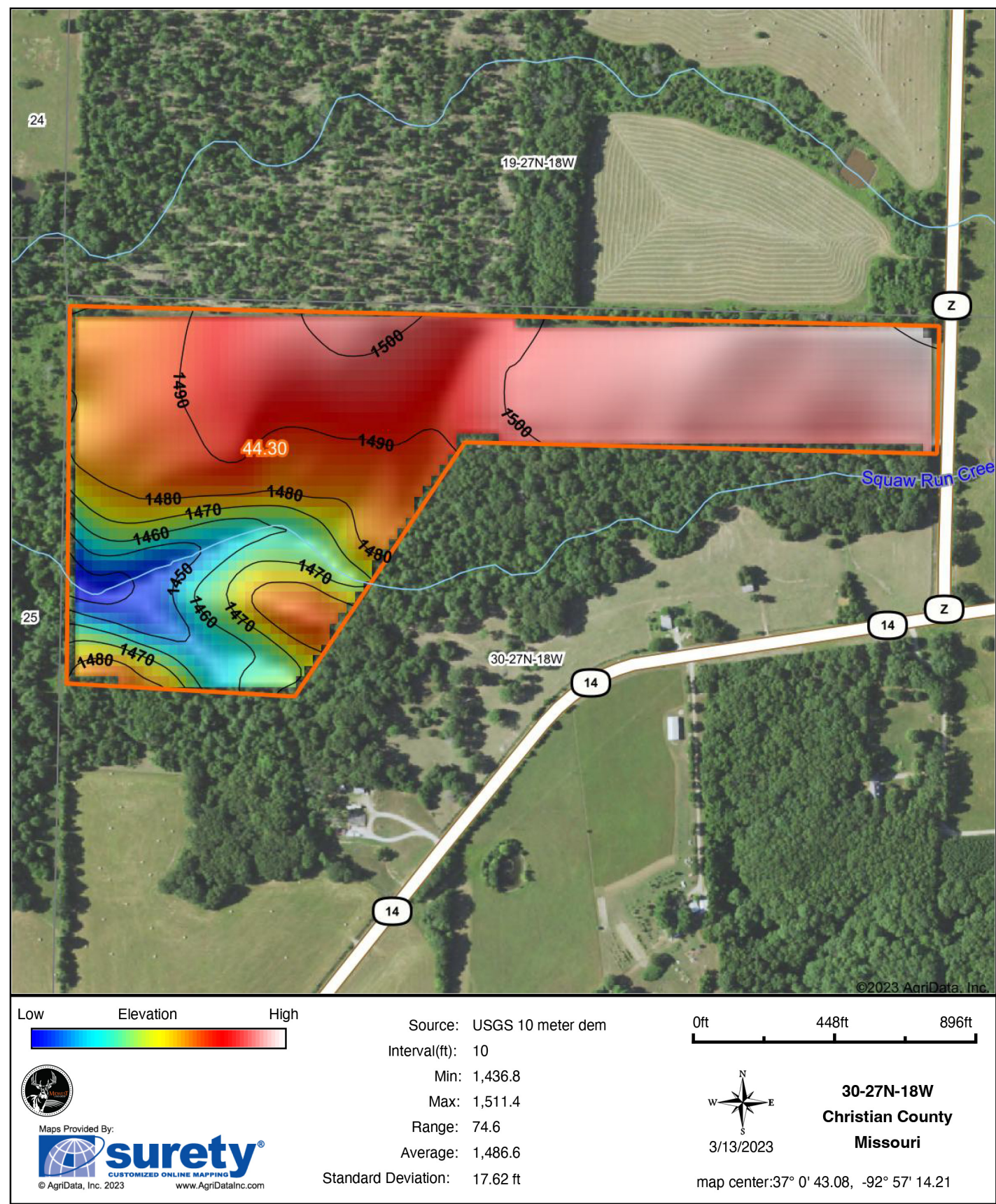
**30-27N-18W**  
**Christian County**  
**Missouri**



3/13/2023

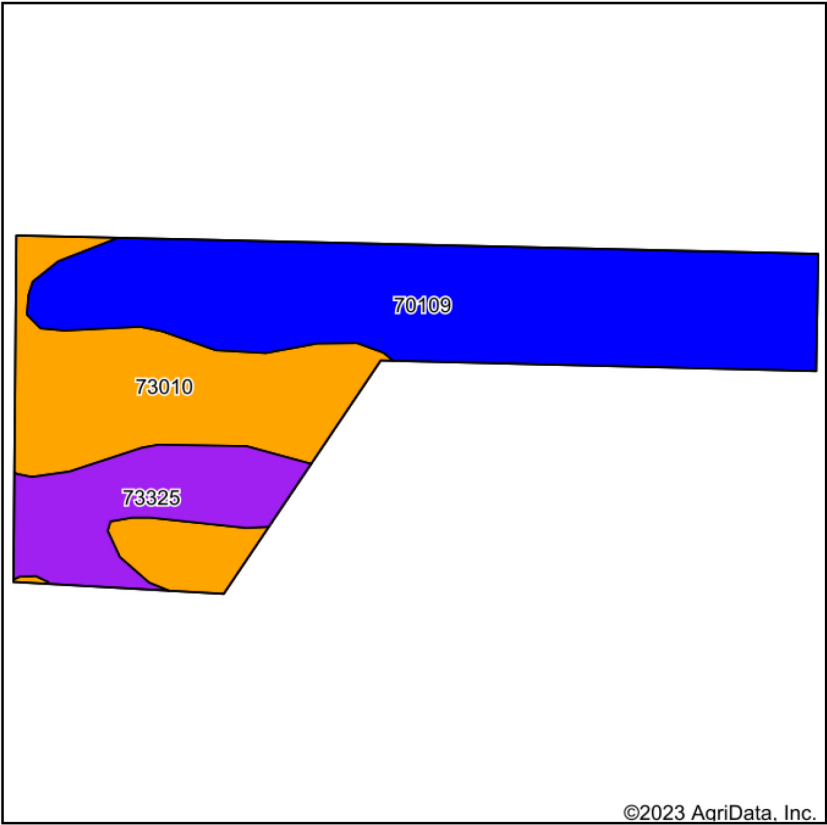


# HILLSHADE MAP

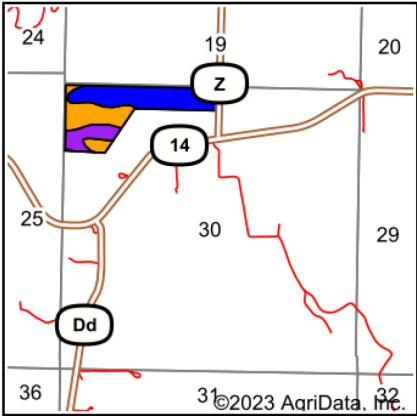




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Christian**  
Location: **30-27N-18W**  
Township: **Bruner**  
Acres: **44.3**  
Date: **3/13/2023**



Maps Provided By:



Area Symbol: MO043, Soil Area Version: 30								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Corn	*n NCCPI Soybeans
70109	Captina-Needley complex, 1 to 3 percent slopes	23.15	52.3%		Ile		59	43
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	14.20	32.1%		Illw		52	34
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	6.95	15.7%		Vlle	2.6	10	3
Weighted Average					3.10	0.4	*n 49.1	*n 33.8

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



**SCOTT SUDKAMP,**  
LAND AGENT

**417.321.5427**

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## MidwestLandGroup.com

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