

MIDWEST LAND GROUP PRESENTS

58.7 ACRES IN

CHRISTIAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE SOUTHWEST MISSOURI FARM WITH MULTIPLE BUILD SITES

This 58.7 acre southern Missouri tract features a nice balance of pasture and timber. Numerous beautiful build sites are available, whether the buyer prefers the convenience of a home close to the highway or a secluded spot back in the woods perfect for a home or weekend cabin. These build sites are on flat or gently sloping portions of the land, offering easy conditions for access and construction.

Firewood and forest products are plentiful in the oak-covered ridges and valleys located east of the homestead, and the owners have spent many hours engaged in timber stand improvement to foster a healthy forest. An old wagon trail meanders through the woods, passing near a permanent spring that emanates from beneath a rock shelf, producing an estimated 50 gallons/minute of cold, clear Ozarks water. This land is quite pleasant. 19 +/-

acres are open, growing plenty of grass for horses, calves, and heifers. The sellers have kept the grass in good condition, managing and fertilizing as needed to assure plenty of forage. All of the pasture and hay ground is situated on flat to gently rolling parts of the farm, making access or checking animals easy and convenient. Beyond the pastures, the land drops down into 40 +/- acres of timbered valleys and ridges, full of nice white, red, and post oaks. Several small openings have been cut in the timber to attract deer and turkeys, and the hunting on the property is quite good for both large and small game.

Farms of this caliber, at this price, and in this location are hard to find, and this one is sure to go fast. 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: **\$352,200** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **58.7**

- Multiple great home sites
- Private, secluded location
- Easy access to state highway
- Turn-key farm, set up for grazing, horses, and a self-sufficient lifestyle
- Recently surveyed
- Mostly perimeter fenced; 95% of fencing is < 10 years old
- Year-round spring producing good water flow
- Excellent morel mushroom patches
- Well-balanced farm with 49 +/- acres of timber & 58 +/- acres of pasture/hay ground
- Timber has been managed with TSI for wildlife habitat & timber quality
- Timber is livestock excluded with high-tensile 2-strand electric fencing
- 8 miles to Sparta, MO
- 30 miles to south Springfield, MO
- 40 miles to Branson, MO
- Sparta schools



MULTIPLE GREAT HOME SITES

Numerous beautiful build sites are available, whether the buyer prefers the convenience of a home close to the highway or a secluded spot back in the woods perfect for a home or weekend cabin.



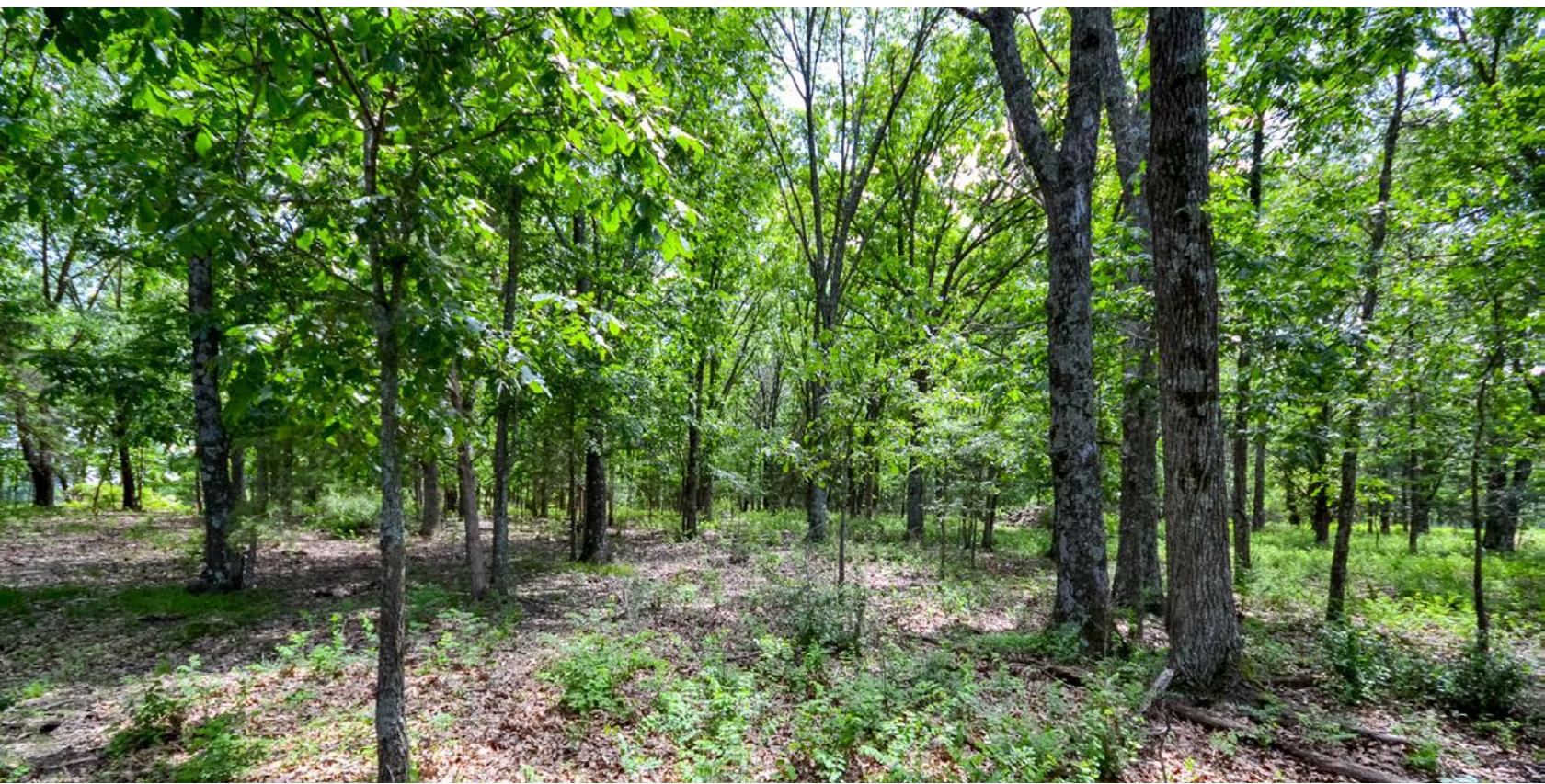
EASY ACCESS TO STATE HIGHWAY



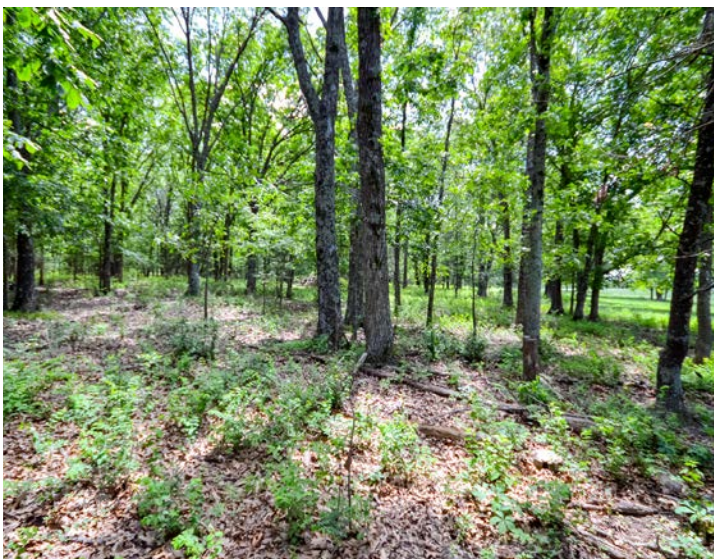
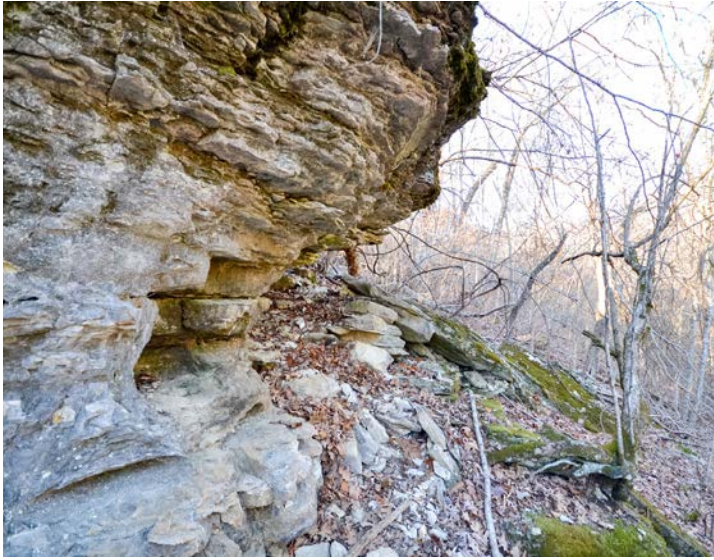
YEAR-ROUND SPRING



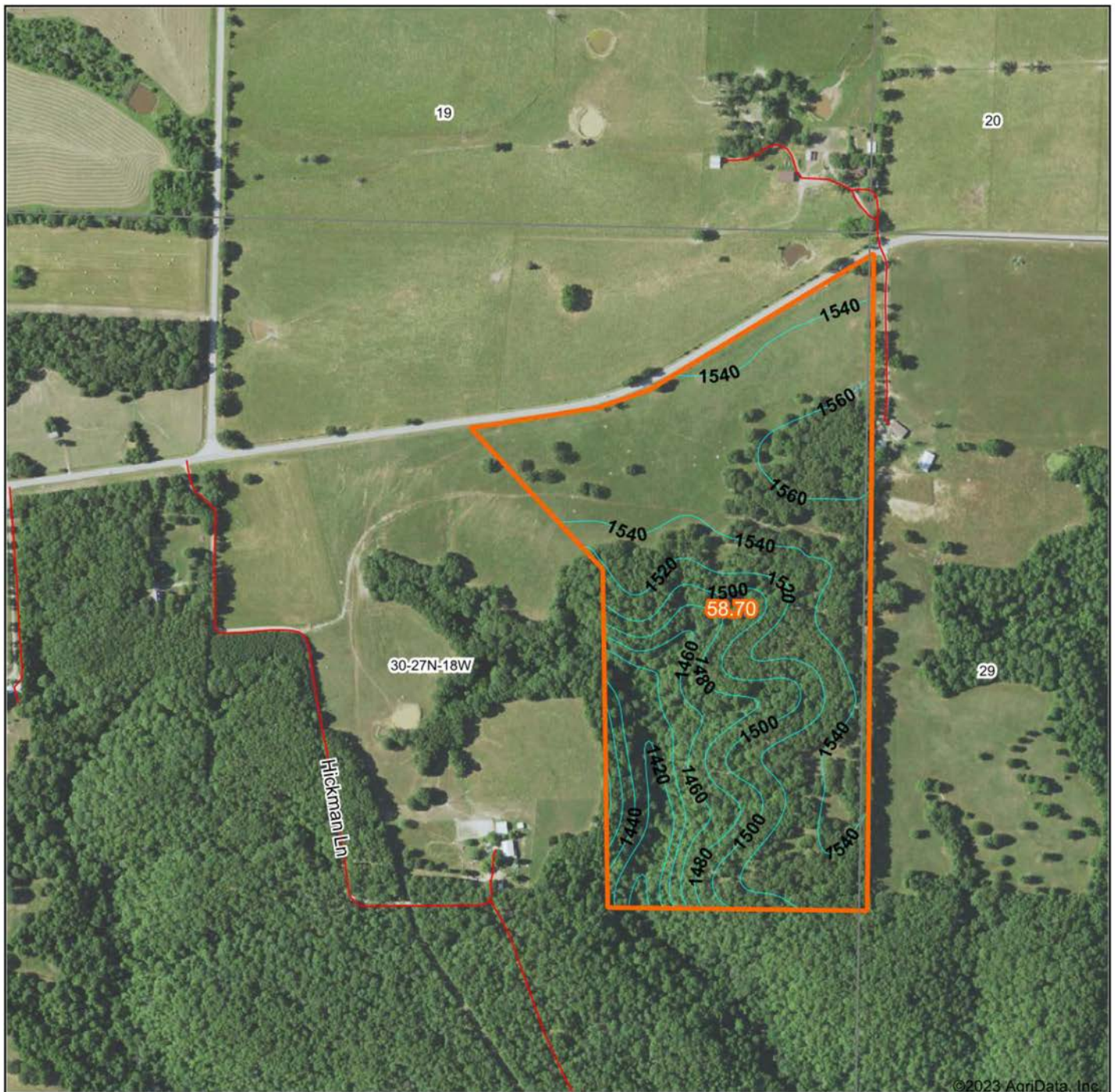
49 +/- ACRES OF TIMBER



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Boundary Center: 37° 0' 34.82, -92° 56' 34.76

0ft 619ft 1238ft



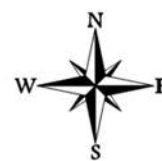
Maps Provided By:



© AgriData, Inc. 2023

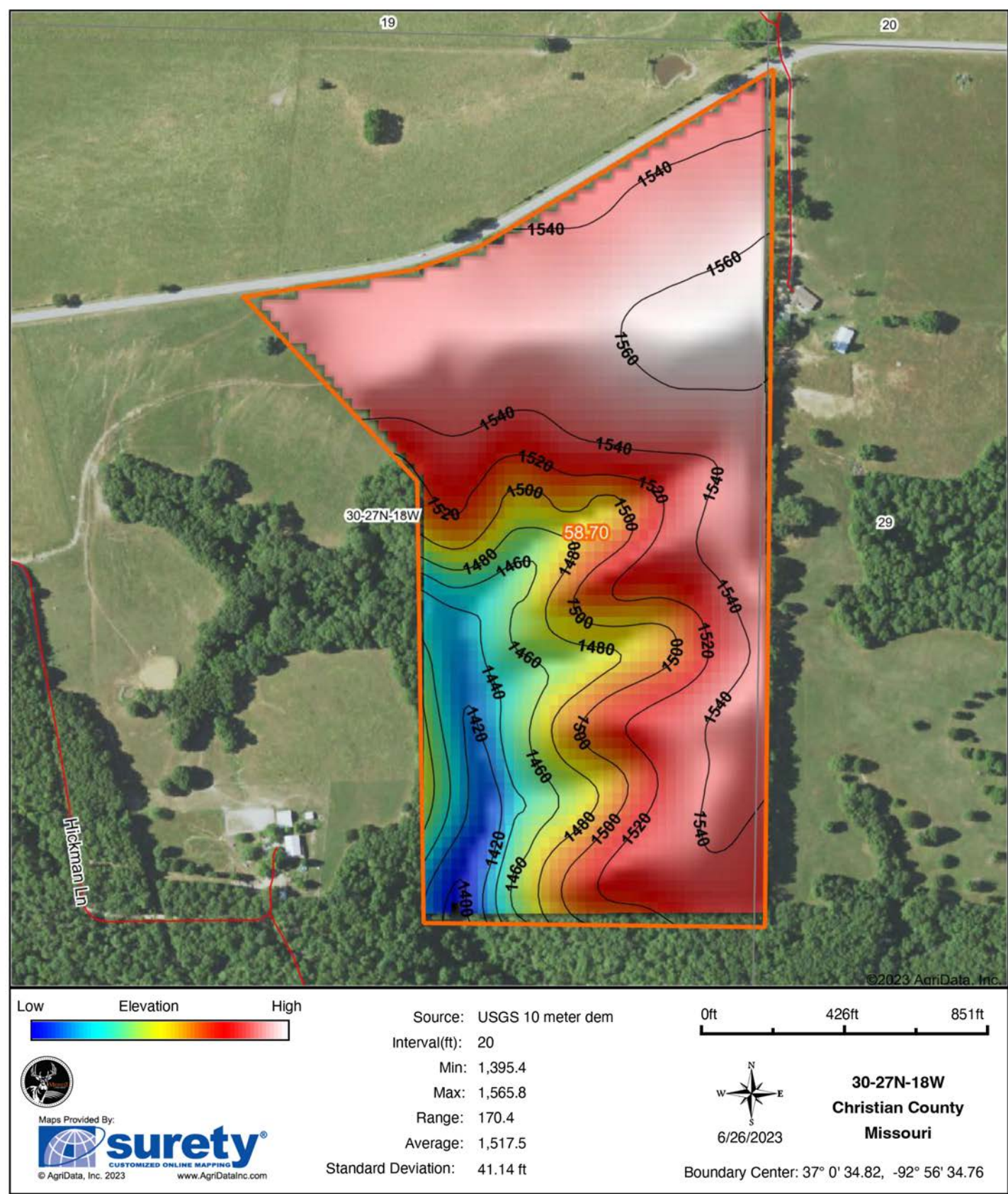
www.AgriDataInc.com

30-27N-18W
Christian County
Missouri

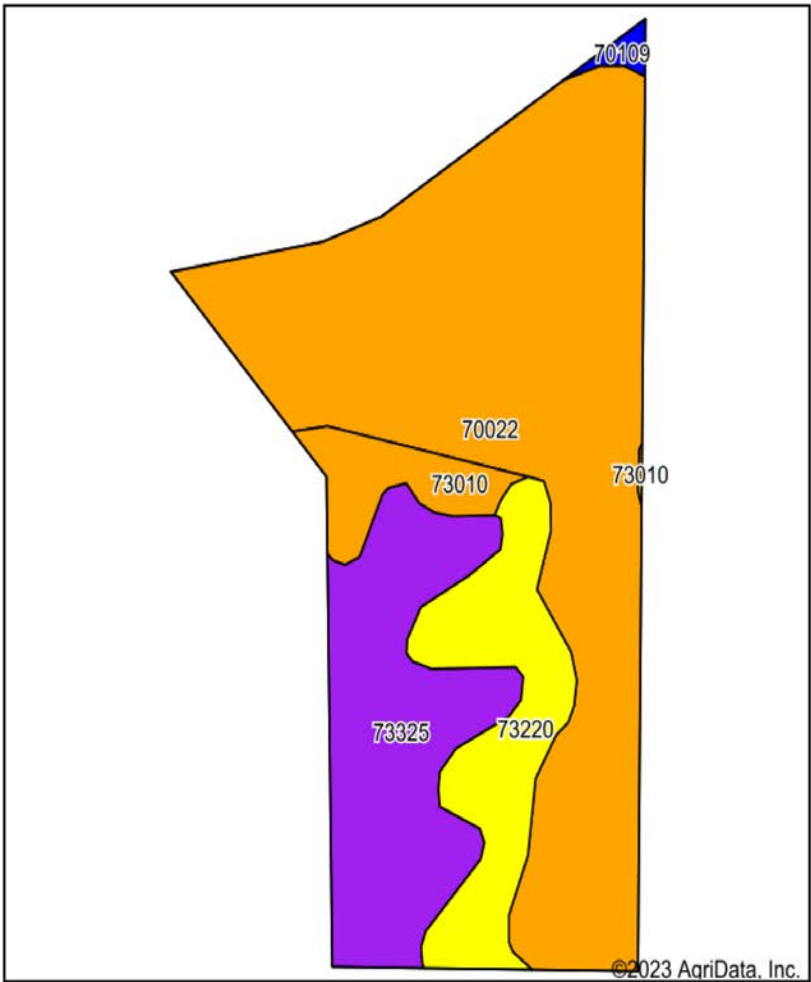


6/26/2023

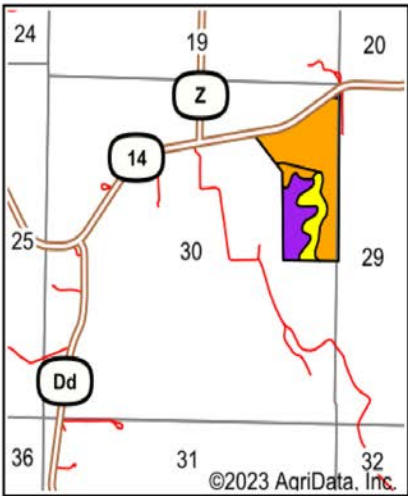
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Christian**
Location: **30-27N-18W**
Township: **Bruner**
Acres: **58.7**
Date: **6/26/2023**



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com



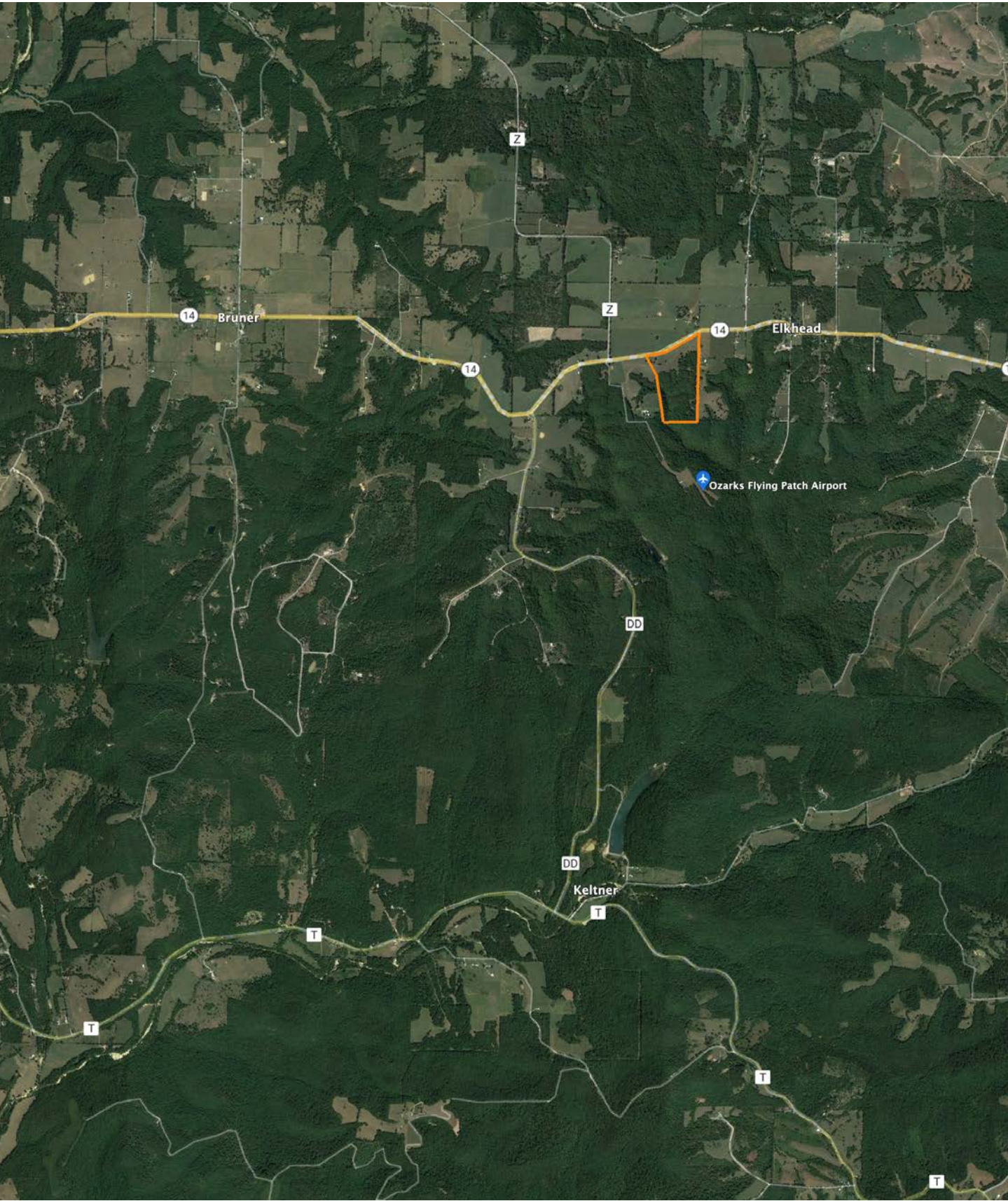
Area Symbol: MO043, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall
70022	Tonti silt loam, 3 to 8 percent slopes	35.02	59.7%		IIle		42
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	12.32	21.0%		Vlle	2.6	10
73220	Poynor extremely gravelly silt loam, 8 to 15 percent slopes	8.12	13.8%		IVe	4	49
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	2.88	4.9%		IIIw		52
70109	Captina-Needley complex, 1 to 3 percent slopes	0.36	0.6%		Ile		59
Weighted Average					3.97	1.1	*n 36.8

*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

ScottSudkamp@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, and South Dakota.