

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

SAINT CLAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRES BORDERING ARMY CORPS OF ENGINEERS' GROUND

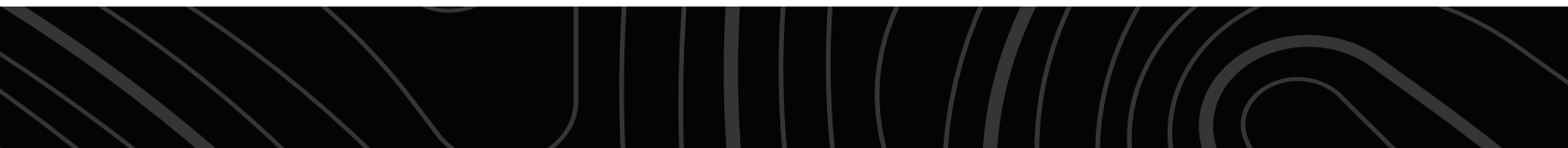
This property lies just 300 yards from Truman Lake's Osage Arm. This proximity to the lake offers recreational opportunities such as fishing, boating, and water-based activities. These 80 +/- acres of timber with a great mix of hardwoods and softwoods. Within the timber, you will find multiple power lines throughout the property as well as ridges, a wet weather creek, and funnels that provide ideal travel corridors for mature whitetails.

Upon entering the property, you'll notice a well-maintained gravel driveway leading to a 3-acre open area. Here, you'll find two shops, an older farm home, and multiple buildings for storage. From the homesite, a trail meanders through the property, allowing easy access to multiple locations around the property. The property is bordered by Army Corps of Engineers land on the western side, providing

easy access to additional acreage and recreational opportunities. The eastern border is a private road that allows access only to landowners to the south, contributing to privacy and seclusion.

This property is just 3.5 miles from the Henry County line, has 3 boat ramps within 4 miles, multiple power lines, a newly constructed cabin, and a multitude of mature timber. The mature oak trees dropping acorns are a natural attraction for wildlife, making the property a potential haven for deer and other animals.

Whether you're interested in hunting, outdoor exploration, or simply enjoying the natural beauty, this property seems to offer a variety of options to suit different interests. Call Ethan Olson at (573) 821-7533 to view this incredible property.



PROPERTY FEATURES

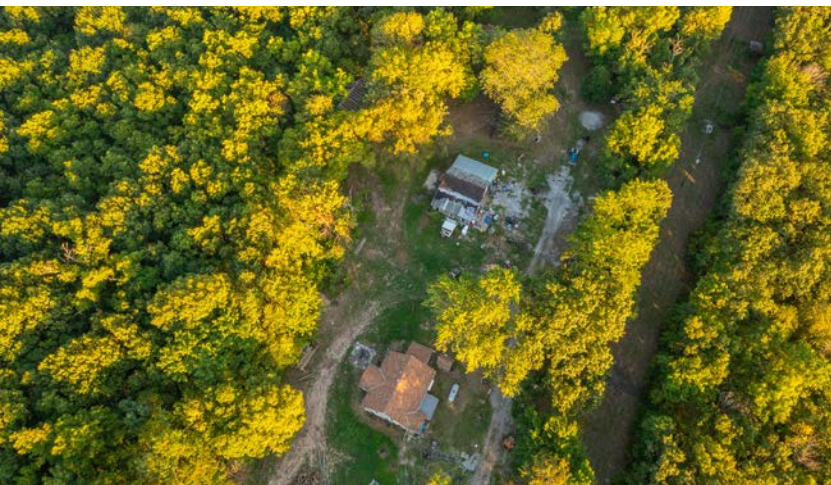
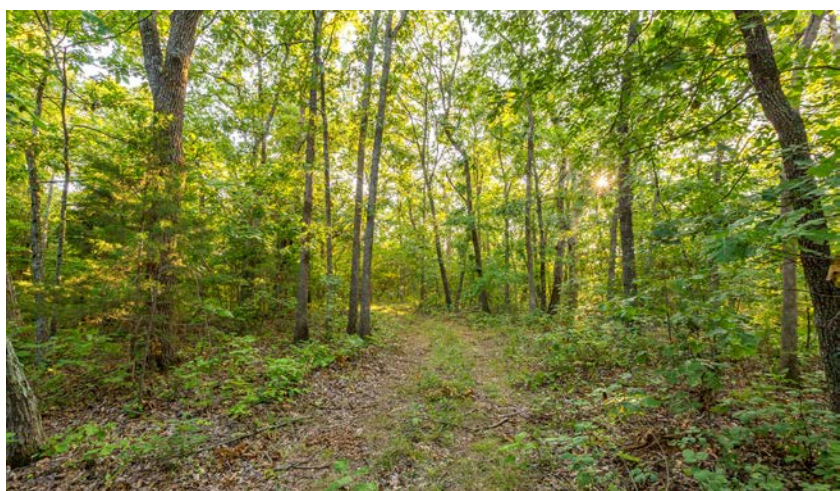
PRICE: **\$386,276** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **80**

- 80 +/- acres
- Newly constructed cabin
- Hunting potential
- Lots of deer and turkey signs
- Meandering creek
- Morel mushrooms
- Mature timber
- 3 boat ramps within 4 miles
- 30 minutes to Clinton
- 30 minutes to Warsaw
- Borders Army Corps of Engineers ground



80 +/- ACRES

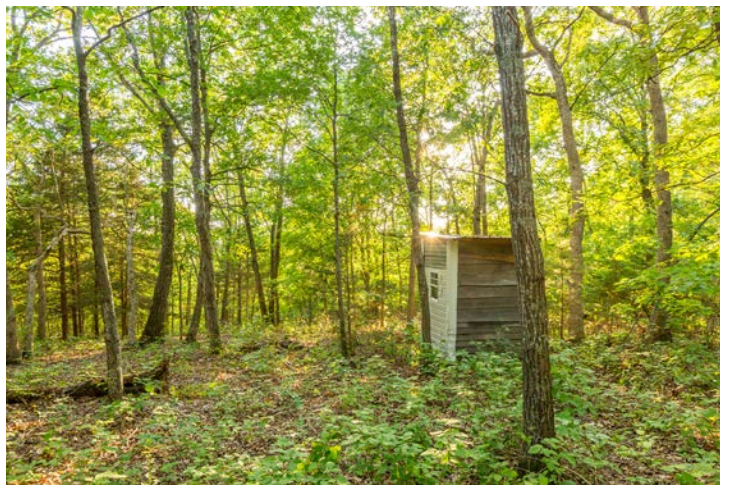
These 80 +/- acres of timber with a great mix of hardwoods and softwoods. Within the timber, you will find multiple power lines throughout the property as well as ridges, a wet weather creek, and funnels that provide ideal travel corridors for mature whitetails.



NEWLY CONSTRUCTED CABIN

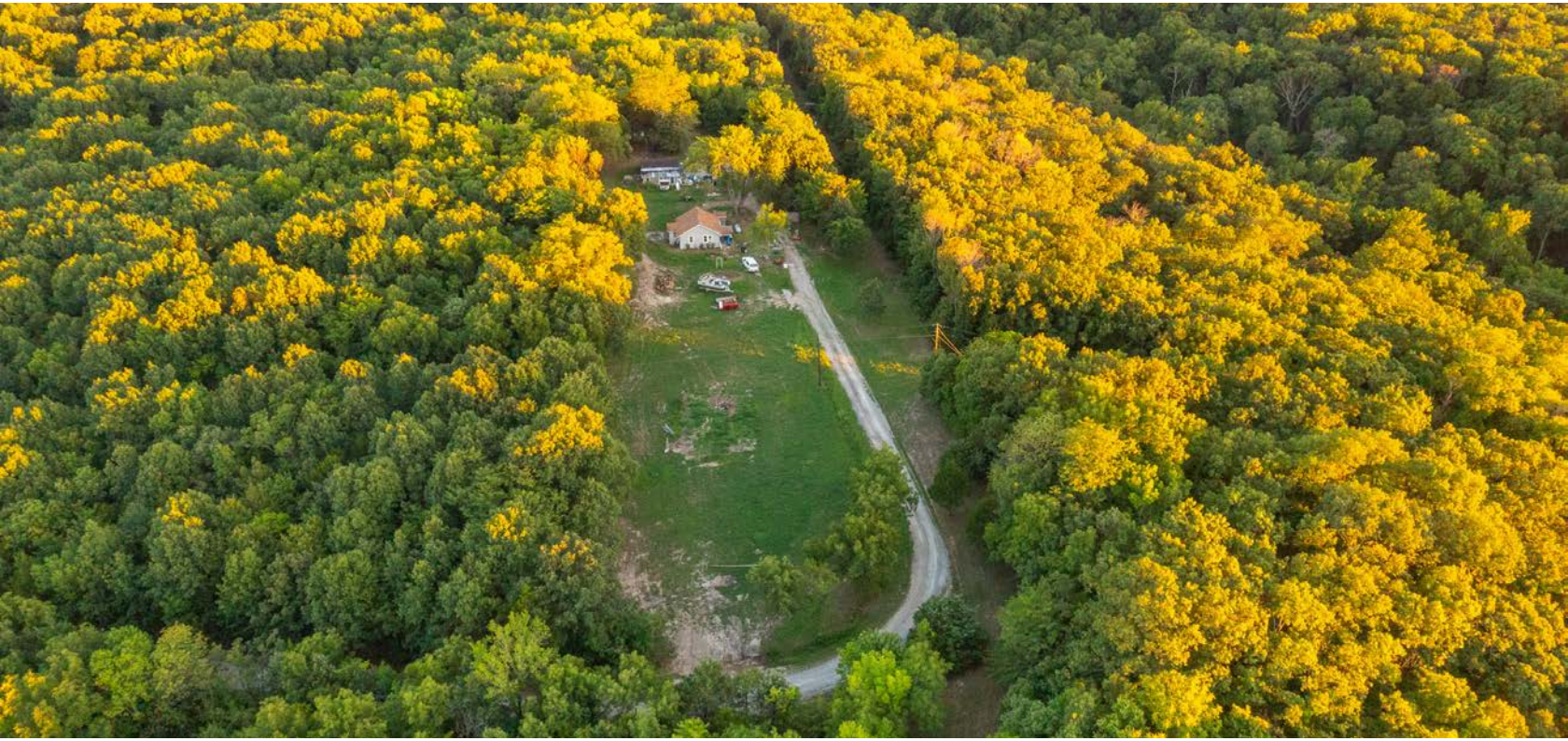


HUNTING POTENTIAL



3-ACRE OPEN AREA

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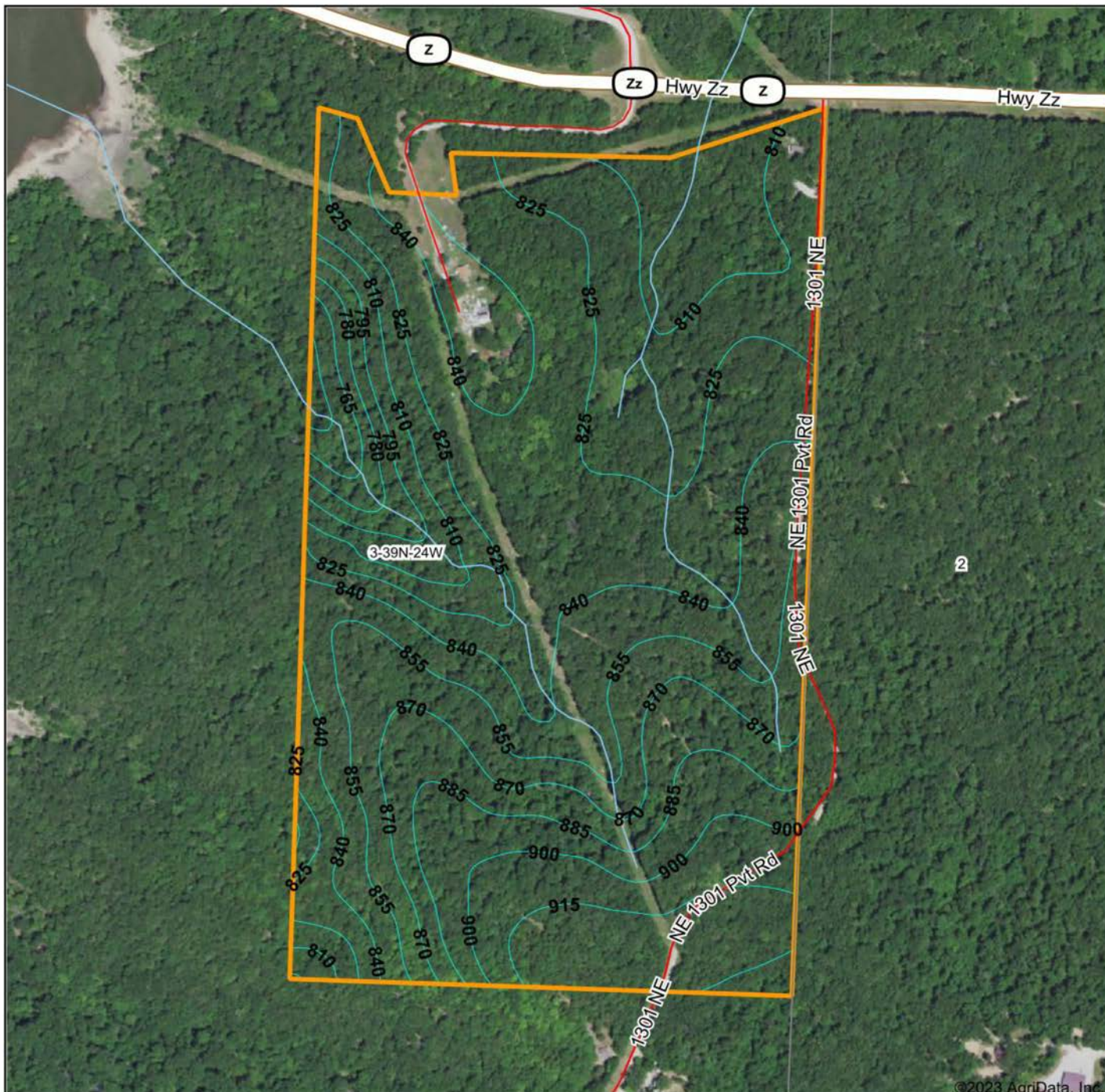
MATURE TIMBER & TRAIL



300 YARDS TO TRUMAN LAKE'S OSAGE ARM



TOPOGRAPHY MAP



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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 15.0
 Min: 746.4
 Max: 924.2
 Range: 177.8
 Average: 846.7
 Standard Deviation: 36.02 ft

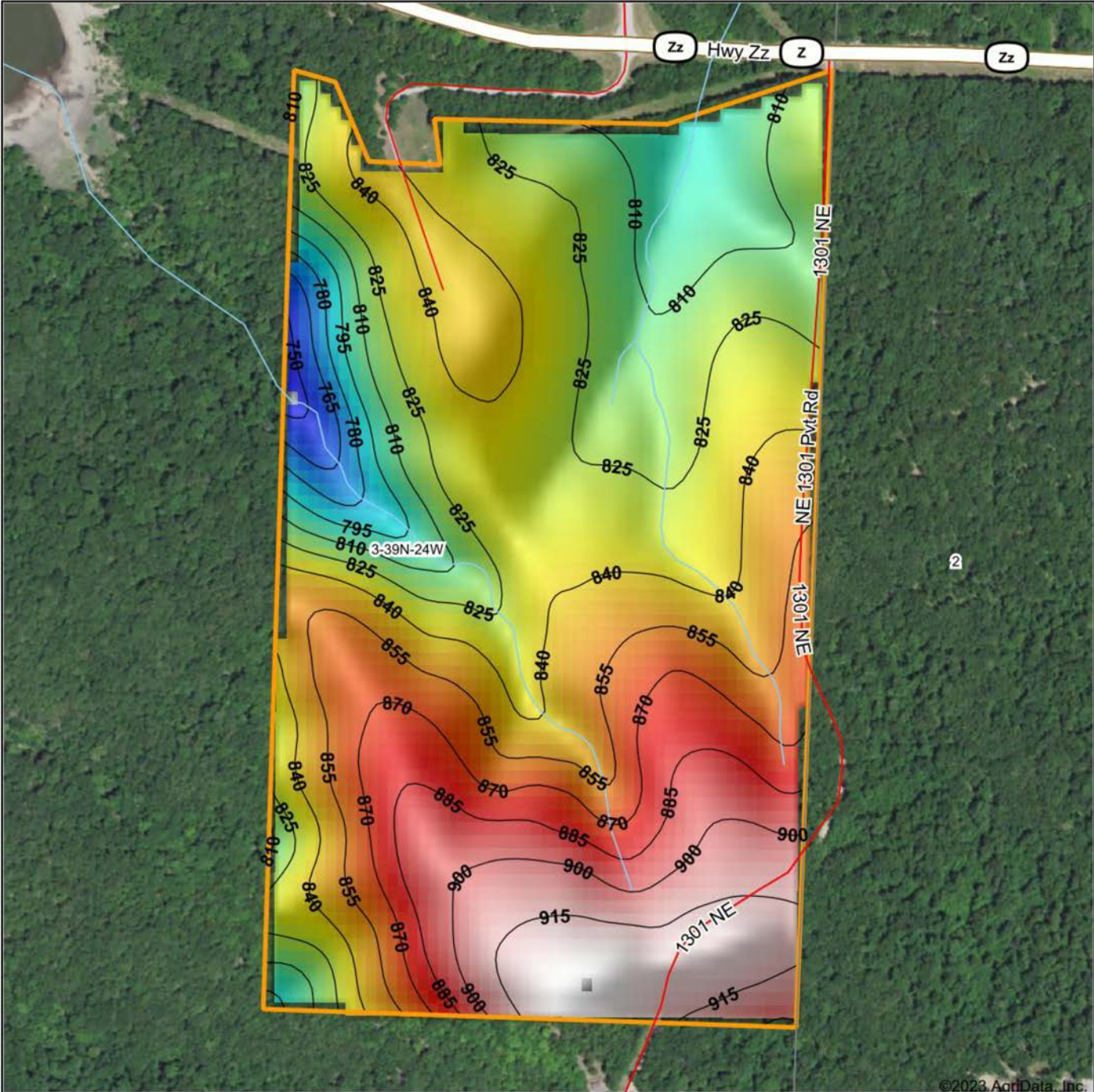


7/29/2023

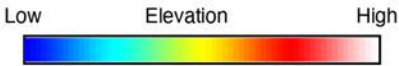
3-39N-24W
St. Clair County
Missouri

Boundary Center: 38° 10' 18.73, -93° 32' 16.9

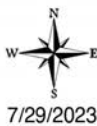
HILLSHADE MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 15
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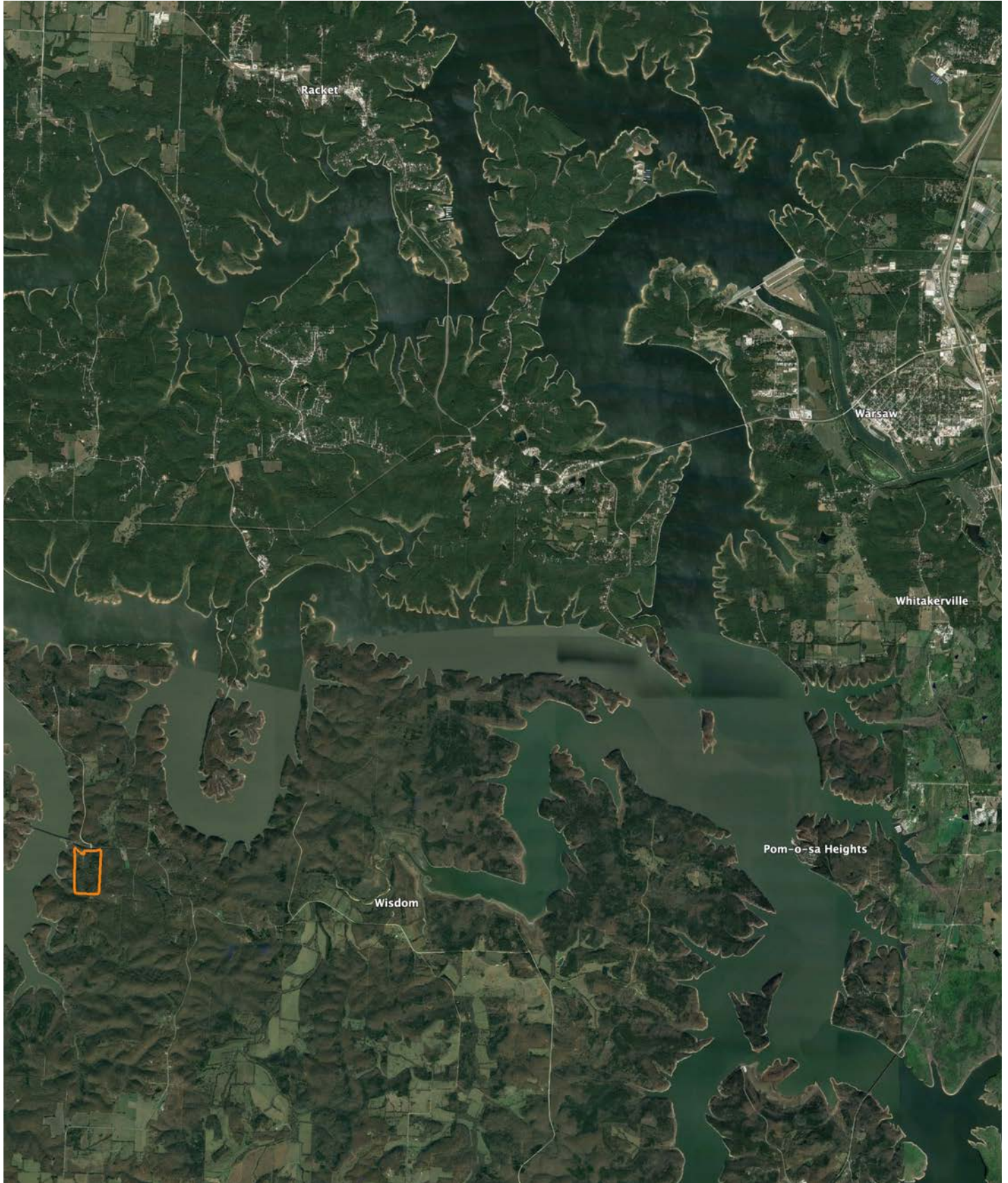
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OVERVIEW MAP



AGENT CONTACT

When it comes to rural property, Ethan Olson possesses a great lay of the land. Whether walking the property itself or looking at satellite imagery and topography maps, this dedicated land agent is able to pinpoint what makes each property special. An avid outdoorsman his whole life, Ethan knows how to easily spot and understand how wildlife uses each specific property. He's been around cattle, row crops, and wetlands throughout his life, giving him great perspective of what a property could be used for and how to utilize it to its full extent.

Born in Kansas City, Missouri, Ethan graduated from Kearney High School. He obtained a Bachelor's degree in Elementary Education from the University of Central Missouri and a Master's Degree in Elementary Administration from William Woods University. He taught second grade for seven years, coaching high school golf and high school wrestling during that time. At Midwest Land Group, Ethan is able to combine his love for the outdoors and interacting with people to help clients achieve their land ownership goals. Buyers and sellers alike choose Ethan because he goes the extra mile. A hard worker, he'll do everything possible to achieve a client's goals.

When he's not working, you can find Ethan either hunting, fishing, farming with his in-laws, playing golf or softball, or spending time with his wife, Allison, and their two sons, Tucker and Cameron.



ETHAN OLSON, LAND AGENT
660.530.3891
EOlson@MidwestLandGroup.com



MidwestLandGroup.com

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