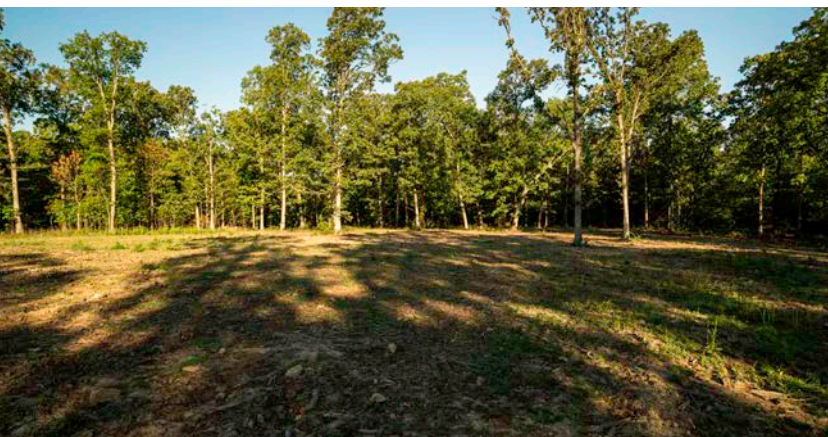
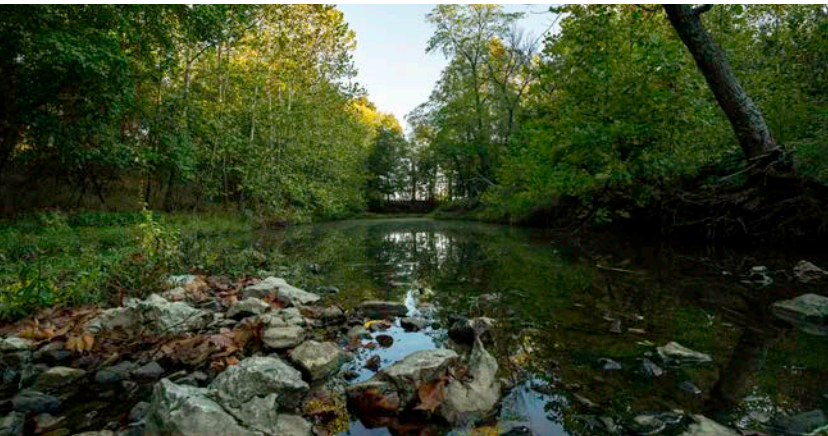


MIDWEST LAND GROUP PRESENTS



# ST. CLAIR COUNTY, MO

530 ACRES



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



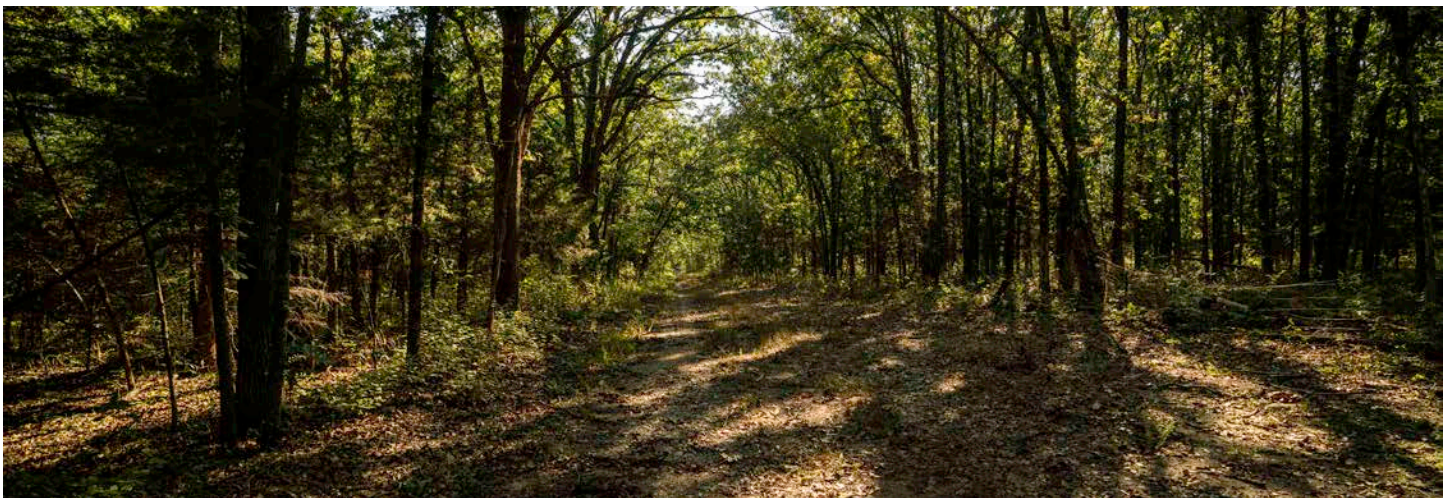
MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING WEST-CENTRAL MISSOURI HUNTING FARM IN ST. CLAIR COUNTY

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Midwest Land Group is proud to present this top-end Missouri hunting tract in the beautiful Ozark hills of St. Clair County. 530 +/- deeded acres in a stunning layout, a truly rare offering for this country. Trophy whitetail hunting abounds on the farm, with solid trail camera history, and an abundance of daylight activity for mature bucks. Deeded access to the property from the east and the west side makes for ideal access to the various food plots and trail systems. The 2 access points create first class privacy, as well as optimal entry and exit while hunting. There are over 8 miles of established trails on this place, making access to and from the blinds or stands a breeze, and especially fun when quietly walking the trails during spring mornings listening for the toms to gobble. The turkey hunting on this place is some of the best I have experienced in the state, with a spectacular population of birds, and they aren't shy about gobbling loud and often, I assure you. 4 established food plots, currently planted in lush fall plot mixes, totaling approximately 12

acres in active green food sources. The South Fork of Weaubleau Creek is the year round water supply on the property, and home to some giant oak and sycamore trees sitting at the base of the beautiful Boswell Bluff. 110 feet of elevation change create the most beautiful settings, and scenery abounds in this hill country. 1.5 hours from anywhere in the south Kansas City metro. 30 minutes to the 3 big lakes in the area (Truman, Pomme de Terre, & Stockton). A few miles from Collins, Missouri, and just over a mile from blacktop State Highway 13. Also included are 5 box blinds situated in prime spots near the food plots. This is your chance to own a big contiguous tract of land and manage your own deer herd, have legit huntable populations of turkeys, and endless trail riding and year round recreation for your family and friends. A spectacular place to build an off-grid cabin, to invest, close to Kansas City, and that will treat you well for generations to come. Give Shay Haddock a call today for a fun tour of this great property at (913) 222-4257.





# PROPERTY FEATURES

PRICE: **\$1,431,000** | COUNTY: **ST. CLAIR** | STATE: **MISSOURI** | ACRES: **530**

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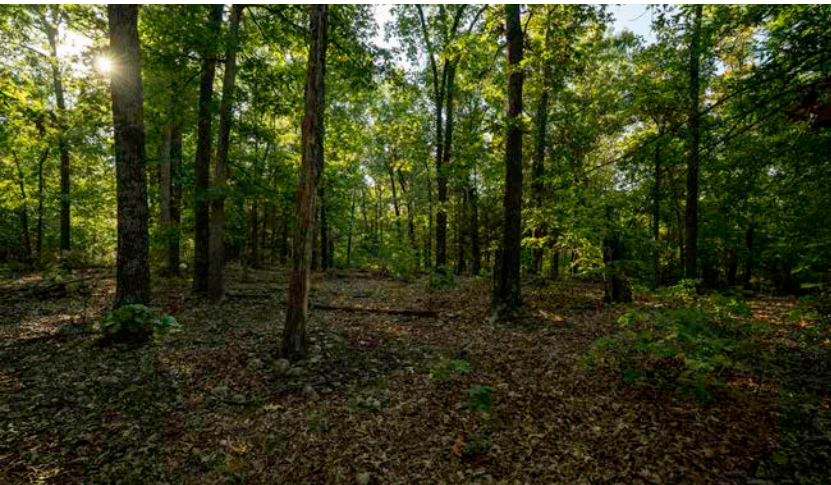
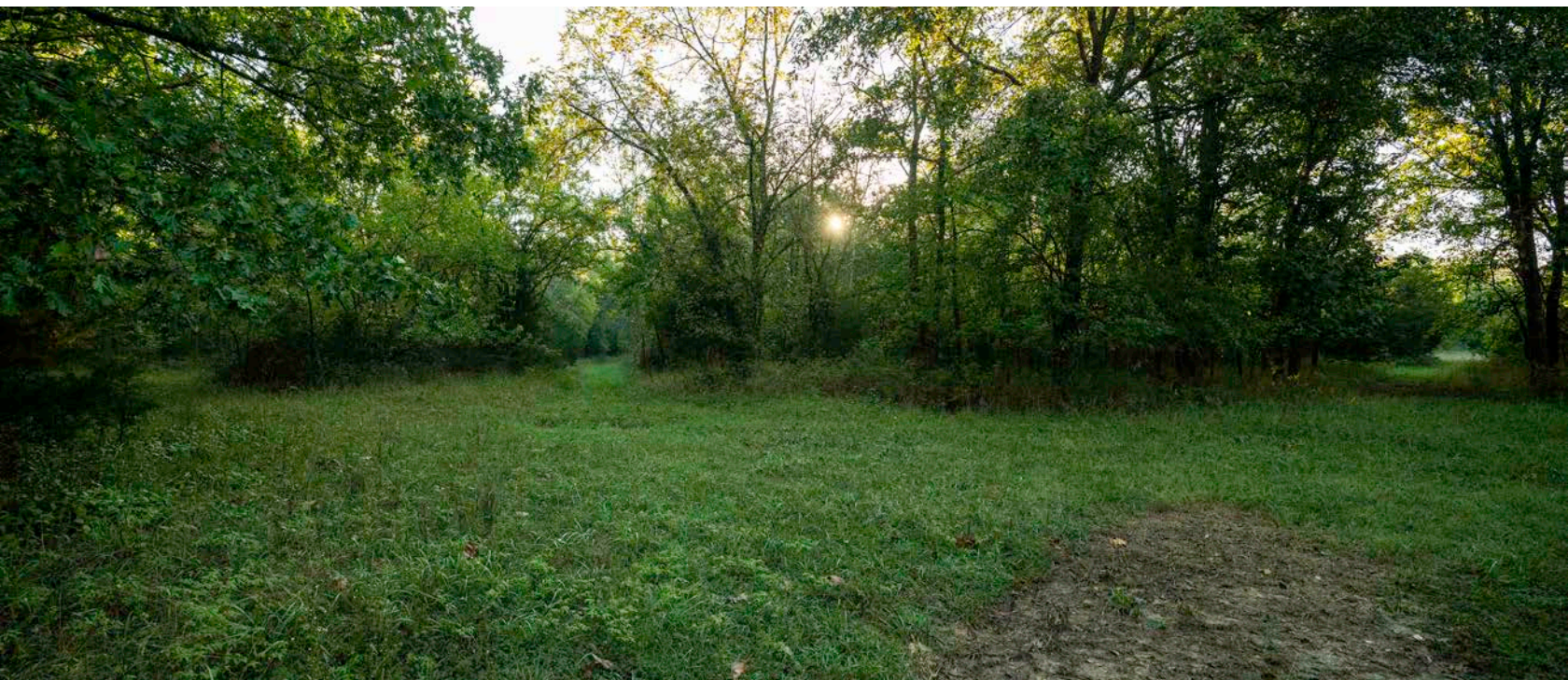
- Trophy whitetail and turkey hunting
- 530 +/- contiguous acres
- Deeded access from 2 sides (east & west)
- 5 box blinds in prime hunting locations
- 4 established food plots, 12 acres total
- Just over a mile from blacktop Highway 13
- 1.5 miles from south Kansas City suburbs
- 110 feet of elevation change
- South Fork Weaubleau Creek runs year round
- A few miles from Collins, MO





530 +/- CONTIGUOUS ACRES

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## 5 BOX BLINDS

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## 4 ESTABLISHED FOOD PLOTS

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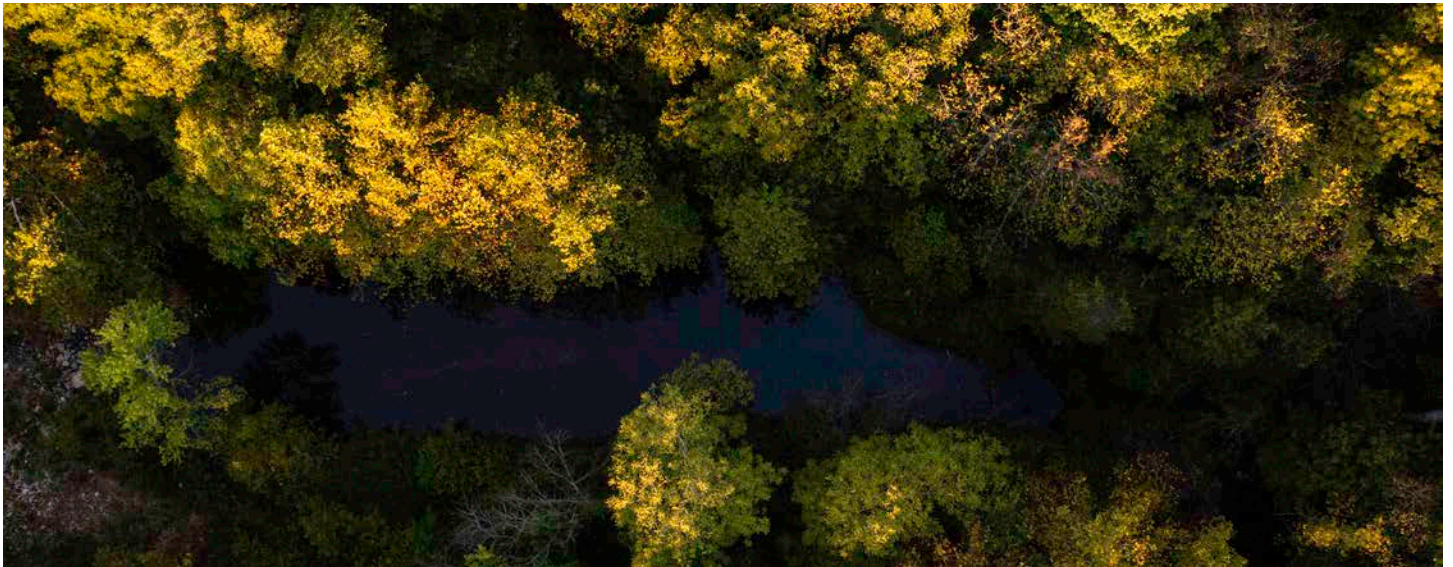
4 established food plots, currently planted in lush fall plot mixes, totaling approximately 12 acres in active green food sources.





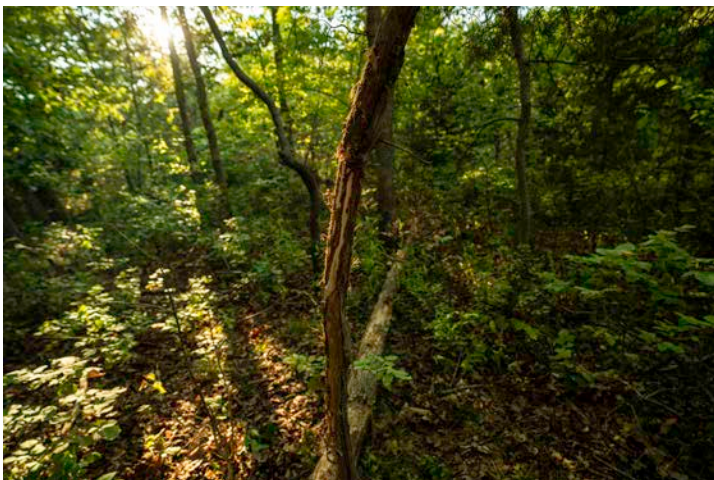
# SOUTH FORK WEAUBLEAU CREEK

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## TROPHY WHITETAIL AND TURKEY HUNTING

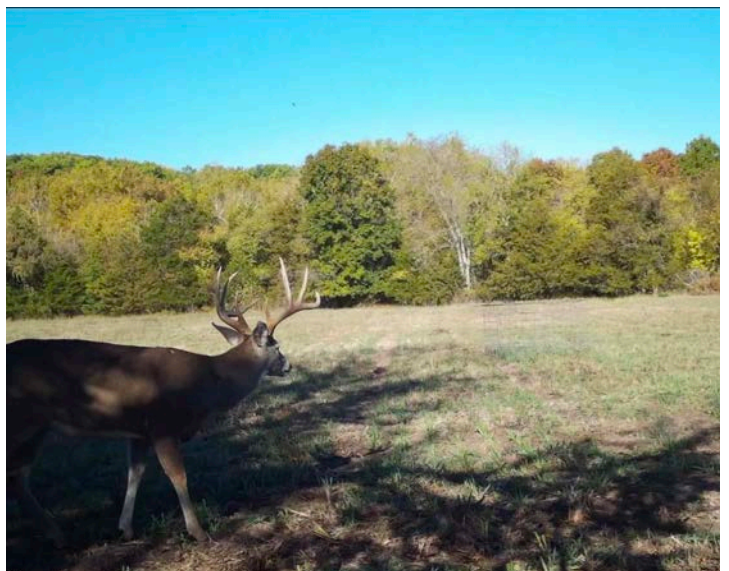
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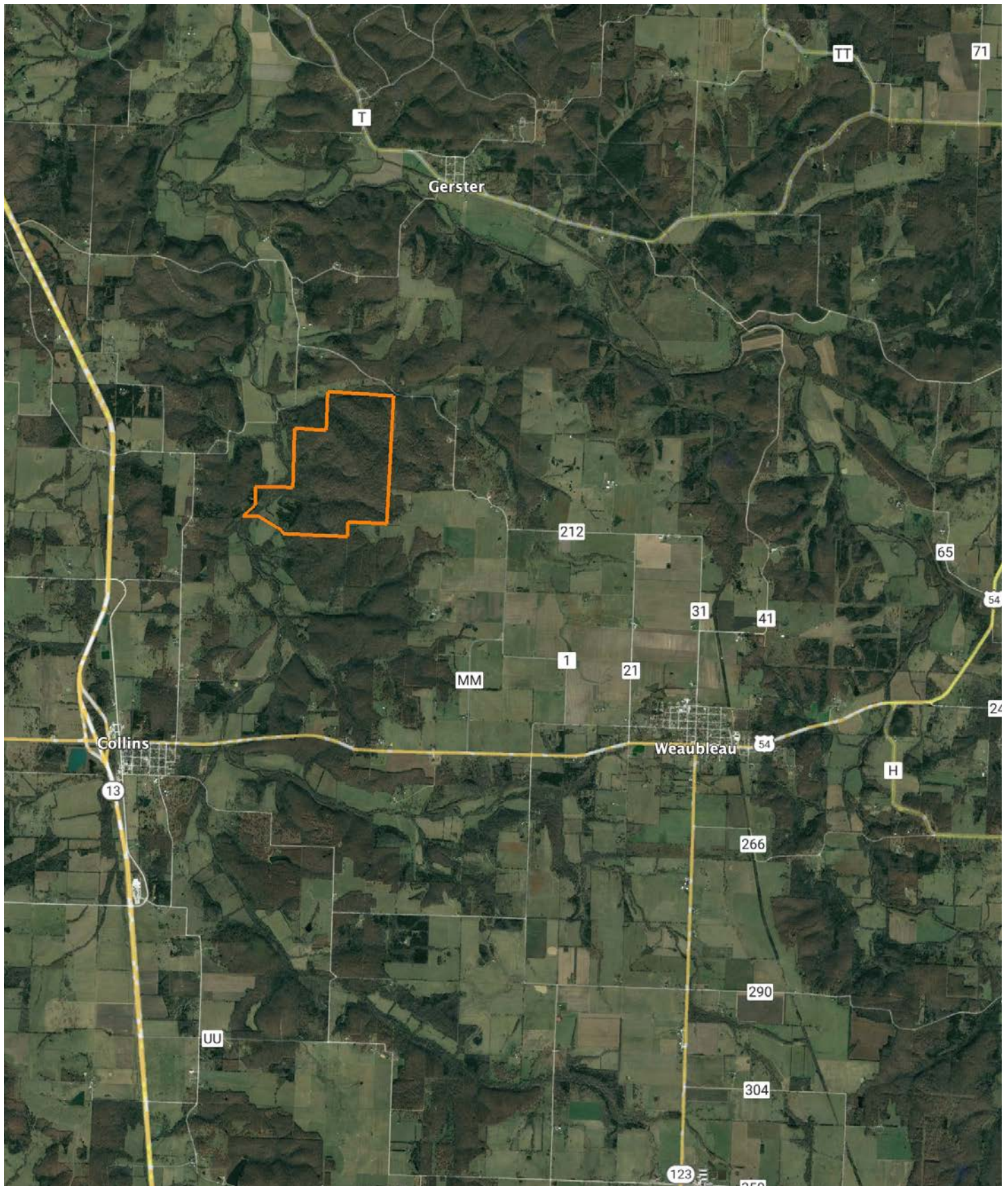
# TRAIL CAM PICTURES

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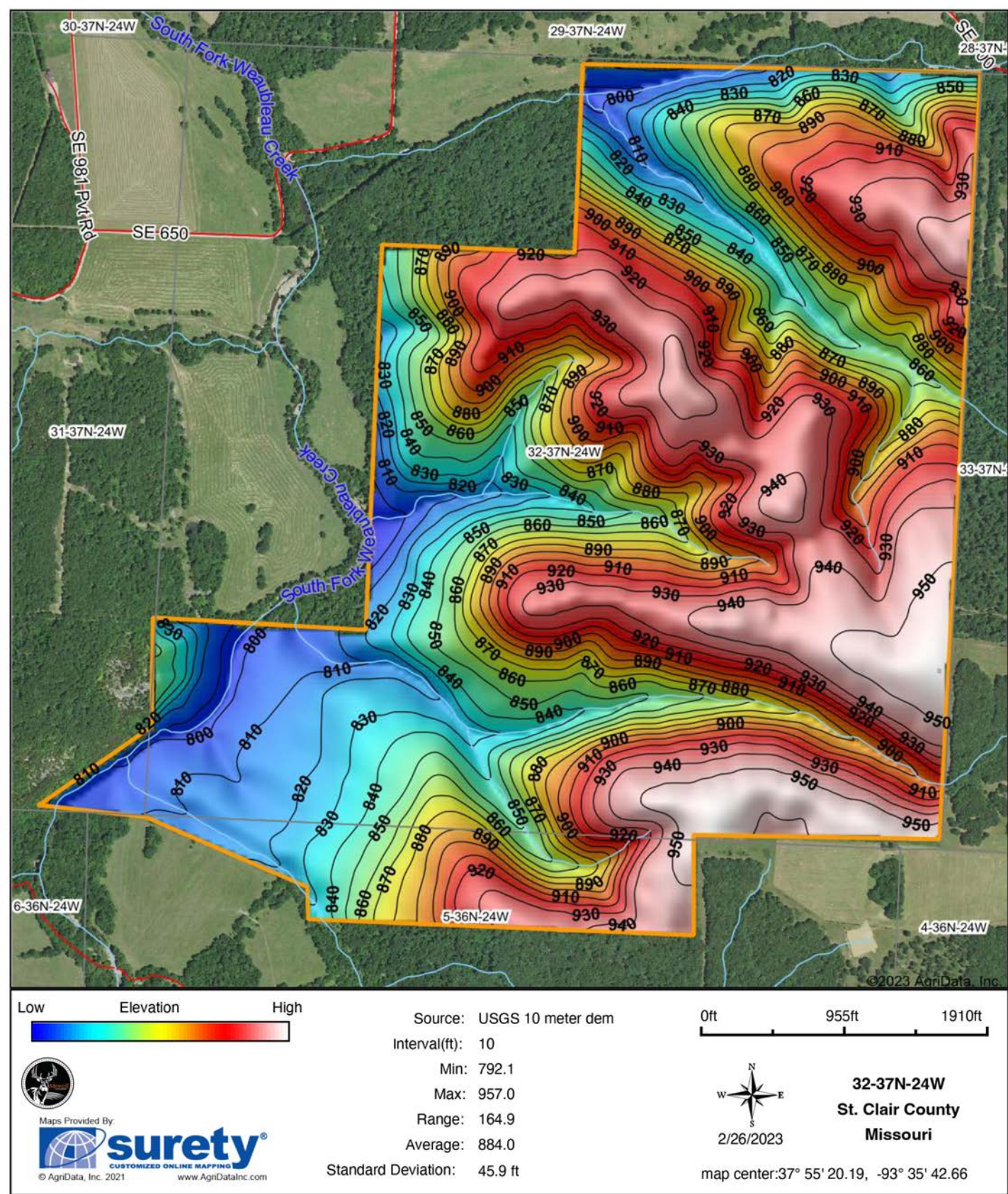


# AERIAL MAP



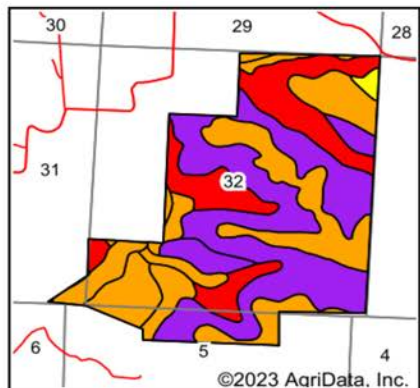
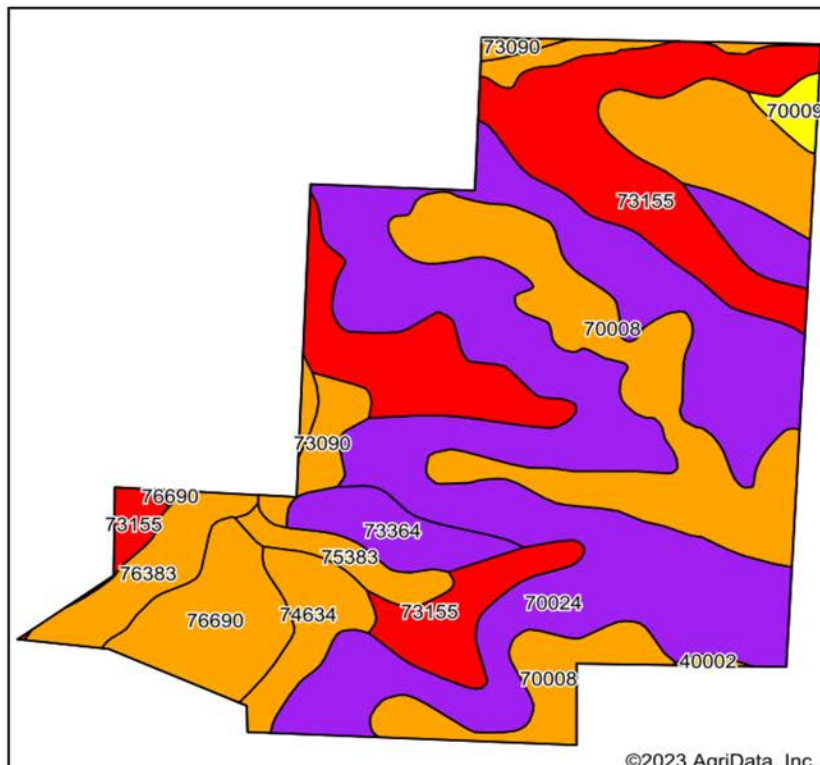


# HILLSHADE MAP





# SOIL MAP



State: **Missouri**  
County: **St. Clair**  
Location: **32-37N-24W**  
Township: **Dallas**  
Acres: **530**  
Date: **2/26/2023**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO185, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
70024	Goss very gravelly silt loam, 15 to 35 percent slopes, very stony	202.34	38.2%		> 6.5ft.	Well drained	Vle	12	11	9	3	8
70008	Goss gravelly silt loam, 3 to 8 percent slopes	112.70	21.3%		> 6.5ft.	Well drained	Ille	59	59	46	43	49
73155	Gasconade-Rock outcrop complex, 3 to 35 percent slopes	105.98	20.0%		1.1ft. (Lithic bedrock)	Somewhat excessively drained	Vllls	16	16	12	12	13
76690	Moniteau silt loam, 0 to 2 percent slopes, rarely flooded	27.87	5.3%		> 6.5ft.	Poorly drained	Illw	83	83	72	71	70
76383	Cedargap silt loam, 0 to 2 percent slopes, frequently flooded	19.00	3.6%		> 6.5ft.	Well drained	Illw	78	67	54	62	78
74634	Hartville silt loam, 3 to 8 percent slopes	15.84	3.0%		> 6.5ft.	Somewhat poorly drained	Ille	78	78	63	68	65
73364	Bardley gravelly silt loam, 8 to 15 percent slopes	15.51	2.9%		2.4ft. (Lithic bedrock)	Well drained	Vle	48	48	45	31	36
75383	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded	15.03	2.8%		> 6.5ft.	Well drained	Illw	69	66	55	61	68
73090	Useful silt loam, 3 to 8 percent slopes	10.52	2.0%		3.7ft. (Paralithic bedrock)	Moderately well drained	Ille	64	64	51	52	61
70009	Goss gravelly silt loam, 8 to 15 percent slopes	4.34	0.8%		> 6.5ft.	Well drained	IVe	56	56	44	39	46
40002	Liberal silt loam, 3 to 8 percent slopes	0.87	0.2%		3.5ft. (Paralithic bedrock)	Moderately well drained	Ille	66	62	62	58	65
Weighted Average							5.24	*n 35	*n 34.1	*n 27.6	*n 24.8	*n 29.2

\*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.



# AGENT CONTACT

Shay Haddock absolutely loves the outdoors. A lifelong sportsman and recreational enthusiast, he joined Midwest Land Group in order to put together his two passions: the outdoors and sales. Before coming onboard the team, Shay had a successful career, most recently working the last five years for General Electric, where he was in the top 10% of the company. He was then led to real estate, seeing how he could share his passion of the outdoors and help others achieve their dreams.

Born in Dallas, Shay left Texas and headed north to attend the University of Arkansas, where he was the starting field goal kicker for the Razorbacks in 2008 and 2009. He's an experienced whitetail hunter and active participant of the Quality Deer Management Association (QDMA). He's also an Associate Pastor for the Overland Park Community Church, as well as a Team Chaplain within the Kansas City Royals baseball chapel program. Shay lives with his wife, Molly, and their three (soon to be four) kids. When he's not out bowhunting whitetails, you can usually find him flyfishing, bass fishing, golfing, or playing sports with his kids. Shay is a trusted and proven businessman who's dedicated to connecting people and passions to land and landowners. If you're in the market for land in Eastern Kansas and Western Missouri, be sure to give Shay a call.



**SHAY HADDOCK,** LAND AGENT  
**913.222.4257**  
SHaddock@MidwestLandGroup.com



## MidwestLandGroup.com

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