

MIDWEST LAND GROUP PRESENTS

150 ACRES IN

SAINT CLAIR/CEDAR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HUNTING FARM WITH CABIN ON 150 +/- ACRES

Here's your chance at an amazing turn-key hunting farm on the Saint Clair and Cedar County line near Collins, Missouri. It's located at the very end of a private mile-long road where you disappear into your own world. It gets better with a cabin that feels like you're off the grid but you're actually not. The cabin has electricity and a private well for water! The cabin features a living room, kitchen, bathroom, and two bedrooms complete with two mini splits for heating and cooling. Talk about the perfect spot for deer camp! Also, there is plenty of room for parking and additional campers for friends to join and sit around the fire pit.

Beyond the cabin, you can take your choice of several different trails to access incredible hunting spots. There is a well-maintained trail system throughout the entire

property making it ideal for access with four-wheelers or UTVs! There are three areas cleared and set up with blinds that would be ideal for food plots. They also feature great shooting lanes for plenty of shot opportunities. If you would rather sit on a ridge, there are a couple of blinds where deer naturally funnel through the terrain. The property is heavily wooded with a variety of mature hardwoods. Acorns and deer signs were noticeable all over the place. The topography is very nice with flat areas and ridges, but nothing is steep.

This property offers so many possibilities and sets up perfectly to hunt or simply escape from it all. It's some of the best ground I've seen in the Saint Clair and Cedar County area! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$499,900** | COUNTY: **SAINT CLAIR / CEDAR** | STATE: **MISSOURI** | ACRES: **150**

- Mile-long private road access
- Very quiet and secluded
- 2 bedroom cabin
- Private well water
- Electricity
- Trail system
- Hunting blinds
- Food plot clearings
- 2 hours to Kansas City
- 1 hour to Springfield
- 30 minutes to Stockton
- 30 acres in Saint Clair County
- 120 acres in Cedar County



150 +/- ACRES



MILE-LONG PRIVATE ROAD ACCESS



VERY QUIET AND SECLUDED



2-BEDROOM CABIN

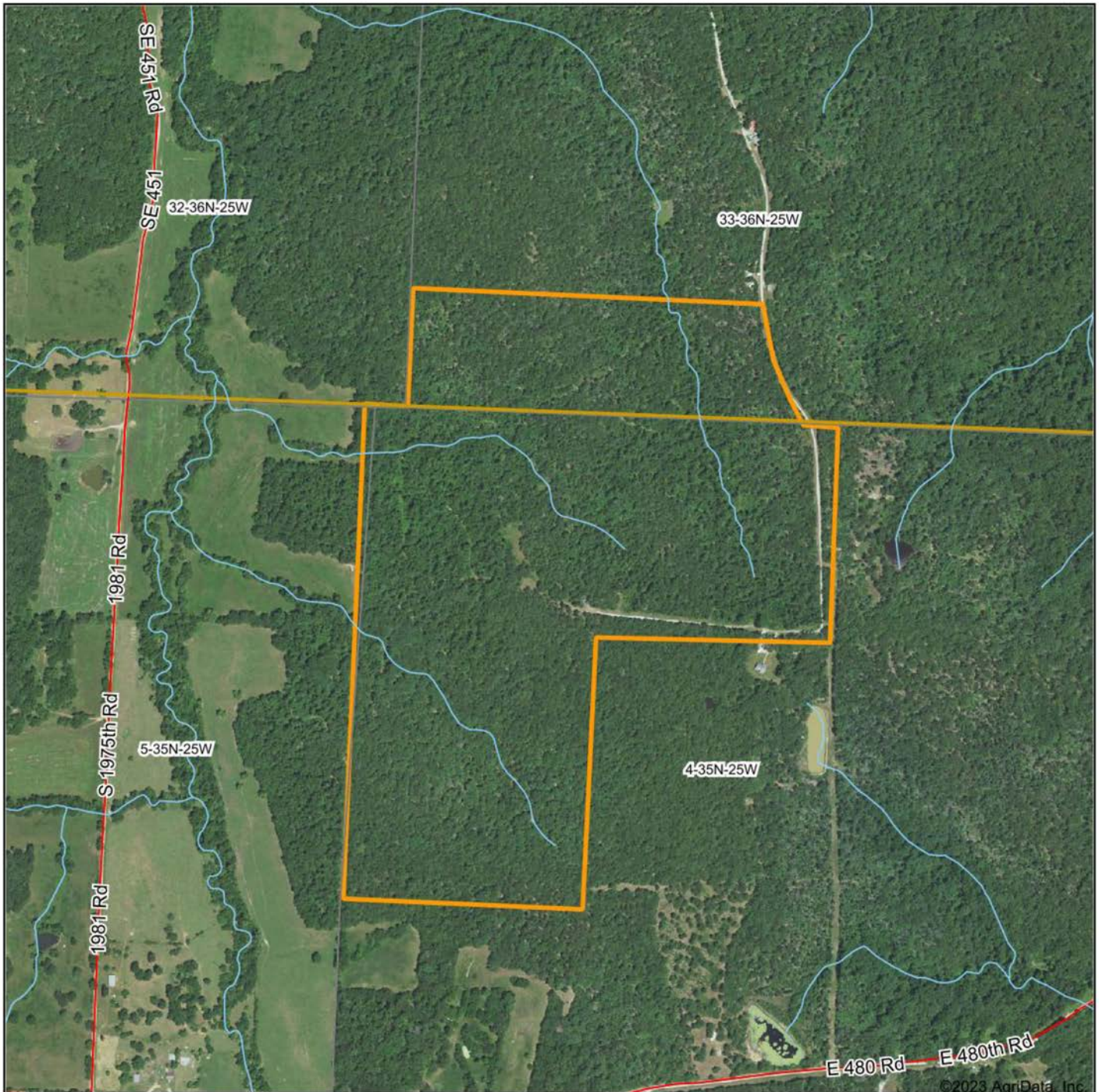
The cabin features a living room, kitchen, bathroom, and two bedrooms complete with two mini splits for heating and cooling. Talk about the perfect spot for deer camp! Also, there is plenty of room for parking and additional campers for friends to join and sit around the fire pit.



HUNTING BLINDS



AERIAL MAP



©2023 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 37° 49' 42.04, -93° 41' 52.14

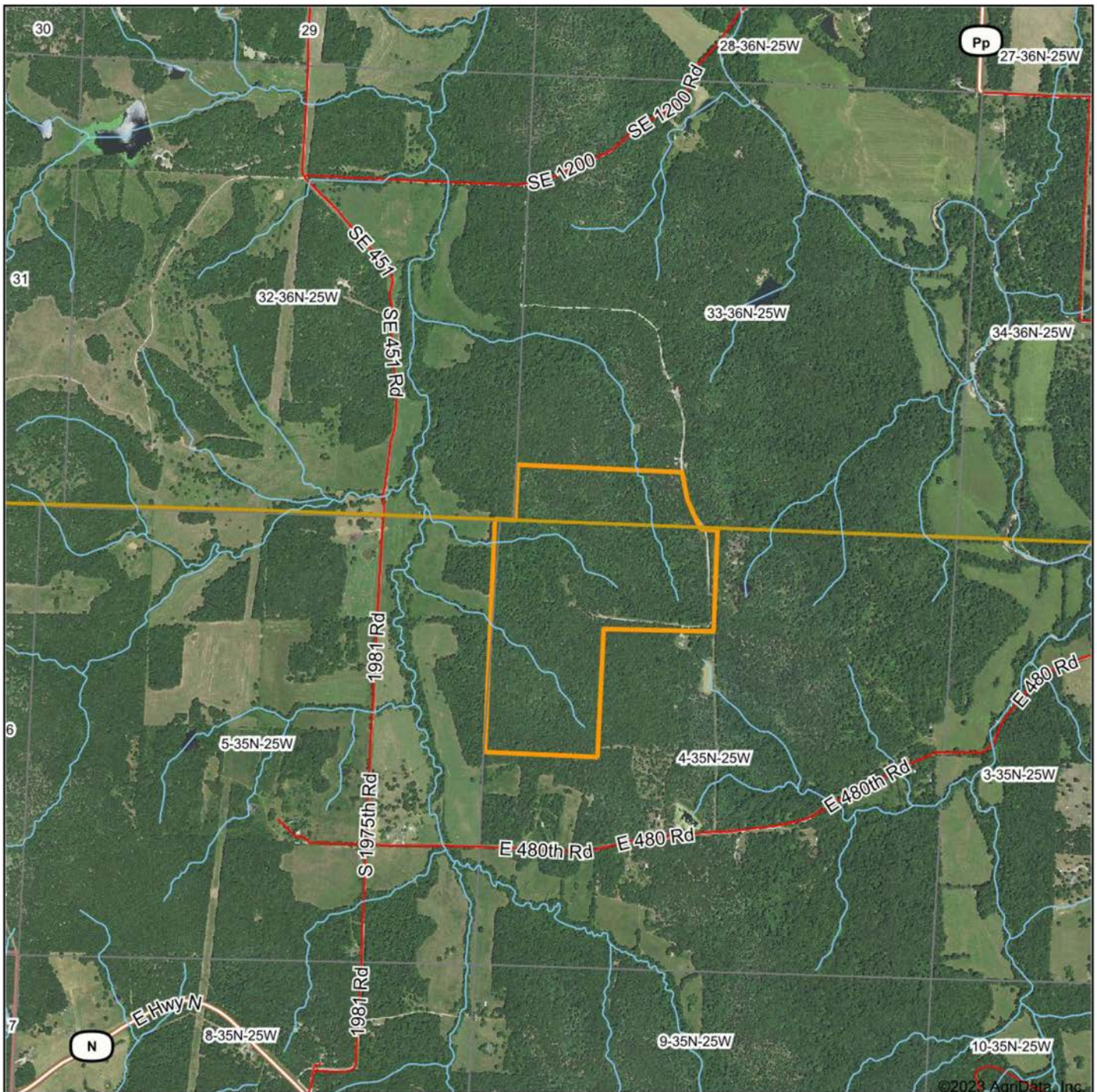
0ft 860ft 1721ft

4-35N-25W
Cedar County
Missouri



11/2/2023

AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 37° 49' 42.04, -93° 41' 52.14

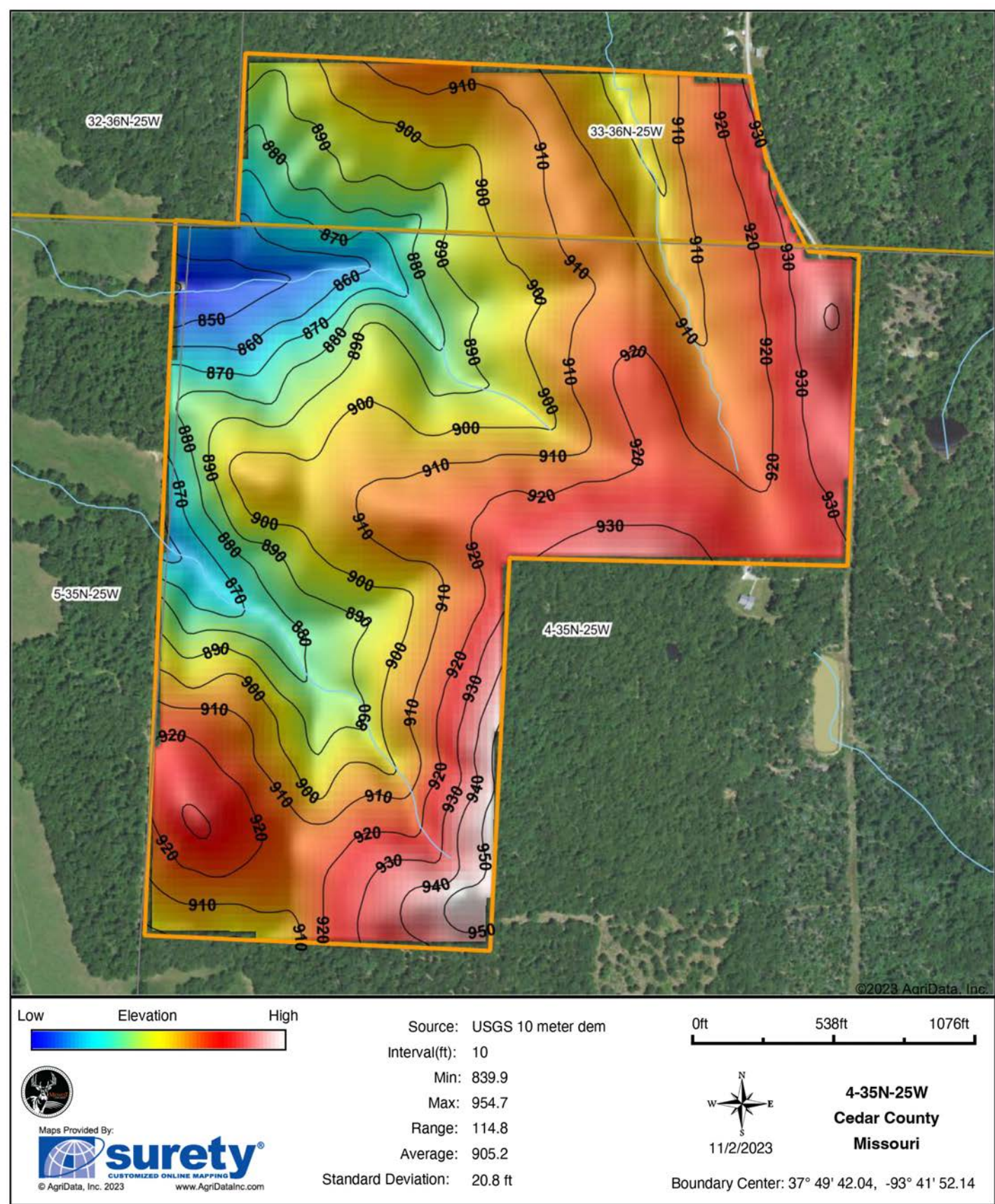
0ft 1827ft 3655ft

4-35N-25W
Cedar County
Missouri

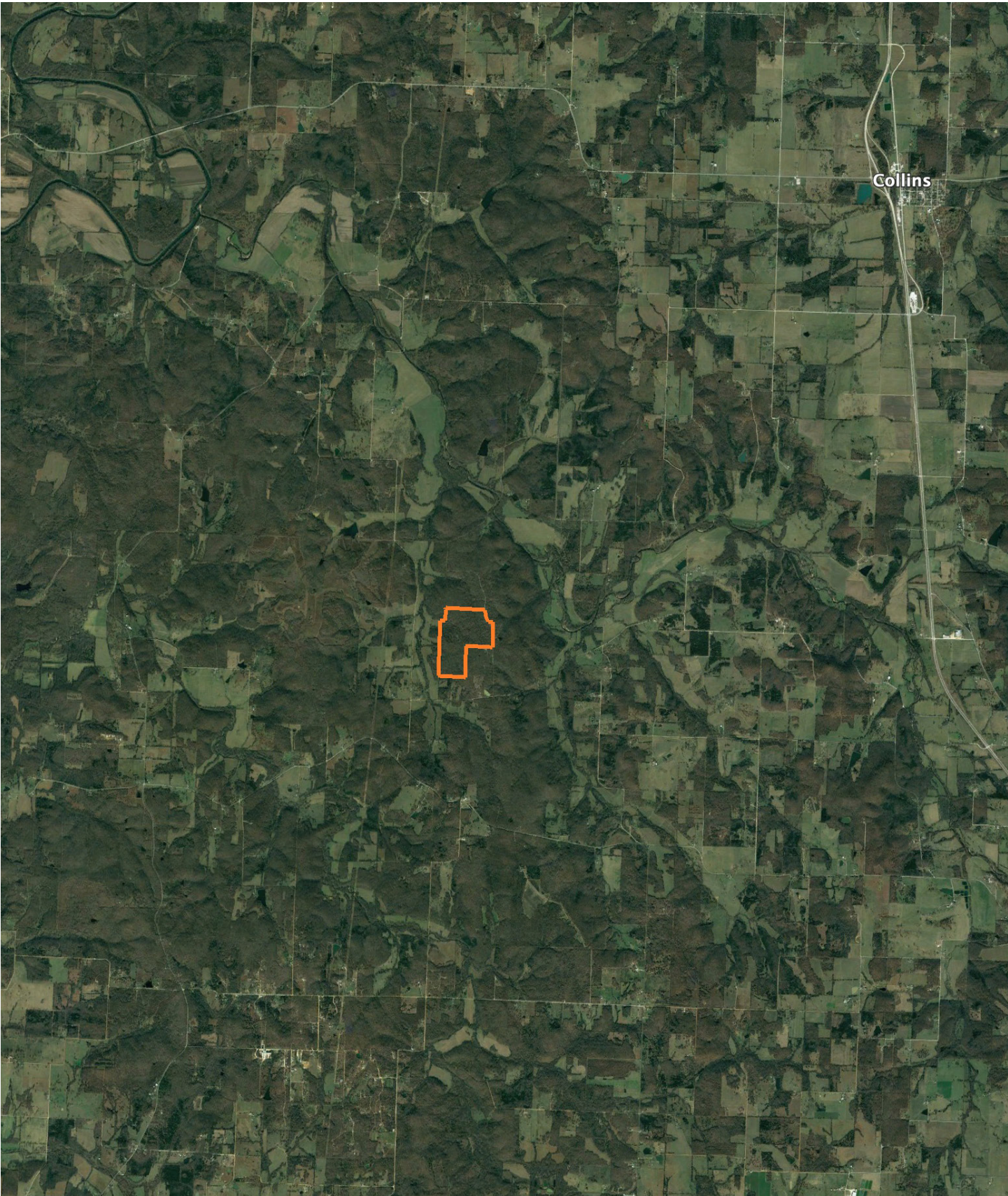


11/2/2023

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG,

LAND AGENT

816.500.0168

SWirsig@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, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.