

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# FRANKLIN COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HARD TO FIND SMALL TRACT IN FRANKLIN COUNTY

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Lots of this size with blacktop frontage are incredibly hard to find. Sitting in the Spring Bluff school district just off Highway 185, the property consists of mostly timber offering you plenty of privacy as well as a wet weather creek to the north giving you all the fun features and recreation a tract of this size could afford. There is electricity running through the property and is ready to be tapped into. Get your plans together and build your dream home in one of the most sought-after areas

of Franklin County. With minimal deed restriction, you could also set up your camper while building. There is much to do in the area with the property being a short drive from public access to the Bourbeuse River as well as Mill Rock Road and Noser Mill Conservation areas. Hiking, floating, fishing, and camping. You can be out in the middle of it all while still being close to Sullivan, St. Clair, and Union.



# PROPERTY FEATURES

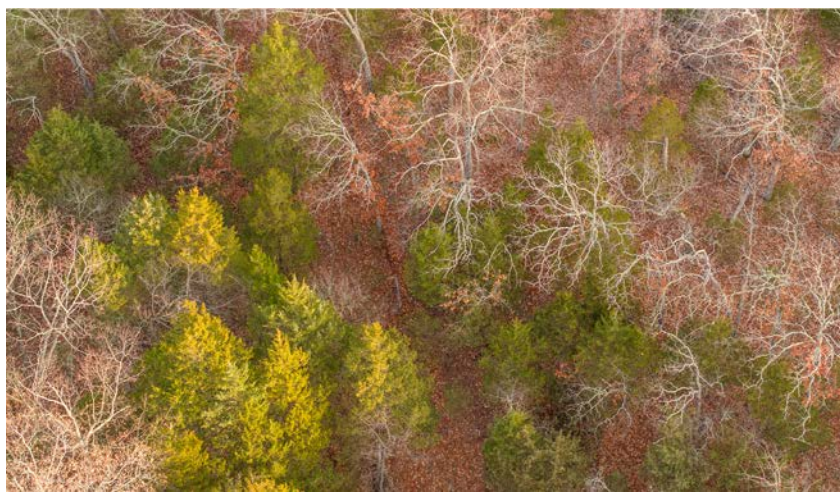
PRICE: **\$149,900** | COUNTY: **FRANKLIN** | STATE: **MISSOURI** | ACRES: **20**

- 20 timbered acres to be surveyed prior to close
- Spring Bluff School District
- Hard road frontage
- Electric on site
- Wet weather creek
- Minimal deed restrictions
- Sits one quarter mile from Highway 185
- Bourbeuse River a few miles away
- Two conservation areas nearby
- Short drives to Sullivan, St. Claire, and Union
- Just over 1 hour from St. Louis



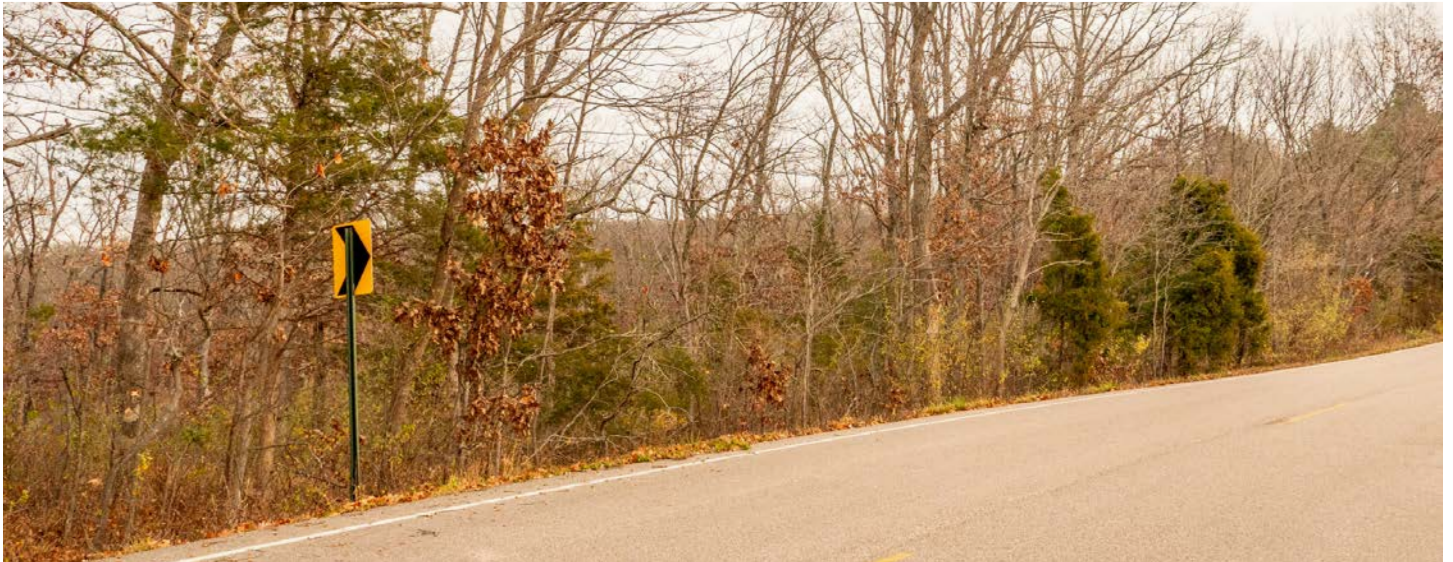
# 20 TIMBERED ACRES

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# HARD ROAD FRONTAGE

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# WET WEATHER CREEK

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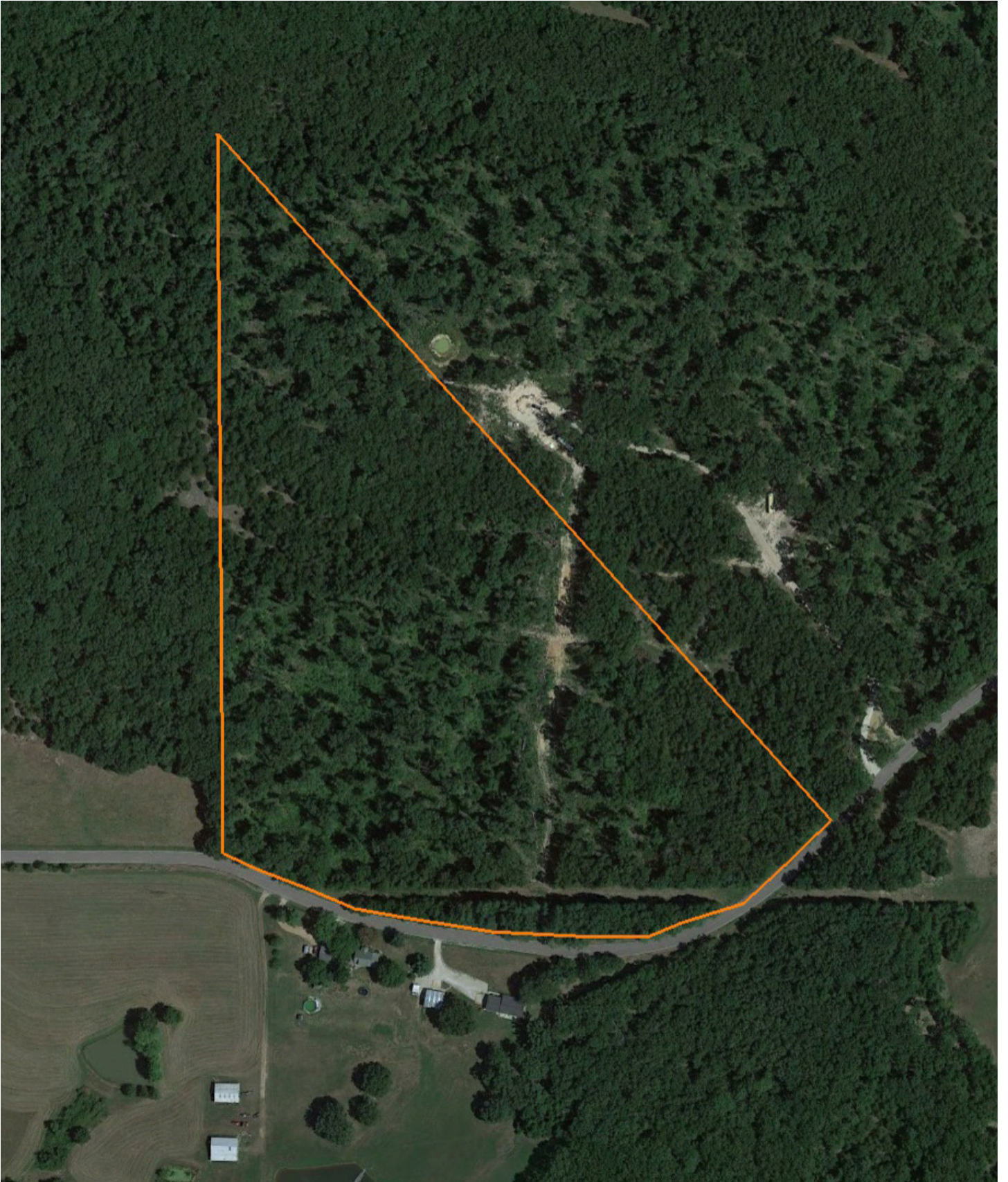
# ADDITIONAL PHOTOS

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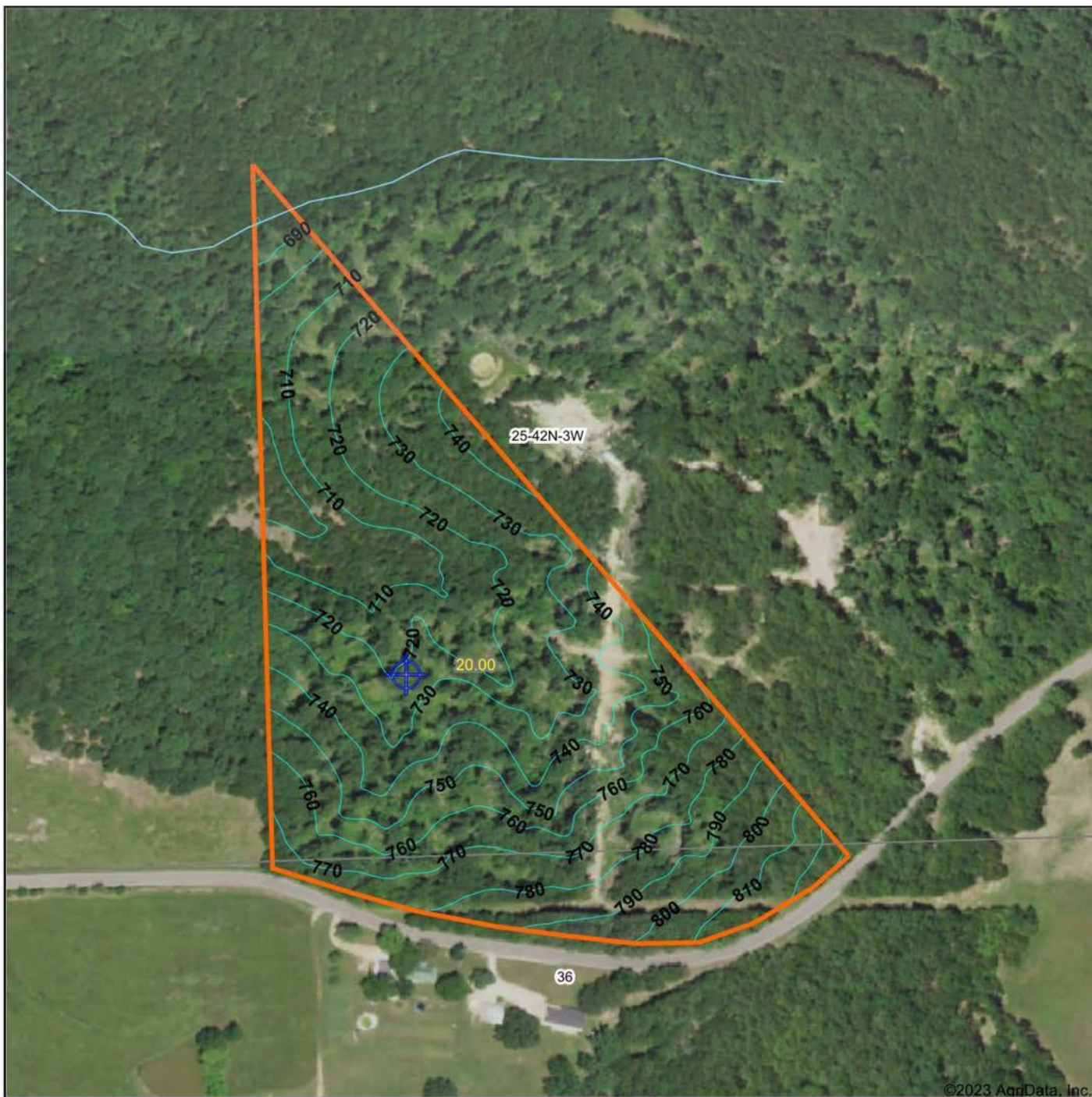


# AERIAL MAP

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem  
Interval(ft): 10.0  
Min: 679.4  
Max: 828.1  
Range: 148.7  
Average: 743.0  
Standard Deviation: 29.92 ft



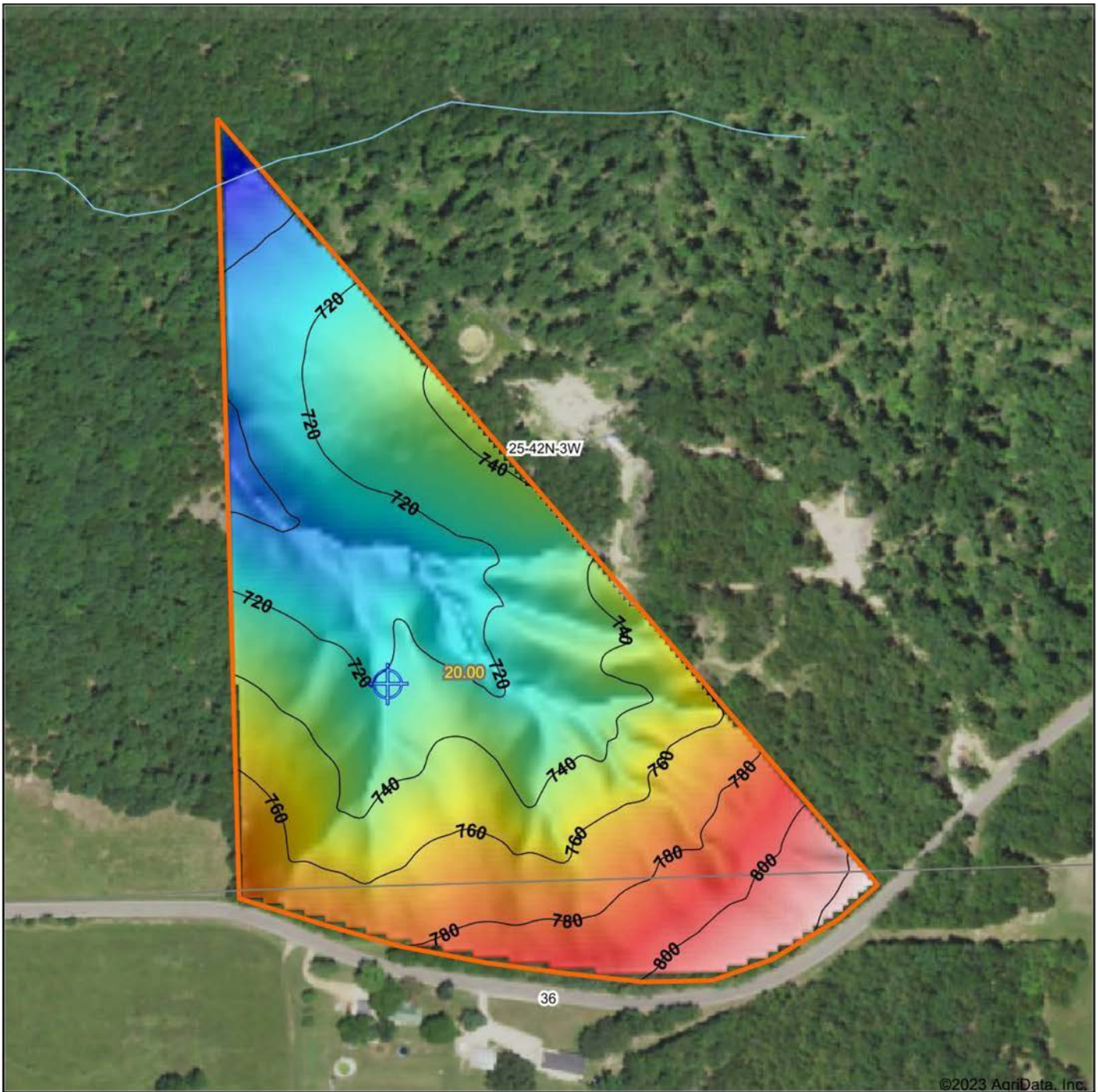
11/28/2023

**25-42N-3W**  
**Franklin County**  
**Missouri**

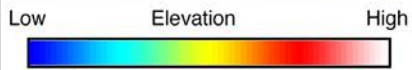
Boundary Center: 38° 20' 48.61, -91° 12' 26.37



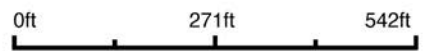
# HILLSHADE MAP



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Source: USGS 3 meter dem  
Interval(ft): 20  
Min: 679.4  
Max: 828.1  
Range: 148.7  
Average: 743.0  
Standard Deviation: 29.92 ft



11/28/2023

**25-42N-3W**  
**Franklin County**  
**Missouri**

Boundary Center: 38° 20' 48.61, -91° 12' 26.37

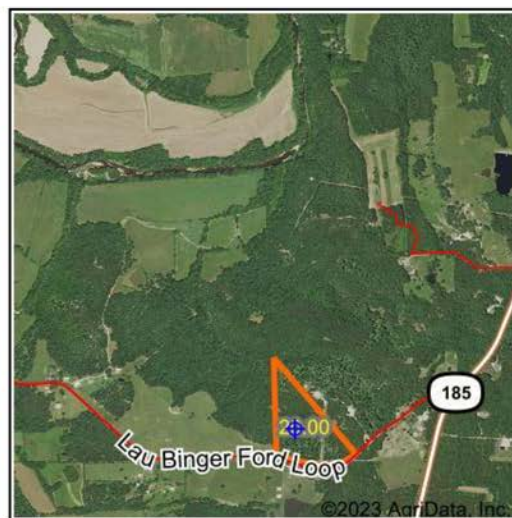
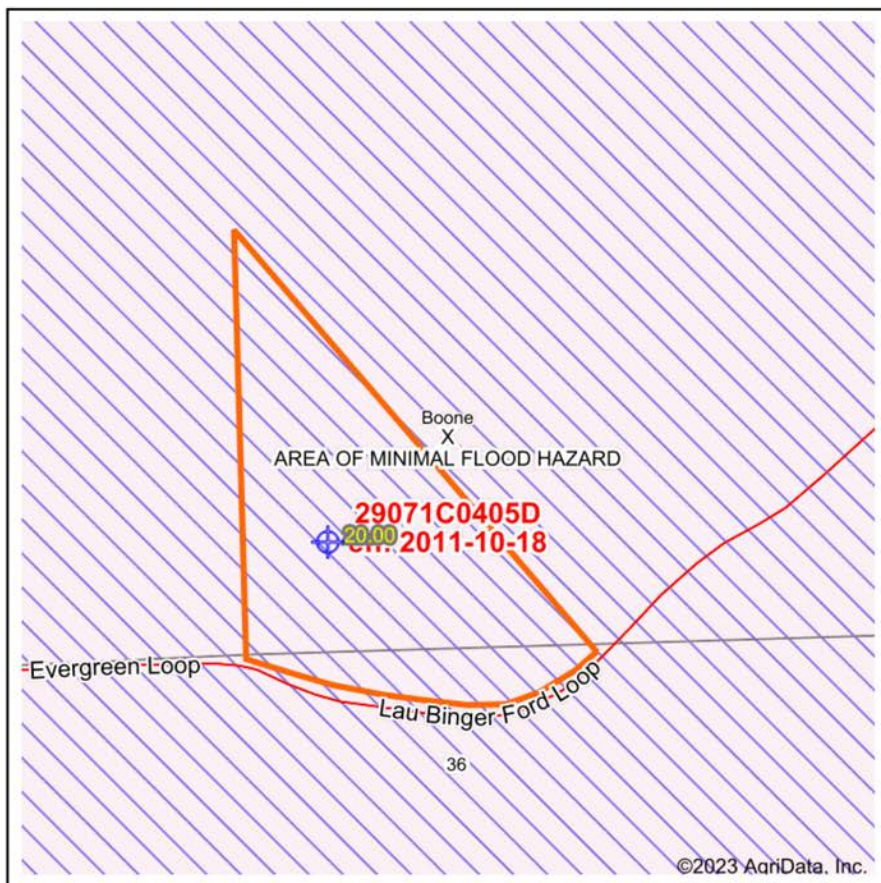


Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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# FEMA REPORT



Map Center: 38° 20' 49.18, -91° 12' 25.09  
 State: MO                      Acres: 20  
 County: Franklin              Date: 11/28/2023  
 Location: 25-42N-3W  
 Township: Boone

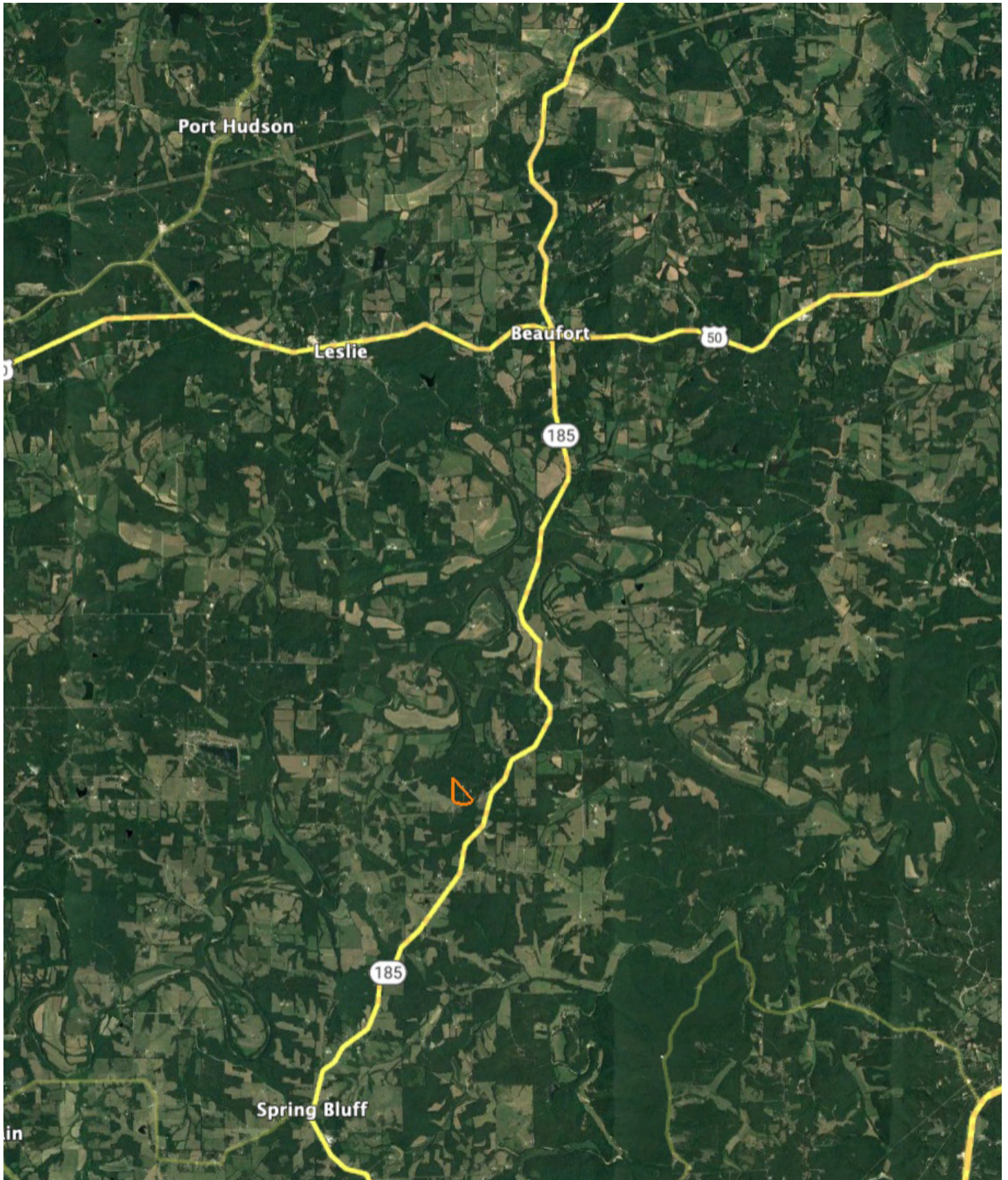


Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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| Name            | Number                       | County                      | NFIP Participation | Acres   | Percent |
|-----------------|------------------------------|-----------------------------|--------------------|---------|---------|
| FRANKLIN COUNTY | 290493                       | Franklin                    | Regular            | 20      | 100%    |
| <b>Total</b>    |                              |                             |                    | 20      | 100%    |
| Map Change      | Date                         | Case No.                    | Acres              | Percent |         |
| No              |                              |                             | 0                  | 0%      |         |
| Zone            | SubType                      | Description                 | Acres              | Percent |         |
| X               | AREA OF MINIMAL FLOOD HAZARD | Outside 500-year Floodplain | 20                 | 100%    |         |
| <b>Total</b>    |                              |                             | 20                 | 100%    |         |
| Panel           | Effective Date               | Acres                       | Percent            |         |         |
| 29071C0405D     | 10/18/2011                   | 20                          | 100%               |         |         |
| <b>Total</b>    |                              | 20                          | 100%               |         |         |

# OVERVIEW MAP



# AGENT CONTACT

Born and raised in Central Iowa, Midwest Land Group Broker/Agent Brian Mueller grew up riding in the tractor cab at his grandfather's century farm. Brian spent many hours hunting pheasants and fishing farm ponds with his friends and family, receiving an education that only rural land ownership can teach. After high school, Brian went on to get his degree from Missouri Western State University in St. Joseph, MO. There he met his wife Kelly and began a 23-year career in retail / grocery management that allowed the couple to travel across the US and to enjoy many outdoor activities including gator watching in Georgia, ATV riding in the Colorado Rockies, and hiking through the Redwood Forests of California. Today, Brian and Kelly, together with their two sons, own and manage deer & turkey hunting farms in the Missouri Ozarks and Southern Iowa - the Land of Giants.

Brian understands the need to advocate for Sportsmen's rights and is a member of the NRA, QDMA, NWTF, and BASS. Brian has learned that the key to developing a quality, life-long relationship with clients and customers is to listen attentively to their wishes, treating them the way that they would like to be treated. Brian has developed professional contacts to aid in timber stand improvement, cost share programs, food plot development, controlled burns, perimeter surveys, fisheries management, and more. If you are a buyer, let Brian aid you in achieving the sense of financial security that land ownership brings to your portfolio. When the time comes to sell your investment, let Brian put his team to work for you to achieve maximum value for your property.



**BRIAN MUELLER,**  
ASSOCIATE LAND BROKER  
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BMueller@MidwestLandGroup.com



**MidwestLandGroup.com**

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