

MIDWEST LAND GROUP PRESENTS



# SAINT CLAIR COUNTY, MO

145 ACRES



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGHLY TILLABLE ACREAGE WITH MONEGAW CREEK FRONTAGE

Midwest Land Group is proud to offer this highly tillable 145 +/- acre farm in just south of Appleton City, Missouri. Rarely do you see a farm of this quality hit the public market. This farm boasts silt loam soils with less than 5% slopes throughout its entirety. Featuring 102 +/- acres in tillable production and 43 +/- acres in mature hardwood timber. With just under two tenths of a mile in road frontage, this farm allows easy access. A key factor of this tract is the vast size of the tillable fields, wide open with great county road access, allowing for ease in planting and harvesting. Additionally, the farm features strategic terraces and waterways.

A hunting lease could also be an option for additional income on the property. The farm features a few sizable

food plots near the timber to continually attract wildlife to close ranges. Mature deer frequently travel through the timber on this farm. On the southern side of the farm, you will find a well-maintained ½ acre pond within the timber. Monegaw Creek meanders through the property, providing more recreational opportunities. The timber is a very diverse stand of hardwoods with many oak varieties full of acorns. Several terrain features and funnels can easily be identified and taken advantage of when it comes time to pursue that mature buck. There are multiple small clearings and a couple of large clearings that would be perfect for planting food plots. Call Ethan Olson for more information and a private tour at (573) 821-7533.



# PROPERTY FEATURES

PRICE: **\$899,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **145**

- Hunting potential
- 102 +/- tillable acres
- 43 +/- acres of timber
- Mature hardwood timber
- Monegaw Creek
- Potential food plots
- Small pond
- Mature whitetails
- Phenomenal deer and turkey hunting
- 2 tenths of a mile road frontage
- Predominantly silt loam soils
- 0-5% slopes
- 10 minutes from Appleton City
- 45 minutes from Clinton
- Hour and 15 minutes to Lee's Summit



# 102 +/- TILLABLE ACRES

A key factor of this tract is the vast size of the tillable fields, wide open with great county road access, allowing for ease in planting and harvesting. Additionally, the farm features strategic terraces and waterways.



# SMALL POND

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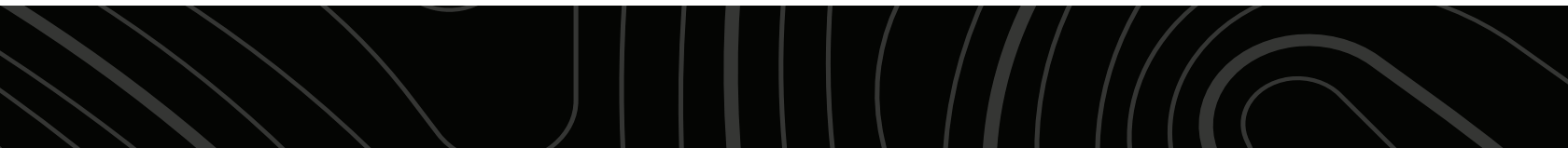
# FOOD PLOTS & HUNTING

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# MONEGAW CREEK

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# 43 +/- ACRES OF MATURE TIMBER

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The timber is a very diverse stand of hardwoods with many oak varieties full of acorns. Several terrain features and funnels can easily be identified and taken advantage of when it comes time to pursue that mature buck.



# AERIAL MAP



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Boundary Center: 38° 8' 47.71, -94° 1' 14.19

0ft 656ft 1312ft

17-39N-28W  
St. Clair County  
Missouri



1/12/2024



Maps Provided By:

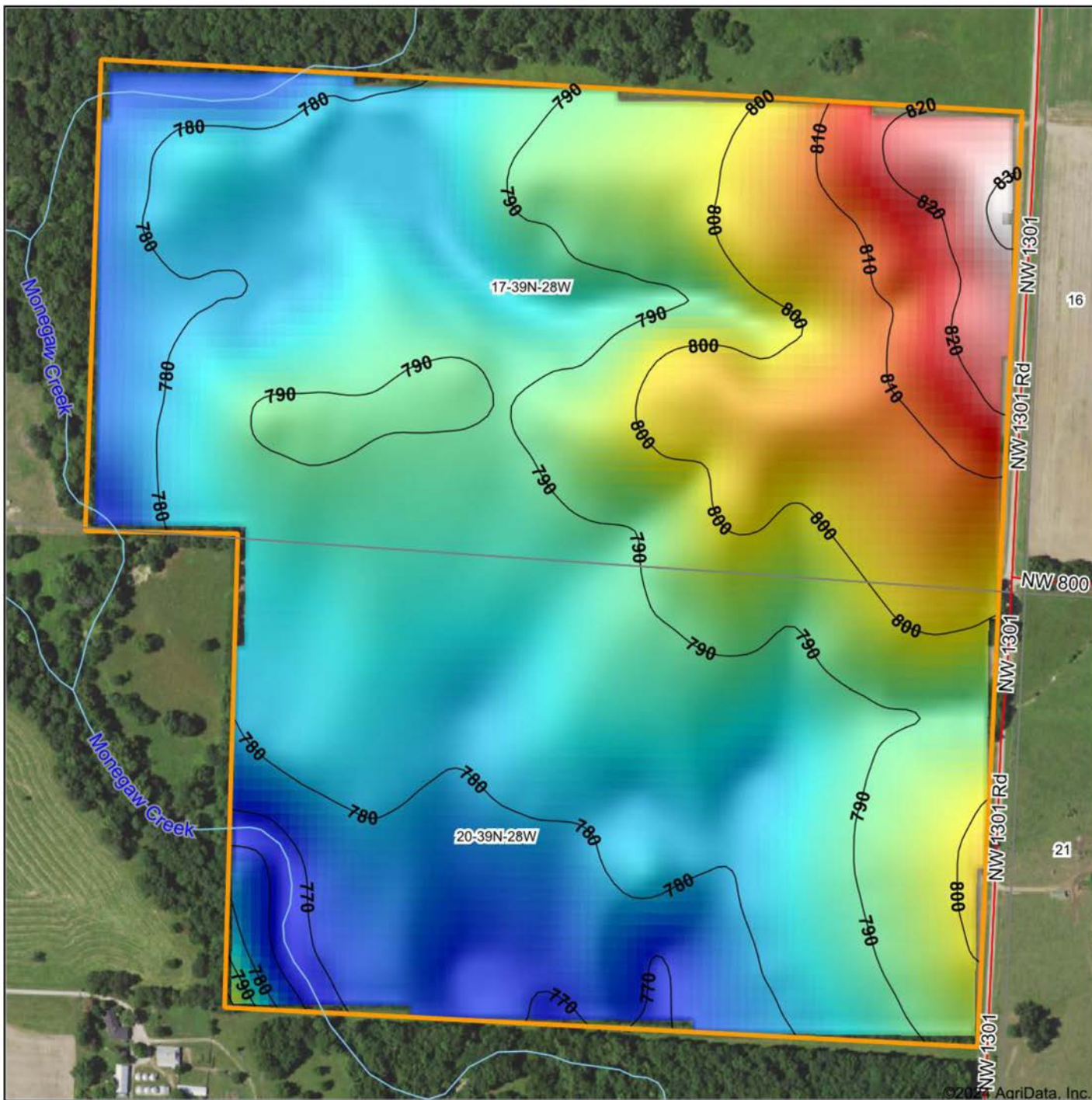


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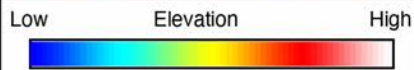
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# HILLSHADE MAP



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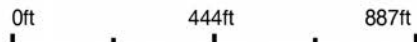


Maps Provided By:



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 768.3  
 Max: 831.2  
 Range: 62.9  
 Average: 789.0  
 Standard Deviation: 11.94 ft

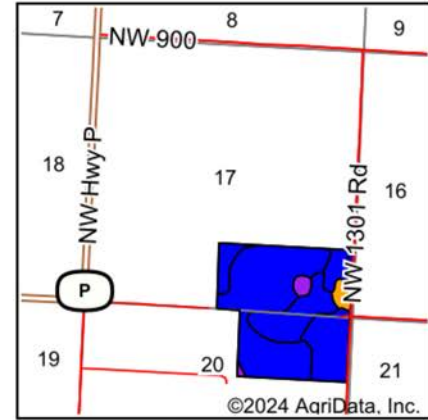
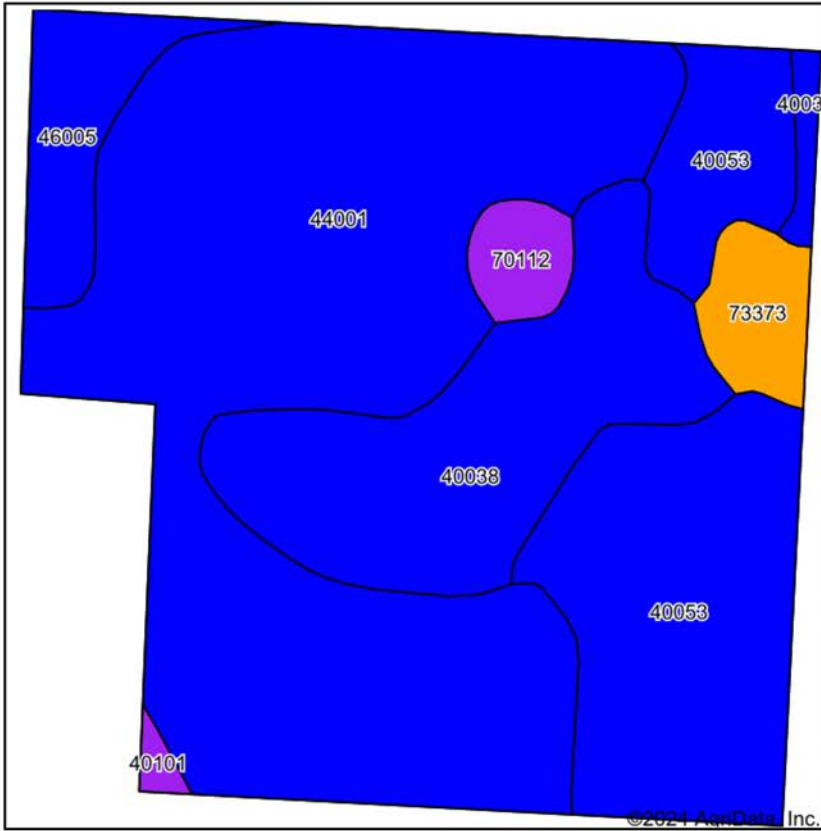


1/12/2024

**17-39N-28W**  
**St. Clair County**  
**Missouri**

Boundary Center: 38° 8' 47.71, -94° 1' 14.19

# SOIL MAP



State: **Missouri**  
 County: **St. Clair**  
 Location: **20-39N-28W**  
 Township: **Appleton**  
 Acres: **145.25**  
 Date: **1/23/2024**



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

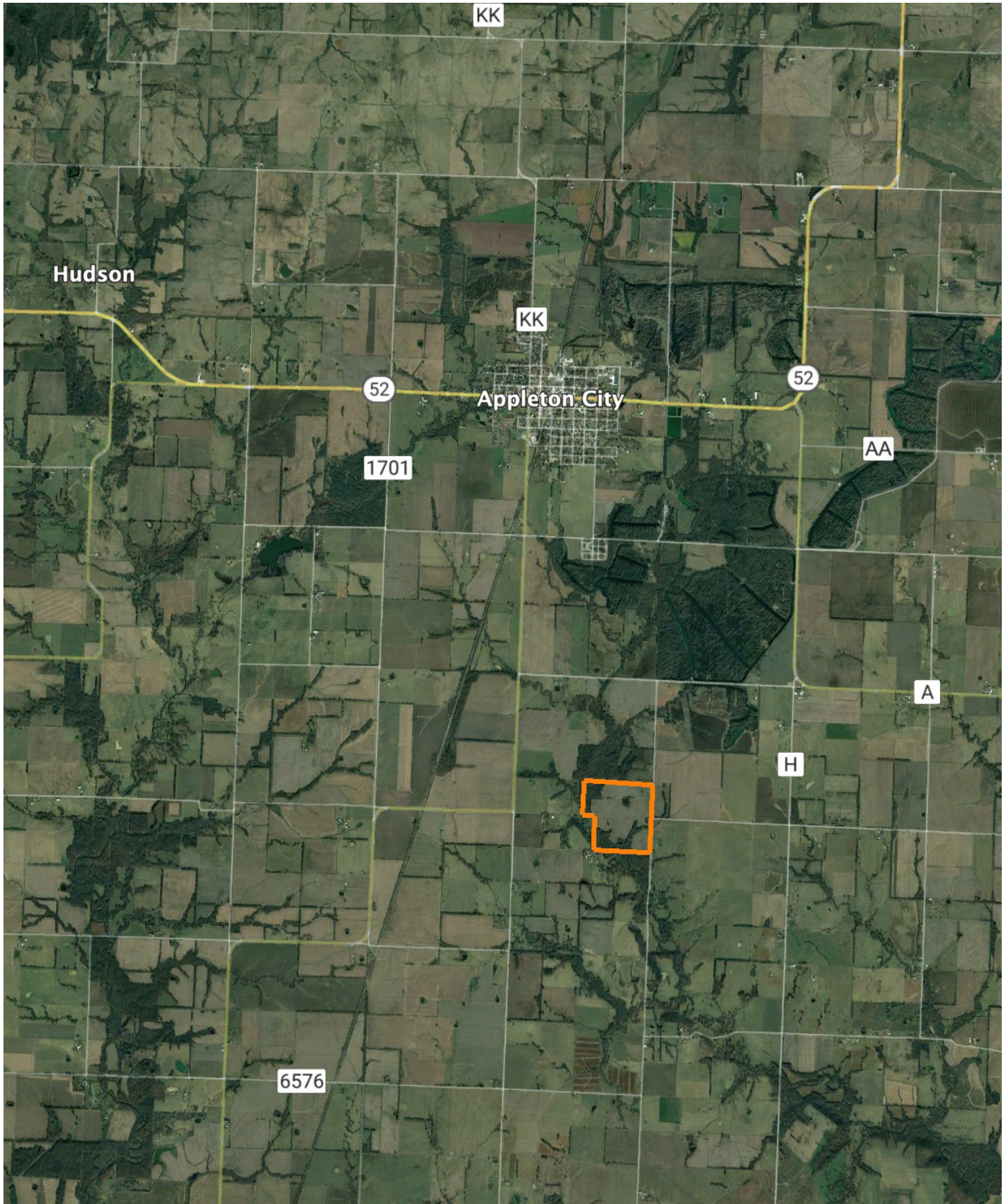
Area Symbol: MO185, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
44001	Quarles silt loam, 0 to 2 percent slopes, rarely flooded	73.61	50.7%		> 6.5ft.	IIw	0	75	72	68	74	
40053	Deepwater silt loam, 2 to 5 percent slopes	31.61	21.8%		> 6.5ft.	IIe	0	84	84	73	80	
40038	Barden silt loam, 1 to 5 percent slopes	25.29	17.4%		> 6.5ft.	IIe	0	74	72	68	69	
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	7.02	4.8%		> 6.5ft.	IIw	7758	82	82	63	75	
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	4.26	2.9%		2.2ft. (Paralithic bedrock)	IIIe	0	51	51	44	34	
70112	Collinsville fine sandy loam, 2 to 20 percent slopes	2.84	2.0%		1.2ft. (Lithic bedrock)	VIIs	0	32	31	31	25	
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	0.62	0.4%		1.2ft. (Lithic bedrock)	VIIIs	0	26	24	25	14	
<b>Weighted Average</b>							<b>2.13</b>	<b>374.9</b>	<b>*n 75.4</b>	<b>*n 73.5</b>	<b>*n 67.2</b>	<b>*n 72.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

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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  
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**MidwestLandGroup.com**

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