

MIDWEST LAND GROUP PRESENTS

370 ACRES IN

SAINT CLAIR COUNTY MISSOURI



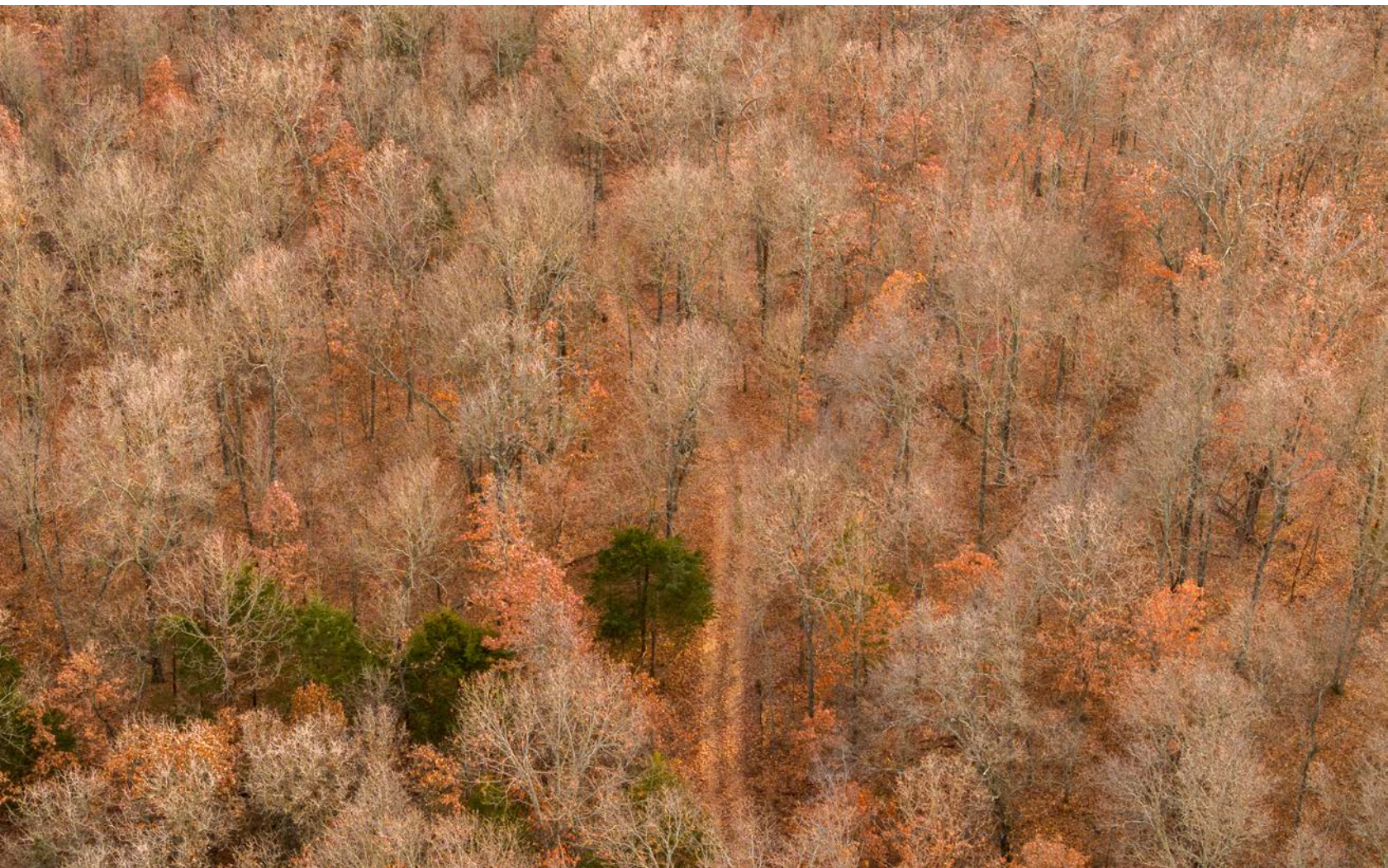
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ULTIMATE OUTDOOR RECREATION TRACT

This outdoor paradise is a must-see! Boasting a full timber tract with half a mile of hard surface highway frontage. Year-round, spring-fed creeks and acorns beckon plenty of deer and turkey to this oasis. Beautiful rock bluffs, magnificent oaks, and hardwoods with seasonal grasses make this a wildlife haven. The hunter, hiker, fisherman, and nature lover will find their utopia on this 370 exceptional acres! Bring the whole family and friends to scout out two of the four spring-fed fishing ponds! Appreciate the

existing trail system for the ease of getting to deer stands, ponds, and hours of exploring! Perfect open areas for establishing new food plots. Power pole with meter connection on the property for ease of camping or building. As an extra bonus, two elevated deer stands remain on the farm. Extended family fun can be found on Truman, Stockton, and Pomme de Terre lakes all within a short easy drive. This farm is located just under 2 hours from Kansas City, and an hour from Springfield, Missouri.



PROPERTY FEATURES

PRICE: **\$1,230,620** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **370**

- Location
- Paved highway access
- Electricity on power pole on property
- Natural springs
- Creeks run year-round
- Two of four ponds are spring-fed fishing ponds
- Deer
- Turkey
- Beautiful rock features
- Elevated deer stands
- Timber value
- Seasonal grasses
- Open areas for food plots
- Complete trail system



LOCATION

Extended family fun can be found on Truman, Stockton, and Pomme de Terre lakes all within a short easy drive. This farm is located just under 2 hours from Kansas City, and an hour from Springfield, Missouri.



YEAR-ROUND CREEKS



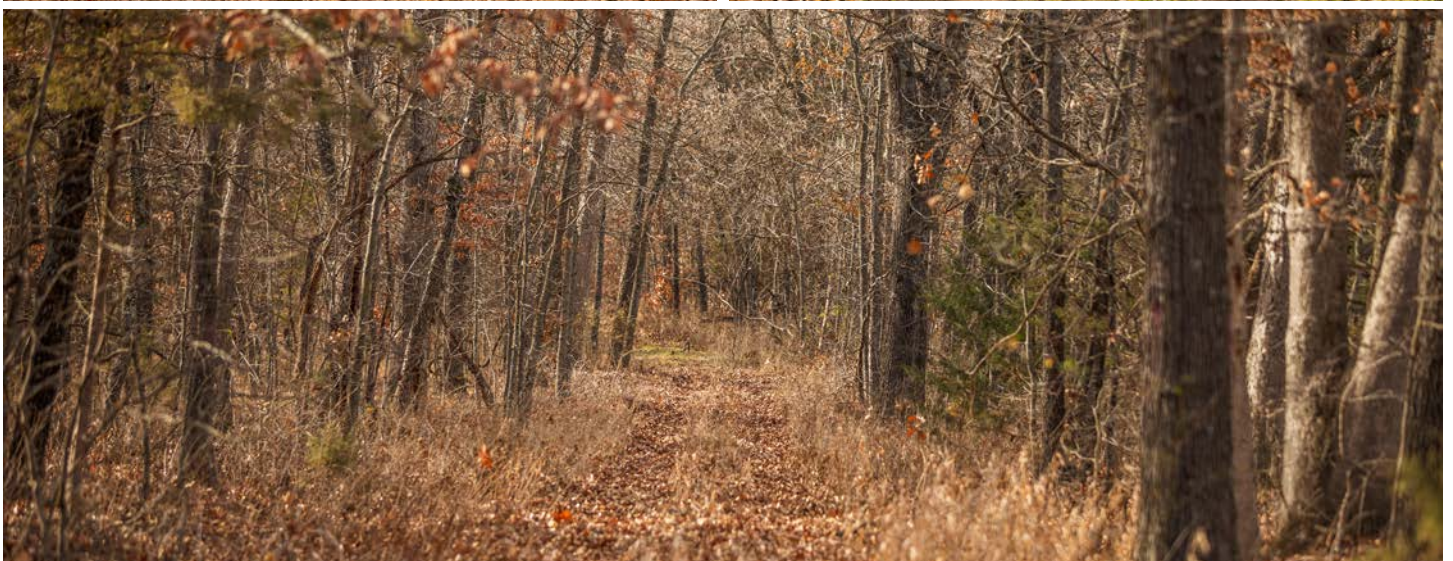
4 PONDS (2 SPRING-FED)



ELEVATED DEER STANDS



COMPLETE TRAIL SYSTEM



AERIAL MAP



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Map Center: 37° 52' 54.38, -93° 40' 53.78



Maps Provided By:



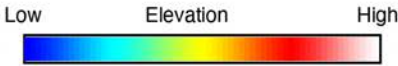
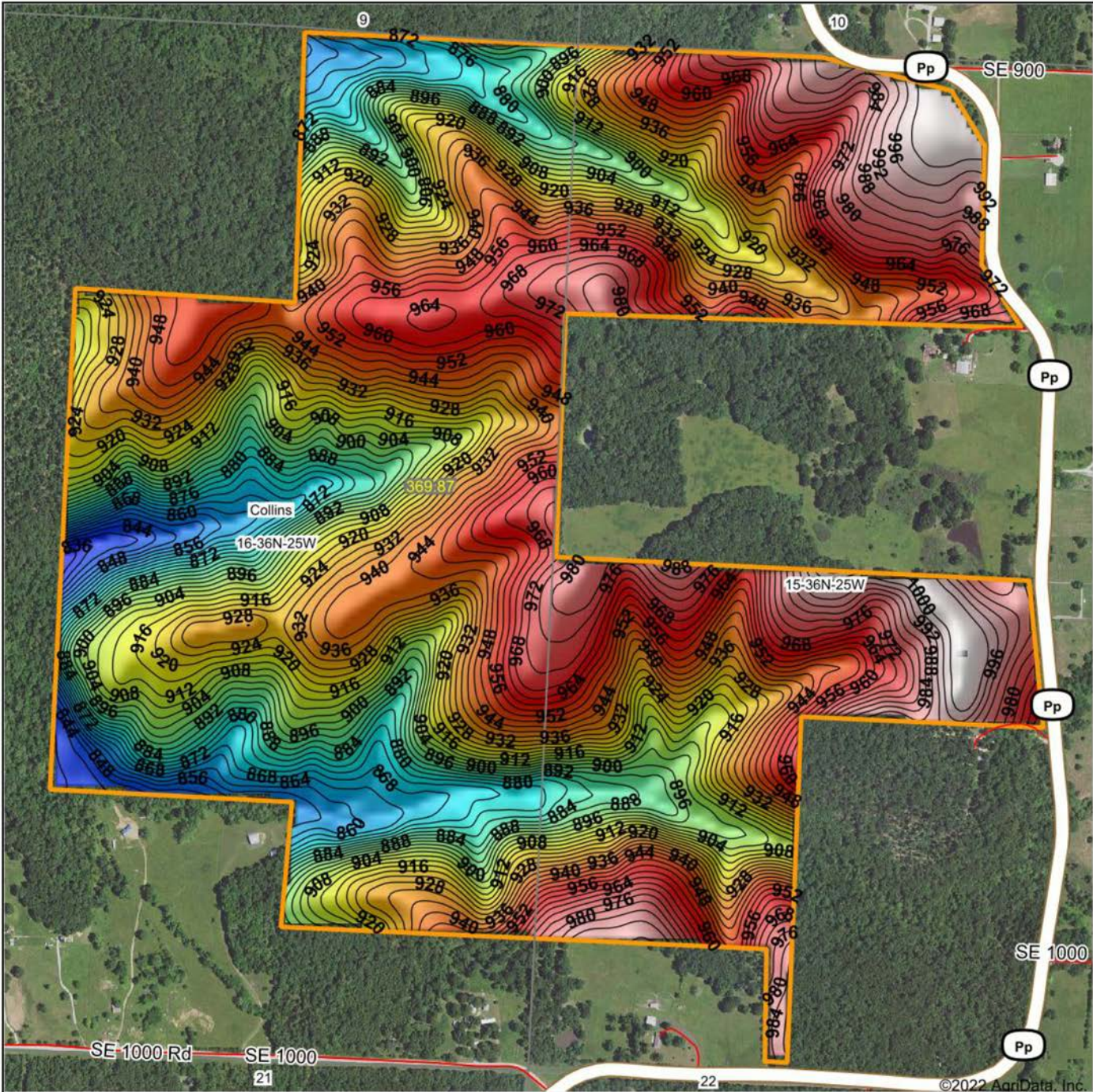
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16-36N-25W
St Clair County
Missouri

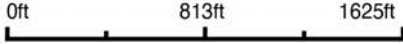


1/9/2022

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 829.7
 Max: 1,003.8
 Range: 174.1
 Average: 929.3
 Standard Deviation: 37.34 ft



16-36N-25W
St Clair County
Missouri

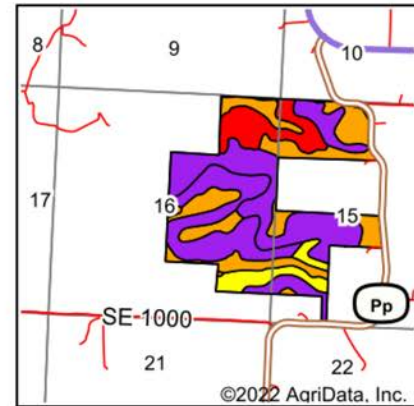
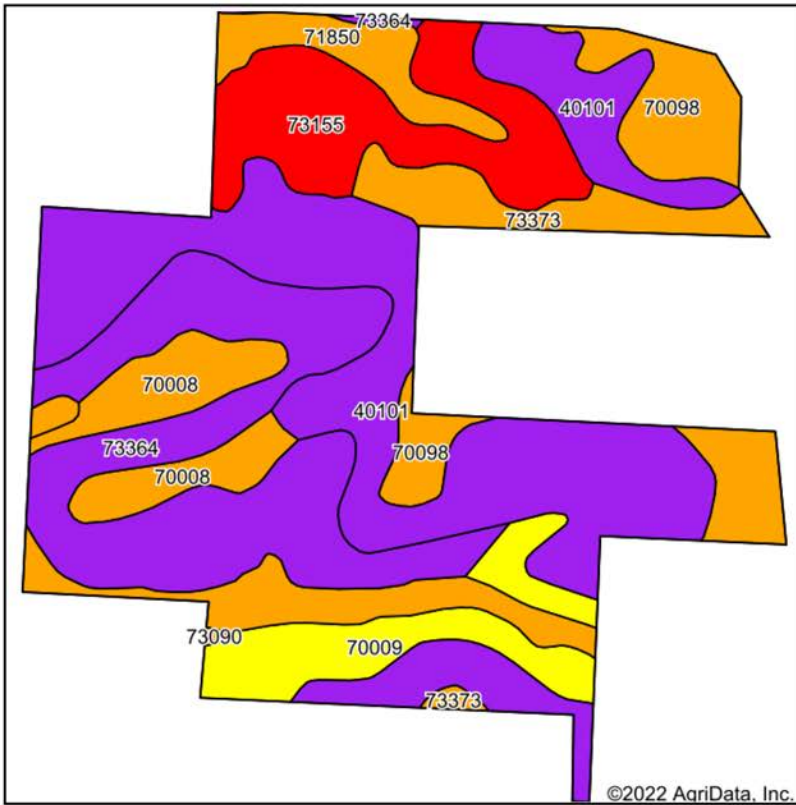
map center: 37° 52' 54.38, -93° 40' 53.78



Maps Provided By:
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SOIL MAP



State: **Missouri**
 County: **St Clair**
 Location: **16-36N-25W**
 Township: **Collins**
 Acres: **369.87**
 Date: **1/9/2022**



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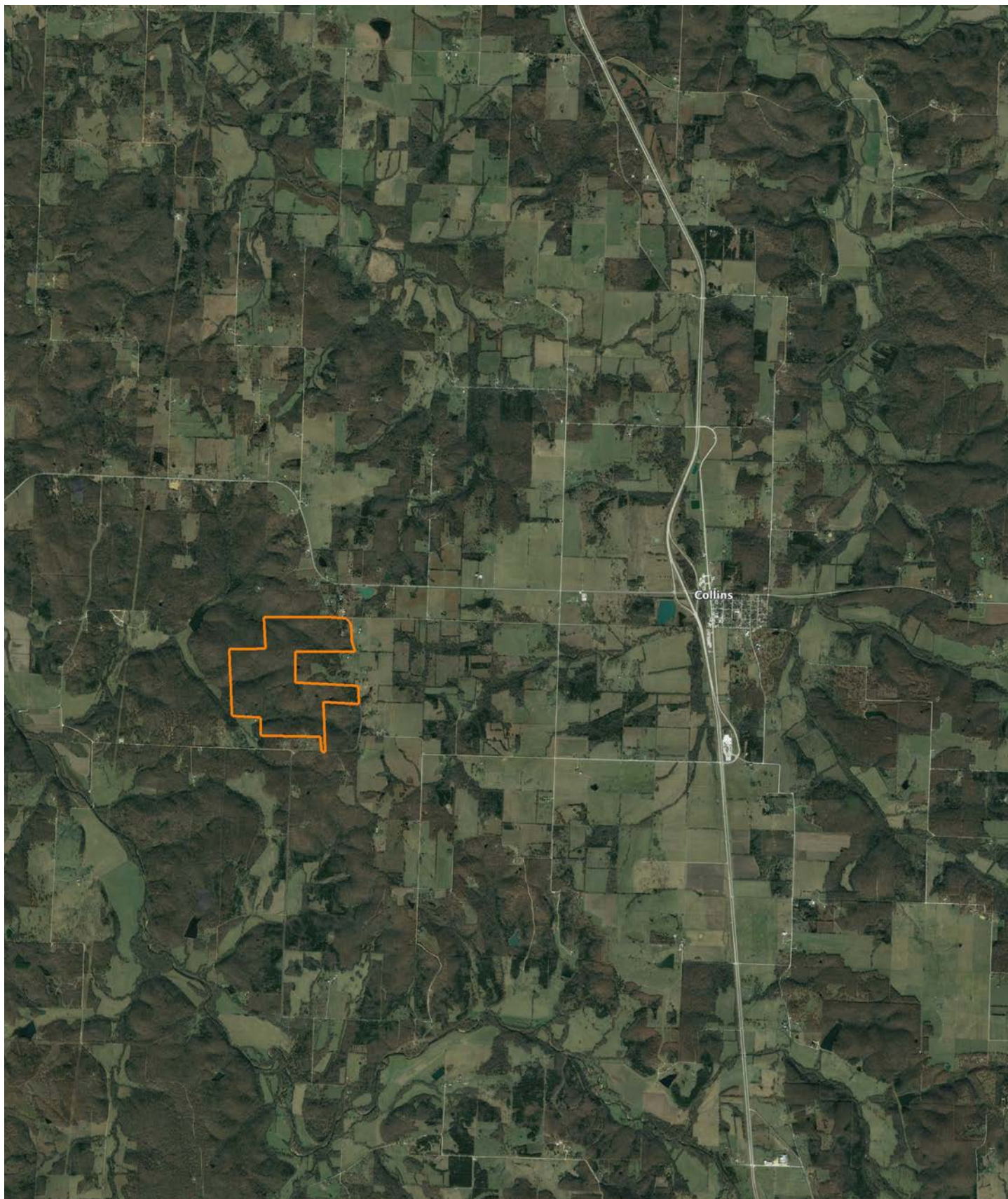


Soils data provided by USDA and NRCS.

Area Symbol: MO185, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Range Production (lbs/acre/yr) | Alfalfa hay Tons | Caucasian bluestem Tons | Common bermudagrass AUM | Common bermudagrass Tons | Corn Bu | Orchardgrass red clover Tons | Tall fescue AUM | Tal fes Tor |
|-------|---|--------|------------------|----------------------|---------------|--------------------------------|------------------|-------------------------|-------------------------|--------------------------|---------|------------------------------|-----------------|-------------|
| 40101 | Hector fine sandy loam, 5 to 25 percent slopes, stony | 119.59 | 32.3% | | Vlls | 0 | | | | | | | | |
| 73364 | Bardley gravelly silt loam, 8 to 15 percent slopes | 75.04 | 20.3% | | Vle | 0 | 4 | 7 | 4 | 4 | | 6 | 5 | |
| 73155 | Gasconade-Rock outcrop complex, 3 to 35 percent slopes | 41.24 | 11.1% | | Vllls | 0 | 1 | 2 | | | | | 1 | 1 |
| 71850 | Cleora fine sandy loam, 1 to 3 percent slopes, frequently flooded | 33.02 | 8.9% | | lllw | 425 | 5 | 8 | 7 | 7 | | | 6 | 6 |
| 70009 | Goss gravelly silt loam, 8 to 15 percent slopes | 27.04 | 7.3% | | IVe | 0 | 4 | 7 | 5 | 5 | 3 | | 6 | 5 |
| 73373 | Bolivar fine sandy loam, 5 to 9 percent slopes | 26.85 | 7.3% | | llle | 0 | | | | | | | | |
| 70008 | Goss gravelly silt loam, 3 to 8 percent slopes | 23.79 | 6.4% | | llle | 0 | 4 | 7 | 5 | 5 | 4 | | 6 | 5 |

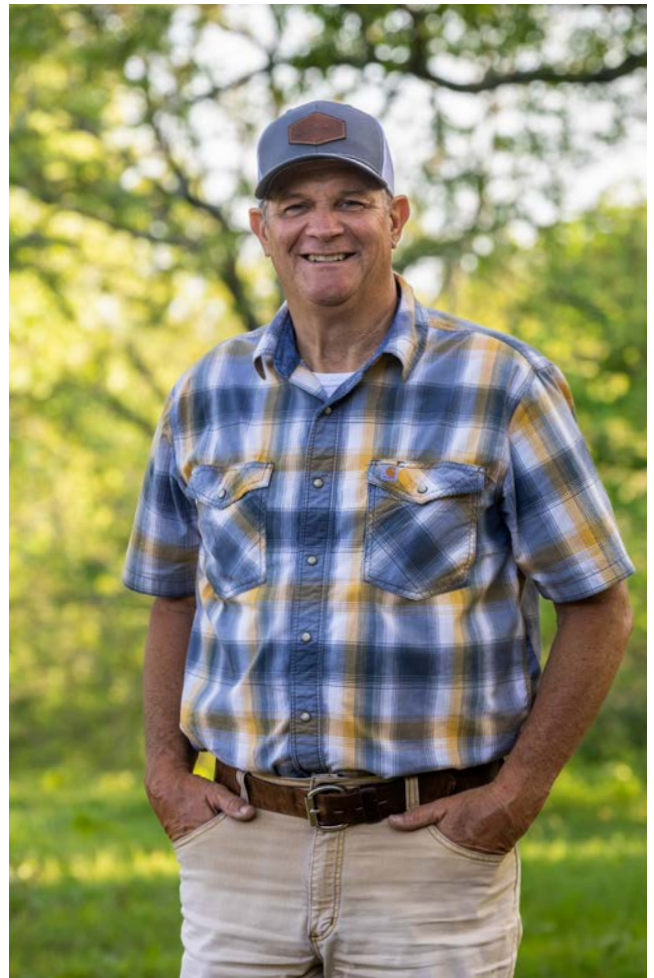
OVERVIEW MAP



AGENT CONTACT

Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and four grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



BRIAN ROOKSTOOL,
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