

MIDWEST LAND GROUP PRESENTS

99 ACRES IN

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# SAINT CLAIR COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# SPECTACULAR HUNTING WITH TILLABLE INCOME IN SAINT CLAIR COUNTY

Introducing a hunter's paradise just south of Collins, Missouri, in southern Saint Clair County. Once you step onto this farm, you'll immediately notice the potential for dynamite hunting opportunities. Spanning an expansive 99 +/- acres, this farm boasts a blend of tillable land, a diverse stand of timber, and a meandering wet weather creek, making it an ideal tract for hunters and investors alike. For those with an eye for investment, this property presents a lucrative opportunity with approximately 50 +/- acres of tillable ground that is currently planted in wheat. These tillable fields are primarily Barton, Hartwell, and Summit Silt loams. These Class II and Class III varieties are ideal for abundant crop yields and growing lush food plots.

The terrain, ranging from level to gently sloping, is punctuated by strips of timber running alongside the creek, creating natural pinch points and funnels that are perfect for setting up tree stands. The timber stands are primarily oaks but include a diversity of tree species and sizes. Patches of cedars and dense bedding cover are scattered throughout the timber, as are pockets of native prairie with numerous native grasses and forbs. These patches of cover are abundant with deer sign. Numerous game trails and crossings can be found weaving back

and forth across the wet weather creek and sizable rubes and scrapes seem to be everywhere you look while walking through the timber. With neighboring properties predominantly comprising of open pastureland, this farm serves as a sanctuary for wildlife, drawing them in with its dense cover and abundant food sources. An added bonus is the 1+/- acre pond that sits in the northwest corner of the property, offering an excellent spot for waterfowl hunting or stocking for future fishing.

But the appeal doesn't end there. With approximately 0.5 miles of frontage along Highway 13, this property holds promising prospects for commercial development. Access to power is conveniently available along Southeast 1000th Road, bordering the southern edge of the farm, and offers two access points for added convenience.

Whether you're seeking a recreational haven, an income-generating agricultural investment, or a strategic commercial venture, this 99-acre gem in southern Saint Clair County offers a rare blend of possibilities in a prime location. Properties of this caliber don't come along often. Don't miss your chance to make this property your own. Call for your showing today.





# PROPERTY FEATURES

PRICE: **\$490,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **99**

- 99 +/- acres
- 50 +/- acre in tillable production
- Row crop income
- Class II and Class III soils
- Abundant wildlife
- Great access
- 1/2 mile of frontage along Highway 13
- Access to power
- 20 minutes to Bolivar
- 1 hour from Springfield





99 +/- ACRES

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# 50 +/- ACRE IN TILLABLE PRODUCTION

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## CLASS II AND CLASS III SOILS

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# ABUNDANT WILDLIFE

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# ADDITIONAL PICTURES

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# AERIAL MAP

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 857.3

Max: 889.6

Range: 32.3

Average: 867.6

Standard Deviation: 6.3 ft

0ft 461ft 921ft



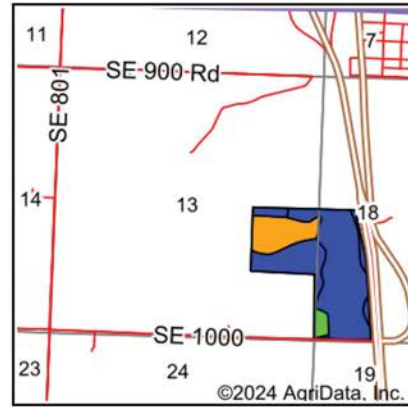
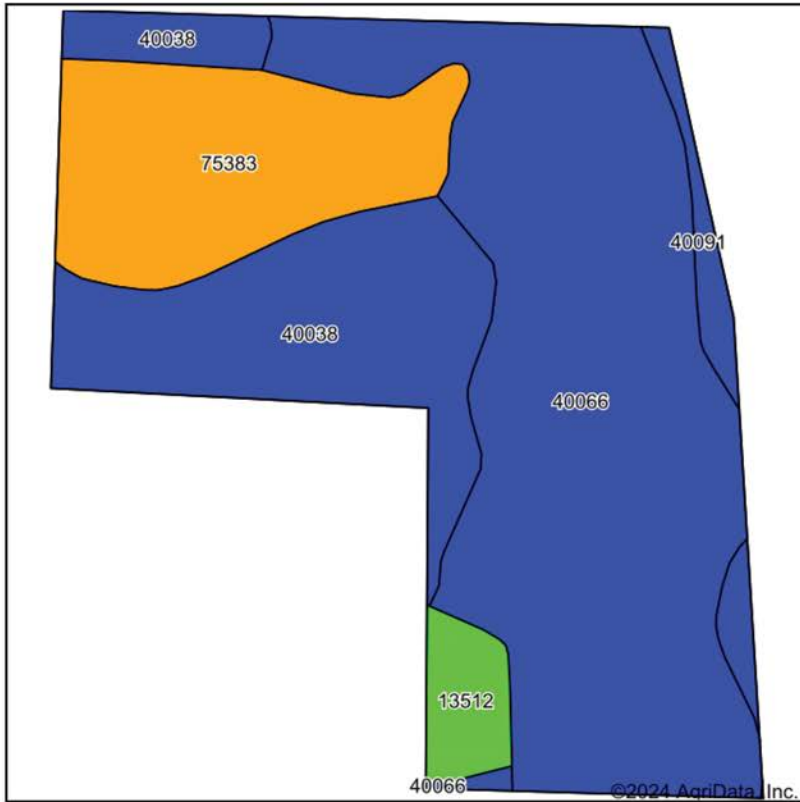
3/4/2024

**13-36N-25W**  
**St. Clair County**  
**Missouri**

Boundary Center: 37° 52' 35.61, -93° 37' 36.33



# SOIL MAP



State: **Missouri**  
 County: **St. Clair**  
 Location: **18-36N-24W**  
 Township: **Collins**  
 Acres: **99.56**  
 Date: **3/4/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

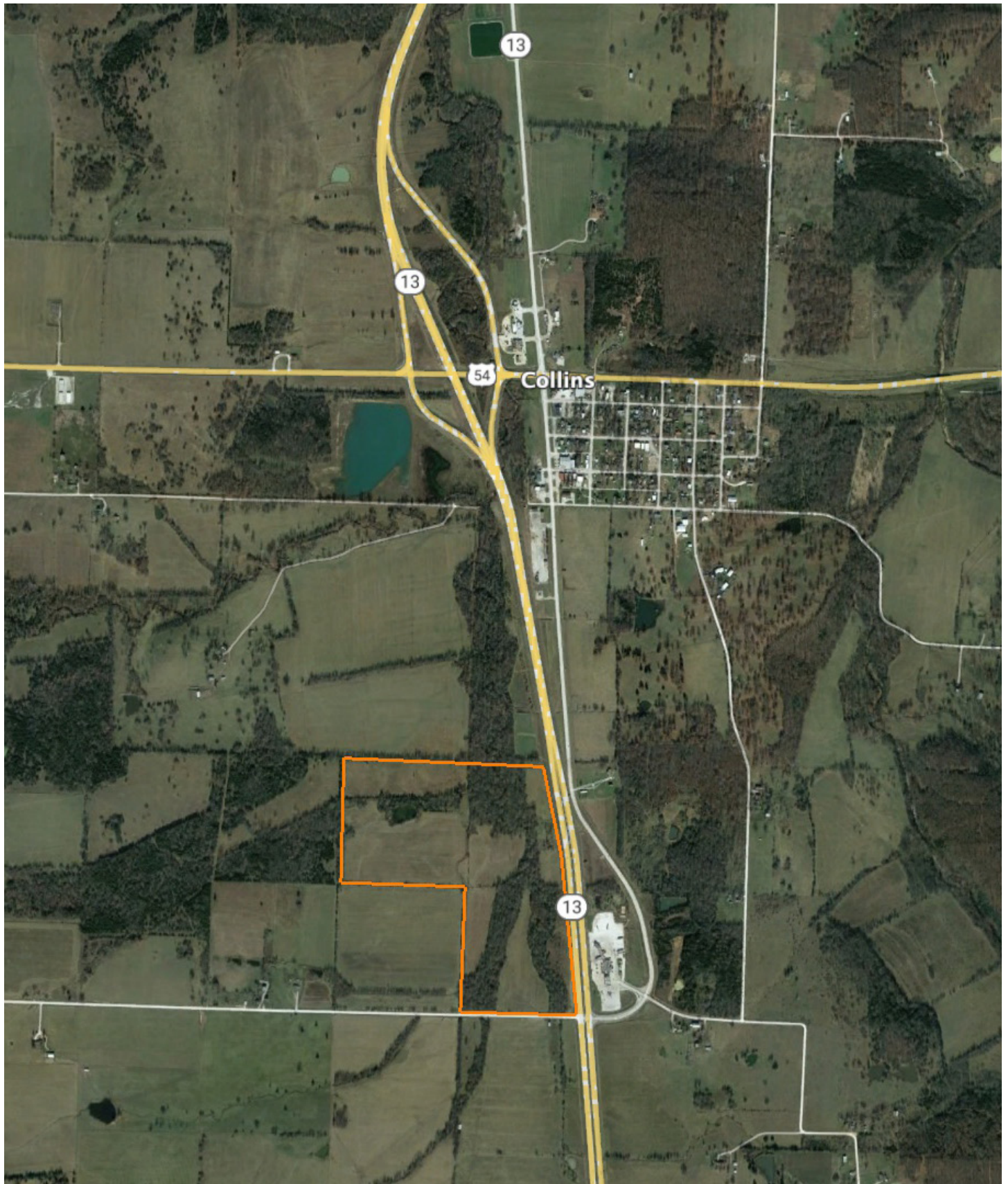
Area Symbol: MO185, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tall fescue Tor
40066	Hartwell silt loam, 0 to 1 percent slopes	52.44	52.7%		IIw										
40038	Barden silt loam, 1 to 5 percent slopes	21.92	22.0%		Ile										
75383	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded	18.28	18.4%		IIIw	2	4		3		2				3
40091	Summit silty clay loam, 2 to 5 percent slopes	3.53	3.5%		Ile										
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	3.39	3.4%		Iw	6	8		7	9	5	6	8	4	7
<b>Weighted Average</b>						<b>2.15</b>	<b>0.6</b>	<b>1</b>	<b>0.8</b>	<b>0.3</b>	<b>0.2</b>	<b>0.6</b>	<b>0.3</b>	<b>0.1</b>	<b>0.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



**BEAU MANTLE**, LAND AGENT  
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