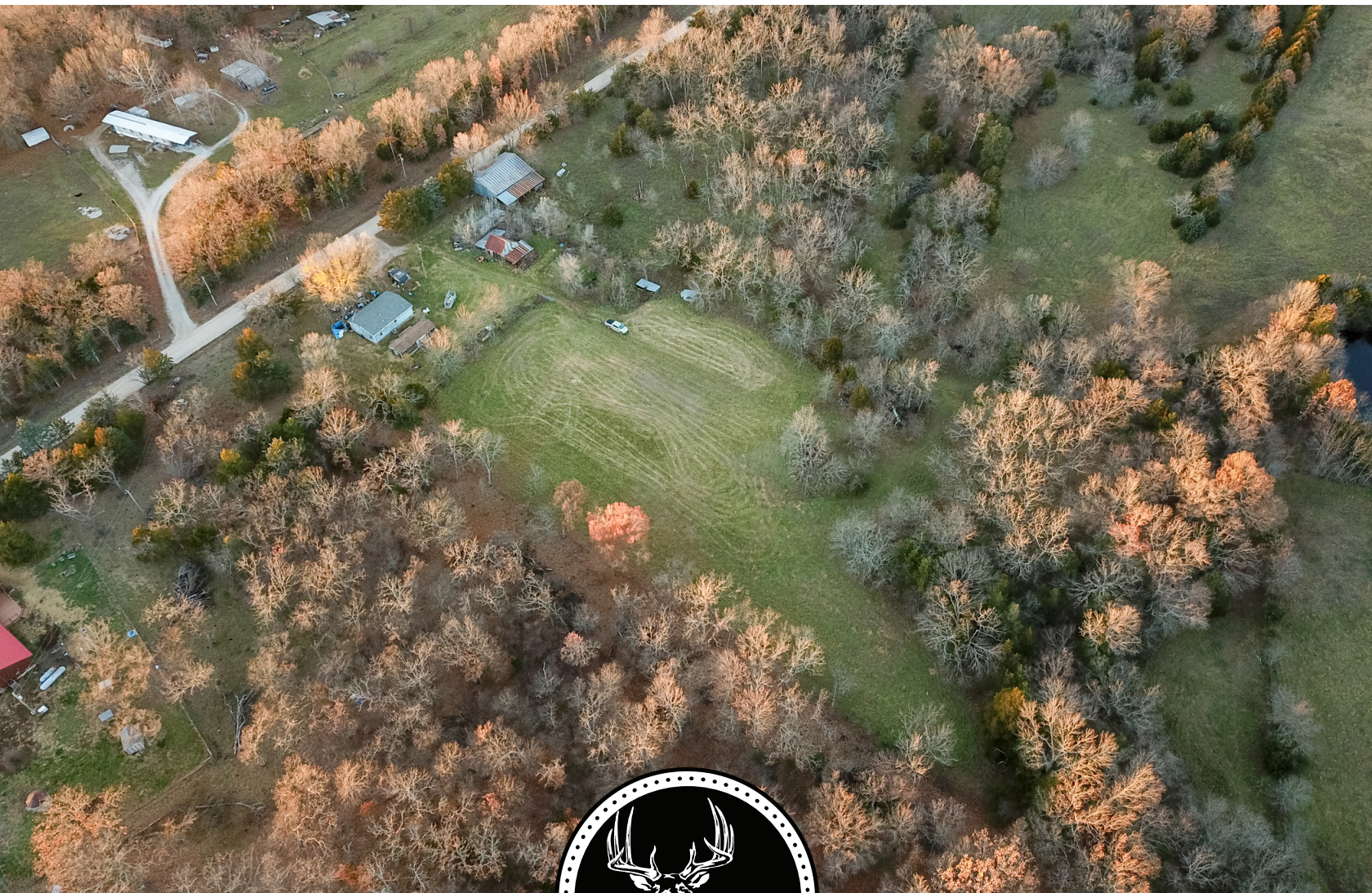


MIDWEST LAND GROUP PRESENTS

7.75 ACRES IN

CEDAR COUNTY MISSOURI

5575 S 2301 ROAD, HUMANSVILLE, MO 65674



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME ON SMALL ACREAGE

Country living on a small acreage is what you'll get with this home and 7.75 surveyed acres located a few miles west of Humansville in northeastern Cedar County. The 3 bedroom, 2 bathroom manufactured home on a block foundation has been well maintained and offers 1,120 square feet of living space. Home chefs will appreciate the spacious kitchen, and the home got a new roof in 2020. Fiber optic internet provides super-fast connections and is perfect for working from home and entertainment. Outside is a nice yard with plenty of shade trees and flower beds, and a deck could be

readily added off the north end for outdoor living with family and friends. A 46'x48' barn provides plenty of hay or equipment storage, as well as shelter for your livestock and a covered working pen. Behind the home is an older 1 bedroom, 1 bathroom home that's currently used for storage, but could be remodeled into an additional living area for family and friends, or made into a workshop. Deer and turkeys are frequently seen right out the back door, and the acreage includes numerous mature walnut trees.



PROPERTY FEATURES

PRICE: **\$152,500** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **7.75**

- 3 bedroom, 2 bathroom, 1120 sq. ft. manufactured home in good condition
- New roof in 2020
- High-speed fiber internet
- 46'x 48' barn/shop with covered cattle working pen
- 432 sq. ft. older home for storage, workshop, or additional living area
- Multiple outbuildings
- Great mix of timber and open land
- Diverse hardwood timber including marketable walnut
- Just 0.67 miles from paved highway
- Classic Ozarks scenery
- Humansville R-IV Schools



7.75 +/- ACRES



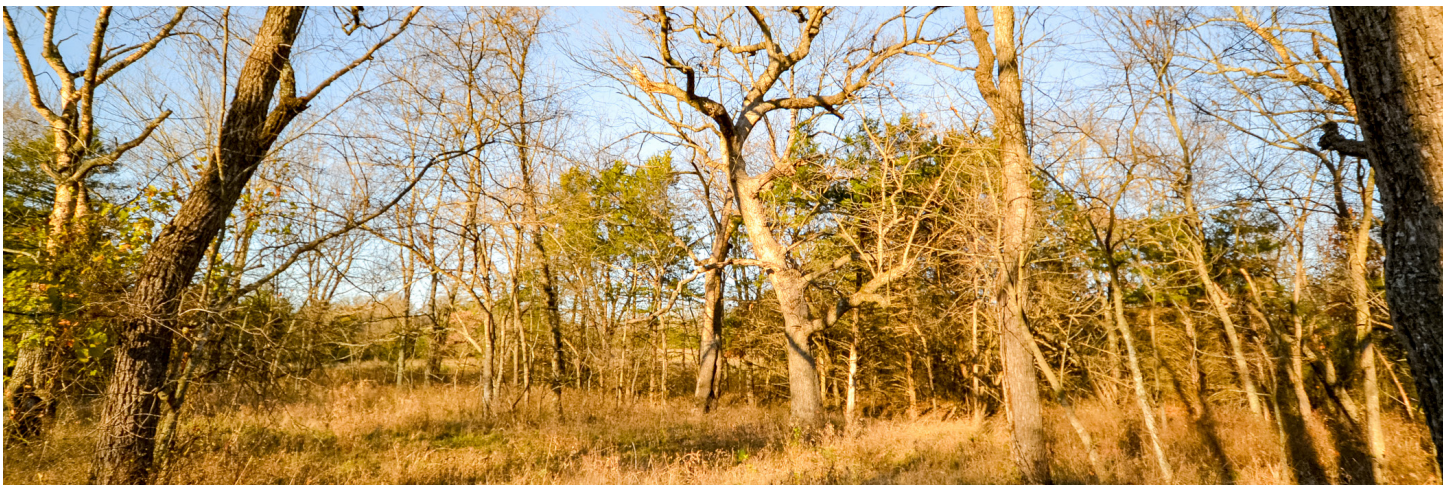
1120 SQ. FT. MANUFACTURED HOME



46'X 48' BARN/SHOP



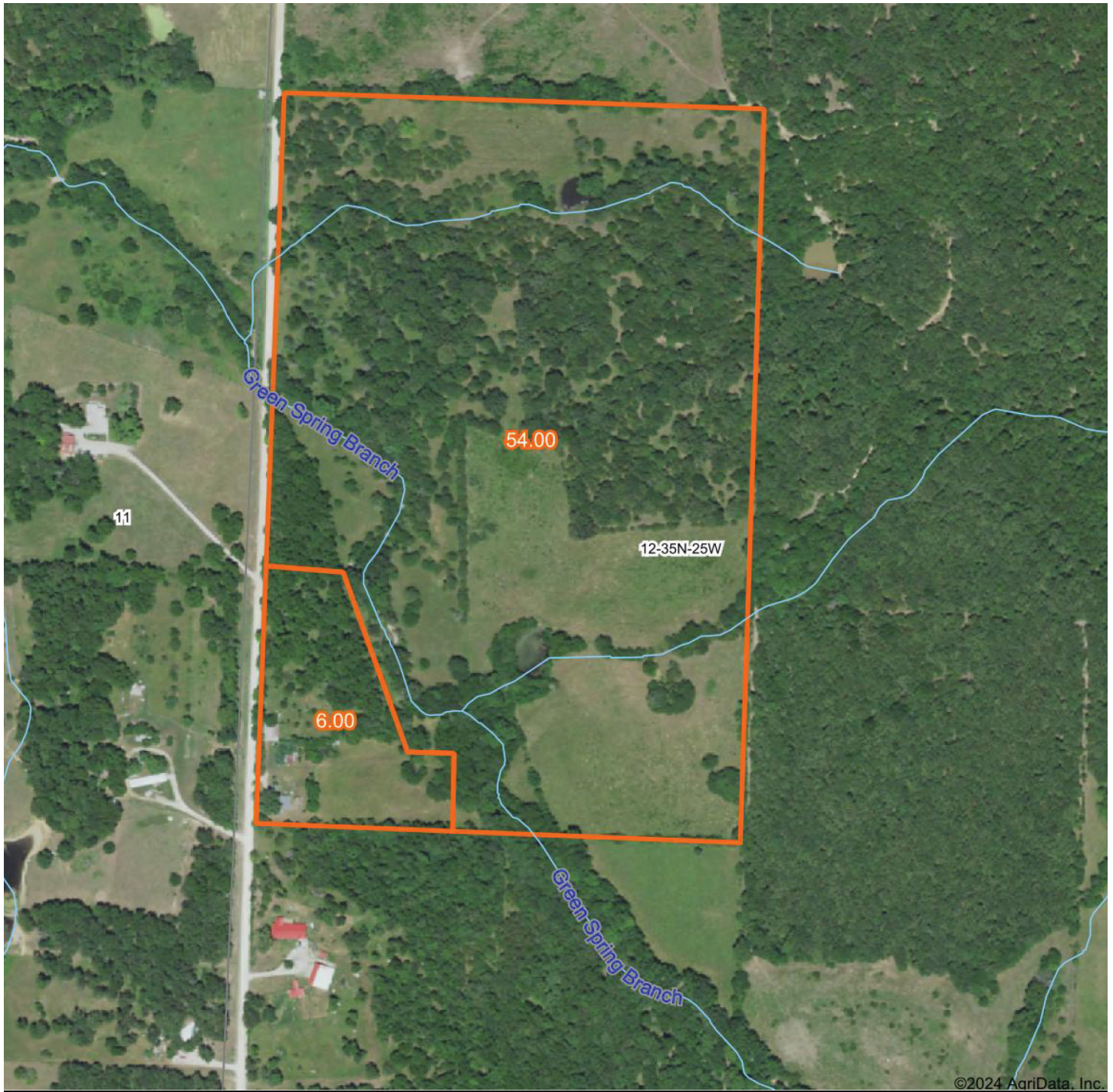
GREAT MIX OF TIMBER AND OPEN LAND



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 48' 32.52, -93° 38' 44.17

0ft 431ft 863ft



Maps Provided By:



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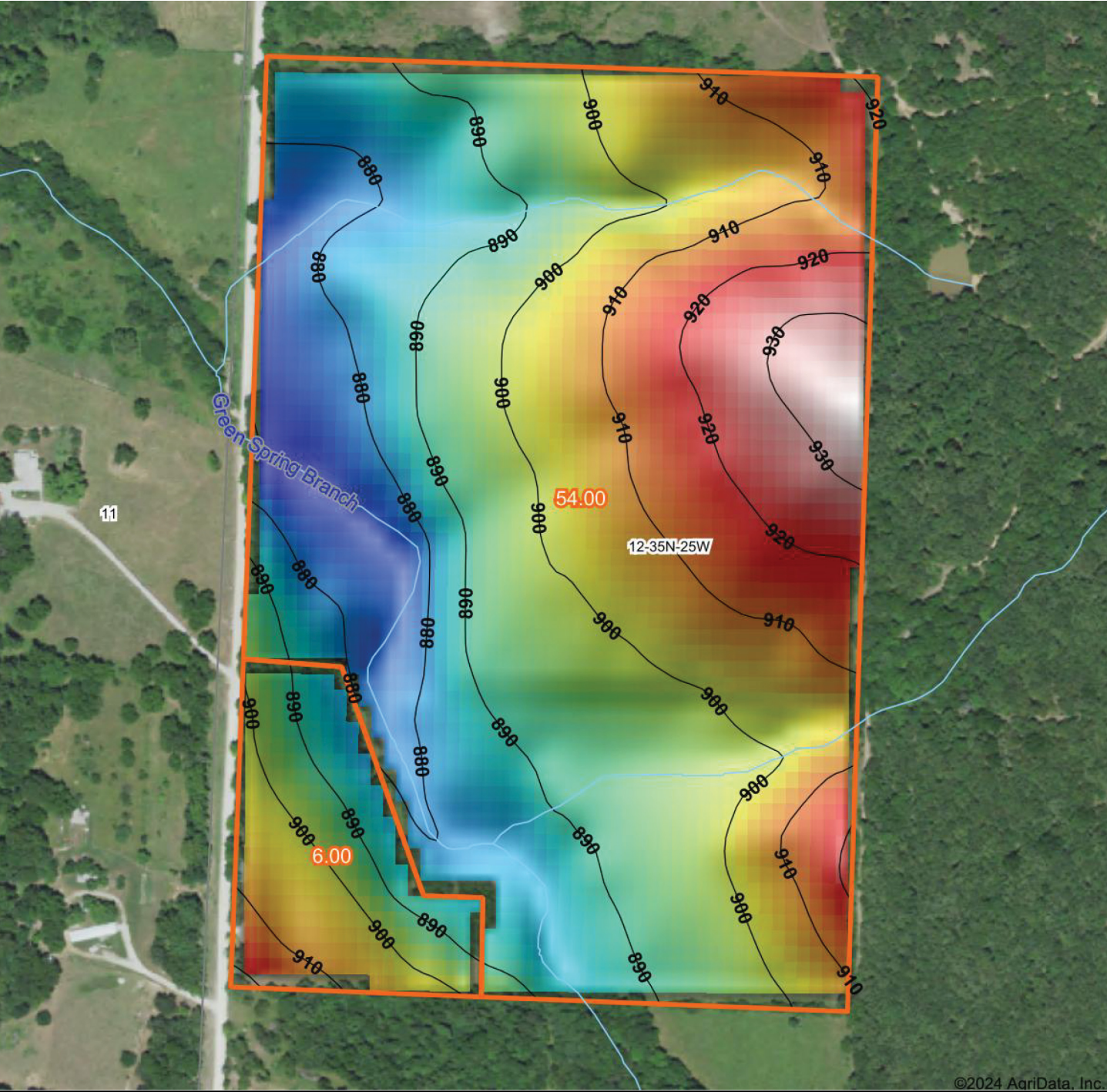
www.AgriDataInc.com

12-35N-25W
Cedar County
Missouri

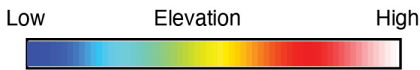


6/5/2024

HILLSHADE MAP



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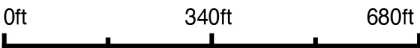


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CUSTOMIZED ONLINE MAPPING

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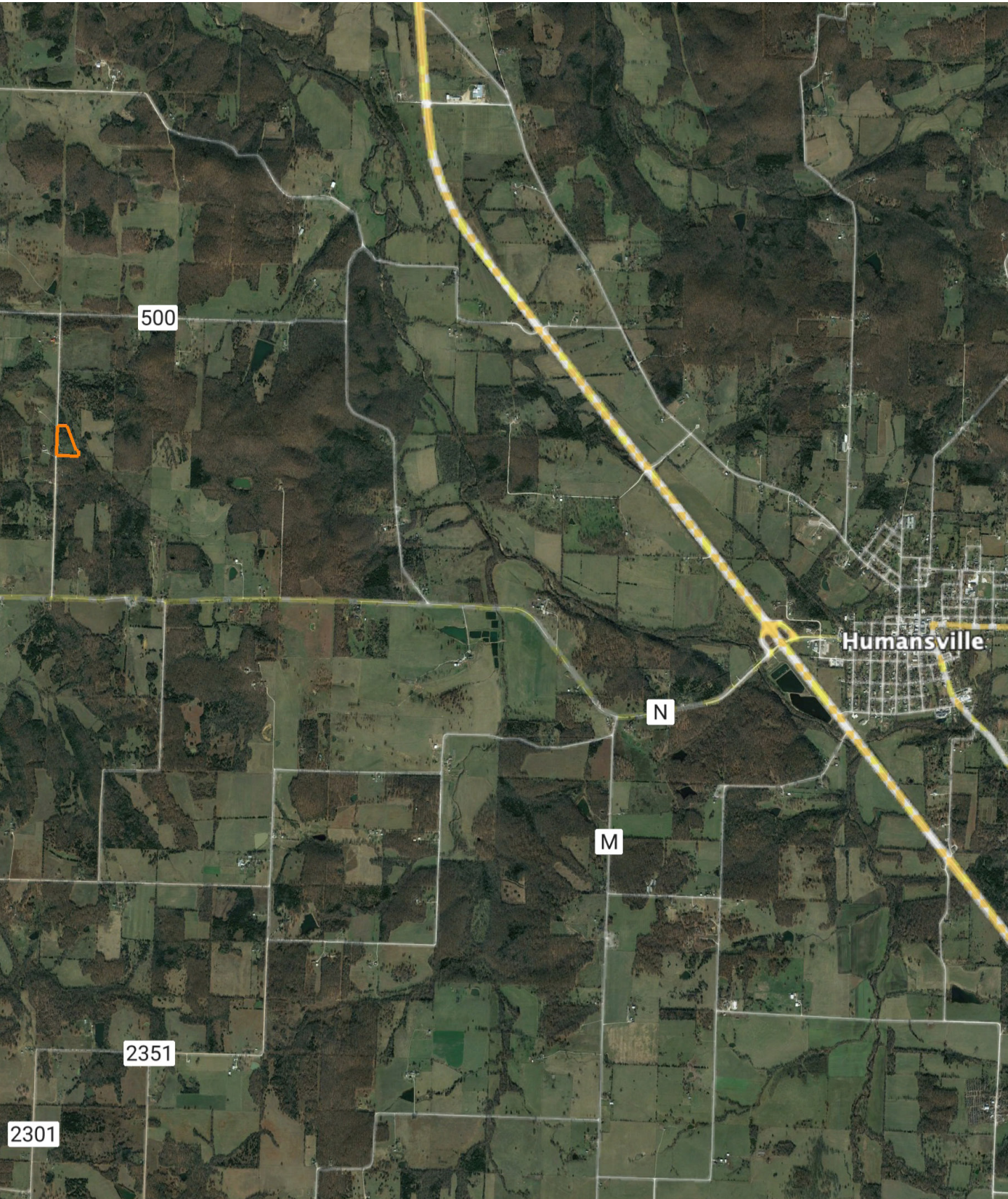
Source: USGS 10 meter dem
Interval(ft): 10
Min: 870.1
Max: 936.5
Range: 66.4
Average: 898.6
Standard Deviation: 14.73 ft



12-35N-25W
Cedar County
Missouri

Boundary Center: 37° 48' 32.52, -93° 38' 44.17

OVERVIEW MAP



AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

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MidwestLandGroup.com

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