

MIDWEST LAND GROUP PRESENTS

71 ACRES IN

CHRISTIAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHWEST MISSOURI TIMBERLAND BORDERING MARK TWAIN FOREST

The hills and hollows of the Ozark Mountains are an enchanting place. They're a place of extensive forests with towering oaks, and a place full of springs and ancient stones and clear cold streams. In short, they're a place to fall in love with and explore, whether with a walking stick or trekking pole among the springtime dogwoods or with a bow or rifle among the vibrant colors and rustling leaves of autumn. Tucked into the wooded hills of central Christian County, you'll find Wood Thrush Lane, and just off of this rural roadway lies 71 +/- acres of wooded paradise cloaked with oaks and hickories in the overstory and soft mosses and ferns near the ground. A nice side-by-side trail winds over and through the rolling hills and creek bottom, allowing good access to the main ridges crossing through the parcel as it courses up and down the wooded slopes.

Plenty of deer and turkeys call this property home, and it also affords good opportunities to spot a black bear, as many have been seen on and near this land

cruising through the woods seeking food and shelter. Myriad woodland plants emerge from the forest floor, offering the promise of an excellent response for a new owner with an interest in prescribed burning to improve the wildlife habitat. And if this property itself doesn't offer quite enough room to roam, thousands of additional acres are available for exploration on the Mark Twain National Forest land that's accessible along the property's eastern boundary.

Buyers looking for a secluded build site for a home in the woods should give this one a closer look as well. With rural electric service available along the road and a fairly flat ridgetop in the southwest corner, you could experience life in the forest, well buffered from the hectic pace of the city, where you'll hear more whippoorwills and owls than cars. This property is absolutely stunning, and it's sure to appeal to a lot of buyers. If you'd like to know more about it, or if you'd like to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

PRICE: **\$417,500** | COUNTY: **CHRISTIAN** | STATE: **MISSOURI** | ACRES: **71**

- Mature hardwood timber
- Good trails
- Wet weather creek
- Black bears seen on and near property
- Wooded ridges and valleys
- Paved access most of the way to property
- Property abuts the Mark Twain National Forest
- Plenty of wildlife sign
- Secluded, private location
- Electric service nearby
- Ozark Schools



MATURE HARDWOOD TIMBER



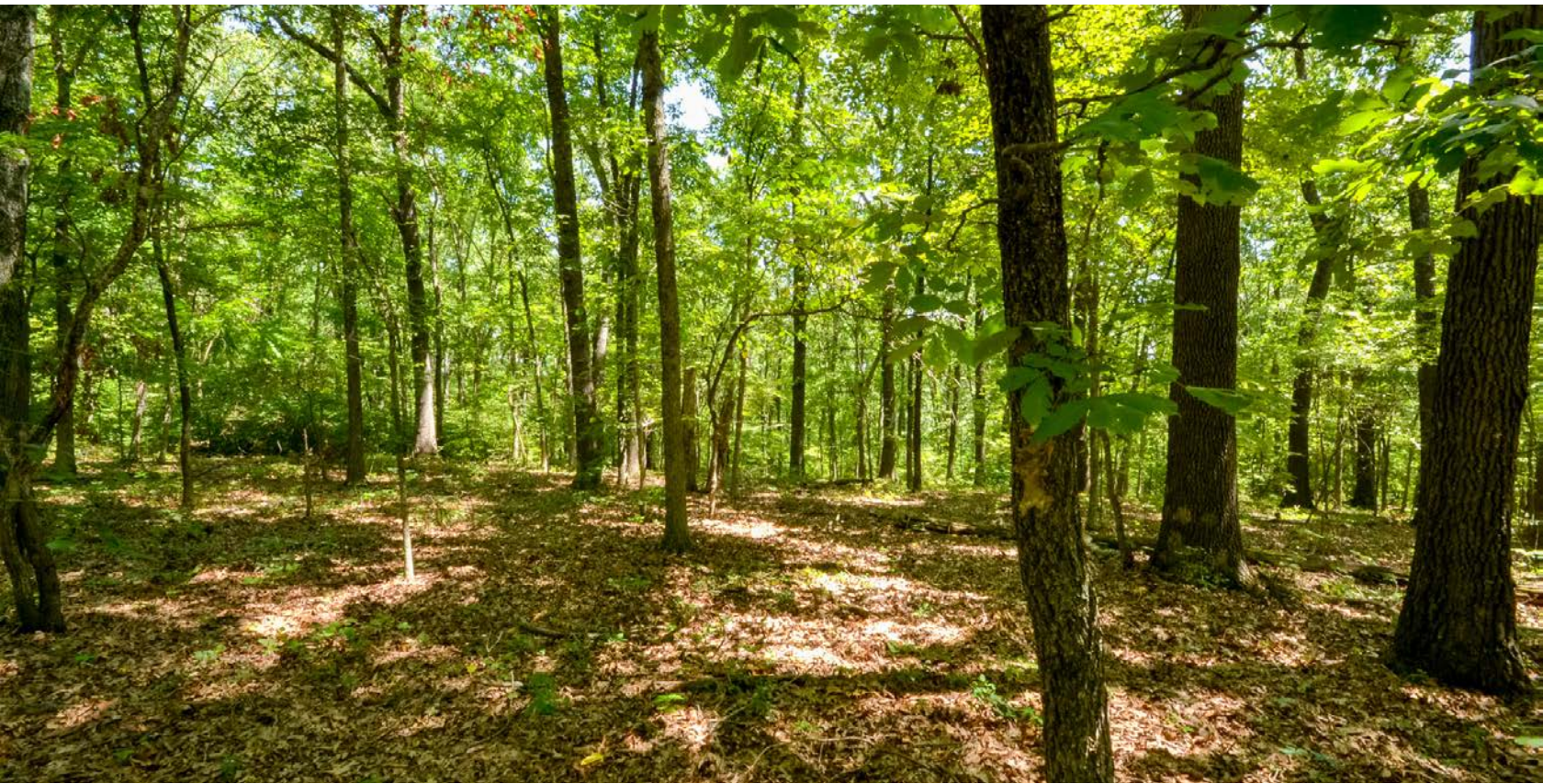
WET WEATHER CREEK



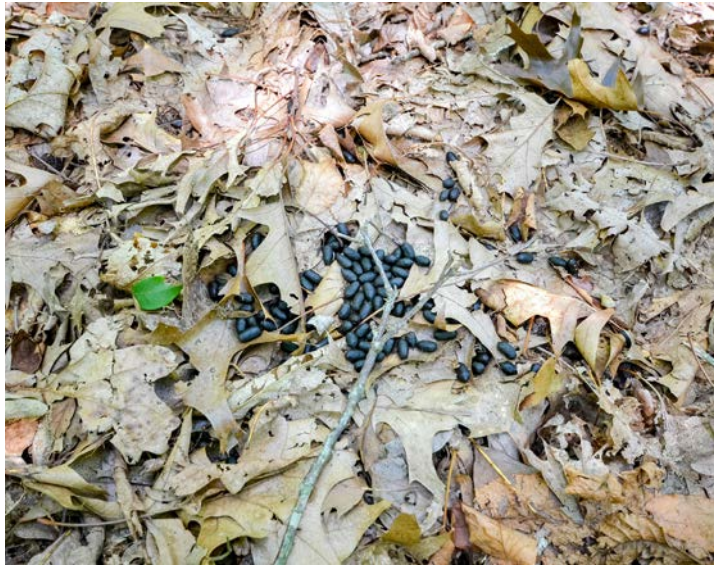
GOOD TRAILS



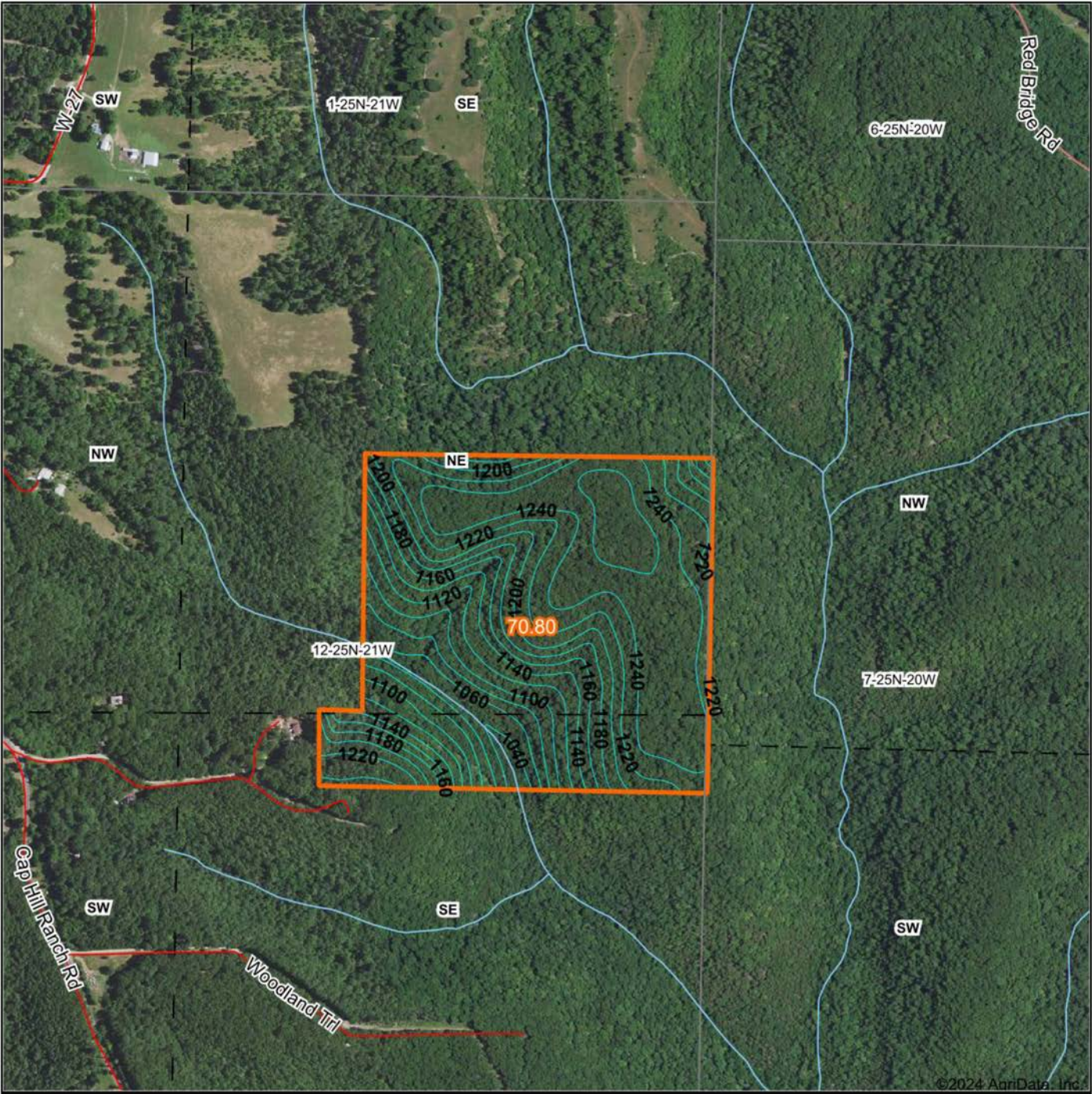
WOODED RIDGES AND VALLEYS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Boundary Center: 36° 52' 51.65, -93° 10' 54.26

12-25N-21W
Christian County
Missouri

0ft 791ft 1582ft



7/1/2024

The image displays a spatial data visualization overlaid on an aerial photograph. The overlay is a rectangular region defined by a black border. Within this region, a color gradient represents a continuous variable, with blue indicating lower values and red indicating higher values. Black contour lines are superimposed on the color field, each labeled with a numerical value. The values range from 1060 in the lower-left (blue) to 1260 in the upper-right (red). A specific data point is highlighted with a red dot and labeled '70.80'. The map is oriented with North at the top. The background is a grayscale aerial photograph of a forested area. The overlay is a rectangular area with a color gradient from blue (low values) to red (high values). Contour lines are drawn over the color area, labeled with numerical values ranging from 1060 to 1260. A specific point is marked with a red dot and labeled '70.80'. The map is oriented with North at the top. The background is a grayscale aerial photograph of a forested area.



Maps Provided By:



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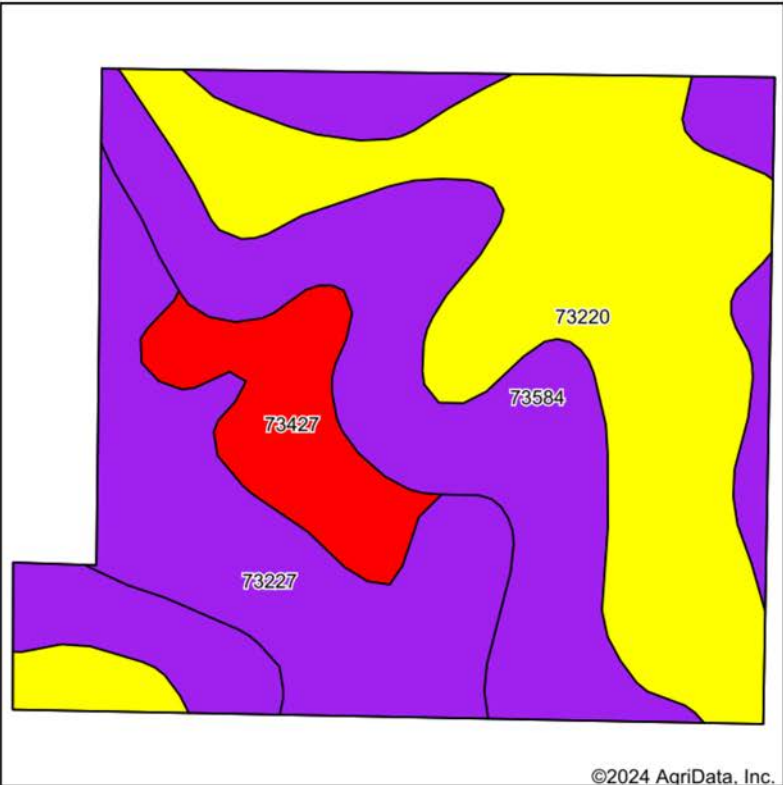
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12-25N-21W
Christian County
Missouri

Boundary Center: 36° 52' 51.65, -93° 10' 54.26

SOIL MAP

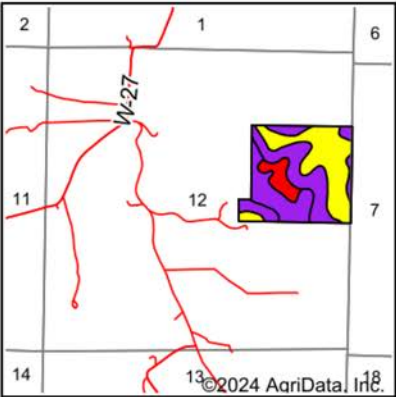


Soils data provided by USDA and NRCS.

Area Symbol: MO043, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73220	Poynor extremely gravelly silt loam, 8 to 15 percent slopes	26.23	37.1%		IVe	4	53	42	39	35
73584	Clarksville very gravelly silt loam, 35 to 60 percent slopes	24.74	34.9%		VIIe	2.6	11	11	10	4
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	13.73	19.4%		VIe		10	10	6	2
73427	Gasconade-Gatewood-Rock outcrop complex, 15 to 50 percent slopes	6.10	8.6%		VIIIe		8	8	5	3
Weighted Average					5.78	2.4	*n 26.1	*n 22	*n 19.5	*n 15

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Missouri**
County: **Christian**
Location: **12-25N-21W**
Township: **North Linn**
Acres: **70.8**
Date: **7/1/2024**

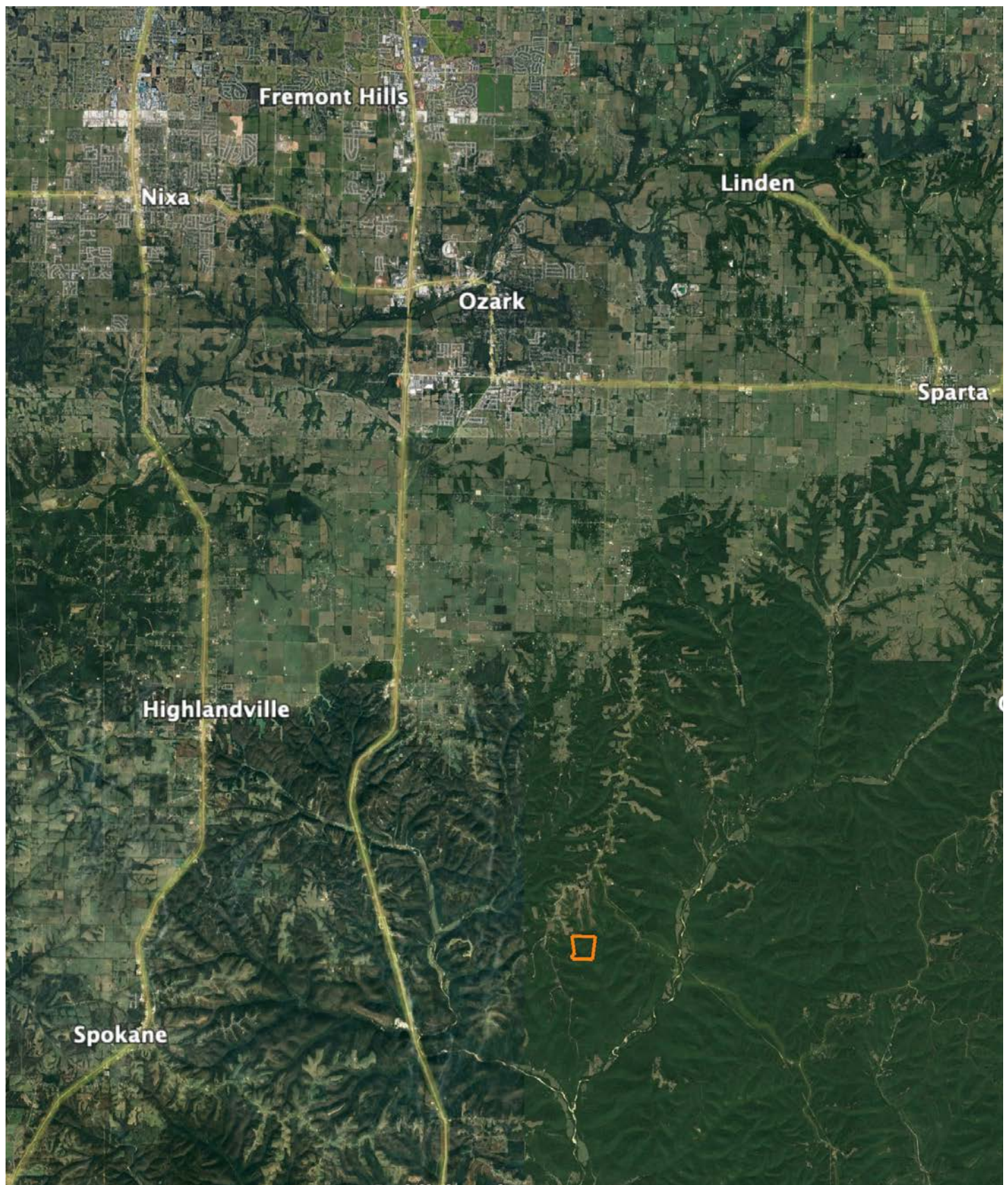


Maps Provided By:



Soils data provided by USDA and NRCS.

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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