

MIDWEST LAND GROUP PRESENTS

18 ACRES IN

HICKORY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL ACREAGE CLOSE TO 3 PUBLIC LAKES

No matter if you love fishing, wakeboarding, boating, or riding personal watercraft, the tri-lakes area of western Missouri is sure to please. The abundant hills and valleys of this region are not only picturesque, they also lend themselves to the creation of some spectacularly beautiful lakes. Lake of the Ozarks, Truman Lake, and Pomme de Terre Lake are three jewels in Missouri's portfolio of public lakes, and with this property's location right in the center of all three, you'll have all kinds of options when it comes to the lake activities you can enjoy with family and friends.

Hardwood timber dominates this tract, with lots of oaks and hickories in the overstory and dogwoods and spicebush in the understory, giving it a classic Ozarks feel. Plenty of wildlife can be found here, slipping through the habitats offered among these ridges and hollows. A wet weather creek winds through the

woods, tumbling over gravel and ledge rock on its way to Little Mill Creek and the Pomme de Terre River. A gently sloped hillside on the east end of the property would be the perfect site for a new home or weekend getaway cabin, or several cabins could be built and rented as VRBO/Airbnb vacation cottages, including a great cabin spot overlooking a small pond in the woods. Electric service is already present along the east side, making connection to power easy. This land has a very secluded feel, and yet it provides quick and easy access to Highway 65.

All these features and more are wrapped up in one sweet, affordable package. Contact Land Agent Scott Sudkamp (417) 321-5427, if you'd like to know more about this amazing property, or if you'd like to schedule a showing.



PROPERTY FEATURES

PRICE: **\$89,000** | COUNTY: **HICKORY** | STATE: **MISSOURI** | ACRES: **18**

- Beautiful hardwood timber
- Nice build sites
- No restrictions
- Plenty of wildlife sign
- Easy highway access
- ¼ acre pond in the woods
- Trails throughout property
- Very secluded location
- Electric service along east side
- 15 miles to Truman Lake
- 15 miles to Pomme de Terre Lake
- 20 miles to upper end of Lake of the Ozarks
- Hickory County R-1 (Skyline) Schools



MULTIPLE BUILD SITES

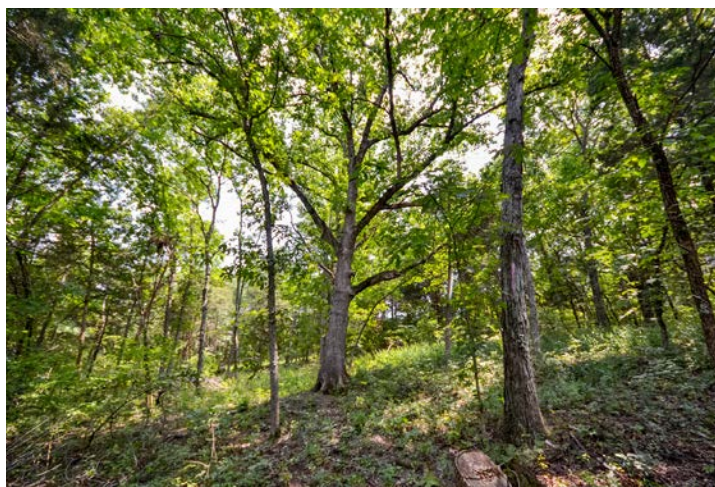
A gently sloped hillside on the east end of the property would be the perfect site for a new home or weekend getaway cabin, or several cabins could be built and rented as VRBO/Airbnb vacation cottages, including a great cabin spot overlooking a small pond in the woods.



1/4 ACRE POND



HARDWOOD TIMBER



SECLUDED LOCATION

This land has a very secluded feel, and yet it provides quick and easy access to Highway 65. Electric service is already present along the east side, making connection to power easy.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 38° 1' 20.72, -93° 14' 0.62

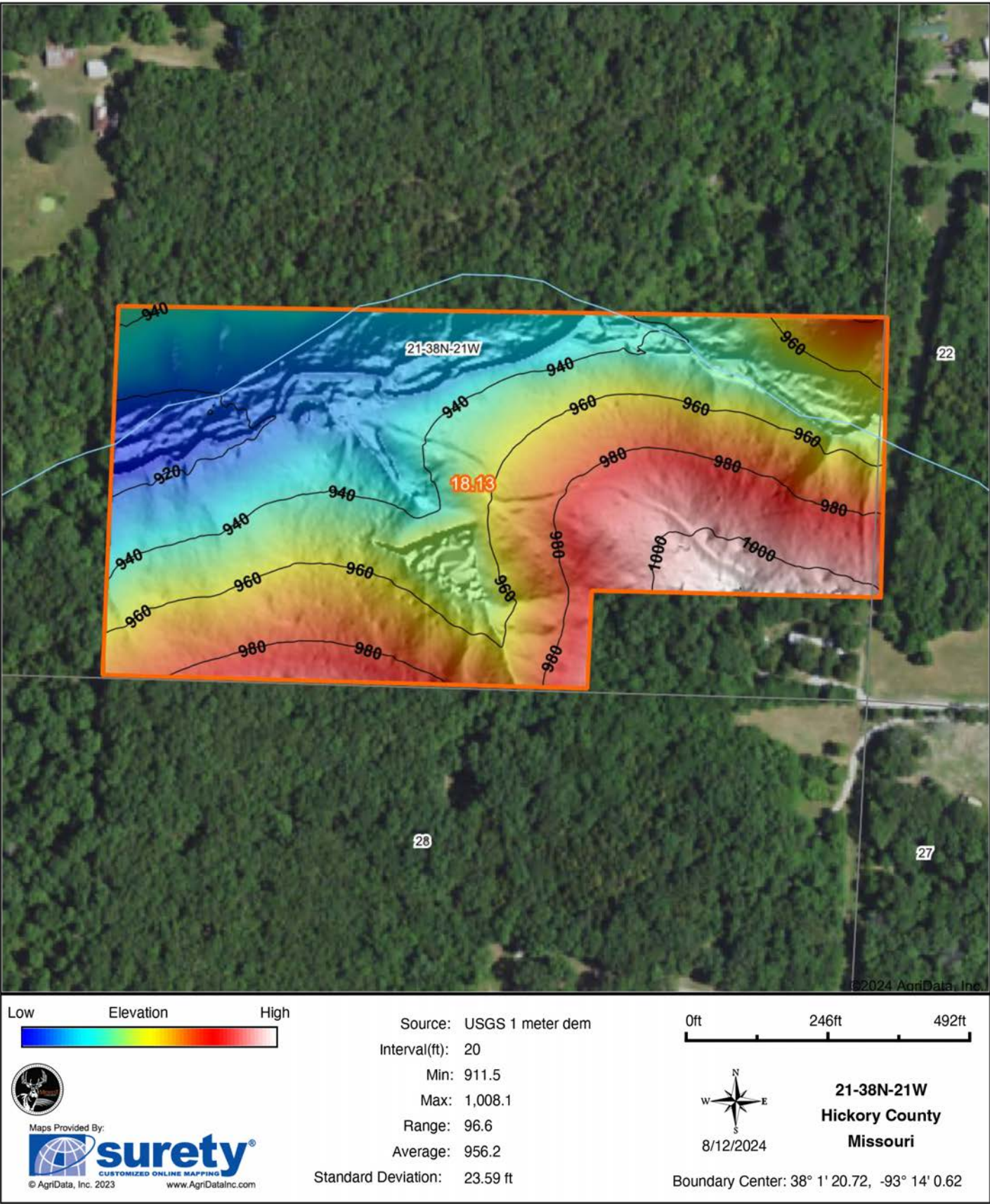
21-38N-21W
Hickory County
Missouri

0ft 416ft 831ft

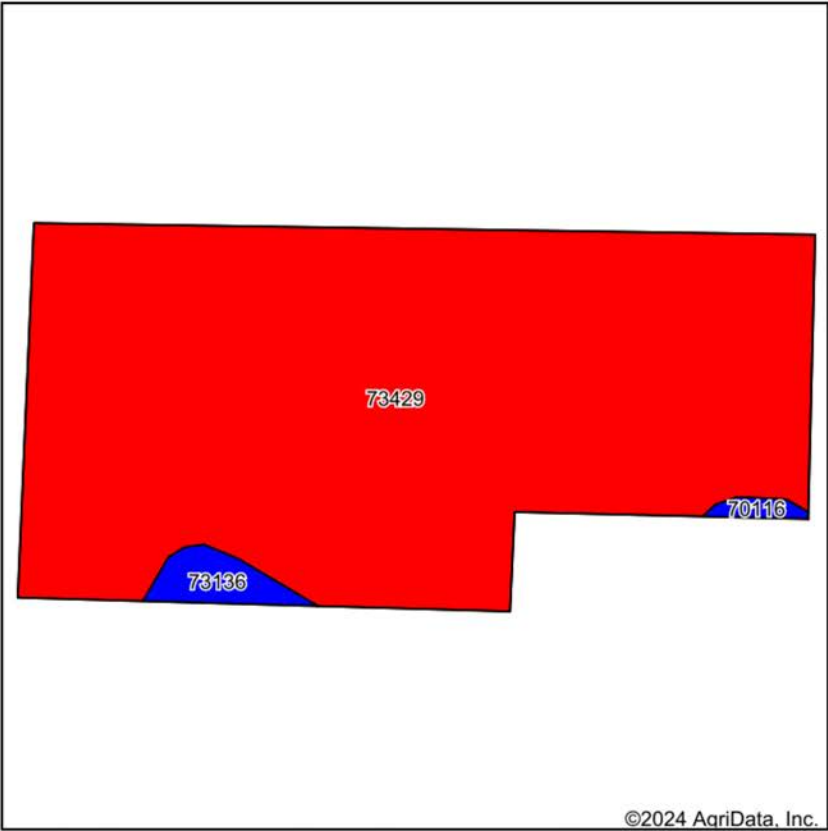


8/12/2024

HILLSHADE MAP

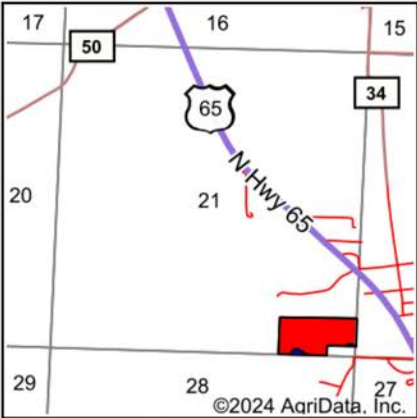


SOILS MAP



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **Missouri**
County: **Hickory**
Location: **21-38N-21W**
Township: **Cross Timbers**
Acres: **18.13**
Date: **8/12/2024**



Maps Provided By:

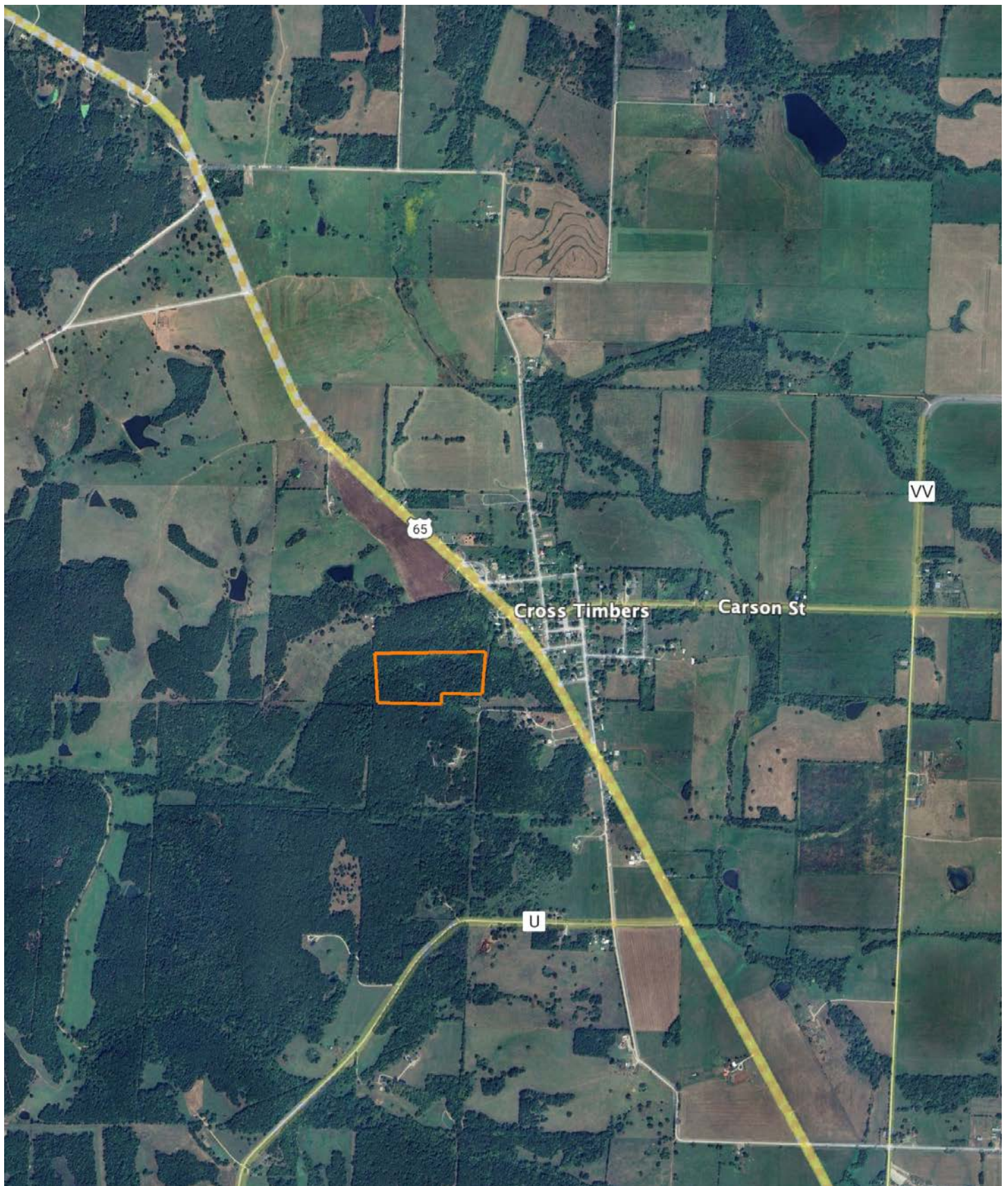


Area Symbol: MO085, Soil Area Version: 27													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73429	Gasconade-Rock outcrop complex, 8 to 50 percent slopes	17.61	97.1%		Ville					7	7	5	2
73136	Union silt loam, 1 to 3 percent slopes	0.41	2.3%		Ile	3	5	5	5	58	54	53	47
70116	Credon silt loam, 2 to 5 percent slopes	0.11	0.6%		Ile	3	5	5	5	62	62	53	48
Weighted Average					7.83	0.1	0.1	0.1	0.1	*n 8.5	*n 8.4	*n 6.4	*n 3.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

417.321.5427

ScottSudkamp@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.