

MIDWEST LAND GROUP PRESENTS

47 ACRES IN

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# SAINT CLAIR COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 47 +/- ACRE TILLABLE FARM WITH BUILD SITE

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This 47 +/- acre property sits just 10 minutes south of the beautiful small town of Appleton City. Escape the city or town life and enjoy the country charm of rural Missouri. Access to the property is along a very quiet and well-maintained gravel road. The northeast corner elevation change is great for a home build site with an amazing view overlooking the property! Electricity and fiber internet run along the road.

Nearly all of the property consists of income-producing tillable acreage that is currently planted in soybeans. Continue farming or perhaps a small hobby farm with chickens and livestock is part of your vision. The farm

is partially fenced but could be completed should you decide to include livestock on the parcel. Deer frequent the crop fields in the area making hunting a real possibility on this property! Should you want to enjoy additional recreational opportunities this property is just 5 miles from the Schell-Osage Conservation Area which is over 1,500 acres! The final acreage will be determined by survey. Additional acreage is available and willing to split.

Opportunities for properties in this area don't turn out often. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.





# PROPERTY FEATURES

PRICE: **\$267,900** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **47**

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- Well-maintained gravel road access
- Quiet and secluded
- Electricity along the road
- Fiber internet along the road
- Nearly all 47 +/- acres are tillable
- 5 miles to Schell-Osage Conservation Area (1,500+ acres)
- Final acreage will be determined by survey
- Additional acreage available and willing to split
- 10 minutes to Appleton City
- 30 minutes to Truman Lake
- 1.5 hours to the Kansas City area





# HOME BUILD SITE

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The northeast corner elevation change is great for a home build site with an amazing view overlooking the property!  
Rural water, electricity, and fiber internet run along the road.





# GRAVEL ROAD ACCESS

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# TILLABLE ACREAGE

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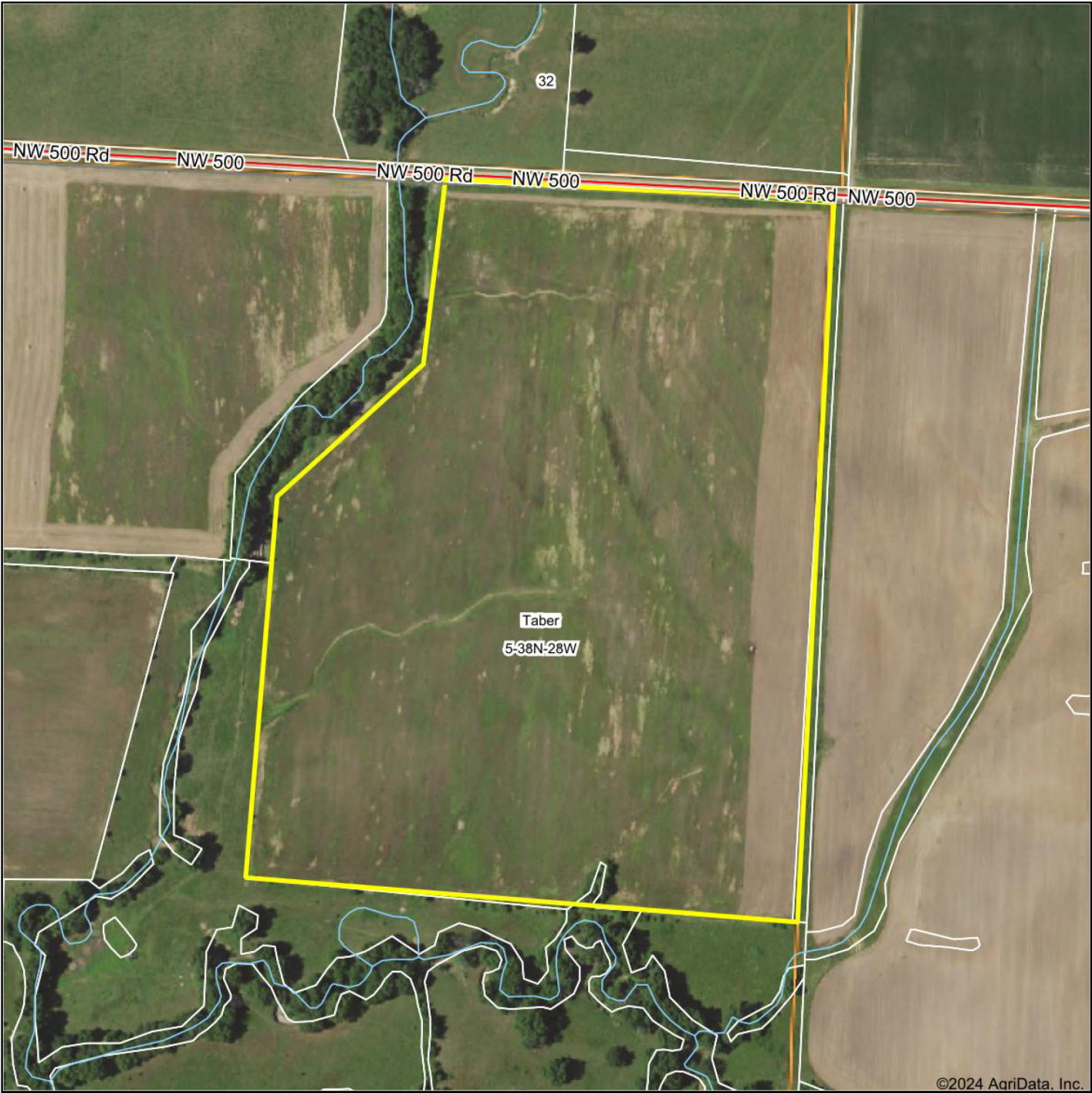
# ADDITIONAL PHOTOS

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# AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 38° 6' 3.23, -94° 1' 47.65

0ft 371ft 741ft



Maps Provided By:



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**5-38N-28W**  
**St. Clair County**  
**Missouri**

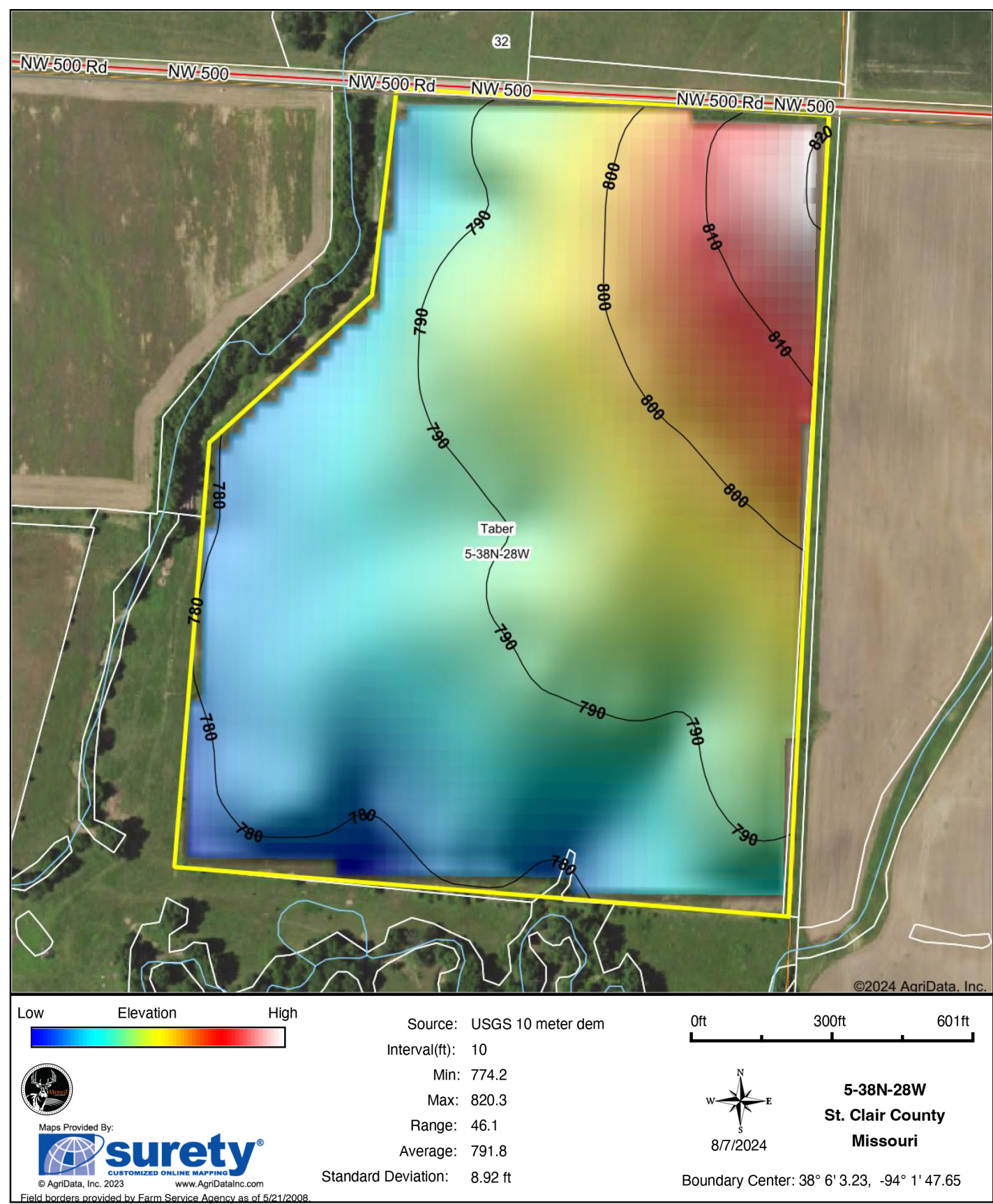


8/7/2024

Field borders provided by Farm Service Agency as of 5/21/2008

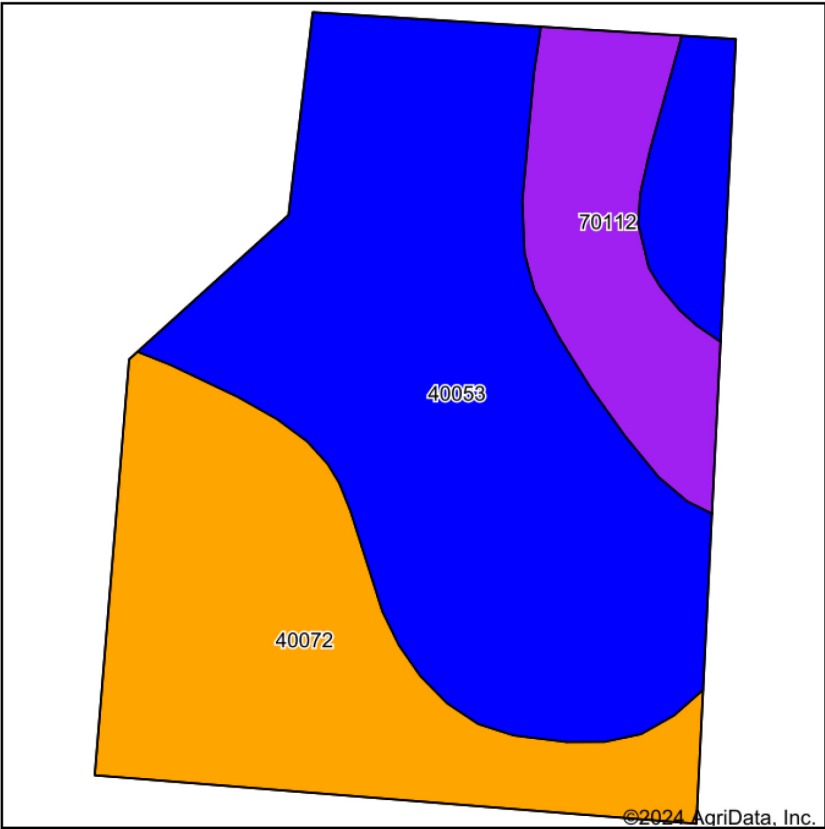


# HILLSHADE MAP

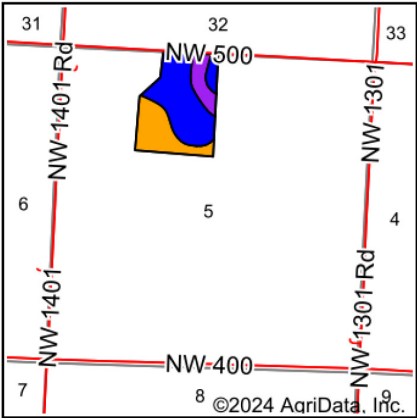




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **St. Clair**  
Location: **5-38N-28W**  
Township: **Taber**  
Acres: **45.96**  
Date: **8/7/2024**



Maps Provided By:



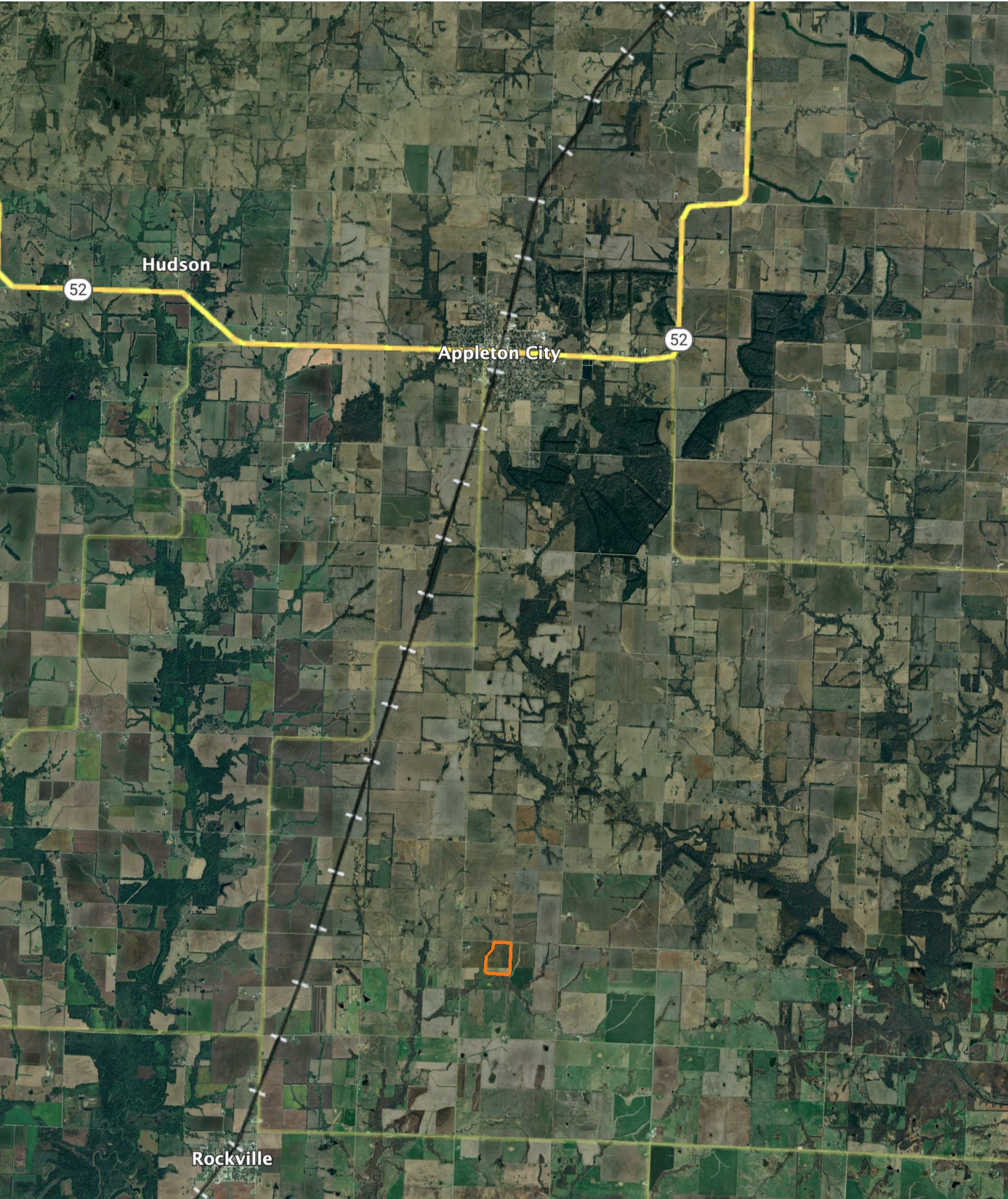
Area Symbol: MO185, Soil Area Version: 27											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40053	Deepwater silt loam, 2 to 5 percent slopes	25.64	55.8%		> 6.5ft.	Ile	0	84	84	73	80
40072	Kenoma silt loam, 1 to 3 percent slopes	14.19	30.9%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59
70112	Collinsville fine sandy loam, 2 to 20 percent slopes	6.13	13.3%		1.2ft. (Lithic bedrock)	VIIs	0	32	31	31	25
Weighted Average						2.84	1200.4	*n 69.3	*n 68.3	*n 62.8	*n 66.2

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

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Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



**SKYLER WIRSIG**

LAND AGENT

**816.500.0168**

[SWirsig@MidwestLandGroup.com](mailto:SWirsig@MidwestLandGroup.com)



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