

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

SAINT CLAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 60 +/- ACRE RETREAT WITH HOME, WORKSHOPS, POND, AND GUEST QUARTERS

Discover the perfect blend of seclusion, comfort, and adventure on this remarkable 60+/- acre property. The land is a haven for outdoor enthusiasts, featuring a well-maintained trail system that winds through abundant wildlife habitats, with deer stands already in place for the avid hunter. A wet weather creek adds to the natural beauty, and the property also boasts marketable timber, offering potential value or resources for future projects. A 1.25 acre stocked pond provides a serene spot for fishing and relaxation, enhancing the property's peaceful atmosphere.

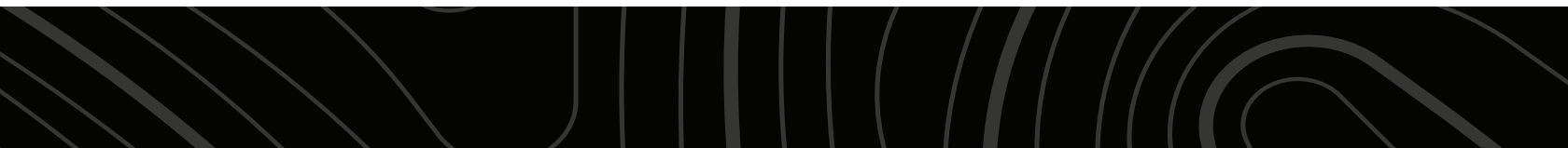
The 1,216-square-foot home is both cozy and inviting, offering 3 bedrooms and 2 baths. The house has been updated with new carpet installed in 2024, ensuring a fresh, modern feel. A large carport provides ample parking space, offering convenience and protection for your vehicles.

The 2,650-square-foot shop is a standout feature for those who enjoy hands-on projects or need space for hobbies. It includes 3 oversized bay doors, a wood

stove for warmth, and an engine lift and air compressor. Additionally, the shop features a man cave complete with a bathroom, bar, and kitchen, making it a perfect space for entertaining or unwinding.

Additional amenities include a separate garden shed with power and concrete floors, equipped with 3 garage doors and an overhang for extra storage. There is also a 30'x40' shop with power, offering even more space for storing equipment or tools. For guests, the property offers over 600 square feet of living space in the guest quarters located just west of the main home. This cozy space provides comfortable accommodations for visiting family or friends, ensuring a pleasant stay.

This property is a rare find, combining practical amenities, and comfortable living all while being exceptionally manicured and maintained. Whether you're seeking a private retreat, a hunting haven, or a place to indulge your hobbies, this property is ready to welcome you home. There is so much more to enjoy on this beautiful property. Call for your showing today!



PROPERTY FEATURES

PRICE: **\$480,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **60**

- Trail system
- Wet weather creek
- Stocked pond
- 3 bed, 2 bath home
- New carpet in 2024
- Large shop and additional outbuildings
- Guest quarters
- 20 minutes from Osceola
- 35 minutes from Clinton



3 BED, 2 BATH HOME

The 1,216-square-foot home is both cozy and inviting, offering 3 bedrooms and 2 baths. The house has been updated with new carpet installed in 2024, ensuring a fresh, modern feel.



ADDITIONAL INTERIOR



CAR PORT



STOCKED POND



2,650-SQUARE-FOOT SHOP

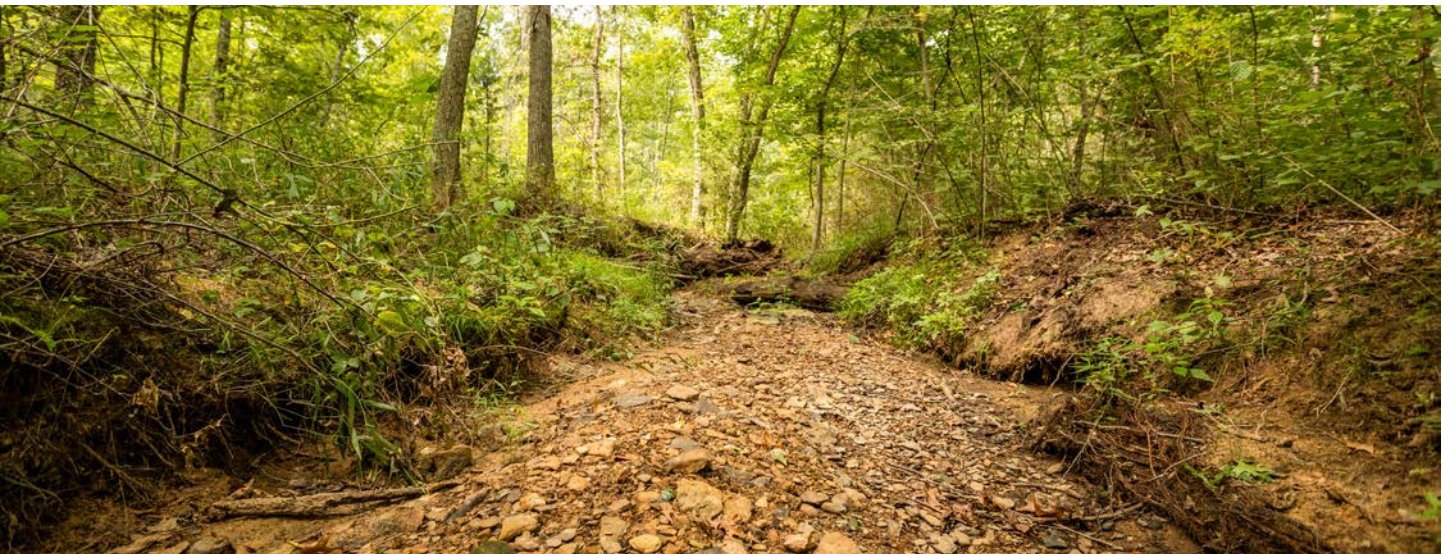
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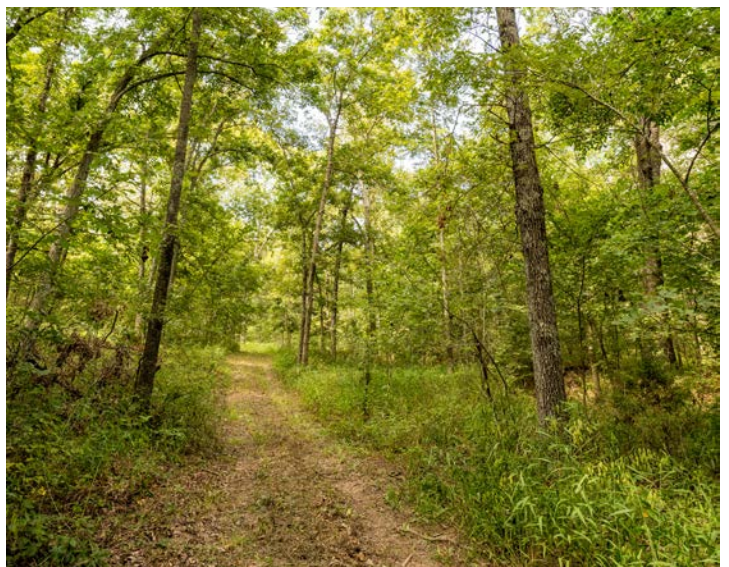
GUEST QUARTERS



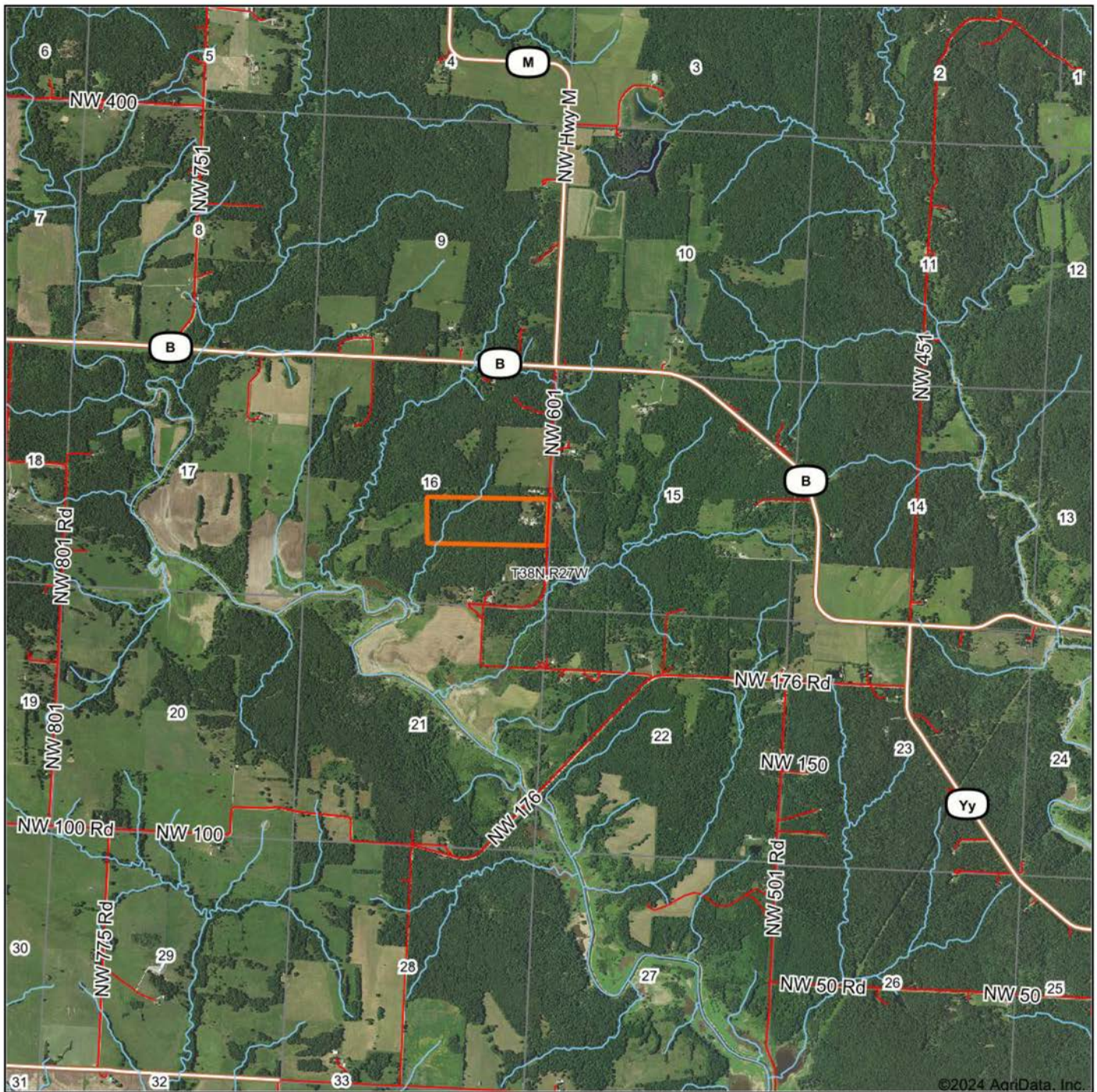
WET WEATHER CREEK



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 3' 36.8, -93° 53' 48.89

0ft 3373ft 6747ft



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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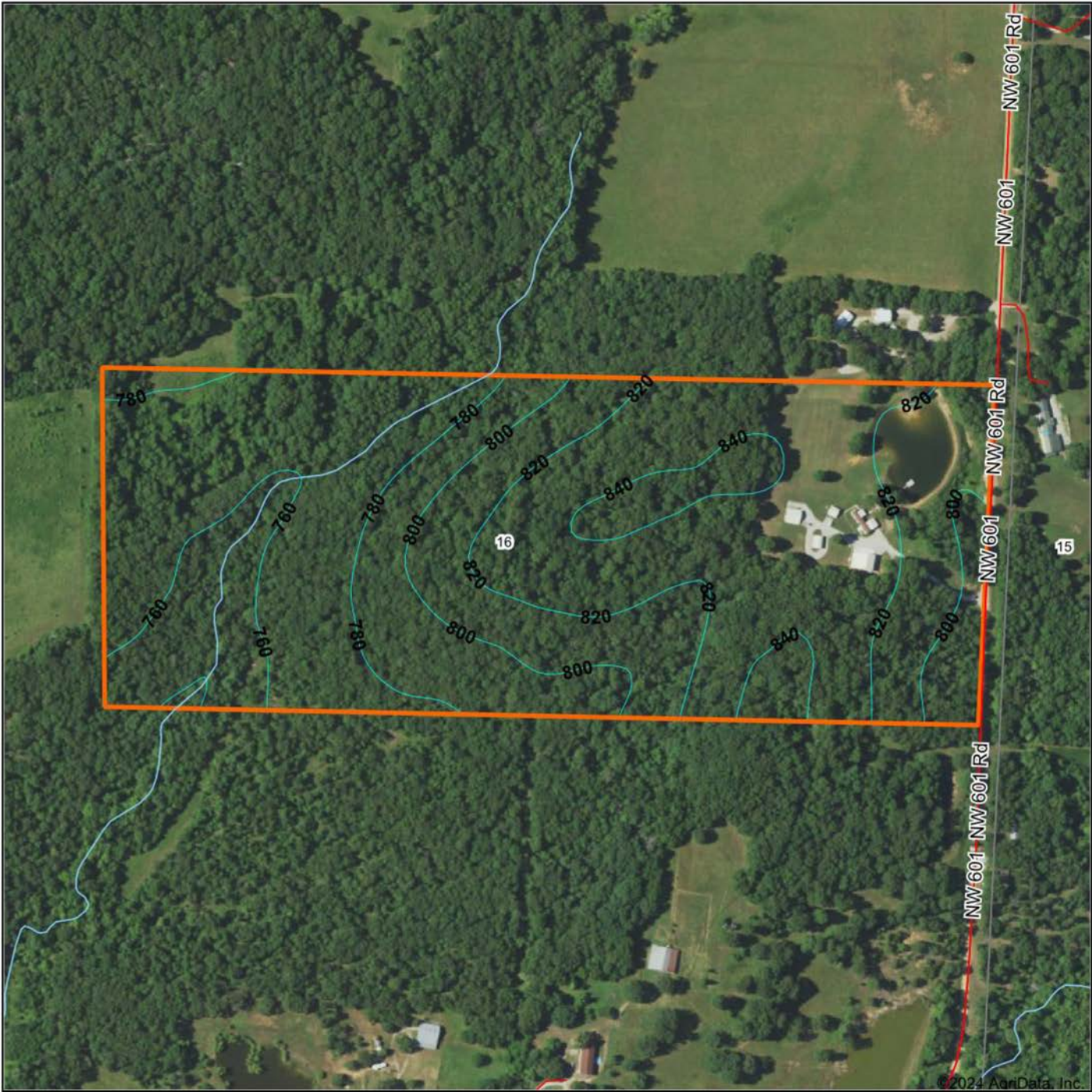
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16-38N-27W
St. Clair County
Missouri



8/27/2024

TOPOGRAPHY MAP



Maps Provided By:
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Source: USGS 10 meter dem
Interval(ft): 20.0
Min: 737.3
Max: 843.5
Range: 106.2
Average: 800.9
Standard Deviation: 29.13 ft

0ft 461ft 922ft

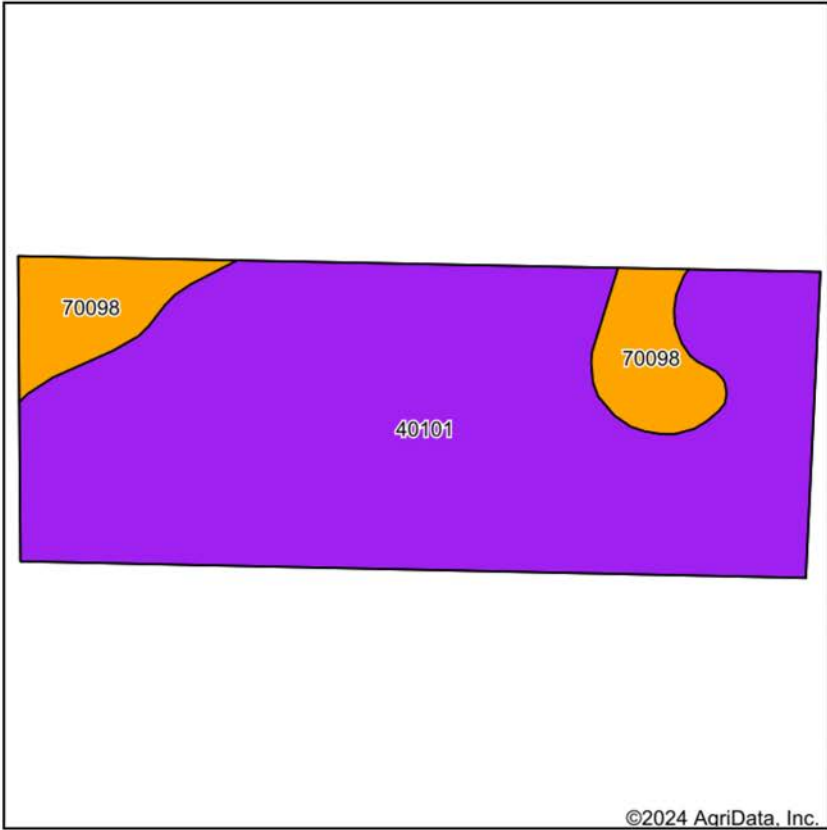


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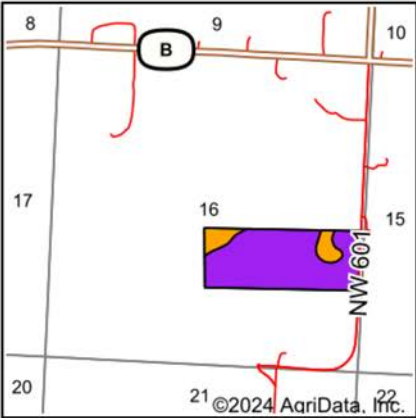
16-38N-27W
St. Clair County
Missouri

Boundary Center: 38° 3' 36.8, -93° 53' 48.89

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **St. Clair**
Location: **16-38N-27W**
Township: **Osage**
Acres: **60.66**
Date: **8/27/2024**



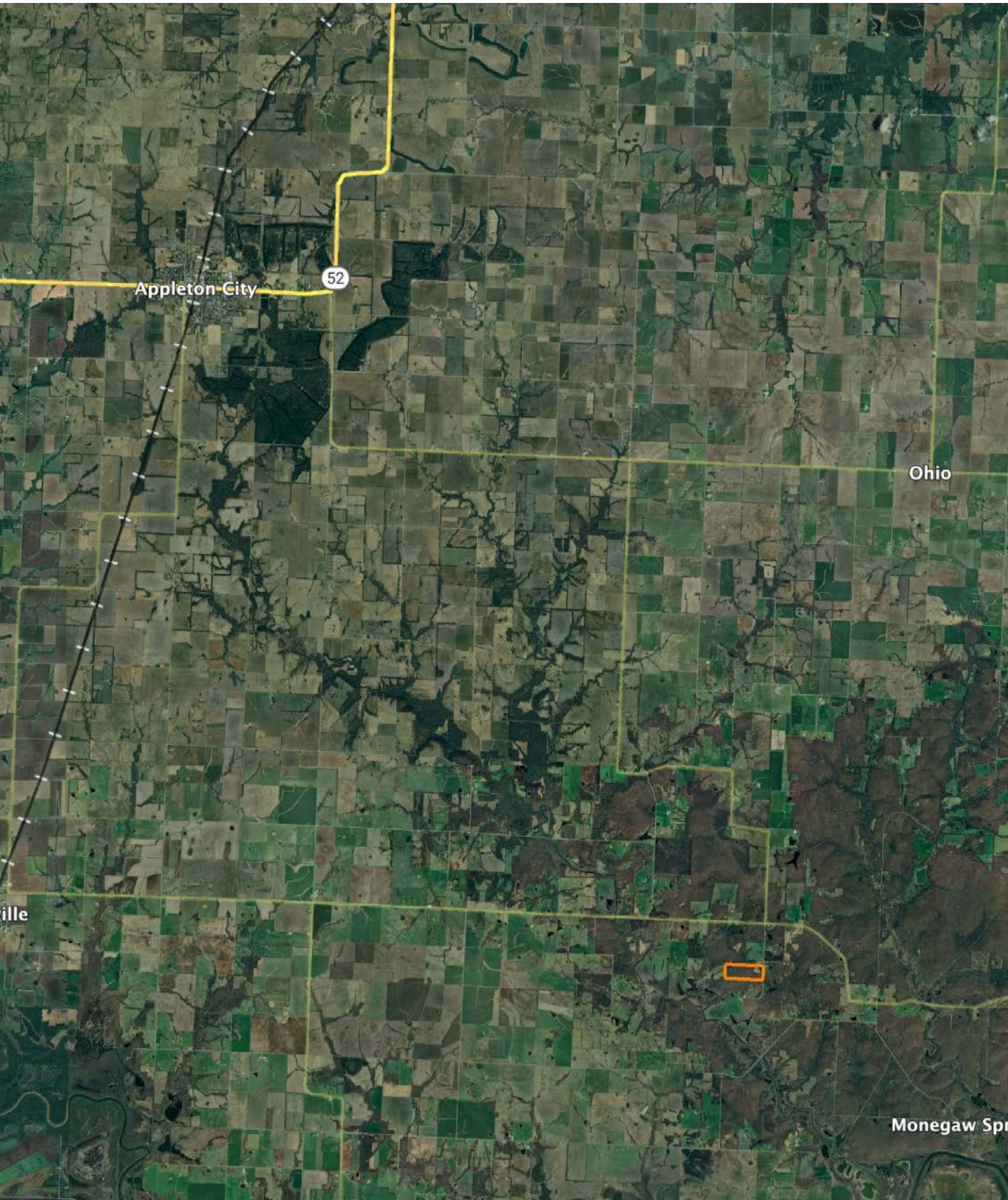
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Area Symbol: MO185, Soil Area Version: 27										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	52.88	87.2%		Vlls	26	24	25	14	
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	7.78	12.8%		llle	58	58	51	43	
Weighted Average					6.49	*n 30.1	*n 28.4	*n 28.3	*n 17.7	

*n: The aggregation method is "Weighted Average using all components"
*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
417.883.5515

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MidwestLandGroup.com

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