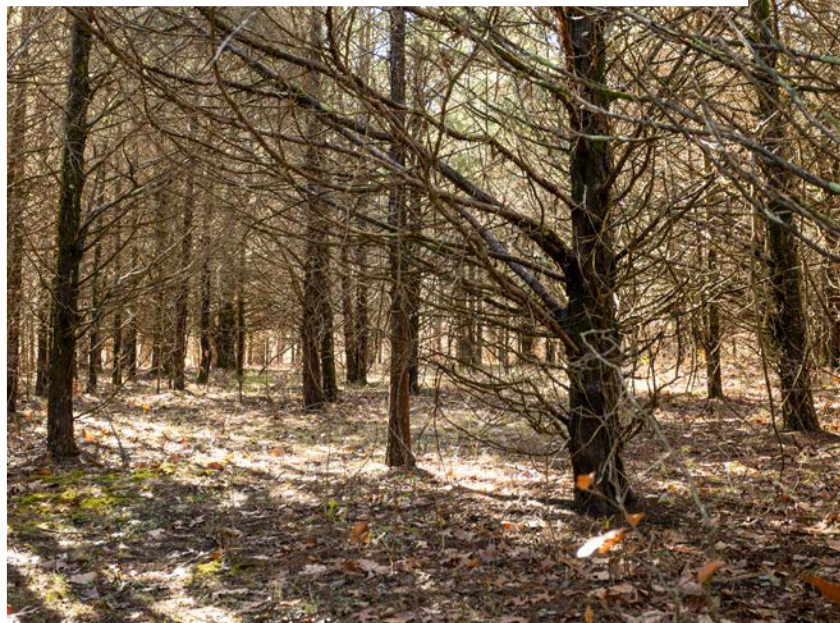
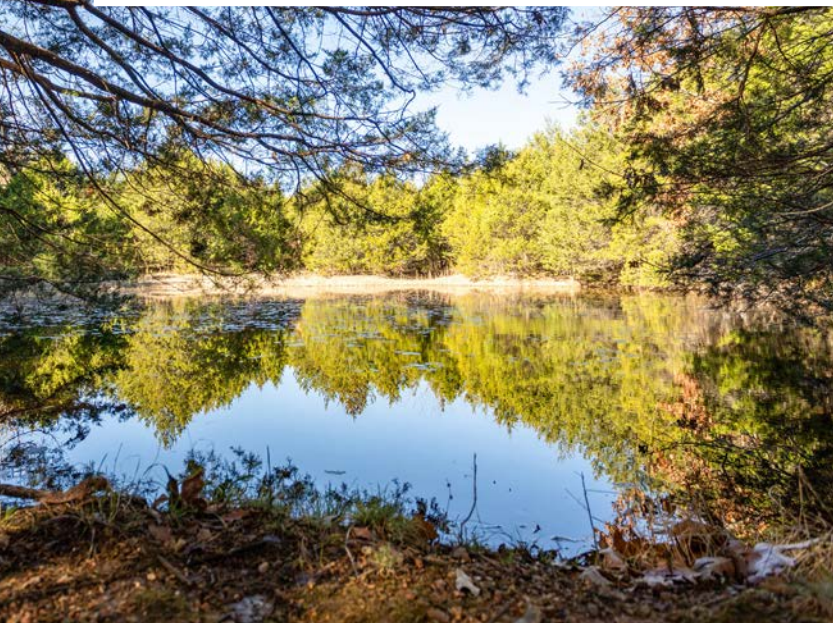


MIDWEST LAND GROUP PRESENTS



557 ACRES
CAMDEN COUNTY, MO

County Road A-100, Richland, Missouri, 65556



MIDWEST LAND GROUP IS HONORED TO PRESENT

557 ACRES OF PRIME HUNTING IN CENTRAL MISSOURI

This 557 +/- acre farm in Camden County, Missouri, offers a rare opportunity to own a diverse and versatile property. Located just 4 miles north of Richland, the land combines seclusion with convenient access to amenities, making it an exceptional investment for hunting, recreation, or development. The property features three ponds, fertile creek bottom fields, 80 +/- acres of open pastureland, marketable timber, and thick bedding cover, providing a perfect habitat for wildlife. Its variety of terrain and layout make it a blank canvas for creating a hunting mecca and providing opportunities to host large hunting parties. With minimal hunting pressure over the years, this farm would be a big buck and turkey producer with implementing smaller satellite food plots or large food sources that are sure to pull deer and turkey from surrounding properties.

Equipped with power, a well, and septic on-site, the property is ready for development. A well-maintained

trail system spans the entire tract, ensuring easy travel across its 557 acres. Two access points, along with frontage on State Highway A, provide flexibility for future improvements or additional entryways. Conveniently located, grocery stores are just minutes away in Richland, while larger shopping options are a 30-minute drive to Waynesville. For outdoor enthusiasts, Lake of the Ozarks is also just 30 minutes away, offering some of Missouri's best fishing and recreational opportunities.

This property includes four parcels, with access already provided to three, enhancing its potential for development or resale. Whether you're seeking a premier hunting retreat, a long-term investment, or a combination of both, this farm has endless possibilities. Don't miss this chance to own a rare property of this size and quality. Call today to schedule your showing!



PROPERTY FEATURES

PRICE: **\$1,750,000** | COUNTY: **CAMDEN** | STATE: **MISSOURI** | ACRES: **557**

- 557 +/- acres
- Diverse habitat
- 3 ponds
- Abundant wildlife
- Power/well/septic
- Interior trail system
- Two access points
- State Highway frontage
- 15 minutes from Interstate 44
- 30 minutes from Lake of the Ozarks



POTENTIAL BUILD SITES

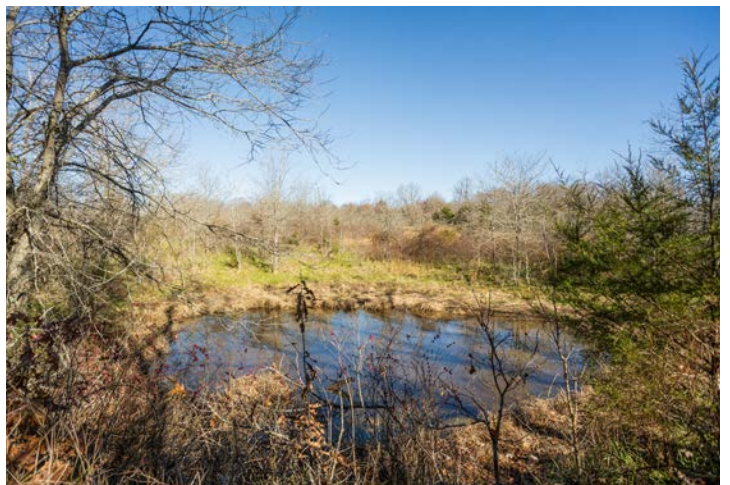
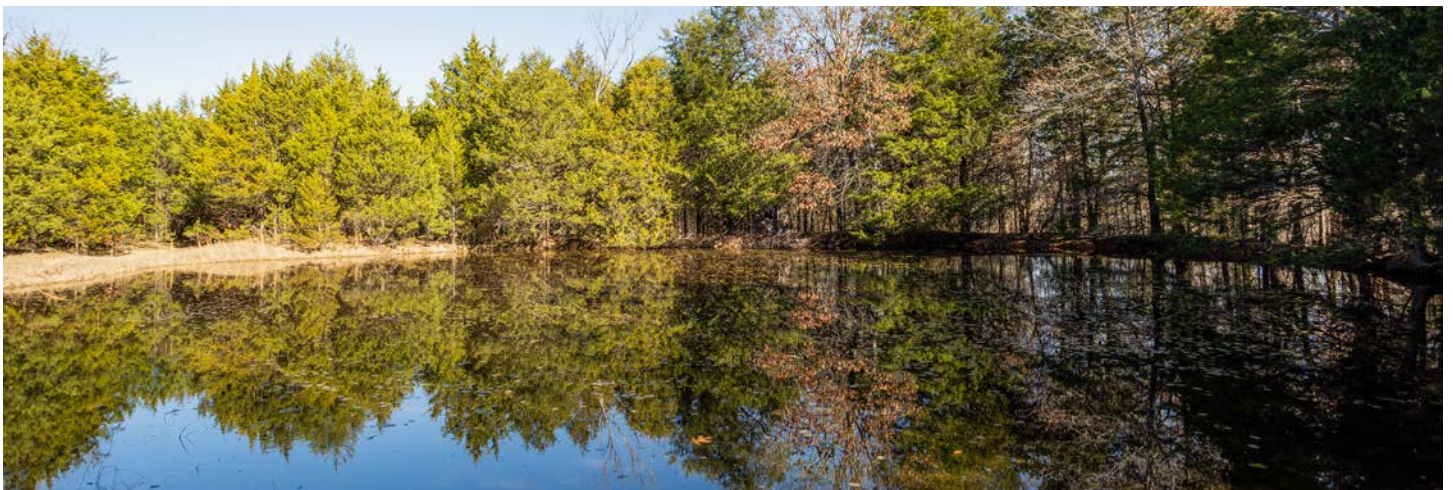
This property includes four parcels, with access already provided to three, enhancing its potential for development or resale. Whether you're seeking a premier hunting retreat, a long-term investment, or a combination of both, this farm has endless possibilities.



FERTILE CREEK BOTTOM

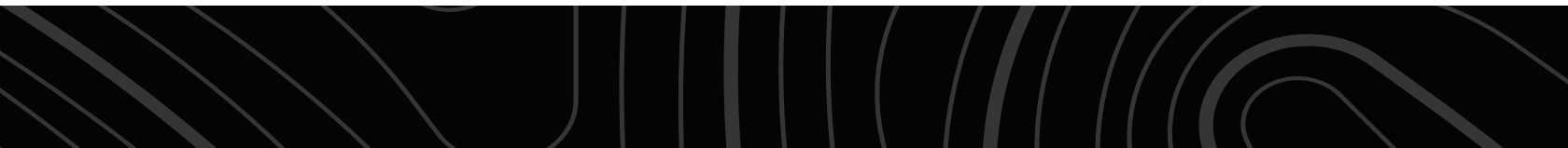


THREE PONDS



HUNTING OPPORTUNITIES

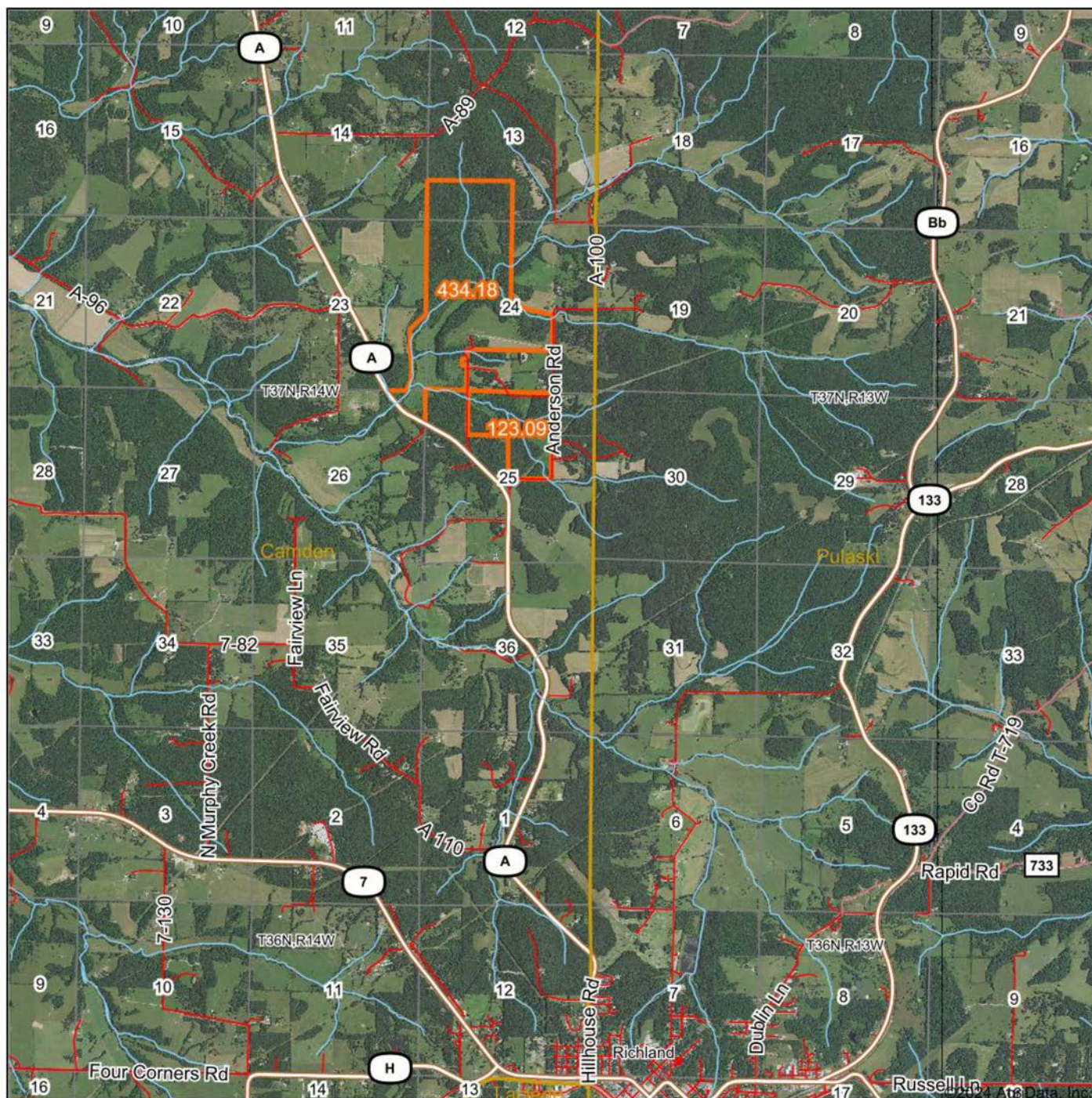
Its variety of terrain and layout make it a blank canvas for creating a hunting mecca and providing opportunities to host large hunting parties. With minimal hunting pressure over the years, this farm would be a big buck and turkey produce.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 55' 25.79, -92° 25' 17.53

0ft 4853ft 9706ft



Maps Provided By:



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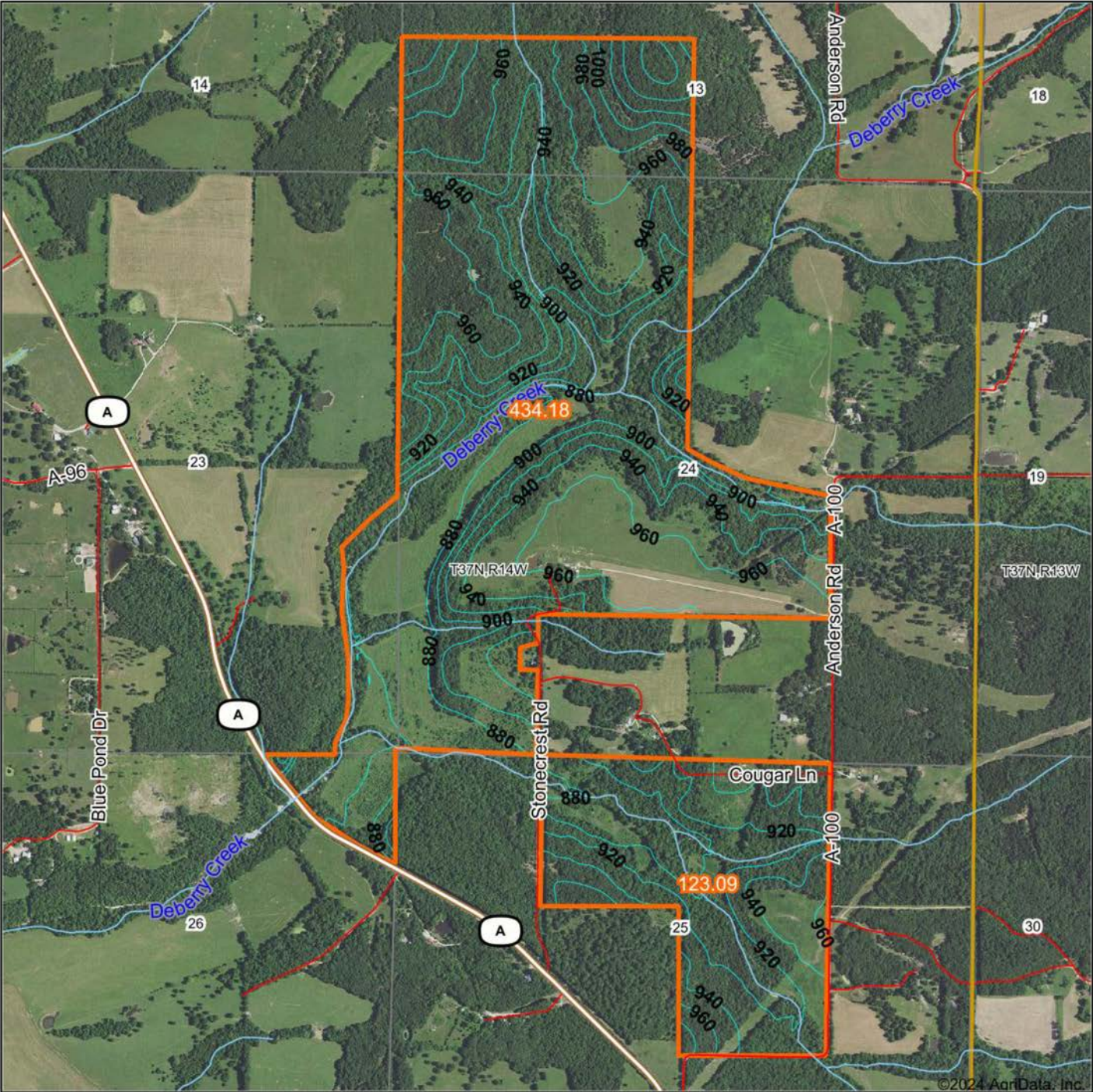
www.AgriDataInc.com

24-37N-14W
Camden County
Missouri



11/25/2024

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 20.0
Min: 842.9
Max: 1,074.9
Range: 232.0
Average: 929.1
Standard Deviation: 40.12 ft

0ft 1420ft 2839ft

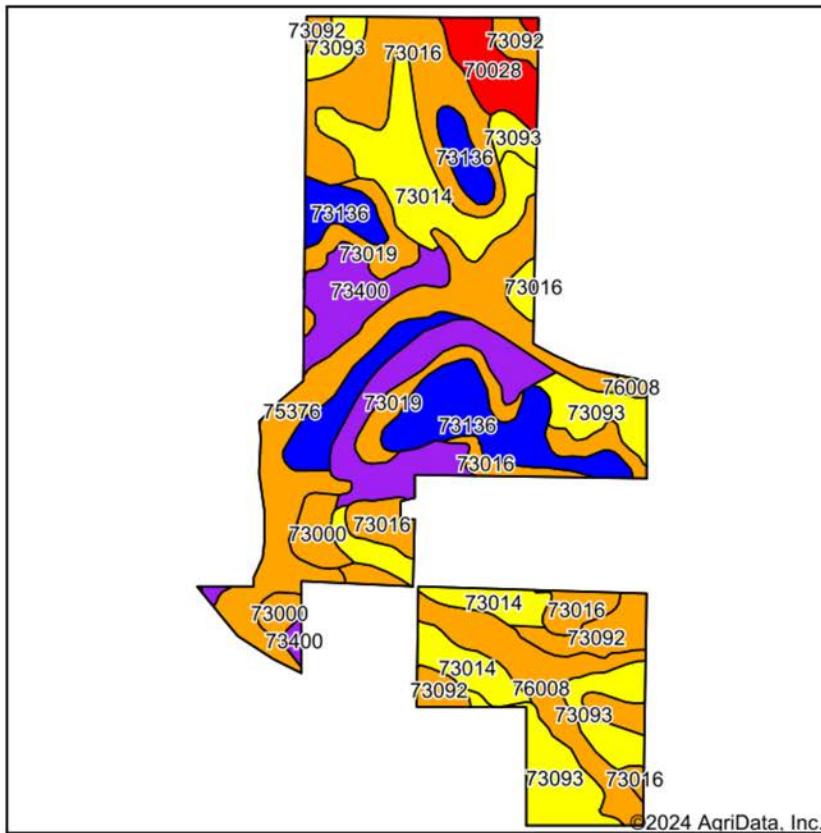


11/25/2024

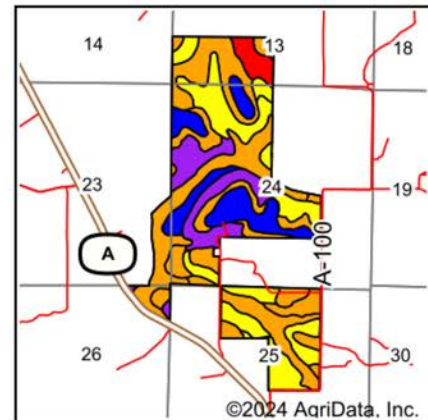
24-37N-14W
Camden County
Missouri

Boundary Center: 37° 55' 25.79, -92° 25' 17.53

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Camden**
Location: **24-37N-14W**
Township: **Auglaize**
Acres: **557.27**
Date: **11/25/2024**



Maps Provided By:
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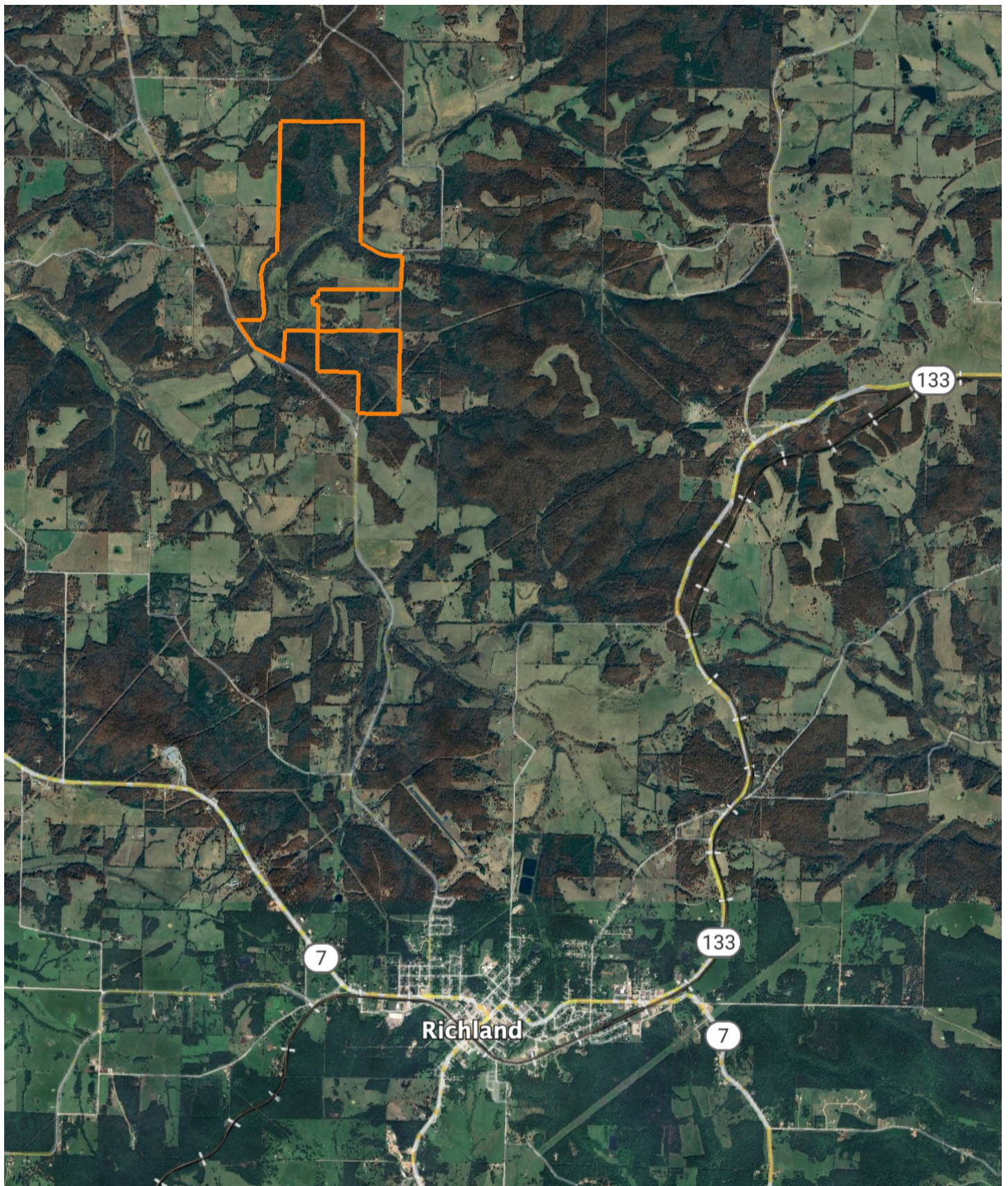
Area Symbol: MO029, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
75376	Cedargap gravelly silt loam, 0 to 2 percent slopes, frequently flooded	75.34	13.6%		IIIw		67	67	54	58
73014	Clarksville very gravelly silt loam, 8 to 15 percent slopes	74.49	13.4%		IVs		53	52	41	34
73016	Viraton silt loam, 3 to 8 percent slopes	73.82	13.2%		IIIw		48	48	19	33
73400	Clarksville-Gepp complex, 15 to 35 percent slopes, stony	65.95	11.8%		Vle		10	10	9	4
73093	Gatewood very gravelly silt loam, 8 to 15 percent slopes, stony	61.88	11.1%		IVe		41	41	35	28
73136	Union silt loam, 1 to 3 percent slopes	55.33	9.9%		Ile		58	54	53	47
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	39.49	7.1%		IIIw		65	65	53	55
73092	Gatewood very gravelly silt loam, 3 to 8 percent slopes, stony	36.28	6.5%		IIIe		44	44	37	31
73019	Poynor very gravelly silt loam, 1 to 8 percent slopes	25.54	4.6%		IIIe		49	42	39	34
70028	Moko-Rock outcrop complex, 3 to 15 percent slopes, very stony	18.60	3.3%		VIIIe		36	12	25	6
75421	Racket silt loam, 0 to 2 percent slopes, occasionally flooded	17.03	3.1%		IIw	38	86	86	73	67
73000	Pomme silt loam, 3 to 8 percent slopes	13.52	2.4%		IIIe		69	66	59	52
Weighted Average					3.64	1.2	*n 49.2	*n 47.5	*n 38	*n 36

*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, 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 lease in Texas County. Beau resides in Linn, Missouri, with his wife, Courtney, and two sons, Jackson and Bennett.



BEAU MANTLE, LAND AGENT
417.883.5515

BMantle@MidwestLandGroup.com



MidwestLandGroup.com

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