

MIDWEST LAND GROUP PRESENTS

15.3 ACRES IN

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# CEDAR COUNTY MISSOURI



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

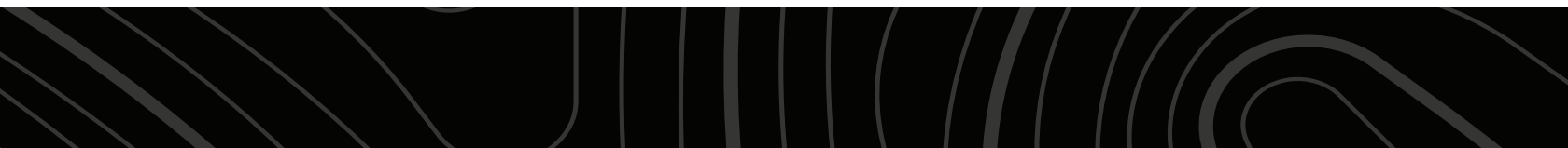
# GREAT BUILD SITE IN THE WESTERN OZARKS

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You'll be hard-pressed to find a better small acreage tract than this Cedar County gem with a distinct Ozarks feel. 15.3 +/- acres offer the ideal setup for lodging, whether you're after a full-time residence or a weekend getaway or rental. Approximately 3 acres are already cleared on the south end, offering a ready-to-go parcel for a home, RV pad, or an income-producing weekend cabin. With electric service and fiber internet already traversing the property, all you'll need are a well and a septic system. And the property is super easy to access, with a mere 1/2 mile of gravel road to the corner.

Beyond the open front field, you'll find about 12 acres of gorgeous hardwood timber, with many towering oaks

and hickories gracing the hills and hollows. Plenty of deer sign suggests good hunting potential, with several great spots to hang a stand or set a blind overlooking the timbered ridges and trails. Outdoorsmen are sure to appreciate the proximity to the trifecta of western Missouri's lakes: Stockton, Pomme de Terre, and Truman, which offer many thousands of acres of water and some of the best fishing in the region. If you've been looking for a great place to build your cabin or home, or a small property that hunts big, give this one a closer look. If you'd like to know more about this amazing property, or if you'd like to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427 today. It won't disappoint!





# PROPERTY FEATURES

PRICE: **\$100,000** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **15.3**

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- 3 acres open land
- 12 acres mature timber
- Good hunting
- Electric service along south end
- Beautiful setting
- Scenic mix of wooded & open land
- Just ½ mile off of blacktop
- Fenced on three sides
- No restrictions
- 13 miles to Stockton
- 17 miles to Bolivar
- Close to multiple lakes
- Stockton Schools





## 3 ACRES OPEN LAND

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Approximately 3 acres are already cleared on the south end, offering a ready-to-go parcel for a home, RV pad, or an income-producing weekend cabin. With electric service and fiber internet already traversing the property, all you'll need are a well and a septic system.





# ELECTRIC SERVICE ALONG SOUTH END

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## 12 ACRES MATURE TIMBER

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# GOOD HUNTING

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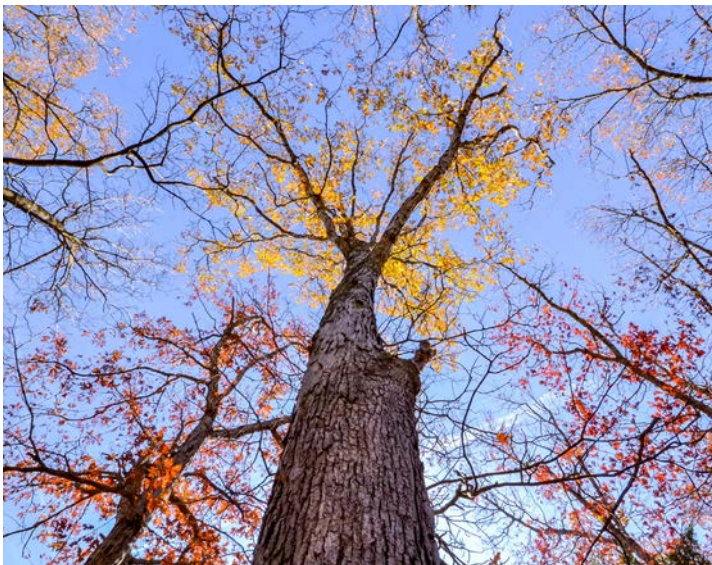
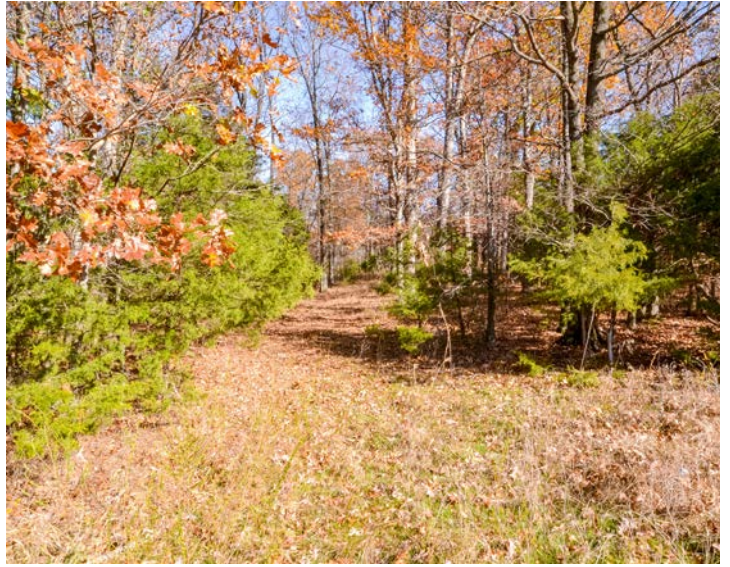
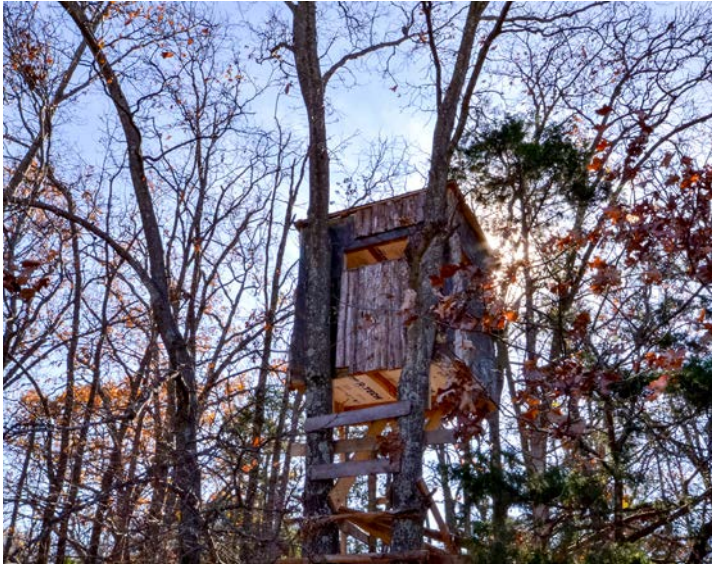
Plenty of deer sign suggests good hunting potential, with several great spots to hang a stand or set a blind overlooking the timbered ridges and trails.





# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Boundary Center: 37° 42' 20.46, -93° 37' 15.03

0ft 348ft 695ft



Maps Provided By:



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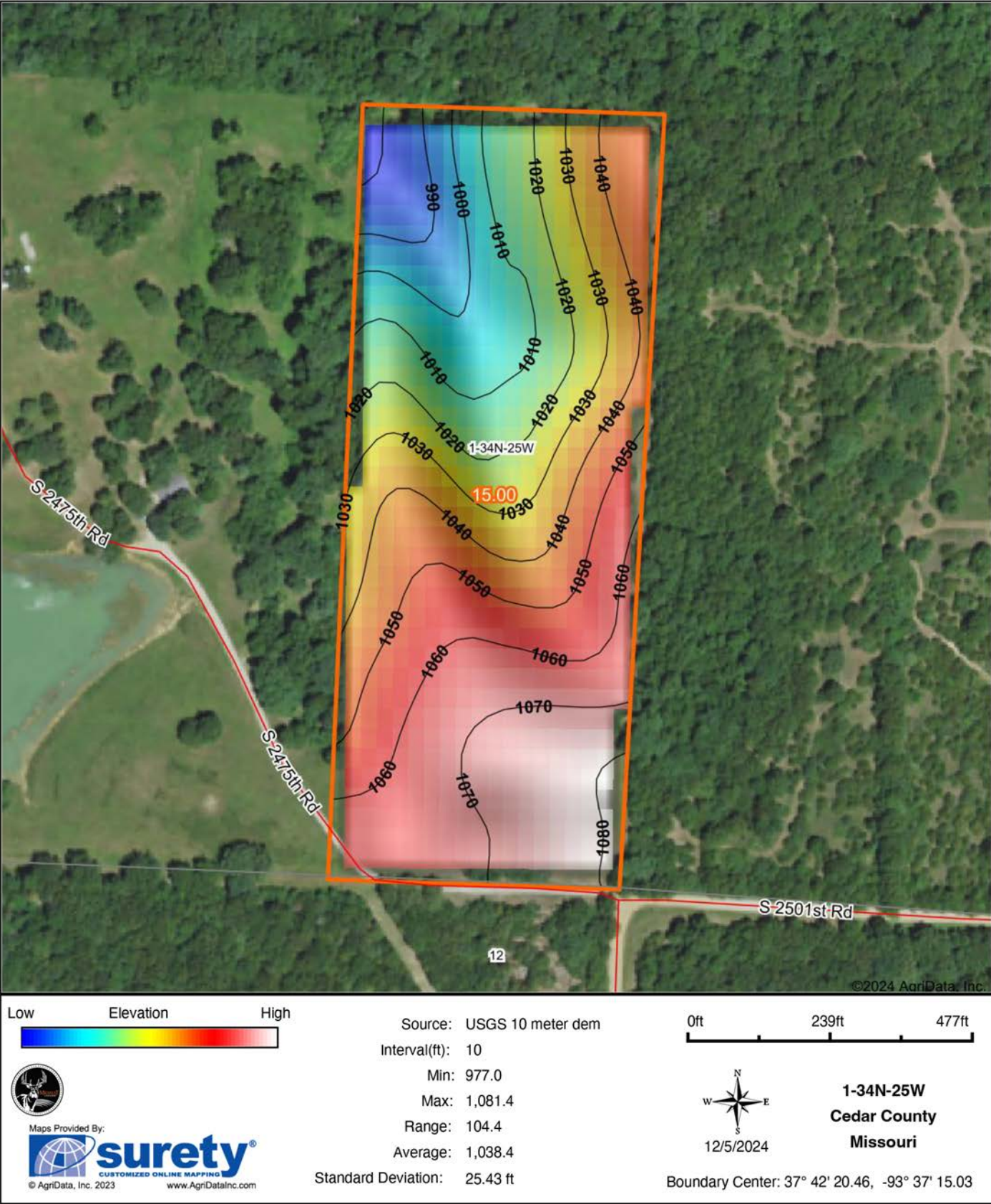
1-34N-25W  
Cedar County  
Missouri



12/5/2024

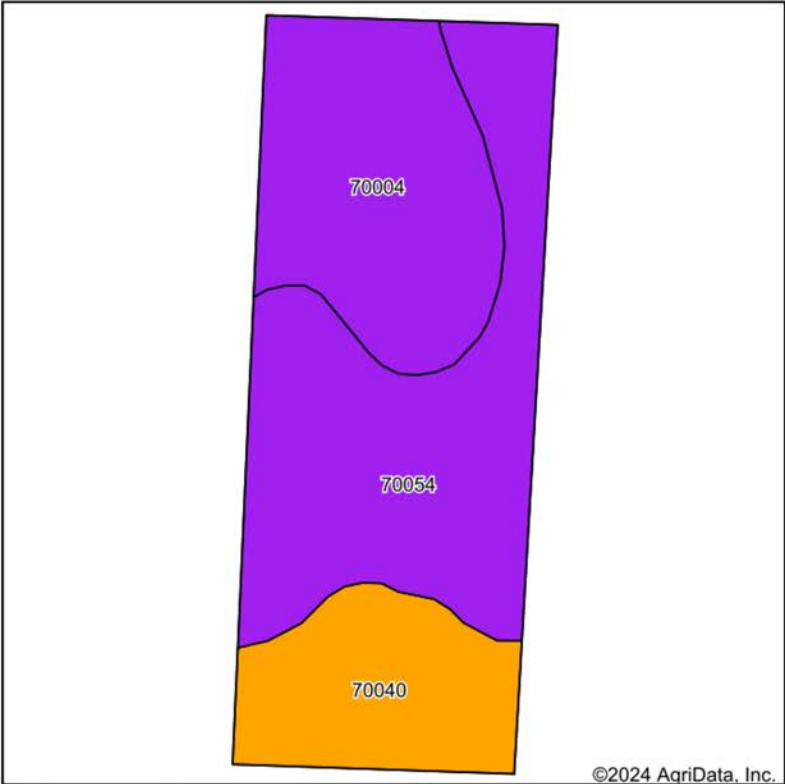


# HILLSHADE MAP





# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Cedar**  
Location: **1-34N-25W**  
Township: **Jefferson**  
Acres: **15**  
Date: **12/5/2024**



Maps Provided By:



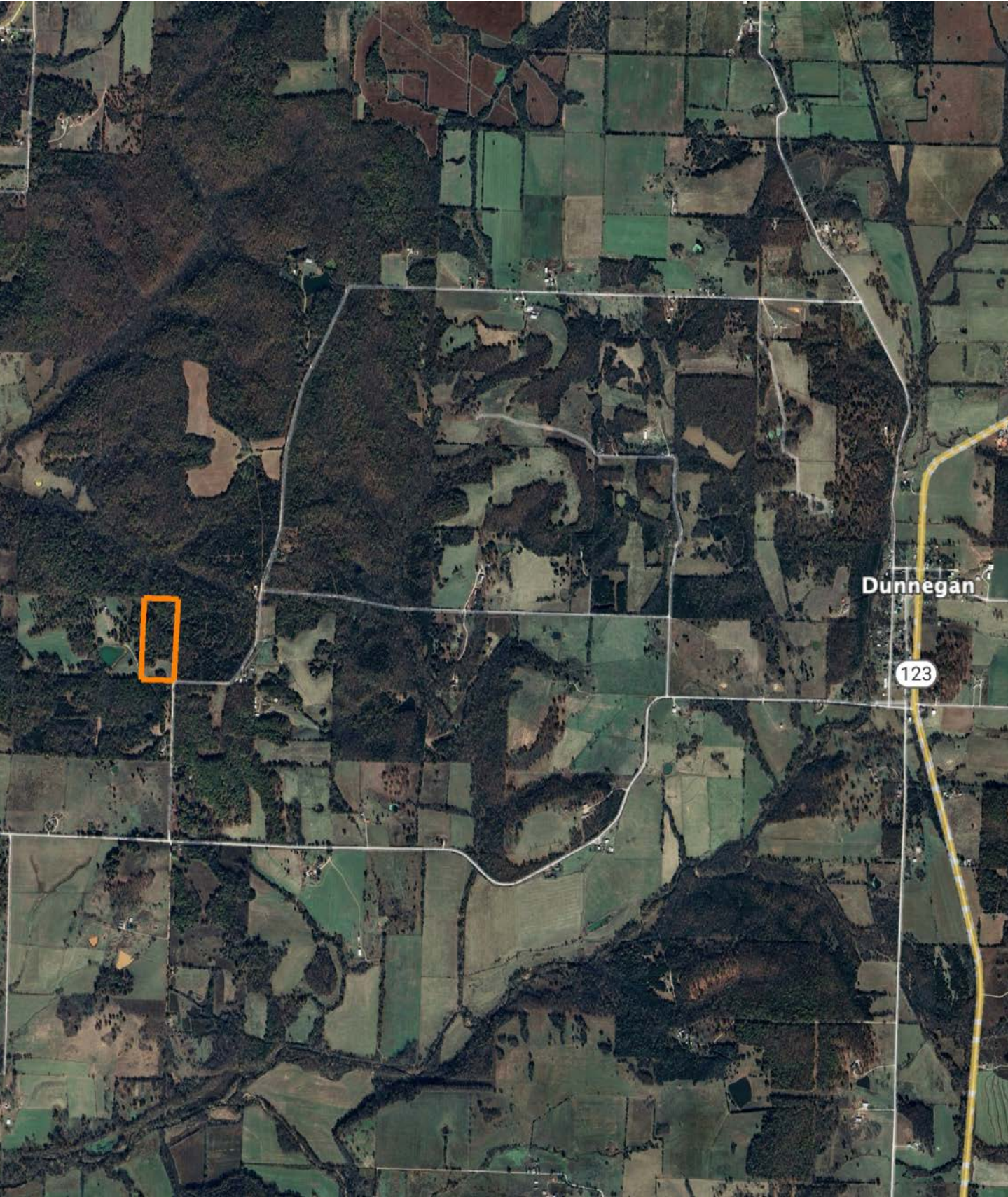
Area Symbol: MO039, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70054	Cliquot gravelly loam, 3 to 20 percent slopes, very stony	7.03	46.8%		Vlle	44	43	37	26
70004	Alsip silt loam, 15 to 35 percent slopes, very stony	4.90	32.7%		Vlle	14	13	11	6
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	3.07	20.5%		IIlle	43	43	39	30
Weighted Average					6.18	*n 34	*n 33.2	*n 28.9	*n 20.3

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

Soils data provided by USDA and NRCS.



# OVERVIEWMAP





# 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](mailto:ScottSudkamp@MidwestLandGroup.com)



## MidwestLandGroup.com

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