

MIDWEST LAND GROUP PRESENTS

210 ACRES

ST. CLAIR COUNTY, MO

J HIGHWAY, COLLINS, MISSOURI, 64738



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DREAM HUNTING ESCAPE

Just a short drive west of Collins, Missouri on Highway 54 and J Highway lays a dream hunting escape. Midwest Land Group is proud to bring to the market 210 +/- acres of a secluded and diverse whitetail and turkey hunting farm. Here you will find a 16'x40' one-bedroom cabin with all the utilities and amenities to stay as long as it takes to put that trophy buck or long beard in the bag. The metal shed is the perfect space for hanging that deer and storing your UTV and other tools. Hunters can find these deer and turkey in the hills lined with timber or in the grass pastures in the bottom ground.

Whichever you choose to hunt, there is a stand for either choice, tree or elevated box blinds. The trail system that encompasses the hills and valleys makes it accessible to move against the wind whether you are walking, e-biking, or even using your UTV. This farm is mostly fenced and has an additional recorded entrance for ease of access. Don't forget the rock-bottom wet weather creek that serpentine through the bottoms of the farm and keeps wildlife watered as well. This is a must-see hunting tract so call listing agent Brian Rookstool at (816) 804-1076 asap for a tour.



PROPERTY FEATURES

PRICE: **\$985,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **210**

- Secluded
- Close to Collins, MO
- Timber tract
- Hunting blinds
- Tree stands
- Fenced
- Utilities
- Creeks
- Hunting cabin
- Food plots
- Established trails



HUNTING CABIN

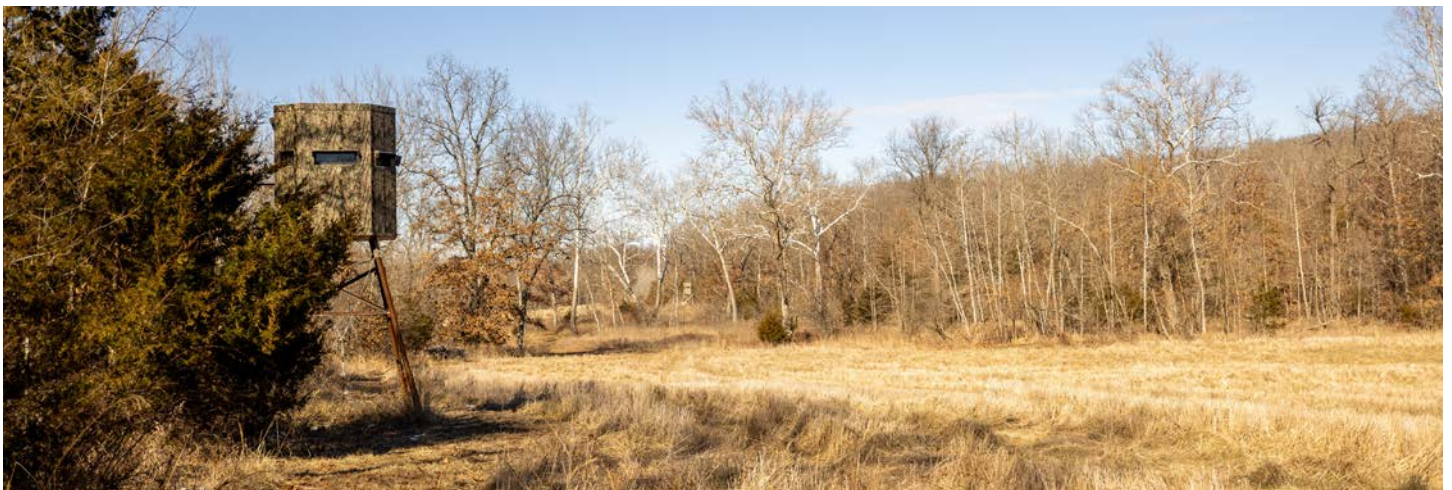
You will find a 16'x40' one-bedroom cabin with all the utilities and amenities to stay as long as it takes to put that trophy buck or long beard in the bag.



METAL SHED



HUNTING BLINDS & TREE STANDS



TIMBER TRACT



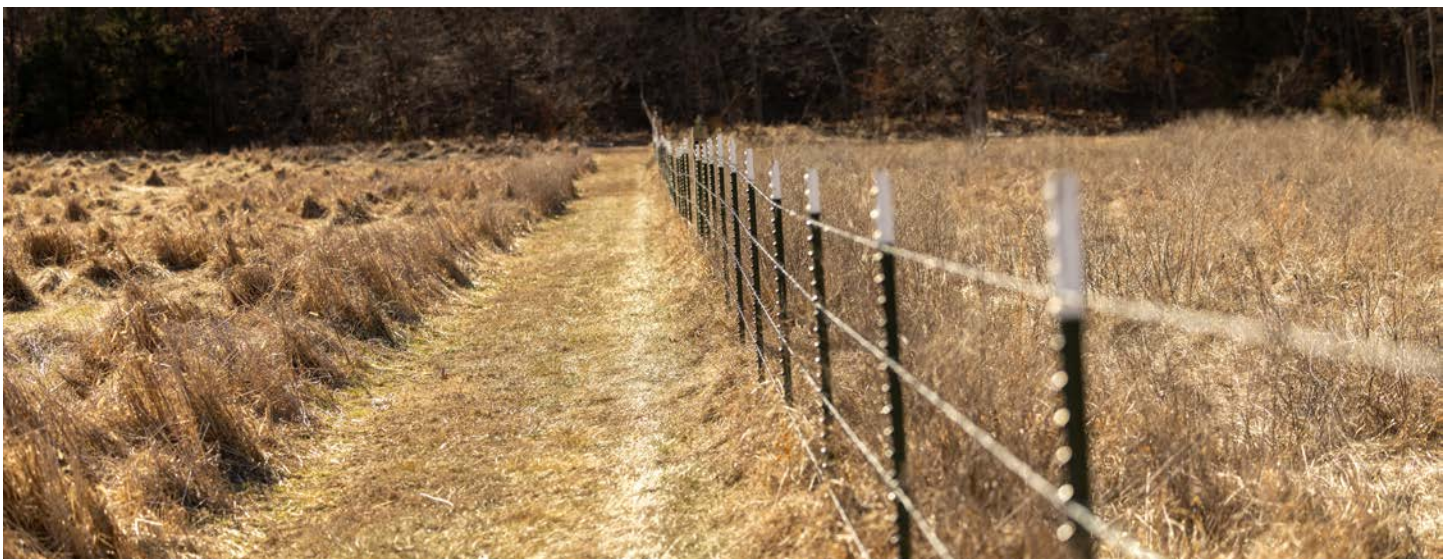
CREEKS



FOOD PLOTS



ESTABLISHED TRAILS



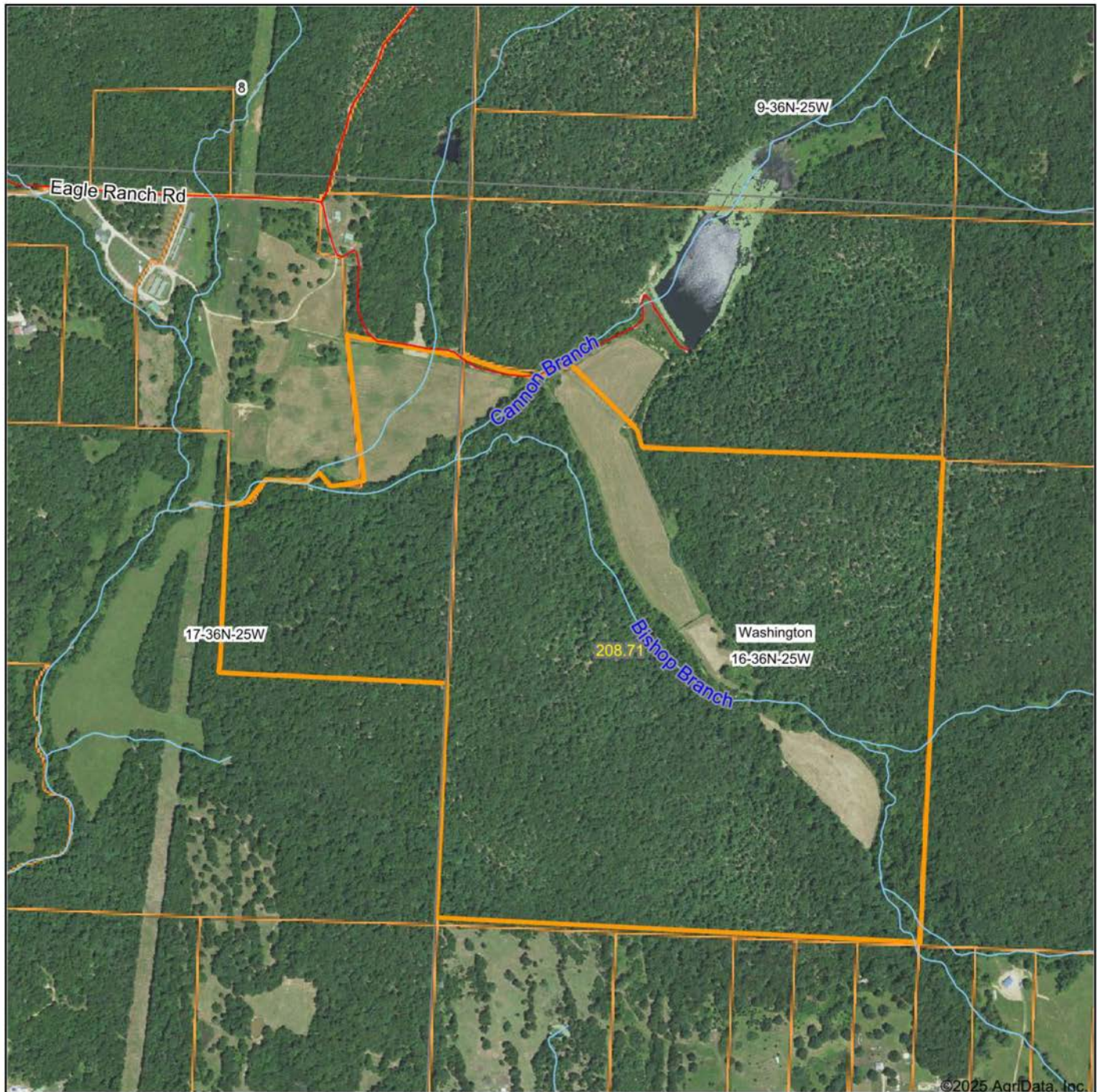
SECLUDED



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 52' 57.63, -93° 41' 47.68

0ft 852ft 1704ft



Maps Provided By:



© AgriData, Inc. 2023

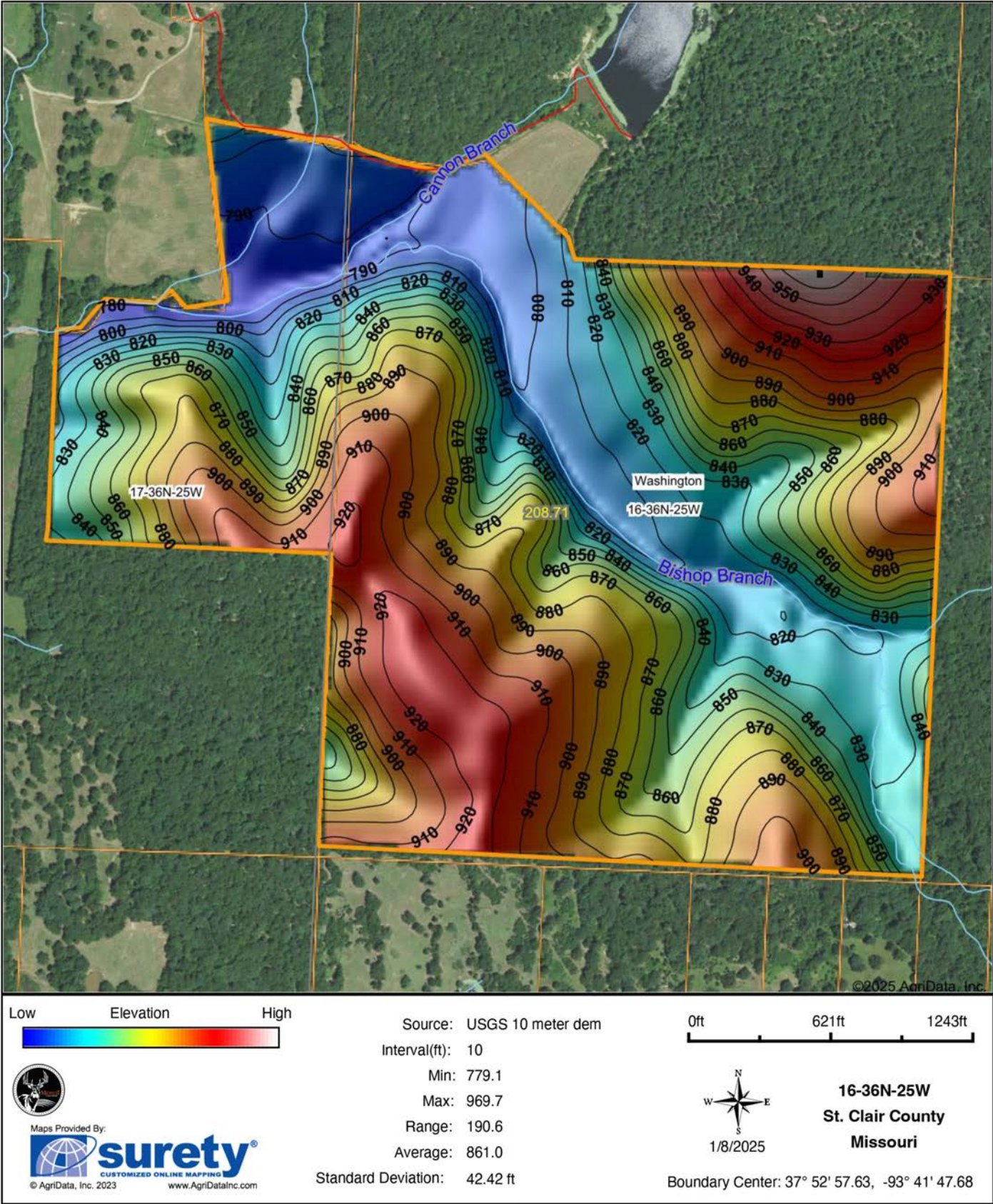
www.AgriDataInc.com

16-36N-25W
St. Clair County
Missouri

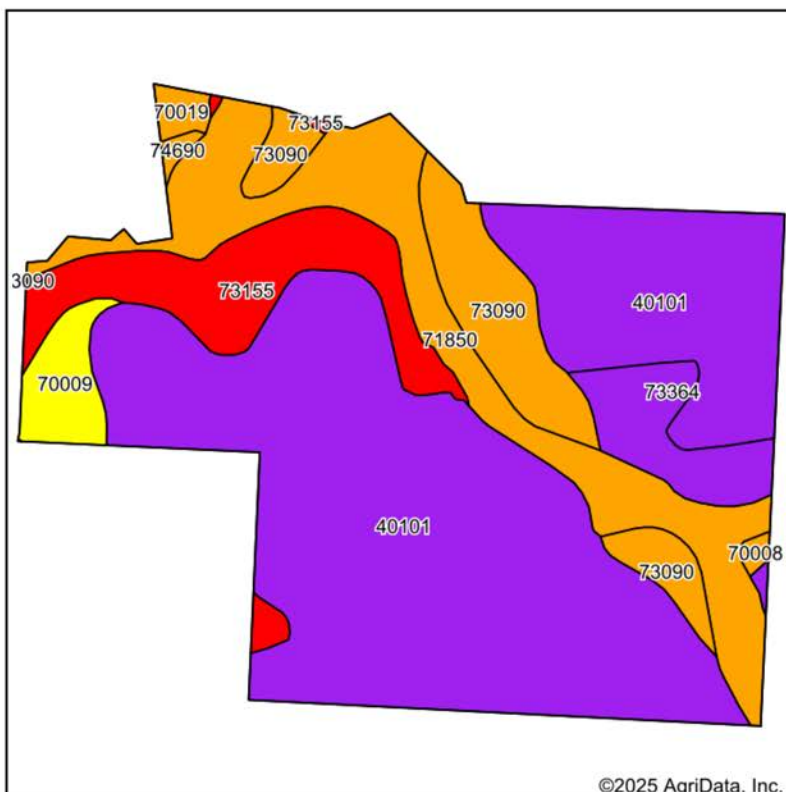


1/8/2025

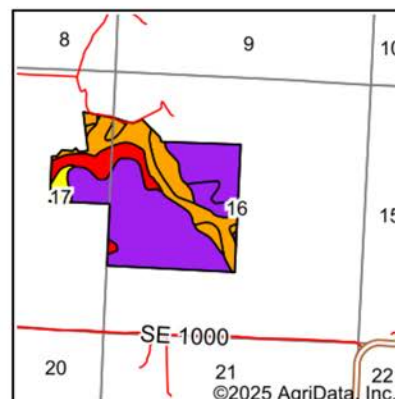
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.

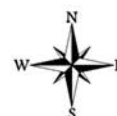


State: **Missouri**
 County: **St. Clair**
 Location: **16-36N-25W**
 Township: **Washington**
 Acres: **208.71**
 Date: **1/8/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrIDataInc.com

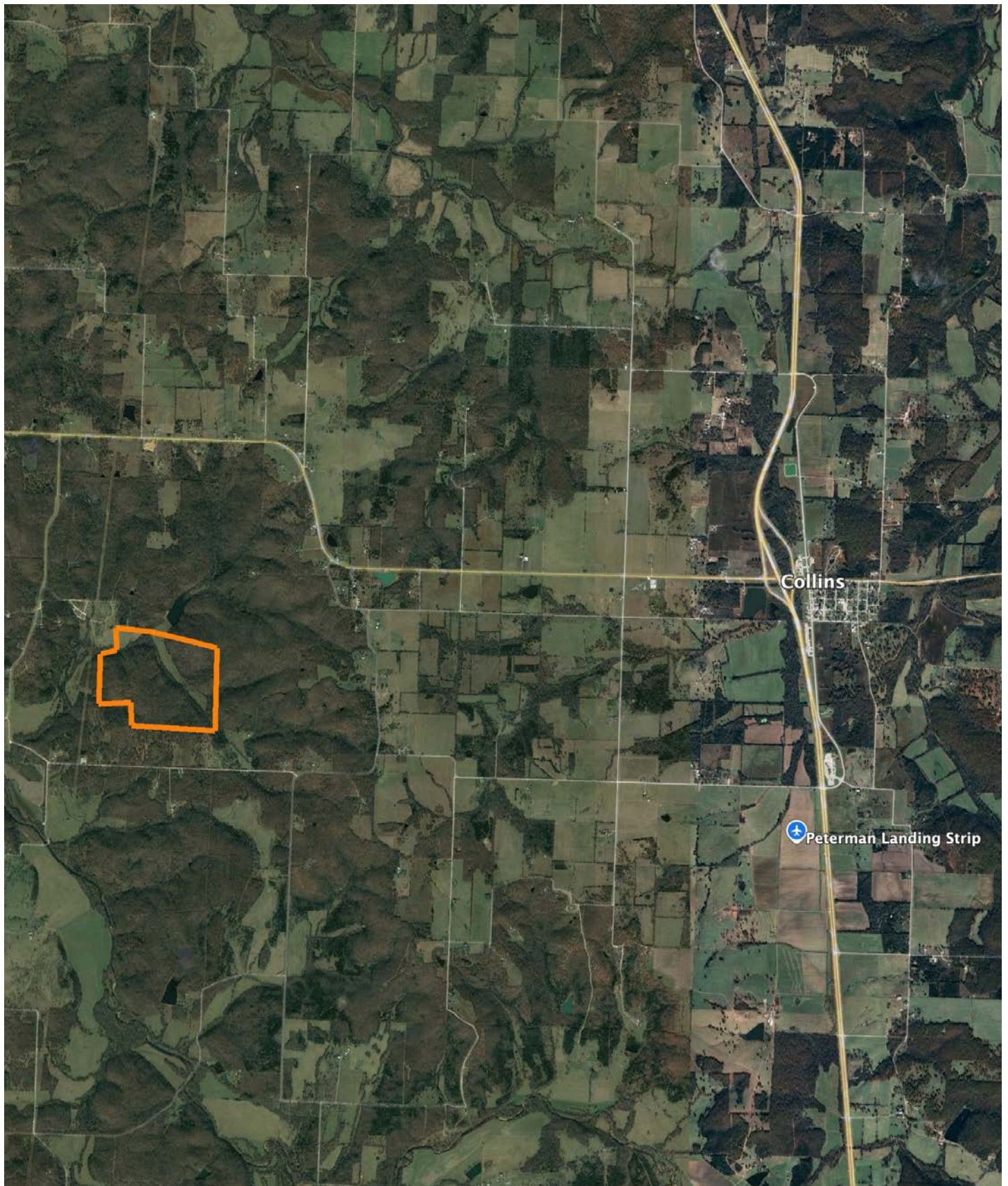


Area Symbol: MO185, Soil Area Version: 28

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	*n NCCPI Cotton
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	121.32	58.1%		1.2ft. (Lithic bedrock)	Vlls	0	26	24	25	14	14
71850	Cleora fine sandy loam, 1 to 3 percent slopes, frequently flooded	32.39	15.5%		> 6.5ft.	Illw	425	64	64	50	47	20
73155	Gasconade-Rock outcrop complex, 3 to 35 percent slopes	19.63	9.4%		1.1ft. (Lithic bedrock)	Vllls	0	23	23	17	15	13
73090	Useful silt loam, 3 to 8 percent slopes	17.65	8.5%		3.7ft. (Paralithic bedrock)	Ille	0	66	66	52	53	61
73364	Bardley gravelly silt loam, 8 to 15 percent slopes	9.45	4.5%		2.4ft. (Lithic bedrock)	Vle	0	48	48	45	31	36
70009	Goss gravelly silt loam, 8 to 15 percent slopes	5.67	2.7%		> 6.5ft.	IVe	0	57	56	44	39	47
70019	Eldorado gravelly silt loam, 3 to 8 percent slopes	1.48	0.7%		> 6.5ft.	Ille	0	65	65	50	46	57

Soils data provided by USDA and NRCS.

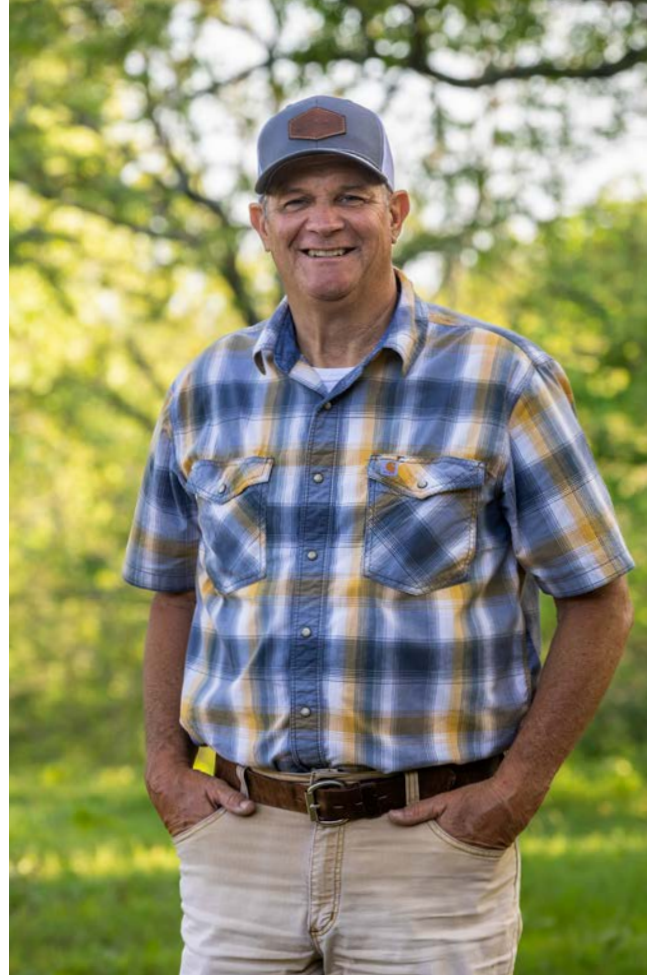
OVERVIEW MAP



AGENT CONTACT

Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and four grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



BRIAN ROOKSTOOL,
LAND AGENT

816.837.0237

BRookstool@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.