

MIDWEST LAND GROUP PRESENTS

7.5 ACRES IN

CEDAR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED SMALL ACREAGE NEAR STOCKTON LAKE

Ready for your little cabin in the woods? Or maybe a beautiful setting for the home or barndominium you've been dreaming of? This wooded acreage near Stockton Lake in Missouri's western Ozarks is the perfect spot to make your dreams a reality. Red, white, and post oaks are common here, along with hickories, cedars, and black cherry, to name just a few of the tree species you'll find across this parcel. This tract is gently sloping - perfect for good drainage, with several locations that are prime for a home site or RV pad that's not far from the great fishing and recreation offered on the 39 square mile Stockton Lake. You'll find electric service available on the east and south sides of the parcel, along with high-speed fiber internet for work at home or streaming a favorite movie with the family on a rainy afternoon. With

roads on two sides, you can decide whether to access the land from the paved state blacktop or from a quieter graveled county road.

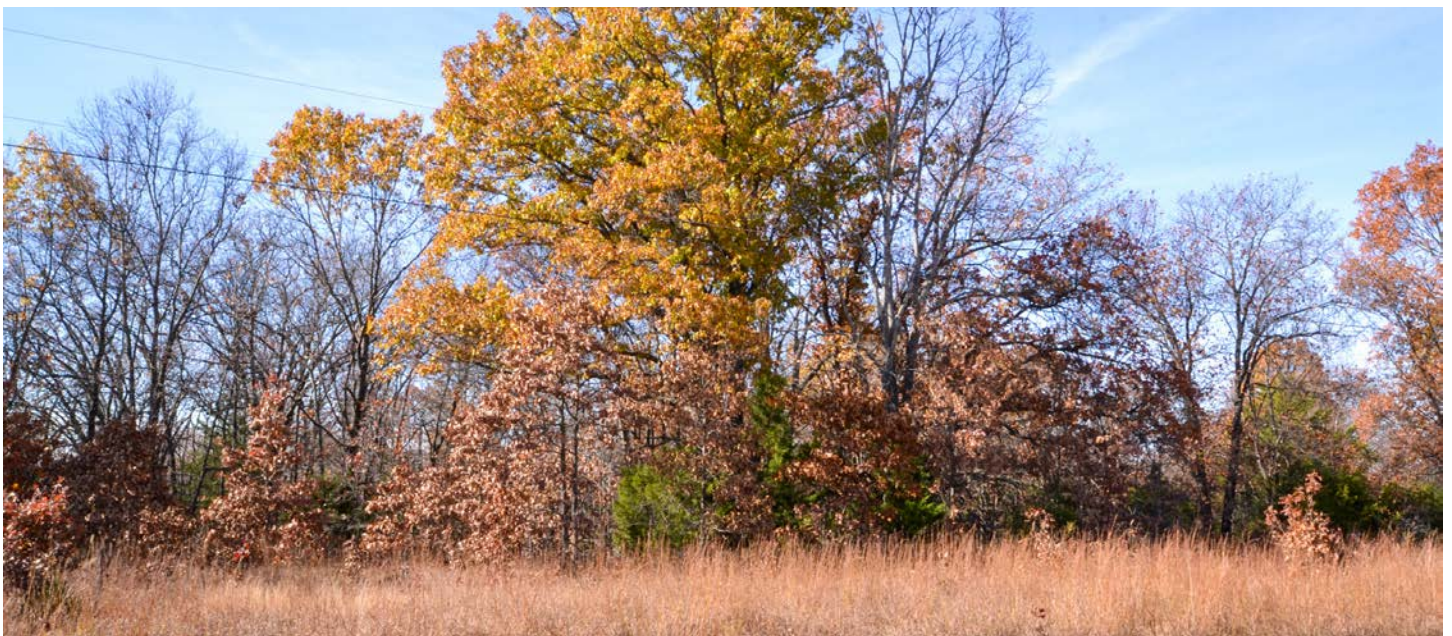
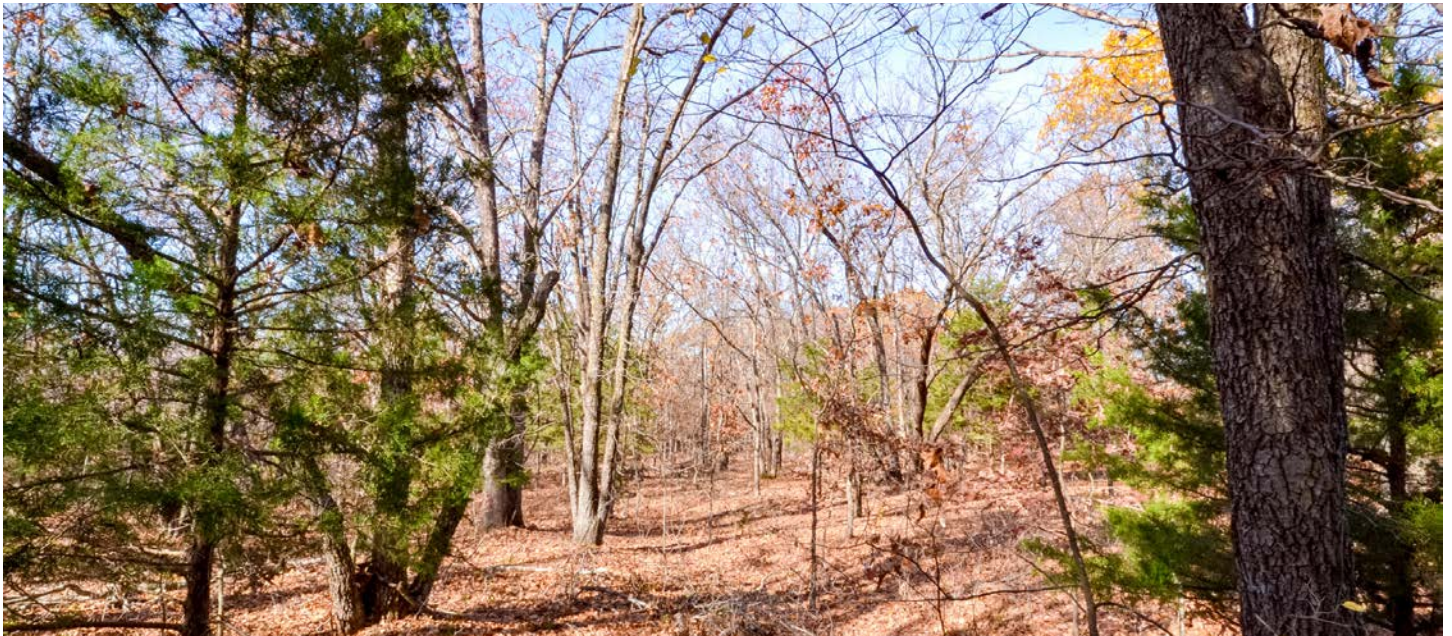
This land is pure Ozarks and is sure to appeal to the nature lover who enjoys the abundant wild flora and fauna that makes the Ozarks so special. Whitetail deer, squirrels, and dozens of species of songbirds make wonderful neighbors and can be frequently seen on this land. Get away from all the hustle and bustle of the city and come enjoy all that rural Missouri has to offer. Call Land Agent Scott Sudkamp today to find out more about this gem, or to schedule an appointment to see it for yourself!



PROPERTY FEATURES

PRICE: **\$60,000** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **7.5**

- 7.5 +/- acres, to be surveyed
- Parcel lays well, with several home site options
- State Highway AA access
- County Road 1000 access
- Electric service at the road
- High-speed fiber internet is available
- Beautiful wooded setting
- Mature hardwood timber
- No restrictions
- 6.5 miles to Stockton Lake Dam
- 8 miles to downtown Stockton, MO
- 28 miles to Bolivar, MO
- Stockton R-1 schools



BEAUTIFUL WOODED SETTING



BUILD SITE POTENTIAL



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 44' 42.97, -93° 42' 26.51

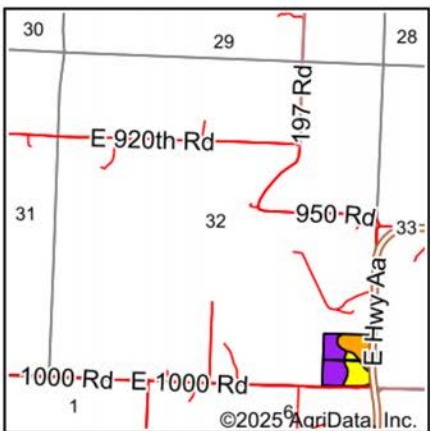
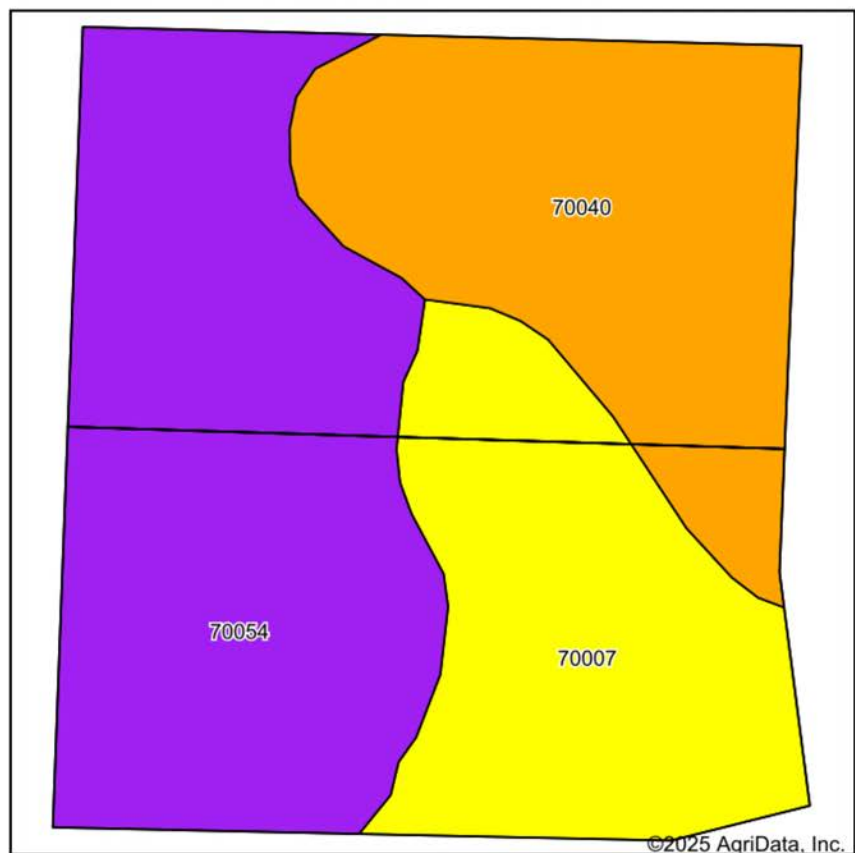
32-35N-25W
Cedar County
Missouri

0ft 290ft 580ft



2/11/2025

SOILS MAP



State: **Missouri**
County: **Cedar**
Location: **32-35N-25W**
Township: **Jefferson**
Acres: **15**
Date: **2/11/2025**



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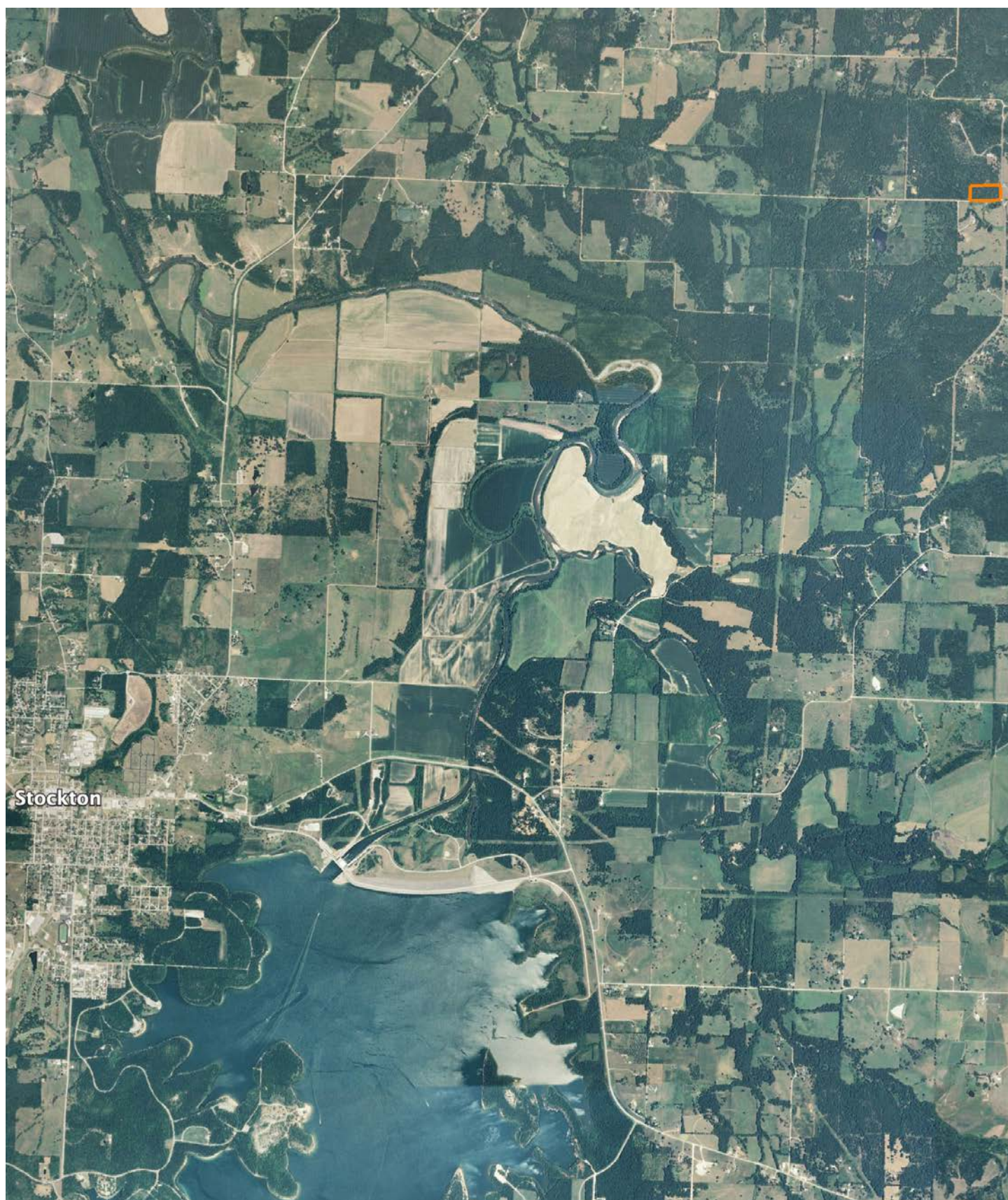


Area Symbol: MO039, Soil Area Version: 28										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
70054	Cliquot gravelly loam, 3 to 20 percent slopes, very stony	6.62	44.1%		Vlle	44	43	37	26	
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	4.39	29.3%		IIle	43	43	39	30	
70007	Cliquot gravelly loam, 8 to 15 percent slopes	3.99	26.6%		IVe	51	46	41	34	
Weighted Average					5.03	*n 45.6	*n 43.8	*n 38.6	*n 29.3	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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.



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LAND AGENT

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