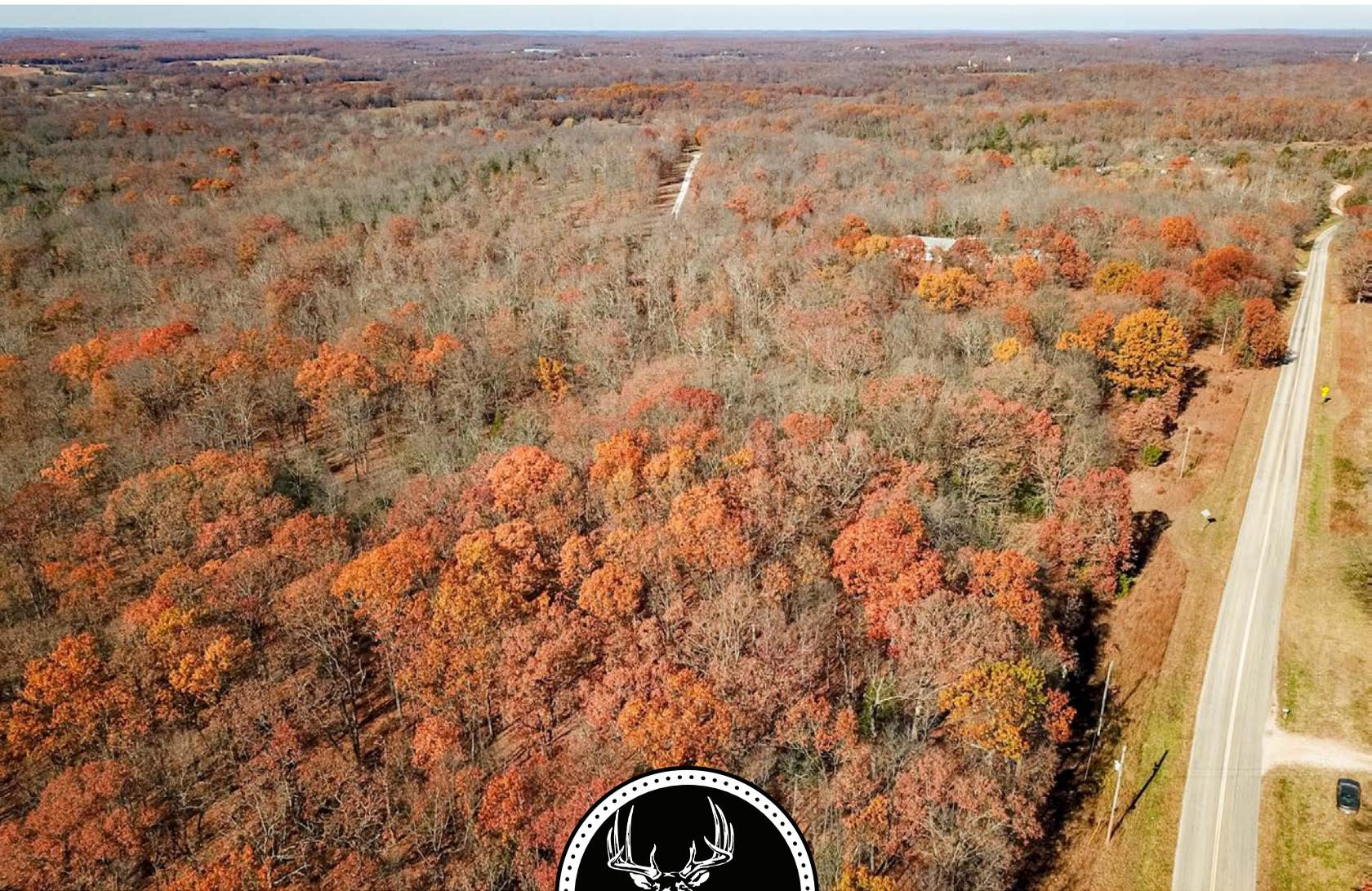


MIDWEST LAND GROUP PRESENTS

7.5 ACRES IN

CEDAR COUNTY MISSOURI

STATE HIGHWAY AA, STOCKTON, MO, 65785



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD-READY SMALL ACREAGE ON BLACKTOP

This 7.5 +/- acre wooded lot is ready for your new home or cabin. Located just a few miles from Stockton Lake on a blacktop highway, it's the perfect spot for an RV pad, barndominium, log cabin, or whatever else you've dreamed of building in the woods. Plenty of majestic oaks stretch to the sky, providing your own private park in your backyard. The site has a gentle slope overall, but it's not steep and several areas are flat, providing several options for building, whether you prefer to be near the road or back in the trees. Electric service is available along the road, as well as fiber optic internet. With paved access, you'll minimize the dust and mud sometimes found on the county roads.

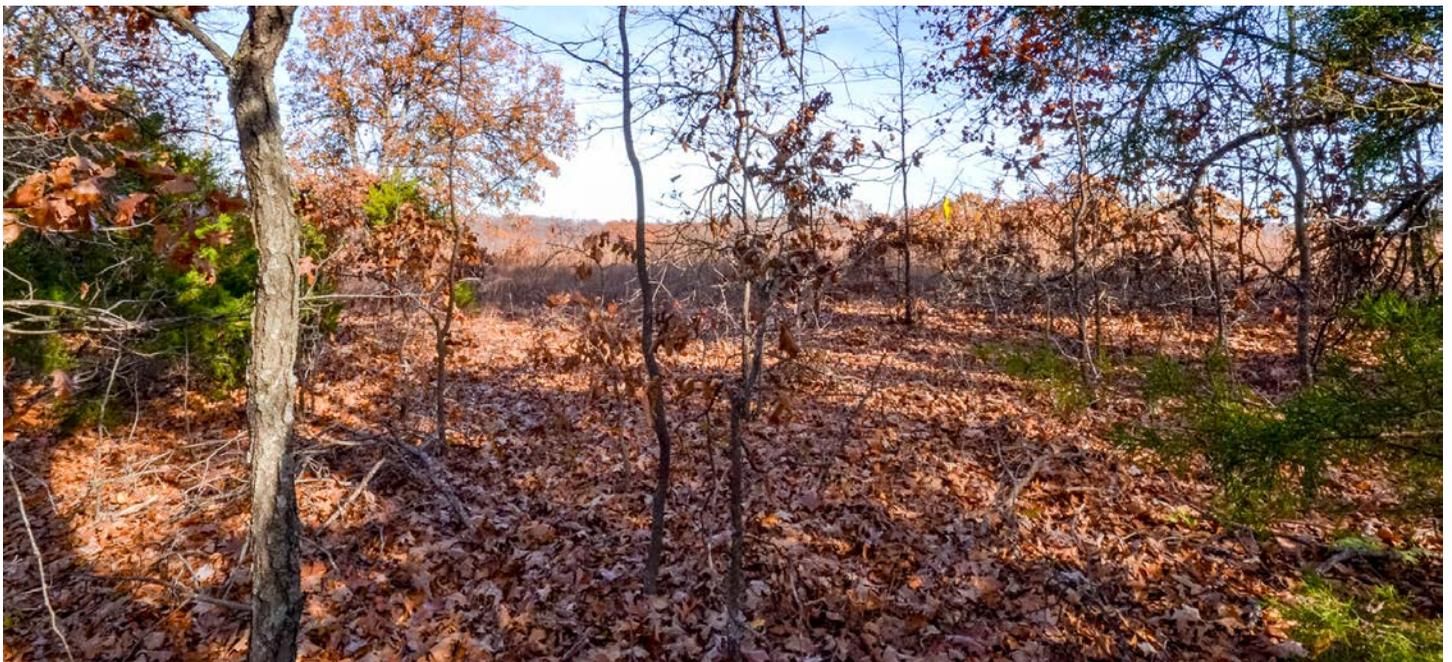
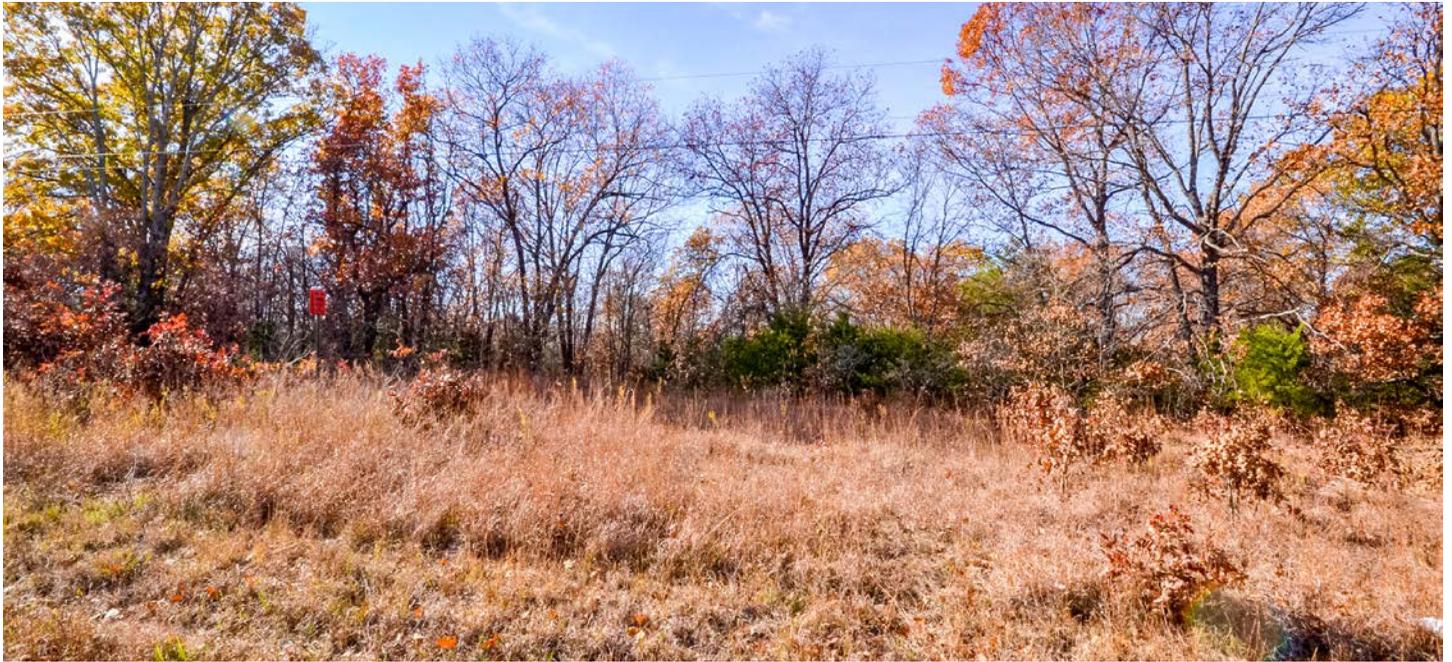
Stockton Lake is renowned for its clear waters, good fishing and water recreation, and picture-perfect scenery. Missouri's Ozarks, and this property, are a nature lover's dream. Whitetail deer are frequently seen in the woods, along with plenty of songbirds sure to instill delight at the birdfeeder. If you'd like to hear more whippoorwills and barred owls, and fewer sirens and car alarms, then it's time to move to the country. To schedule an appointment to see this great tract before it's gone, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

PRICE: **\$67,500** | 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
- 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



ELECTRIC AVAILABLE AT THE ROAD



MATURE HARDWOOD TIMBER



AERIAL MAP



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

0ft 290ft 580ft



Maps Provided By:



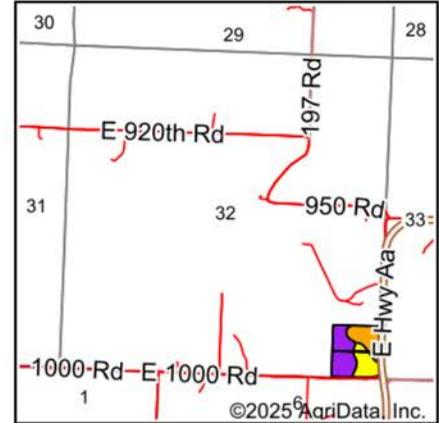
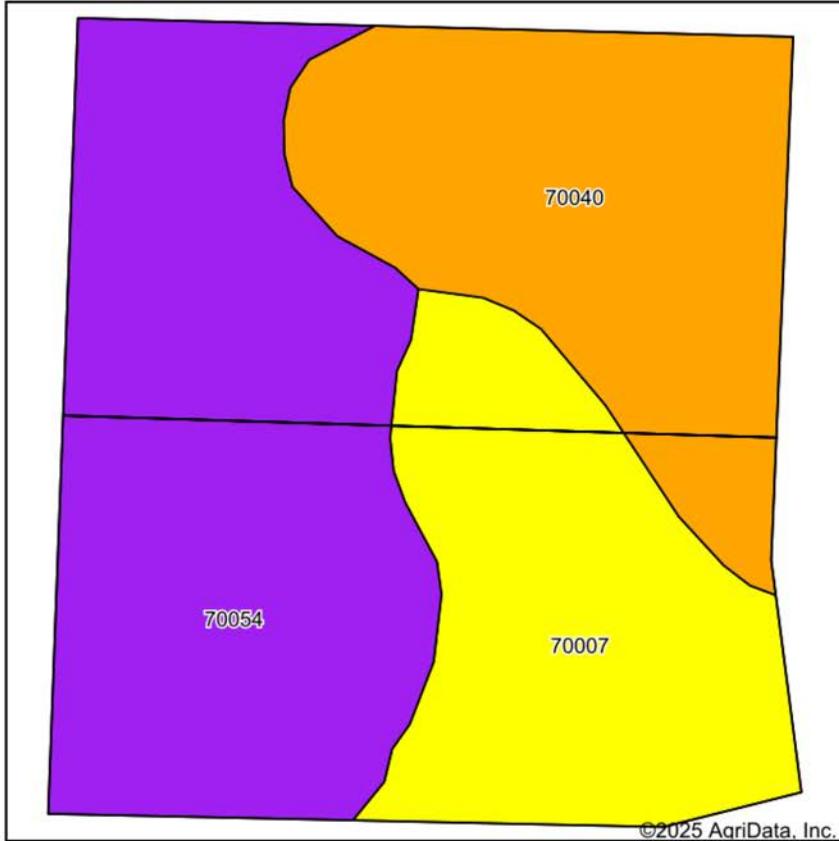
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32-35N-25W
Cedar County
Missouri



2/11/2025

SOILS MAP



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



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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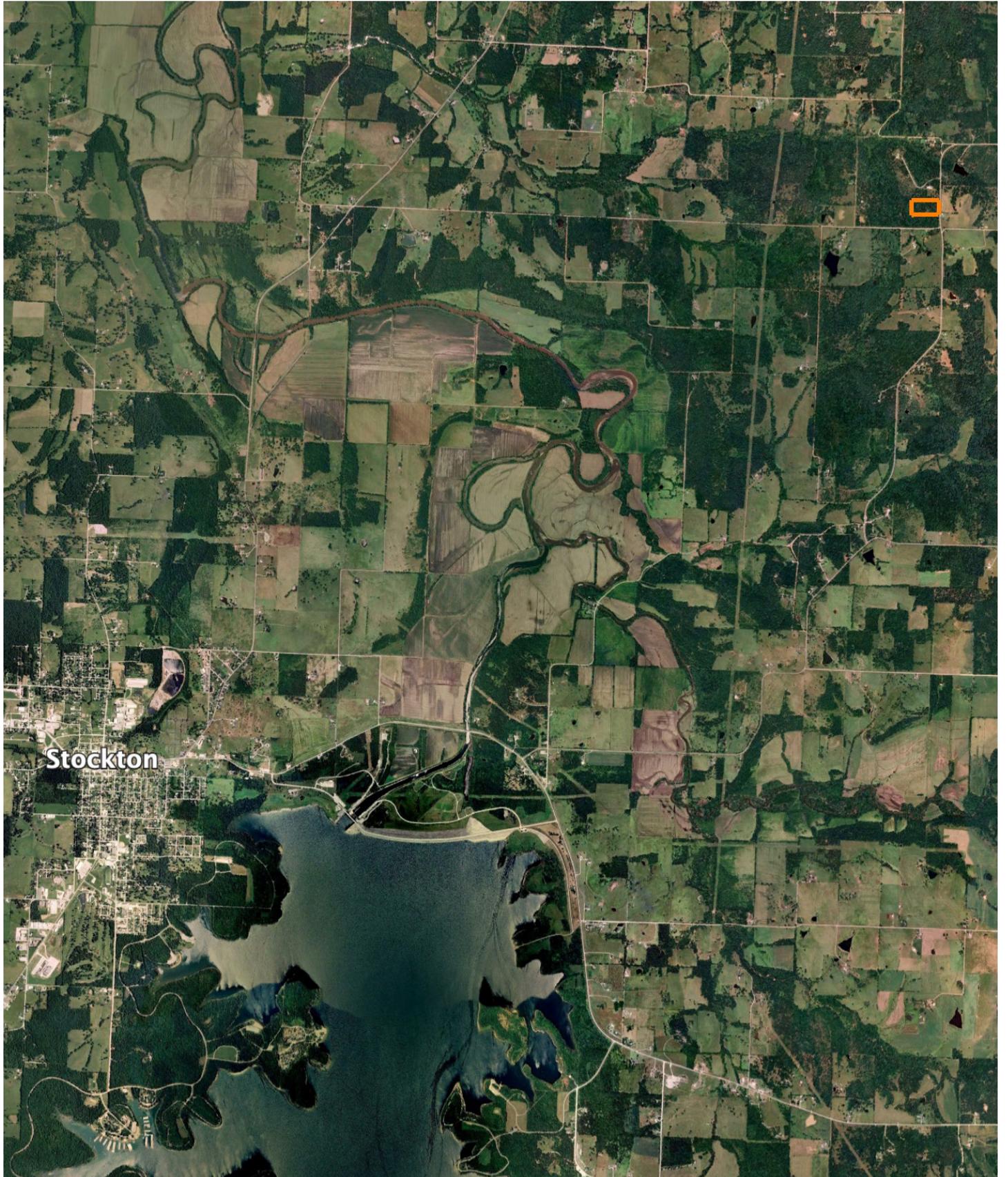
Area Symbol: MO039, Soil Area Version: 28

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%		Ille	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.



SCOTT SUDKAMP,
LAND AGENT

417.321.5427

ScottSudkamp@MidwestLandGroup.com



MidwestLandGroup.com

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