

MIDWEST LAND GROUP PRESENTS

8 ACRES IN

CEDAR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL ACREAGE WITH POND

You've worked hard, saved your money, picked out plans, and talked to your builder. Now, you just need the perfect place for your new home. A place in the country, with room for the kids to run around, and some pasture for a horse or some livestock. If this describes the life you've been dreaming of, well, it's time to make that dream a reality! Situated on a quiet country road, this property features a beautiful pond and plenty of grass for hay or pasture. It's a flat parcel, readily buildable, and is just a half mile from a paved highway. Stockton Lake, renowned for its beautiful scenery and recreation, is less than 5 miles away, and Pomme de Terre Lake is only about 20 miles distant. This area is classic Ozarks, with oak timber intermixed with pastures and threaded with

gravel-bottomed, clear water streams. It's an aesthetic landscape that you'll never grow tired of.

This property has good soils capable of growing plenty of forage, a nice garden, or maybe an orchard or small vineyard. Mighty oaks grow along the north side, as well as along the old fencerow running parallel with the county road on the east. Eastern red cedar, persimmons, and sumac can be found along the edges of the pond, along with a few patches of blackberry that promise a pie or cobbler in the summertime. 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.



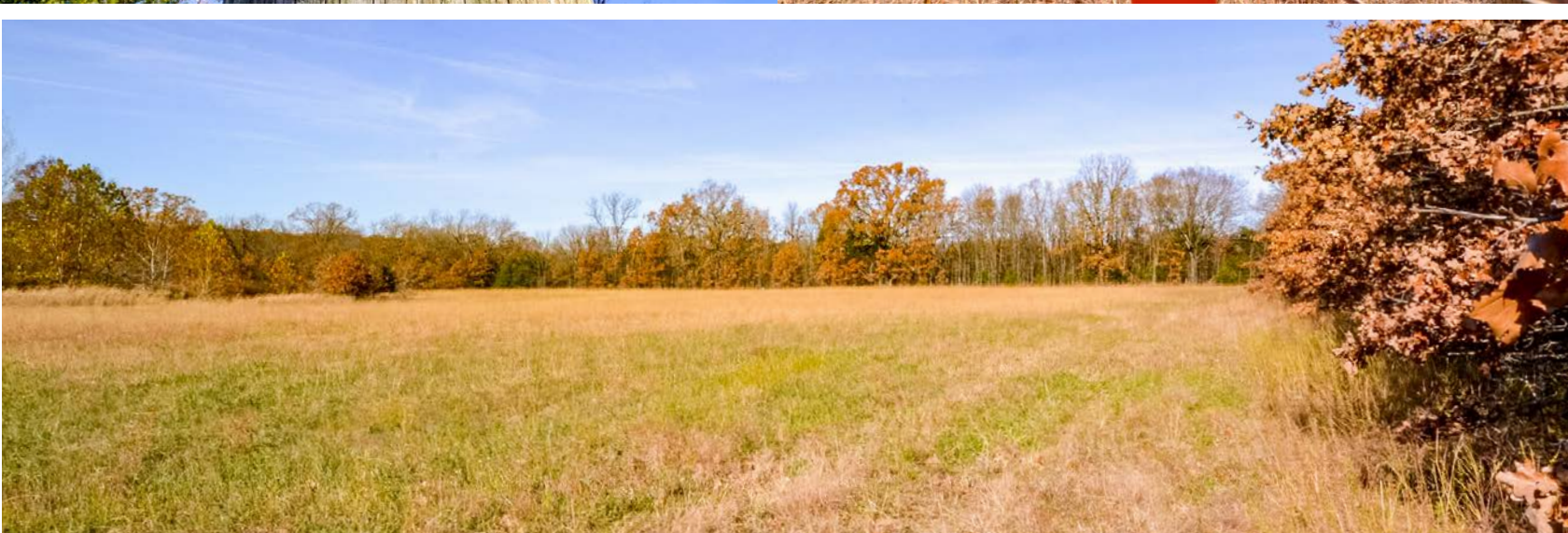
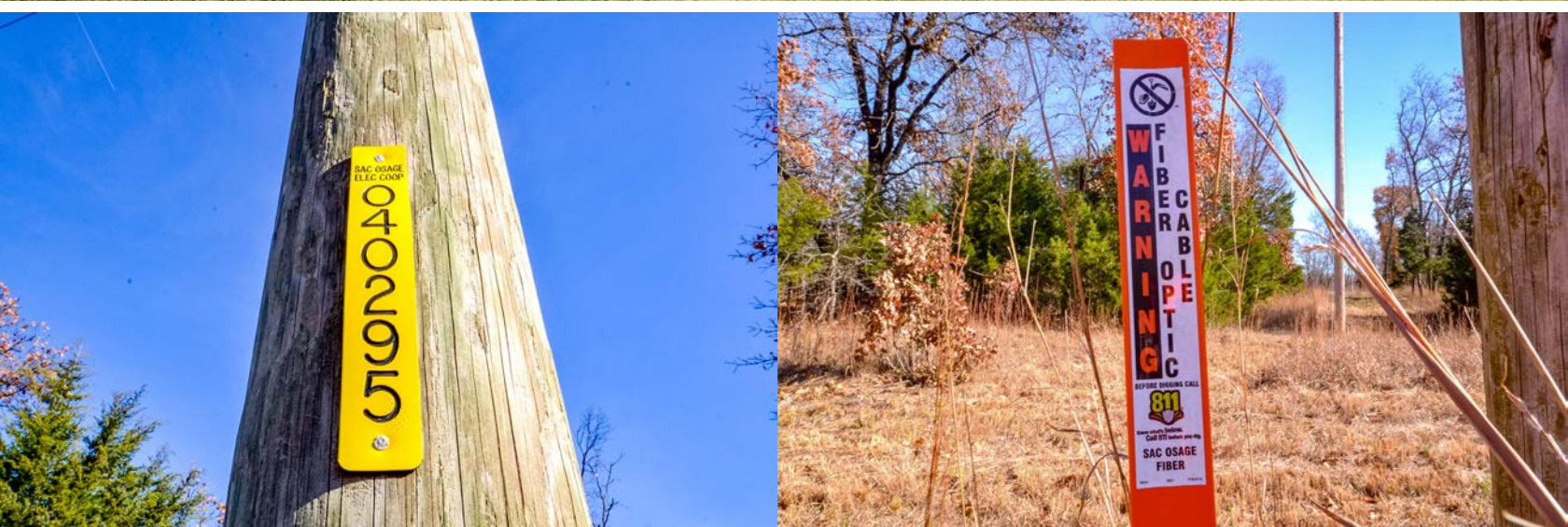
PROPERTY FEATURES

PRICE: **\$80,000** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **8**

- 8 +/- acres to be surveyed
- Parcel lays well, with several home site options
- County road on two sides
- Electric service at the road
- High-speed fiber internet is available
- Beautiful setting
- Mostly open land
- Just ½ mile from Highway AA
- No restrictions
- 6.5 miles to Stockton Lake Dam
- 8 miles to downtown Stockton, MO
- 28 miles to Bolivar, MO
- Stockton R-1 schools



GREAT BUILD SITE



COUNTY ROAD FRONTAGE ON 2 SIDES

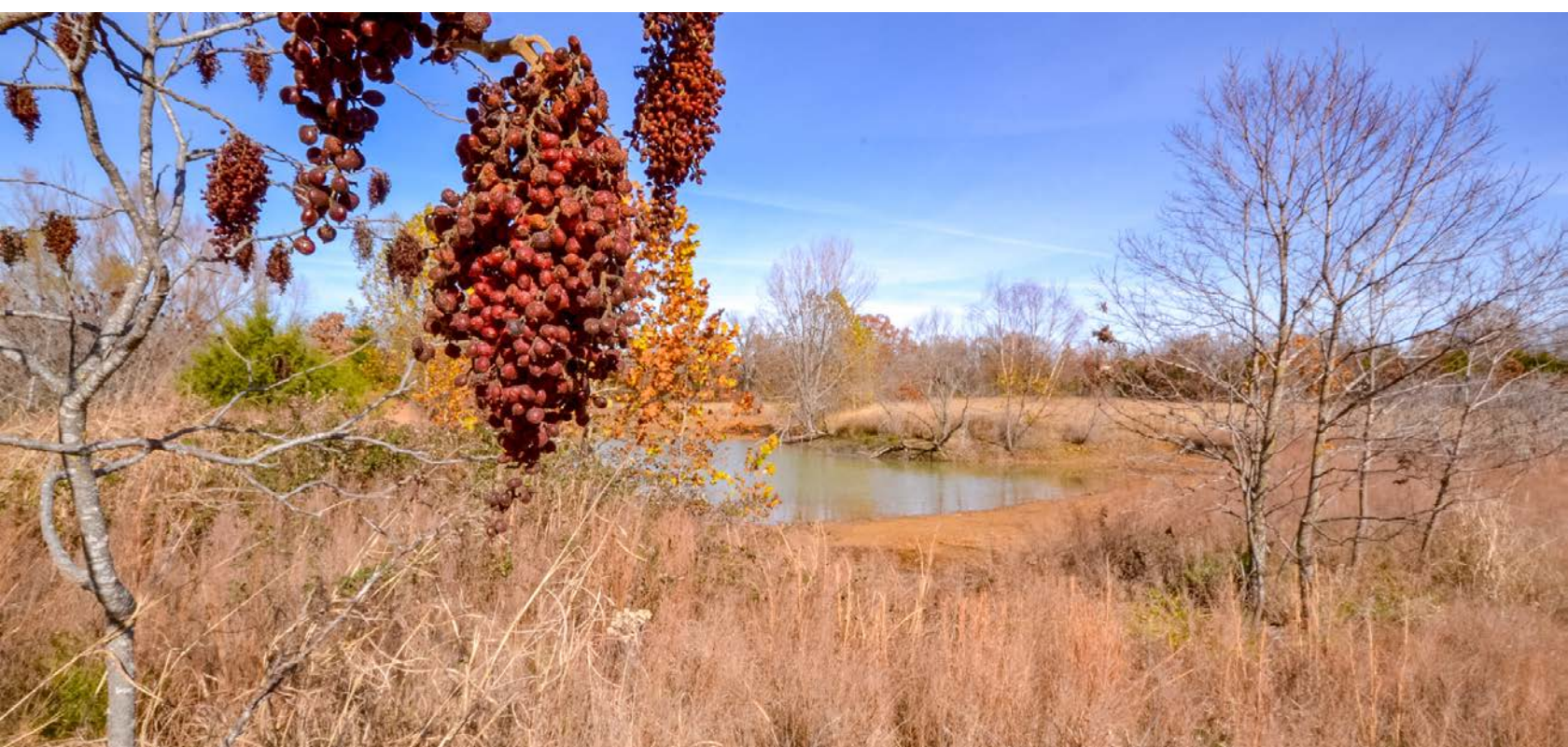


MOSTLY OPEN LAND



SMALL POND

Eastern red cedar, persimmons, and sumac can be found along the edges of the pond, along with a few patches of blackberry that promise a pie or cobbler in the summertime.



GOOD GRASS PASTURE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 44' 42.41, -93° 42' 57.91

0ft 290ft 580ft

32-35N-25W
Cedar County
Missouri



2/11/2025



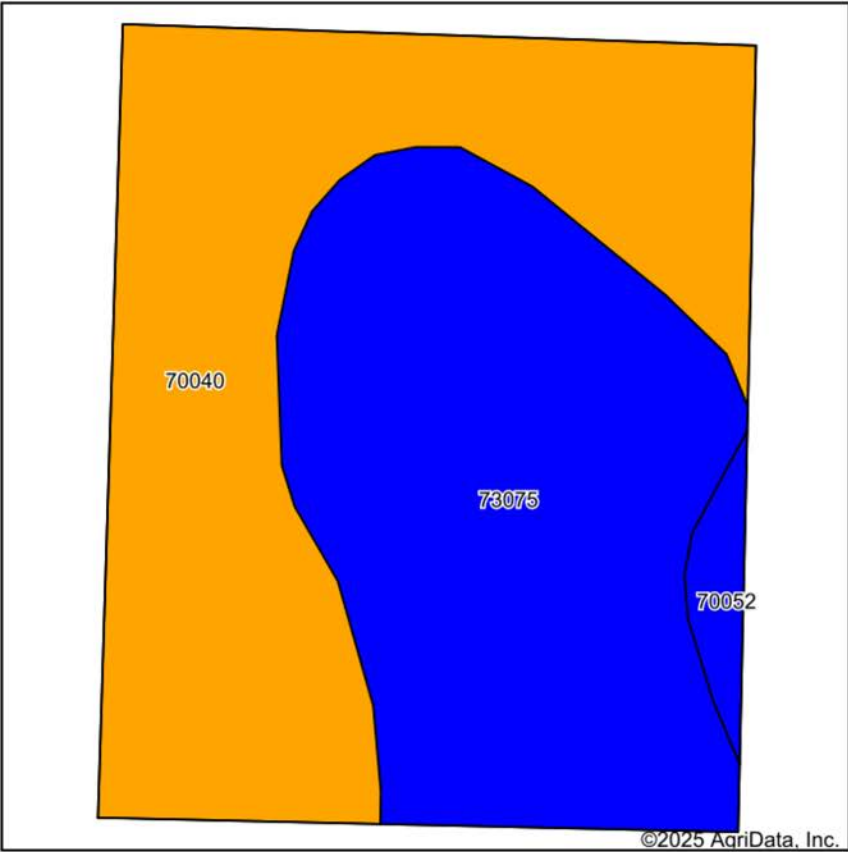
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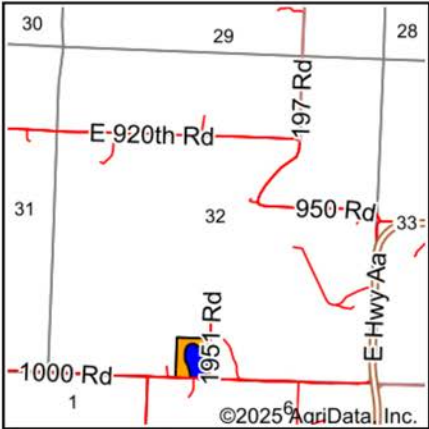
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cedar**
Location: **32-35N-25W**
Township: **Jefferson**
Acres: **8**
Date: **2/11/2025**



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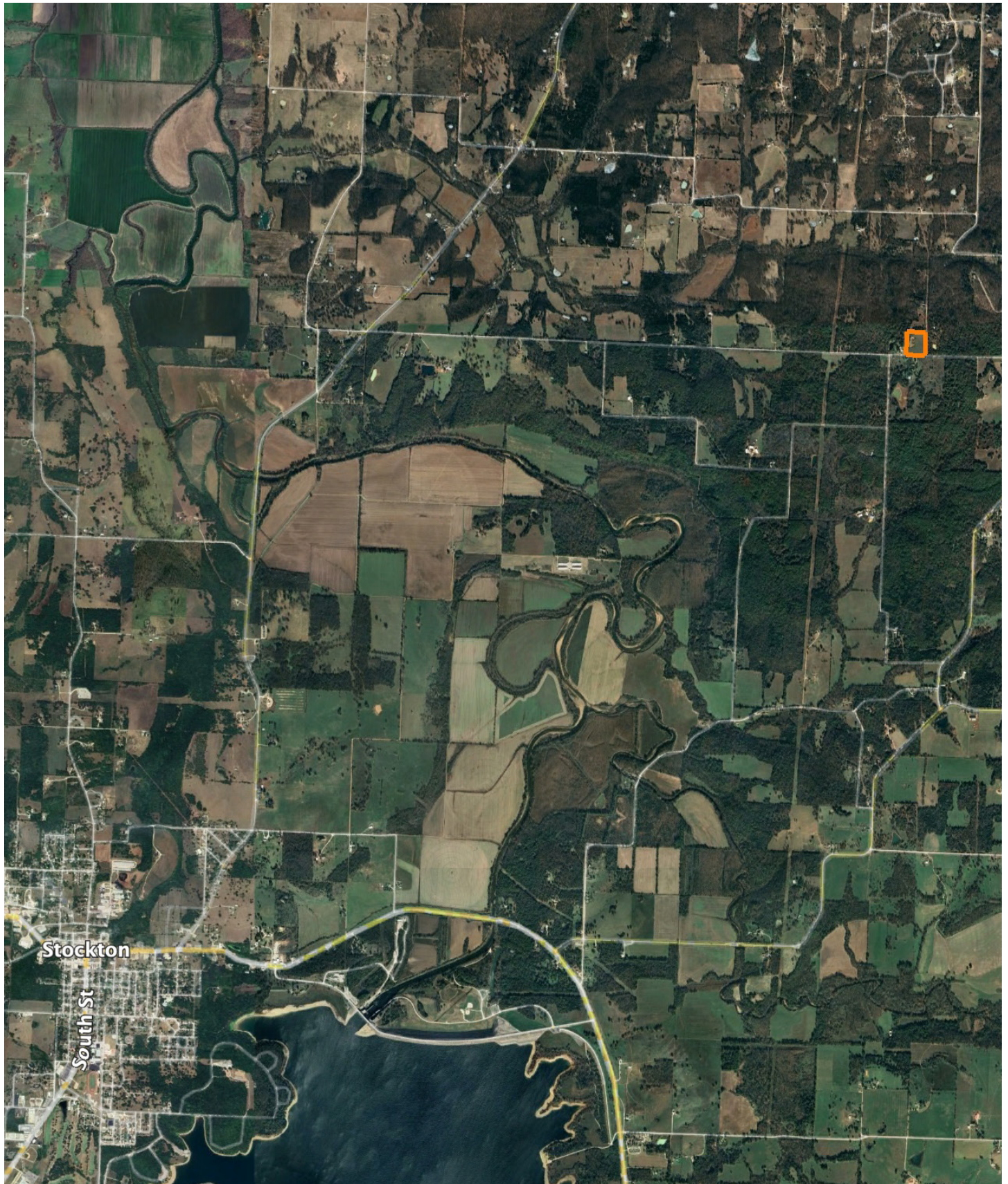
Area Symbol: MO039, Soil Area Version: 28

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
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	3.92	49.0%		IIIe	43	43	39	30
73075	Hobson loam, 1 to 3 percent slopes	3.89	48.6%		Ile	46	39	40	33
70052	Arnica loam, 2 to 5 percent slopes	0.19	2.4%		Ile	77	68	62	69
Weighted Average					2.49	*n 45.3	*n 41.6	*n 40	*n 32.4

*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

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