

MIDWEST LAND GROUP PRESENTS

89 TOTAL ACRES IN 4 TRACTS

SAINT CLAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRISTINE PASTURE WITH PONDS, GREAT ACCESS, AND BUILD SITES

Here's your opportunity to own amazing pasture ground in a great location with incredible views! This 89 +/- acre property is located west of Osceola with blacktop and gravel road frontage. Talk about great access! From the moment you approach the front gate, you will notice the pride of ownership this property displays. The land has been very well maintained and is fully fenced with newer fencing. It's even cross-fenced which sets up perfect for horses or cattle. The property includes two beautiful spring-fed ponds capable of filling up a stinger full of fish! A mature grove of giant oak trees rests in the northeast corner with a park-like setting. If hunting is up

your alley, the west side of the property features pockets of timber and borders additional woods that provide great cover for deer turkey. The property features numerous awesome build sites for a home! You can take advantage of the existing gravel drive into the center of the property that sets up perfect for your dream home location. The sunrises and sunsets will be hard to beat!

If smaller acreage is desired, the property is also being offered in hard-to-find smaller tracts, with great road frontage and build sites.



PROPERTY FEATURES

PRICE: **\$520,000** | ACRES: **89**

- Highway B blacktop frontage
- Gravel road frontage
- Electricity along the road
- Fully fenced with newer fencing
- Gated entry
- Peaceful and quiet area
- Beautiful pasture
- 2 spring-fed ponds with fishing opportunities
- Small pockets of timber
- Deer and turkey hunting opportunities
- Small acreage tracts are available as well
- 12 miles to Osceola
- 32 miles to Clinton
- Under 30 minutes to Truman Lake
- Under 1 hour to Stockton Lake
- 1 hour 30 minutes to Kansas City area

TRACT 1

PRICE: **\$106,000** | ACRES: **17**

- Highway B blacktop frontage
- Electricity along the road
- Mostly fenced with newer fencing
- Peaceful and quiet area
- Beautiful pasture
- Deer and turkey hunting opportunities

TRACT 2

PRICE: **\$258,000** | ACRES: **43**

- Highway B blacktop frontage
- Electricity along the road
- Mostly fenced with newer fencing
- Peaceful and quiet area
- Beautiful pasture
- Woods on the west side
- Deer and turkey hunting opportunities

TRACT 3

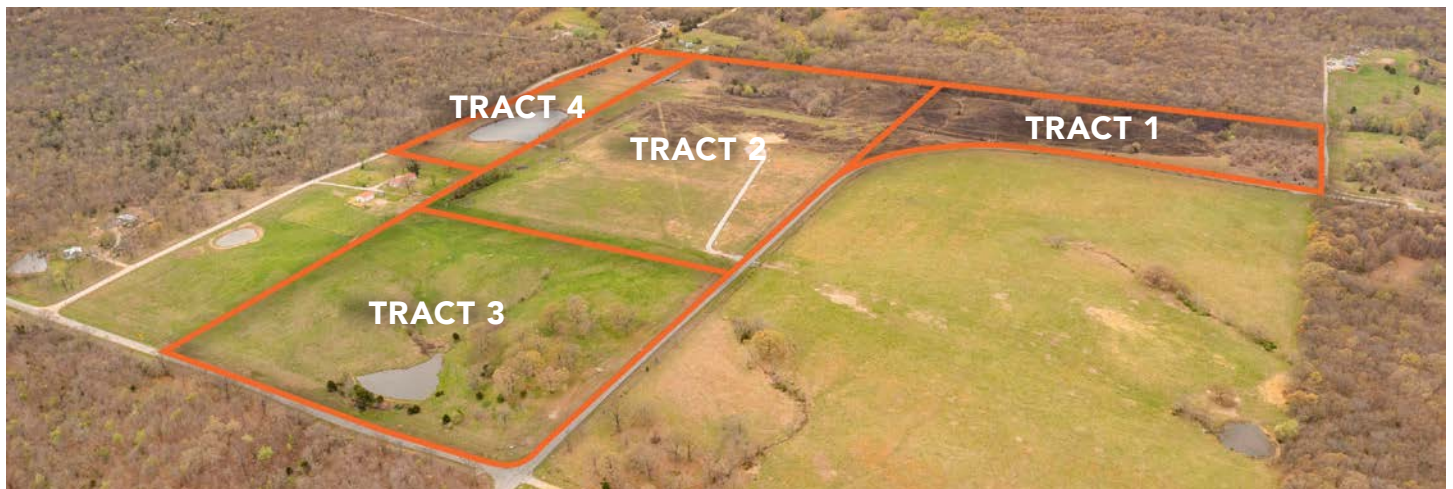
PRICE: **\$108,000** | ACRES: **16**

- Highway B blacktop frontage
- Electricity along the road
- Mostly fenced with newer fencing
- Peaceful and quiet area
- Beautiful pasture
- Mature trees
- Spring-fed pond

TRACT 4

PRICE: **\$85,000** | ACRES: **13**

- Less than a half mile off blacktop
- Electricity along the road
- Mostly fenced with newer fencing
- Peaceful and quiet area
- Beautiful pasture
- Spring-fed pond



EXCELLENT BUILD SITES



HIGHWAY B BLACKTOP FRONTAGE



BEAUTIFUL PASTURE



SPRING-FED PONDS LOT 3 AND 4



MOSTLY NEW FENCING



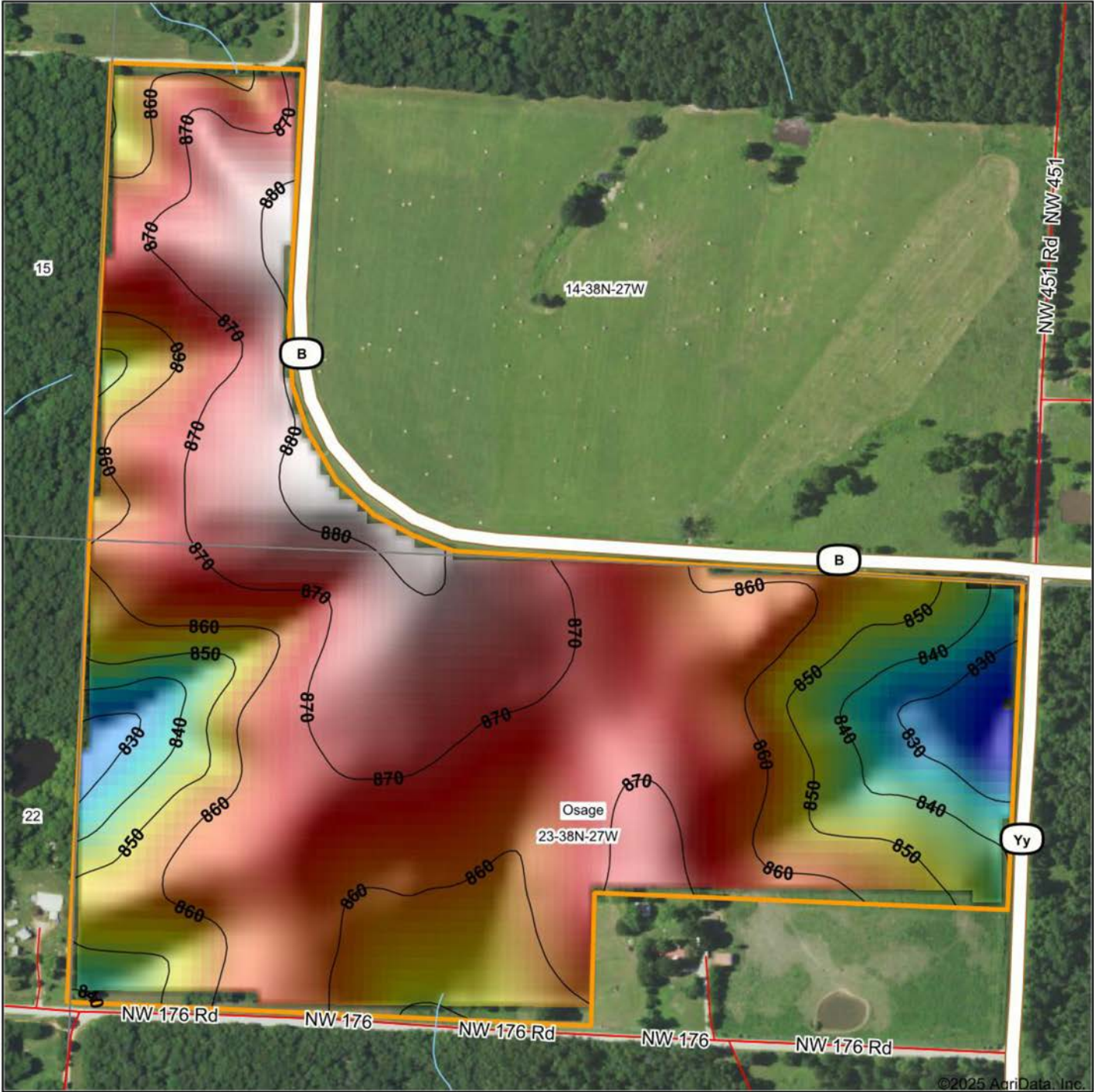
SMALL TIMBER



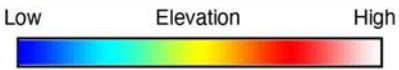
AERIAL MAP



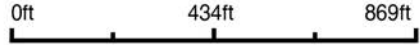
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 820.3
 Max: 882.0
 Range: 61.7
 Average: 860.6
 Standard Deviation: 12.43 ft



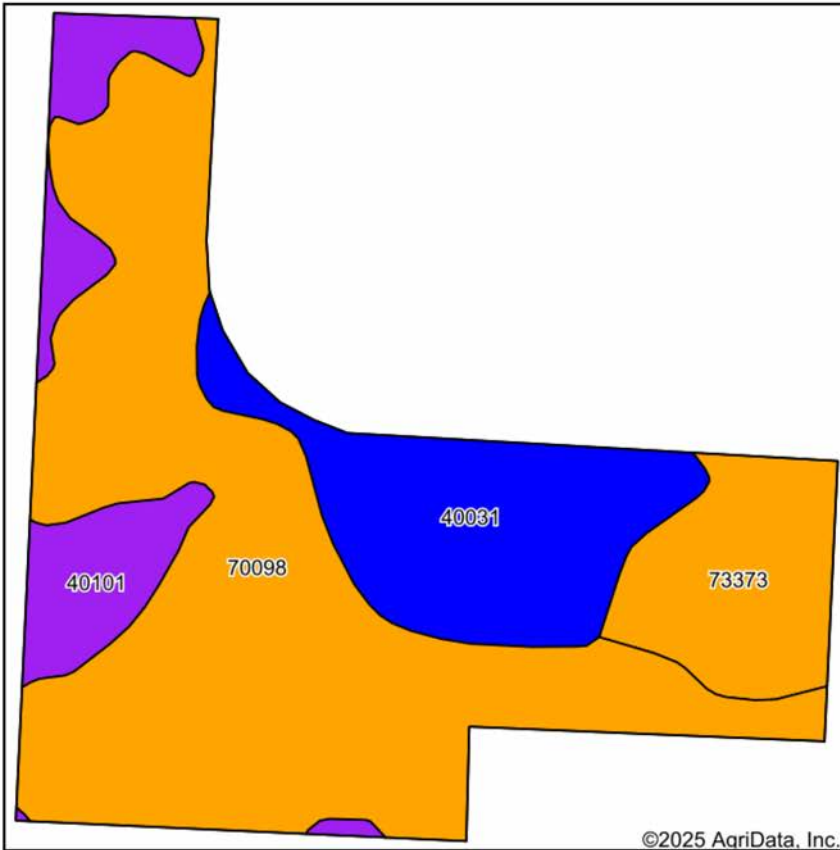
14-38N-27W
St. Clair County
Missouri

Boundary Center: 38° 3' 16", -93° 52' 10.91

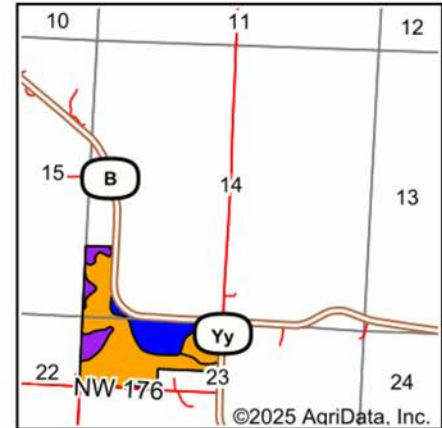


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **St. Clair**
 Location: **14-38N-27W**
 Township: **Osage**
 Acres: **85.88**
 Date: **4/20/2025**



Maps Provided By:

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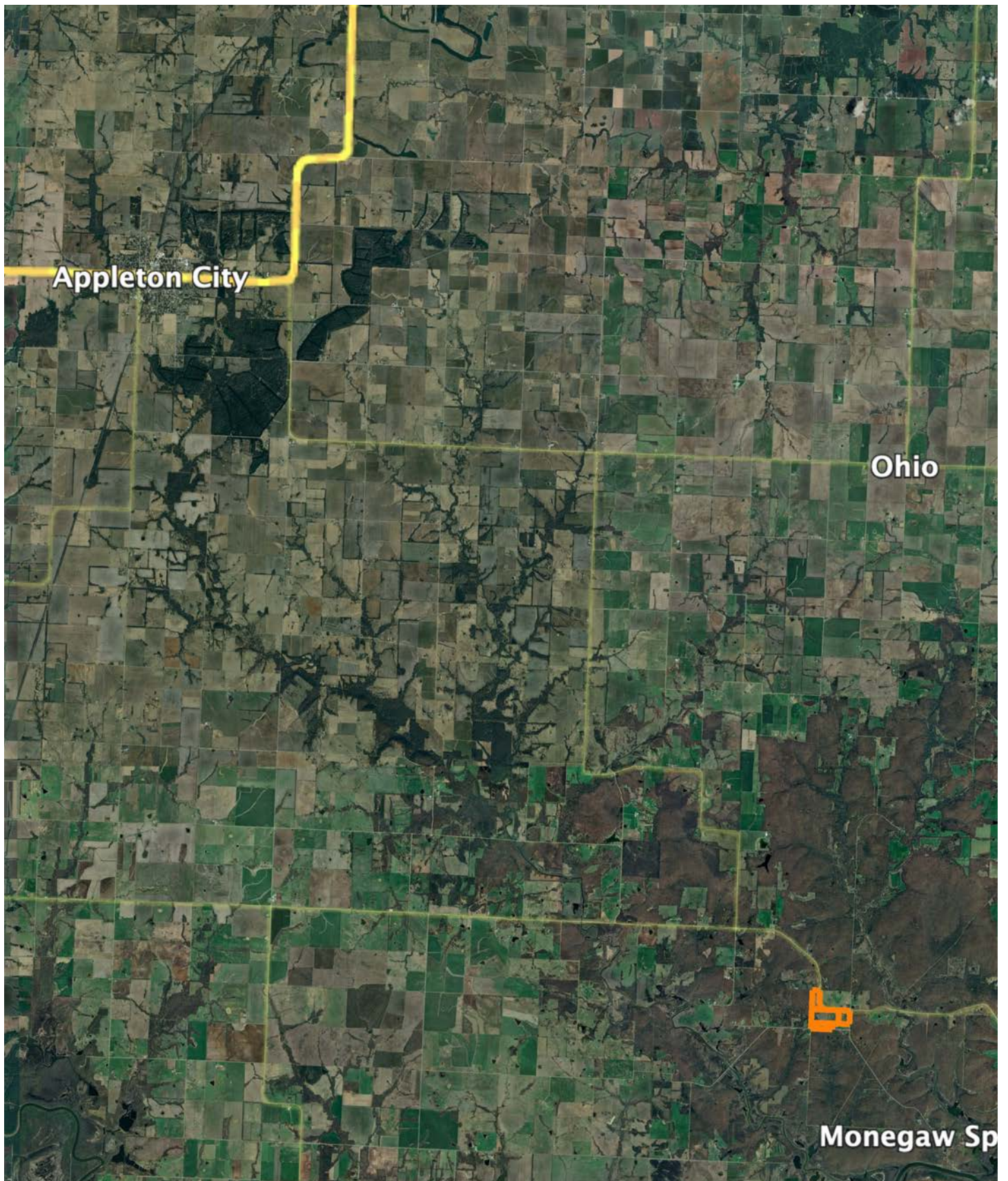
Area Symbol: MO185, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	49.63	57.8%		3ft. (Paralithic bedrock)	IIIe	58	58	51	43	56	
40031	Barco fine sandy loam, 2 to 5 percent slopes	16.47	19.2%		2.5ft. (Paralithic bedrock)	Ile	62	62	50	42	55	
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	10.32	12.0%		2.2ft. (Paralithic bedrock)	IIIe	51	51	44	34	46	
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	9.46	11.0%		1.2ft. (Lithic bedrock)	VIIIs	26	24	25	14	14	
Weighted Average							3.25	*n 54.4	*n 54.2	*n 47.1	*n 38.5	*n 50

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



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