

MIDWEST LAND GROUP PRESENTS

29 ACRES IN

OSAGE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 29 +/- ACRE BUILD SITE OPPORTUNITY IN OSAGE COUNTY, MISSOURI

Discover your perfect slice of Missouri countryside just south of Linn, 318 yards of paved Highway frontage along Highway CC. This beautiful 29 +/- acre tract offers a rare blend of build-ready land and recreational paradise. With approximately 3 acres cleared, and ready for your dream home, you'll enjoy privacy without sacrificing convenience. The remaining acreage is comprised of open hardwoods filled with white and red oaks, creating a stunning natural backdrop and attracting abundant wildlife. Evidence of deer—rubs and trails—are found throughout, and the distant sound of gobbling turkeys adds to the peaceful, wild charm. A trail system winds through the property, making it easy to explore every

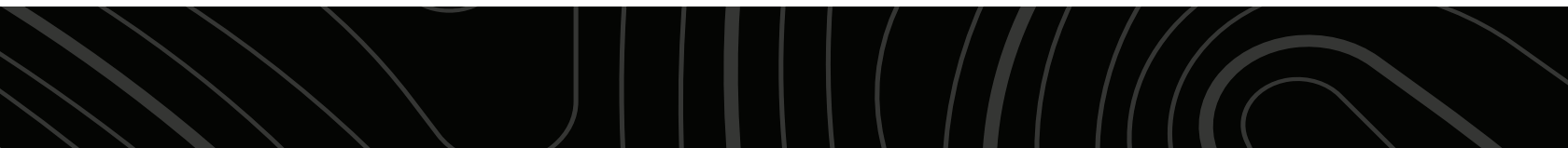
corner. The main ridge, stretching approximately 250 yards, ranges from level to gently sloping terrain, offering a more secluded and scenic building site tucked into the timber.

Utilities are readily available with access to county water and fiber optic internet. The location is ideal—just 4 miles south of Highway 50, 5 minutes from the State Technical College of Missouri and Linn Public Schools, and only 30 minutes to Jefferson City. Land in Osage County doesn't come available often. Don't miss your chance to own a versatile property in a sought-after location. Call today Beau Mantle today!

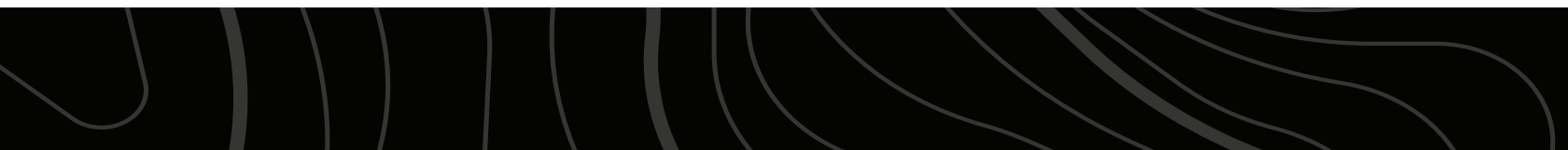
PROPERTY FEATURES

PRICE: **\$266,800** | COUNTY: **OSAGE** | STATE: **MISSOURI** | ACRES: **29**

- 3 +/- acres cleared
- Hardwood timber
- Abundant wildlife
- Trail system
- 250 yard main ridge
- Fiber optic internet access
- County water available
- 5 minutes to State Technical College of Missouri
- 30 minutes to Jefferson City



3 +/- ACRES CLEARED



TRAIL SYSTEM



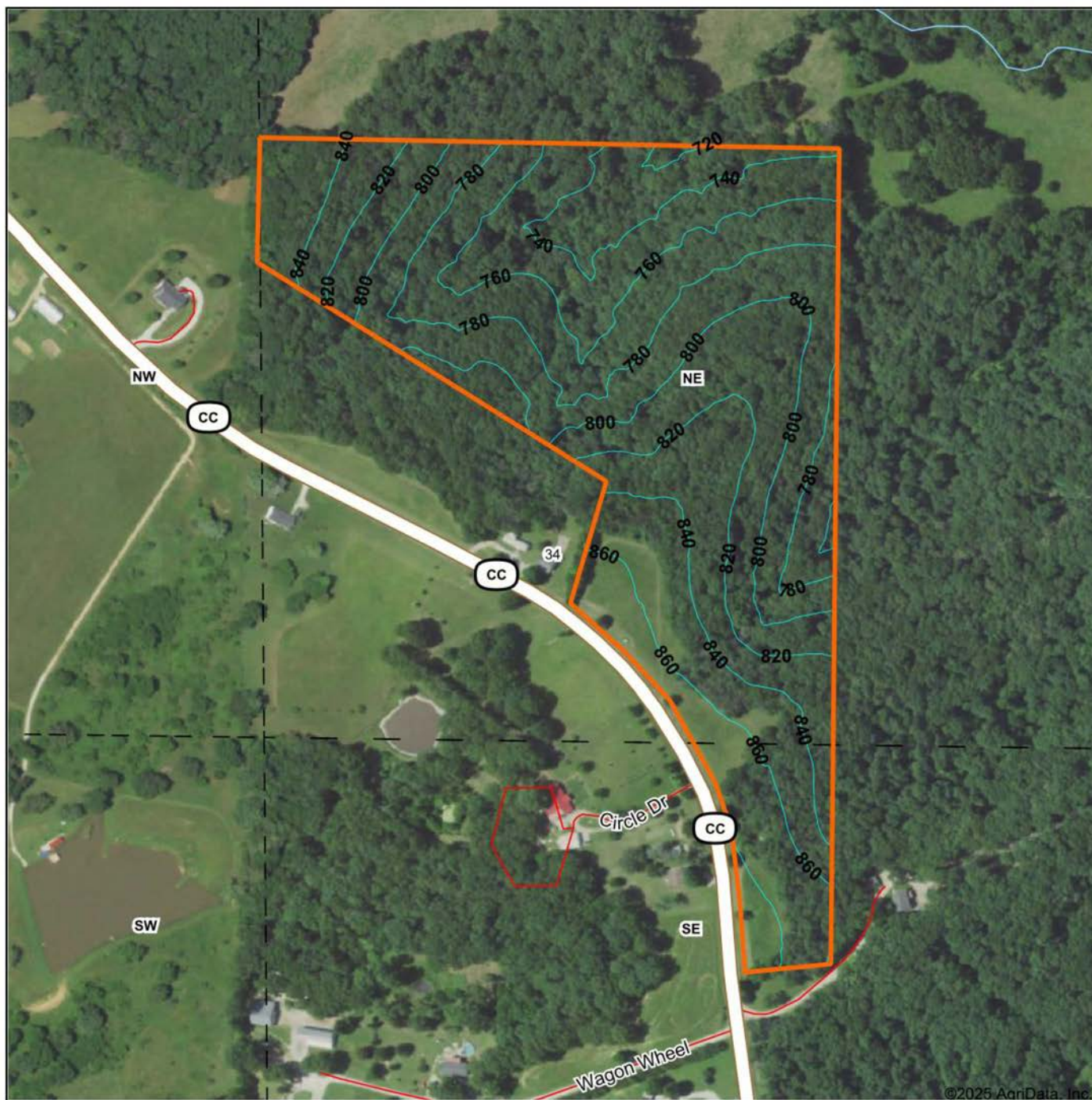
ABUNDANT WILDLIFE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 713.2

Max: 886.1

Range: 172.9

Average: 803.6

Standard Deviation: 40.78 ft

0ft 363ft 726ft

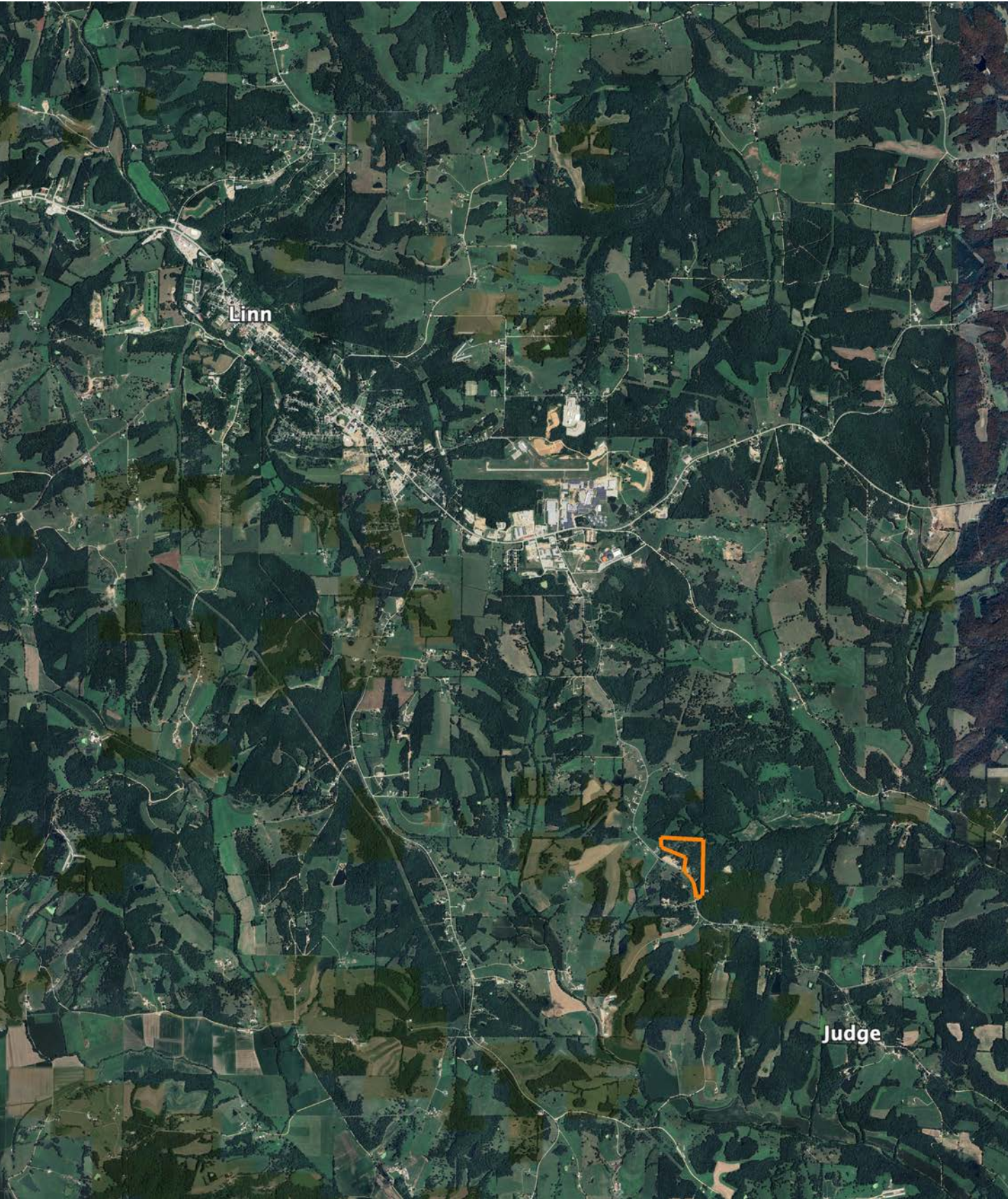


4/6/2025

34-43N-8W
Osage County
Missouri

Boundary Center: 38° 26' 7.82, -91° 48' 1.45

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their lease in Texas County. Beau resides in Linn, Missouri, with his wife, Courtney, and two sons, Jackson and Bennett.



BEAU MANTLE, LAND AGENT
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