

MIDWEST LAND GROUP PRESENTS



218 ACRES  
**SAINT CLAIR COUNTY, MO**

County Road 550, Collins, Saint Clair, Missouri, 64738





MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER CREEK BOTTOM FARM WITH LIVE WATER, PASTURE, AND BIG BUCKS!

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Discover the perfect blend of productivity, recreation, and natural beauty on this exceptional 218 +/- acre farm, where over half a mile of Coon Creek—a tributary of the Sac River—winds through the heart of the property. With fertile soils, abundant water, and a diverse landscape, this farm offers a rare opportunity in a highly sought-after location. More than 85 +/- acres of rich creek bottom ground stretch across the property, lush with fescue and historically used for hay production. These fields are terraced and made up of productive Class II and Class III soils, making them ideal for row cropping. In addition, approximately 37 +/- acres of quality pasture lie on the north side of Coon Creek, offering further potential for hay or crop production. Three ponds are nestled throughout the property, one of which is stocked with channel catfish—perfect for an afternoon of fishing. The mix of open fields and fertile soils also provides countless options for food plot locations.

Whether you're a serious hunter or simply love being in nature, the recreational potential here is outstanding. Thick timber made up of cedar and hardwood creates excellent bedding cover, and wildlife sign are abundant throughout. The area is well-known for producing trophy-class whitetail deer and strong turkey populations. A

well-established trail system gives easy access across the farm—most of which can be toured without leaving your UTV. That said, the ridges and drainages beg to be explored on foot and offer prime stand locations.

This farm is fully fenced and cross-fenced, making it ready for livestock. Water and forage are plentiful, with a functioning well connected to two hydrants and a livestock waterer. Utilities are in place, setting the stage for your dream home or weekend retreat. Gently rolling to level terrain presents multiple scenic build sites with gorgeous views of the creek bottom. An older 40'x60' barn sits at the front of the property, providing great space to store equipment out of the elements.

Conveniently located less than 10 minutes from both Highway 54 and Highway 13, and just 10 minutes from Collins. You're only 1 hour from Springfield and 1 hour 42 minutes from Lee's Summit—making this the perfect rural escape without sacrificing accessibility. Properties of this quality and diversity are a rare find in this region. Whether you're looking to farm, hunt, build, or simply enjoy the land, this one has it all. Call Beau Mantle today to schedule your private showing!



# PROPERTY FEATURES

PRICE: **\$1,155,570** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **218**

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- Over 0.5 miles of Coon Creek frontage
- Three ponds
- 85 +/- acres of fertile creek bottom ground
- 37 +/- additional acres of pasture
- Abundant wildlife
- Perimeter fence
- Established trail system
- Power and water on site
- Multiple build sites
- 40'x60' equipment barn
- 1 hour 42 minutes from Lee's Summit
- 1 hour from Springfield





# 85 +/- ACRES OF FERTILE CREEK BOTTOM

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More than 85 +/- acres of rich creek bottom ground stretch across the property, lush with fescue and historically used for hay production. These fields are terraced and made up of productive Class II and Class III soils, making them ideal for row cropping.





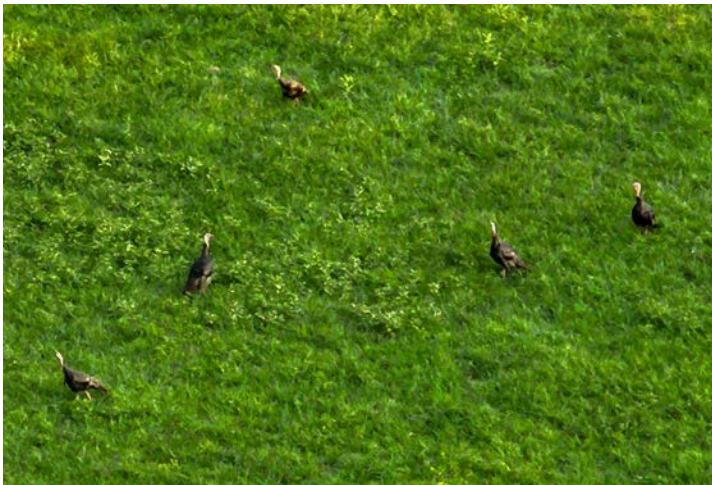
# COON CREEK FRONTAGE

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# HUNTING OPPORTUNITIES

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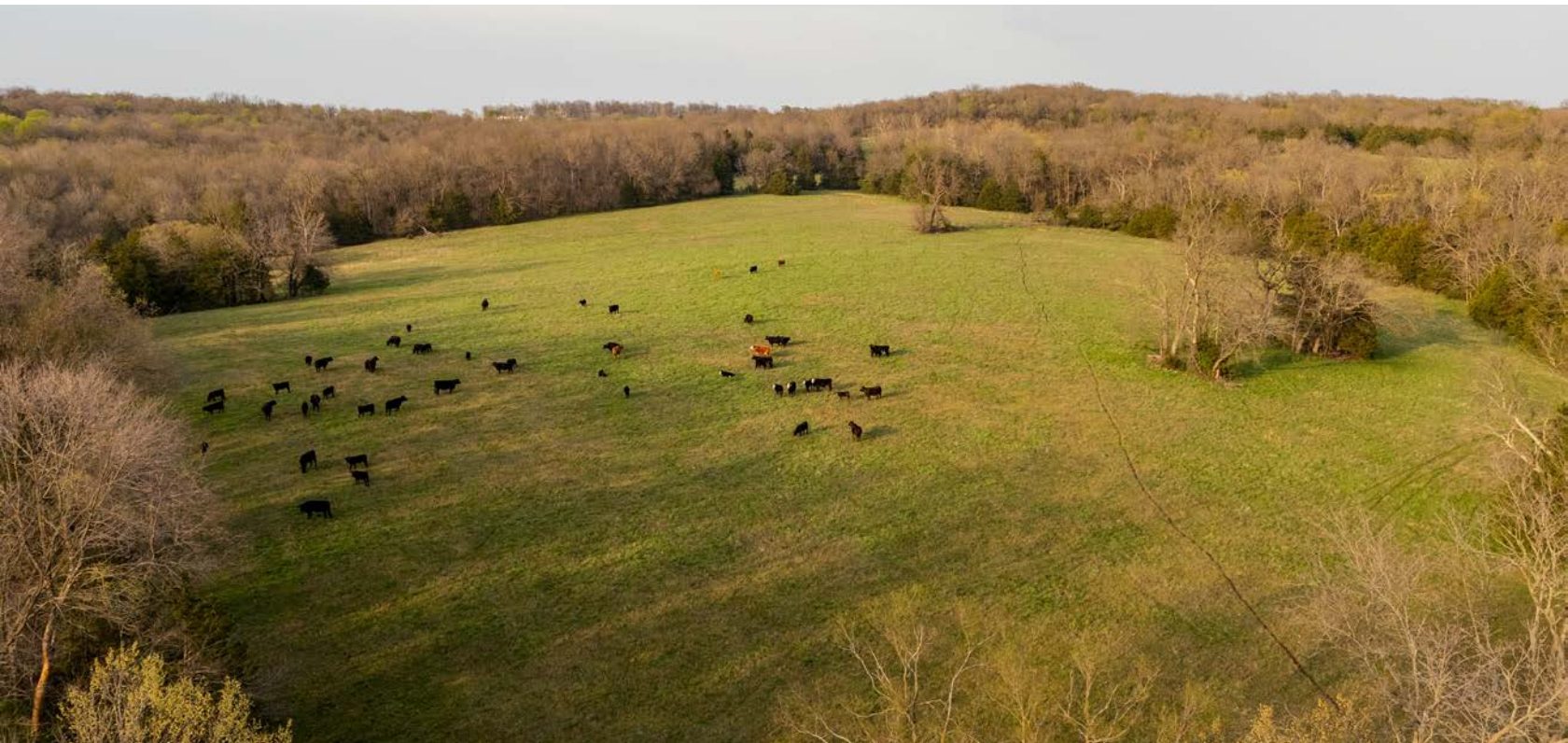




# 37 +/- ACRES PASTURE

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In addition, approximately 37 +/- acres of quality pasture lie on the north side of Coon Creek, offering further potential for hay or crop production.





# MULTIPLE BUILD SITES

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## 40'X60' EQUIPMENT BARN

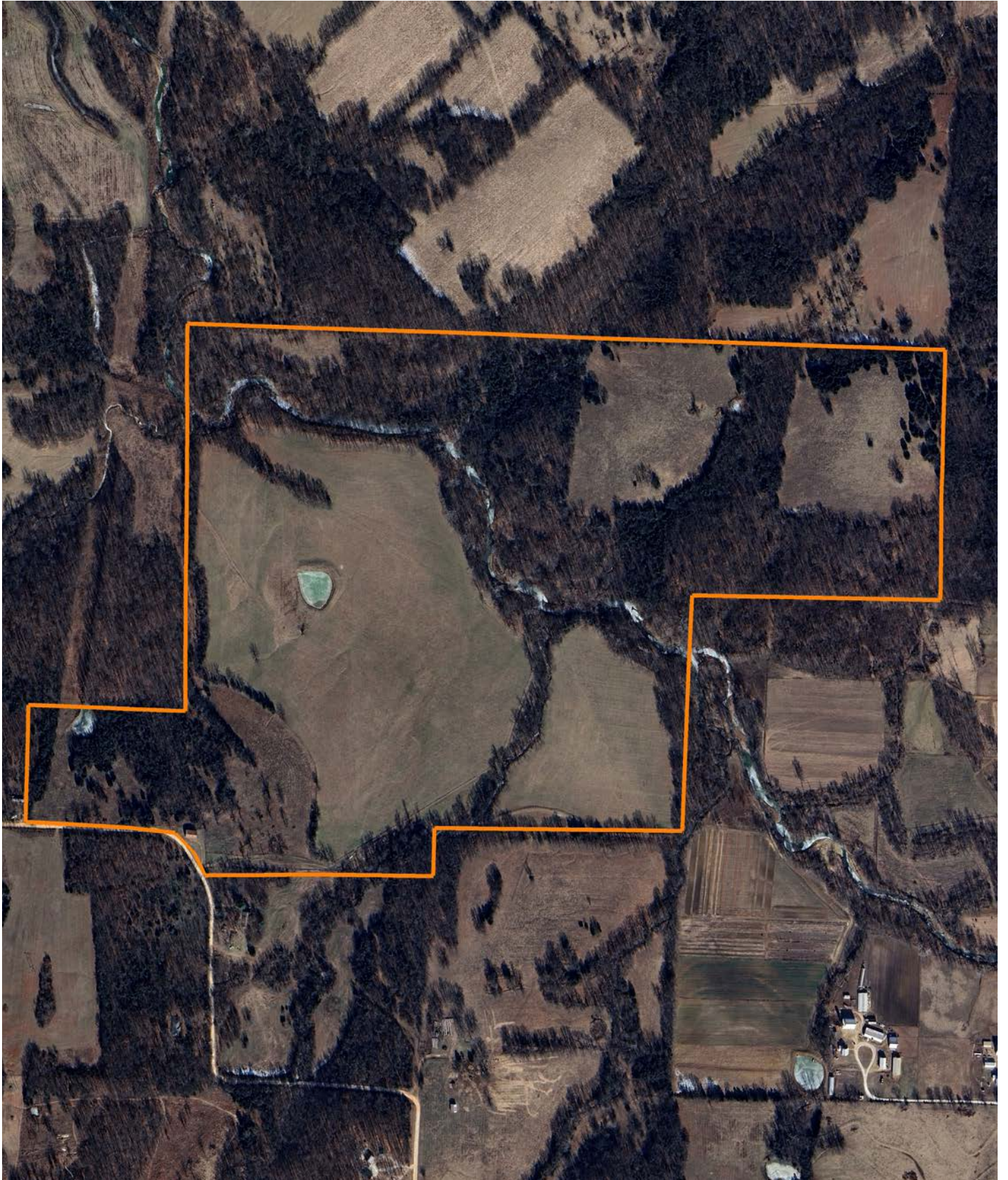
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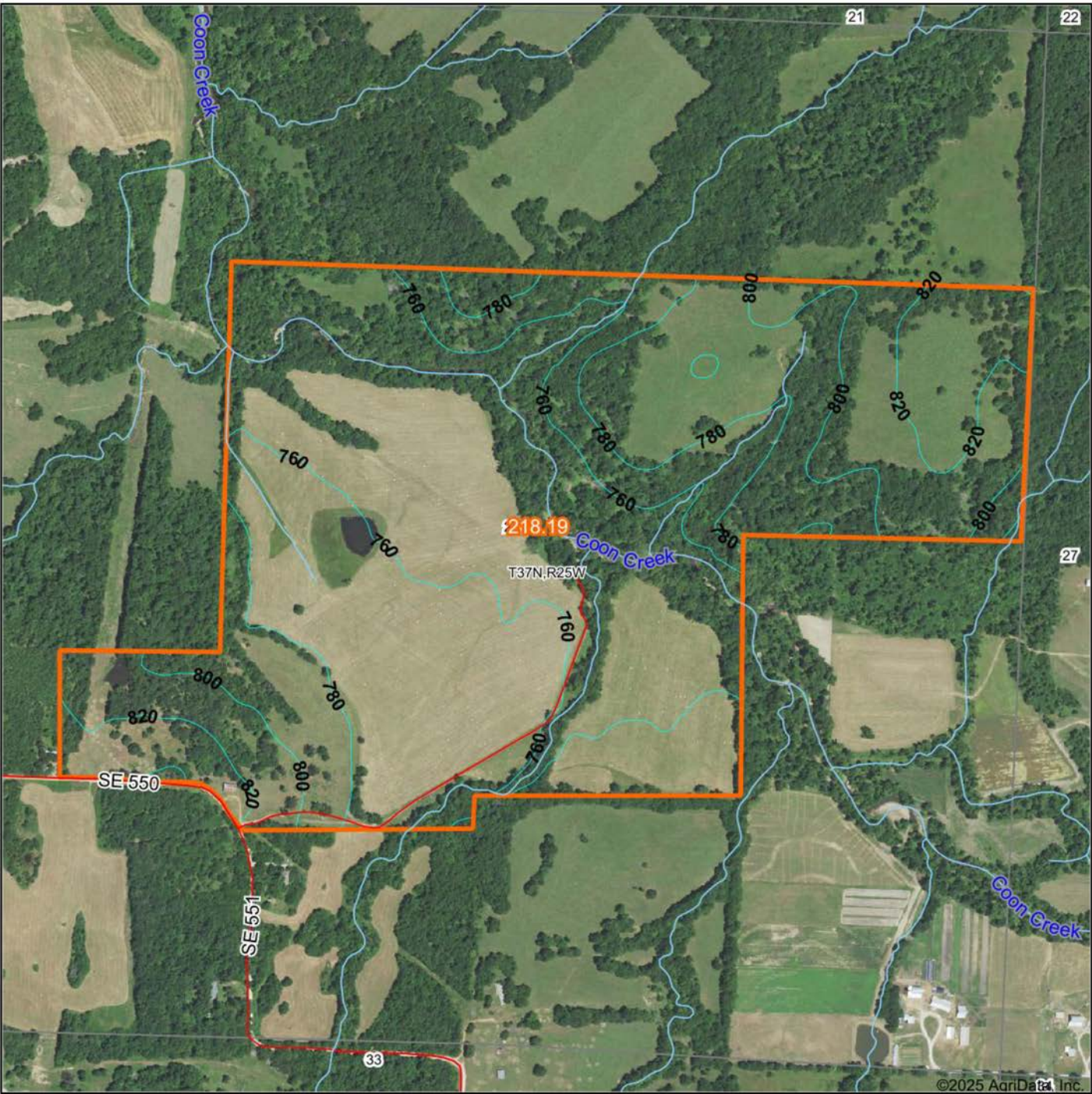
# AERIAL MAP

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# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 20.0  
Min: 741.7  
Max: 842.4  
Range: 100.7  
Average: 776.8  
Standard Deviation: 24.44 ft

0ft 784ft 1569ft



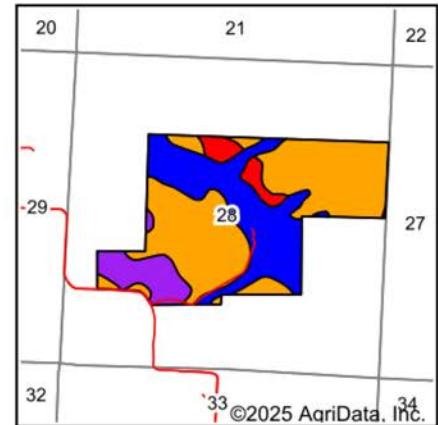
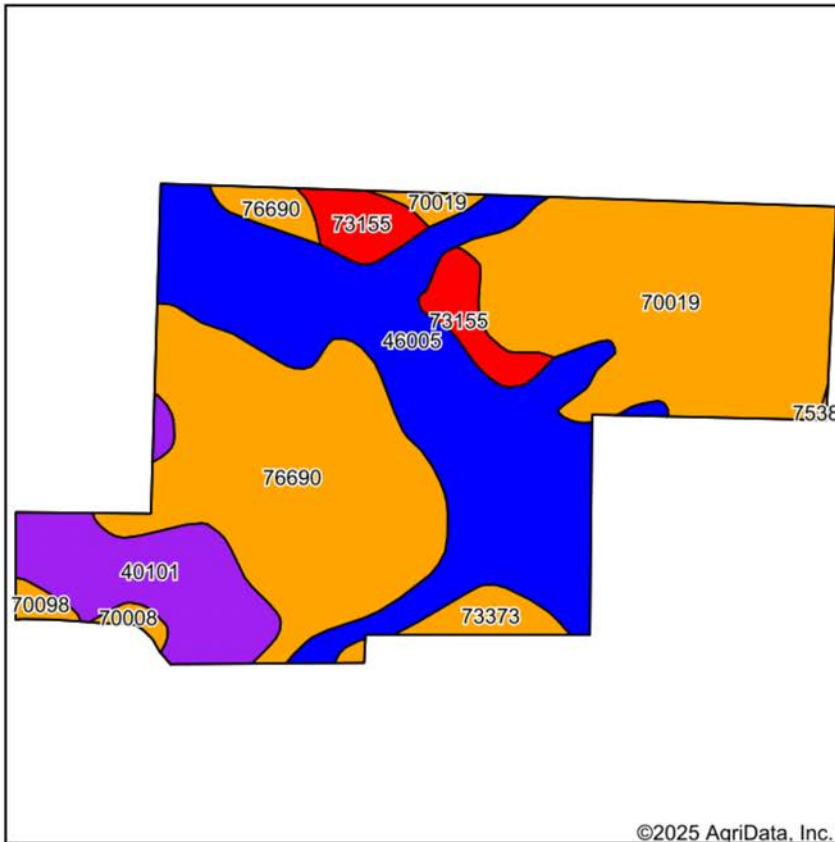
4/10/2025

**28-37N-25W**  
**St. Clair County**  
**Missouri**

Boundary Center: 37° 56' 22.85, -93° 41' 12.89



# SOILS MAP



State: **Missouri**  
 County: **St. Clair**  
 Location: **28-37N-25W**  
 Township: **Doyal**  
 Acres: **218.19**  
 Date: **4/10/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO185, Soil Area Version: 28

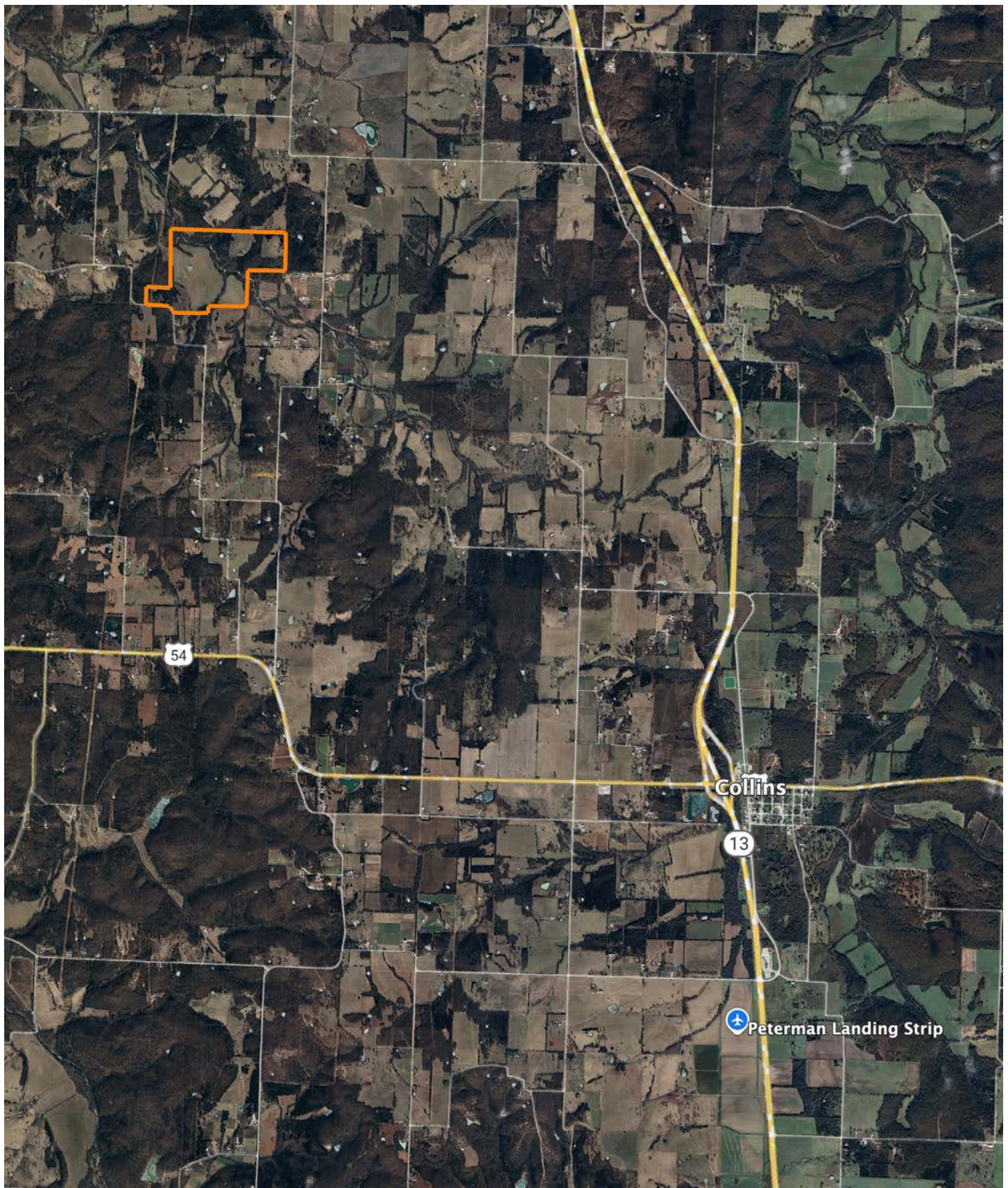
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	66.13	30.4%		IIw			82	82	63	75
76690	Moniteau silt loam, 0 to 2 percent slopes, rarely flooded	57.23	26.2%		IIIw	7	2	83	82	71	70
70019	Eldorado gravelly silt loam, 3 to 8 percent slopes	56.23	25.8%		IIle			65	65	50	46
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	20.83	9.5%		VIIls			26	24	25	14
73155	Gasconade-Rock outcrop complex, 3 to 35 percent slopes	10.46	4.8%		VIIIls			23	23	17	15
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	4.62	2.1%		IIle			51	51	44	34
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	1.38	0.6%		IIle			58	58	51	43
70008	Goss gravelly silt loam, 3 to 8 percent slopes	1.19	0.5%		IIle	4		60	59	47	43
75383	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded	0.12	0.1%		IIIw			69	66	59	61
Weighted Average					3.32	1.9	0.5	*n 68.8	*n 68.3	*n 55.3	*n 56.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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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## MidwestLandGroup.com

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