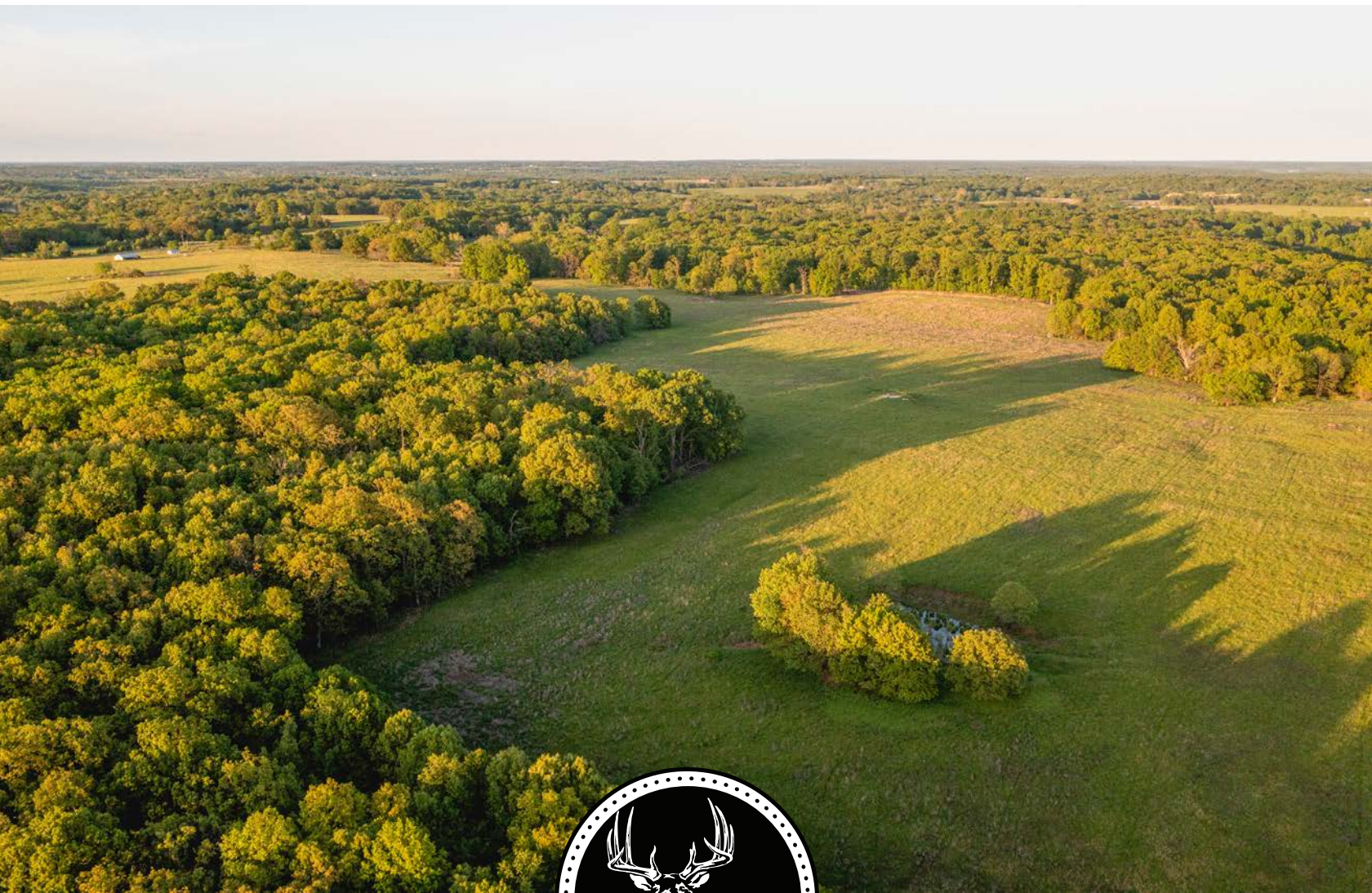


MIDWEST LAND GROUP PRESENTS

133 ACRES IN

SAINT CLAIR COUNTY MISSOURI

B HIGHWAY, OSCEOLA, MISSOURI 64776



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A BEAUTIFUL MIX-USE FARM ON B HIGHWAY NEAR OSCEOLA, MISSOURI

Here's a gorgeous 133 acres +/- in Saint Clair County, Missouri that checks all the boxes! Sitting just 4 miles from Truman Lake boat ramp, and 4 miles west of Osceola on the north side of B Highway. Fixed with over 2,550 feet of blacktop road frontage on the south end and another 1,770 feet of road frontage on the north side. Access is a breeze, and the property is very easy to get to and get around on.

Utilities are available at the road and on-site. Electricity and good well water sit on the property, servicing nice new water tanks for livestock, and a 5-strand fence in excellent condition wraps around the perimeter. Multiple

water sources and the pasture could be cross-fenced for rotation with ease. Several build sites lie out on this place, it truly would make the perfect place to build and run animals, expand one of the nice pond sites, and have a place to hunt right out the back door.

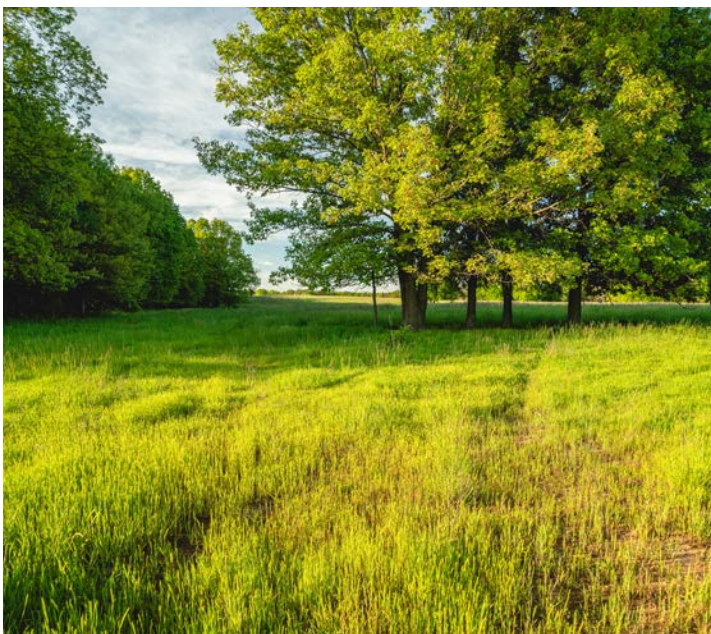
The farm is full of critters, tons of deer were seen on the first viewing, and several gobblers were heard sounding off in the timber. This place is full of recreational potential and would make someone a very nice hunting and hobby farm. Give Shay Haddock a call today at (913) 222-4257 for your private showing!



PROPERTY FEATURES

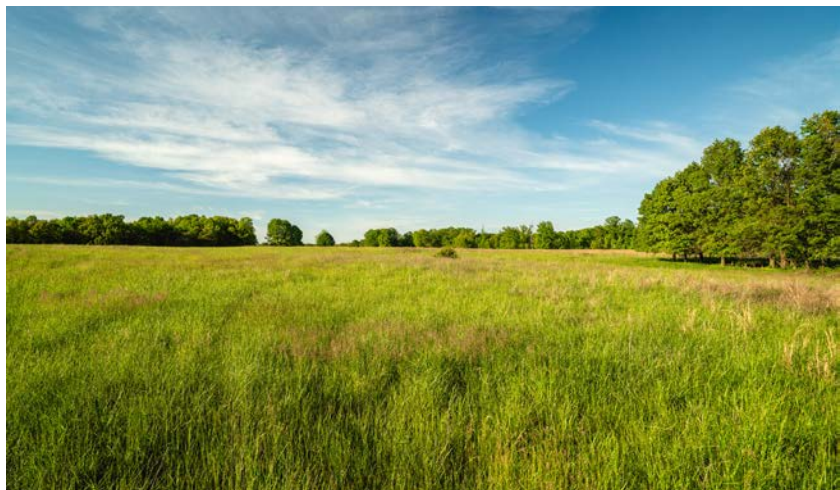
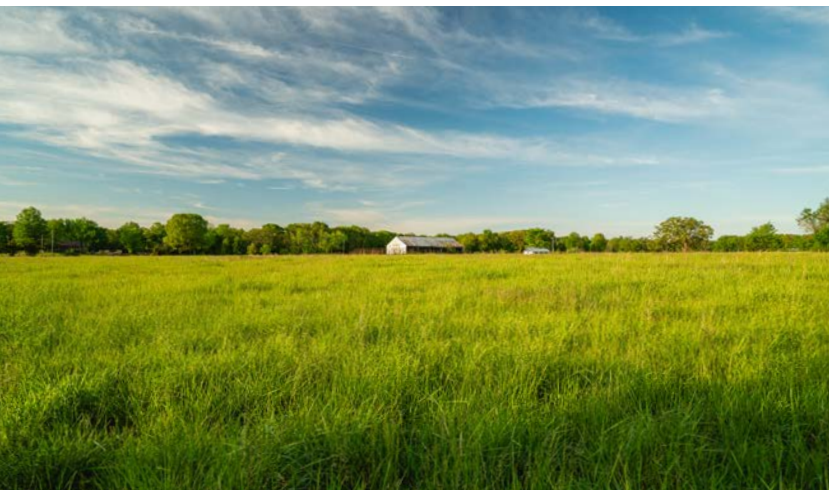
PRICE: **\$736,450** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **133**

- Blacktop access
- 4 miles from Osceola
- All land rights included in the sale
- No active leases
- Excellent deer and turkey hunting
- High-quality water sources
- Great fencing
- Close to Truman Lake
- 4 miles from the boat ramp
- Multiple build site locations



MULTIPLE BUILD SITE LOCATIONS

Utilities are available at the road and on-site with electricity and good well water sitting on the property.



GREAT FENCING

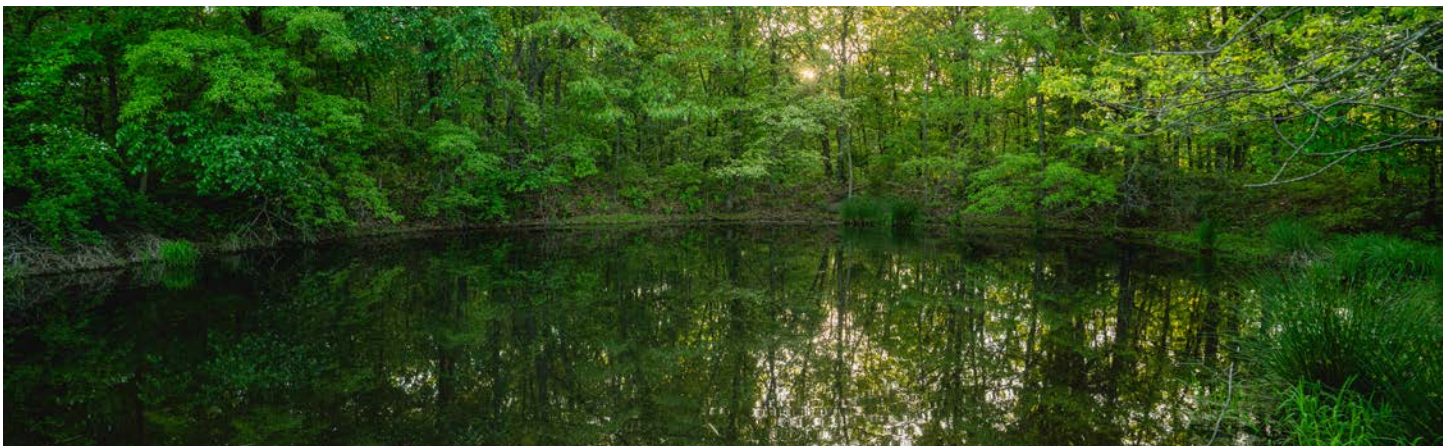


ROAD FRONTAGE



HIGH-QUALITY WATER SOURCES

Multiple water sources and the pasture could be cross-fenced for rotation with ease.

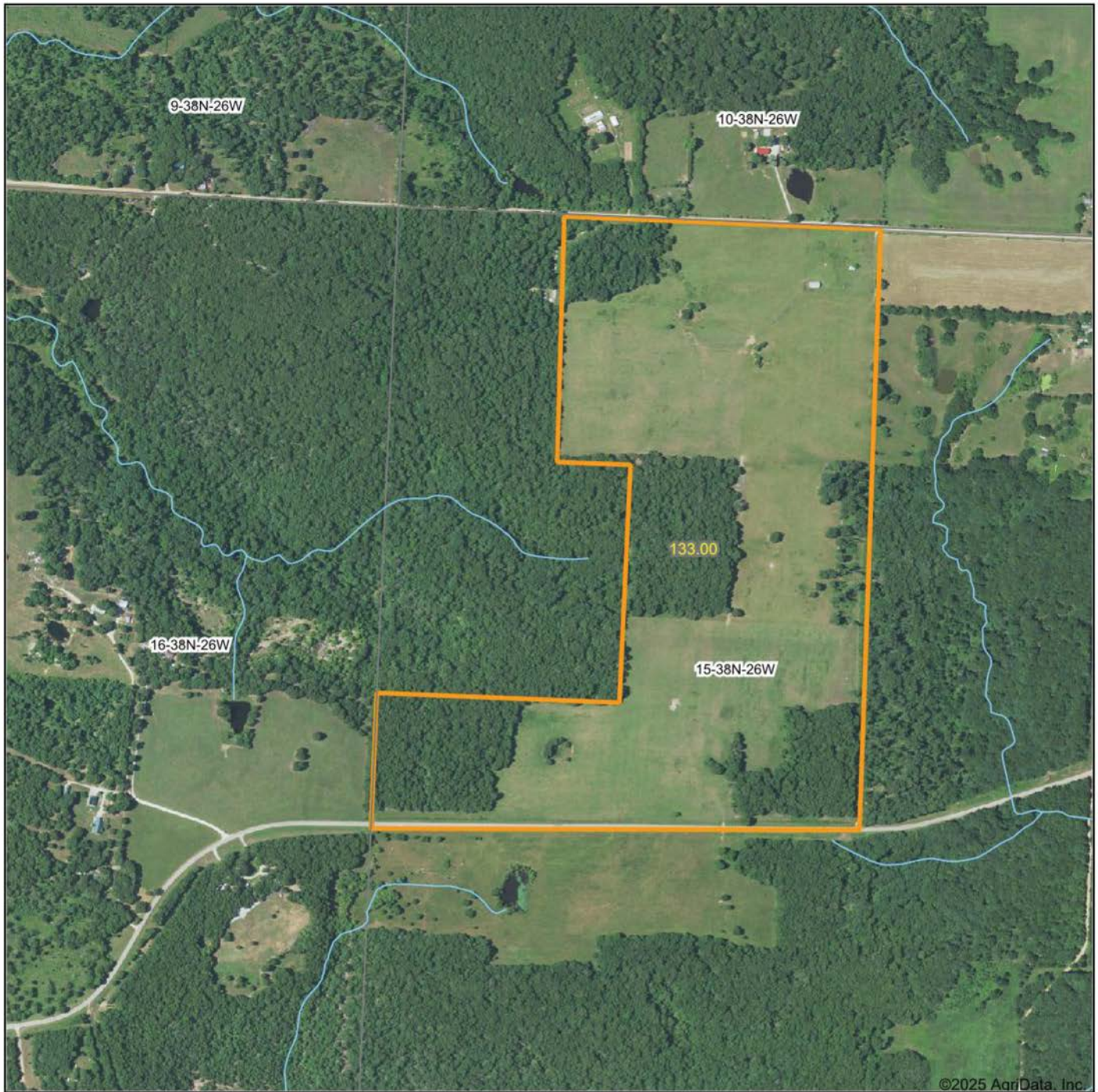


HUNTING OPPORTUNITIES

The farm is full of critters, tons of deer were seen on the first viewing, and several gobbles were heard sounding off in the timber.



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 3' 40.79, -93° 46' 40.46

0ft 842ft 1684ft



Maps Provided By:



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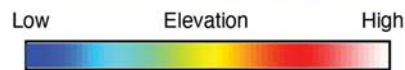
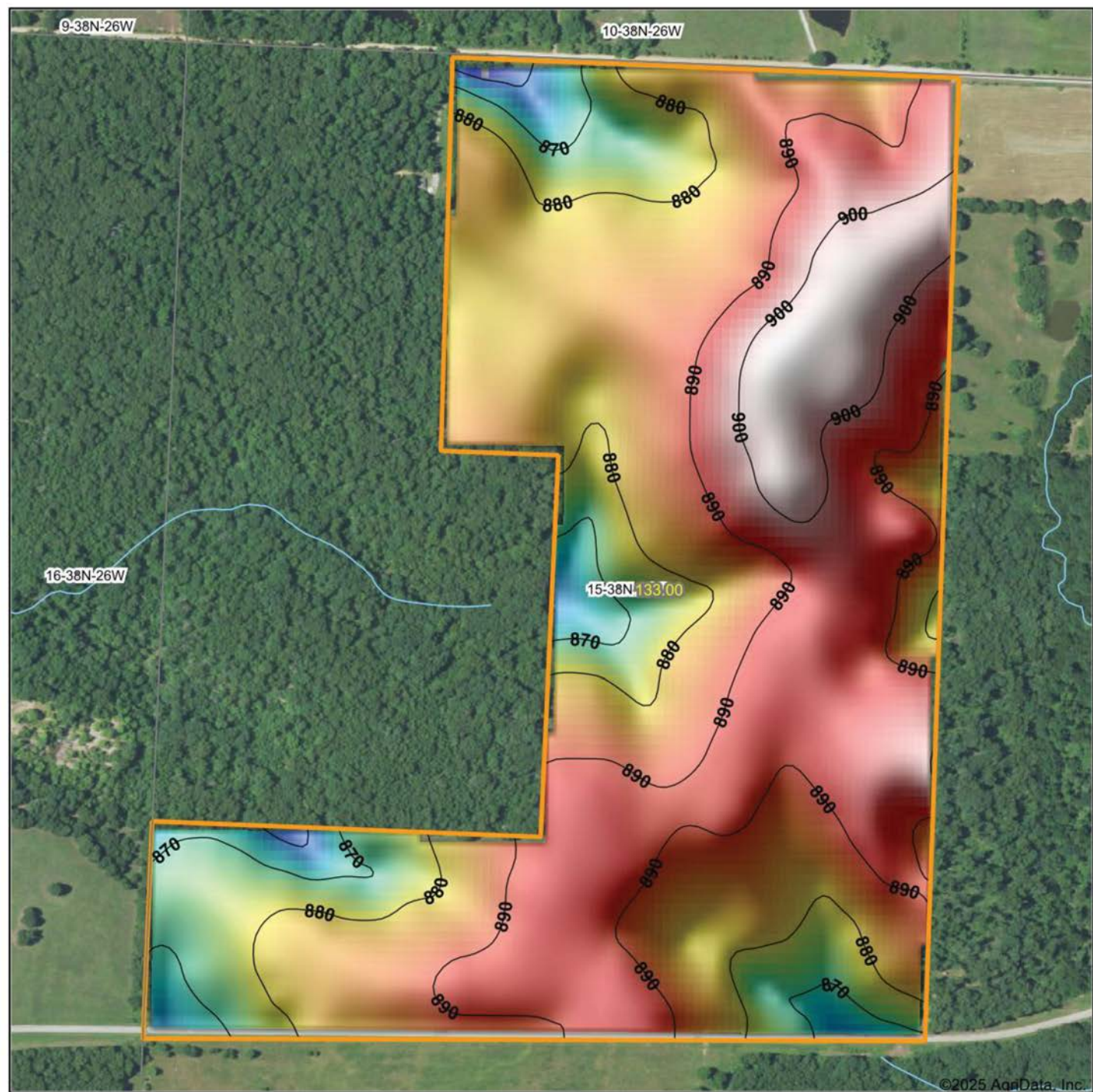
www.AgrIDataInc.com

15-38N-26W
St. Clair County
Missouri



5/12/2025

HILLSHADE MAP



Maps Provided By:
surety
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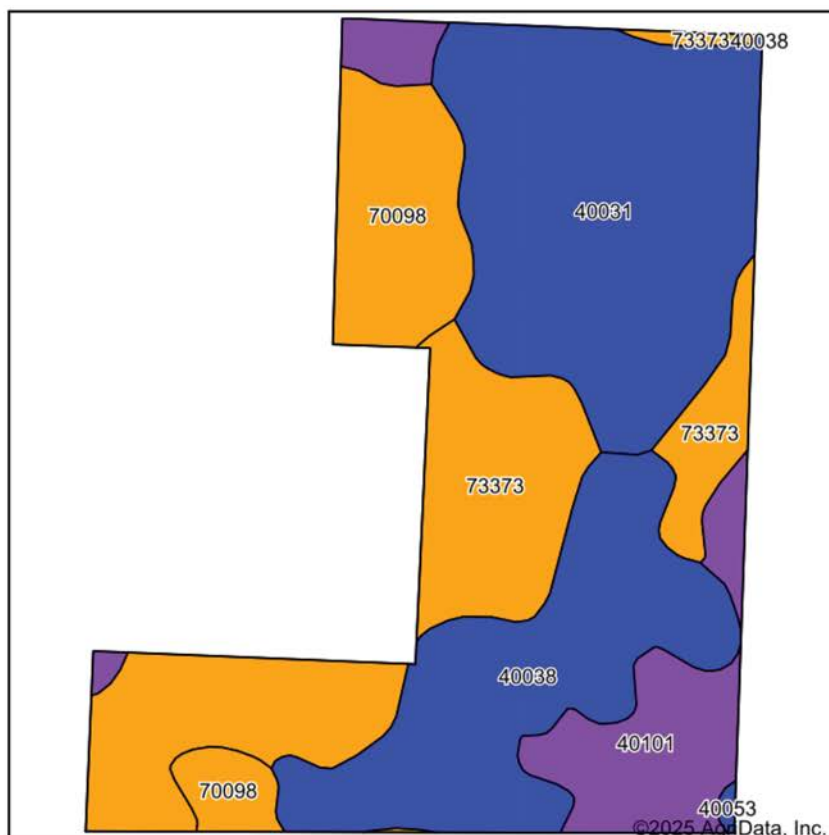
Source: USGS 10 meter dem
Interval(ft): 10
Min: 855.0
Max: 903.7
Range: 48.7
Average: 885.9
Standard Deviation: 8.96 ft



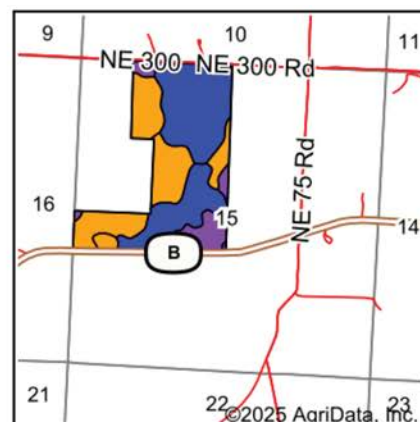
15-38N-26W
St. Clair County
Missouri

Boundary Center: 38° 3' 40.79, -93° 46' 40.46

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **St. Clair**
 Location: **15-38N-26W**
 Township: **Center**
 Acres: **133**
 Date: **5/12/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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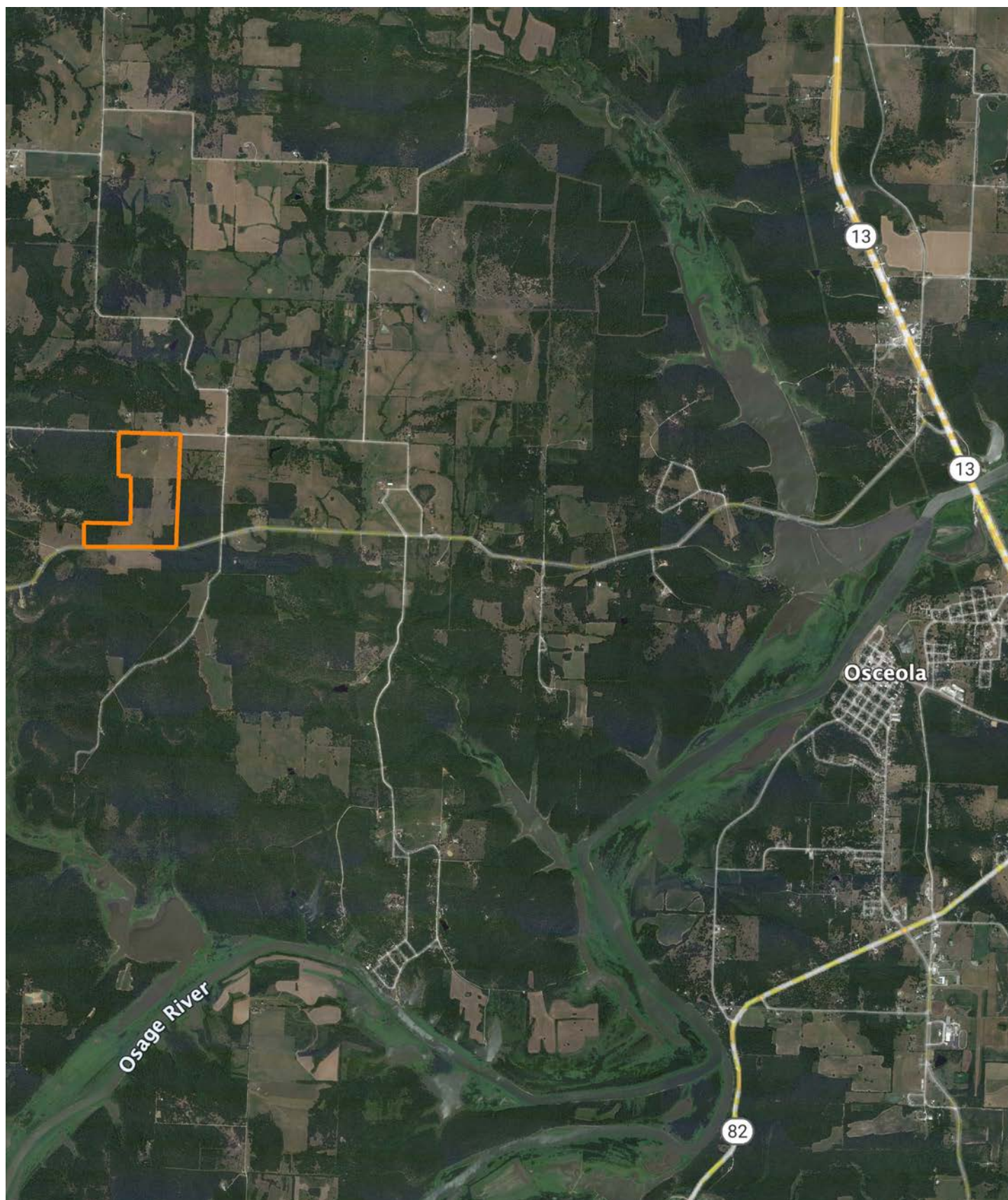
Area Symbol: MO185, Soil Area Version: 28

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
40031	Barco fine sandy loam, 2 to 5 percent slopes	40.76	30.7%		2.5ft. (Paralithic bedrock)	Ile	62	62	50	42	55
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	34.11	25.6%		2.2ft. (Paralithic bedrock)	IIle	51	51	44	34	46
40038	Barden silt loam, 1 to 5 percent slopes	27.96	21.0%		> 6.5ft.	Ile	74	72	68	69	73
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	15.23	11.5%		3ft. (Paralithic bedrock)	IIle	58	58	51	43	56
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	14.67	11.0%		1.2ft. (Lithic bedrock)	VIIIs	26	24	25	14	14
40053	Deepwater silt loam, 2 to 5 percent slopes	0.27	0.2%		> 6.5ft.	Ile	84	84	73	80	79
Weighted Average						2.92	*n 57.3	*n 56.7	*n 49.6	*n 42.7	*n 52.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

A lifelong sportsman and recreational enthusiast, Shay Haddock brings his passions to the job: sales and the outdoors. With a background in sales, Shay spent several years at GE Healthcare, where he was in the top 10% of the company. At Midwest Land Group, he's not only fulfilled his dream of connecting people and passions to land and landowners, he is now considered a top producer, consistently landing in the top 5%.

Born in Dallas, Texas, Shay graduated from Arlington High School before heading north to the University of Arkansas to obtain a Bachelor's Degree in Communications. It was here where he was the starting field goal kicker for the Razorbacks in 2008 and 2009. An experienced whitetail hunter with a passion to fly fish and hunt out west with his friends and family. Shay also serves as the Senior Pastor of the Appleton City Christian Church. He lives in Appleton City, Missouri, with his wife, Molly, and their four kids, Gabriel, Joshua, Sadie, and Zeke. When he's not out bowhunting whitetails, you can usually find him fly fishing, bass fishing, golfing, camping, or playing sports with his kids.

A solid and seasoned agent with a proven track record, Shay is dedicated to sharing his passion for the Lord, and the outdoors to help others achieve their dreams. If you're in the market to buy or sell land, be sure to give Shay a call.



SHAY HADDOCK, LAND AGENT
913.222.4257
SHaddock@MidwestLandGroup.com



MidwestLandGroup.com

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