

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

SAINT CLAIR COUNTY MISSOURI



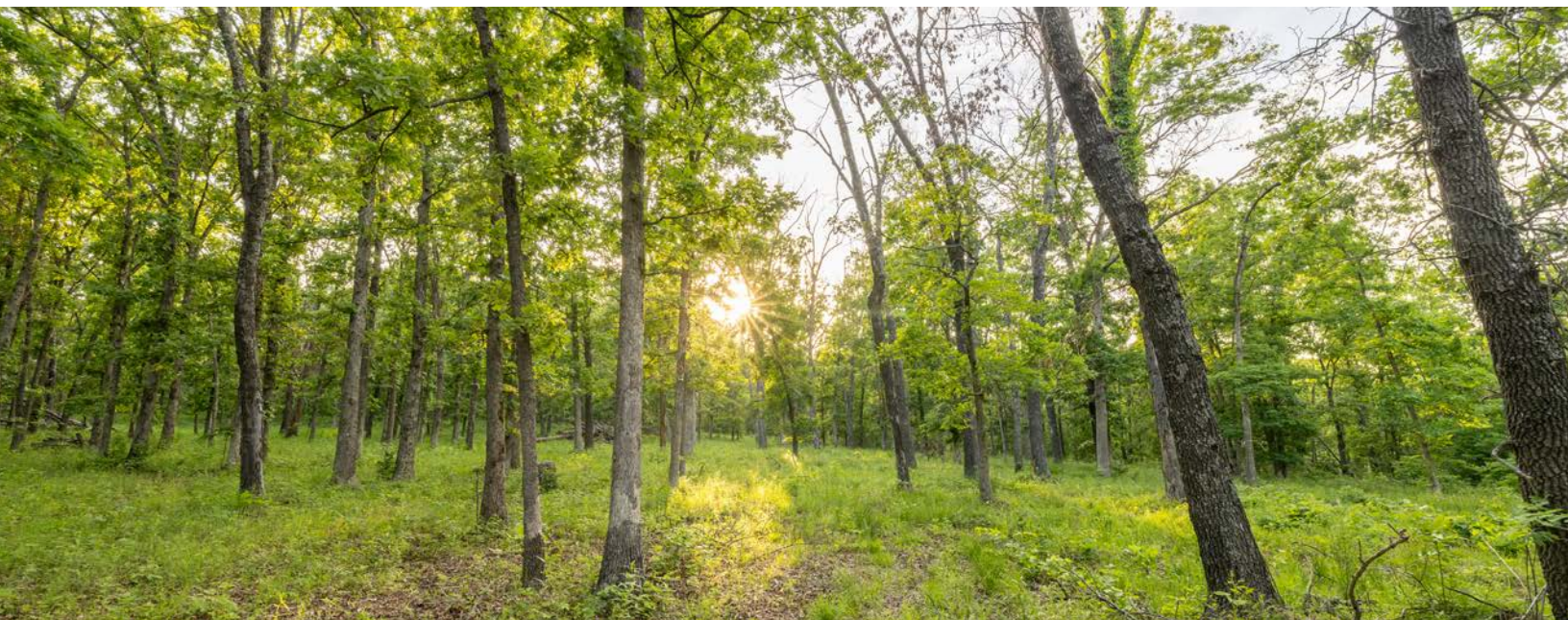
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED GETAWAY WITH CABIN AND CORPS FRONTAGE AT THE OSAGE RIVER

Located near the confluence of Salt Creek and the Osage River, west of Osceola in central Saint Clair County, is this 157-acre wooded retreat. Offering peaceful seclusion, the land is the last property, laying on both sides of a dead-end road, and adjoins Corps of Engineers land on two sides. Constructed in the last four years, improvements include a 900 square foot cabin and 800 square foot shop. Both buildings have metal exteriors and spray foam insulation. The cabin has two covered patios, a ducted mini-split HVAC system, a wood stove, and water filter, a softener, and a sulfur mitigation system. Fiber internet is also available. Offering secure boat and/or equipment storage, the shop has a concrete floor and power, as well as a full-length covered patio with a fish cleaning station. Two 20' shipping containers will also convey with the sale.

Primarily hardwood timber, the property is loaded with whitetails and other wildlife. With over 170' in total elevation change, the terrain includes a centralized ridge surrounded by valleys falling toward the river, and a couple of ravines with wet-weather creeks, as well as springs. A well-groomed, extensive trail system provides excellent access throughout. In addition to the incredible natural habitat, a large destination foodplot and a smaller secondary plot, both with elevated blinds, present ideal hunting locations. This unique location on the dead-end, with Corps ground frontage at Salt Creek and the Osage backwaters, also offers access to incredible waterfowl hunting opportunities. The property is just five miles from Crowe's Crossing boat ramp on Truman Reservoir, and is near the Lichen Glade Conservation Area.



PROPERTY FEATURES

PRICE: **\$630,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **157**

- 157+/- wooded acres
- Secluded
- Cabin
- Shed
- Spray foam insulation
- Wood stove
- Water filtration system
- Hardwood timber
- Corps of Engineers frontage
- Extensive trail system
- Food plots
- Excellent deer hunting
- Incredible waterfowl hunting opportunity
- Elevated blinds
- Two shipping containers
- Fiber internet available
- 5 miles from Truman Lake access
- Hour-and-a-half from Kansas City
- 30 minutes from Clinton
- Near Lichen Glade Conservation Area



CABIN & SHOP

Constructed in the last four years, improvements include a 900 square foot cabin and 800 square foot shop. Both buildings have metal exteriors and spray foam insulation. The cabin has two covered patios, a ducted mini-split HVAC system, a wood stove, and water filter, a softener, and a sulfur mitigation system.



TWO SHIPPING CONTAINERS



EXCELLENT DEER HUNTING



FOOD PLOTS

In addition to the incredible natural habitat, a large destination foodplot and a smaller secondary plot, both with elevated blinds, present ideal hunting locations.



CORPS OF ENGINEERS FRONTAGE

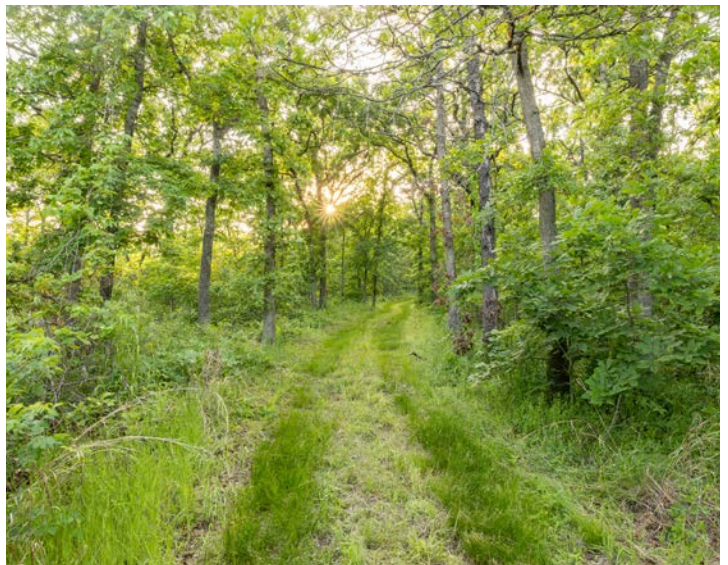
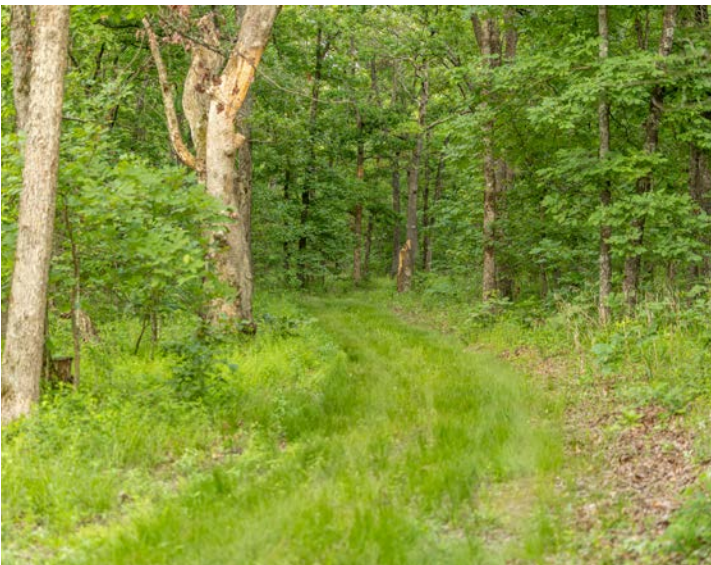
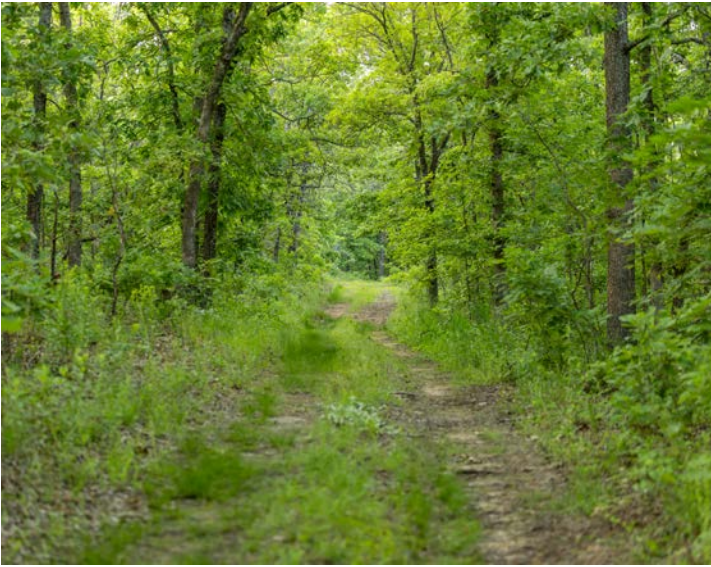
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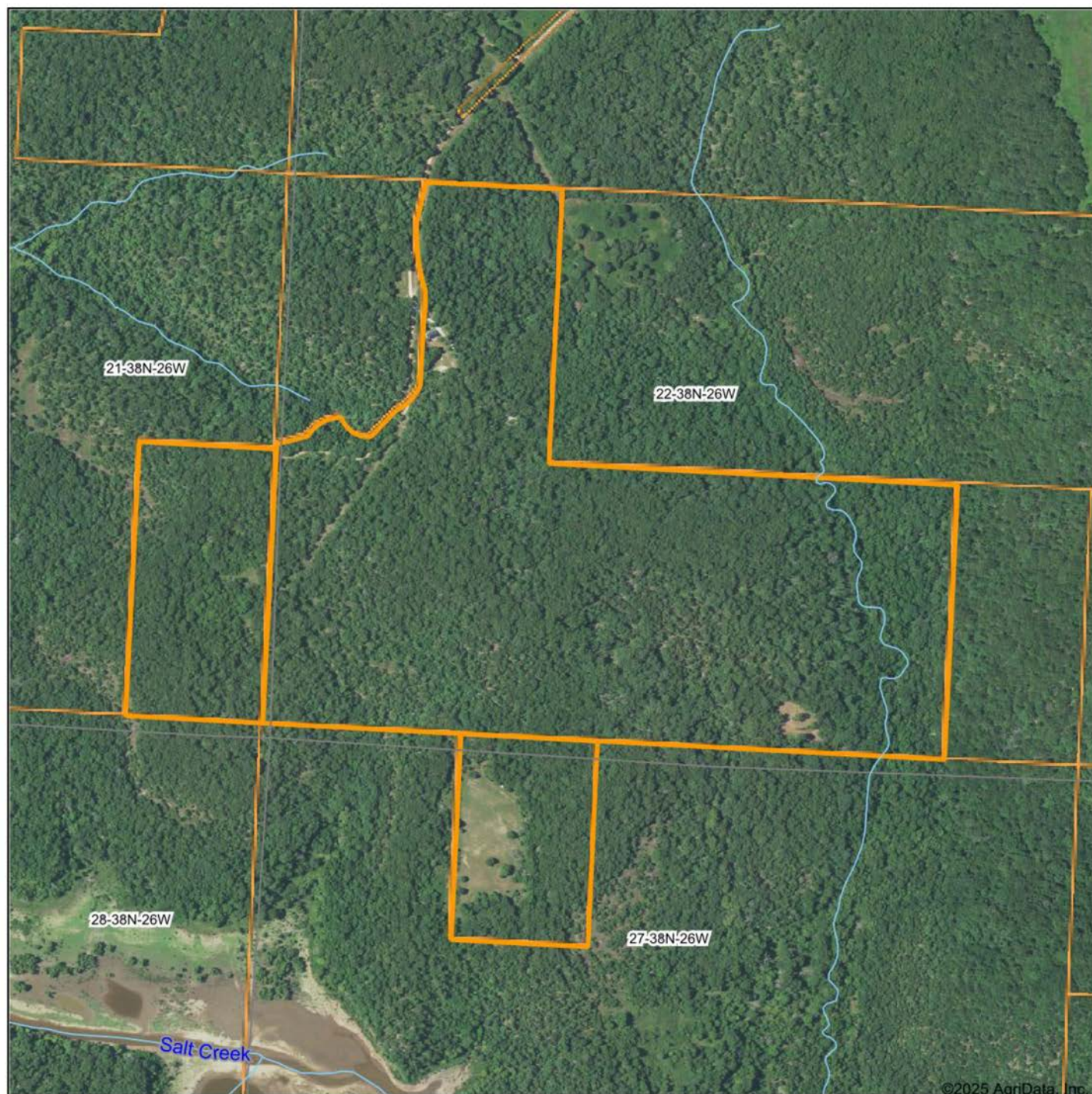
170' OF ELEVATION CHANGE



ESTABLISHED TRAIL SYSTEM



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 2' 21.65, -93° 46' 44.67

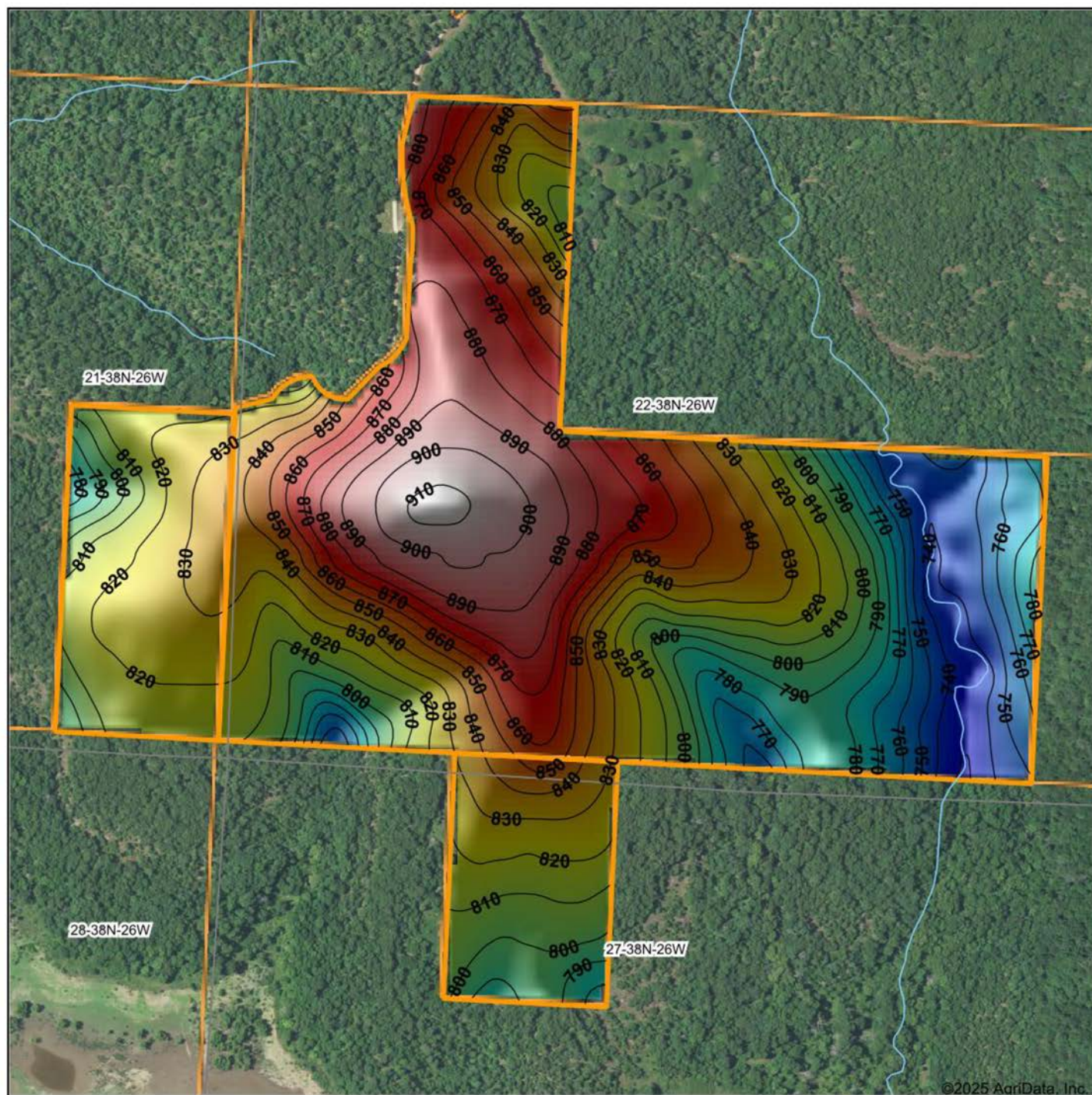
22-38N-26W
St. Clair County
Missouri

0ft 749ft 1498ft



4/30/2025

TOPOGRAPHY MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 10

Min: 729.0

Max: 912.1

Range: 183.1

Average: 825.5

Standard Deviation: 43.54 ft

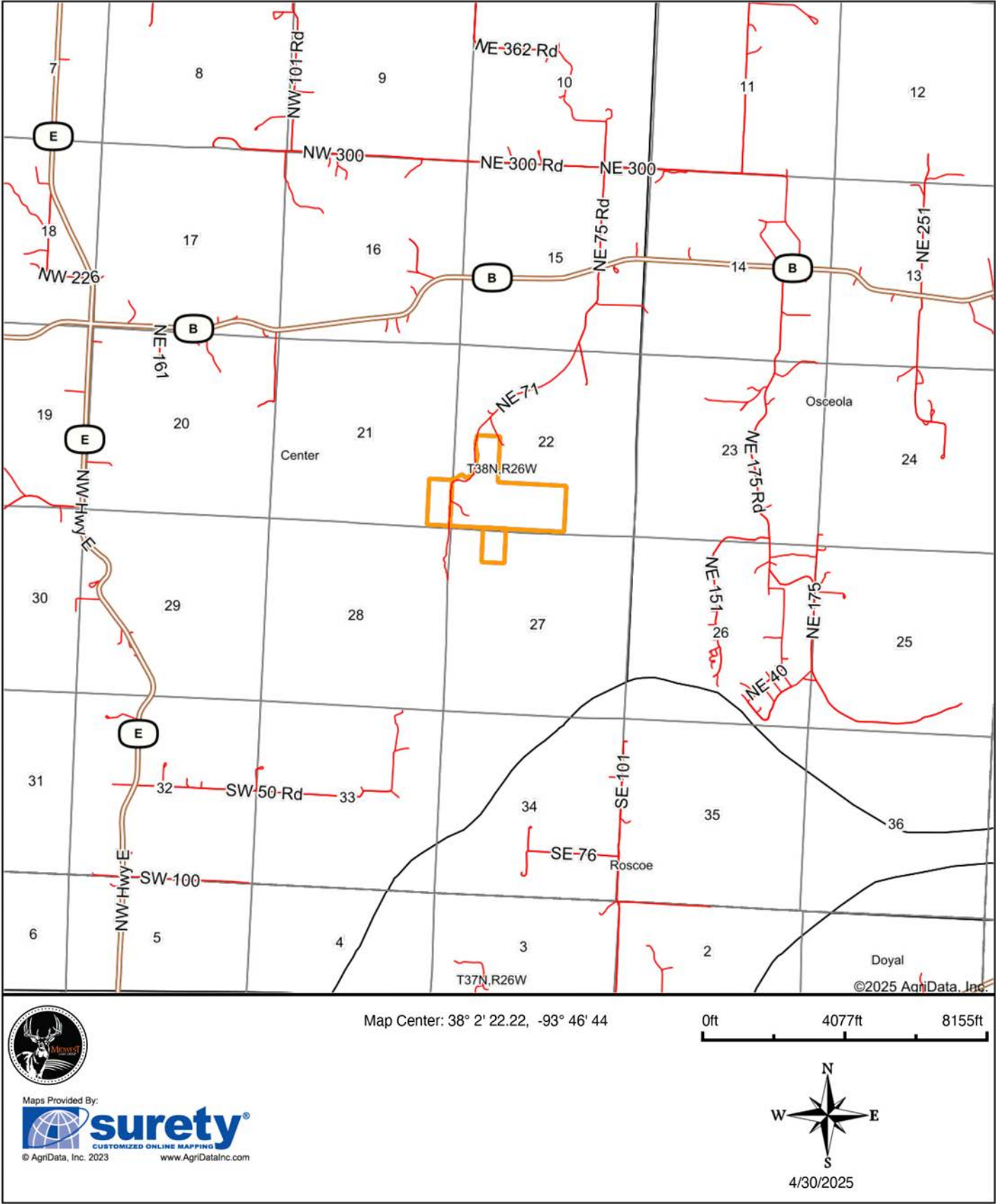
0ft 628ft 1256ft



22-38N-26W
St. Clair County
Missouri

Boundary Center: 38° 2' 21.65, -93° 46' 44.67

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



BEN EWBANK, LAND BROKER
816.820.2345
BEwbank@MidwestLandGroup.com



MidwestLandGroup.com

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