

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

BENTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NATURE LOVER'S DREAM IN BENTON COUNTY

There's so much to love about this amazing Benton County property that you'll have a hard time deciding which thing you love the most. For anyone who enjoys the great outdoors and spending time in nature with a rod & reel, bow, gun, or camera, this jam-packed 40 +/- acres just can't be beat.

Starting with the house, you'll find a cozy, well-built modular home with a walkout basement and a full wrap-around redwood porch. This home is tight and built right, featuring 2,800 +/- square feet of living space between the main floor and finished portions of the basement. Three bedrooms and two bathrooms are located on the main floor, along with a spacious living room, kitchen, and dining area. A 4'x6' pantry and roomy laundry room provide functionality and round out the upstairs features. Downstairs is a large 18'x37' floor space currently utilized as a family room, office, and quilting area. Another large room in the basement serves as a game room with a pool table (included), but could also serve as another non-conforming bedroom. The basement also features a ¾ bath, mechanical/storage room, and a safe room complete with a large gun safe that's included in the sale. The home received a new roof in 2024, as well as new flooring in many of the rooms

A 28'x36' 2-car garage is situated off the northwest corner of the home, with plenty of room for vehicle parking and storage. But there's lots more storage options than just the garage, with three more outbuildings nearby. A 40'x80' shop stands near the home, featuring 10' side walls, 6" concrete floors, 220V electric service, drive-through capability, and an 8'x20' climate-controlled office space. Right outside the shop is a covered fish cleaning/gardening station with lights, water, power, and a stainless steel counter. A 17'x50' RV

barn is another great perk, offering a full-size tall door on one end, a smaller overhead door on the opposite end, concrete floors, and electric service. And if all that space isn't quite enough for your toys, equipment, and storage needs, an older machine shed provides plenty of additional area to keep your valuables out of the weather.

Last, but certainly not least, you'll absolutely love the land. The crown jewel of this property is the 4.4 acre lake. This remarkable body of water is built right, with ~17' of depth and a concrete spillway. Near the house is a floating dock that provides plenty of room for multiple anglers as well as a nice place to swim. If you love to fish, you'll be amazed at the size and quality of the fish in this lake. Numerous bass of 5-7+ lbs have been caught, with several hooked from the dock. Overlooking the lake opposite the house is a beautiful and diverse patch of native prairie, full of dozens of different species of wildflowers that attract wildlife and add beauty to the landscape. Moving beyond the prairie, you transition into 20+ acres of oak/hickory woodland that's home to many whitetails and wild turkeys. The seller has meticulously managed several food plots in and near the woods, with lush stands of white and red clover, wheat, turnips, and chicory to attract and nourish the local fauna. Numerous trails throughout the property offer good access for everything from slipping in and out of hunting blinds, to nature walks, to moving equipment, and hauling firewood.

It's hard to beat the Missouri Ozarks for its beauty and rural lifestyle, and this remarkable home and land capture the best the Show Me State has to offer. To schedule an appointment to see this wonderful tract before it's gone, call Land Agent Scott Sudkamp at (417) 321-5427 today.

PROPERTY FEATURES

PRICE: **\$650,000** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **40**

- 40 +/- acres, mix of open & wooded
- 2,803 sq. ft., 3 bed/2.75 bath home w/ walkout basement
- 1,856 sq. ft. of wrap-around porches
- New roof, new flooring in 2024
- 40'x80' insulated shop with 8'x20' office space
- 17'x50' RV barn
- 24'x36' pole barn/hay shed
- 4.4 acre lake, 17' deep
- Lake stocked with bass, blue gill, channel cat, crappie, and red ear
- Fruit trees and raised garden beds
- Small native prairie overlooking the lake
- Well-managed food plots
- Trail access throughout property
- Abundance of deer & turkey, proven hunting history
- 9 miles to Warsaw, MO
- 8 miles to Sterett Creek Marina on Truman Lake
- 12 miles to Lone Star Marina on Lake of the Ozarks
- Lincoln Schools



3 BED/2.75 BATH HOME

Starting with the house, you'll find a cozy, well-built modular home with a walkout basement and a full wrap-around redwood porch. This home is tight and built right, featuring 2,800 +/- square feet of living space between the main floor and finished portions of the basement.



2,800 +/- SQUARE FEET OF LIVING SPACE



40'X80' INSULATED SHOP



17'X50' RV BARN



24'X36' POLE BARN/HAY SHED

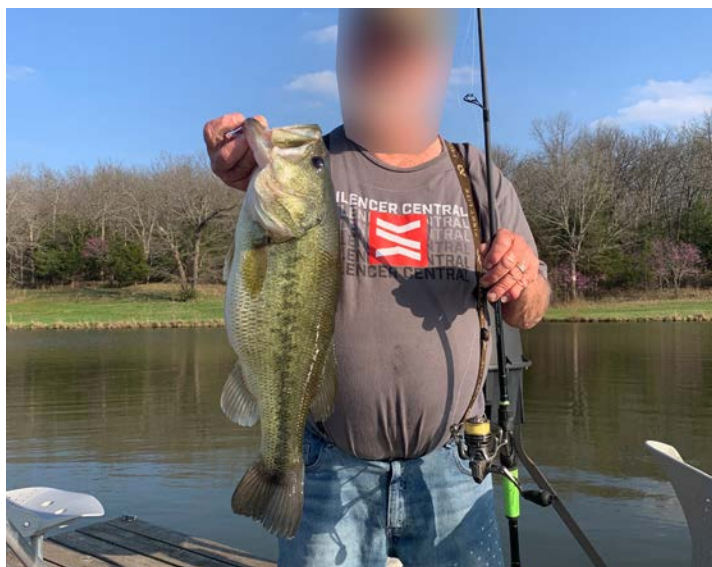


4.4 ACRE LAKE, 17' DEEP

This remarkable body of water is built right, with ~17' of depth and a concrete spillway. Near the house is a floating dock that provides plenty of room for multiple anglers as well as a nice place to swim.



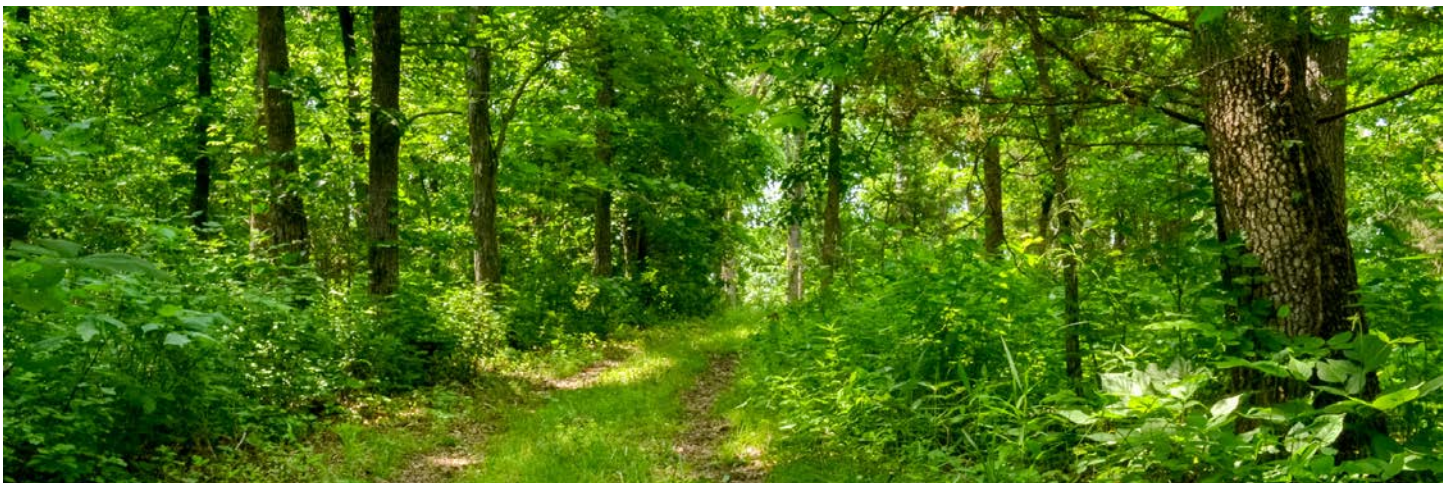
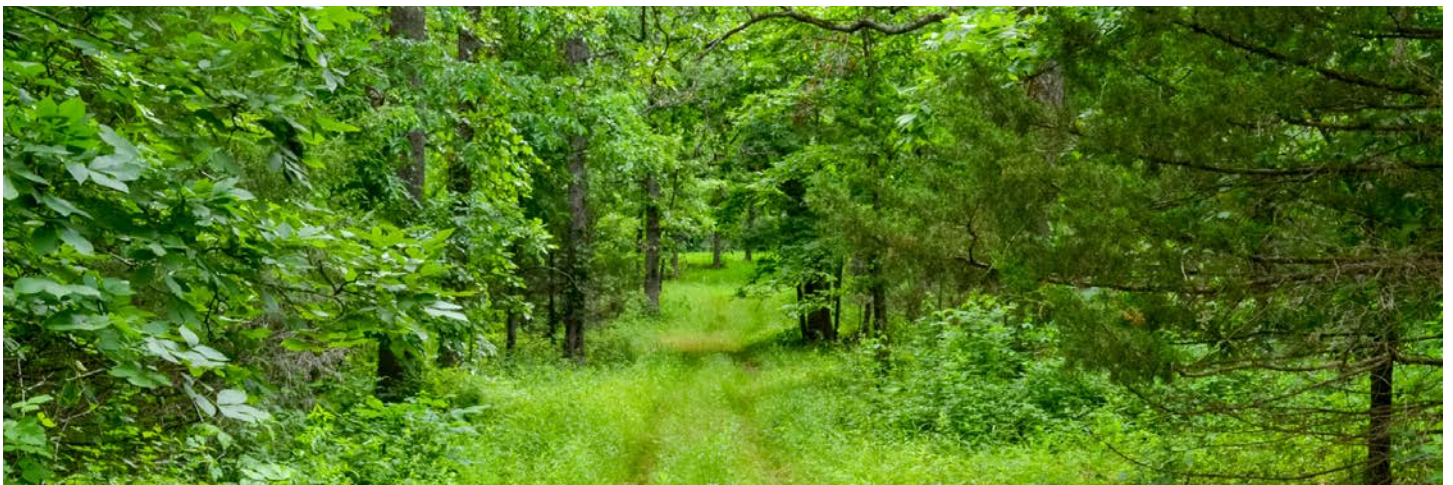
STOCKED LAKE



WELL-MANAGED FOOD PLOTS



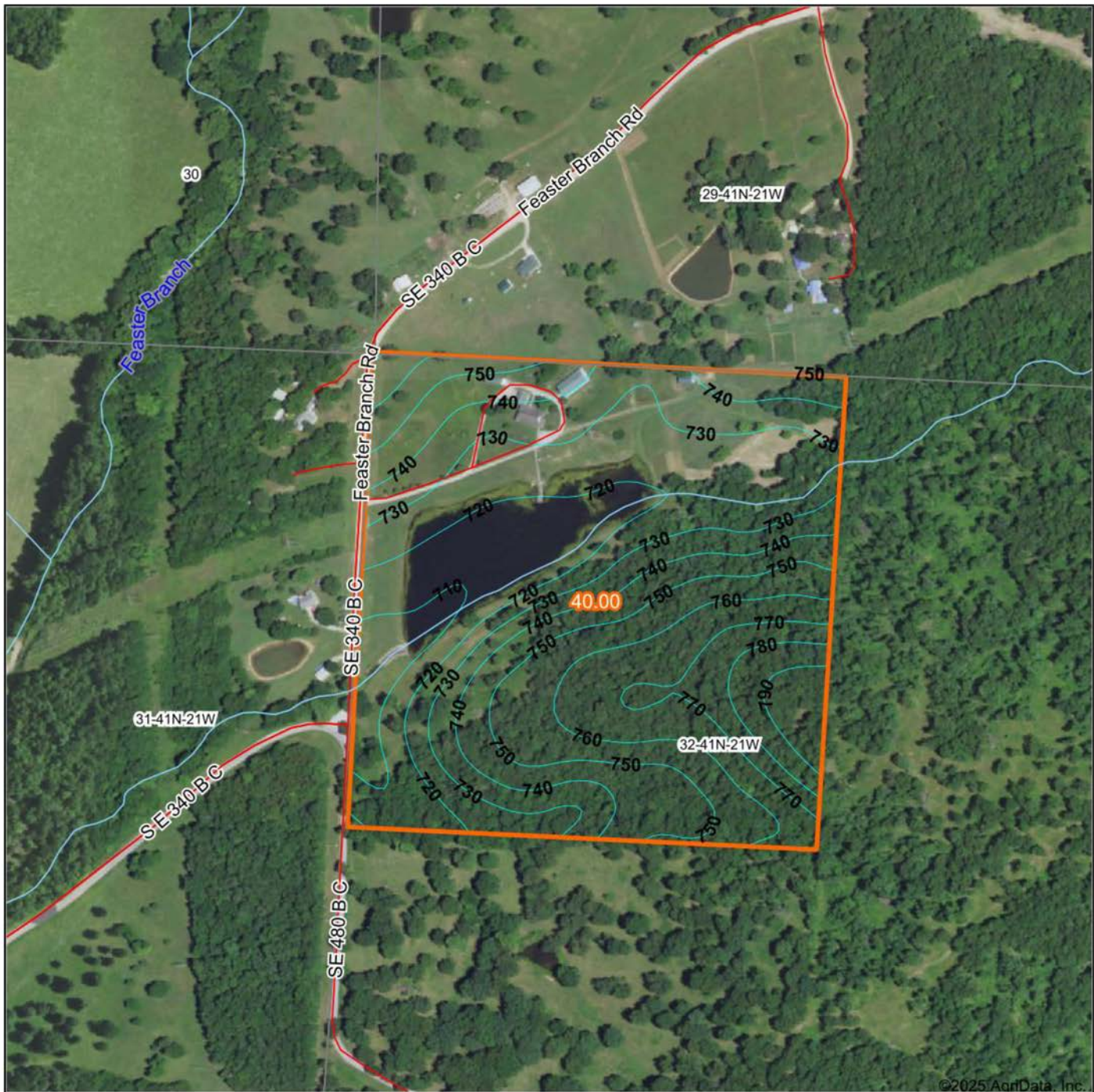
TRAIL ACCESS



ABUNDANCE OF DEER & TURKEY



AERIAL MAP



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Boundary Center: 38° 17' 34.23, -93° 16' 40.8

0ft 433ft 867ft



Maps Provided By:



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32-41N-21W
Benton County
Missouri



6/5/2025



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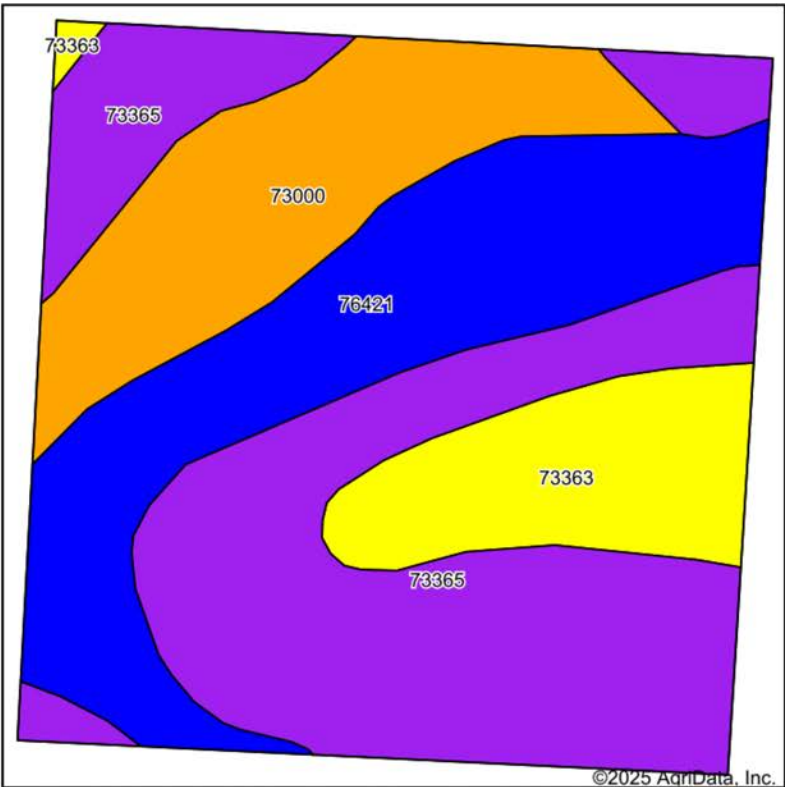
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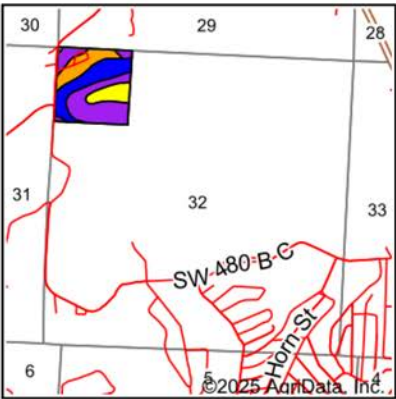
32-41N-21W
Benton County
Missouri

Boundary Center: 38° 17' 34.23, -93° 16' 40.8

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Benton**
Location: **32-41N-21W**
Township: **Cole**
Acres: **40**
Date: **6/5/2025**



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Area Symbol: MO015, Soil Area Version: 29

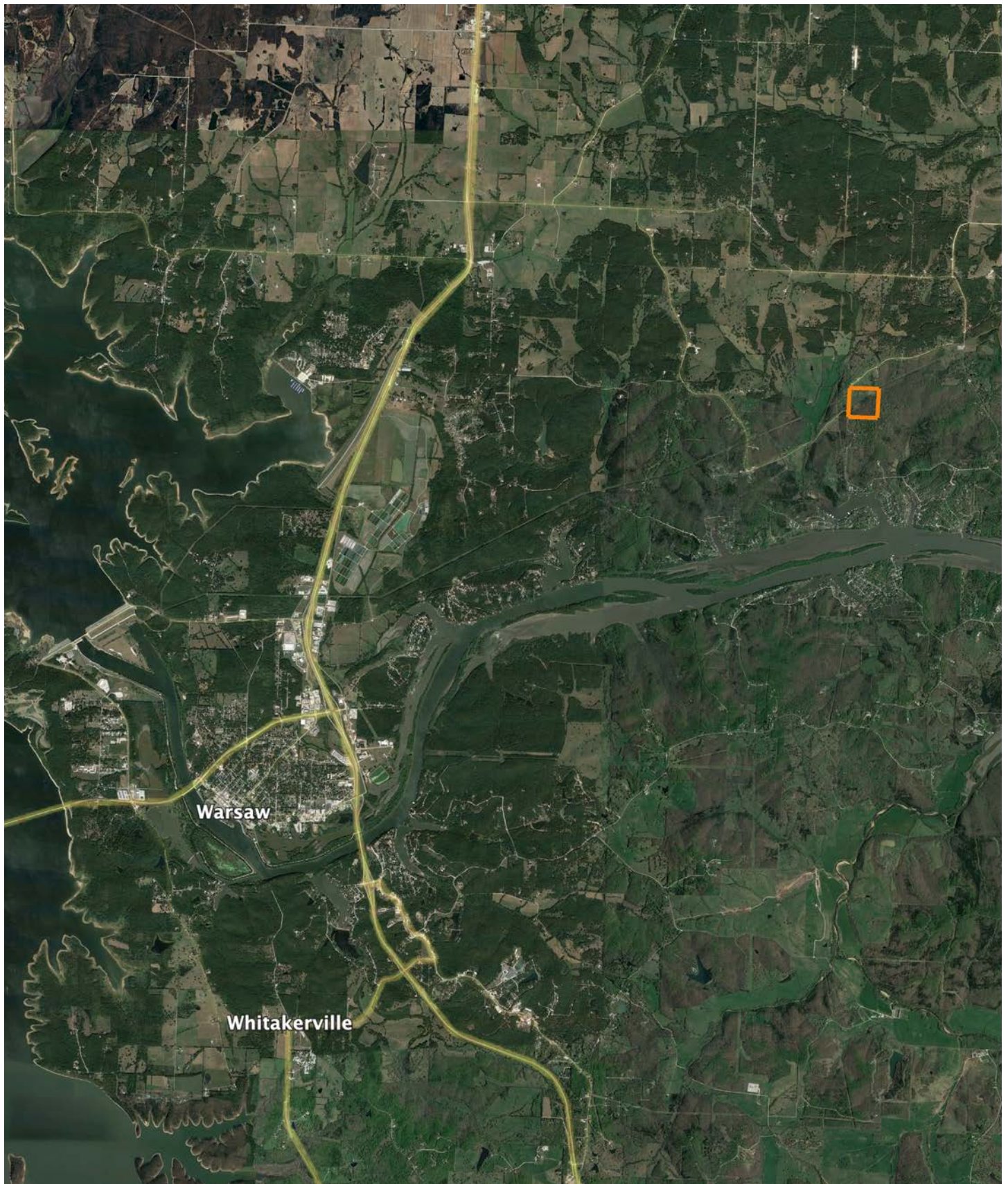
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73365	Bardley very gravelly silt loam, 8 to 35 percent slopes, stony	16.90	42.4%		Vlle		34	34	29	20
76421	Racket silt loam, 1 to 3 percent slopes, occasionally flooded	10.80	27.0%		Ilw	38	85	85	73	67
73000	Pomme silt loam, 3 to 8 percent slopes	7.32	18.3%		Ille		69	66	59	52
73363	Bardley gravelly silt loam, 3 to 8 percent slopes	4.98	12.4%		IVe		49	48	48	35
Weighted Average					4.54	10.3	*n 56	*n 55.4	*n 48.7	*n 40.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

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