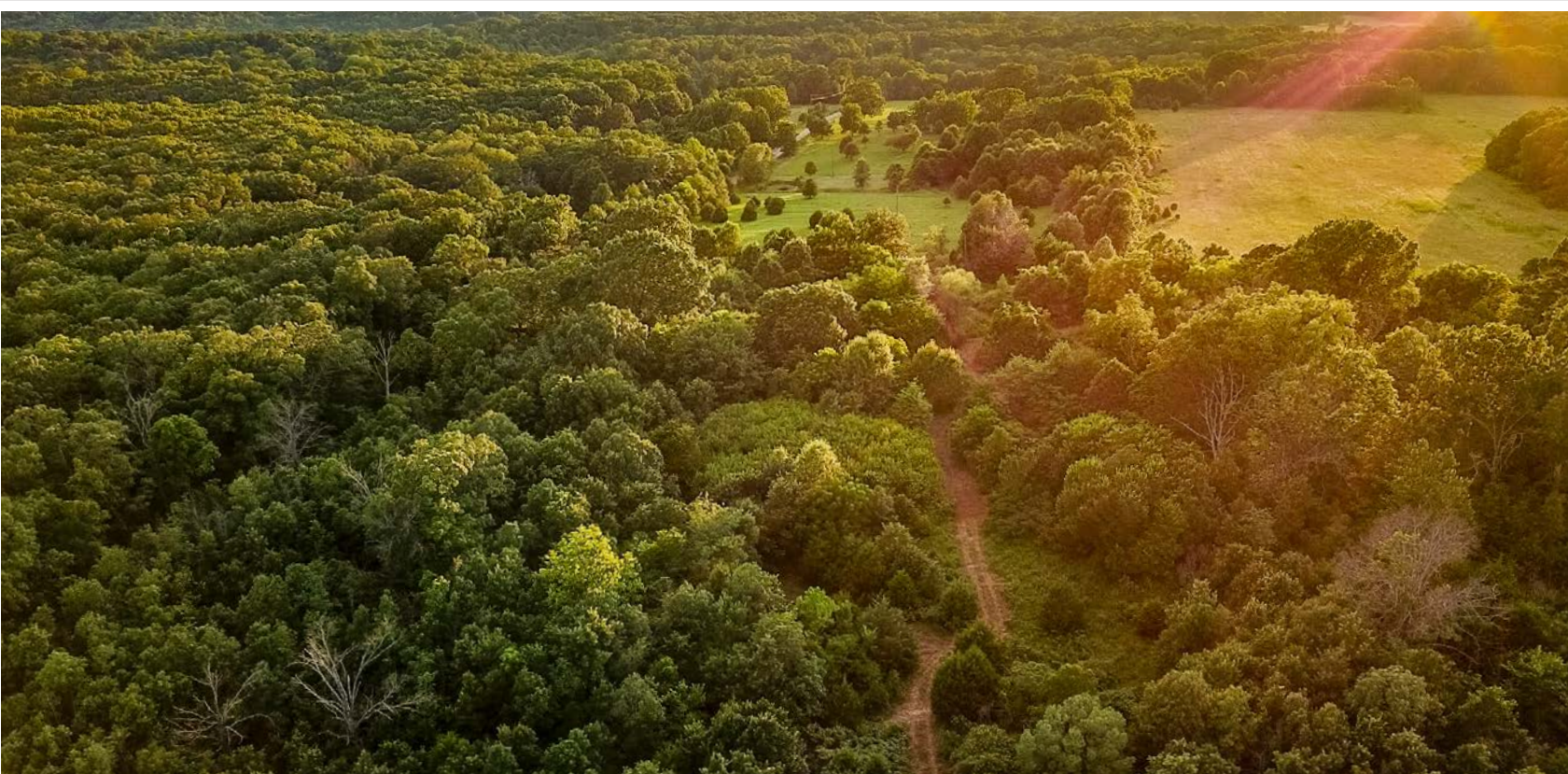


MIDWEST LAND GROUP PRESENTS

20 ACRES

# CEDAR COUNTY, MO

11215 SOUTH 2425 ROAD, DUNNEGAN, MISSOURI 65640



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL OZARKS MULTI-USE TRACT EAST OF STOCKTON LAKE

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Life is better in the country. If your dreams include things like gravel roads, evenings around a fire pit, spotted fawns in the yard, and fiery sunsets that take your breath away, then this is the place for you. These 20 +/- acres are a real gem, with plenty of flat ground for building, two small ponds, acorn-producing oaks, dense bedding cover for deer, and pockets of native grasses and wildflowers. On top of all that, you are sure to appreciate the 25'x30' shop that's built like a tank with angle iron doors and full-dimension 2x6 oak wall purlins. Near the shop, a steel-cased well suggests that groundwater is available on site. Whether you prefer a home at the edge of the road or far removed from it, this tract has options to suit.

Beyond its suitability for a homestead, this property also offers the promise of good fall hunting for deer

and small game. Numerous trails have been cut to provide access to most of the property, and these promise to attract game use as well. The combination of abundant forage, dense cover, watering holes, and trails makes it likely that venison can be put in the freezer each fall. A review of historical aerial photos suggests that most of the brush on the north half of the parcel has only recently grown, and with some investment in clearing, good pasture can be had in these areas. For the buyer who enjoys time on a beautiful Ozarks reservoir, Stockton Lake is a few miles away, offering roughly 25,000 acres of family fun and recreational opportunity.

Call land agent Scott Sudkamp today at (417) 321-5427 to schedule an appointment to see this great property before it's too late.



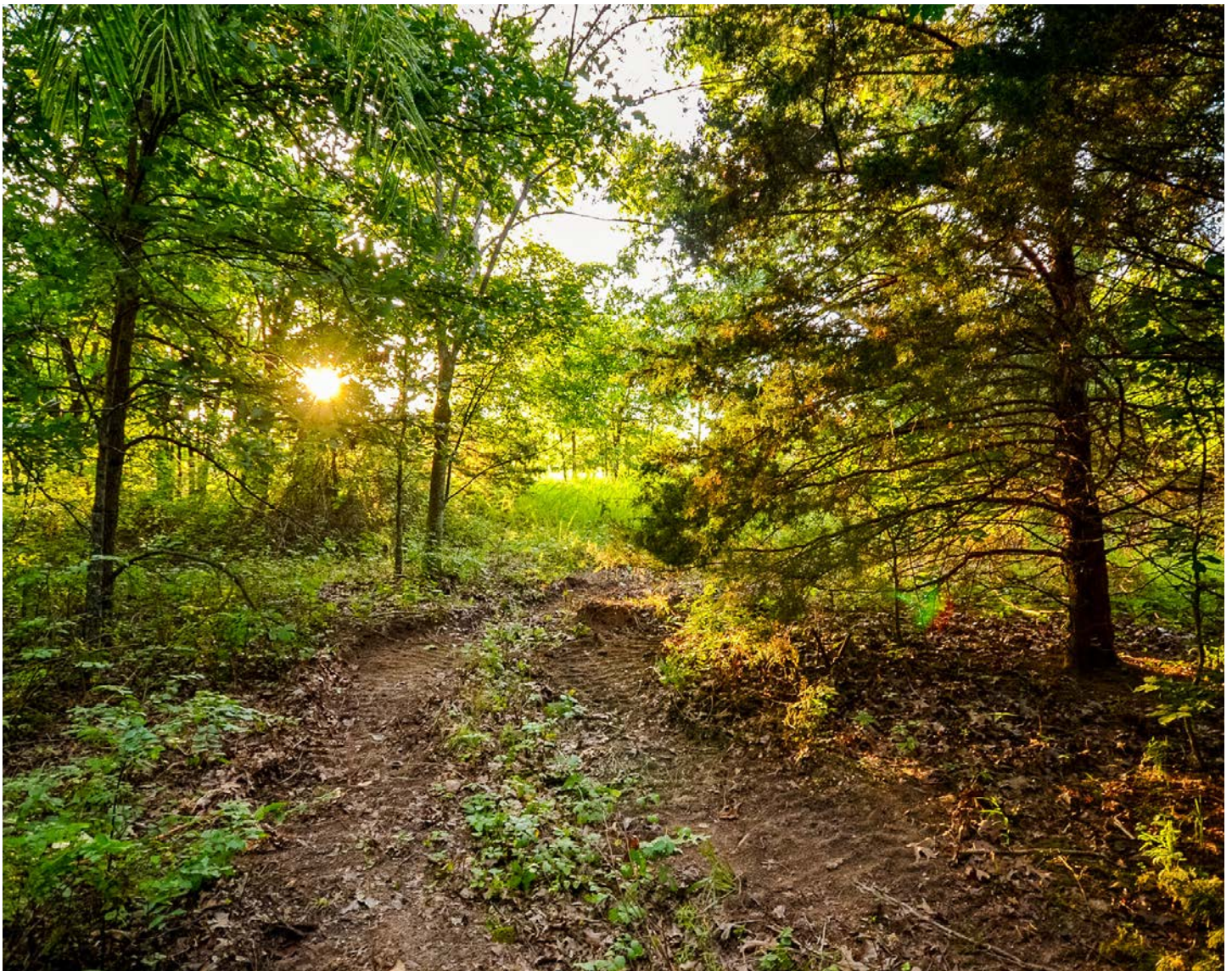


# PROPERTY FEATURES

PRICE: **\$135,250** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **20**

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- 20 +/- acres
- Secluded location
- The parcel lies well, with several home site options
- 25'x30' shop building with concrete floor
- Electric service at the road
- High-speed fiber internet is available
- Old steel-cased well
- Beautiful wooded setting
- Hardwood timber with post, white, red, and blackjack oaks
- Plentiful game sign
- No restrictions
- More than 1 mile of new trails
- 11.7 miles to Crabtree Cove Boat Ramp
- 11 miles to downtown Stockton, Missouri
- 45 minutes to Springfield, Missouri
- Stockton R-1 Schools

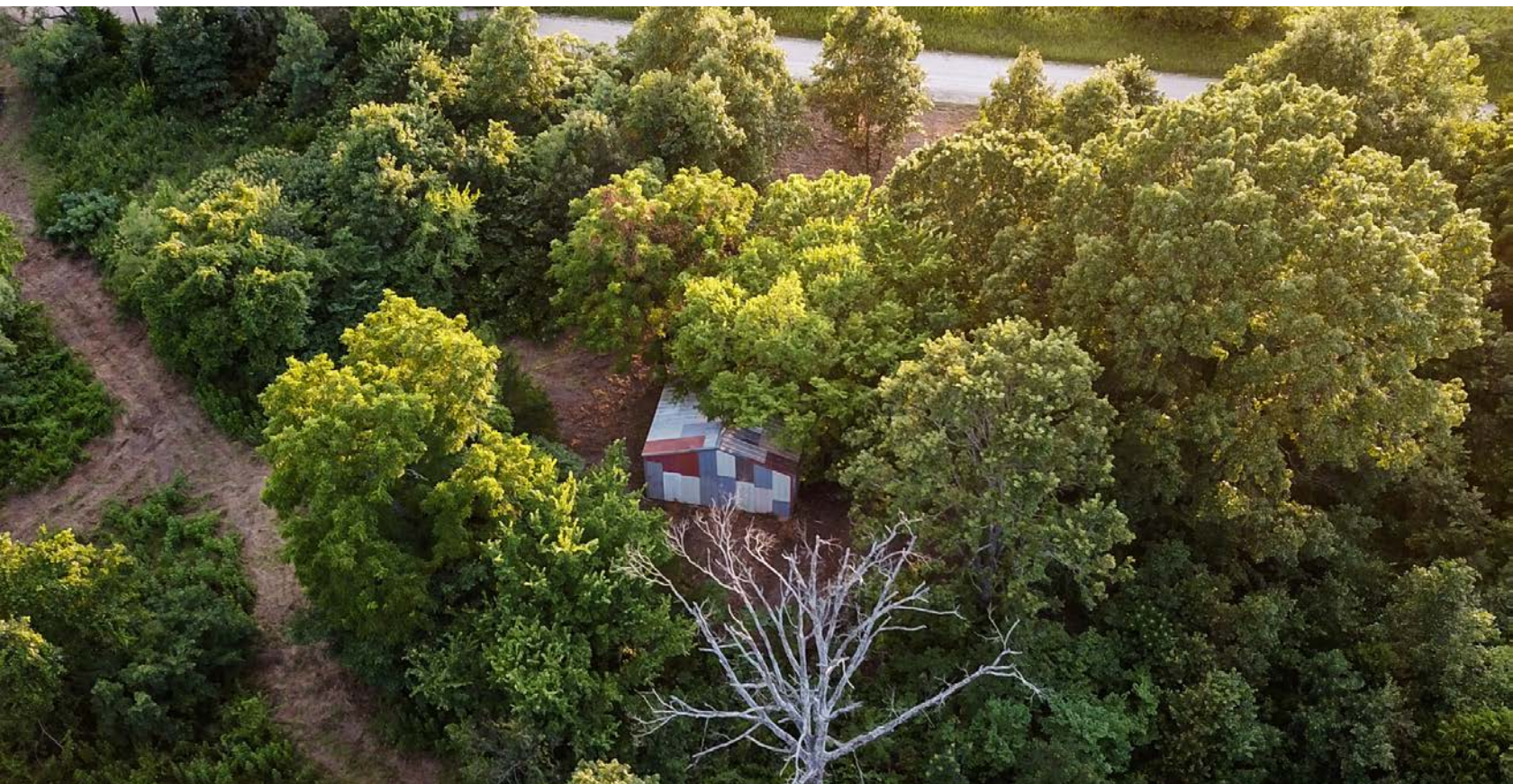




# SECLUDED 20 +/- ACRES

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These 20 +/- acres are a real gem, with plenty of flat ground for building, two small ponds, acorn-producing oaks, dense bedding cover for deer, and pockets of native grasses and wildflowers.





## SEVERAL HOME SITE OPTIONS

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## 25'X30' SHOP WITH CONCRETE FLOOR

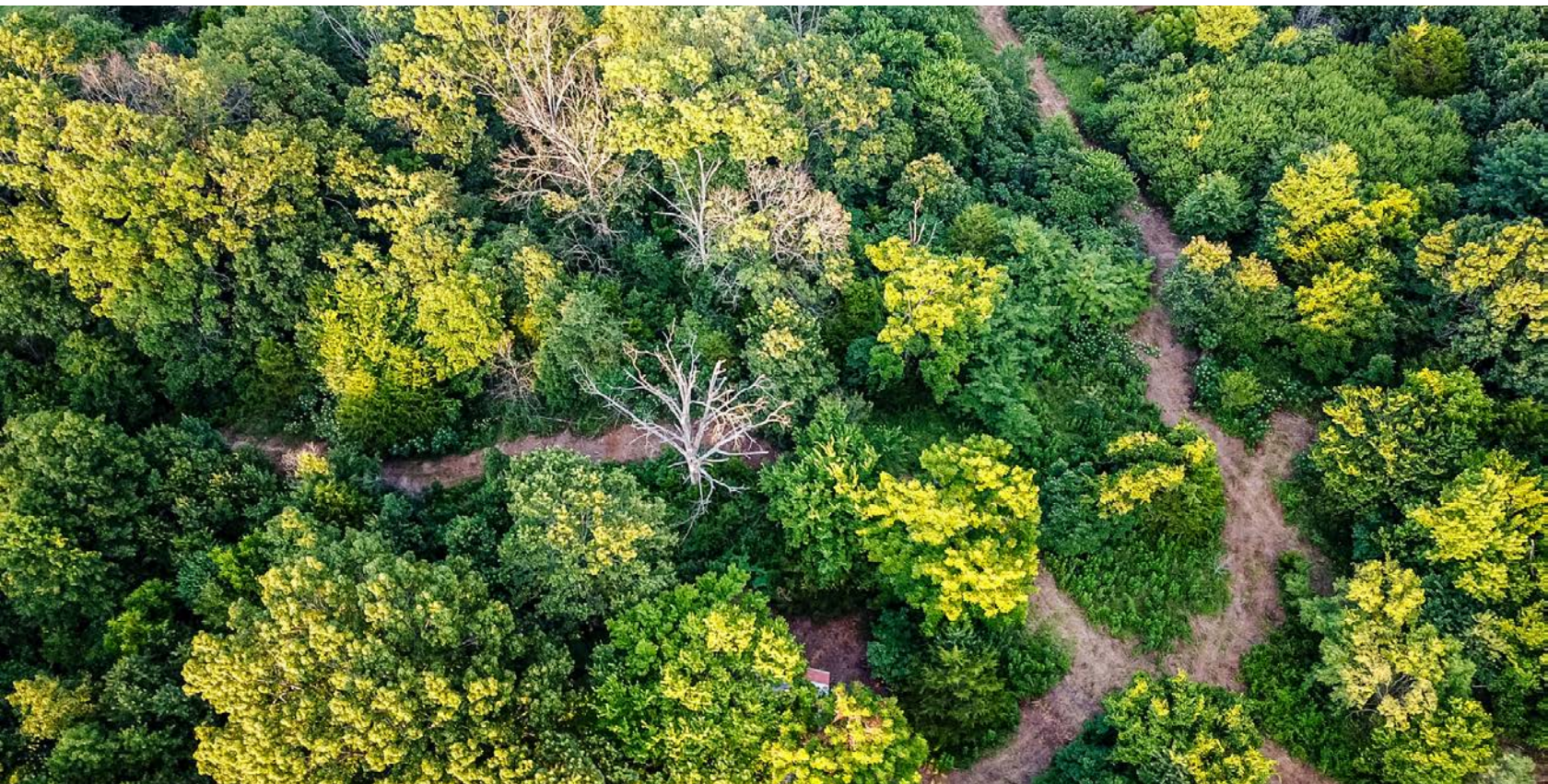
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# HARDWOOD TIMBER

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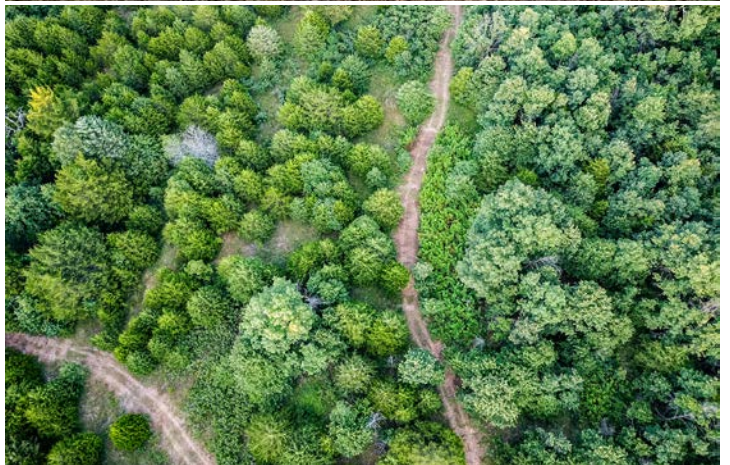
## TWO SMALL PONDS

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## ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 43' 36.77, -93° 37' 33.92

1-34N-25W  
Cedar County  
Missouri

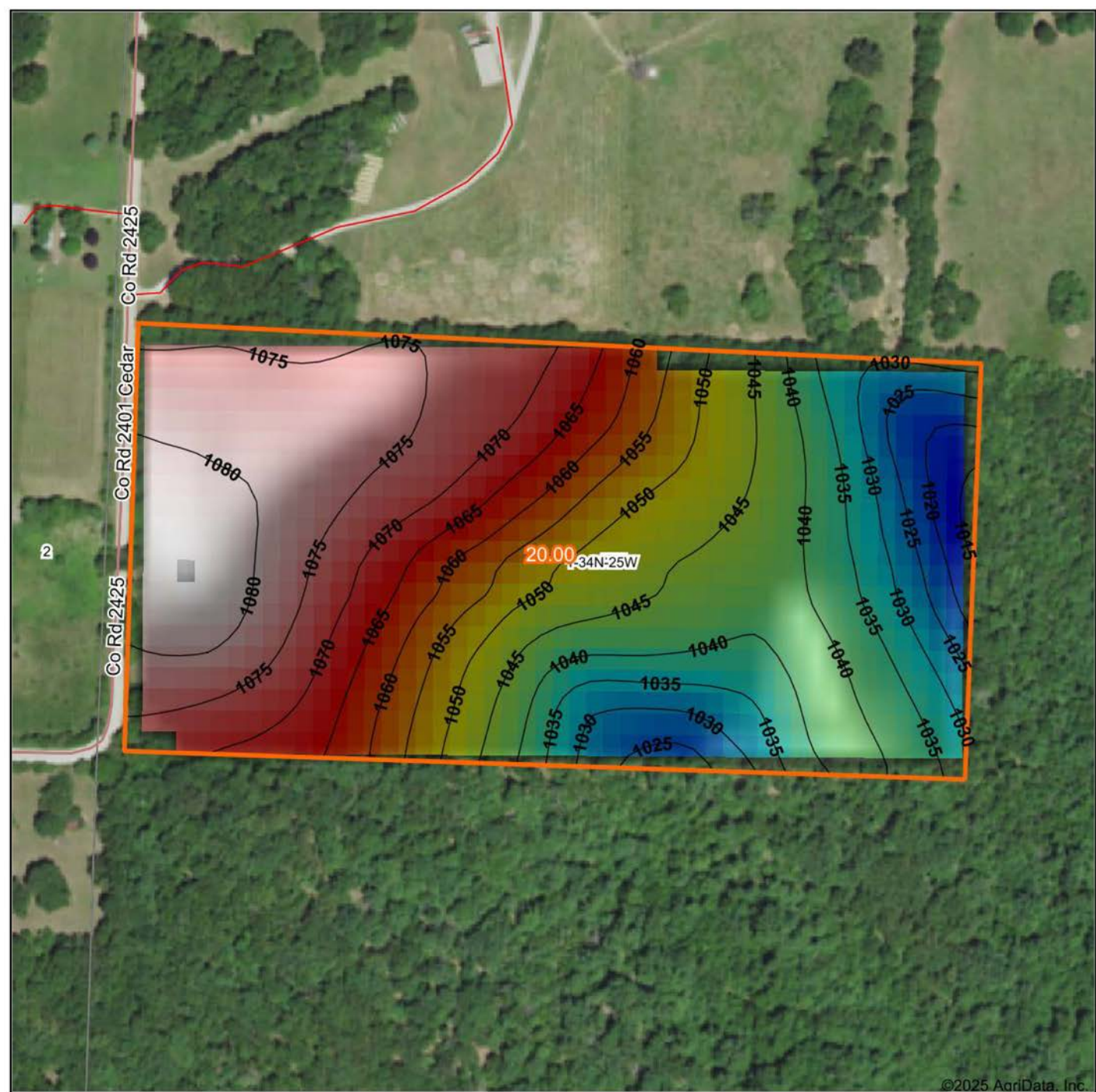
0ft 373ft 747ft



5/16/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023

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Source: USGS 10 meter dem  
Interval(ft): 5  
Min: 1,016.1  
Max: 1,082.2  
Range: 66.1  
Average: 1,054.8  
Standard Deviation: 18.47 ft

0ft 242ft 484ft



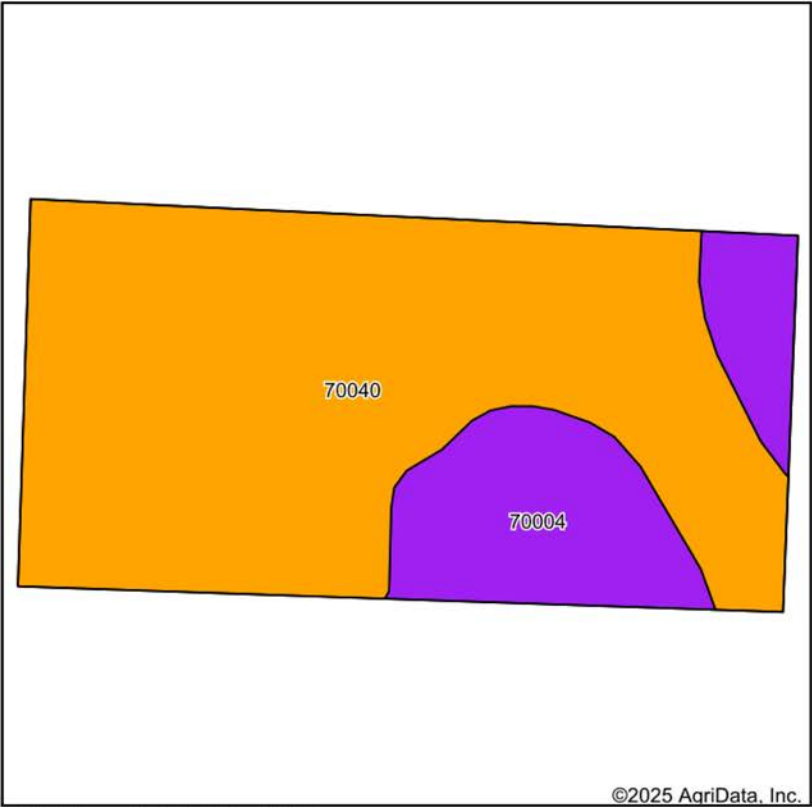
5/16/2025

1-34N-25W  
Cedar County  
Missouri

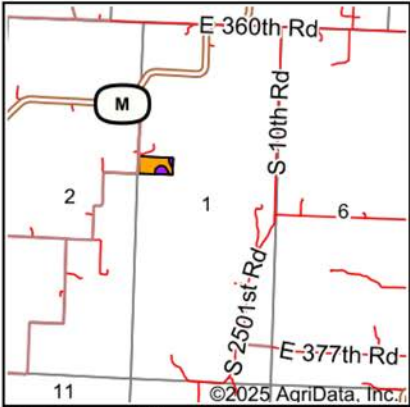
Boundary Center: 37° 43' 36.77, -93° 37' 33.92



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Cedar**  
Location: **1-34N-25W**  
Township: **Jefferson**  
Acres: **20**  
Date: **5/16/2025**



Maps Provided By:



Area Symbol: MO039, Soil Area Version: 28

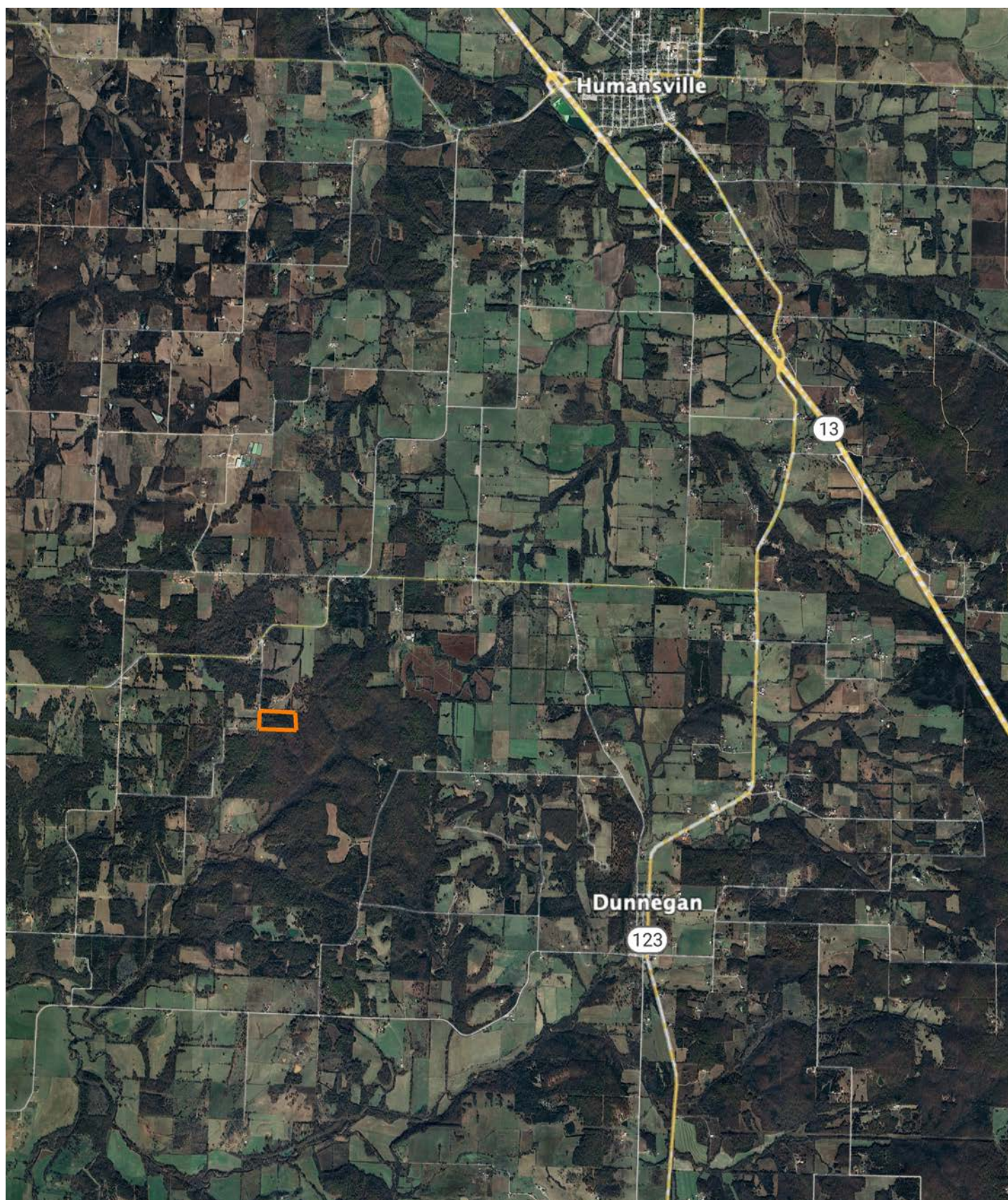
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	15.57	77.8%		IIIe	43	43	39	30
70004	Alsip silt loam, 15 to 35 percent slopes, very stony	4.43	22.2%		VIle	14	13	11	6
Weighted Average					3.89	*n 36.6	*n 36.4	*n 32.8	*n 24.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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

**417.321.5427**

[ScottSudkamp@MidwestLandGroup.com](mailto:ScottSudkamp@MidwestLandGroup.com)



## MidwestLandGroup.com

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