



MIDWEST LAND GROUP  
PRESENTS

# SAINT CLAIR COUNTY MISSOURI

77.3 ACRES





MIDWEST LAND GROUP IS HONORED TO PRESENT

# SAINT CLAIR COUNTY RECREATIONAL PARADISE WITH CABIN

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"The land." "Camp." "The cabin." Whatever you decide to call it, you'll sure be glad to own this fine piece of creation in southern Saint Clair County, Missouri. It's a place where hills and forests meet the open plains and prairies, creating a rich mix of plant and animal life. Here on this land, native grasses and wildflowers intermix with oaks and persimmons, walnut, and hickories. Clear streams dance over gravel beds and cascade over sandstone ledges on their way to the Osage River and nearby Truman Lake. Whitetail does teach their spotted fawns where to travel and what to eat, and broods of wild turkeys chase grasshoppers through the early morning dew. It's a place you'll never tire of, and one you'll always look forward to returning to.

The majority of this parcel consists of mixed age and mixed species hardwoods, with more mature timber than young, and more oaks than anything else. Roughly two miles of trails wind through the woods, inviting an afternoon nature walk or an early morning hike to one of several tree stands and hunting blinds included with the sale. On the west end of the land, 11 +/- acres of open ground provide a great location for food plots, with several secluded pockets where you can catch a cruising buck out looking for a partner. These same fields offer great opportunities for intercepting a spring gobbler as well, and all manner

of wildlife visit the two small ponds nearby. A real bonus of this property is the 25'x30' insulated cabin. With electric, water, and septic in place, it's ready for regular use, featuring a kitchen/dining combo, living area, bathroom, and sleeping loft. An overhead door on one end allows you to park your tractor or side by side, along with lots of other equipment and gear, keeping it out of sight and protected from the elements. The cabin has a nice woodstove to ward off the chill in the colder months, and a window unit AC to keep it comfy in the summer. Fiber internet is available as well, giving you ready access to news and entertainment.

Serious hunters will appreciate the road access from two sides, perfect for slipping in and out of the stand under a wide range of wind conditions. Another great feature of this property is its proximity to Truman and Stockton Lakes, a pair of premier destinations for hunters and anglers alike. And for the days when you just want to relax in nature with a book or binoculars, you're sure to fall in love with Cocoa Falls, a small waterfall that flows much of the year.

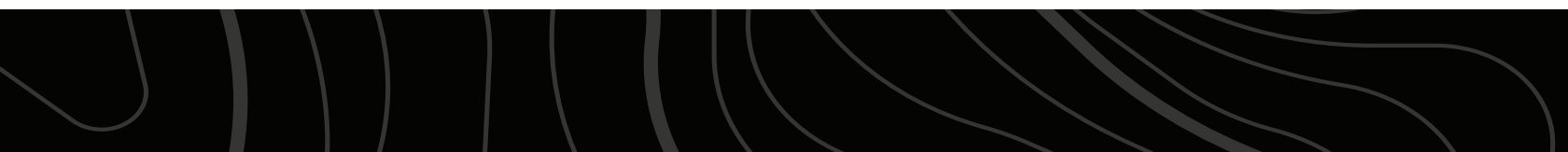
There's so much to love about this tract that it's hard to capture it all in words. To fully appreciate all this land has to offer, call to schedule a private showing today.

# PROPERTY FEATURES

PRICE: **\$389,250** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **77.3**

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- 750 sq. ft. cabin with power, water, and septic
- Solid hunting history
- 11 +/- acres of open land with good food plot potential
- 1 mile to paved highway
- County road access on 2 sides
- Electric service at the road and to the cabin
- High-speed fiber internet is available
- Beautiful quiet setting
- 7+ deer stands and blinds included with property
- Small waterfall
- Mixed age and species of hardwood timber
- No restrictions
- Weaubleau R-3 Schools
- 30 miles to Stockton Lake
- 11 miles to Osceola, MO
- 2.2 miles to Roscoe Access on the Osage River
- 6.3 miles to Sac River Access
- Close proximity to >58,000 acres of public hunting & fishing lands (Truman Reservoir Mgmt Lands)





# 11 +/- ACRES OF OPEN LAND

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# 750 SQ. FT. CABIN





## SMALL WATERFALL

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## 7+ DEER STANDS AND BLINDS

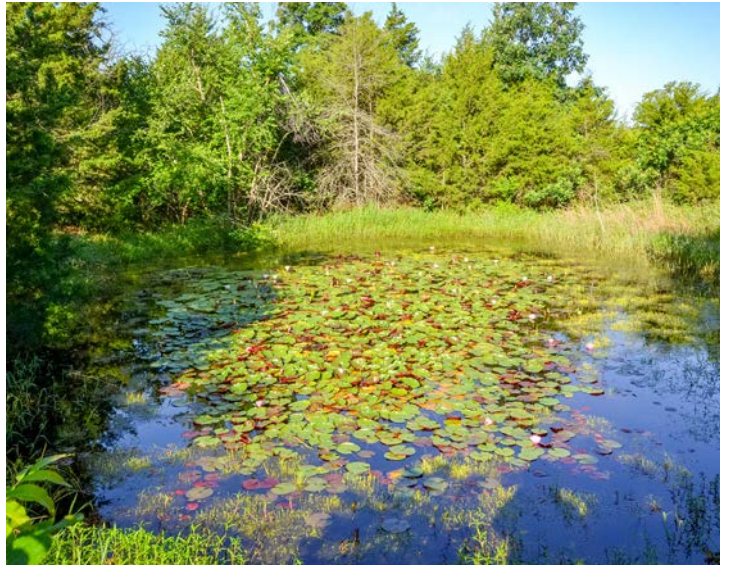
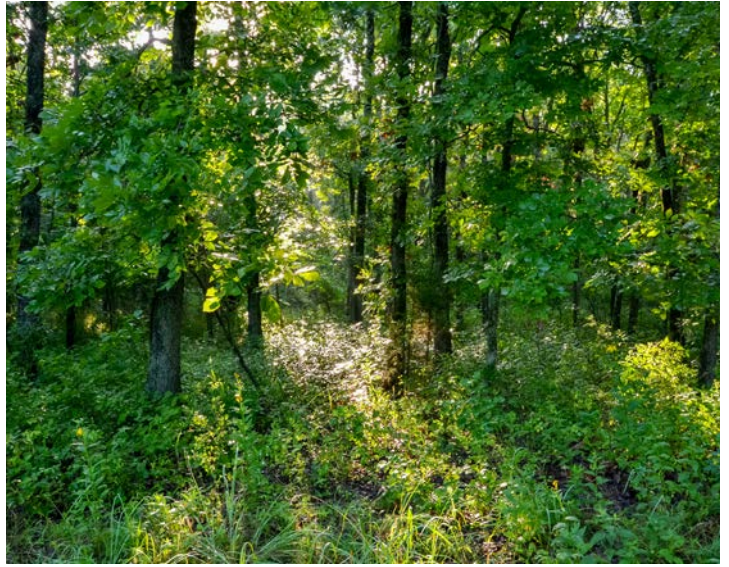
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# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Boundary Center: 37° 57' 22.45, -93° 48' 36.61

0ft 613ft 1226ft



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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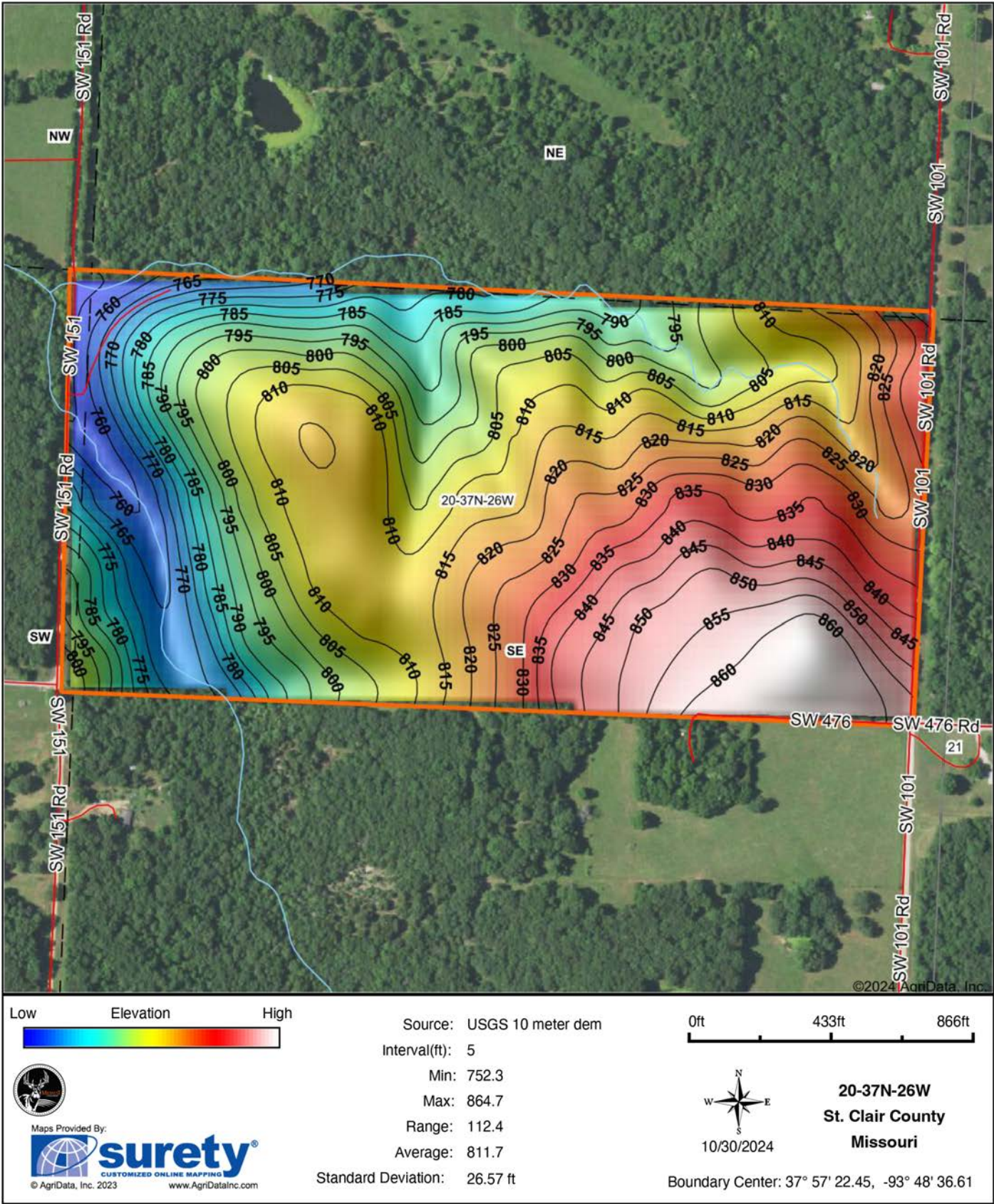
**20-37N-26W**  
**St. Clair County**  
**Missouri**



10/30/2024

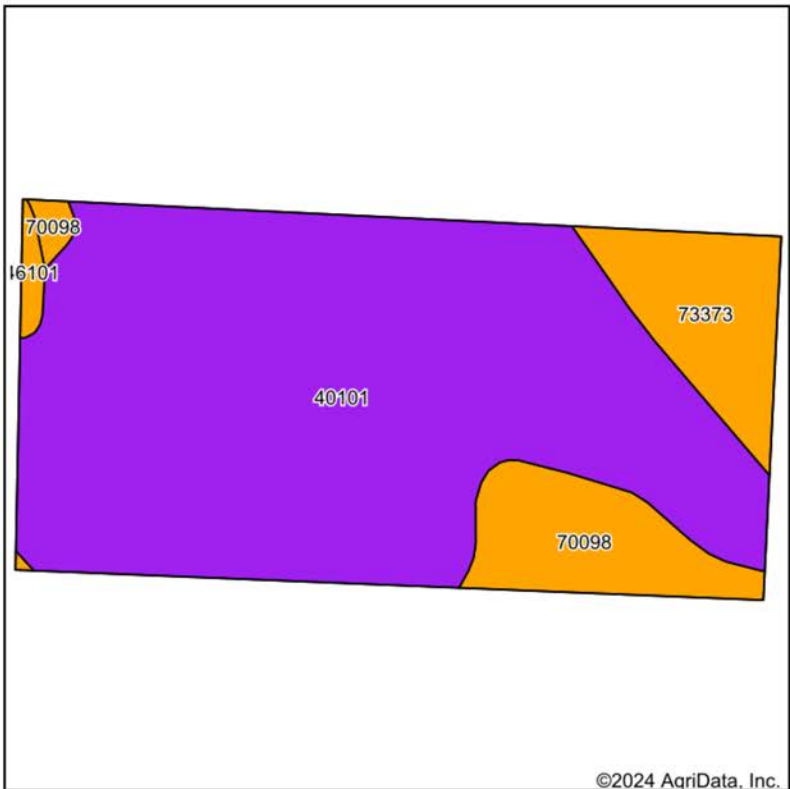


# HILLSHADE MAP





# SOILS MAP



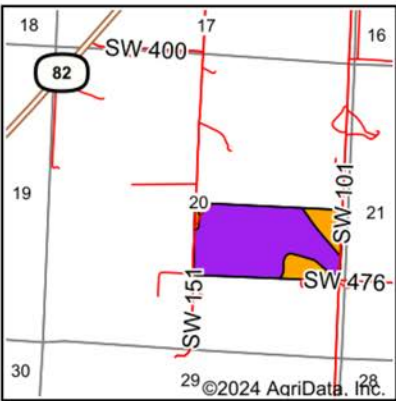
Soils data provided by USDA and NRCS.

Area Symbol: MO185, Soil Area Version: 27

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
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	61.33	79.3%		Vlls	26	24	25	14
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	7.96	10.3%		llle	58	58	51	43
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	7.31	9.5%		llle	51	51	44	34
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	0.70	0.9%		lllw	78	77	64	66
Weighted Average					6.17	*n 32.1	*n 30.5	*n 29.8	*n 19.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Missouri**  
County: **St. Clair**  
Location: **20-37N-26W**  
Township: **Roscoe**  
Acres: **77.3**  
Date: **10/30/2024**



Maps Provided By:

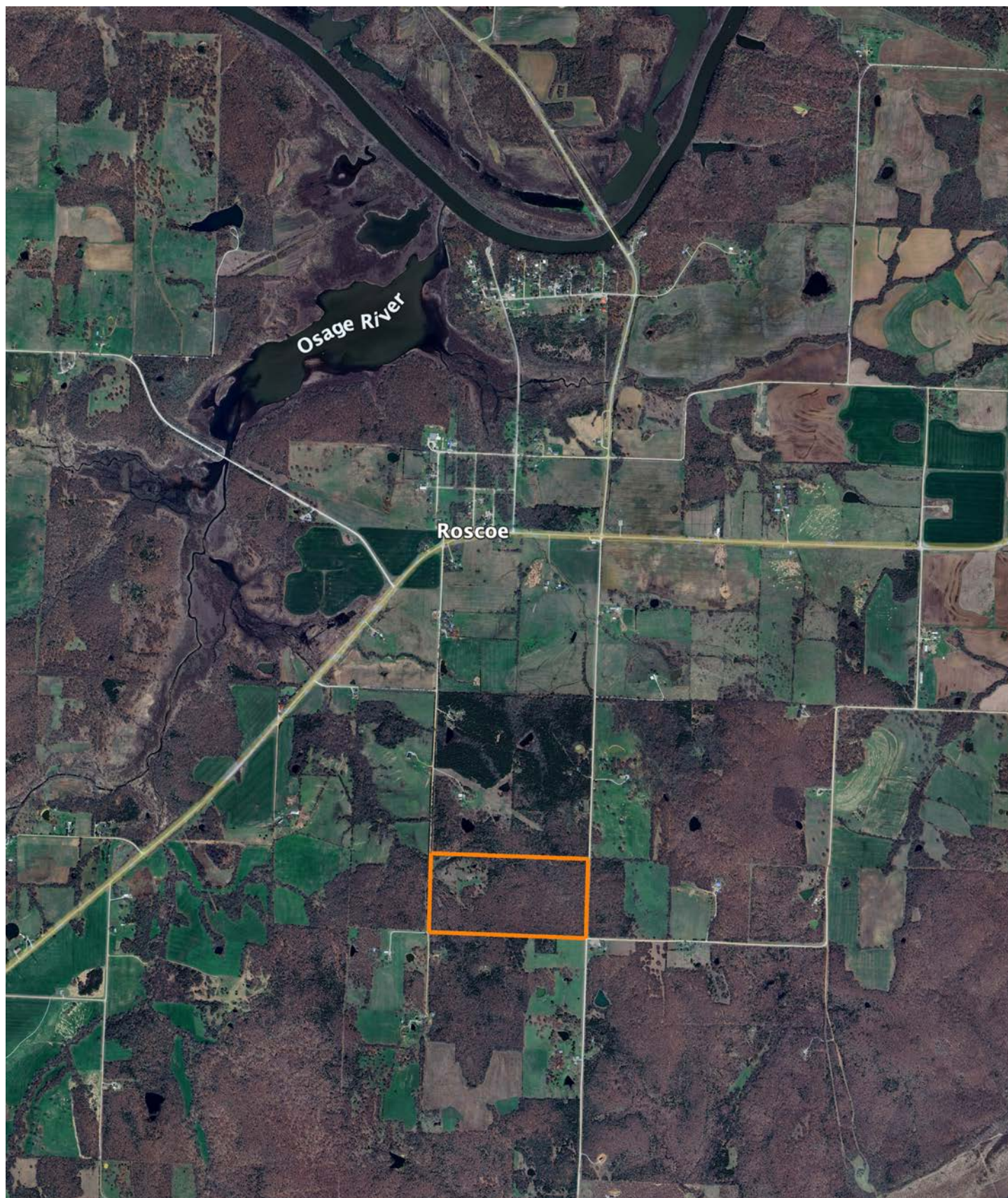


Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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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## MidwestLandGroup.com

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