

MIDWEST LAND GROUP PRESENTS

40.1 ACRES IN

NEWTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL MIXED USE TRACT NEAR SENECA, MISSOURI

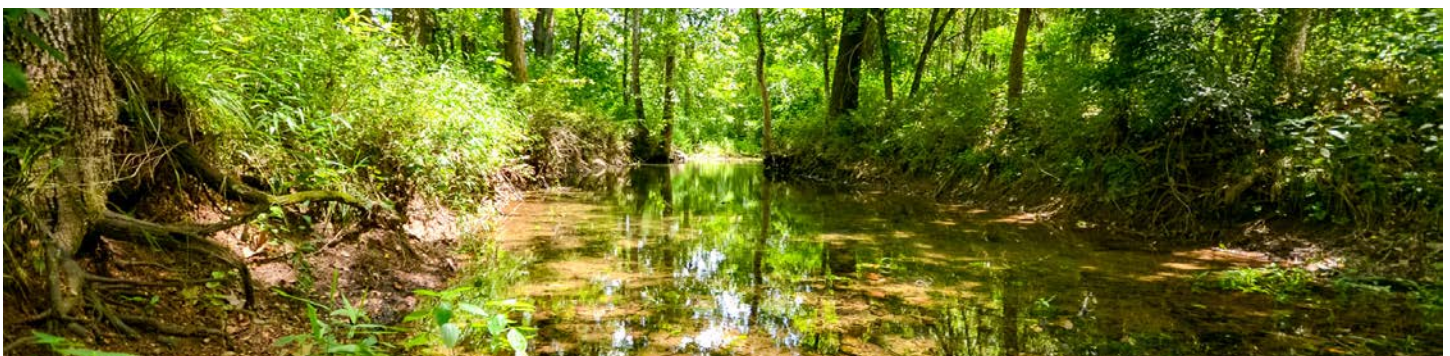
Just a few miles east of Seneca, Missouri, is a quiet gravel road that leads you to this wonderful tract full of opportunity and promise. This land has much to offer, whether your interests include building, hunting, farming, or a combination of these, and the price point is among the most affordable in the county.

Little Lost Creek is a predominant feature of the property, and it meanders along the south end on its journey westward. Over centuries, this creek has deposited rich soils in the adjacent flats, creating deep, rich Class II loamy soils that will grow grasses, trees, and crops well. Currently, about 10 +/- acres of the tract are in hay production on a secluded field sheltered from the road by a band of trees and brush growing on the banks of the creek. This arrangement makes the field a prime candidate for some wildlife food plots or affords some scenic views for a home or cabin tucked away near the treeline.

Moving into the timbered portions of the land, you'll find a diverse mix of tree species and ages. Lower lying areas on the south end near the creek yield stands of walnut,

elm, bur oak, and sycamore, while the drier, rockier ridges harbor lots of mixed oaks (mostly red, black, white, blackjack, and post) and hickories, with lesser amounts of flowering dogwood, cherry, walnut, and chinkapin oak. Wildlife is abundant and can be found throughout the property, and it's not at all unusual to jump a whitetail deer from its bed or to startle a wild turkey hen and her brood. The property has all kinds of options for setting it up as a good hunting farm, with numerous funnels and pinch points, and several good food plot locations.

This property is easily accessible from Old Highway 60 or Highway CC. It has numerous build sites for a weekend cabin or your forever home, whether you prefer a spot with expansive views or tucked up into the woods on a beautiful ridge. A large spring nearby suggests that groundwater is abundant in the area. And if you're looking for a bit more room to roam, additional acreage is available nearby. To schedule an appointment to see this property before it's gone, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

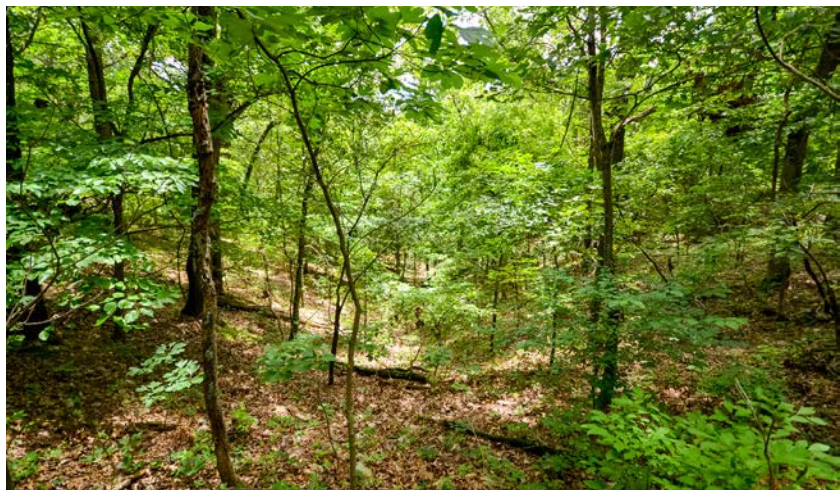
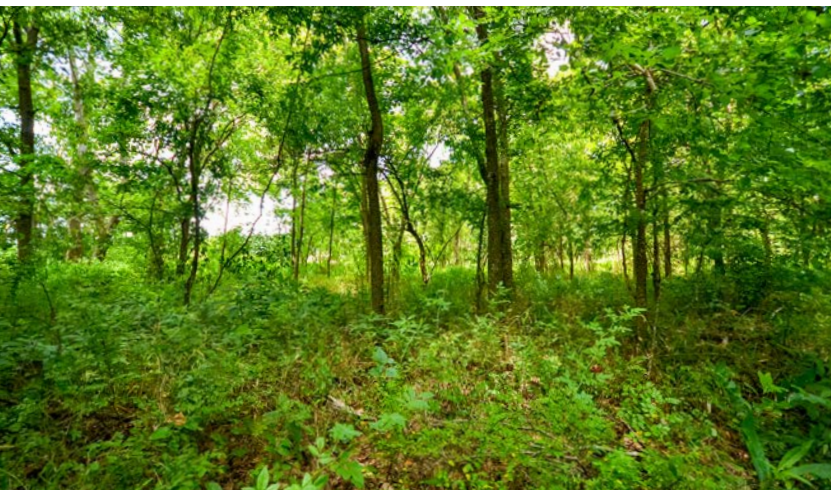
PRICE: **\$190,500** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **40.1**

- 10 +/- acres open land/hayfield
- 30 +/- acres mixed hardwood timber
- Lots of mature oak - red, white, and post
- Brushy bedding areas
- Electric service on site
- Build site options
- Cleared trails and food plot areas
- Good deer & turkey populations
- Additional land available
- 3.5 miles to Seneca, MO
- 15 miles to Neosho, MO
- 50 miles to Bentonville, AR
- Seneca schools



30 +/- ACRES MIXED HARDWOOD TIMBER

Lower lying areas on the south end near the creek yield stands of walnut, elm, bur oak, and sycamore, while the drier, rockier ridges harbor lots of mixed oaks (mostly red, black, white, blackjack, and post) and hickories, with lesser amounts of flowering dogwood, cherry, walnut, and chinkapin oak.



10 +/- ACRES OF OPEN LAND/HAYFIELD



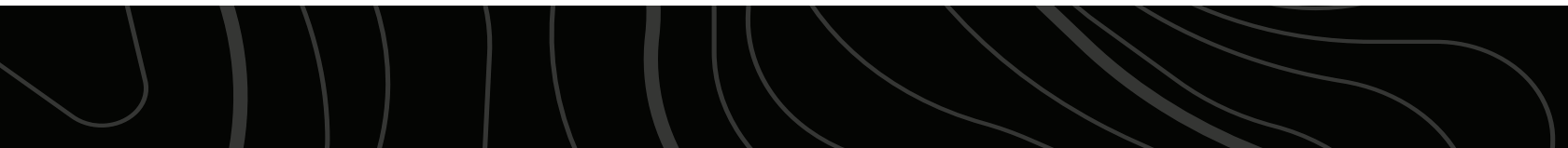
BUILD SITE OPTIONS



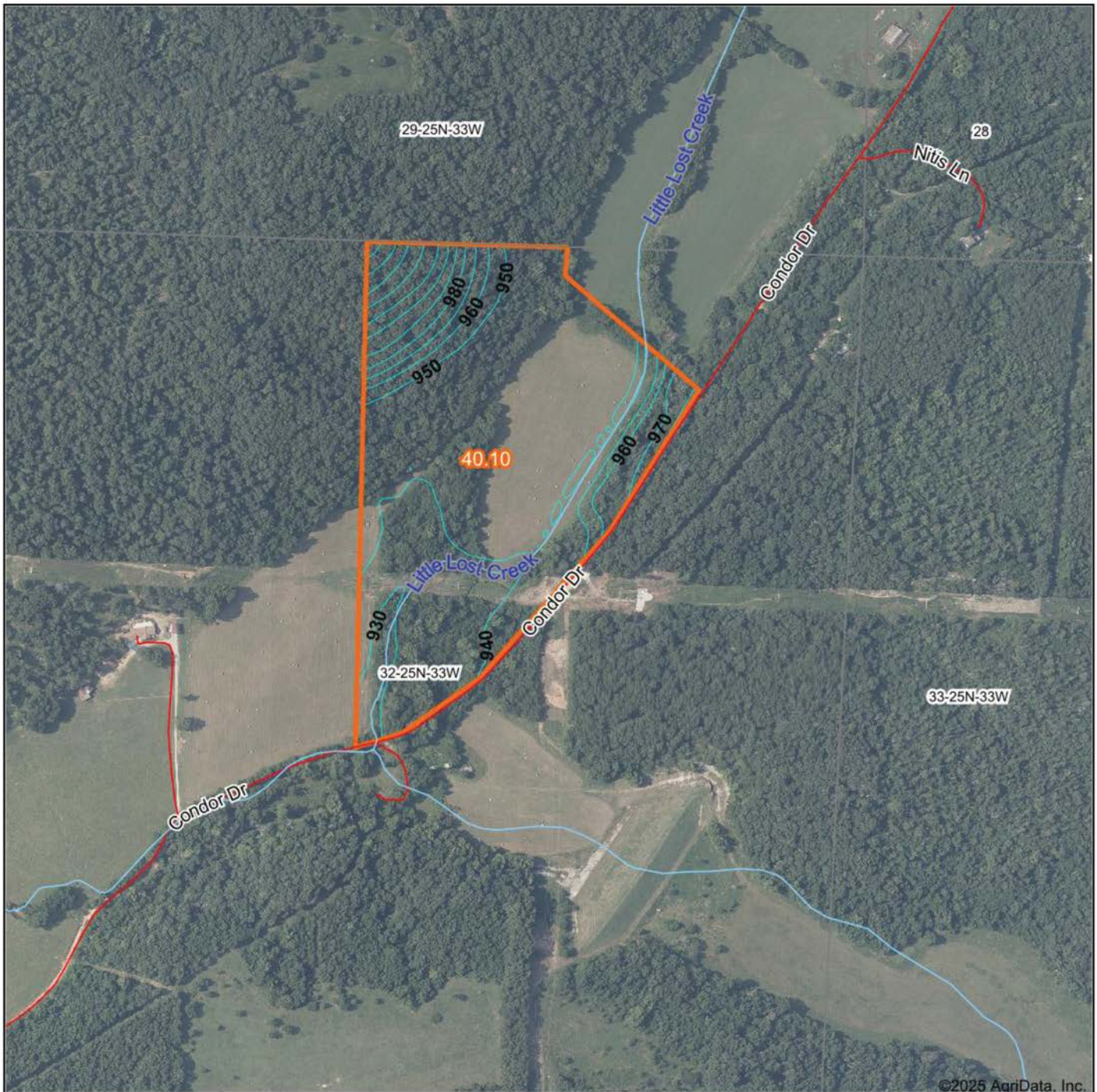
BUSHY BEDDING AREAS



ABUNDANT WILDLIFE



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 50' 59.79, -94° 33' 30.04

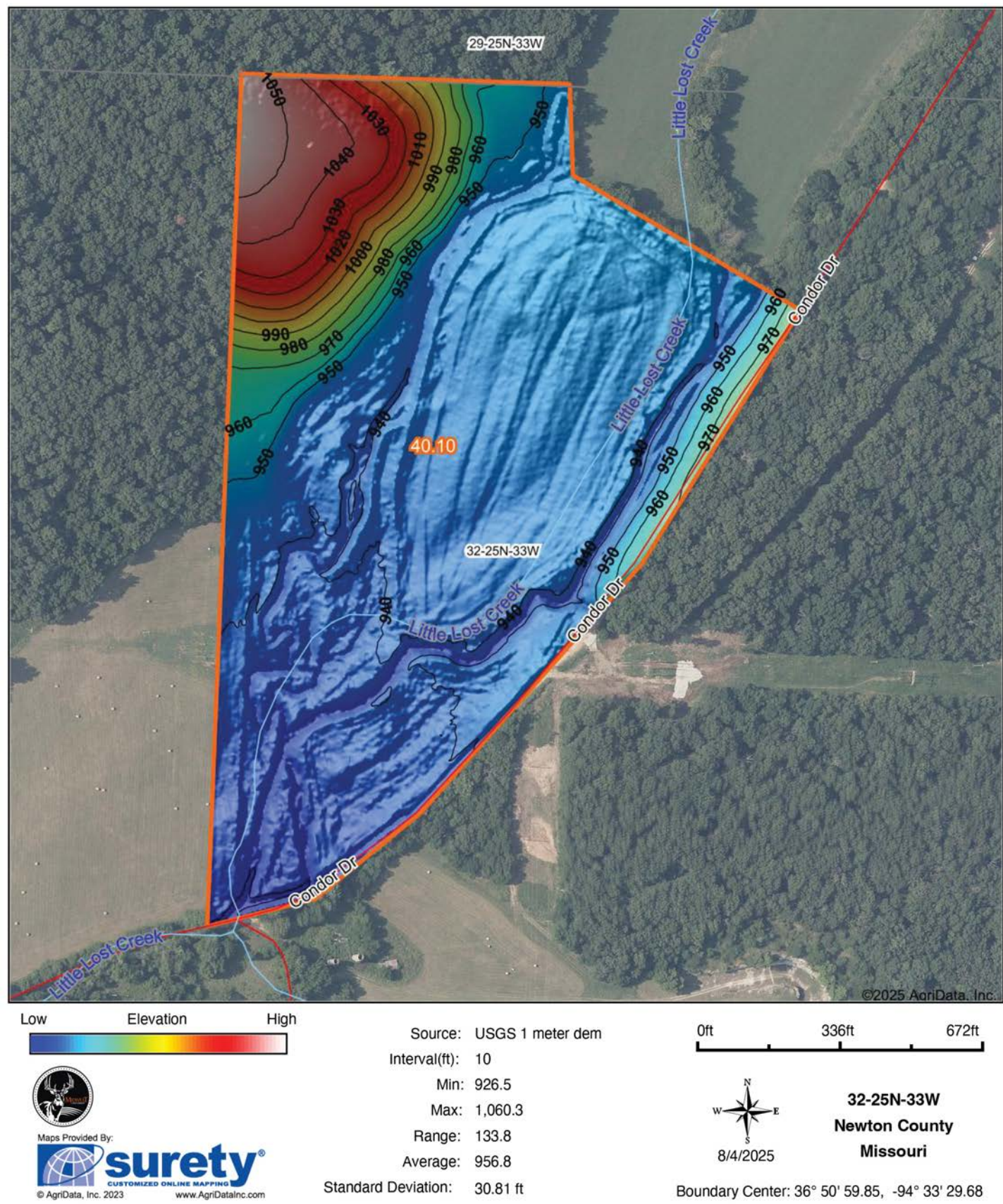
32-25N-33W
Newton County
Missouri

0ft 619ft 1237ft

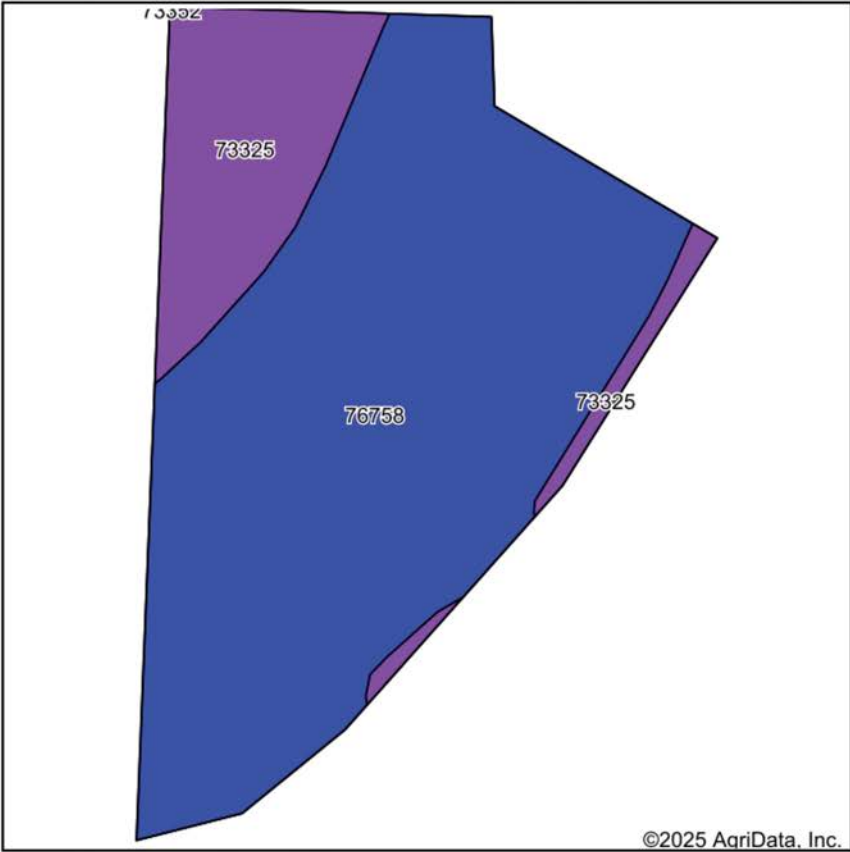


8/8/2025

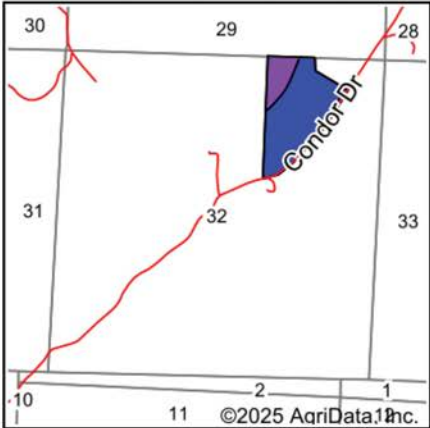
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Newton**
Location: **32-25N-33W**
Township: **Seneca**
Acres: **40.1**
Date: **8/4/2025**



Maps Provided By:



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Area Symbol: MO145, Soil Area Version: 26

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
76758	Secesh-Cedargap complex, 0 to 2 percent slopes, frequently flooded	32.34	80.6%		Ilw	79	72	62	59
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	7.76	19.4%		Vlle	9	9	9	3
Weighted Average					2.97	*n 65.5	*n 59.8	*n 51.7	*n 48.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

WIDE 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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