

MIDWEST LAND GROUP PRESENTS

34.8 ACRES

NEWTON COUNTY, MO

CONDOR DRIVE - TRACT 1, SENECA, MISSOURI, 64865



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE GRASS & TIMBER TRACT IN SOUTHWEST MISSOURI

This 34.8 acre surveyed tract east of Seneca, Missouri, has a lot of features wrapped up into one package. As you enter the property, you're greeted by a 15 acre gently sloping hayfield. This land lies on the lower slopes of the property and consists of rich Class 2 soils deposited over centuries by the nearby Little Lost Creek. These soils are deep and loamy, offering good potential for a robust hay crop - currently in fescue, bluegrass, and orchardgrass - or they could be used to grow other forages, crops, or wildlife food plots, or even converted to native grasses and wildflowers for wildlife habitat. And if your interests include grazing animals, this would make some wonderful pasture.

Traveling north, at the base of a hill, you enter a stand of mixed hardwood timber. Commonly found trees in these woods include white oak, red oak, black oak, post oak, various hickories, walnut, elm, and hackberry. The forested portions of the property are of mixed age as well, with a diverse mix of tree sizes that offer great habitat for the many deer, turkeys, and other wildlife that thrive here.

Several trails have been cut in, and they meander through the woods, offering great treestand locations, access to a beautiful ridge-top build site, and secluded food plot locations. A recently cleared section at the base of the ridge has yielded numerous Native American artifacts and promises even more with some light soil disturbance. Food plots on these sites could provide not only some fresh venison backstraps but quite possibly an arrowhead or two as well.

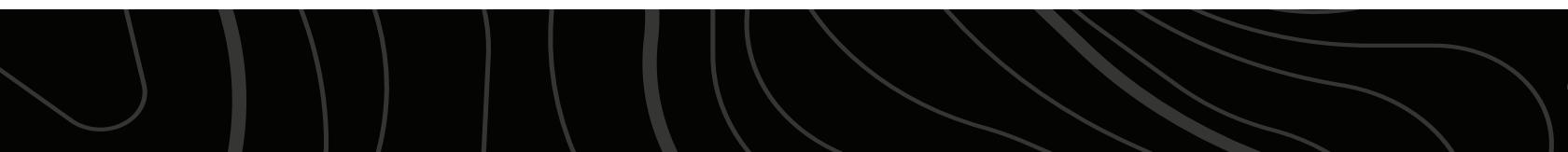
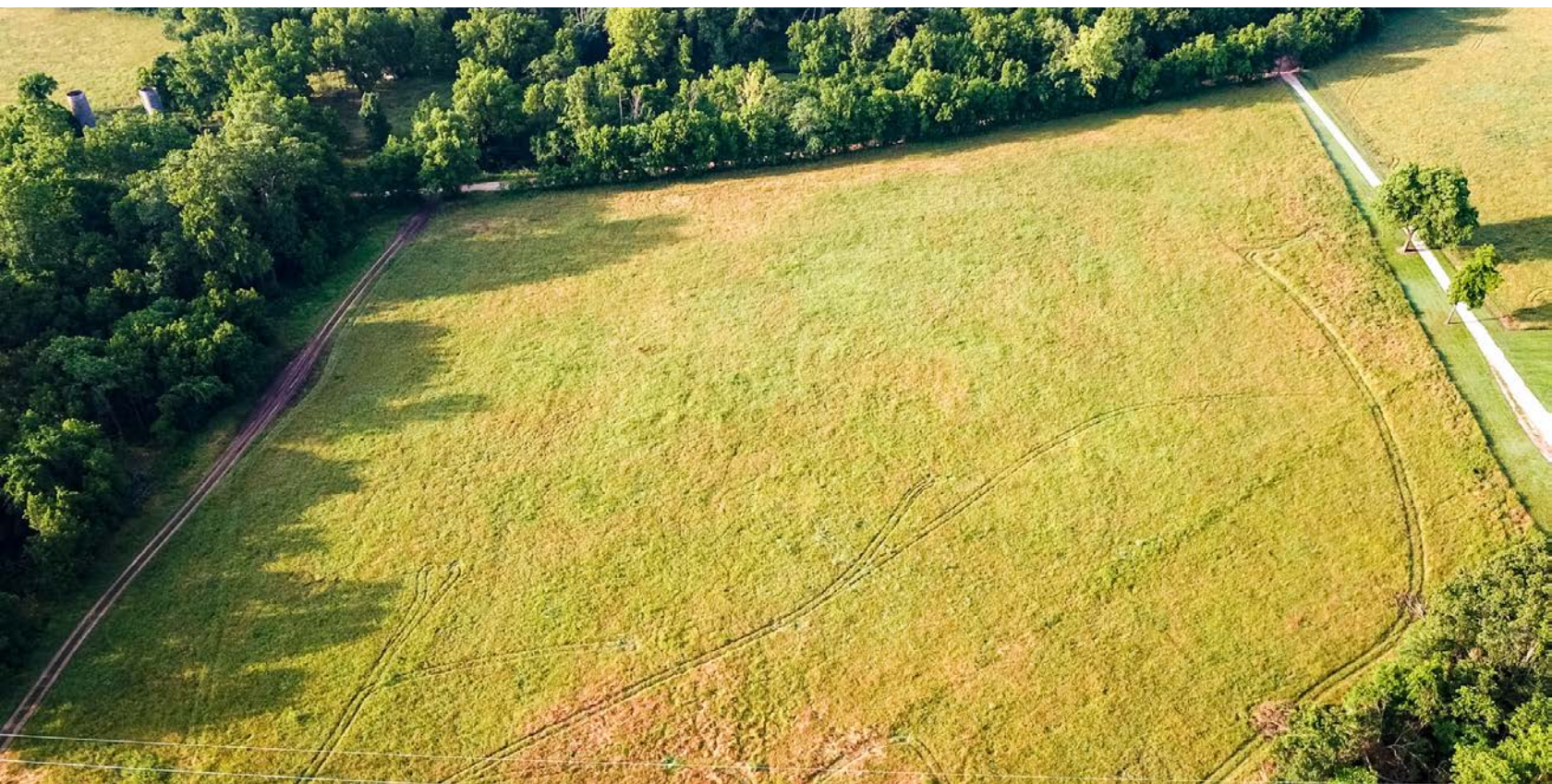
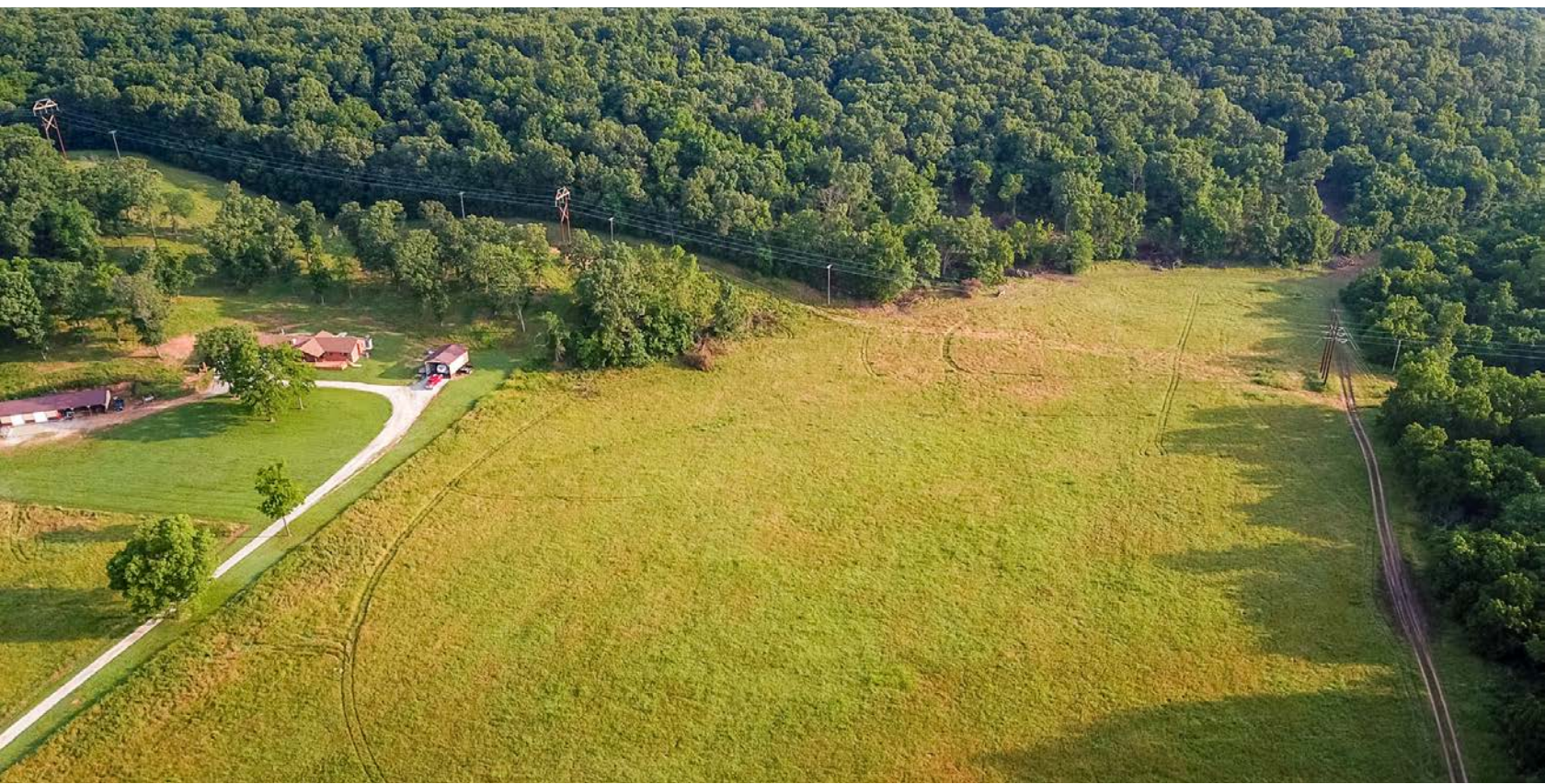
This property is easy to access from Old Highway 60 to the southwest, or Highway CC going east. It has numerous build sites for a weekend cabin or your forever home, whether you prefer a spot with expansive views or tucked up into the woods on a beautiful ridge. A large spring nearby suggests that groundwater is abundant in the area. And if you're looking for a bit more room to roam, additional acreage is available nearby. Call today to schedule an appointment to see this great tract before someone else snaps it up!

PROPERTY FEATURES

PRICE: **\$165,500** | COUNTY: **NEWTON** | STATE: **MISSOURI** | ACRES: **34.8**

- 34.8 surveyed acres
- 15 +/- acres open land/hayfield
- 20 +/- acres mixed hardwood timber
- Lots of mature oak - red, white & post
- Electric service on site
- Multiple build site options
- Several cleared trails & food plot areas
- Several Native artifacts found on site
- Good deer & turkey populations
- 3.5 miles to Seneca, MO
- 15 miles to Neosho, MO
- 50 miles to Bentonville, AR
- Seneca Schools

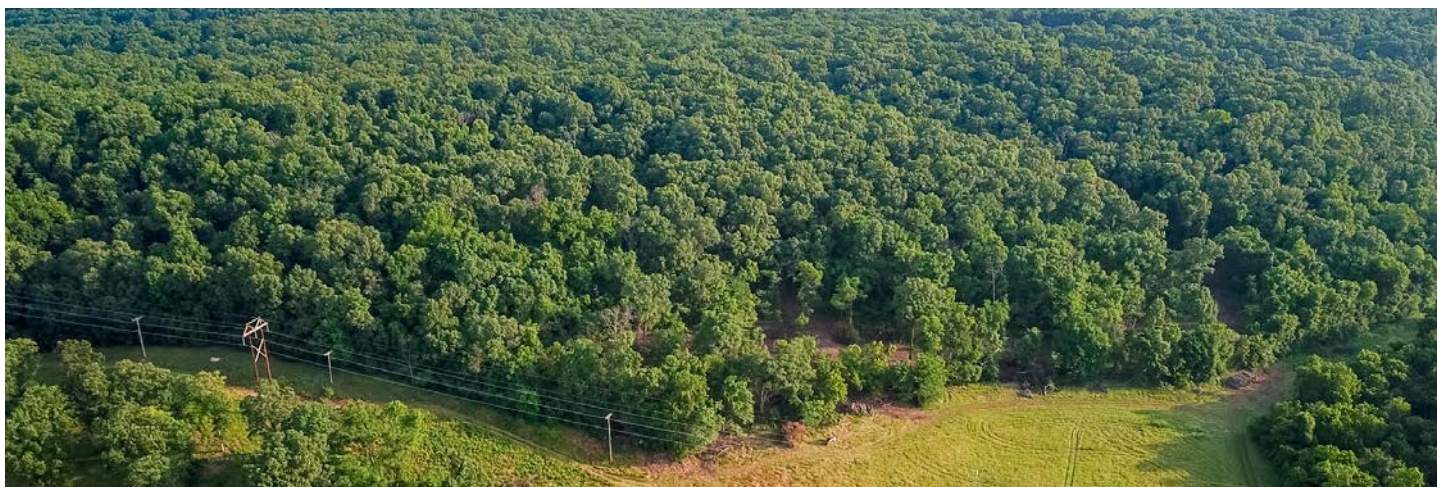
15 +/- ACRES OPEN LAND/HAYFIELD



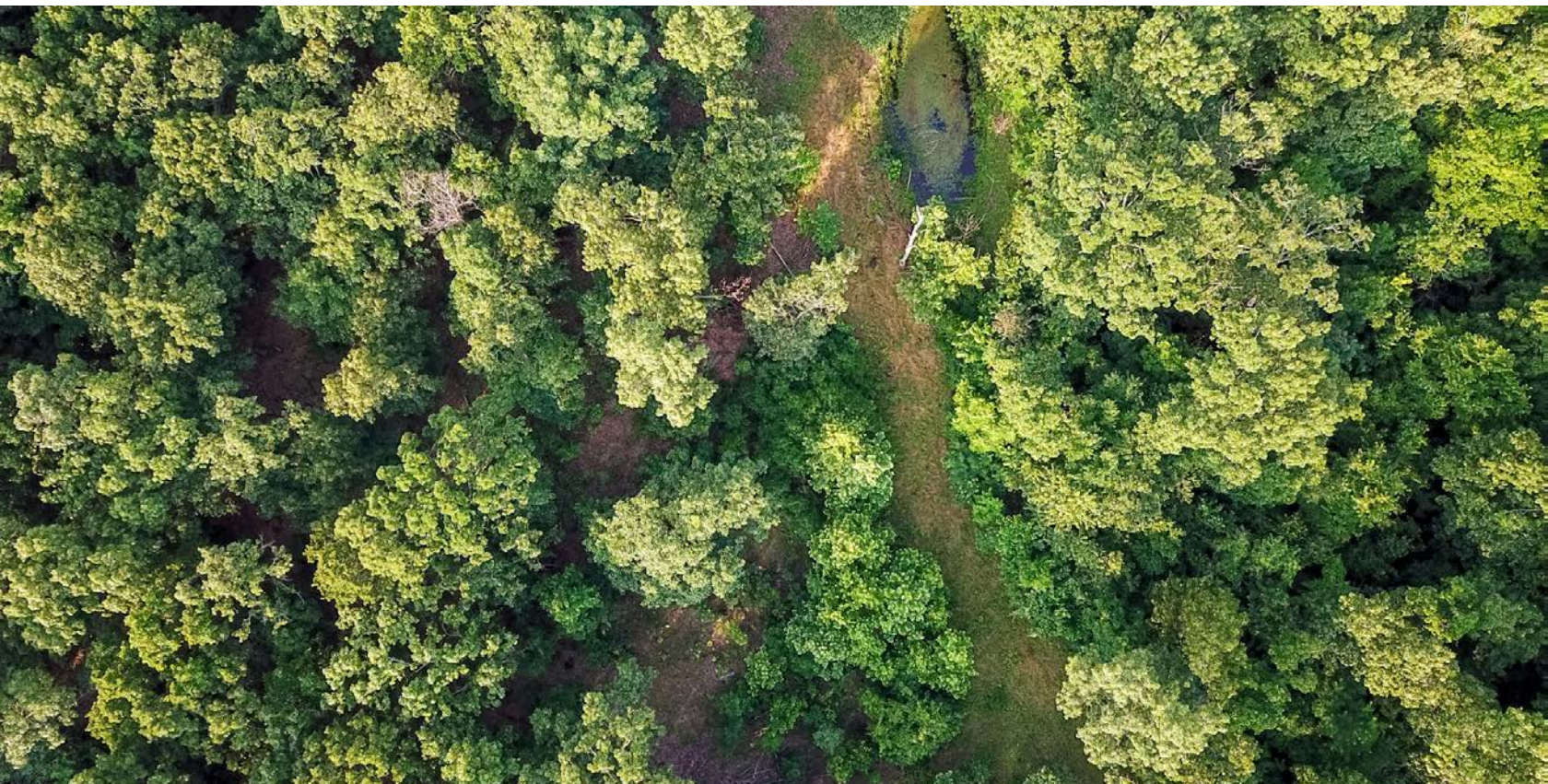
SEVERAL NATIVE ARTIFACTS FOUND



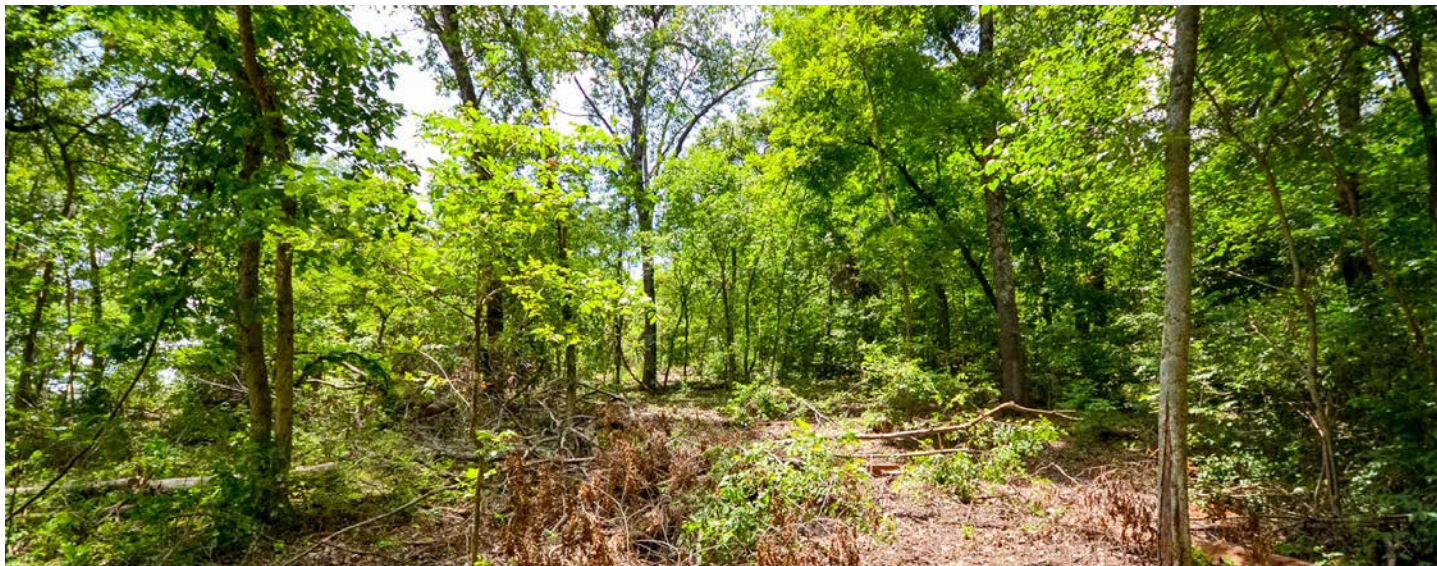
20 +/- ACRES MIXED HARDWOOD TIMBER



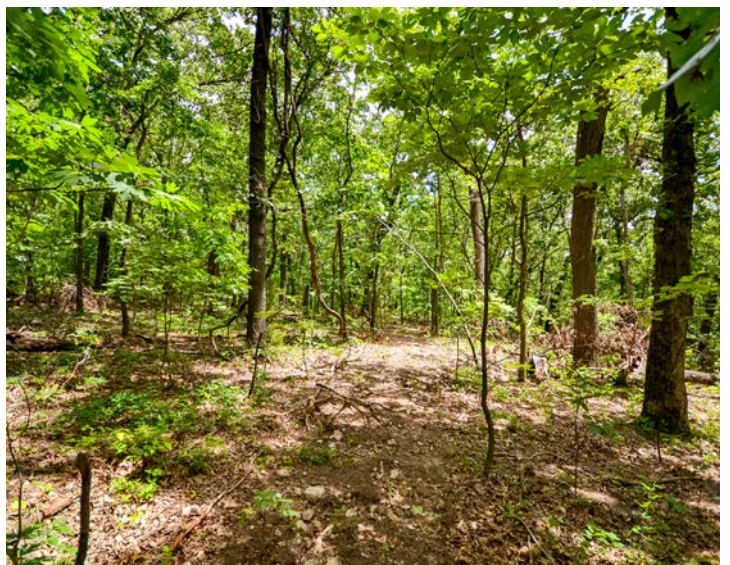
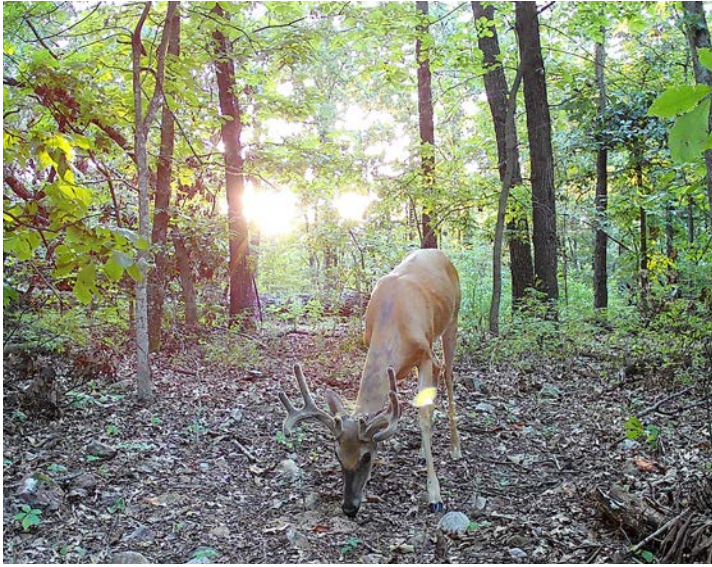
CLEARED TRAILS



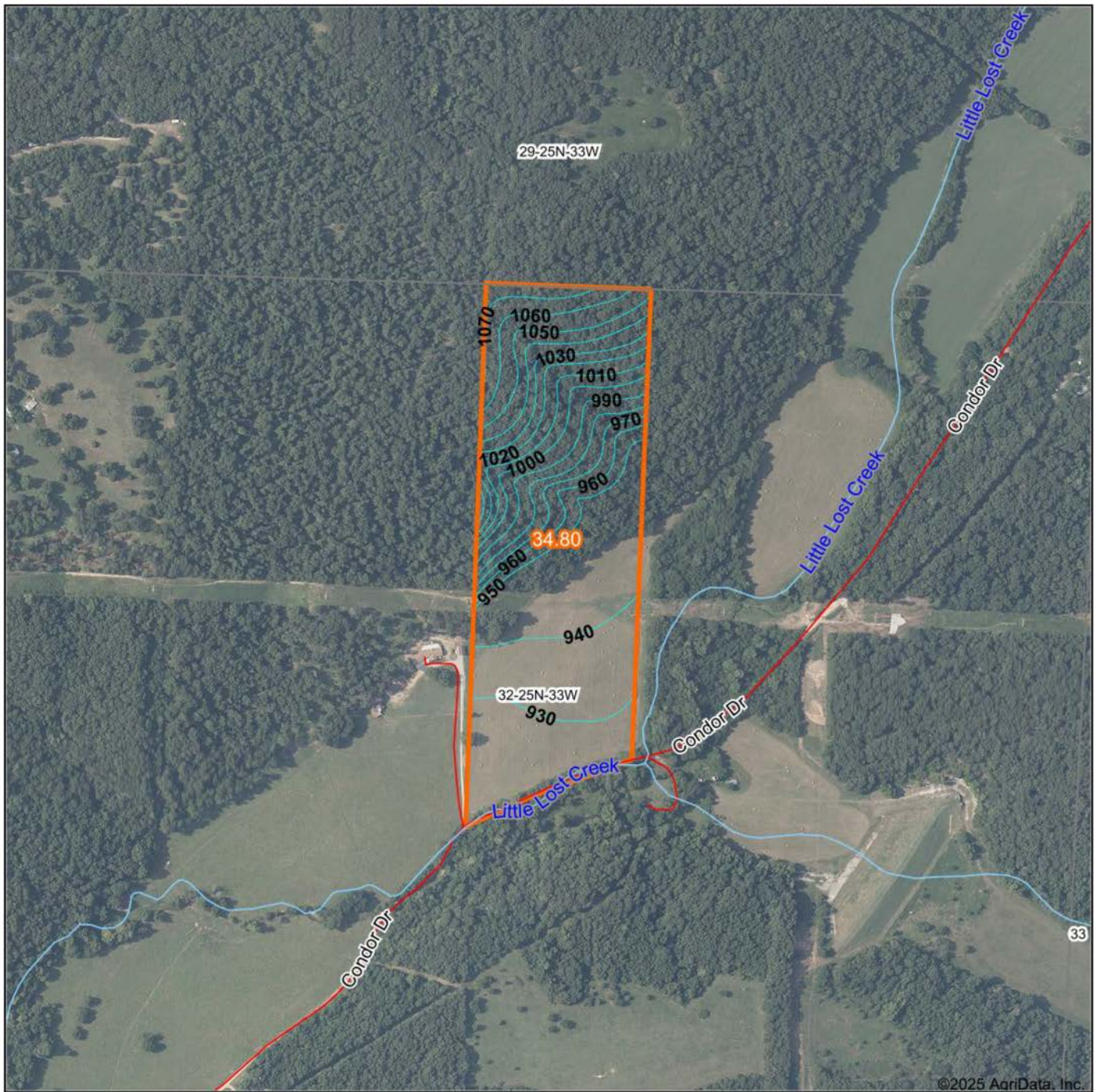
FOOD PLOT AREAS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 50' 58.42, -94° 33' 42.15

0ft 663ft 1325ft



Maps Provided By:



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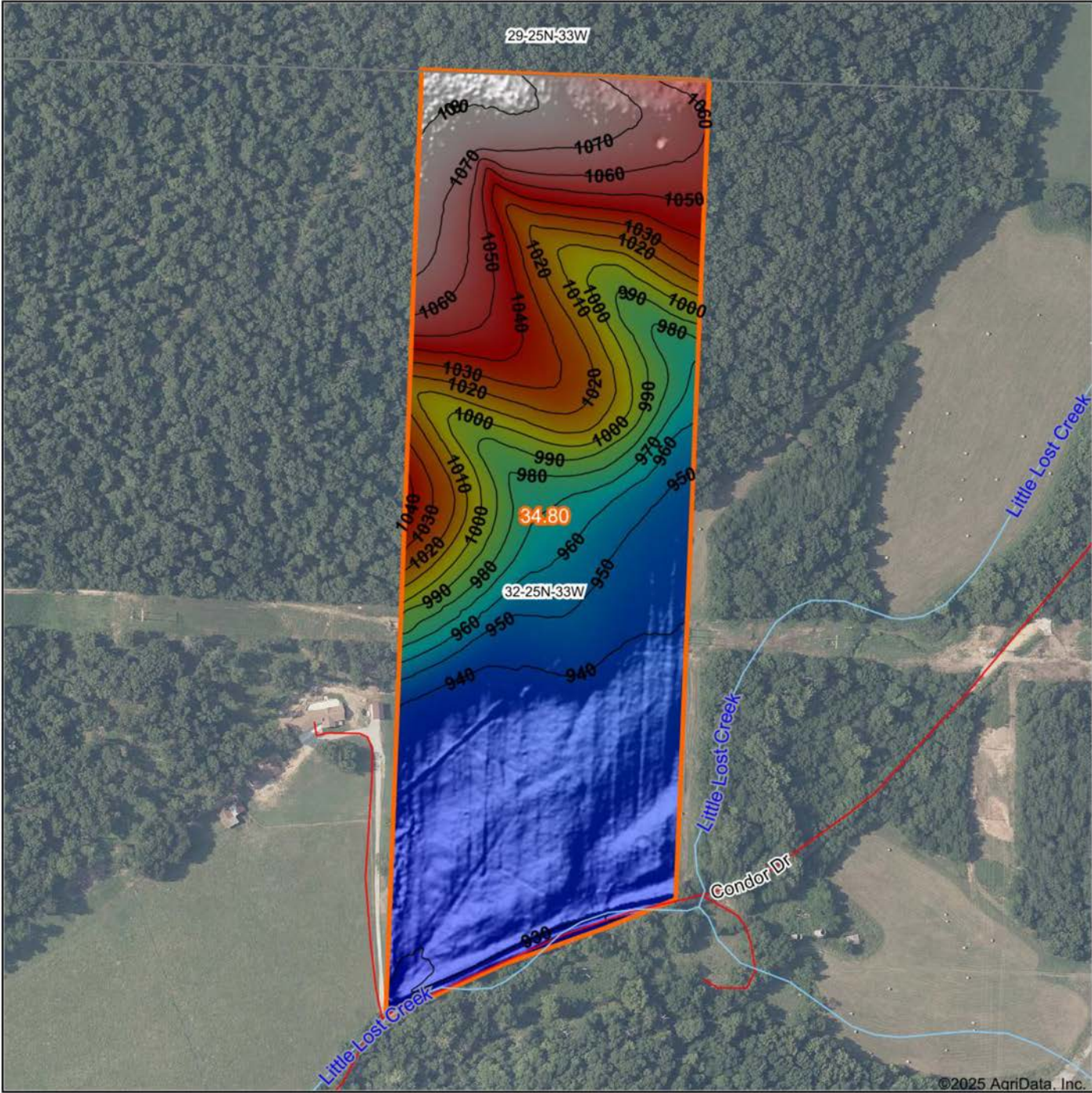
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32-25N-33W
Newton County
Missouri



8/4/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 926.9

Max: 1,081.3

Range: 154.4

Average: 986.7

Standard Deviation: 51.48 ft

0ft 381ft 762ft

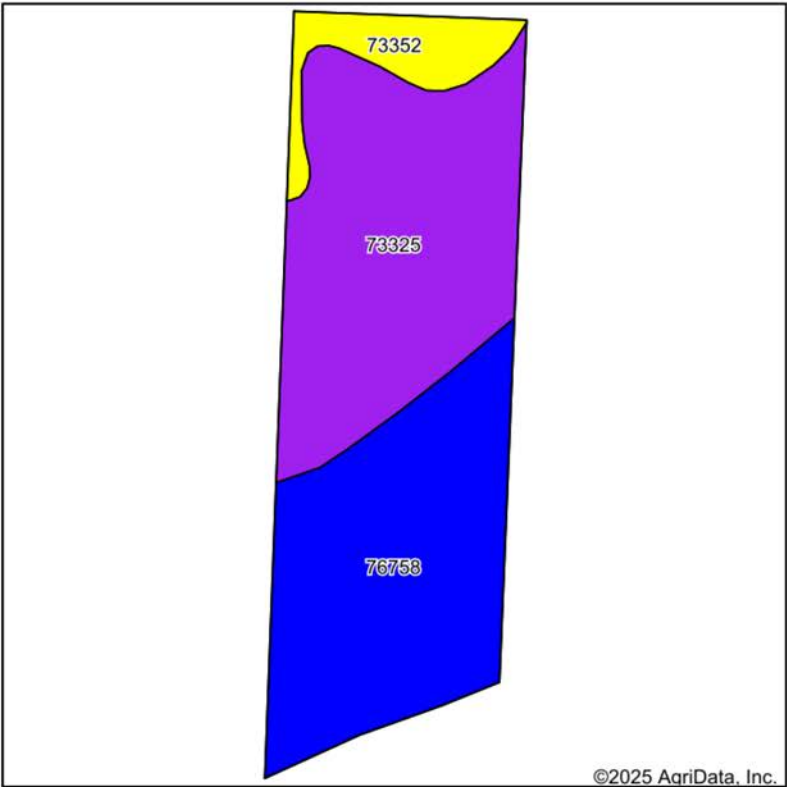


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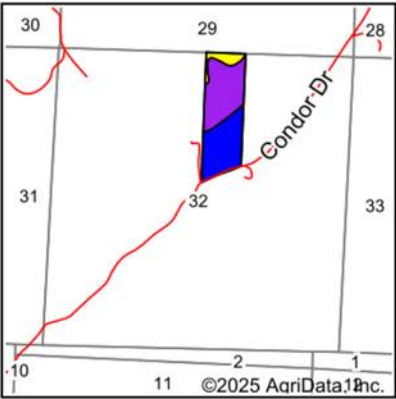
32-25N-33W
Newton County
Missouri

Boundary Center: 36° 50' 58.42, -94° 33' 42.15

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Newton**
Location: **32-25N-33W**
Township: **Seneca**
Acres: **34.8**
Date: **8/4/2025**



Maps Provided By:



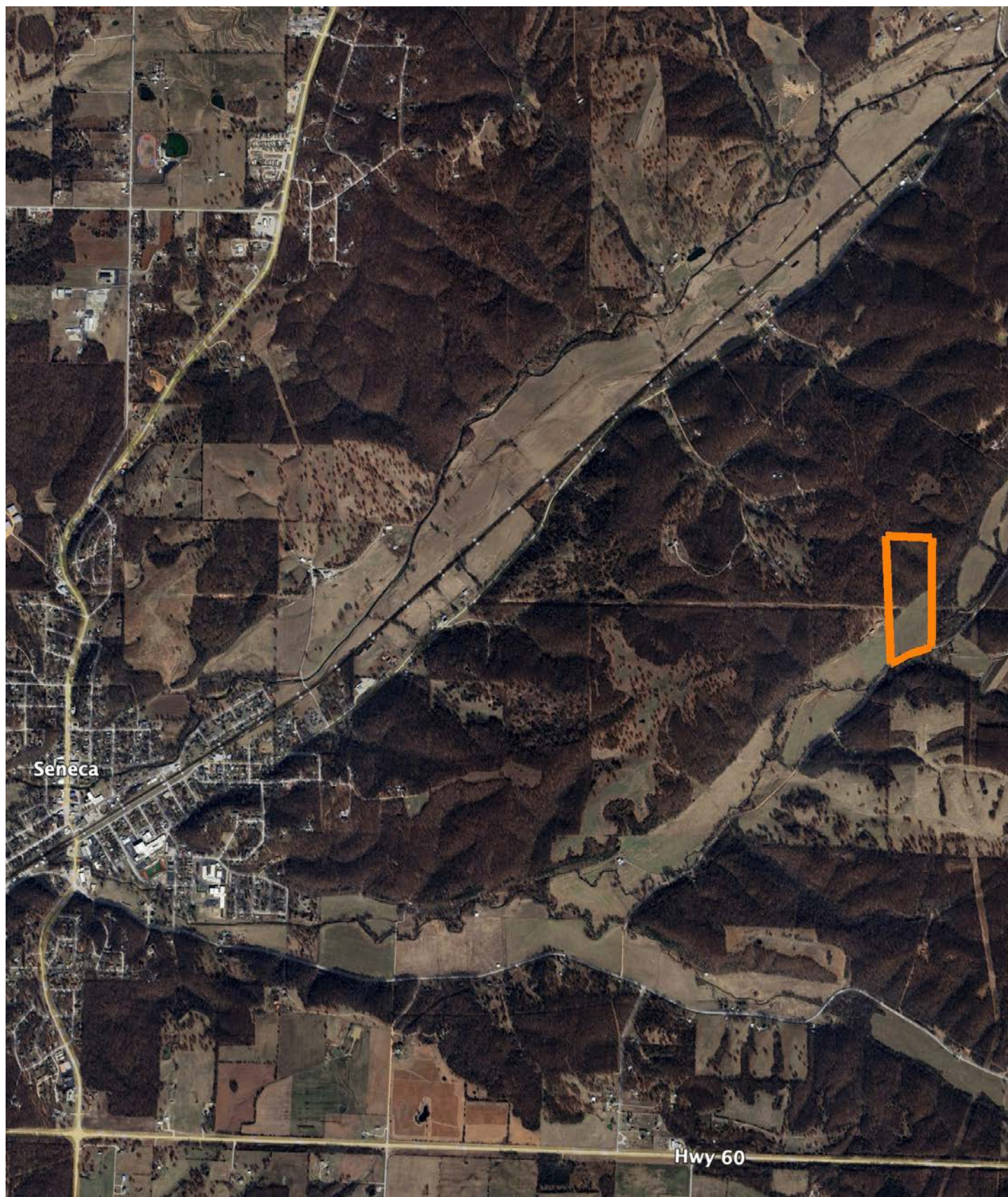
Area Symbol: MO145, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73325	Clarksville extremely gravelly silt loam, 15 to 50 percent slopes	16.40	47.1%		Vllc	9	9	9	3
76758	Secesh-Cedargap complex, 0 to 2 percent slopes, frequently flooded	15.47	44.5%		llw	79	72	62	59
73352	Jollymill-Bendavis complex, 3 to 15 percent slopes	2.93	8.4%		IVe	37	37	27	24
Weighted Average					4.52	*n 42.5	*n 39.4	*n 34.1	*n 29.7

*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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