

MIDWEST LAND GROUP PRESENTS

23 ACRES

OSAGE COUNTY, MO

1941 COUNTY ROAD 806, LINN, MISSOURI 65051



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPACIOUS COUNTRY HOME WITH SHOP & ACREAGE IN OSAGE COUNTY

Located just outside of Linn, Missouri, this beautiful 23 +/- acre property offers the perfect blend of peaceful country living and spacious accommodations. The 3,437 sq. ft. home boasts a well-designed main level featuring a large kitchen with an abundance of cabinetry, a center island, and an inviting dining area—perfect for family gatherings. A charming back patio provides serene views of the surrounding acreage. The home includes 4 spacious bedrooms and 2.5 baths above grade. Downstairs, you'll find even more versatility with 2 non-conforming bedrooms, a full bathroom, and a full kitchen, plus laundry hookups—ideal for guests, extended family, or rental potential given its proximity to State Technical College of Missouri, just 15 minutes away. Just outside the walkout doors, an inviting fire ring area offers the perfect place to unwind, entertain guests, or enjoy quiet evenings under the stars. A spacious two-car garage completes the residential space.

Outside, the property continues to impress with a 48'x43' fully insulated and climate-controlled shop, offering a comfortable workspace year-round. It's plumbed and ready for a bathroom installation, making it ideal for any hobbyist, mechanic, or small business use. The land includes approximately 15 +/- acres of pasture currently used for hay but suitable for livestock or hobby farming. A natural draw on the property adds cover for wildlife, making hunting right out your back door a real possibility. All this is just 12 minutes from town and a 35-minute commute to Jefferson City. This is your opportunity to enjoy country living with space to grow, work, and enjoy the outdoors.

Properties with this level of space, amenities, and location are a rare find in this area. Don't miss your chance to own a turnkey country home with room to grow—call today to schedule your showing!



PROPERTY FEATURES

PRICE: **\$638,950** | COUNTY: **OSAGE** | STATE: **MISSOURI** | ACRES: **23**

- 3,437 sq. ft. of living space
- 23 +/- acres
- Fully finished walkout basement
- 6 bedrooms, 3.5 bath
- Additional kitchen
- Attached two-car garage for convenient parking and storage
- 48'x43' insulated and climate-controlled shop
- 15 +/- acres of pasture
- Abundant wildlife
- Rental potential with proximity to State Technical College of Missouri
- Great location



23 +/- ACRES



3,437 SQ. FT. OF LIVING SPACE



FULLY FINISHED WALKOUT BASEMENT



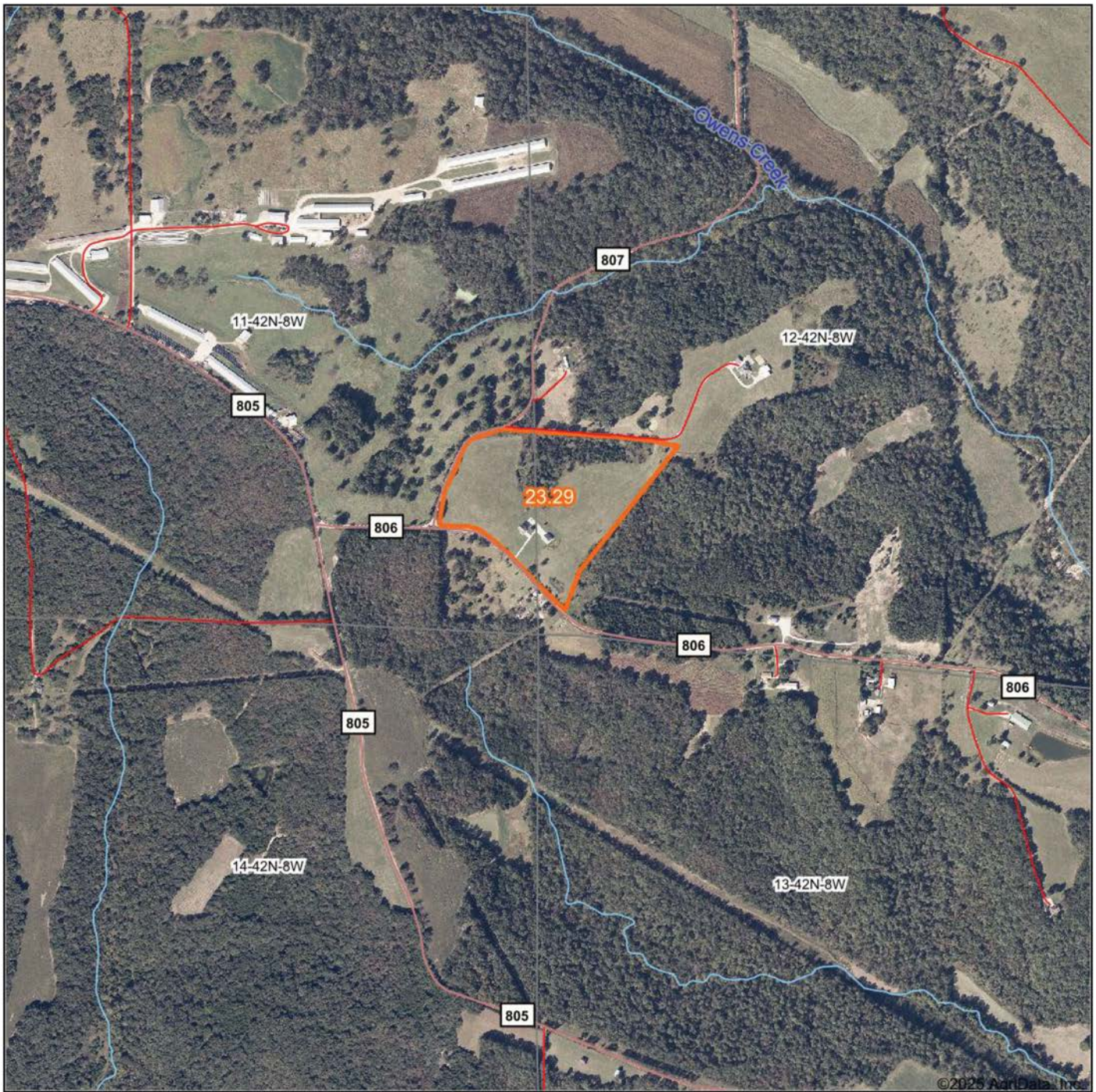
48'X43' SHOP



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 23' 58.22, -91° 46' 28.44

0ft 1022ft 2044ft



Maps Provided By:



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12-42N-8W
Osage County
Missouri



7/17/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 706.7

Max: 795.2

Range: 88.5

Average: 764.5

Standard Deviation: 18.67 ft

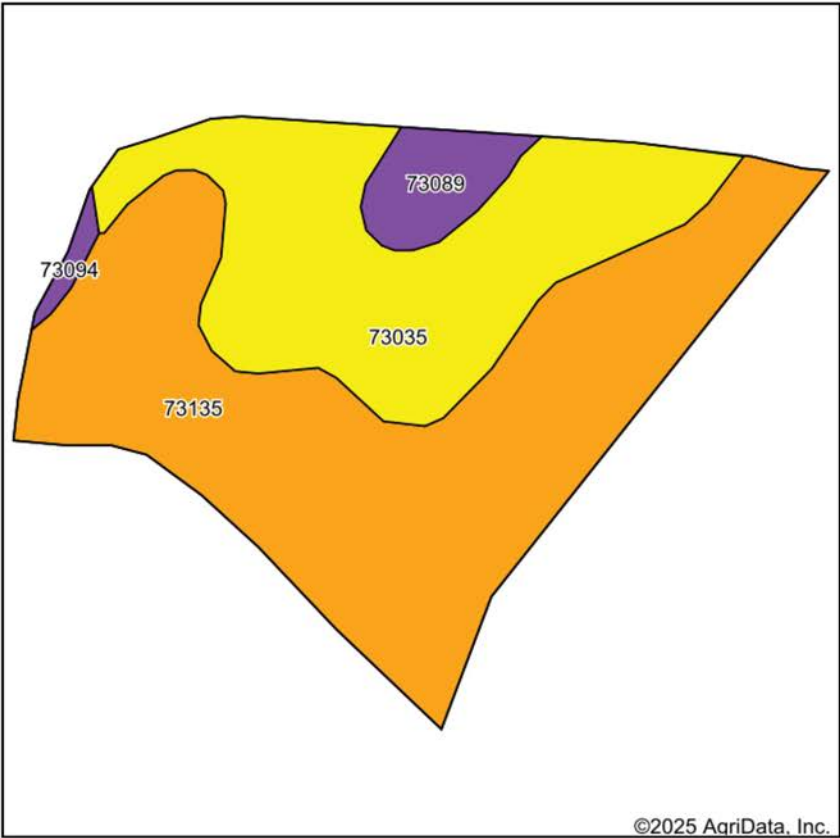


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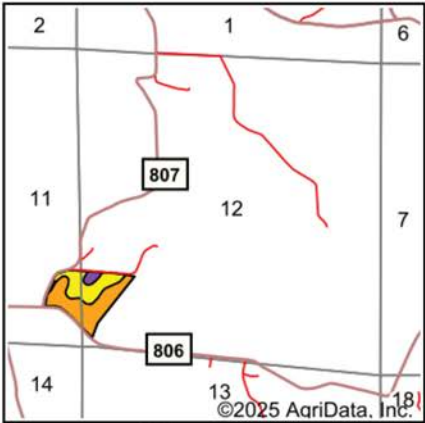
12-42N-8W
Osage County
Missouri

Boundary Center: 38° 23' 58.22, -91° 46' 28.44

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Osage**
Location: **12-42N-8W**
Township: **Crawford**
Acres: **23.29**
Date: **7/17/2025**



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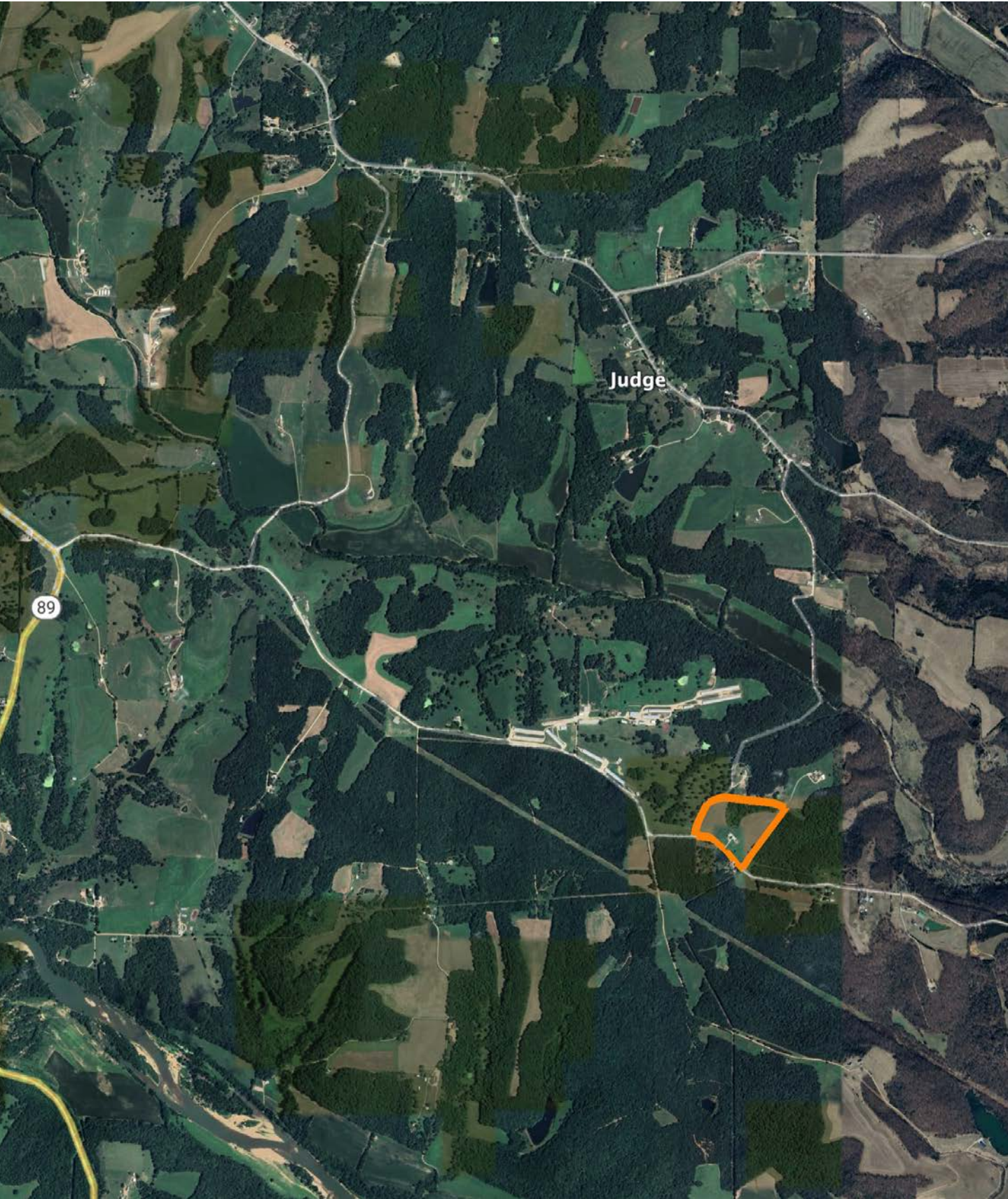
Area Symbol: MO151, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73135	Union silt loam, 3 to 8 percent slopes	13.72	58.9%		IIIe	7	3	59	56	51	47
73035	Gravois silt loam, 8 to 15 percent slopes	8.16	35.0%		IVs			53	52	44	38
73089	Rueter very gravelly silt loam, 15 to 35 percent slopes, very stony	1.20	5.2%		VIe			8	8	7	2
73094	Gatewood very gravelly silt loam, 15 to 35 percent slopes, stony	0.21	0.9%		VIe			9	9	8	4
Weighted Average					3.53	4.1	1.8	*n 53.8	*n 51.7	*n 45.9	*n 41.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their lease in Texas County. Beau resides in Linn, Missouri, with his wife, Courtney, and two sons, Jackson and Bennett.



BEAU MANTLE, LAND AGENT
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