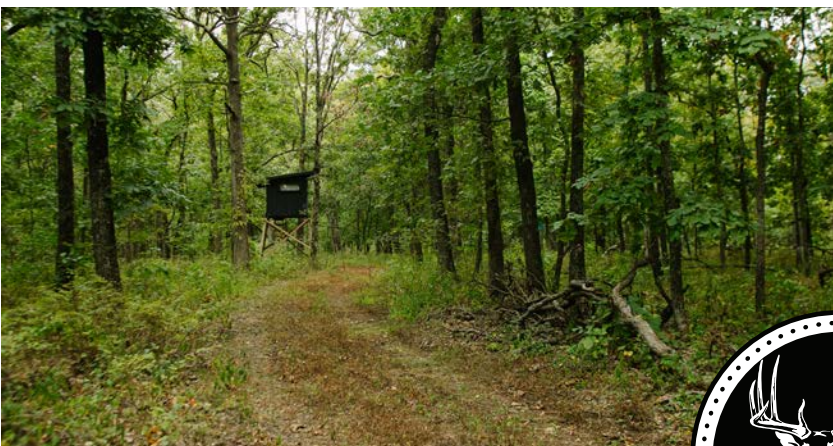


MIDWEST LAND GROUP PRESENTS

140 ACRES

SAINT CLAIR COUNTY, MO

O HIGHWAY, EL DORADO SPRINGS, MISSOURI, 64744



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNT AND BUILD ON A BEAUTIFUL TABERVILLE TIMBER TRACT

140 +/- acres on the south side of O Highway in Saint Clair County, Missouri, is exactly what you've been looking for! Beautiful hardwood timber sprawls out on a big ridge top system with gently rolling terrain that's easy to navigate, yet enough topography to funnel deer and hold lots of turkeys! Over a decade of quality deer history, box blinds in place, a few sprinkled ladder stands, and evidence of hunting heritage dating back over 50+ years in some trusty locations are all part of the appeal of this place. Several nice build sites could be cleared

for a home or cabin, and utilities are available at the road. Located just an hour and a half from the KC metro, and under 2 hours from Springfield, Missouri. Less than 30 minutes to Truman or Stockton Lake, and can be at the Taberville boat ramp on the Osage River in 5 minutes or less. This is one of the prettiest parts of Saint Clair County, and has endless appeal for recreation and privacy. El Dorado Springs is 10 minutes away and has all the shopping, grocery, dining, and conveniences you need when you need it. Call Shay Haddock today to make it yours!



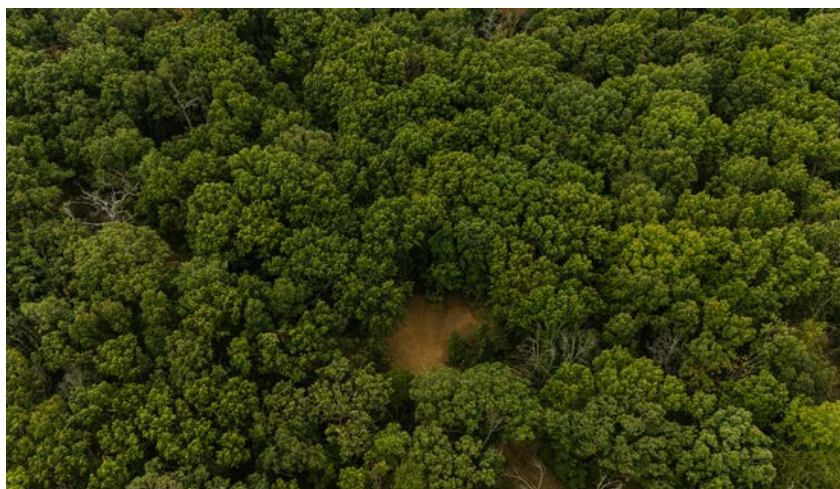
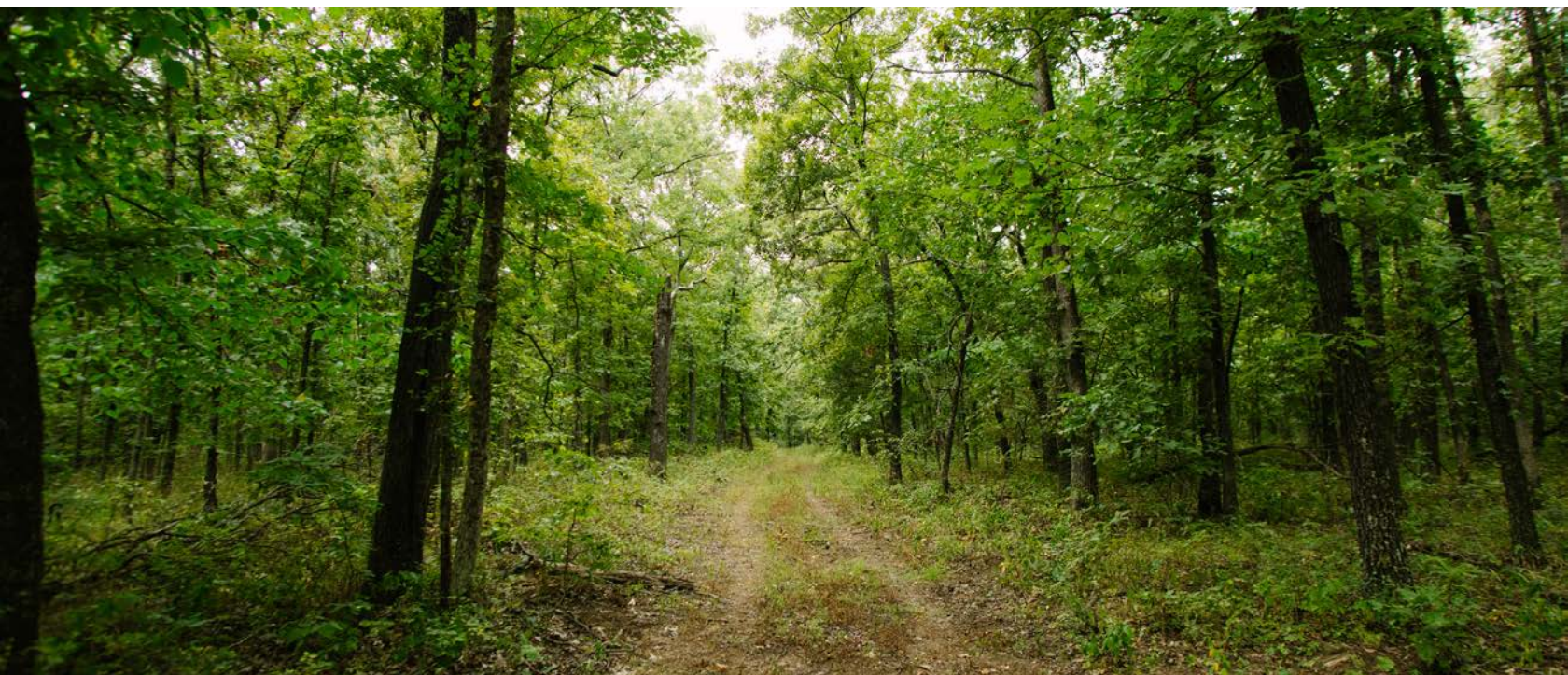
PROPERTY FEATURES

PRICE: **\$550,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **140**

- Mature hardwood timber
- Big deer history
- Thriving turkey population
- Excellent trail system
- Blacktop frontage
- Quiet neighborhood
- 10 minutes from El Dorado Springs
- 1.5 hours to Kansas City
- 2 hours to Springfield
- 5 minutes from the Taberville boat ramp on Osage River



MATURE HARDWOOD TIMBER



BOX BLINDS IN PLACE



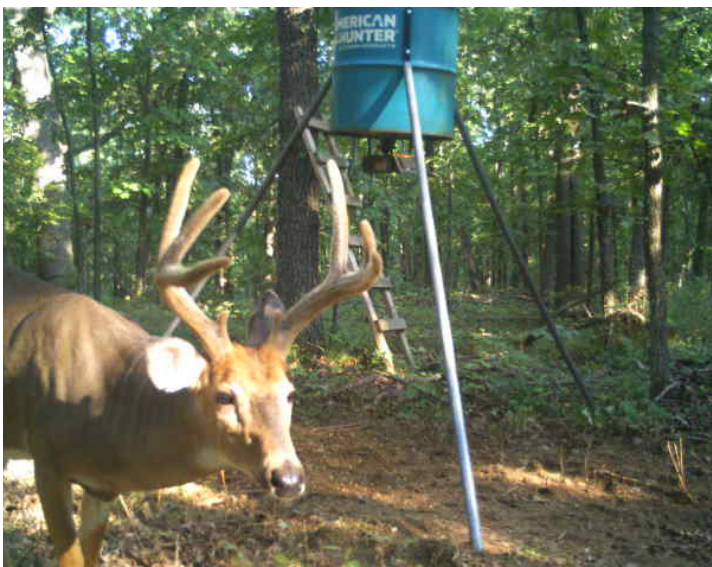
EXCELLENT TRAIL SYSTEM



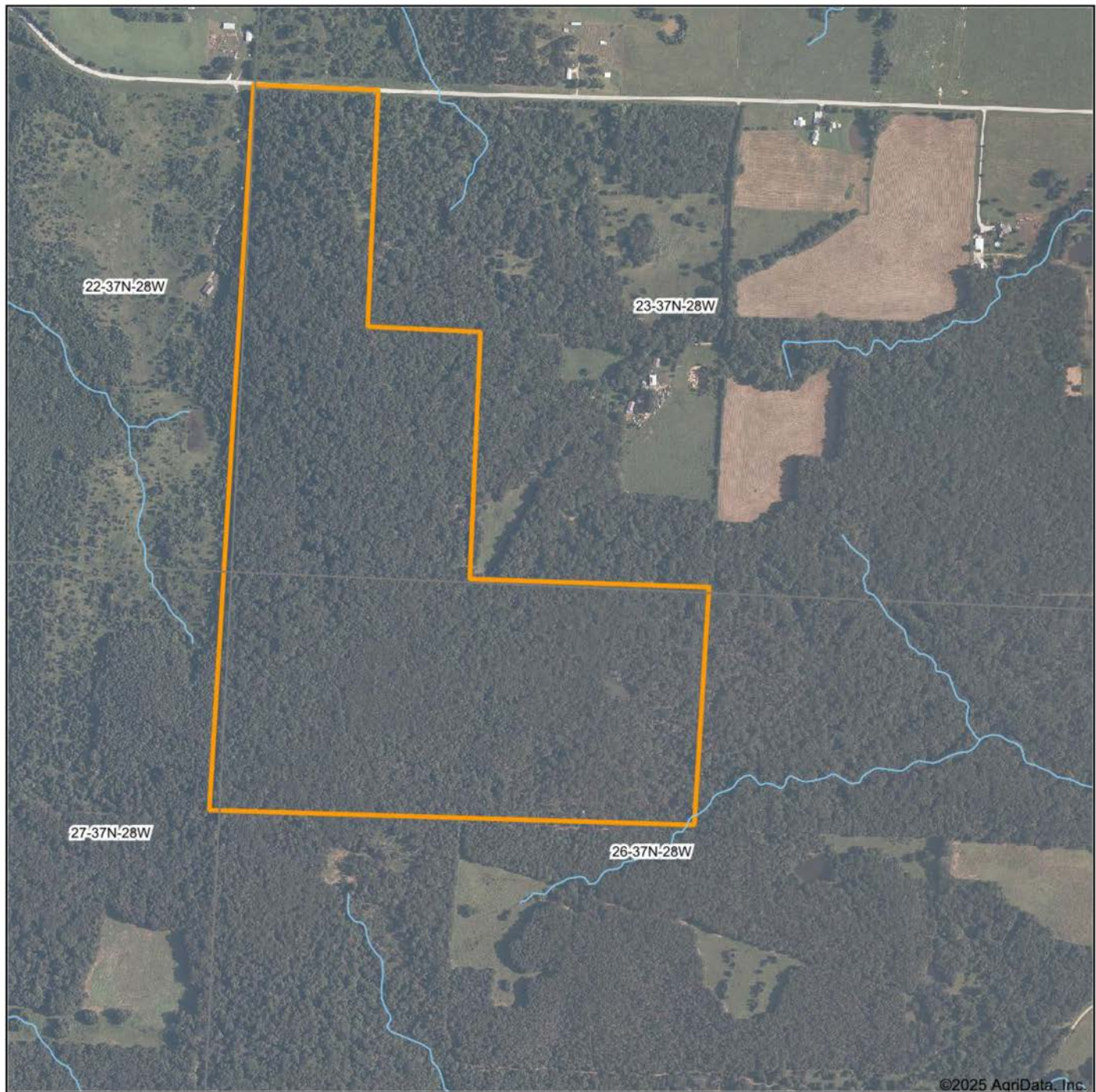
SEVERAL NICE BUILD SITES



TRAIL CAM PICTURES



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 37° 57' 28.84, -93° 59' 1.99

0ft 844ft 1687ft



Maps Provided By:



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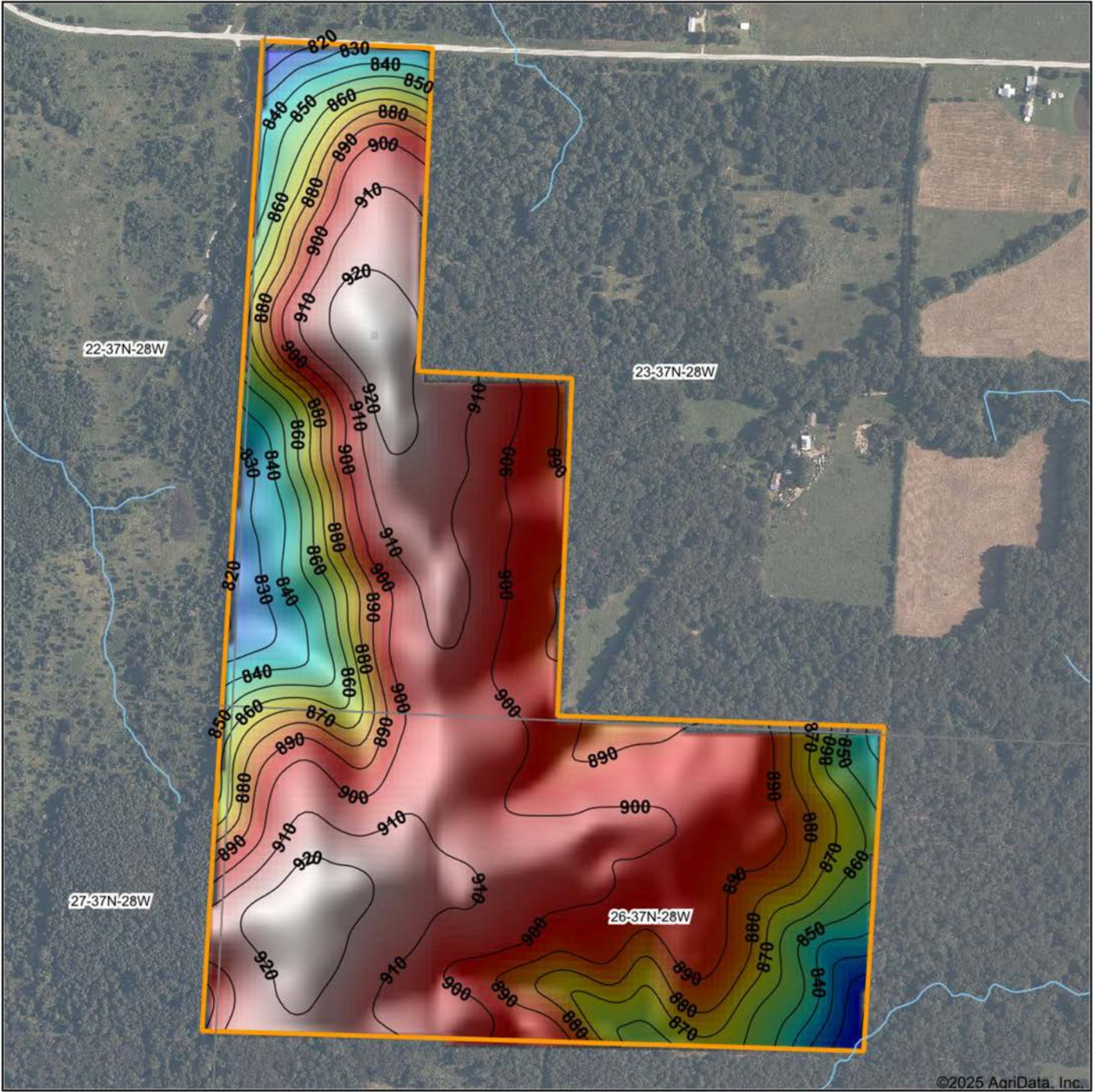
www.AgriDataInc.com

23-37N-28W
St. Clair County
Missouri



8/29/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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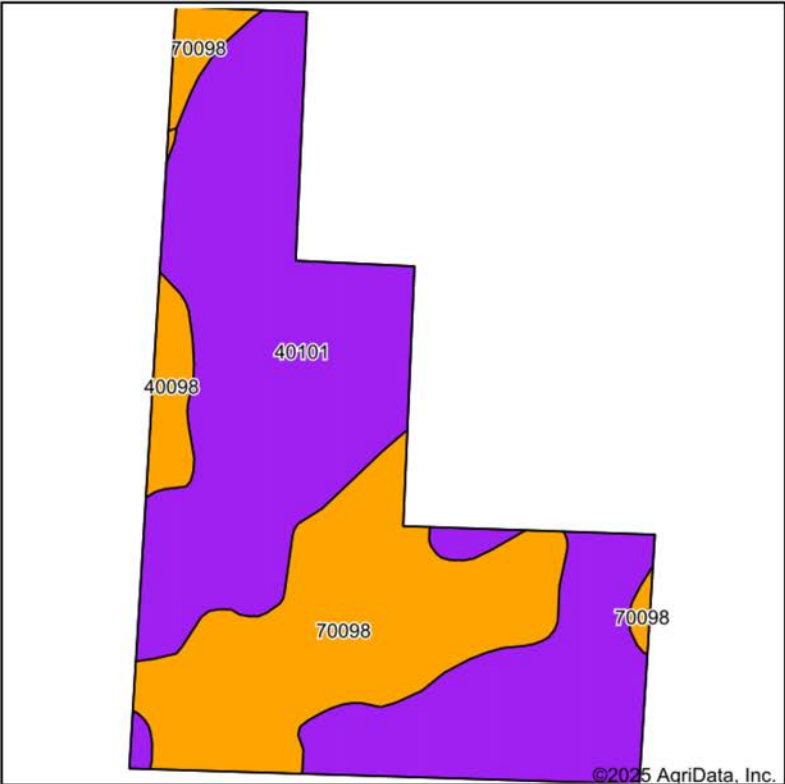
Source: USGS 10 meter dem
Interval(ft): 10
Min: 810.0
Max: 924.6
Range: 114.6
Average: 889.1
Standard Deviation: 25.66 ft

0ft 619ft 1237ft

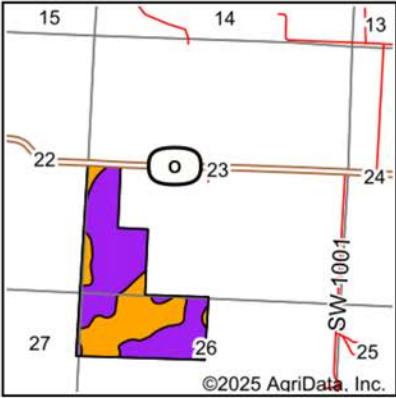


23-37N-28W
St. Clair County
Missouri
8/29/2025
Boundary Center: 37° 57' 28.84, -93° 59' 1.99

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **St. Clair**
Location: **23-37N-28W**
Township: **Speedwell**
Acres: **140**
Date: **8/29/2025**



Maps Provided By:



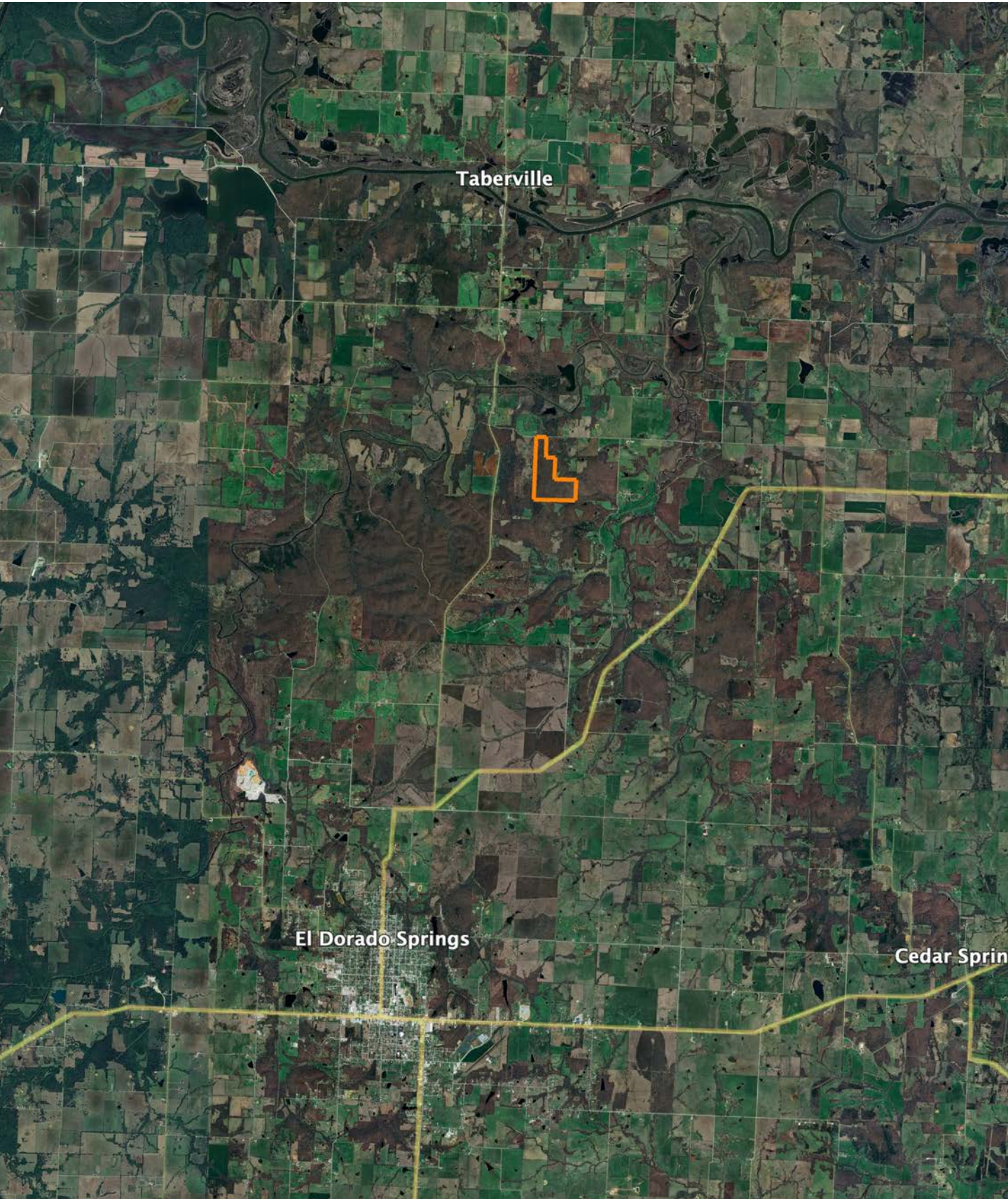
Area Symbol: MO185, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	90.89	64.9%		1.2ft. (Lithic bedrock)	Vlls	26	24	25	14	14
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	44.26	31.6%		3ft. (Paralithic bedrock)	Ille	58	58	51	43	56
40098	Barco fine sandy loam, 5 to 9 percent slopes	4.85	3.5%		2.5ft. (Paralithic bedrock)	Ille	59	59	49	39	51
Weighted Average						5.60	*n 37.3	*n 36	*n 34.1	*n 24	*n 28.6

*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

A lifelong sportsman and recreational enthusiast, Shay Haddock brings his passions to the job: sales and the outdoors. With a background in sales, Shay spent several years at GE Healthcare, where he was in the top 10% of the company. At Midwest Land Group, he's not only fulfilled his dream of connecting people and passions to land and landowners, but he is now considered a top producer, consistently landing in the top 5%. Shay has been with us for 8+ years, and currently serves as our National Sales Director.

Born in Dallas, Texas, Shay graduated from Arlington High School before heading north to the University of Arkansas to obtain a Bachelor's Degree in Communications. It was here that he was the starting field goal kicker for the Razorbacks in 2008 and 2009. An experienced whitetail hunter with a passion to fly fish and hunt out west with his friends and family. Shay also serves as the Senior Pastor of Appleton City Fellowship church. He lives on his farm in Appleton City, Missouri, with his wife, Molly, and their four kids, Gabriel, Joshua, Sadie, and Zeke. When he's not out bowhunting whitetails, you can usually find him fly fishing, bass fishing, golfing, camping, or playing sports with his kids.

A solid and seasoned agent with a proven track record, Shay is dedicated to sharing his passion for the Lord and the outdoors to help others achieve their dreams. If you're in the market to buy or sell land, be sure to give Shay a call.



SHAY HADDOCK, LAND AGENT
913.222.4257
SHaddock@MidwestLandGroup.com



MidwestLandGroup.com

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