

MIDWEST LAND GROUP PRESENTS

189 ACRES IN

SAINT CLAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

189 +/- ACRE OUTDOORSMAN PARADISE NEAR TRUMAN LAKE

This 189 +/- acre property is a must-see in St. Clair County, Missouri! Located just southeast of Osceola, Missouri, and off TT Highway. Disappear down the 1,500+ foot entry and discover your very own outdoor paradise.

You are first greeted by the old homestead and outbuildings. Electric is already in place along with private well water. This would make an awesome spot for a home or getaway cabin! Beyond the homestead, you will fall in love with how well the land lays out. It offers the perfect combination of open pasture, ponds, mature hardwoods, thick cover, wet-weather creek, and secluded fields. The topography of the property is amazing, with the gently rolling pasture fields, followed up by amazing timbered ridges. Several tree lines split

up the pasture acreage and offer privacy and seclusion. The hidden fields would make great food plot locations.

Speaking of food plots, this place sets up great for hunting. It's a deer and turkey magnet! The property offers the perfect blend of whitetail habitat and hunting styles. It sets up great for open long-distance rifle hunting and awesome hardwood funnels for archery hunting. The property will hunt big and have no problem supporting numerous hunters. Talk about the perfect setup for deer and turkey hunting camp!

This is literally the dream property for any outdoorsman who wants to be close to the Truman Lake area. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$725,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **189**

- Just off TT Highway
- Electricity and private well water in place
- 40 +/- acres of pasture
- Mature hardwood timber
- Wet-weather creek
- Two ponds
- Secluded hidden fields
- Deer and turkey hunting
- Close to Truman Lake
- 12 miles to Osceola
- 36 miles to Clinton
- 1 hour to Springfield



40 +/- ACRES OF PASTURE

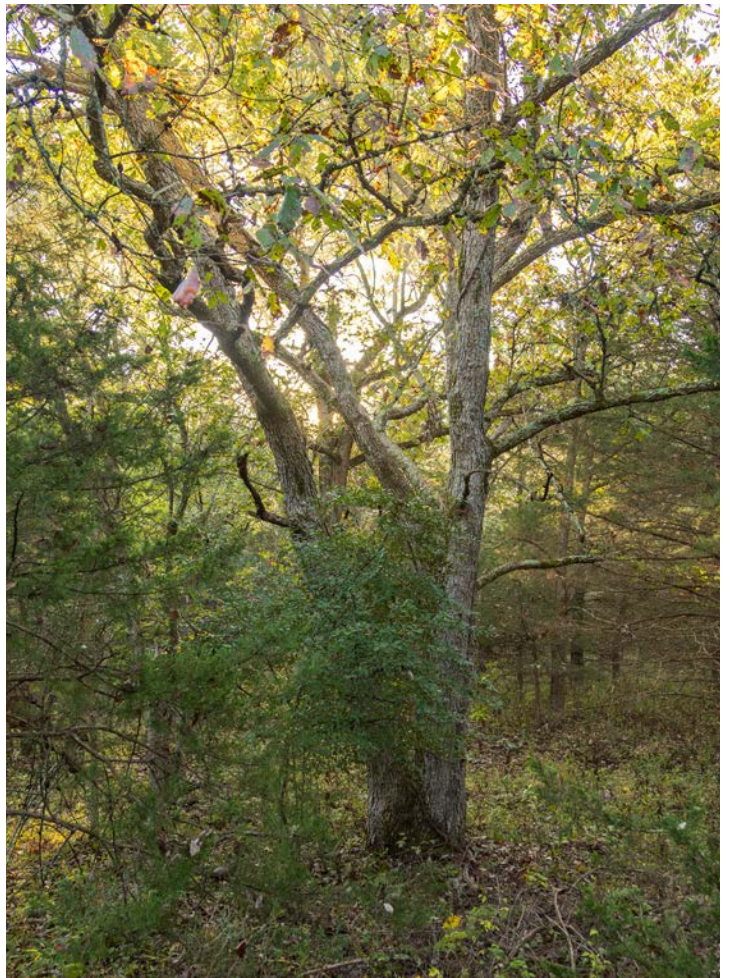
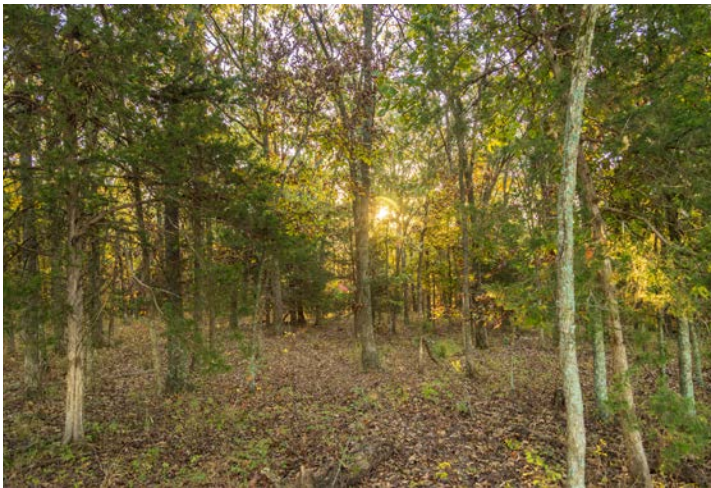
Several tree lines split up the pasture acreage and offer privacy and seclusion. The hidden fields would make great food plot locations.



WET-WEATHER CREEK



MATURE HARDWOOD TIMBER



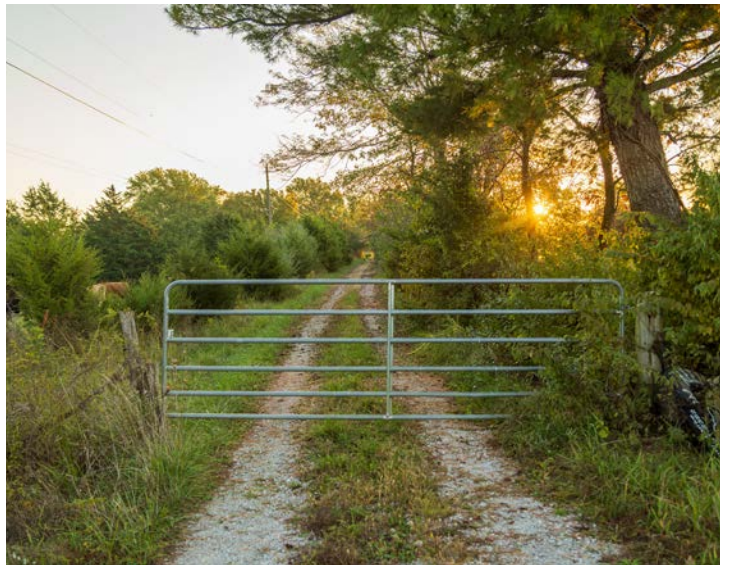
TWO PONDS



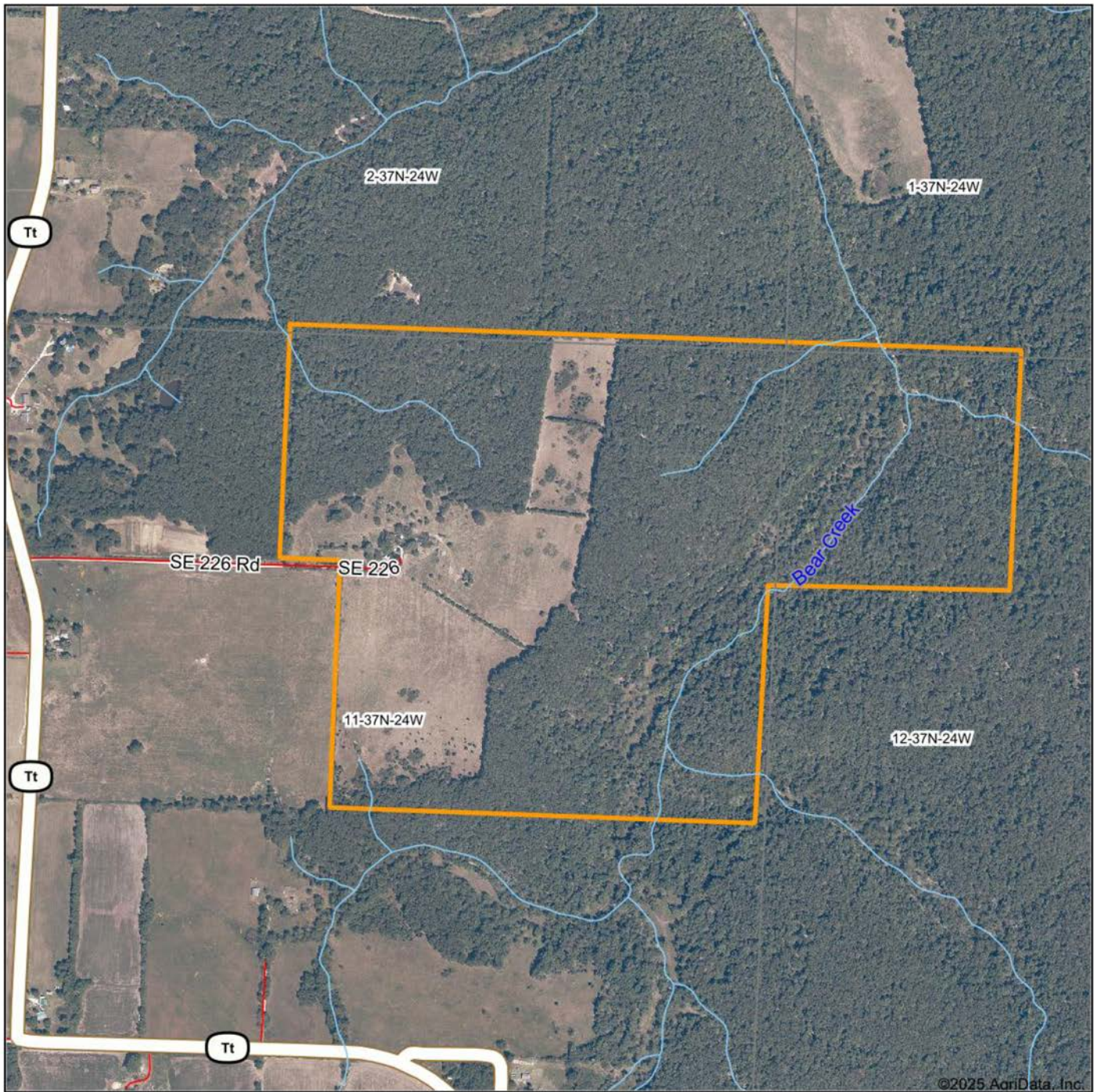
DEER AND TURKEY HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 58' 58.12, -93° 31' 45.38

0ft 844ft 1688ft



Maps Provided By:



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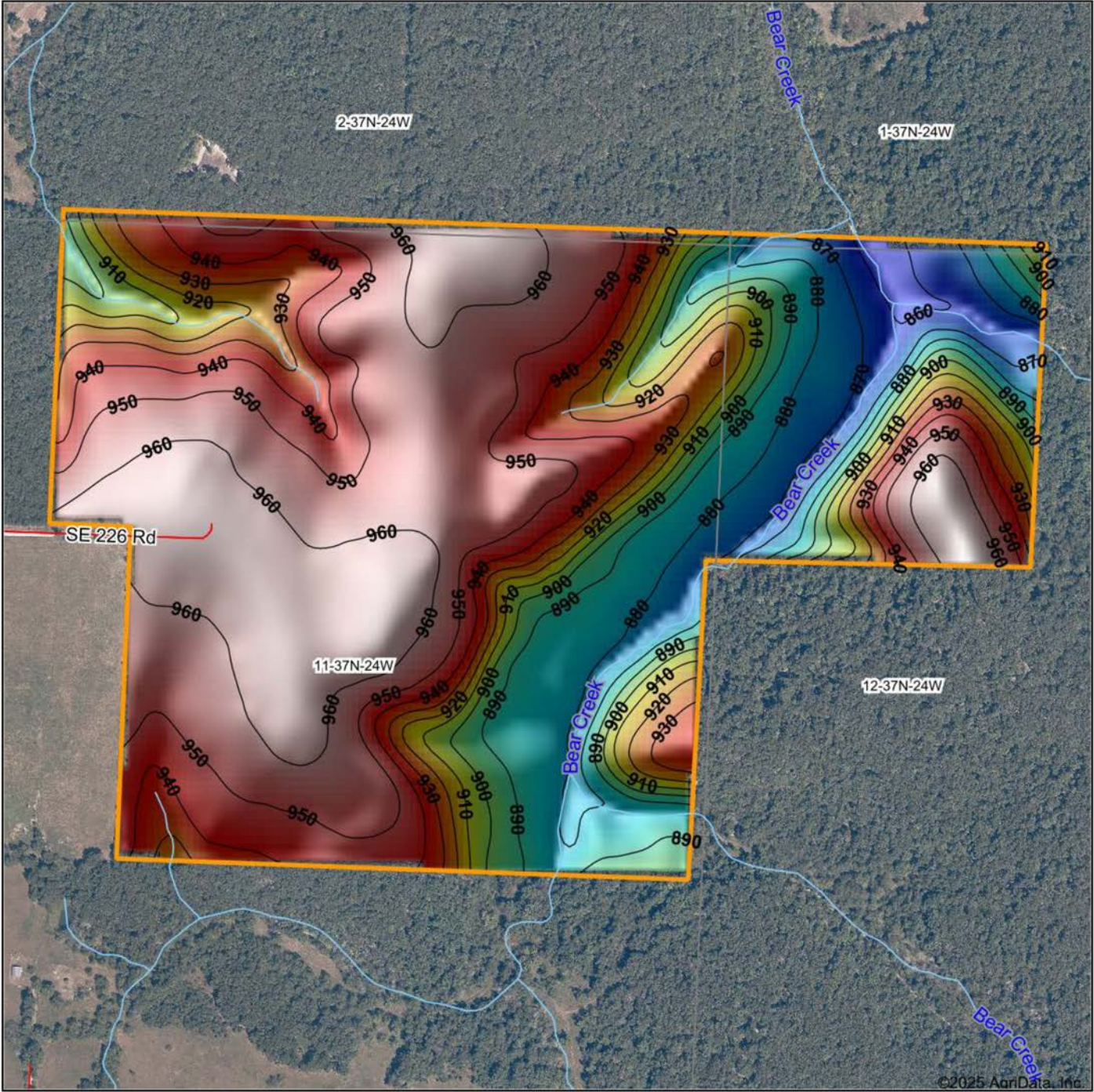
www.AgriDataInc.com

11-37N-24W
St. Clair County
Missouri



10/5/2025

HILLSHADE MAP

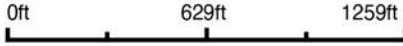


Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 857.0
Max: 967.3
Range: 110.3
Average: 927.7
Standard Deviation: 31.92 ft



10/5/2025

11-37N-24W
St. Clair County
Missouri

Boundary Center: 37° 58' 58.12, -93° 31' 45.38

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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