

MIDWEST LAND GROUP PRESENTS

81 ACRES

SAINT CLAIR COUNTY, MO

8875 NE 1275 ROAD, OSCEOLA, MISSOURI, 64740



MidwestLandGroup.com

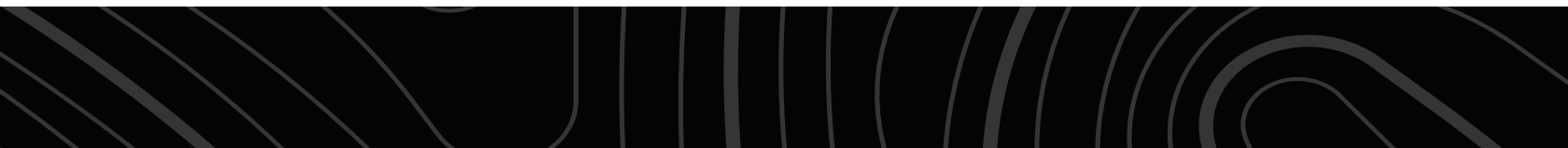
MIDWEST LAND GROUP IS HONORED TO PRESENT

A HUNTERS PARADISE IN SAINT CLAIR COUNTY

This pristine 81+/- acres is an absolute hunter's dream come true! The multiple draws with wet-weather creeks provide safe travel routes for deer and turkey throughout the year. The varying terrain with bluffs and outcrops gives any hunter strategic locations for stands regardless of the wind or weather. While walking the property, we came across dozens of rubs and a group of large toms visits the front yard daily to hunt for bugs in the open grass. The northwest end of the property borders Corps Ground, which expands your access to available hunting ground well beyond the 81 +/- acres. This access makes the multiple sloughs and coves within walking distance for any waterfowl hunter looking for a private hunting spot on public land.

The custom home built in 1989 has a brick exterior and a metal roof with a full walk-out basement. Inside, you will find custom oak cabinets in the kitchen with a tile floor and

a birds-eye view of Truman Reservoir. An elevated deck is the perfect setting for a morning cup of coffee with an incredible view that stretches for miles. Each of the two bedrooms has a separate full bathroom with a walk-in shower. The full basement is unfinished but provides a quiet place for watching movies, doing laundry, taking a nap, or extra storage. A private well and water softening system ensure clean drinking water. A small hunting cabin with electricity and a kitchen gives a peaceful retreat for extra guests or hunting buddies. The 30'x40' metal shop has concrete floors and electricity. With two large garage doors, it is a great place to store vehicles, UTVs, boats, and even process the hunter's bounty from the day. A short 10-minute drive to Talley Bend Boat Ramp makes it easy to launch a boat and enjoy summer activities on the lake with friends and family. Living here would be a dream come true for anyone wanting to be surrounded by nature and love for the outdoors.



PROPERTY FEATURES

PRICE: **\$530,200** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **81**

- 1,152 sq. ft. 2-bed/2-bath custom brick home
- Custom oak cabinets
- Full walk-out basement
- Metal roof
- 40'x30' metal shop with 2 garage doors
- 210 sq. ft. hunting cabin with electricity & kitchen
- 81+/- acres
- Mature hardwoods
- Multiple wet-weather creeks
- Borders Corps Ground
- Walking distance to Truman Reservoir
- Private well with water softening system
- Fiber internet available
- 9 miles to Talley Bend Boat Ramp
- 45 minute drive to Clinton
- 1.5 hr drive to Springfield



2-BED/2-BATH CUSTOM BRICK HOME

The custom home built in 1989 has a brick exterior and a metal roof with a full walk-out basement. Inside, you will find custom oak cabinets in the kitchen with a tile floor and a birds-eye view of Truman Reservoir.



FULL WALK-OUT BASEMENT



210 SQ. FT. HUNTING CABIN



40'X30' METAL SHOP

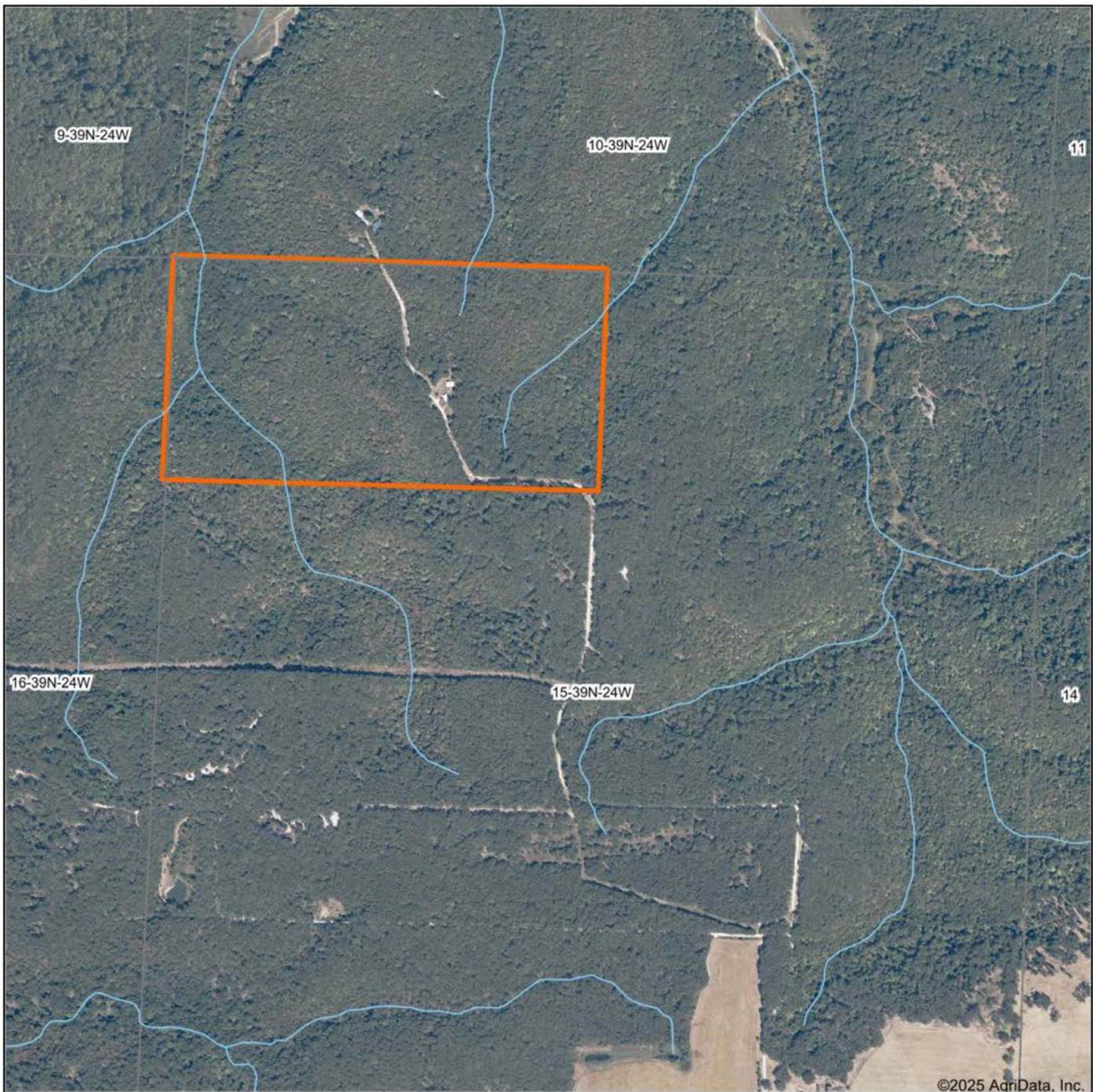
The 30'x40' metal shop has concrete floors and electricity. With two large garage doors, it is a great place to store vehicles, UTVs, boats, and even process the hunter's bounty from the day.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 8' 41.78, -93° 33' 2.65

0ft 934ft 1868ft



Maps Provided By:



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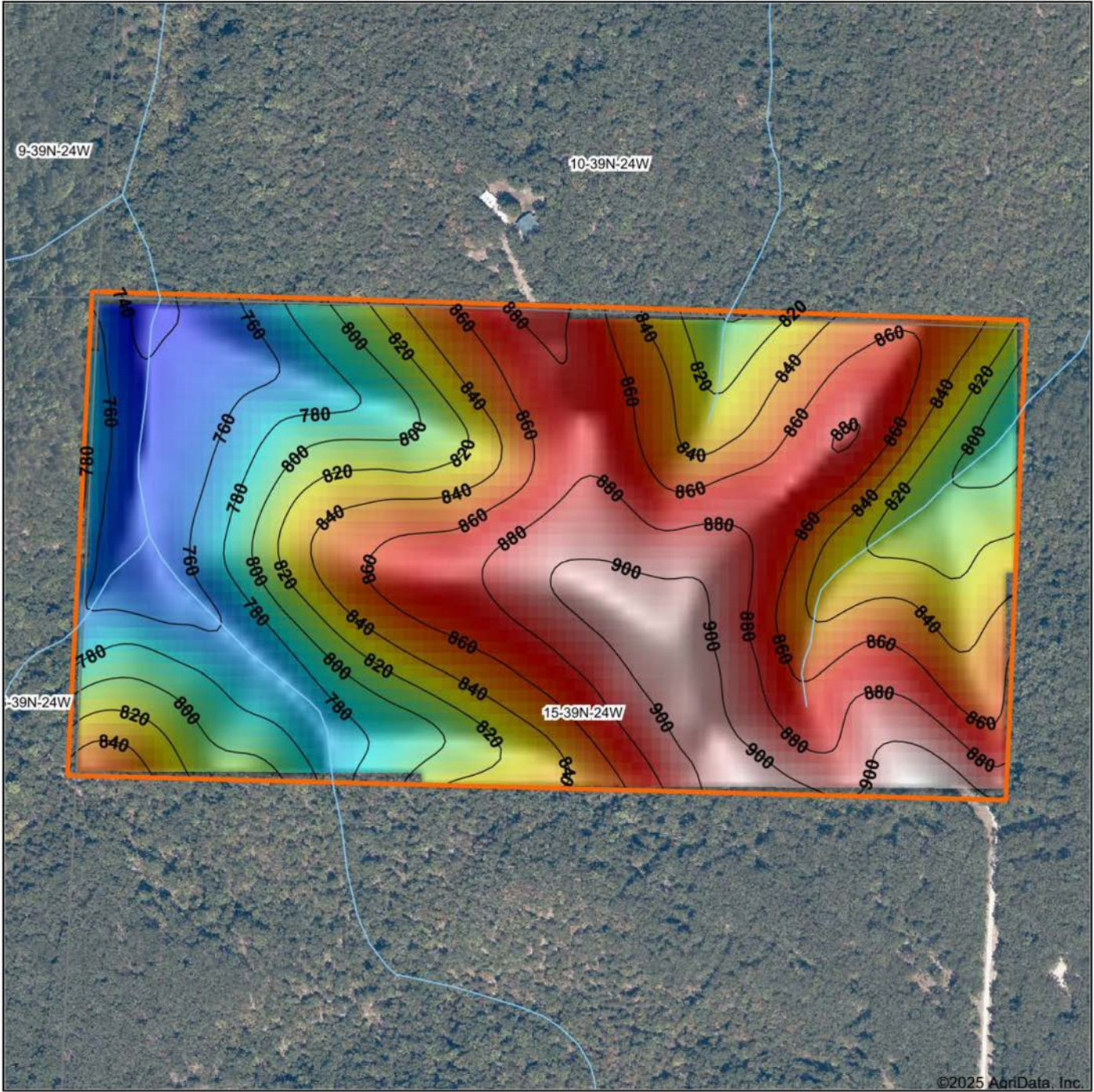
www.AgriDataInc.com

15-39N-24W
St. Clair County
Missouri



10/22/2025

HILLSHADE MAP

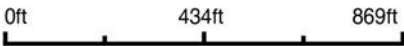


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Source: USGS 10 meter dem
Interval(ft): 20
Min: 737.2
Max: 914.3
Range: 177.1
Average: 834.0
Standard Deviation: 46.03 ft

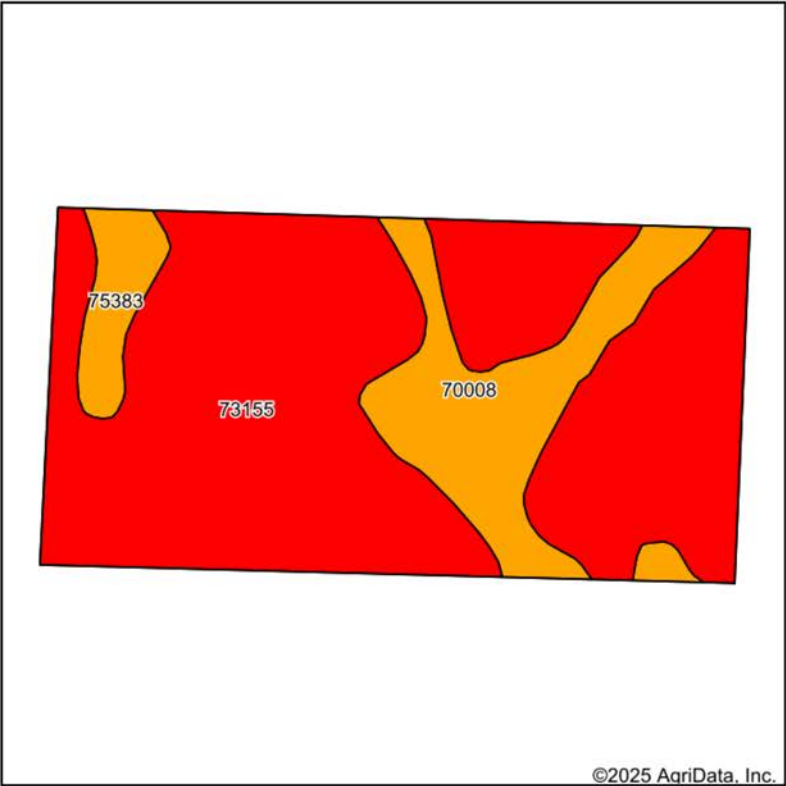


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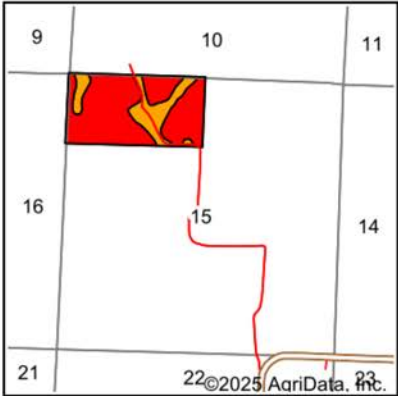
15-39N-24W
St. Clair County
Missouri

Boundary Center: 38° 8' 41.78, -93° 33' 2.65

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **St. Clair**
Location: **15-39N-24W**
Township: **Jackson**
Acres: **81**
Date: **10/22/2025**



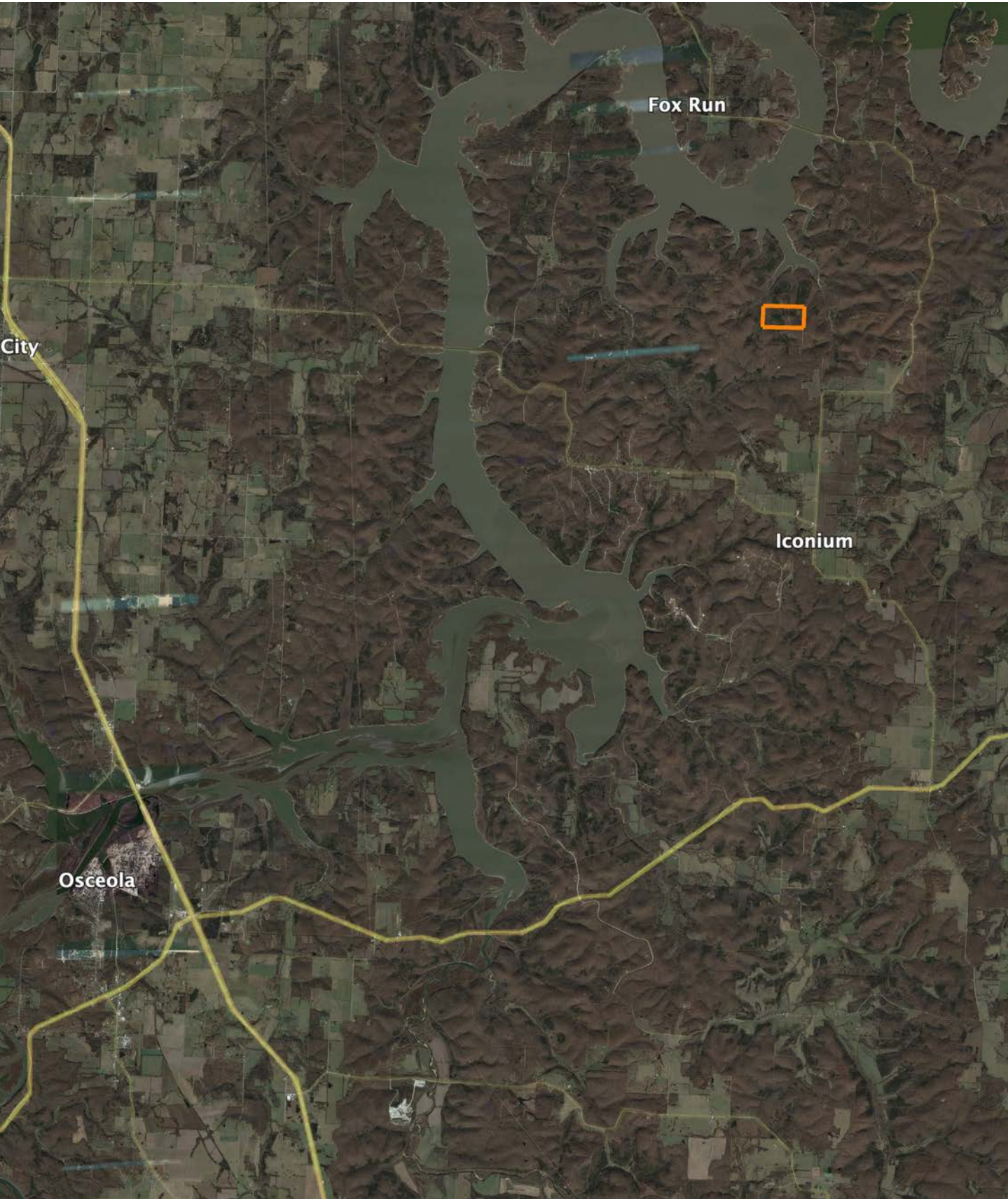
Maps Provided By:



Area Symbol: MO185, Soil Area Version: 29										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Hydric Rating	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73155	Gasconade-Rock outcrop complex, 3 to 35 percent slopes	63.13	78.0%			VIIIIs	23	23	17	15
70008	Goss gravelly silt loam, 3 to 8 percent slopes	14.13	17.4%		5	IIIe	60	59	47	43
75383	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded	3.74	4.6%		2	IIIw	69	66	59	61
Weighted Average						6.90	*n 31.6	*n 31.3	*n 24.2	*n 22

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Raised on a farm in Texas, Andy Unruh developed a passion for land from an early age. From working the soil alongside his family to chasing whitetails and Rio Grande turkeys in the Texas Panhandle, he learned firsthand the value of rural property, wildlife habitat, and sustainable land management. That passion has only grown, now driving him to help others find their perfect piece of land.

His journey into land sales began with a personal investment—buying, living on, and later selling his own piece of land through Midwest Land Group. That experience opened his eyes to the security land offers, its ability to provide food and income, and the joy of waking up to wildlife right outside his door. Now, as a land agent, he is committed to helping buyers and sellers navigate every step of the process with the same level of care and expertise that made his own land transactions so rewarding.

With over a decade of experience owning and operating a regionally recognized coffee company, Andy understands sales, marketing, and, most importantly, the value of relationships. Whether working with small business owners or national brands, he knows that success comes from putting clients first—an approach he carries into real estate. His expertise in farming, hunting leases, habitat management, and regenerative agriculture gives him a unique ability to help buyers find the right land for their needs, whether for recreation, hunting, or investment. He would be honored to help you find your dream property or get top value for the land you're selling.



ANDY UNRUH

LAND AGENT

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