

MIDWEST LAND GROUP PRESENTS

485.1 ACRES

SAINT CLAIR COUNTY, MO

3270 NE 1205 ROAD, OSCEOLA, MISSOURI, 64776



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A TRUE MISSOURI TROPHY - 485 +/- ACRES IN SAINT CLAIR COUNTY, MISSOURI

Located just east of Osceola, in the heart of Saint Clair County, Missouri, lies this truly world-class 485.1 +/- acre hunting and recreational holding. From the moment you enter the gate, it's evident that years of thoughtful management, pride of ownership, and intentional improvement have gone into creating a premier whitetail and turkey hunting sanctuary.

Featuring the perfect balance of gently rolling timbered ridges, fertile creek bottoms, and open ridgetops with an abundance of water throughout. Two scenic, rock-bottom creeks wind through the heart of the property and create the perfect terrain and layout for this wildlife paradise. Fifteen established food plots are strategically placed throughout the farm. Seven perfectly positioned elevated blinds with proven locations create a turnkey setup for serious hunters. One of the standout features is the extensive trail system with over 10 miles of maintained trails providing incredible access for recreation, management, and hunting.

The land management and wildlife history on this property is exceptional, with active timber management, warm-season grass plantings, fertilized foodplots, chestnut and fruit tree orchards, and much more. Adding to its long-term value and seclusion, the farm adjoins a 3,000+ acre Boy Scouts of America Camp along the northern boundary,

offering a massive buffer of protected land. For additional recreation, Truman Lake is just a short drive to the west.

The improvements are well thought out and ideal for hosting family and friends. The cabin features two large bedrooms and two full bathrooms, along with a comfortable living room, kitchen, and covered front and back porches - all under a durable metal roof. A newer wood-burning stove and updated fixtures add warmth and charm. The large outbuilding is equally impressive, offering a spacious workshop, equipment storage, and well-designed living quarters that include a locker room, bunkroom, full bathroom, kitchen, and laundry - perfect for extended stays and hunting season use.

Access is excellent, with frontage on State Highway 82 and a well-maintained county road. Road frontage is fully fenced with multiple gated entrances providing great access to the property. Utilities include electric, 2 drilled wells, and fiber-optic internet, making remote work or extended stays easy and comfortable.

This world-class offering truly has it all. Interested in learning more? Call Steve Mott with Midwest Land Group with questions or to arrange a private showing.

PROPERTY FEATURES

COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **485.1**

- 485.1 +/- acres located in Saint Clair County, Missouri
- World-class hunting and recreational holding
- Excellent improvements - nice cabin with 2 large bedrooms and 2 full bathrooms. Complete with living room, kitchen, covered front and back porches, all under a metal roof. Newer wood-burning stove & light fixtures.
- Large outbuilding - complete with a large workshop, living quarters, and equipment storage. Living quarters feature a locker room,
- bunkroom, full bathroom, kitchen, and laundry room.
- Beautiful stands of managed hardwood timber
- 7 perfectly placed elevated blinds with established shooting lanes and proven locations
- 15 strategically located wildlife food plots
- 2 round rock bottom creeks lace through the heart of the property
- 9 ponds ranging in size from wildlife watering holes to 1 acre throughout
- Multiple chestnut and fruit tree orchards
- Established trail system providing incredible access (over 10 miles of maintained trails)
- Proven wildlife history - abundant whitetail and eastern turkey populations
- Property adjoins 3,000+ acre Boy Scouts of America Camp along northern boundary
- Truman Lake access a short drive to the west
- Excellent access provided by blacktop State Highway 82 and county road
- Fully fenced with the majority of the boundaries being cleared, providing perimeter access & multiple gated entrances
- Utilities include a drilled well, electric, and fiber-optic internet
- 2025 property taxes of \$1,778



WORLD-CLASS HUNTING & RECREATION

From the moment you enter the gate, it's evident that years of thoughtful management, pride of ownership, and intentional improvement have gone into creating a premier whitetail and turkey hunting sanctuary.



15 STRATEGICALLY LOCATED FOOD PLOTS



2 BED & 2 BATH CABIN



ADDITIONAL CABIN PHOTOS



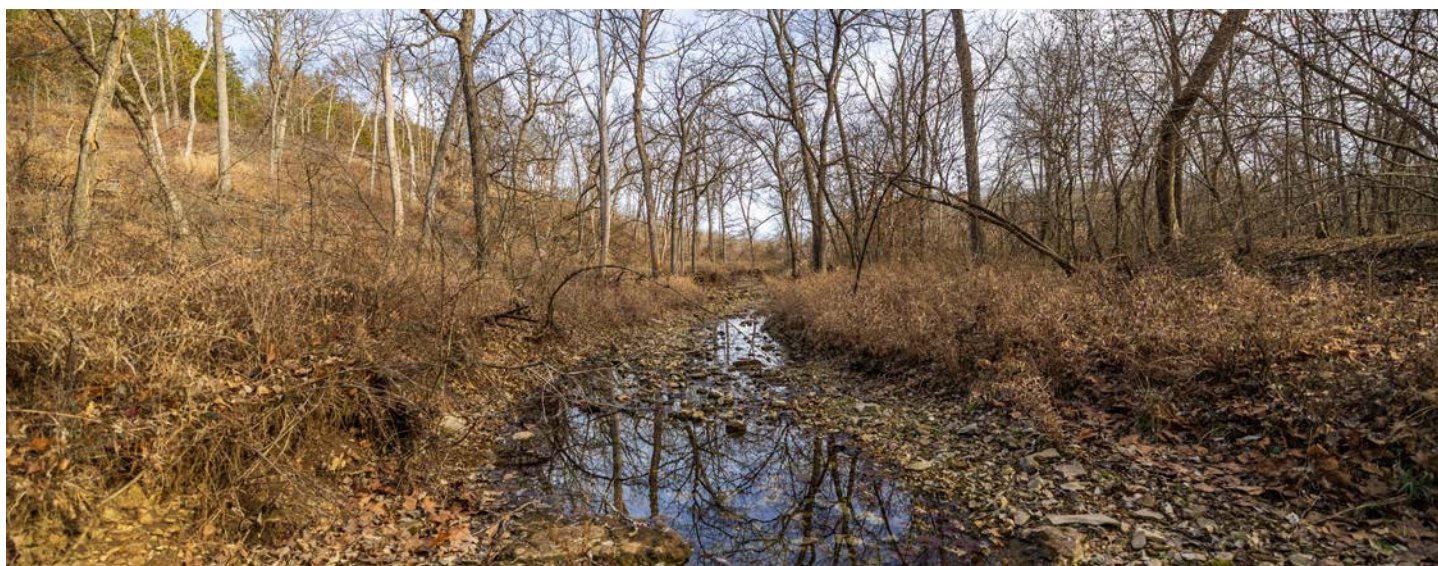
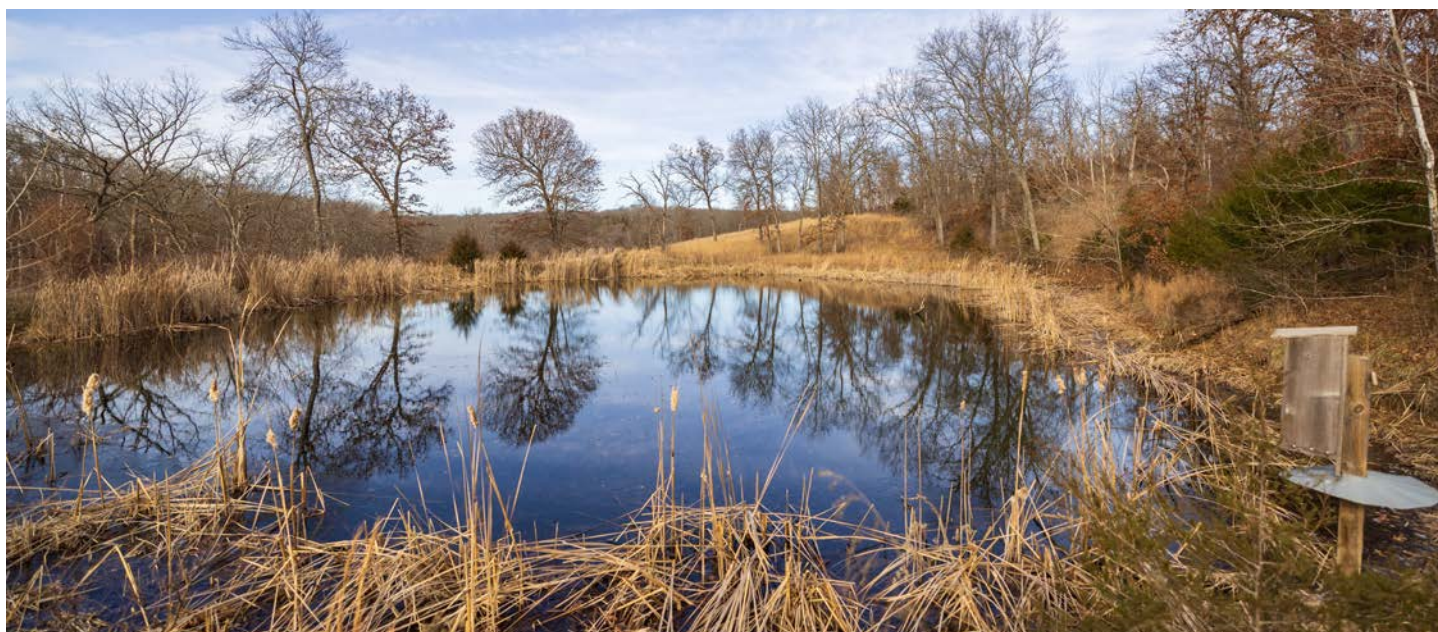
LARGE OUTBUILDING



ESTABLISHED TRAIL SYSTEM



9 PONDS & 2 ROUND ROCK BOTTOM CREEKS



MANAGED HARDWOOD TIMBER



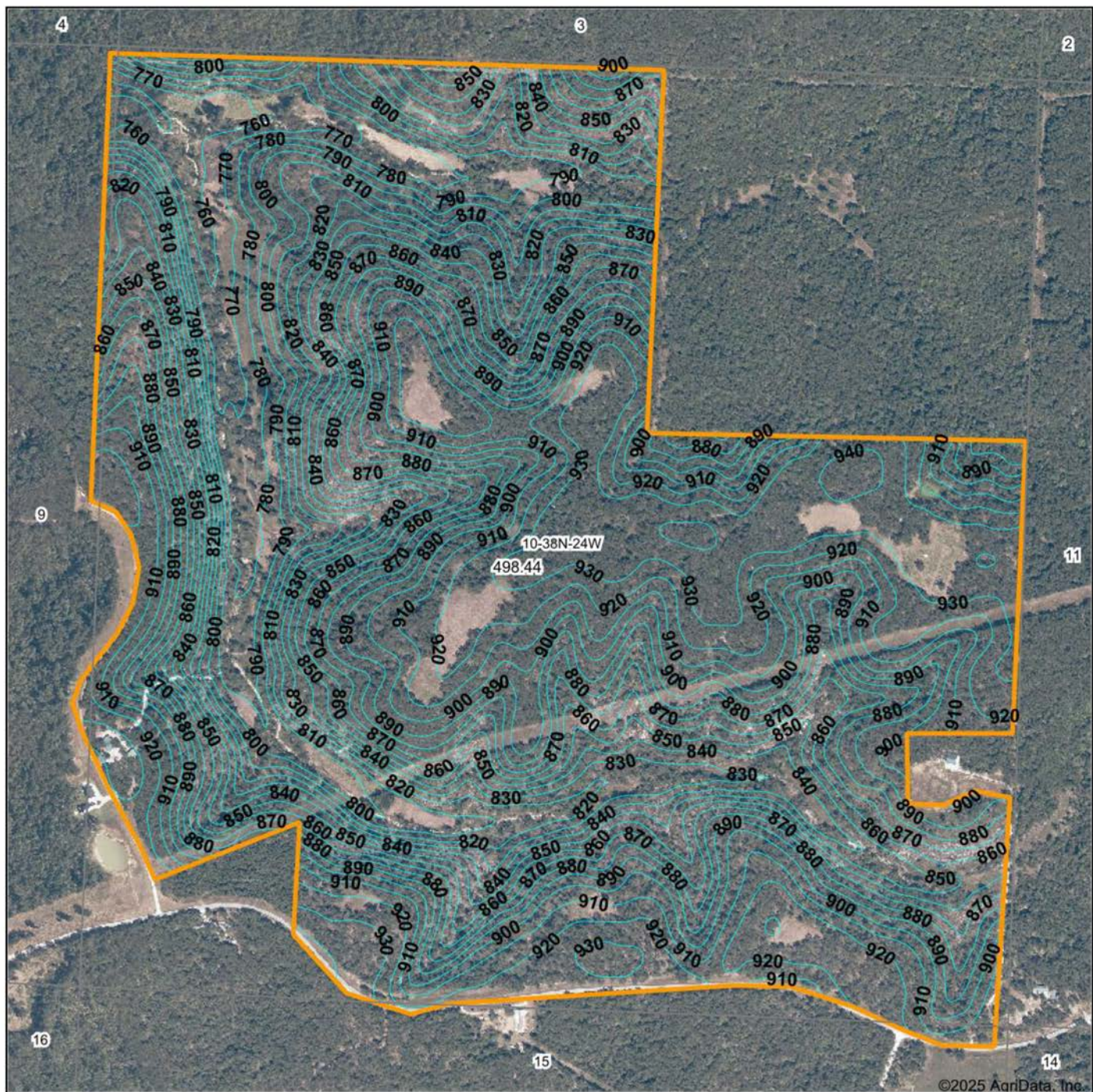
7 PERFECTLY PLACED ELEVATED BLINDS



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 748.1

Max: 941.9

Range: 193.8

Average: 868.2

Standard Deviation: 50.72 ft

0ft 874ft 1747ft

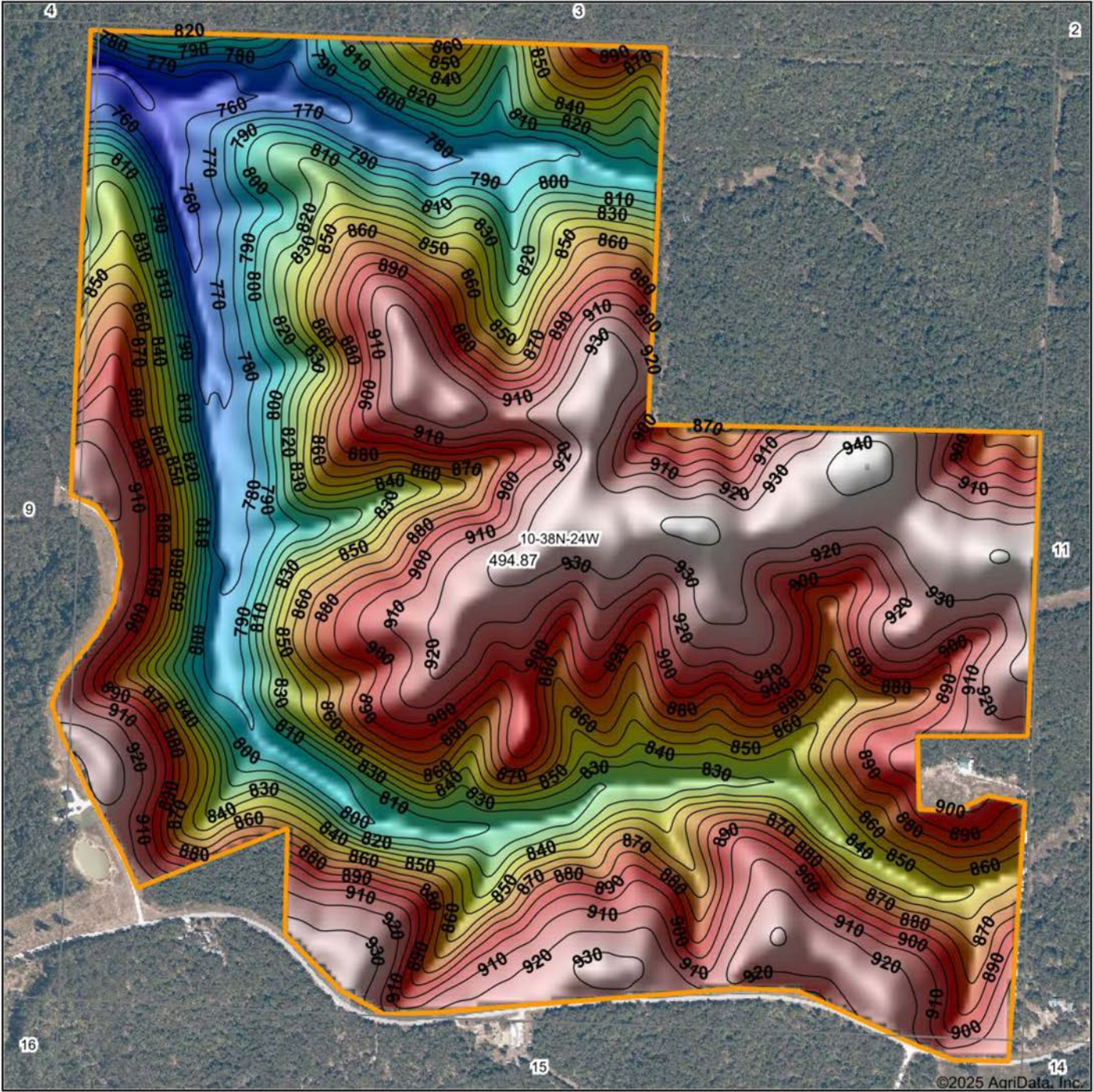


12/21/2025

10-38N-24W
St. Clair County
Missouri

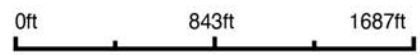
Boundary Center: 38° 4' 0.12, -93° 33' 1.22

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 748.1
Max: 941.9
Range: 193.8
Average: 867.8
Standard Deviation: 50.69 ft

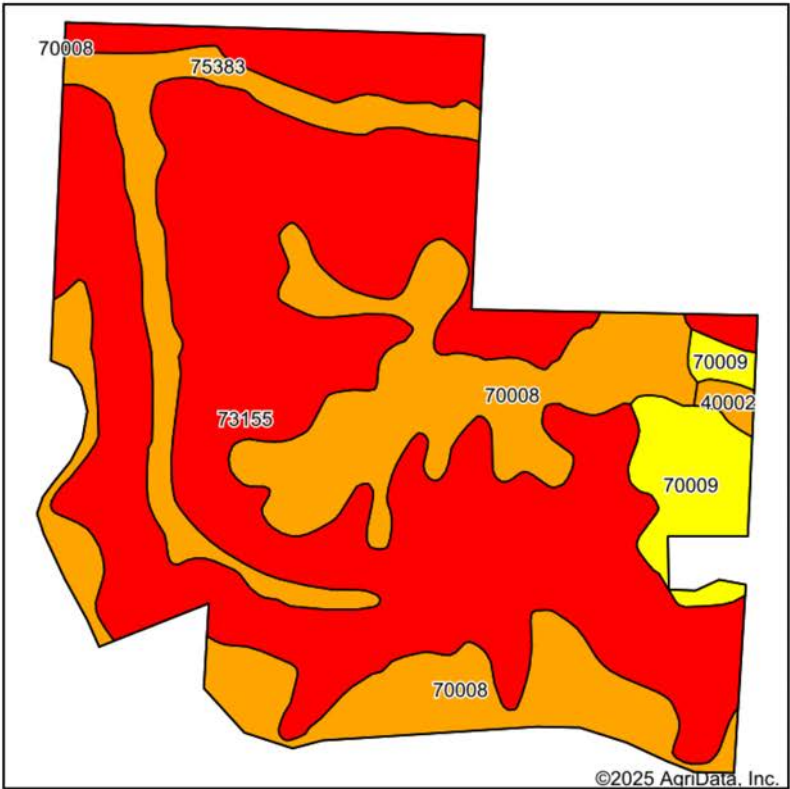


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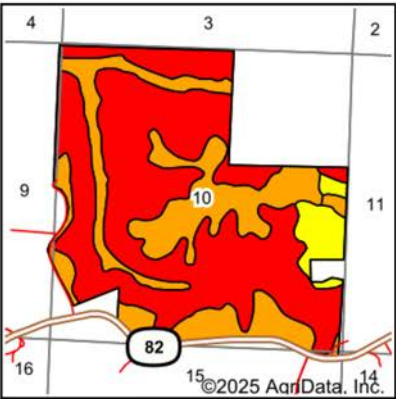
10-38N-24W
St. Clair County
Missouri

Boundary Center: 38° 4' 0.12, -93° 33' 1.22

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **St. Clair**
Location: **10-38N-24W**
Township: **Polk**
Acres: **498.44**
Date: **12/21/2025**



Maps Provided By:

surety
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Area Symbol: MO185, Soil Area Version: 29

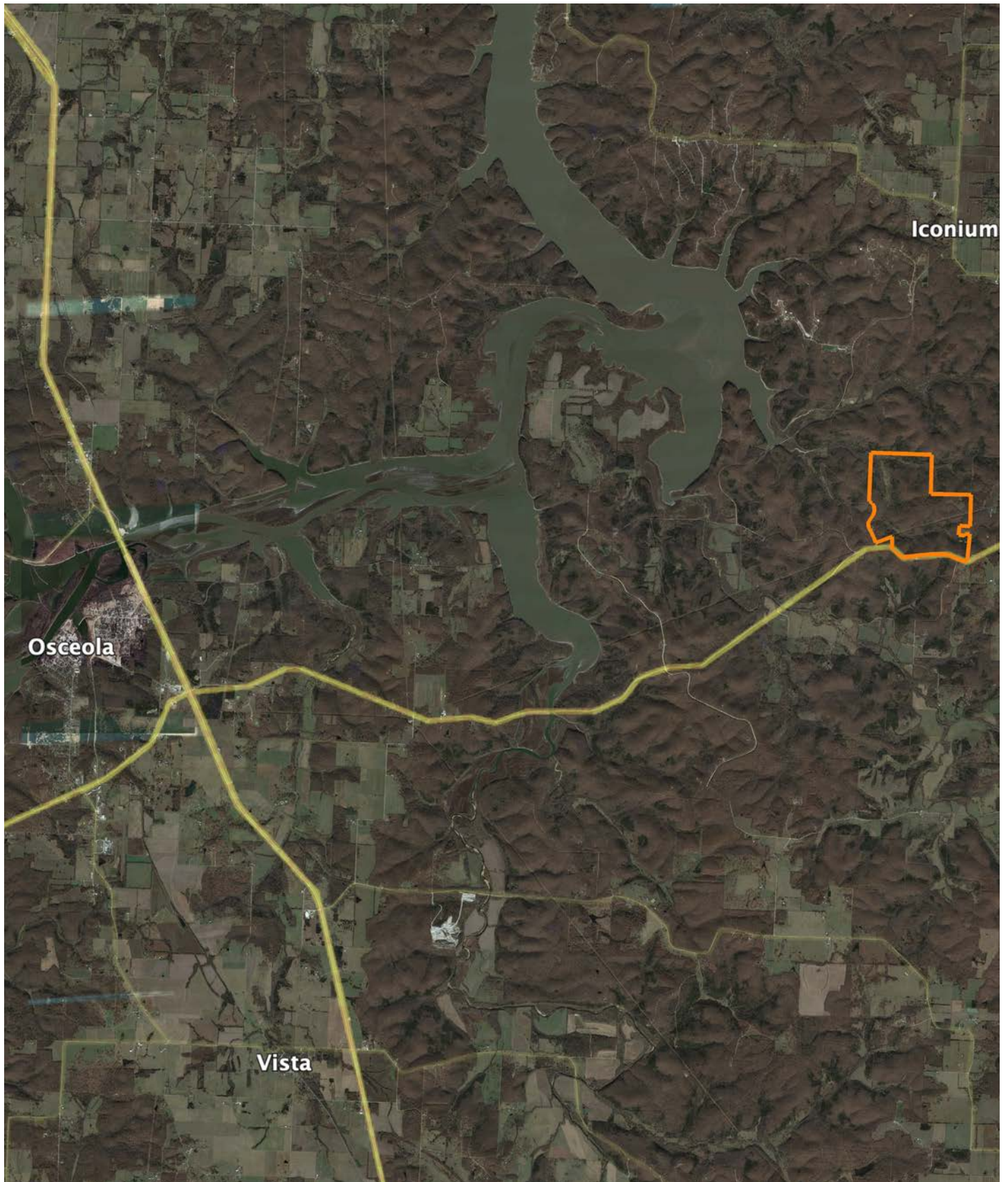
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
73155	Gasconade-Rock outcrop complex, 3 to 35 percent slopes	307.84	61.8%		1.1ft. (Lithic bedrock)	VIIIc	23	23	17	15	13
70008	Goss gravelly silt loam, 3 to 8 percent slopes	123.69	24.8%		> 6.5ft.	IIIc	60	59	47	43	49
75383	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded	39.76	8.0%		> 6.5ft.	IIIw	69	66	59	61	68
70009	Goss gravelly silt loam, 8 to 15 percent slopes	24.53	4.9%		> 6.5ft.	IVe	57	56	44	39	47
40002	Liberal silt loam, 3 to 8 percent slopes	2.62	0.5%		3.5ft. (Paralithic bedrock)	IIIc	66	63	61	58	65
Weighted Average						6.14	*n 37.8	*n 37.2	*n 29.4	*n 27	*n 28.3

*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



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
816.718.7201

SteveMott@MidwestLandGroup.com



MidwestLandGroup.com

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