

MIDWEST LAND GROUP PRESENTS

7.7 ACRES

DADE COUNTY, MO

236 ROUTE Y, ARCOLA, MISSOURI 65603



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EQUESTRIAN PROPERTY WITH EQUITY POTENTIAL NEAR STOCKTON LAKE

This rural home offers lots of promise to investors and do-it-yourselfers looking for a great opportunity to quickly build equity in a country estate. Located just a few miles from beautiful Stockton Lake, this stuccoed Spanish-style home and acreage has a lot to offer. Outside, you'll fall in love with the stately oaks that adorn the yard, offering plenty of shade and a striking presence. Numerous flower beds erupt in color in the spring and summer, with hundreds of flowers sure to satisfy any gardener. Four archways welcome you onto the front porch, inviting a swing or some outdoor chairs for relaxation.

Indoors, you're sure to love the spacious living room, where the country aesthetic is enhanced by the rough-sawn beam ceiling. A wood stove occupies one end of the living room, promising toasty warmth on the coldest of winter days. The kitchen is spacious, but needs subfloor repair and new flooring. It features an island and plenty of cabinet space and is ready for your own custom touch. All four bedrooms and both bathrooms are located on the main floor, as is the laundry. The unfinished basement offers additional storage, a workbench area, and shelter from storms, and has a door to the backyard. Structurally, the house seems sound. Most of the work needed is cosmetic, including sheetrock, floor repairs, HVAC duct repairs, and painting.

Horse lovers are especially sure to find the property to their liking. The crown jewel for the equestrian owner is

the 60'x120' enclosed riding arena, complete with a sand floor, lighting, and water, as well as plenty of space for custom stalls under the 12'x120' lean-to that runs the length of the south side, with several access doors into the main arena space. With 2 big swinging doors on each end, there's also room to drive trailers and equipment right into the building for storage or unloading in inclement weather. In addition to the horse barn, another 30'x70' livestock barn affords more space for your livestock or pets, as does a smaller loafing shed elsewhere on the property.

If your interests don't include horses or livestock, there's still good reason to look at this property, as the riding arena could be converted into boat and RV storage as well. With thousands of visitors to Stockton Lake each year, it's a sure bet that many of those visitors would prefer to store their boats and campers. With this property's location just minutes from the lake and on a paved highway, high demand for enclosed storage seems likely.

If your skill set includes construction and repair, this represents a great opportunity to quickly build equity into an investment, whether for your own use or as a property to fix and flip. To schedule an appointment to see this property before it's gone, call Land Agent Scott Sudkamp at (417) 321-5427 today.

PROPERTY FEATURES

COUNTY: **DADE** | STATE: **MISSOURI** | ACRES: **7.7**

- 7.7 +/- acres
- Property sold as-is
- 4 bedroom, 1.5 bath, Spanish-style home
- Partial basement
- Highway frontage
- Mature yard trees
- 60'x120' covered riding arena with stall space, lighting, and water
- Partially fenced
- 30'x70' livestock barn
- 16'x30' loafing shed
- 200 square foot hobby shed or storefront
- HVAC new in 2021
- No restrictions or HOA
- Beautiful rural setting
- Partly wooded acreage with numerous mature walnut trees
- Fiber internet available
- 14 miles to Stockton, Missouri
- 3.5 miles to Stockton Lake boat ramp
- 4.1 miles to Mutton Creek Marina
- Greenfield schools



SPANISH-STYLE HOME

Indoors, you're sure to love the spacious living room, where the country aesthetic is enhanced by the rough-sawn beam ceiling. All four bedrooms and both bathrooms are located on the main floor, as is the laundry.



HIGHWAY FRONTAGE



30'X70' LIVESTOCK BARN



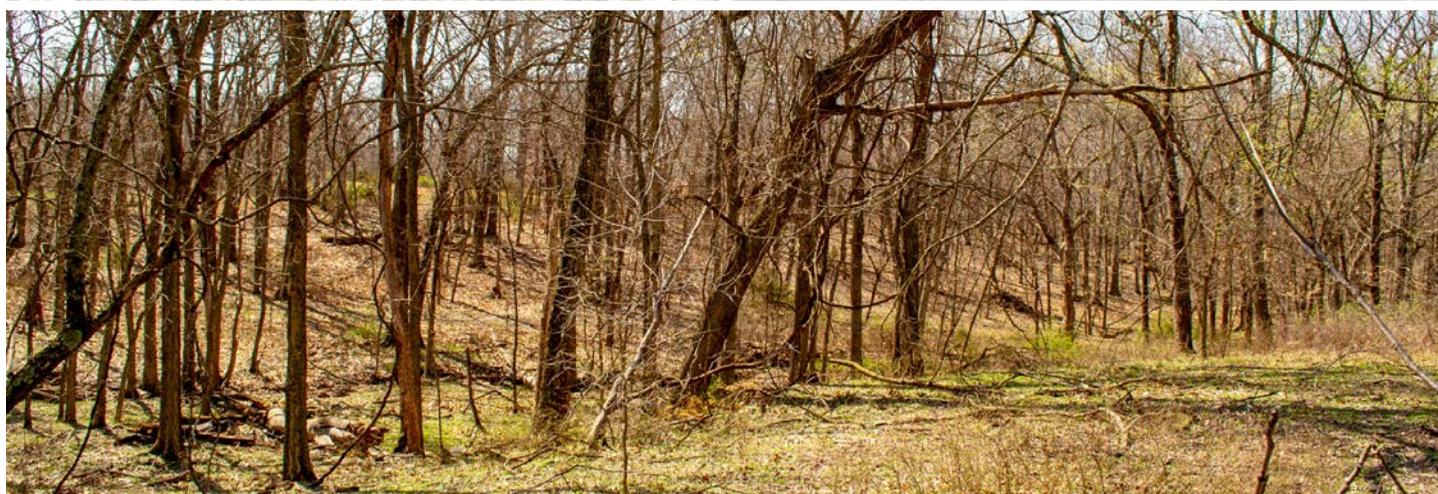
60'X120' COVERED RIDING ARENA

The crown jewel for the equestrian owner is the 60'x120' enclosed riding arena, complete with a sand floor, lighting, and water, as well as plenty of space for custom stalls under the 12'x120' lean-to that runs the length of the south side, with several access doors into the main arena space.



7.7 +/- WOODED ACRES

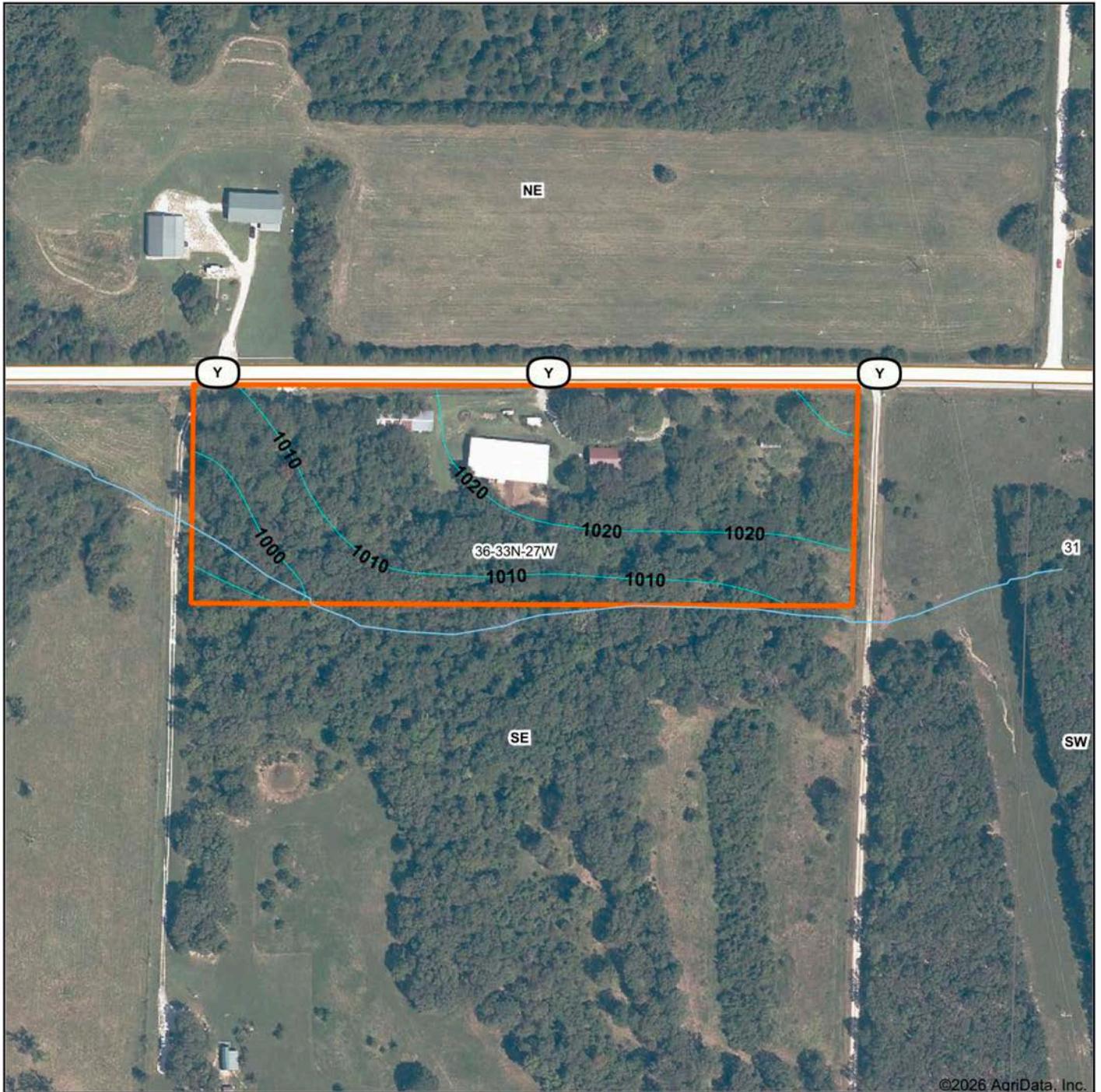
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ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Boundary Center: 37° 33' 21.46, -93° 50' 28.04



Maps Provided By:



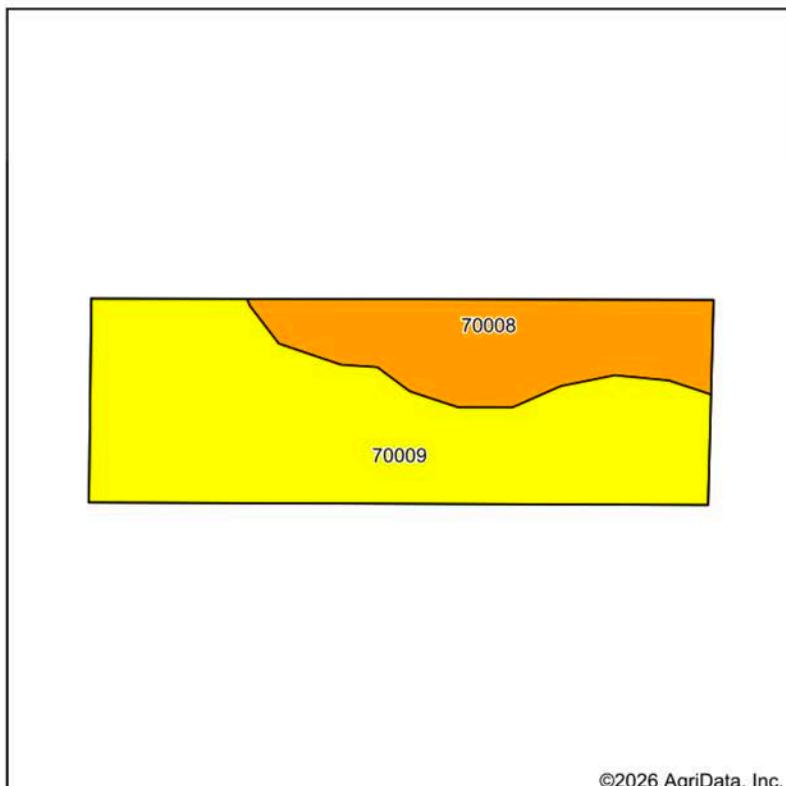
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36-33N-27W
Dade County
Missouri

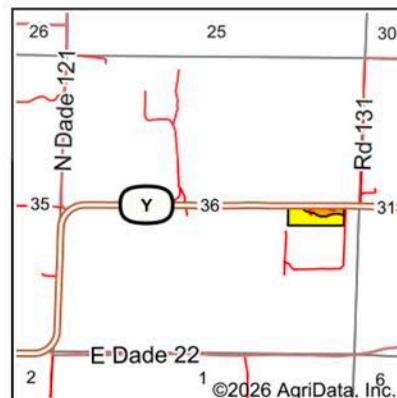


3/2/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Dade**
 Location: **36-33N-27W**
 Township: **North**
 Acres: **7.57**
 Date: **3/2/2026**



Maps Provided By:



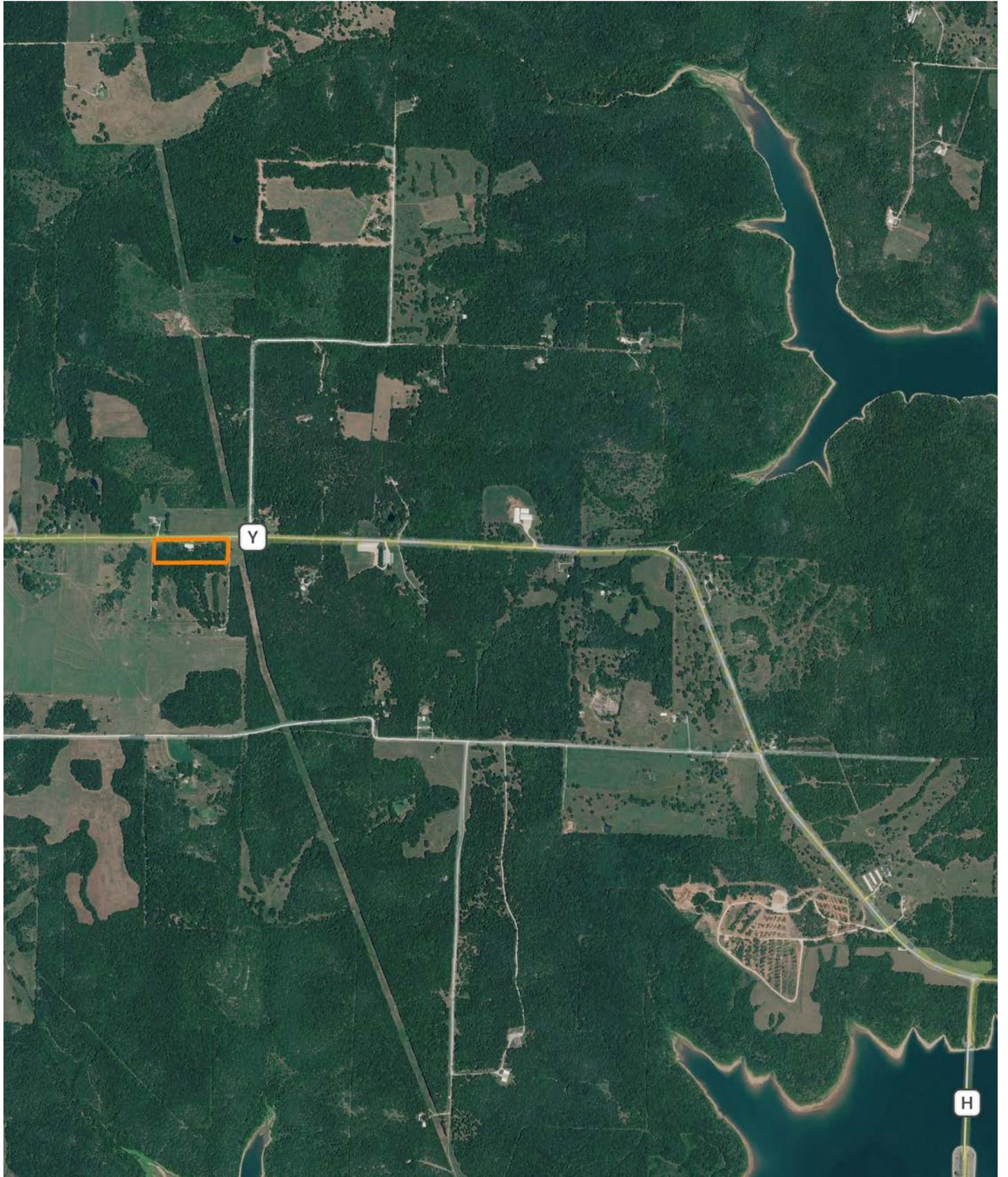
Area Symbol: MO057, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70009	Goss gravelly silt loam, 8 to 15 percent slopes	5.36	70.8%		Well drained	Ive	57	56	44	39
70008	Goss gravelly silt loam, 3 to 8 percent slopes	2.21	29.2%		Well drained	IIle	60	59	47	43
Weighted Average						3.71	*n 57.9	*n 56.9	*n 44.9	*n 40.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

For as long as he can remember, Scott Sudkamp has loved the land. Whether hunting, fishing, camping, or exploring, he's always been intrigued by prairies and rivers and wild places. His passion for wildlife and habitat led him to pursue degrees in environmental biology and wildlife management from Eastern Illinois University and Southern Illinois University. Following college, he spent nearly 20 years working as a wildlife biologist in Texas and Missouri as a public land manager and private land conservationist. He has an extensive background in managing wetlands, grasslands, and woodlands, and is well-versed in manipulating the land to benefit wildlife, including whitetails, ducks, wild turkeys, and upland game. His expertise managing land and wildlife gives him a unique perspective for understanding the land and recognizing its capabilities and potential.

Scott is a man of faith and serves as an elder and teacher at his church, and enjoys helping people pursue and realize their dreams. He and his wife Tina have been married for 30 years and raised their family on a farm in Vernon County, Missouri. He is an avid hunter and enjoys crisp November mornings bowhunting whitetails, sunrises on the marsh hunting mallards, and following bird dogs around in pursuit of pheasants, grouse, and quail. Scott loves guiding his clients through the buying and selling process and helping them achieve their goals and dreams. With his diverse background in land management and land sales, he's ready to go to work for you. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

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