

MIDWEST LAND GROUP PRESENTS

42 ACRES
OSAGE COUNTY, MO

127 DOLITTLE LANE, CHAMOIS, MISSOURI, 65024



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY COUNTRY HOME ON 42 +/- ACRES WITH CREEK, SHOP, & PREMIER HUNTING

Built in 2020 and located just outside of Linn, Missouri, within the Linn School District, this beautiful 3 bed, 2 bath home offers just over 2,008 square feet of thoughtfully designed living space on 42 +/- acres of a perfect blend of flat creek bottom and gently rolling Osage County hills. Constructed with efficiency and quality in mind, the home features 2"x6" exterior walls with spray foam insulation, a fully spray-foamed ceiling, and an air-to-air heat pump with a backup gas furnace for year-round comfort. Inside, you'll find knotty hickory cabinetry paired with granite countertops throughout, a spacious, oversized laundry room with a custom folding and sorting table, and a central vacuum system for convenience. The kitchen is equipped with a Vent-A-Hood range featuring the "Magic Lung" system for quiet, highly efficient ventilation, while a tankless water heater ensures a steady supply of hot water. The living room offers a cozy gas fireplace, while the primary suite includes an electric fireplace and a stunning live-edge walnut vanity top for a truly custom touch. All appliances will convey with the home, with the exception of the washer and dryer.

Outside, the property is just as impressive. With approximately 70% open ground and 30% timber, the land is well-suited for a variety of uses, including livestock, horses, or recreation. The east boundary is formed by Contrary Creek, adding both beauty and functionality, while the mix of timber and open fields creates an ideal habitat for abundant wildlife. A 40'x30' exterior pole barn provides excellent storage or workspace, with electric already in place and water conveniently nearby. This property is located in the Linn School District and sits less than 15 minutes from town, 35 minutes from Jefferson City, 30 minutes from Owensville, and 45 minutes from Hermann—offering a great balance of rural privacy with convenient access to nearby communities. Located in an area known for managing quality deer, the property offers multiple food plot and stand locations already in place. Whether you're looking for a turnkey country home, a hunting property, or a versatile farm with room to grow, this one checks all the boxes in a highly desirable setting.



PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **MISSOURI** | ACRES: **42**

- 42 +/- acres with a desirable 70% open/30% timber mix
- Built in 2020 with over 2,008 sq. ft. (3 bed, 2 bath)
- Located just outside Linn, MO, in the Linn School District
- Contrary Creek frontage along the east boundary
- 40'x30' pole barn with electric and water nearby
- Spray foam insulation (2"x6" walls and fully foamed ceiling) for high efficiency
- Knotty hickory cabinets and granite countertops throughout
- Oversized laundry room with custom folding/sorting station
- Excellent hunting setup with food plot and stand locations in a quality-managed area
- Suitable for livestock or horses with ample open ground



2,008 SQ. FT. HOME



3 BED, 2 BATH

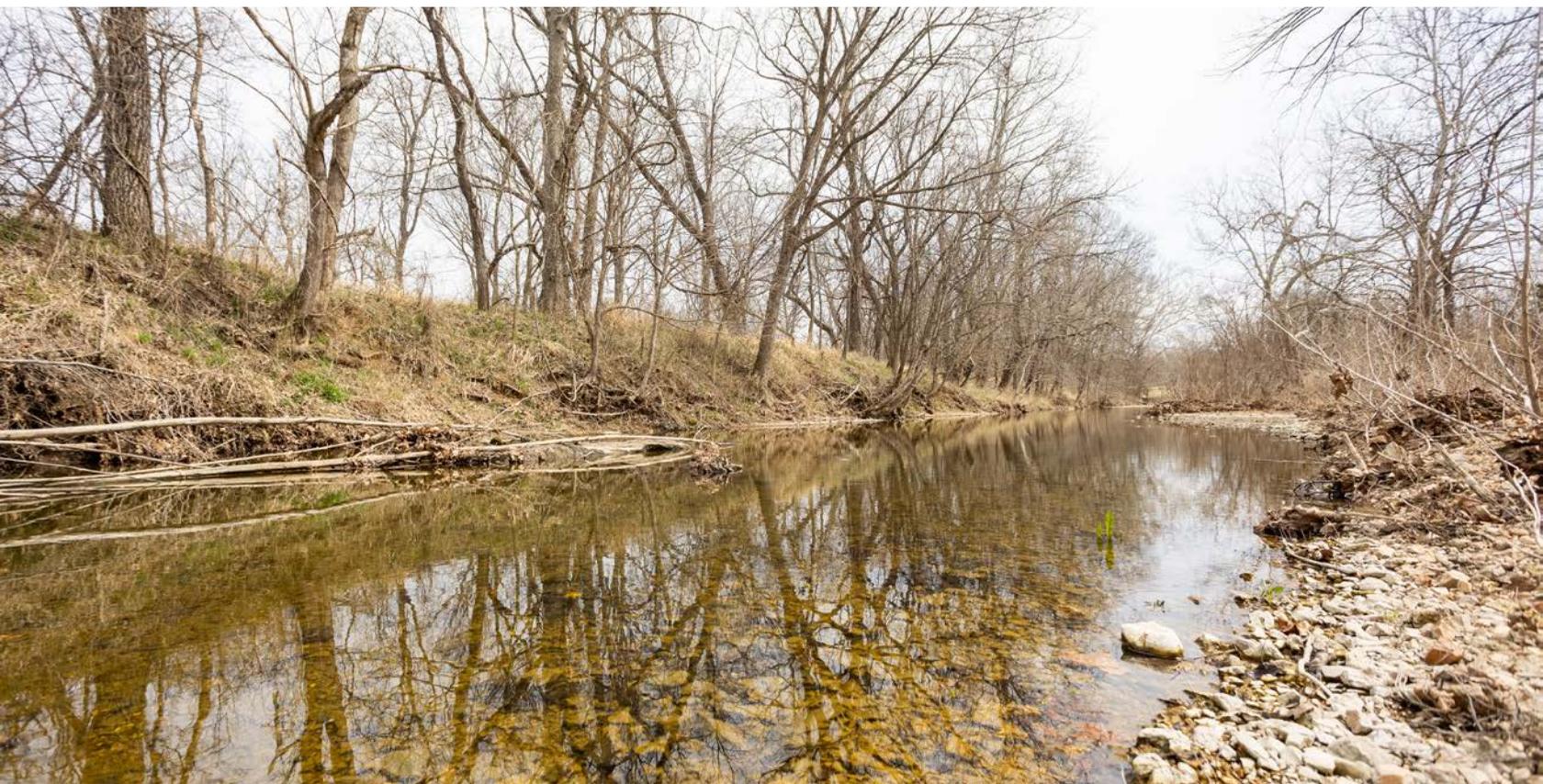


70% OPEN/30% TIMBER MIX

The land is well-suited for a variety of uses, including livestock, horses, or recreation. The east boundary is formed by Contrary Creek, adding both beauty and functionality, while the mix of timber and open fields creates an ideal habitat for abundant wildlife.



CONTRARY CREEK



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 546.0

Max: 652.9

Range: 106.9

Average: 580.9

Standard Deviation: 20.34 ft

0ft 368ft 736ft

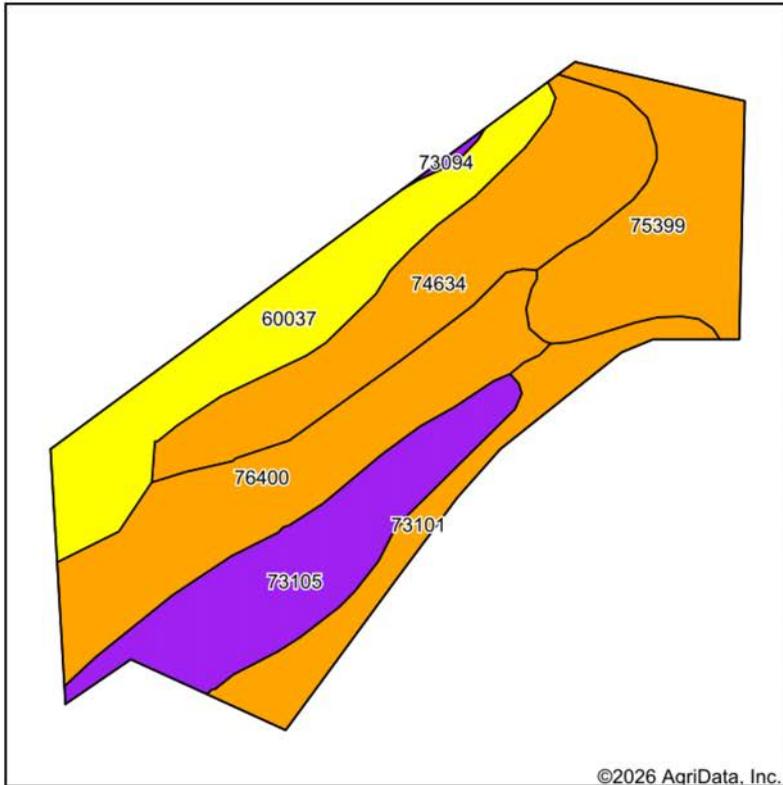


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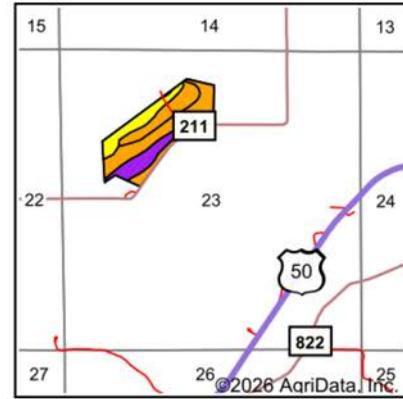
23-43N-7W
Osage County
Missouri

Boundary Center: 38° 28' 1.2, -91° 40' 34.59

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Osage**
 Location: **23-43N-7W**
 Township: **Crawford**
 Acres: **42.19**
 Date: **2/26/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO151, Soil Area Version: 28

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
74634	Hartville silt loam, 3 to 8 percent slopes	8.83	21.0%		10	IIIe	78	77	64	68
76400	Gladden silt loam, 1 to 3 percent slopes, frequently flooded	8.49	20.1%		10	IIIw	68	68	55	53
60037	Wrengart silt loam, 8 to 15 percent slopes, eroded	7.48	17.7%			IVe	53	53	46	33
73105	Wrengart-Gatewood complex, 14 to 35 percent slopes	6.81	16.1%			Vle	12	12	10	6
75399	Jamesfin silt loam, 0 to 3 percent slopes, frequently flooded	6.57	15.6%		5	IIIw	65	65	54	55
73101	Wrengart silt loam, 5 to 9 percent slopes	3.91	9.3%			IIIe	73	73	60	68
73094	Gatewood very gravelly silt loam, 15 to 35 percent slopes, stony	0.10	0.2%			Vle	9	9	8	4
Weighted Average						3.67	*n 58.3	*n 58	*n 48.2	*n 46.6

*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

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their lease in Texas County. Beau resides in Linn, Missouri, with his wife, Courtney, and two sons, Jackson and Bennett.



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