

MIDWEST LAND GROUP PRESENTS

17.93 ACRES IN

SAINT CLAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

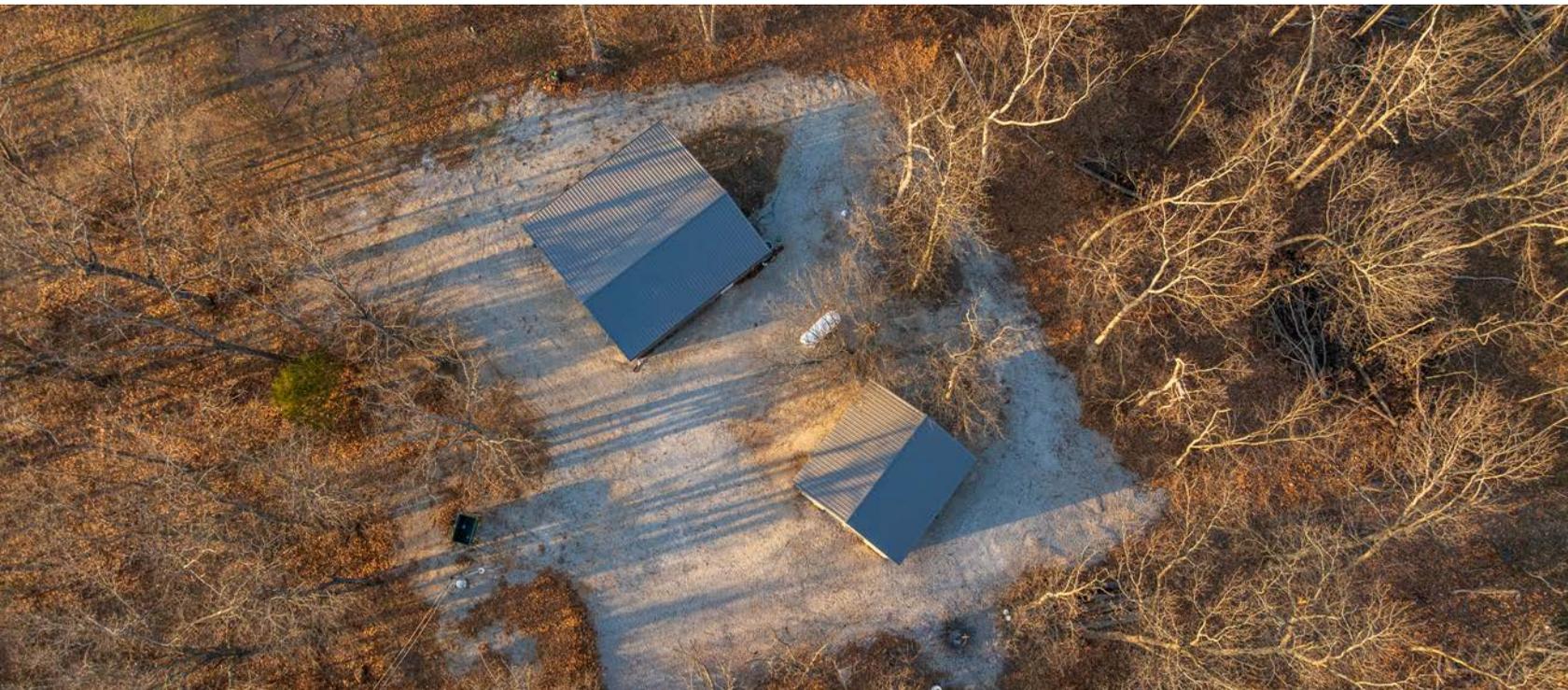
17.93 +/- ACRE TRUMAN LAKE HUNTING AND FISHING PROPERTY WITH AMAZING CABIN

Here's your opportunity to own an amazing smaller acreage near Truman Lake! This 17.93 +/- acre property is located on a well-maintained gravel road just east of Lowry City. It literally has it all! There is a complete trail system to navigate the entire property, which is ideal for accessing deer stands or riding ATVs. The land is heavily wooded and borders Corps of Engineers ground to the west, allowing for additional hunting opportunities and room to roam.

If fishing is up your alley, you will enjoy the numerous boat ramps that Truman Lake has to offer in the area. The Talley Bend boat ramp access is less than a mile away!

Talk about a prime location. It gets even better, the cherry on top is the amazing 24'x32' metal cabin. It makes for the perfect hunting and fishing getaway! It features one bedroom, one bath, a living room, a kitchen, and a utility room. The cabin is just 3 years old and has electric, private well water, septic, and propane. There is even a detached 16'x24' garage with concrete and electricity. Perfect for storing the boat and other equipment.

Turn-key properties with amazing hunting and fishing opportunities, along with a cabin like this, don't pop up very often! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **17.93**

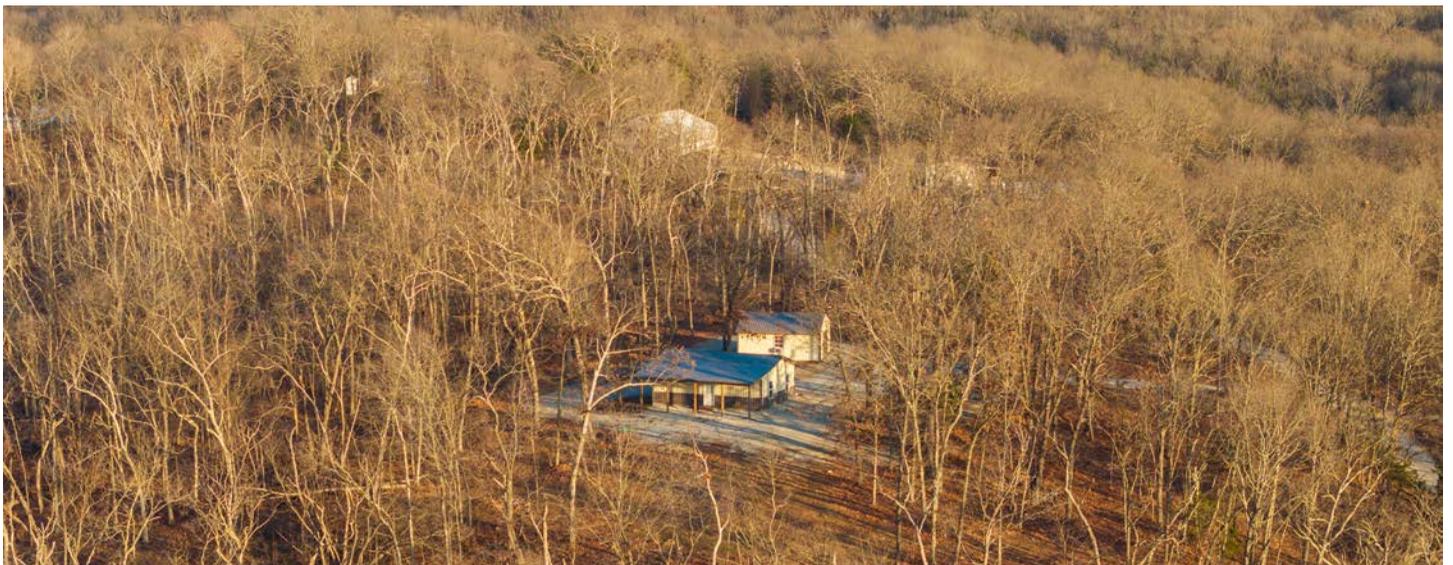
- Quiet and secluded area
- Heavily wooded
- Complete trail system
- Deer and turkey hunting
- Fishing at nearby Truman Lake
- Under 1 mile to Talley Bend boat ramp
- 24'x32' cabin - 1 bedroom, 1 bath
- Electricity, private well water, septic
- Detached 16'x24' garage with concrete and electricity
- 9 miles east of Lowry City
- 24 miles to Clinton
- 1 hour 30 minutes to Kansas City area



24'X32' CABIN - 1 BEDROOM, 1 BATH



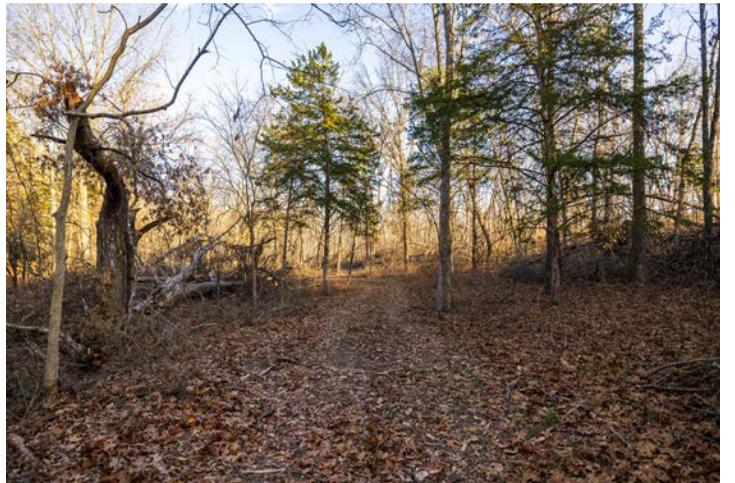
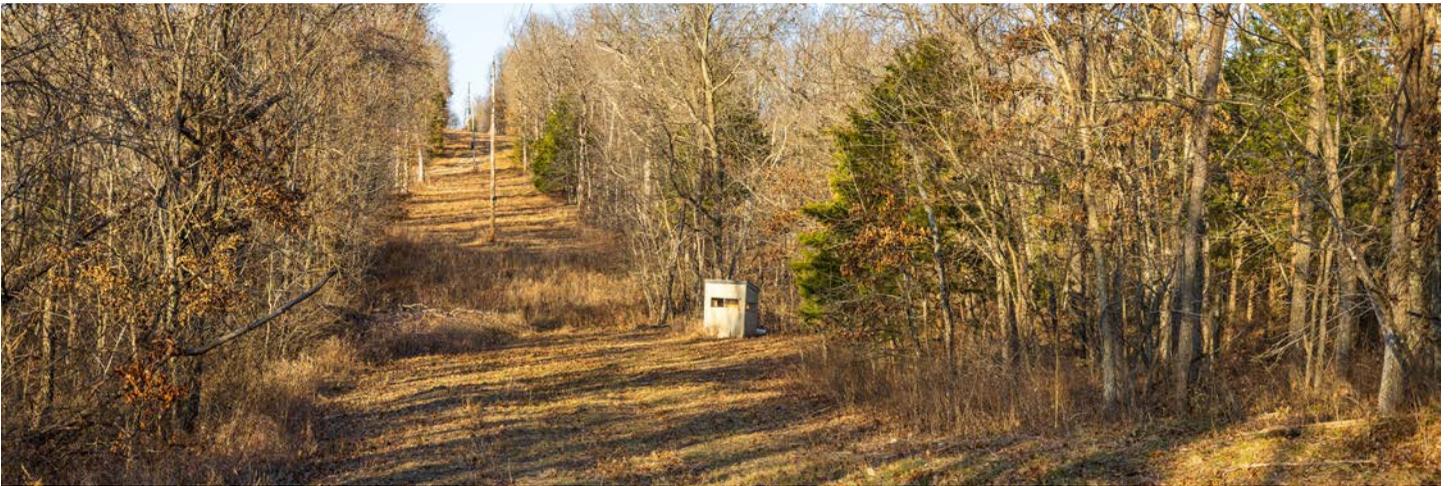
DETACHED 16'X24' GARAGE



HEAVILY WOODED



COMPLETE TRAIL SYSTEM



UNDER 1 MILE TO TALLEY BEND BOAT RAMP



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 8' 44.07, -93° 36' 11.92

0ft 371ft 741ft



Maps Provided By:



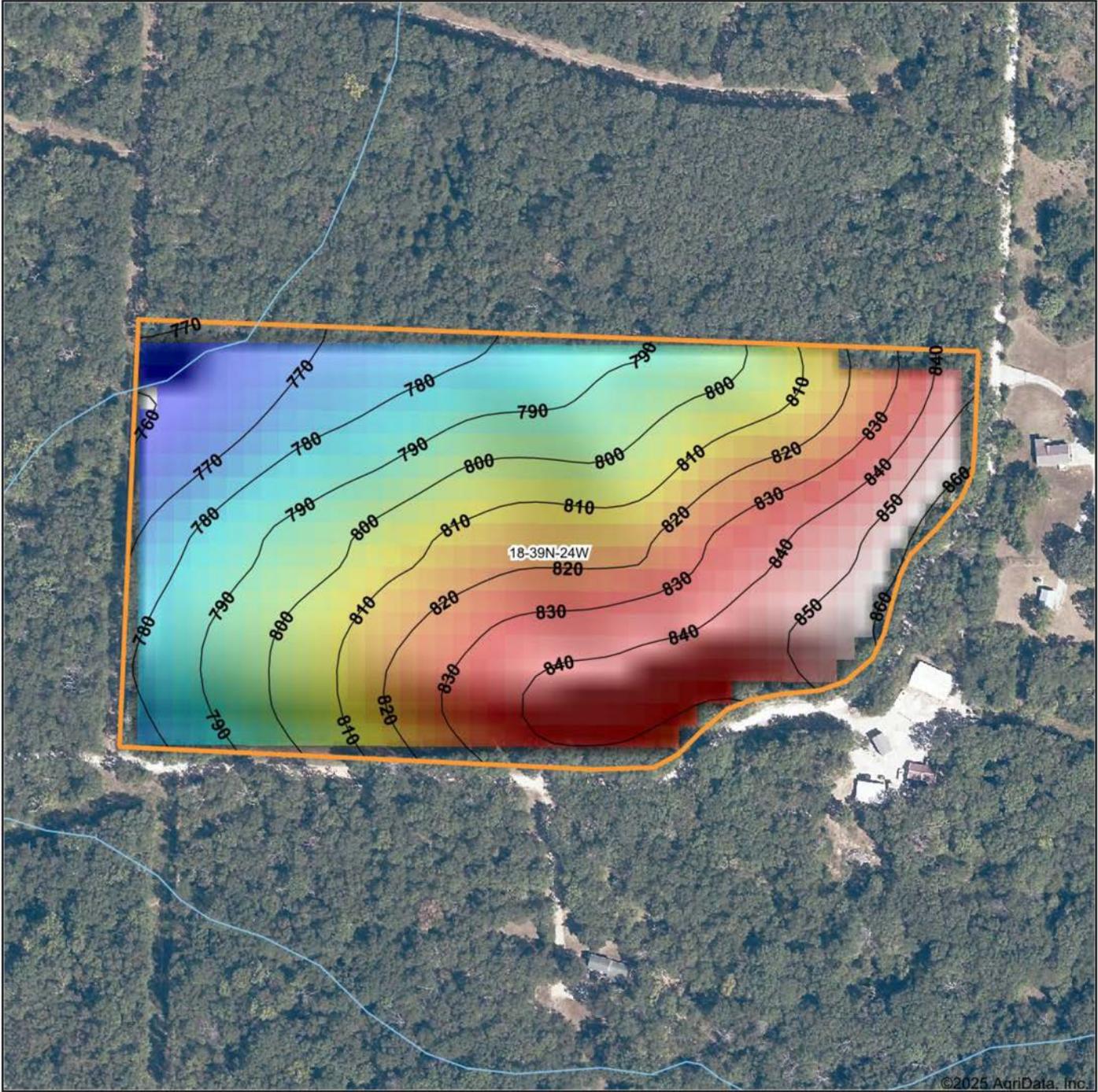
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18-39N-24W
St. Clair County
Missouri



8/13/2025

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 759.7
 Max: 861.4
 Range: 101.7
 Average: 810.9
 Standard Deviation: 25.66 ft

0ft 237ft 474ft

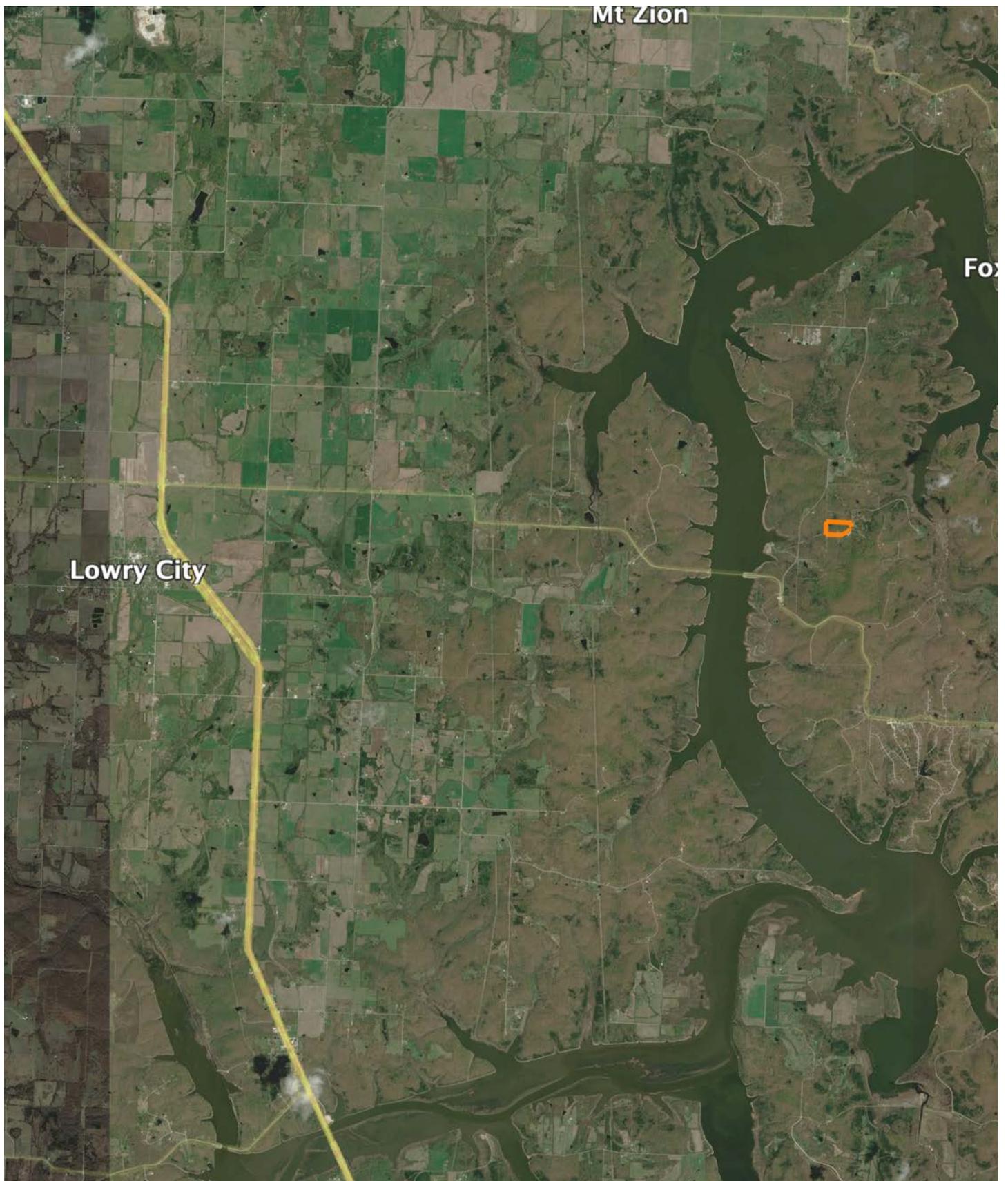


8/13/2025

18-39N-24W
St. Clair County
Missouri

Boundary Center: 38° 8' 44.07, -93° 36' 11.92

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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