

MIDWEST LAND GROUP PRESENTS

79 ACRES IN

SAINT CLAIR COUNTY MISSOURI



5515 NORTHWEST 451 ROAD, OSCEOLA, MO 64776

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER 79 +/- ACRE 3 HOME ESTATE WITH HUNTING & FISHING

This premier 79 +/--acre estate in Saint Clair County, with multiple homes and outbuildings, is a family's dream come true. A luxurious 3,883 square foot 4 bed, 2.5 bath home is intentionally set on top of a hill overlooking a large pond out front and mature timber with a wet-weather creek behind the house for a stunning 360-degree view. Walking inside, you are greeted with a large family room, a fireplace, and a kitchen fit for a chef. A large 6-burner range is surrounded by custom granite countertops, and the large windows provide natural lighting along with a great view of the pool out back. The master bedroom is designed for a place of refuge and relaxation with large windows, a wood-burning stove, a jacuzzi tub, a walk-in shower, double sinks, and private access to the pool. A large family room on the other side of the kitchen provides a great space for entertaining, with access to the pool out back and an adjoining theatre room to continue the fun after a long day in the pool. Three large bedrooms can be found just down the hall, along with a large bathroom that has an oversize walk in shower with marble tile and countertop throughout. An attached 2-car garage gives access to vehicles regardless of the weather and storage space for the solar batteries

powered by the 48-panel solar array outside. A partial walk-out basement provides extra space for storage, hobbies, and protection during storms.

Next to the house is a spacious 40'x60' shop with concrete floors, electricity, a 1/2 bath, and an indoor racquetball court. The second home is a cozy 2 bed, 2 bath manufactured home with an attached garage and is handicap accessible, making it ideal for all guests. The 20'x30' shop next door provides ample space for lawn equipment, dirtbikes, ATVs, or extra work space for projects. The third house is a cottage-style 1 bed, 1.5 bath, just down the hill, and its location and privacy make it ideal for a short-term rental. The large acreage, multiple ponds, wet-weather creek, and natural spring make this an outdoor lover's paradise. Sip your morning coffee as you watch deer and turkey meander through the creek area out back, as you listen to the birds waking up with the sunrise. Weekends can be spent fishing in the ponds, hunting deer and turkey, riding ATV trails, or sitting by the pool on this premier 79 +/- acres in Saint Clair County.



PROPERTY FEATURES

COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **79**

- 3,883 square foot 4 bed, 2.5 bath home
- 2-car attached garage
- 48-panel solar power array
- In-ground pool with heating and cooling system
- 40'x60' shop with concrete floors, 1/2 bath, and indoor racquetball court
- 1,215 square foot 2 bed, 2 bath manufactured home with attached 1-car garage
- 20'x30' shed with concrete floors
- Private well
- Cottage style 1 bed, 1.5 bath home
- 79 +/- acres
- Mature timber
- Pasture
- 4 ponds
- Wet-weather creek
- Spring
- Perimeter fenced
- Rural water
- 25 minutes from Tally Bend Boat Ramp on Truman Reservoir
- 35 minutes to Clinton
- 2 hour drive from KC



4 BED, 2.5 BATH HOME

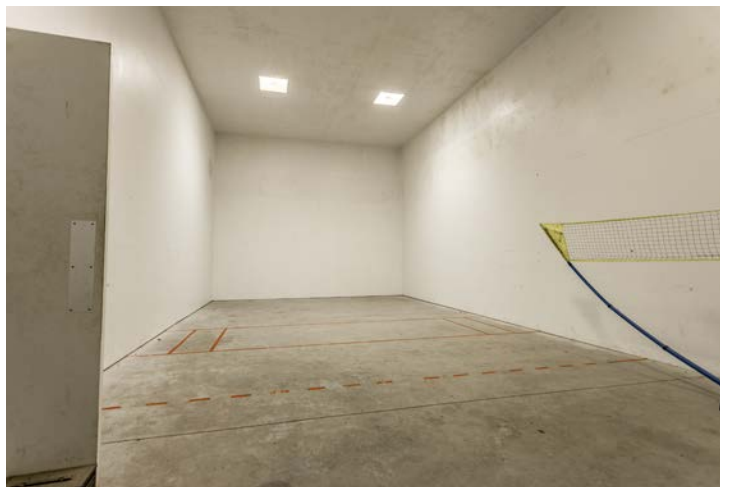
A luxurious 3,883 square foot 4 bed, 2.5 bath home is intentionally set on top of a hill overlooking a large pond out front and mature timber with a wet-weather creek behind the house for a stunning 360-degree view.



IN-GROUND POOL



40'X60' SHOP WITH RACQUETBALL COURT



48-PANEL SOLAR POWER ARRAY

An attached 2-car garage gives access to vehicles regardless of the weather and storage space for the solar batteries powered by the 48-panel solar array outside.

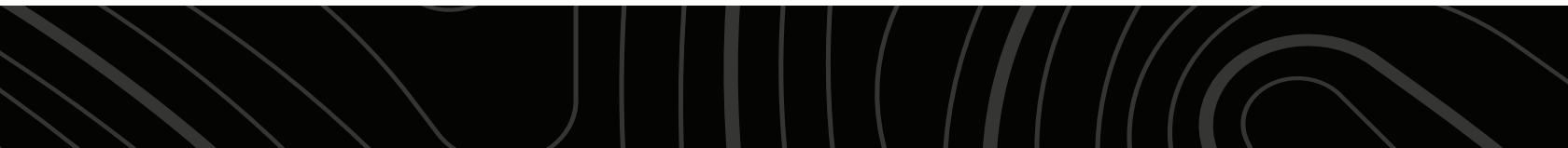


MANUFACTURED HOME

The second home is a cozy 2 bed, 2 bath manufactured home with an attached garage and is handicap accessible, making it ideal for all guests.



PASTURE



COTTAGE STYLE HOME

The third house is a cottage-style 1 bed, 1.5 bath, just down the hill, and its location and privacy make it ideal for a short-term rental.



4 PONDS AND WET-WEATHER CREEK

The large acreage, multiple ponds, wet-weather creek, and natural spring make this an outdoor lover's paradise.



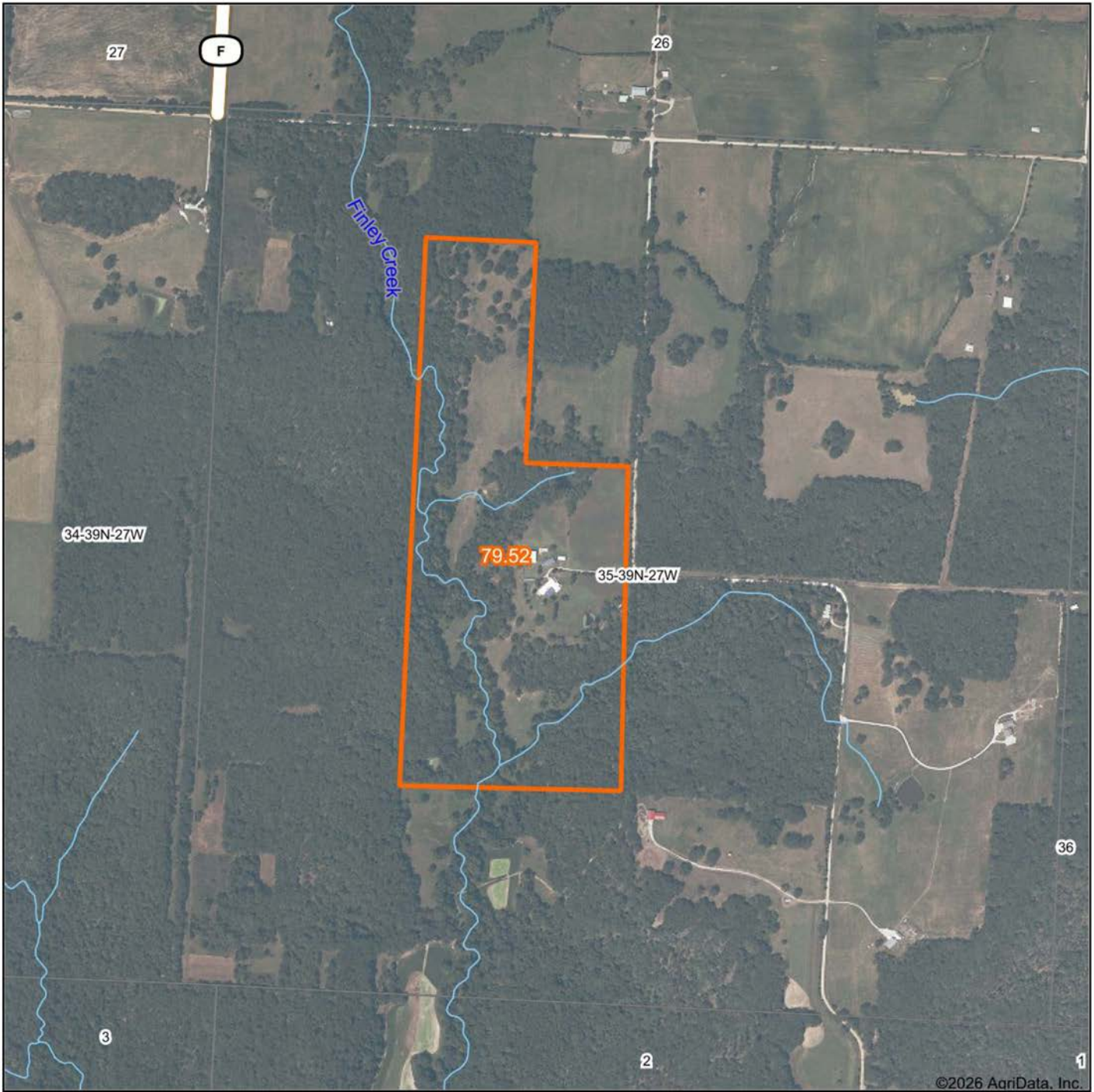
MATURE TIMBER



20'X30' SHED WITH CONCRETE FLOORS



AERIAL MAP



Boundary Center: 38° 6' 21.87, -93° 51' 56.37



Maps Provided By:



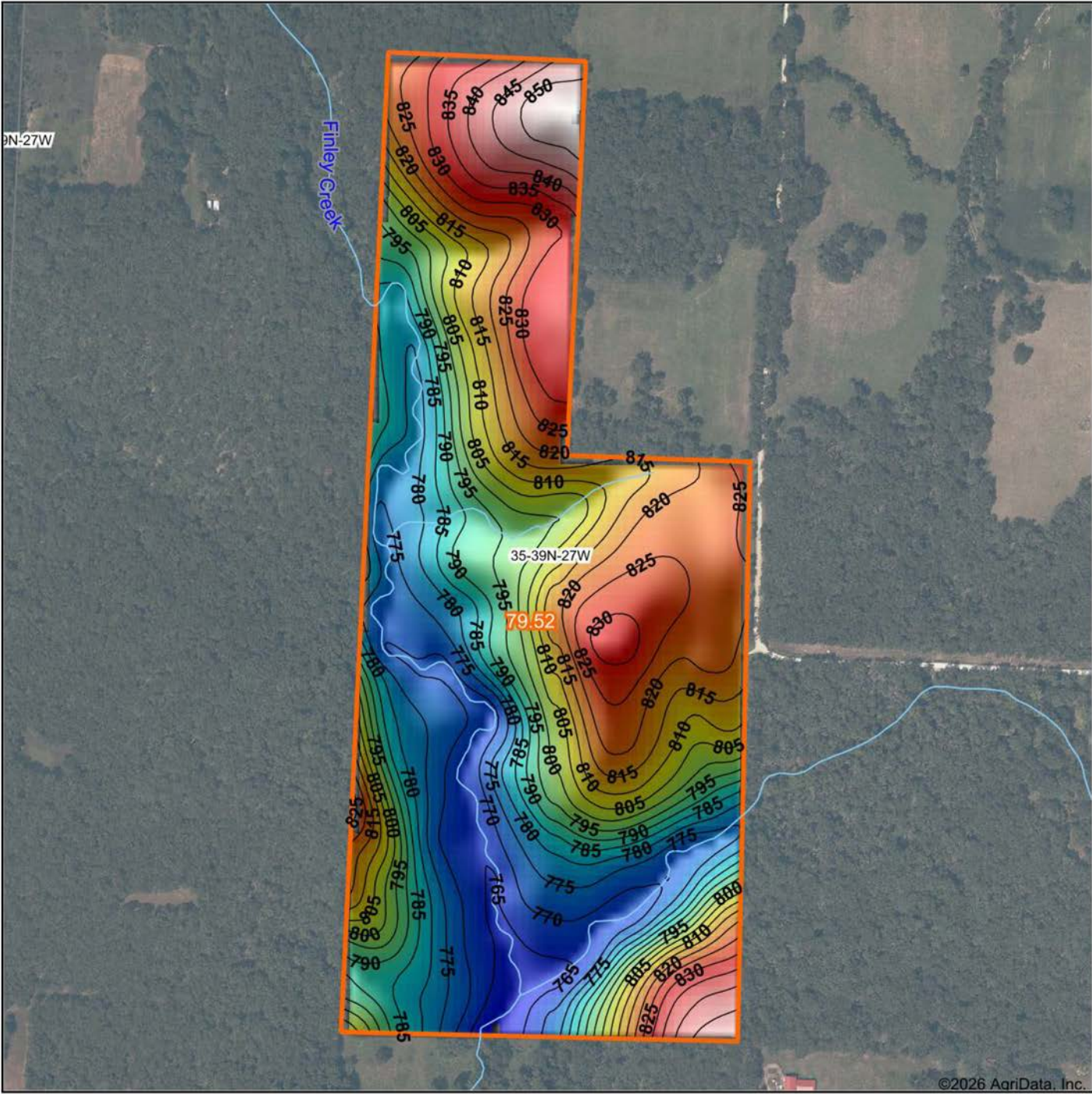
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35-39N-27W
St. Clair County
Missouri



3/5/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 761.6
 Max: 854.4
 Range: 92.8
 Average: 801.2
 Standard Deviation: 23.49 ft

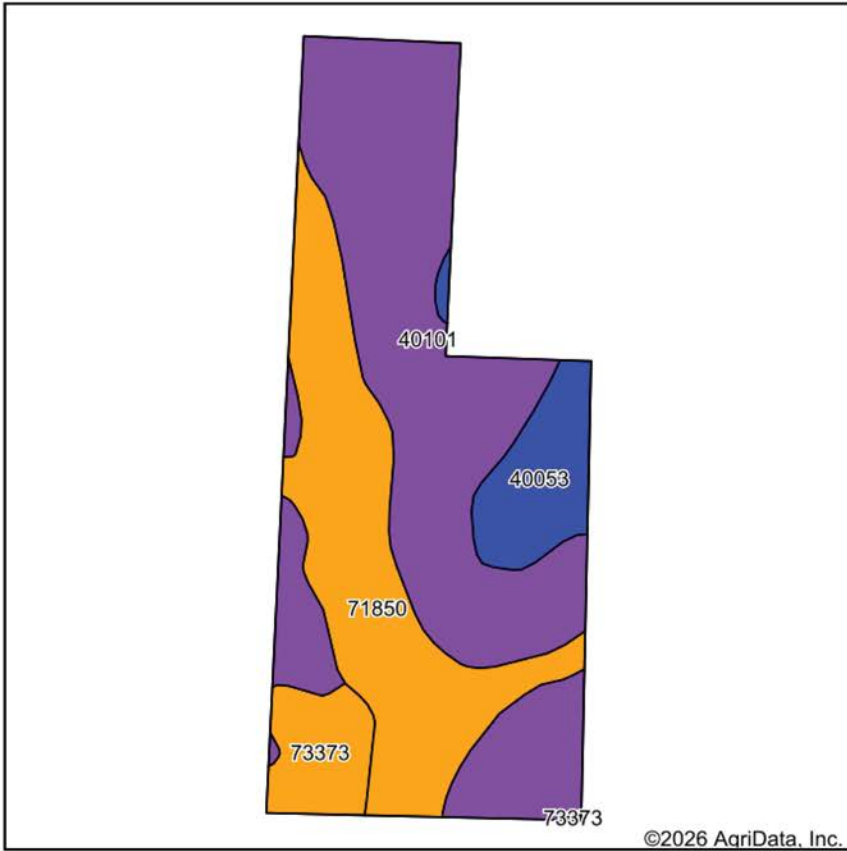


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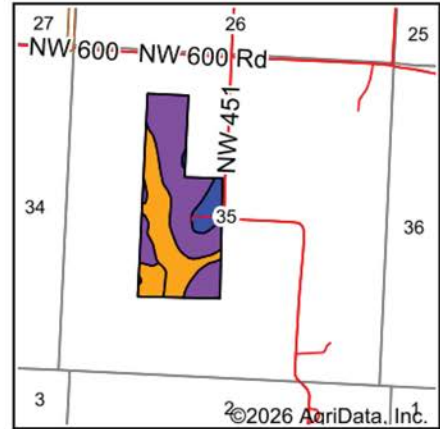
35-39N-27W
St. Clair County
Missouri

Boundary Center: 38° 6' 21.87, -93° 51' 56.37

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **St. Clair**
 Location: **35-39N-27W**
 Township: **Monegaw**
 Acres: **79.52**
 Date: **3/5/2026**







Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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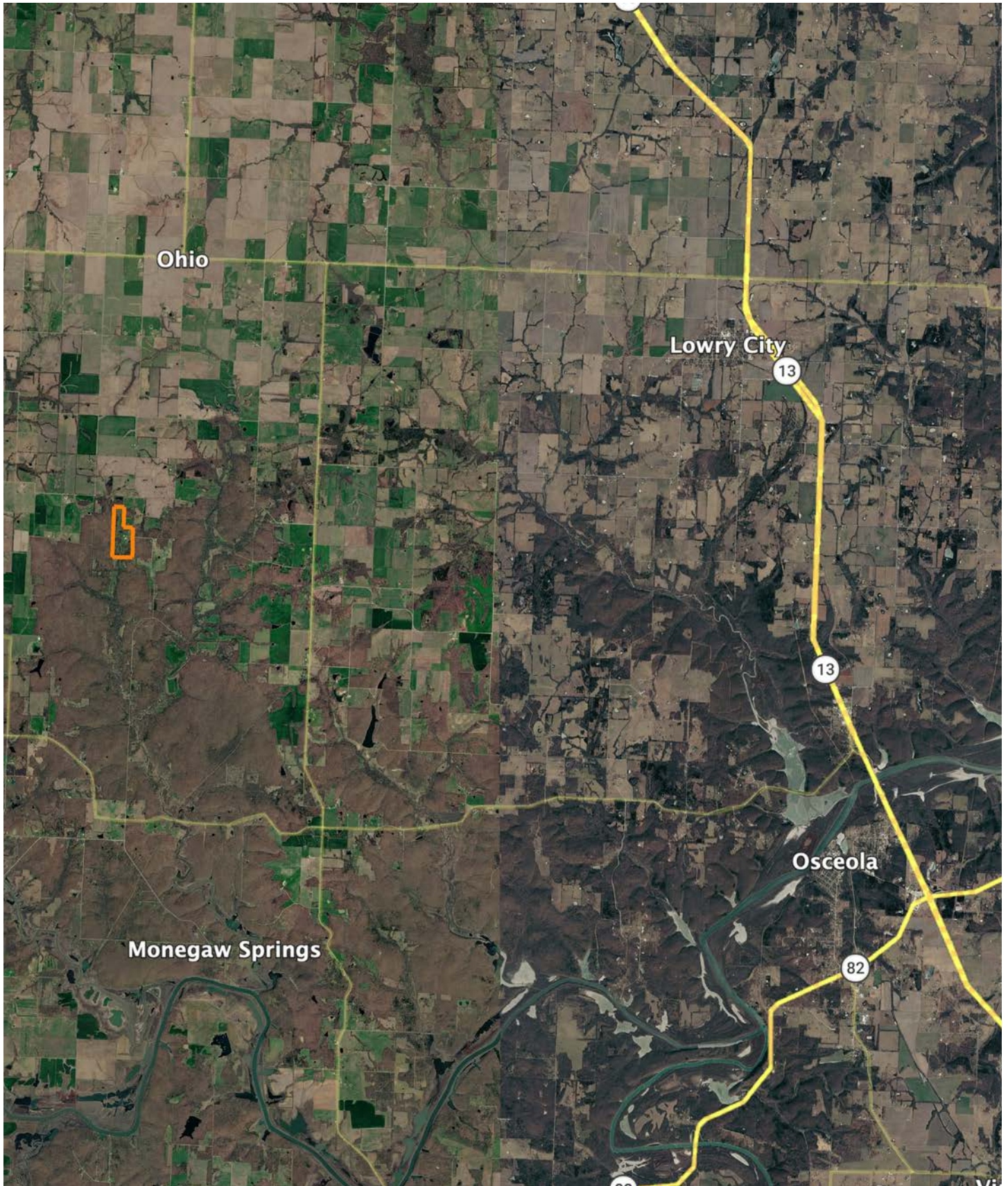
Area Symbol: MO185, Soil Area Version: 29

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
40101	Hector fine sandy loam, 5 to 25 percent slopes, stony	43.56	54.7%		Well drained	Vlls	26	24	25	14
71850	Cleora fine sandy loam, 1 to 3 percent slopes, frequently flooded	23.75	29.9%		Well drained	lllw	64	64	50	47
40053	Deepwater silt loam, 2 to 5 percent slopes	7.08	8.9%		Moderately well drained	lle	84	84	73	80
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	5.13	6.5%		Well drained	llle	51	51	44	34
Weighted Average						5.10	*n 44.1	*n 43	*n 38	*n 31

*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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