

MIDWEST LAND GROUP PRESENTS



46.1 ACRES
SAINT CLAIR COUNTY, MO

821 NW HIGHWAY B, OSCEOLA, MISSOURI



MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING AND FISHING GETAWAY ALONG SALT CREEK

Here's your chance to own rare acreage that borders Salt Creek near Truman Lake Reservoir! This 46.1 +/- acres sits just west of Osceola, Missouri, and has great access right off blacktop Highway B.

As you enter the property, you are greeted by the amazing outbuilding that is less than 10 years old and complete with living quarters. The building is approximately 26'x50' plus the additional living area. It offers plenty of storage space for equipment and gear. The finished portion includes a bedroom, bathroom, laundry, kitchen, and living room. It's an ideal set up complete with well water, septic, and electricity.

Beyond the outbuilding, you will discover multiple ponds, shade trees, and your very own outdoor

paradise! The property is diverse with a great mix of open ground and timber. The wooded areas feature a blend of hardwoods and patches of cedars. Deer and turkey hunting is excellent! The large pasture field and a secluded, smaller clearing would make for great food plot locations. Over 1,500 feet of Salt Creek borders the east side, which offers additional recreational fun. Also, across the east border, you'll find additional room to roam at Lichen Glade Conservation Area.

This set up is totally awesome and a perfect place to hunt, fish, explore, or simply to get away from it all. Access is great to boat ramps and fishing around Truman Lake along with thousands of acres of Corps of Engineer property to explore nearby. This property and location offer endless possibilities to enjoy the outdoors.



PROPERTY FEATURES

COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **46.1**

- Blacktop road frontage
- Outbuilding with living quarters
- Well water, septic, electricity
- Mini split for heating and cooling
- Beautiful hardwoods
- Great deer and turkey hunting
- Borders 1,500+ feet of Salt Creek
- Corps of Engineers property nearby
- Close to boat ramps and fishing at Truman Lake
- 1 hour 30 minutes to Kansas City
- 15 minutes to Osceola
- 30 minutes to Clinton



OUTBUILDING WITH LIVING QUARTERS

It offers plenty of storage space for equipment and gear, kitchen, and living room. It's an ideal set up complete with well water, septic, and electricity.



EQUIPMENT STORAGE



HIGHWAY FRONTAGE

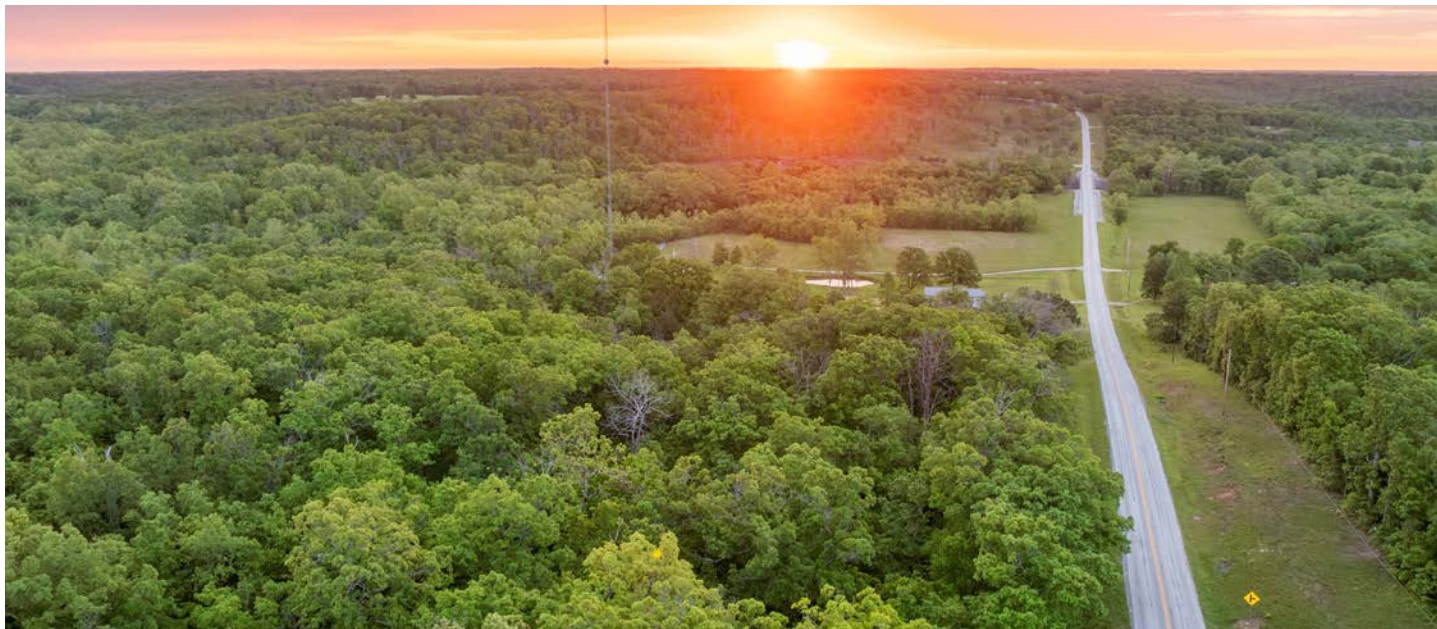


POND



GREAT DEER & TURKEY HUNTING

Deer and turkey hunting is excellent! The large pasture field and a secluded, smaller clearing would make for great food plot locations. Over 1,500 feet of Salt Creek borders the east side, which offers additional recreational fun.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 3' 15.66, -93° 47' 50.04

0ft 451ft 903ft



Maps Provided By:



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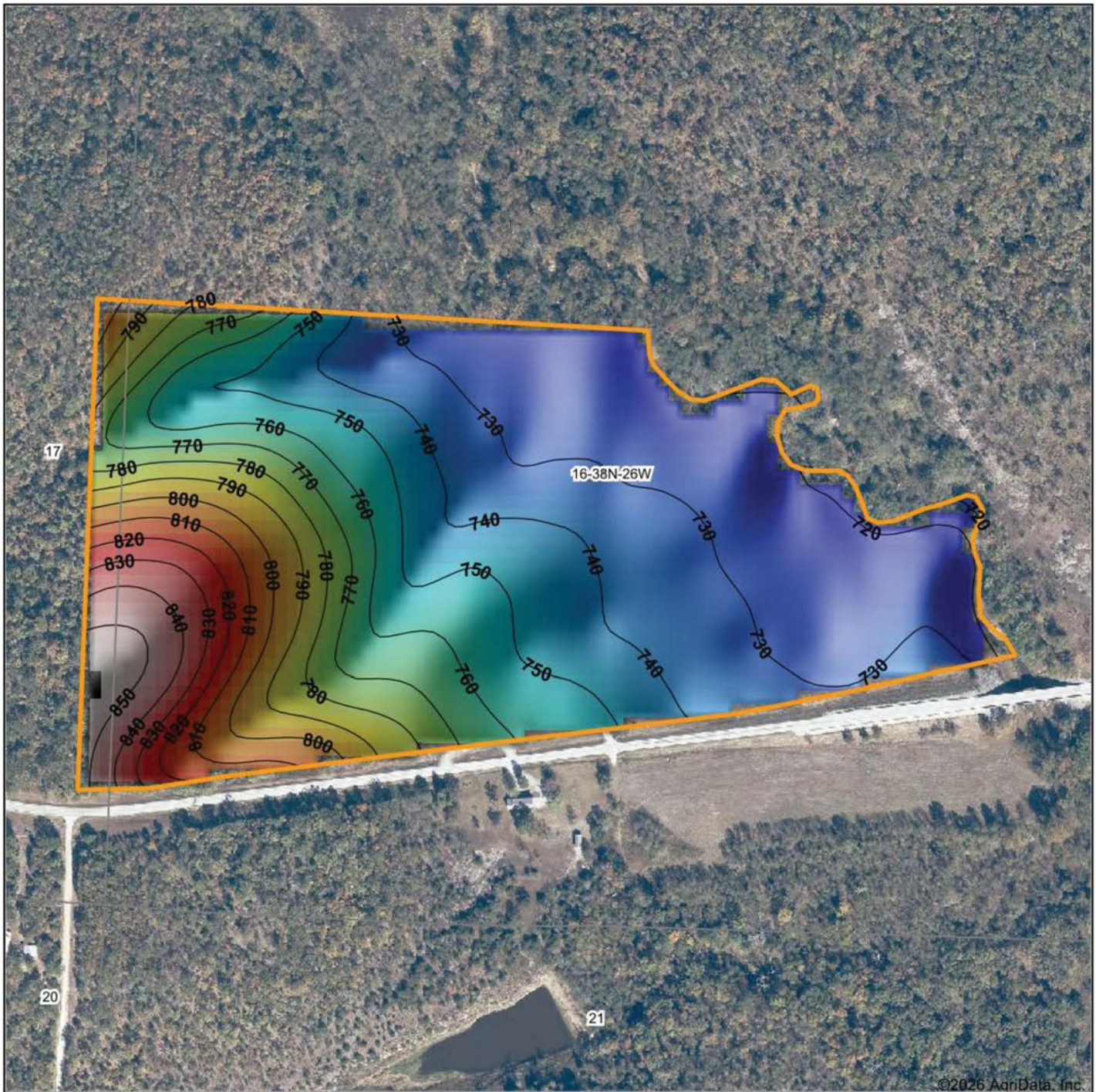
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16-38N-26W
St. Clair County
Missouri



5/12/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 718.5
 Max: 856.0
 Range: 137.5
 Average: 758.3
 Standard Deviation: 35.33 ft



5/12/2026

16-38N-26W
St. Clair County
Missouri

Boundary Center: 38° 3' 15.66, -93° 47' 50.04

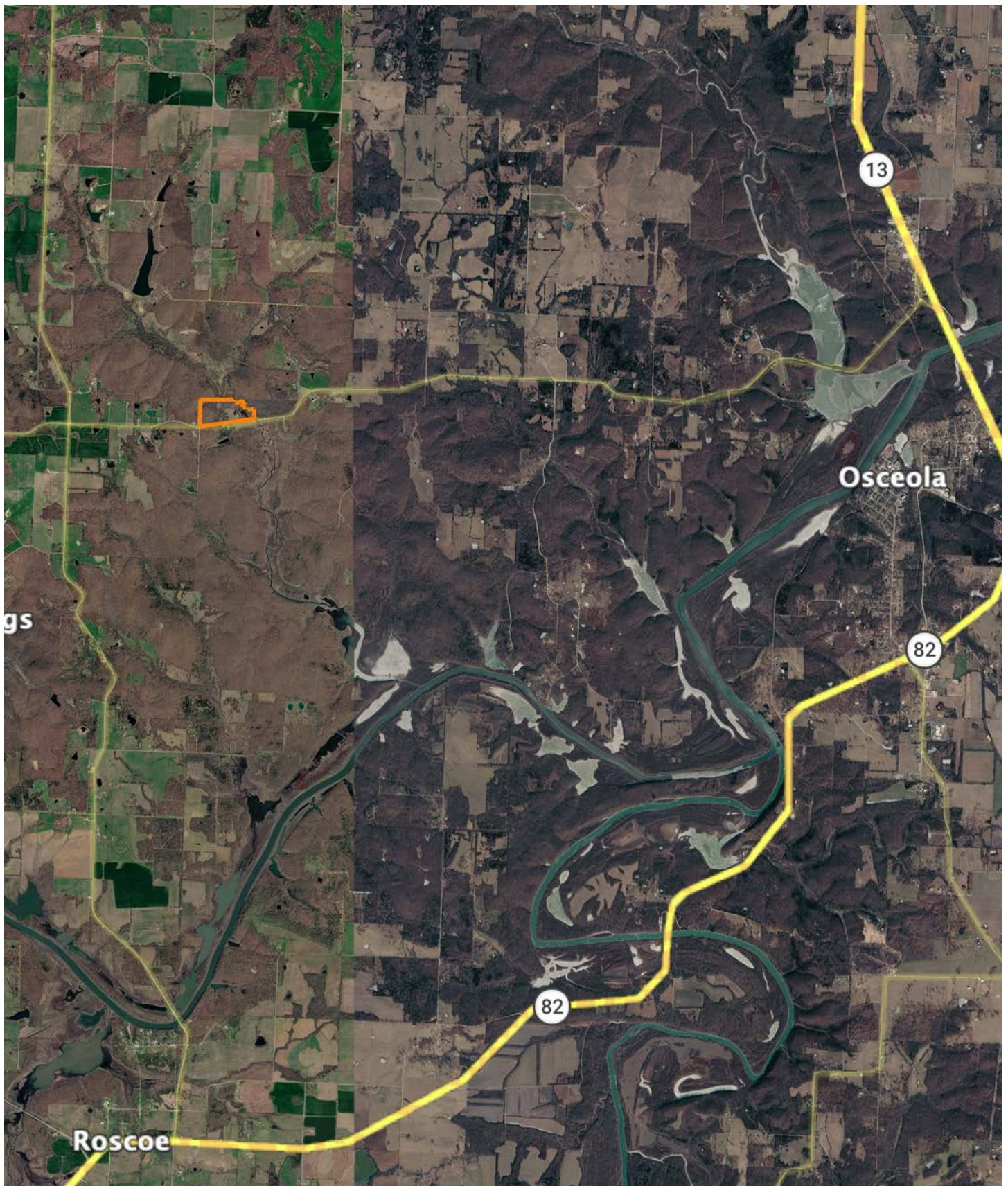


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OVERVIEW MAP



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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