

MIDWEST LAND GROUP PRESENTS

52.5 ACRES IN

SAINT CLAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING AND FISHING GETAWAY BORDERING CORPS GROUND

Here's your chance to own rare acreage that borders Corps of Engineers property near Truman Lake Reservoir! This 52 +/- acres sits just west of Osceola, Missouri, and has great access right off blacktop Highway B.

You will fall in love with the well-maintained and manicured setting, along with the outbuilding that is complete with living quarters. The building is approximately 24'x60' and offers plenty of storage space for equipment and gear. The finished portion includes a sleeping area and bathroom. Relax and enjoy the large screened-in porch area with a stone wood-burning fireplace. Another bonus is the utility shed, perfect for storing additional equipment and tools.

Beyond the outbuilding, you will discover your very own outdoor paradise that has it all! The property is heavily

wooded with a great mix of hardwoods and patches of cedars. Deer and turkey hunting is excellent! Gravel road frontage along the west border provides additional great access points to stand locations. The north end has a large pasture field that would make for a great food plot. Salt Creek borders the northeast corner, which offers additional recreational fun. Best of all, the property backs up to Corps of Engineers land, providing direct access to thousands of public-use acres, including Mills Lake, less than 150 yards from the outbuilding. This setup is totally awesome and a perfect place to hunt, fish, explore, or simply to get away from it all. Access to boat ramps and fishing around Truman Lake is ideal. Talk about an incredible location for all things outdoors!

Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **52.5**

- Blacktop road frontage
- Gravel road frontage on west border
- Outbuilding with living quarters
- Beautiful hardwoods
- Big buck history
- Great deer and turkey hunting
- Salt Creek borders NE corner
- Borders Corps of Engineers property
- Mills Lake just across the property line
- 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

The building is approximately 24'x60' and offers plenty of storage space for equipment and gear. The finished portion includes a sleeping area and bathroom.



BLACKTOP ROAD FRONTAGE



UTILITY SHED

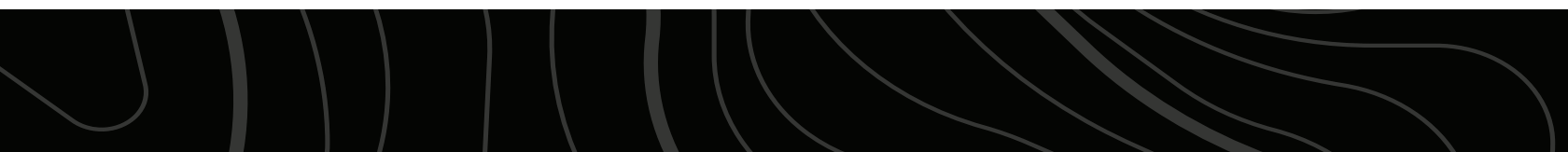


BEAUTIFUL HARDWOODS

The property is heavily wooded with a great mix of hardwoods and patches of cedars. Deer and turkey hunting is excellent!



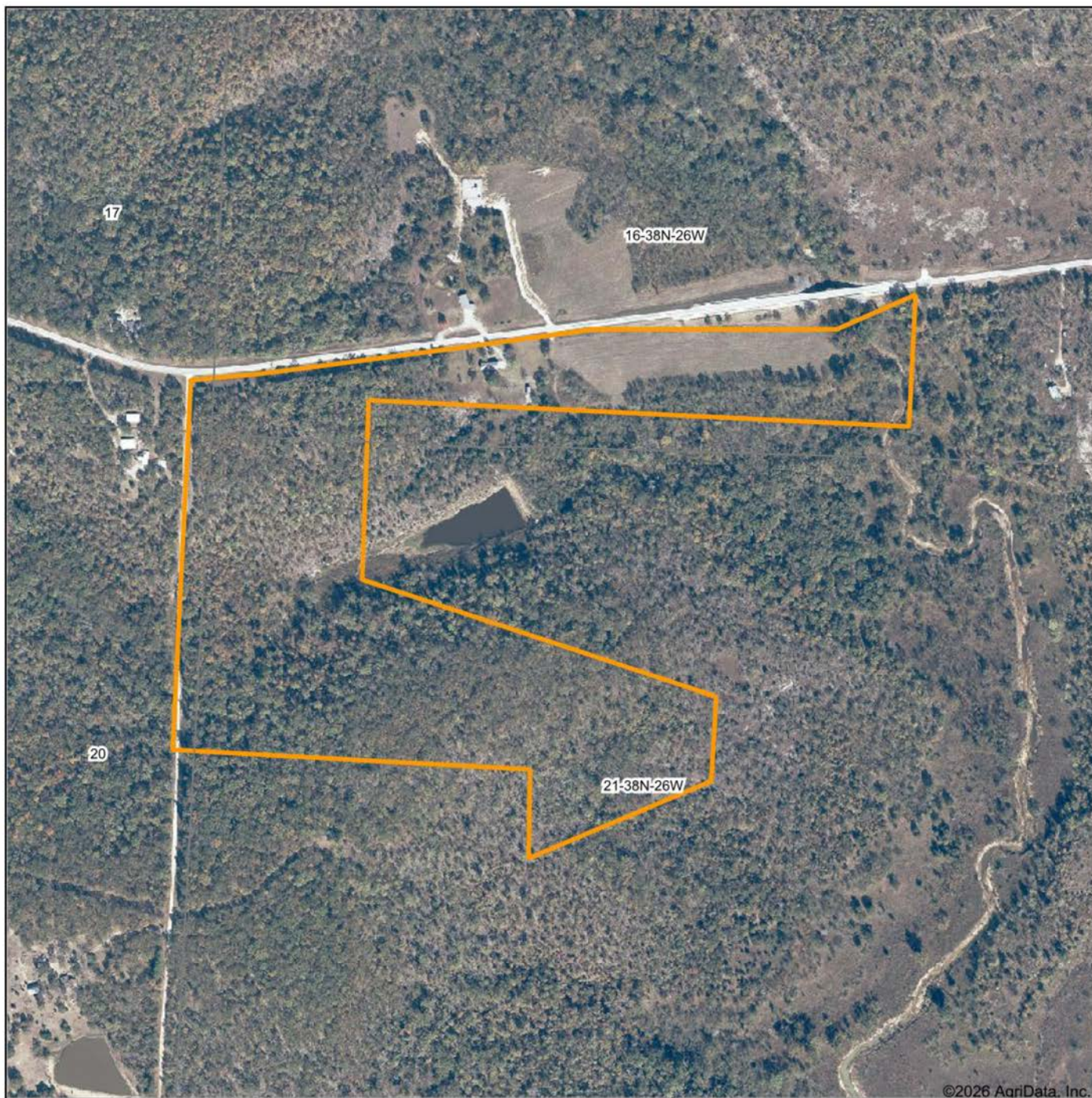
SALT CREEK & CORPS OF ENGINEERS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 3' 1.95, -93° 47' 48.24



21-38N-26W
St. Clair County
Missouri



Maps Provided By:

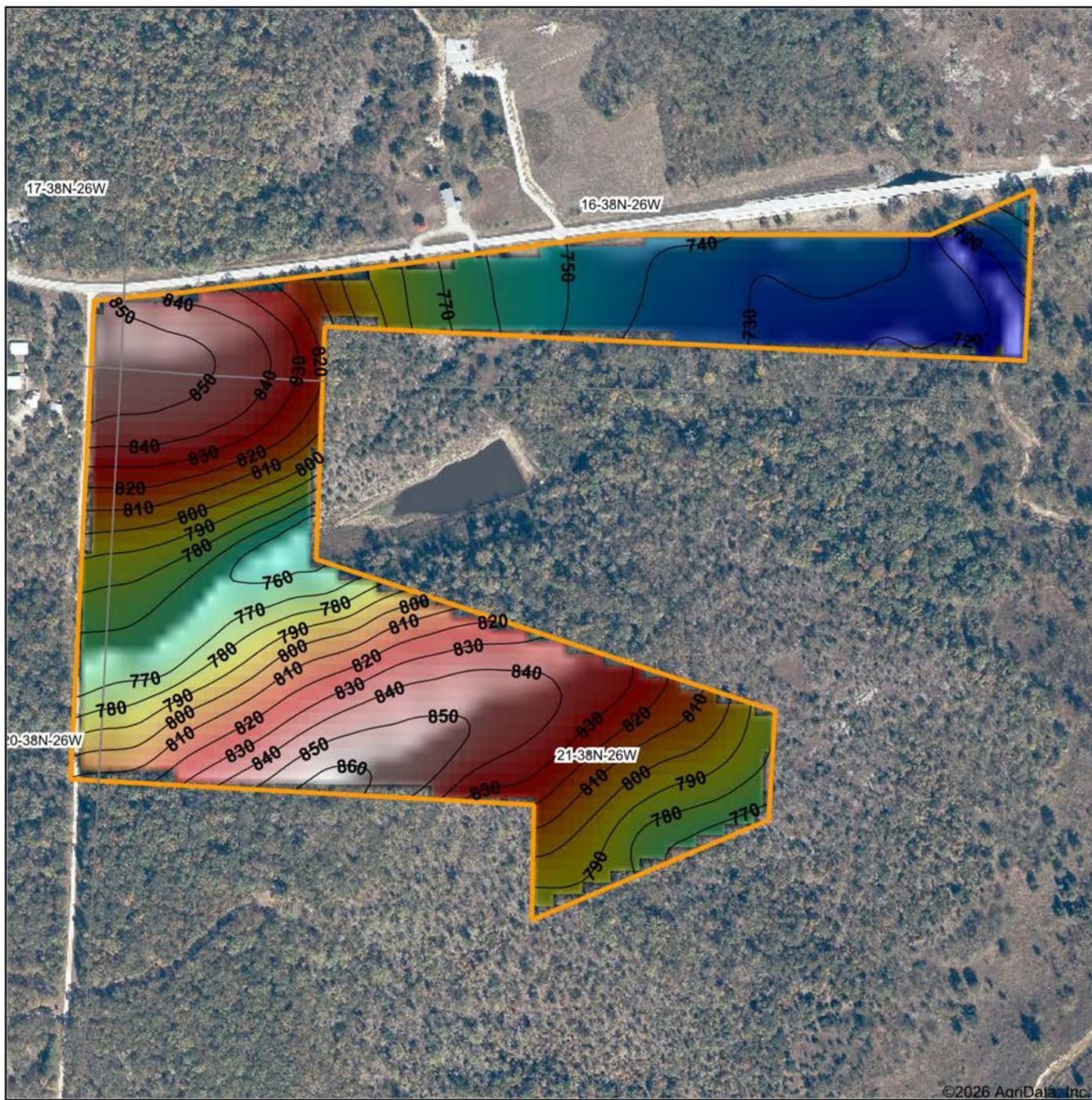


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HILLSHADE MAP



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Low Elevation High

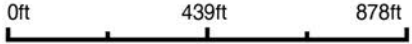


Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 715.9
 Max: 863.2
 Range: 147.3
 Average: 794.8
 Standard Deviation: 41.57 ft

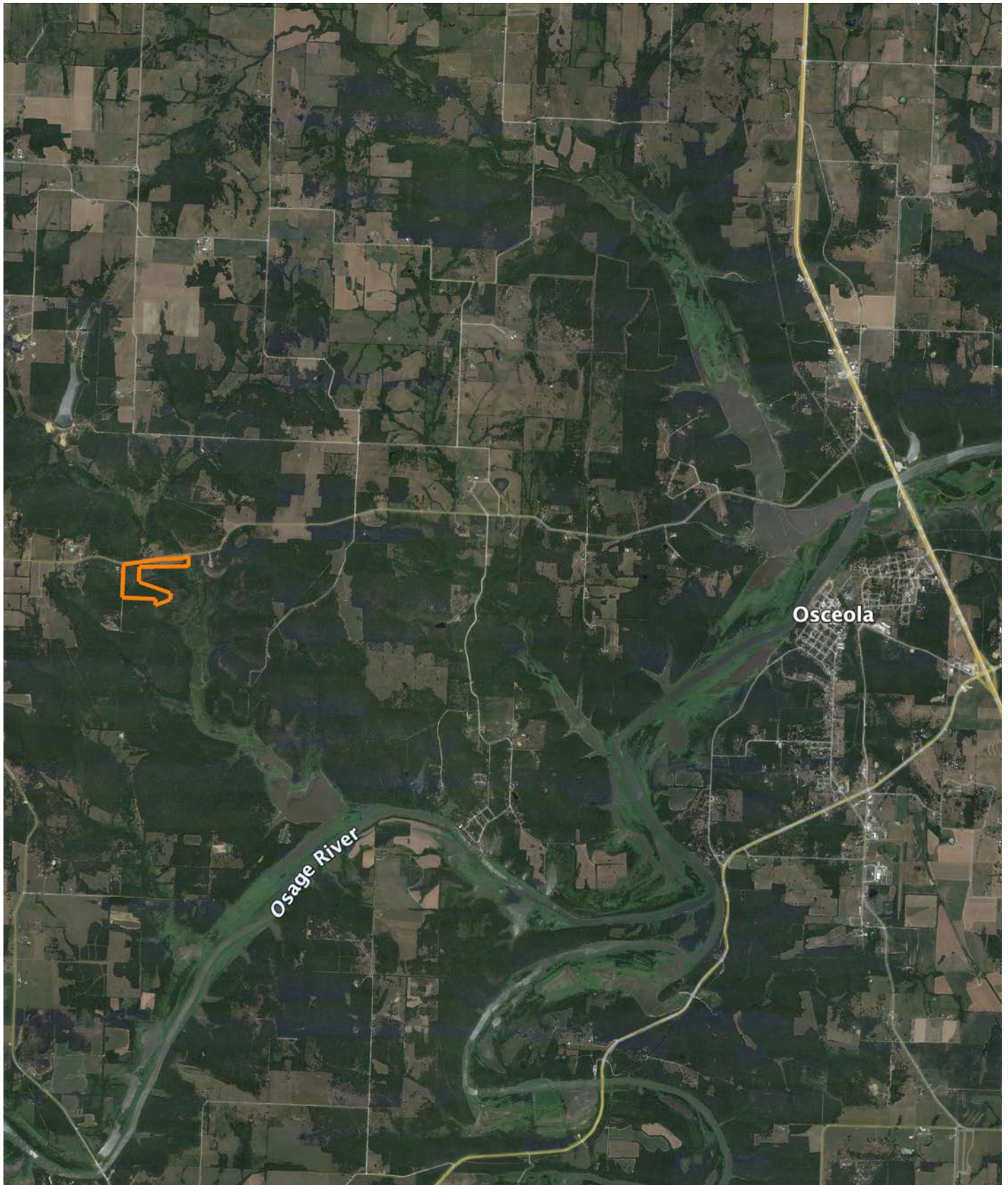


5/12/2026

21-38N-26W
St. Clair County
Missouri

Boundary Center: 38° 3' 1.95, -93° 47' 48.24

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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