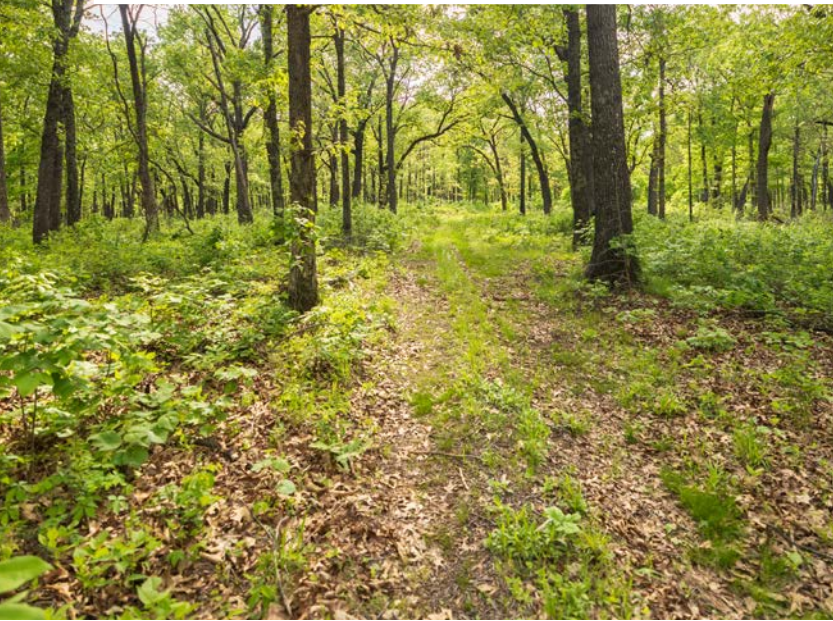


MIDWEST LAND GROUP PRESENTS



335 ACRES
SAINT CLAIR COUNTY, MO

3270 Northeast 1205 Road, Osceola, Missouri 64776



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE ULTIMATE SPORTSMAN'S PARADISE - 335 +/- ACRES IN SAINT CLAIR COUNTY, MISSOURI

A rare opportunity to own a premier recreational and hunting property in the heart of western Missouri, this 335 +/- acre tract in Saint Clair County represents the perfect blend of natural beauty, thoughtful land management, and high-quality improvements.

The landscape is highlighted by mature, managed hardwood timber, two scenic rock-bottom creeks, and four ponds that provide year-round water sources. Twelve established food plots, six strategically positioned elevated blinds, and a well-designed trail system create a turn-key hunting setup with a proven history of mature whitetail deer and abundant eastern turkey.

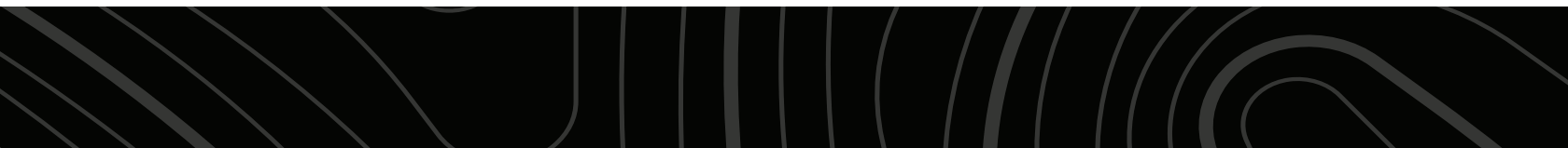
The improvements are equally impressive. A comfortable 2 bedroom, 2 bath cabin offers a welcoming retreat with a full kitchen, living area, and covered front and back porches. Nearby, a large outbuilding offers excellent functionality, featuring a workshop, equipment storage,

and additional living quarters complete with a bunkroom, kitchen, bathroom, and laundry—ideal for hosting family, friends, or hunting groups.

Additional features include multiple fruit and chestnut tree orchards, partial fencing, well-marked boundaries, and multiple gated entrances. The property also benefits from strong accessibility with frontage along State Highway 82 and a county road, as well as utilities including a drilled well, electricity, and fiber-optic internet.

Bordering over 3,000 acres of Boy Scouts of America land and located just minutes from Truman Lake, this farm offers both privacy and expanded recreational opportunities.

Whether you're looking for a turn-key hunting property, a weekend retreat, or a long-term investment, this farm stands out as a true legacy asset.



PROPERTY FEATURES

COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **335**

- World-class hunting and recreational holding
- Excellent improvements - nice cabin with 2 large bedrooms and 2 full bathrooms. Complete with a living room, kitchen, covered front and back porches, all under a metal roof. Newer wood-burning stove & light fixtures.
- Large outbuilding - complete with a large workshop, living quarters, and equipment storage. Living quarters feature a locker room, bunkroom, full bathroom, kitchen, and laundry room.
- Beautiful stands of managed hardwood timber
- 6 perfectly placed elevated blinds with established shooting lanes and proven locations
- 12 strategically located wildlife foodplots
- 2 round rockbottom creeks laces through the heart
- 4 ponds ranging in size from wildlife watering holes to 1 acre throughout
- Multiple chestnut and fruit tree orchards
- Established trail system providing incredible access
- Proven wildlife history, abundant whitetail and eastern turkey populations
- Property adjoins 3,000+ acre Boy Scouts of America Camp along northern boundary
- Truman Lake access is a short drive to the west
- Excellent access provided by blacktop State Highway 82 and county road
- Partially fenced and well-marked boundaries
- Multiple gated entrances
- Utilities include a drilled well, electric, and fiber-optic internet
- 2025 Property taxes of \$1,551



2 BEDROOM CABIN

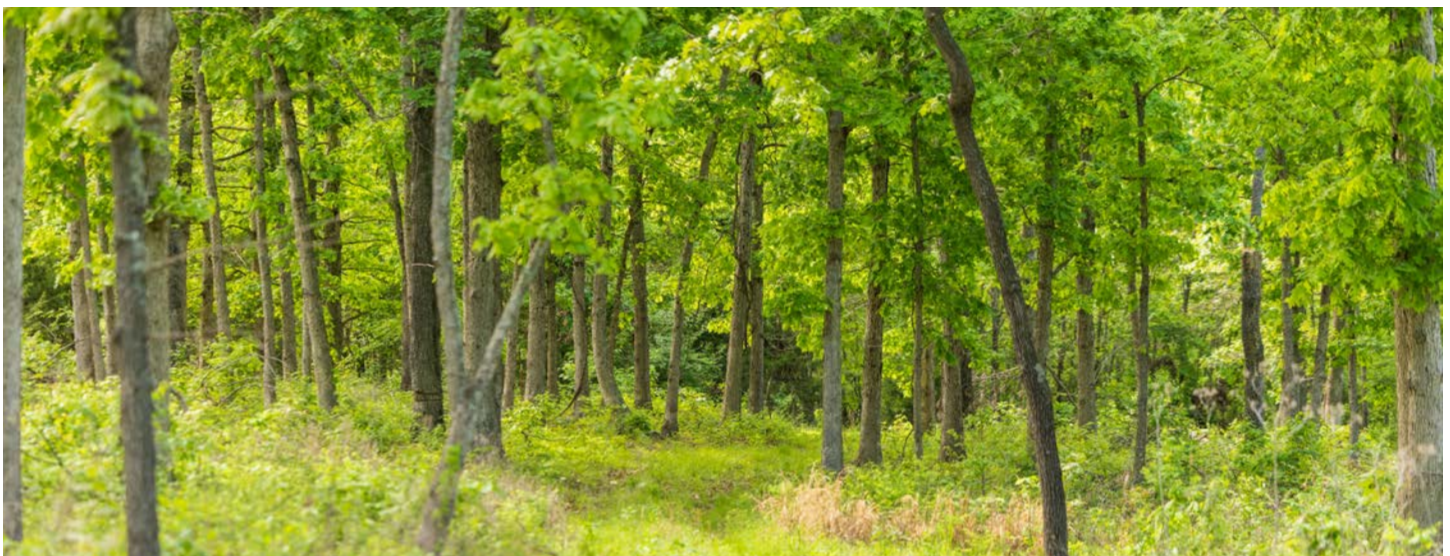
A comfortable 2 bedroom, 2 bath cabin offers a welcoming retreat with a full kitchen, living area, and covered front and back porches.



OUTBUILDING WITH LIVING QUARTERS

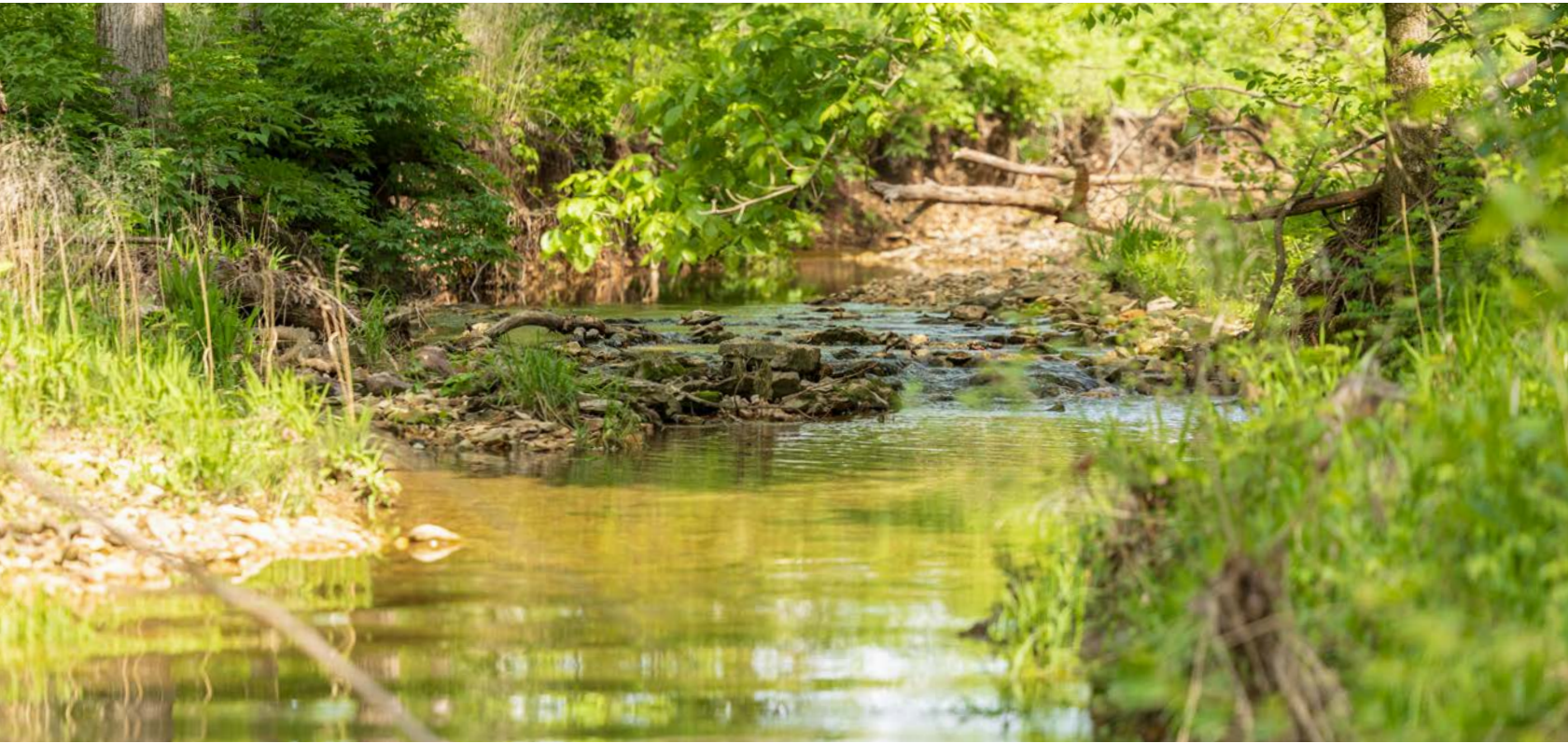


MANAGED HARDWOOD TIMBER



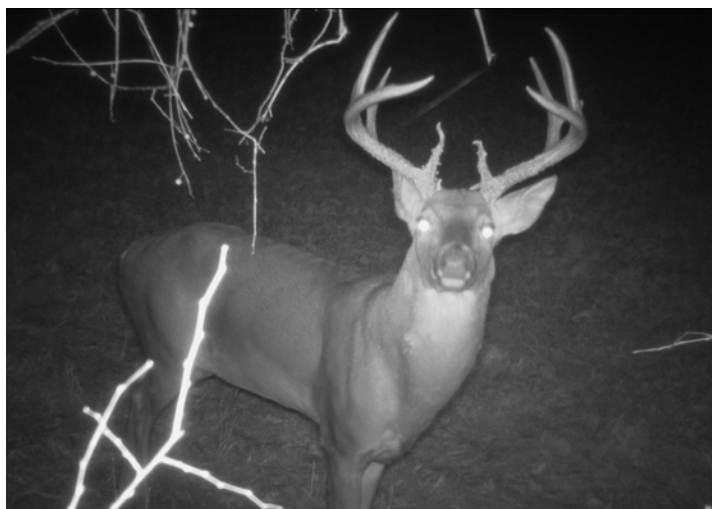
2 CREEKS AND 4 PONDS

The landscape is highlighted by mature, managed hardwood timber, two scenic rock-bottom creeks, and four ponds that provide year-round water sources.

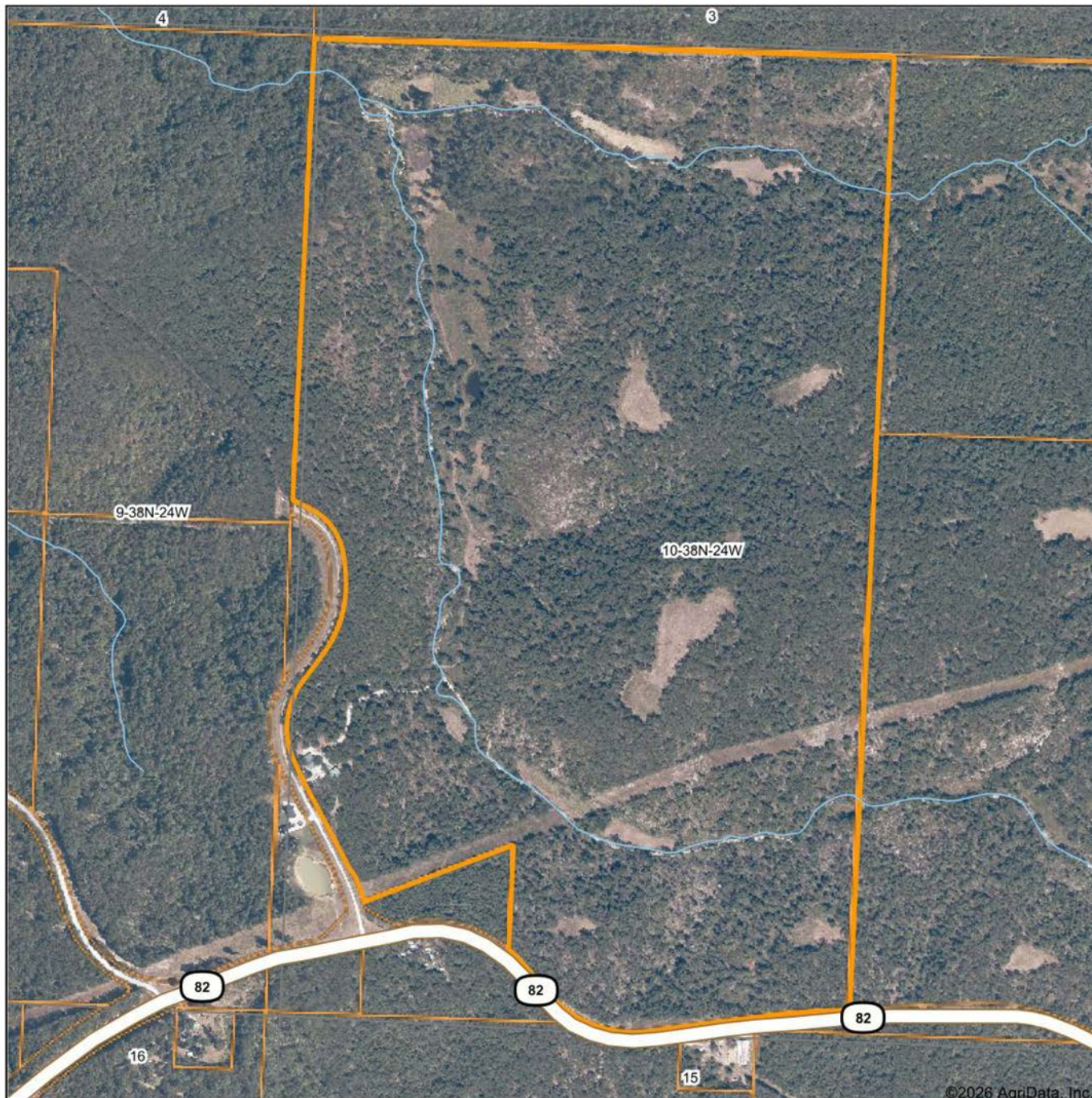


TURN-KEY HUNTING SETUP

Twelve established food plots, six strategically positioned elevated blinds, and a well-designed trail system create a turn-key hunting setup with a proven history of mature whitetail deer and abundant eastern turkey.



AERIAL MAP



Boundary Center: 38° 4' 1.2, -93° 33' 13.51

0ft 839ft 1678ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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10-38N-24W
St. Clair County
Missouri



3/17/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 748.3

Max: 937.0

Range: 188.7

Average: 853.5

Standard Deviation: 51.57 ft

0ft 840ft 1681ft

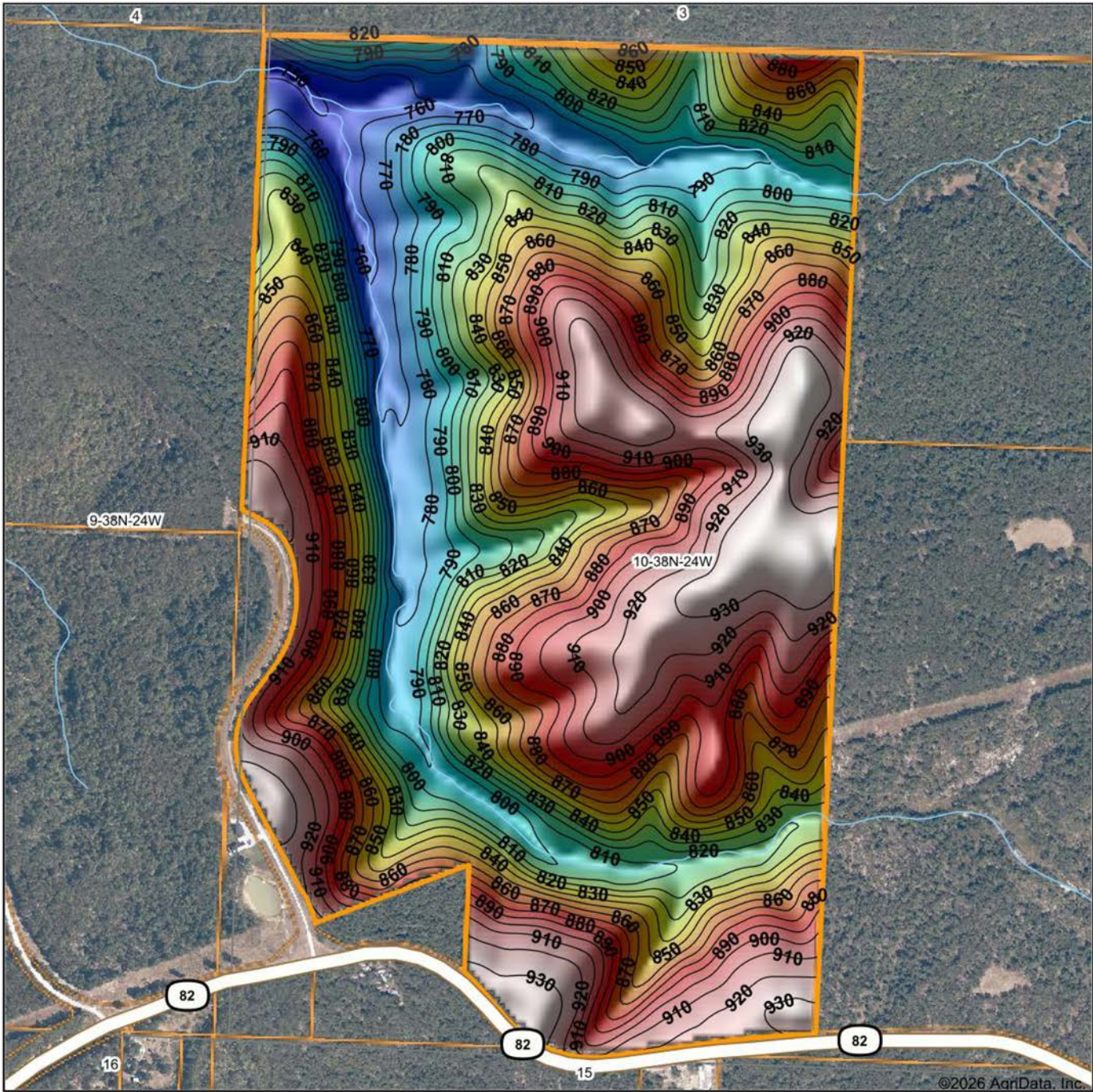


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10-38N-24W
St. Clair County
Missouri

Boundary Center: 38° 4' 1.2, -93° 33' 13.51

HILLSHADE MAP



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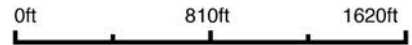


Maps Provided By:



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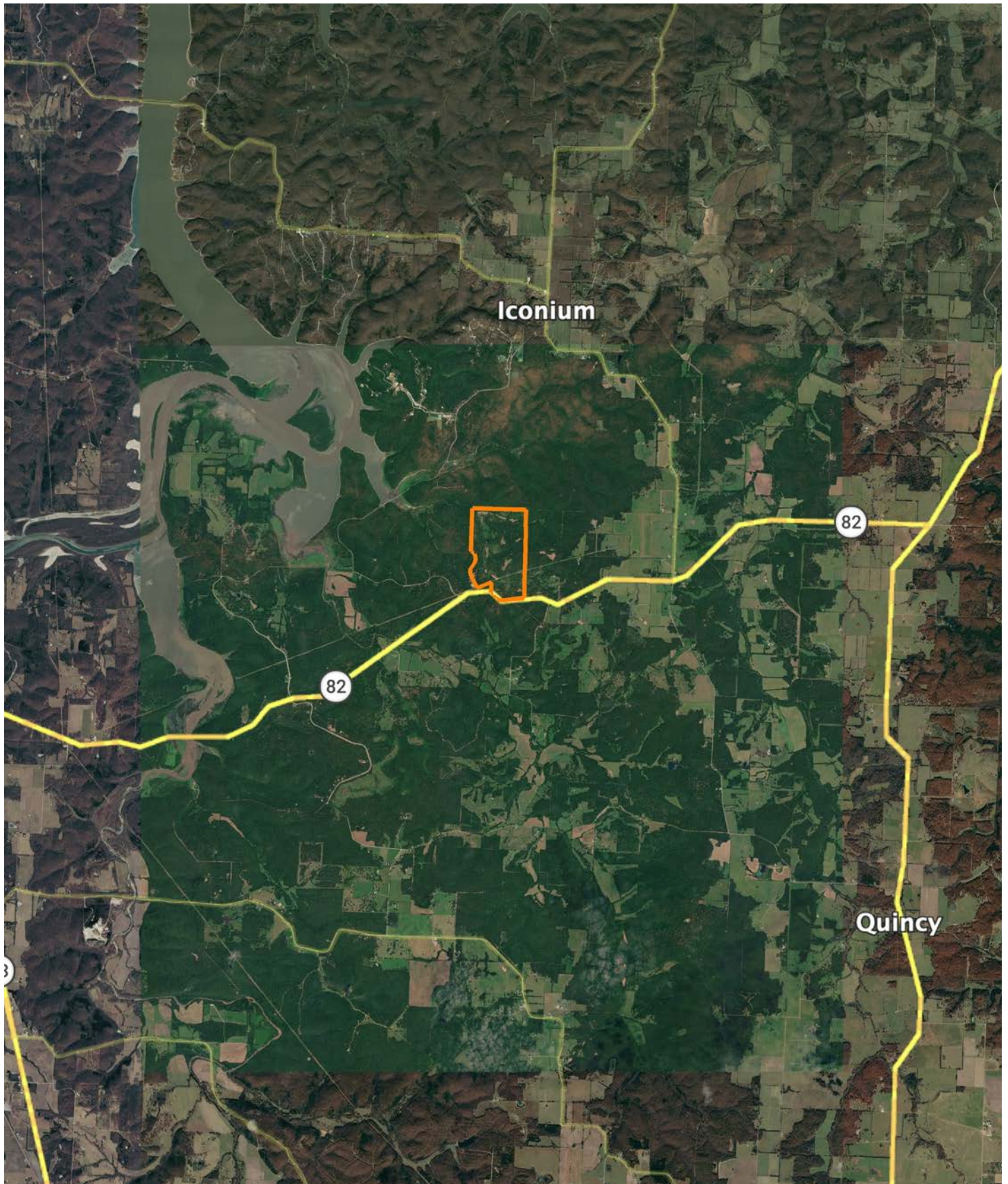


3/17/2026

10-38N-24W
St. Clair County
Missouri

Boundary Center: 38° 4' 1.2, -93° 33' 13.51

OVERVIEW MAP



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
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MidwestLandGroup.com

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