

MIDWEST LAND GROUP PRESENTS

16.49 ACRES IN

WASHINGTON COUNTY MISSOURI

BLACKWELL HEIGHTS ROAD, BLACKWELL, MO 63626



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

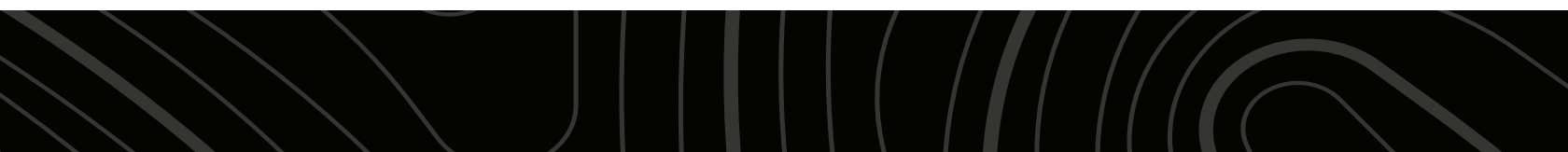
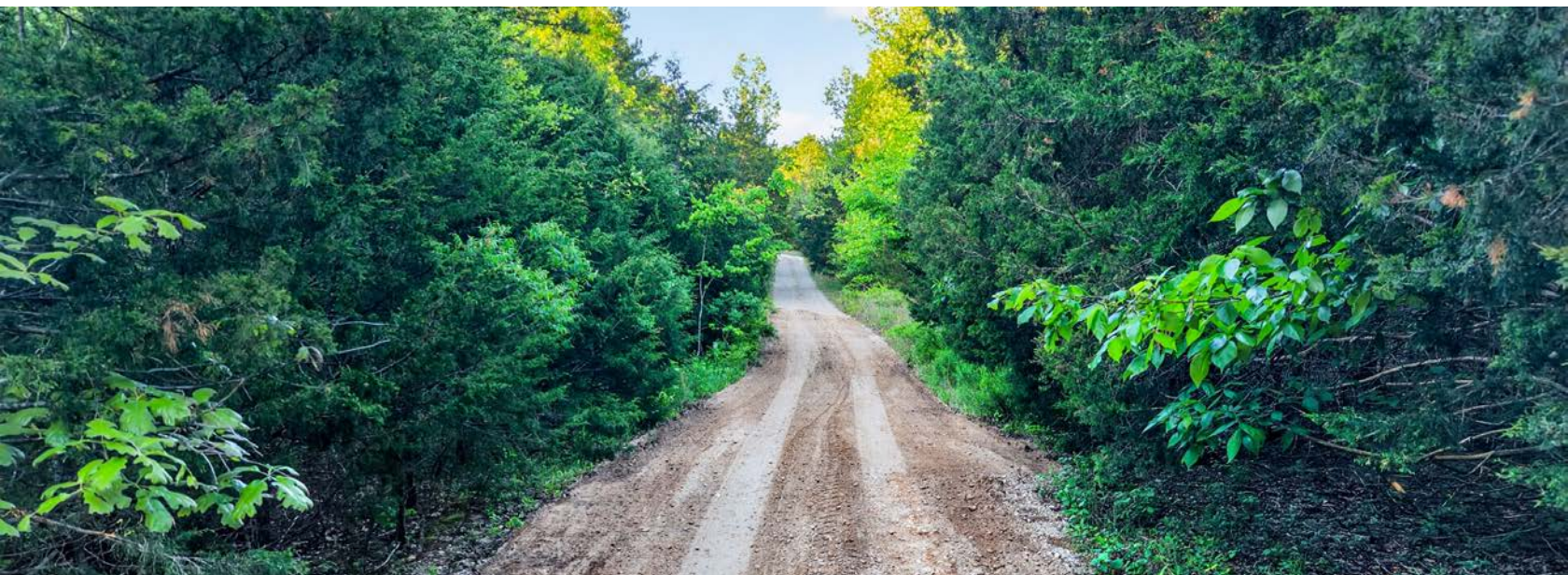
MISSOURI 16.49 +/- ACRES TIMBER ESTATE WITH CREEK & TRAILS

Escape to the woods and experience a fabulous 16.49 +/- acre tract located off a private county road in Blackwell, Missouri. The property has recently been surveyed and has clearly defined property lines. This tract packs incredible features into a manageable acreage, making it an excellent choice for outdoor enthusiasts and future homeowners alike. The land boasts prospective timber showcasing a concentration of mast-producing hardwoods that make it a convenient hunting ground for whitetail deer and turkey, a base camp set-up, or a build site in Washington County, Missouri. The gently sloping terrain offers an outstanding blend of rugged recreational utility and residential potential, making this property ready for your vision. Here is a "blank canvas opportunity" for your buildable site and a full-time residence or a weekend hunting cabin. Blanketed in mixed timber, the land offers excellent natural cover and great hunting potential. A seasonal wet-weather creek

traces the back boundary, creating a natural wildlife corridor with abundant wild game sign. A previously established interior trail network sets the stage for navigating to your favorite deer stand or exploring your private forest.

This property has abundant potential; it is full of character and diversity. Whether you are looking to hunt, explore the outdoors, or homestead, this ground is a fantastic opportunity to call your own. Outdoor enthusiasts will love the proximity to regional recreation, with St. Francois State Park, the Big River, and multiple surrounding lakes for fishing and other outdoor activities just minutes away.

Additionally, the seller owns adjoining parcels that may be made available for purchase in the future.



PROPERTY FEATURES

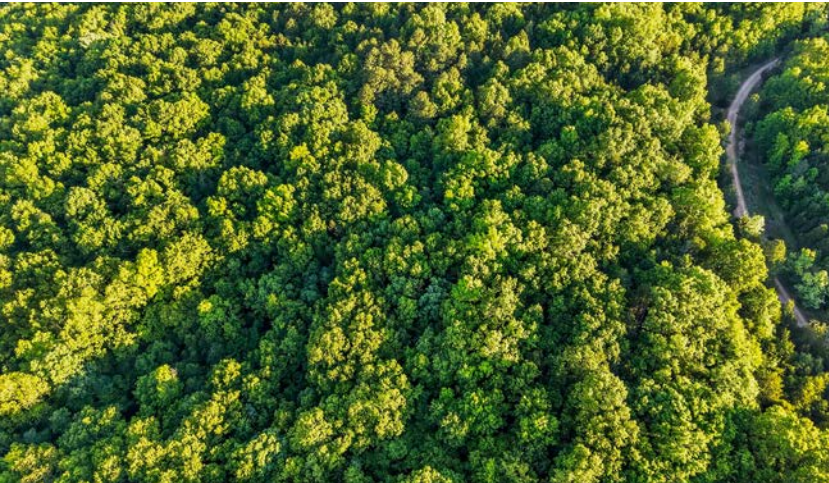
COUNTY: **WASHINGTON** | STATE: **MISSOURI** | ACRES: **16.49**

- Recent survey was completed for exact acreage verification and clear boundaries
- Minutes from recreation at St. Francois State Park, the Big River, and multiple local lakes
- Secluded and tucked away quietly off a private county road
- Established mast-producing timber stands
- Quality bedding and cover for wildlife
- Several natural and man-made watering holes for wild game
- Gently sloping terrain offering a build site or cabin location
- Wet-weather creek wandering along the back of the property
- Highly capable hunting ground with abundant wildlife
- Scenic Washington & Saint Francois counties surrounding
- 1 hour 10 minutes to Saint Louis

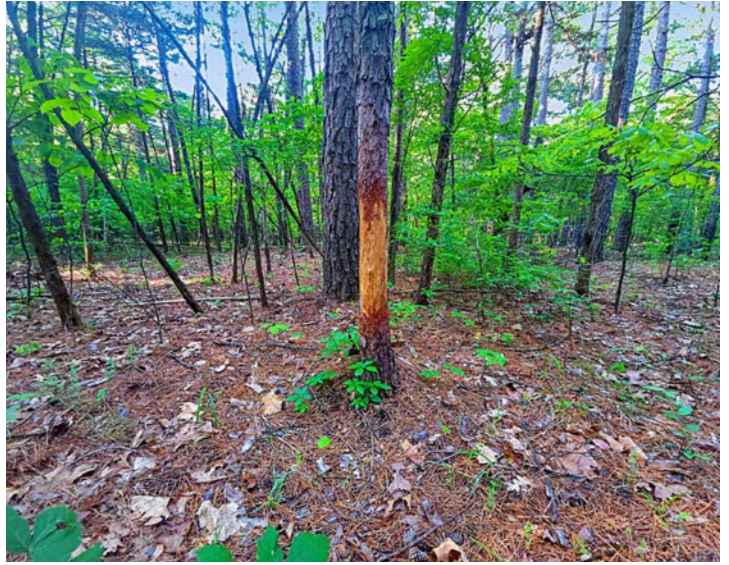


ESTABLISHED MAST-PRODUCING TIMBER

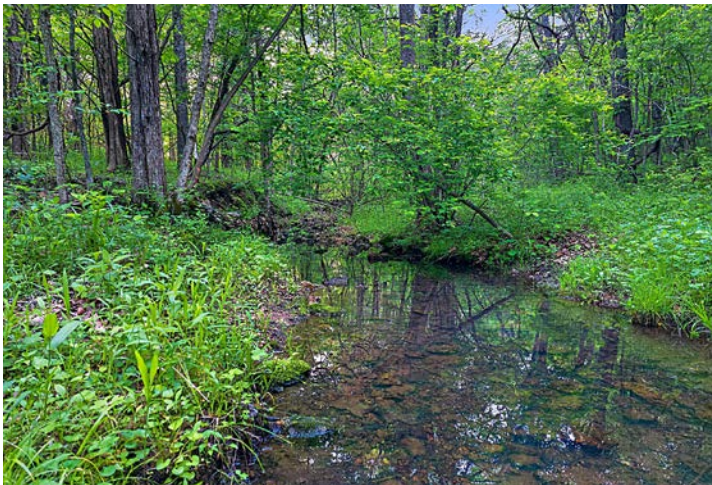
The land boasts prospective timber showcasing a concentration of mast-producing hardwoods that make it a convenient hunting ground for whitetail deer and turkey, a base camp set-up, or a build site in Washington County, Missouri.



HUNTING GROUND, ABUNDANT WILDLIFE

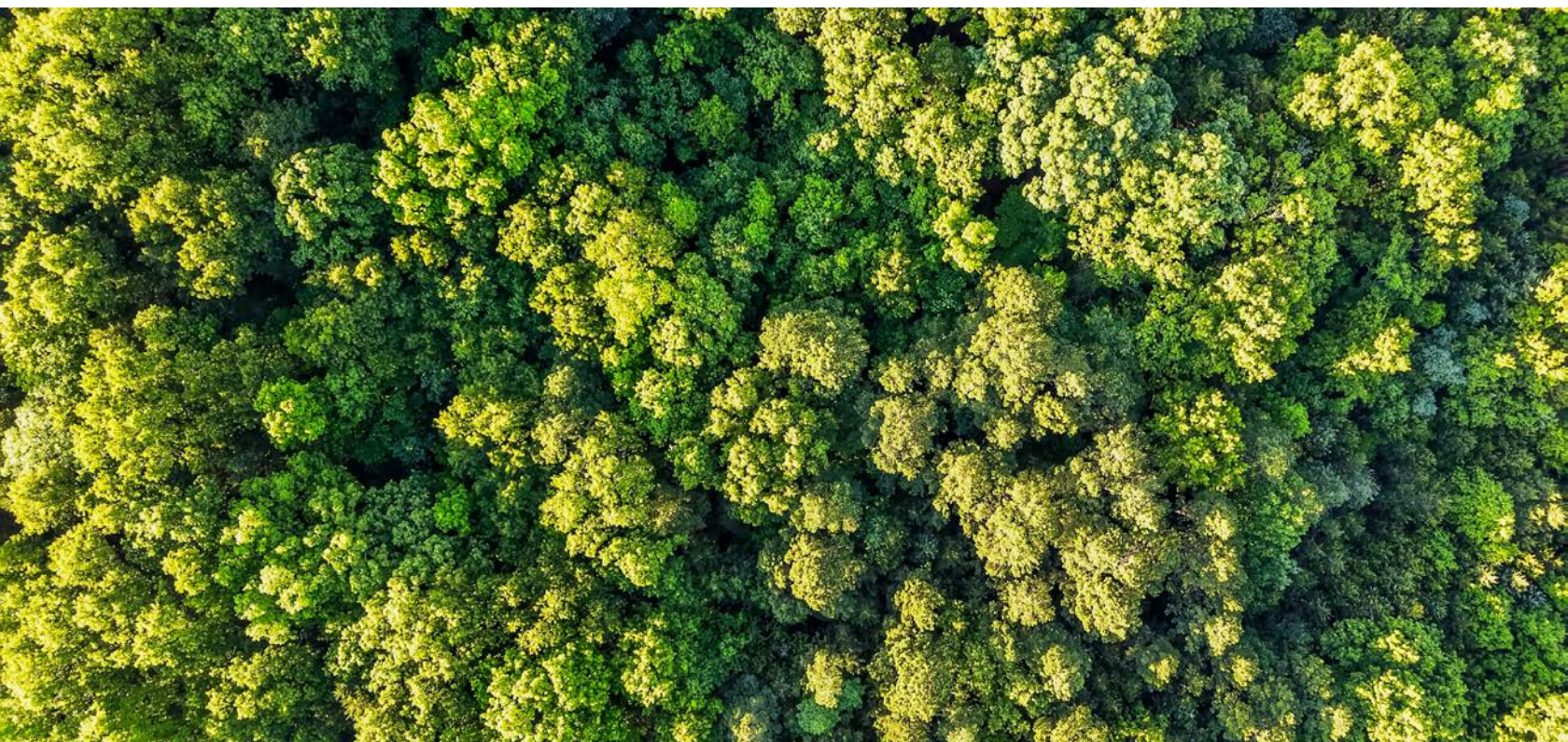


WET-WEATHER CREEK

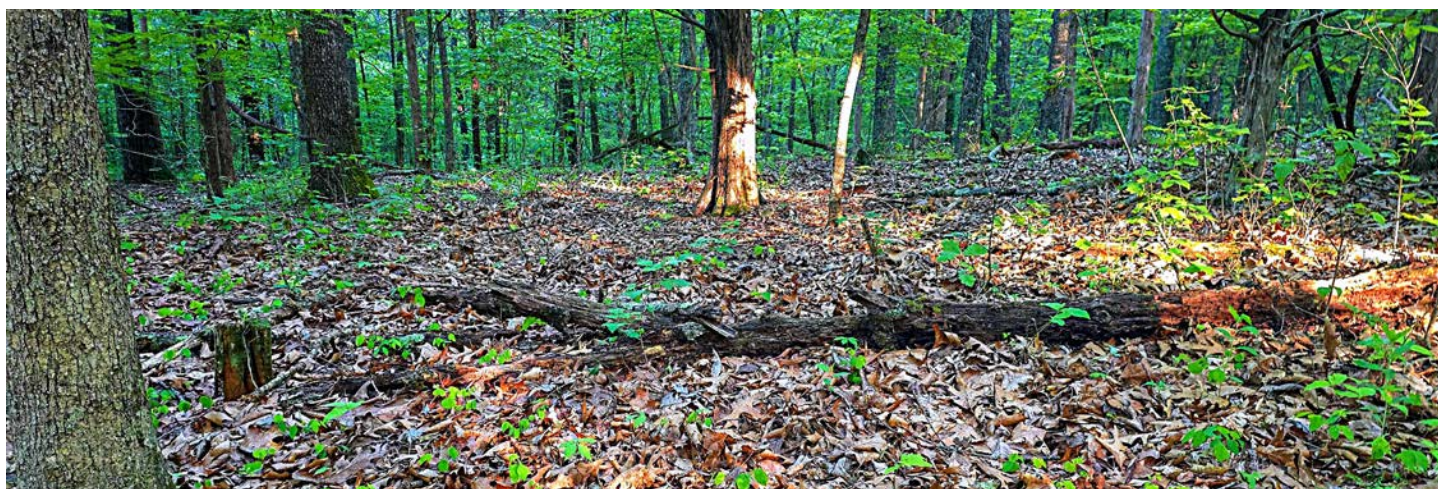


SECLUDED AND TUCKED AWAY

Escape to the woods and experience a fabulous 16.49 +/- acre tract located off a private county road in Blackwell, Missouri.



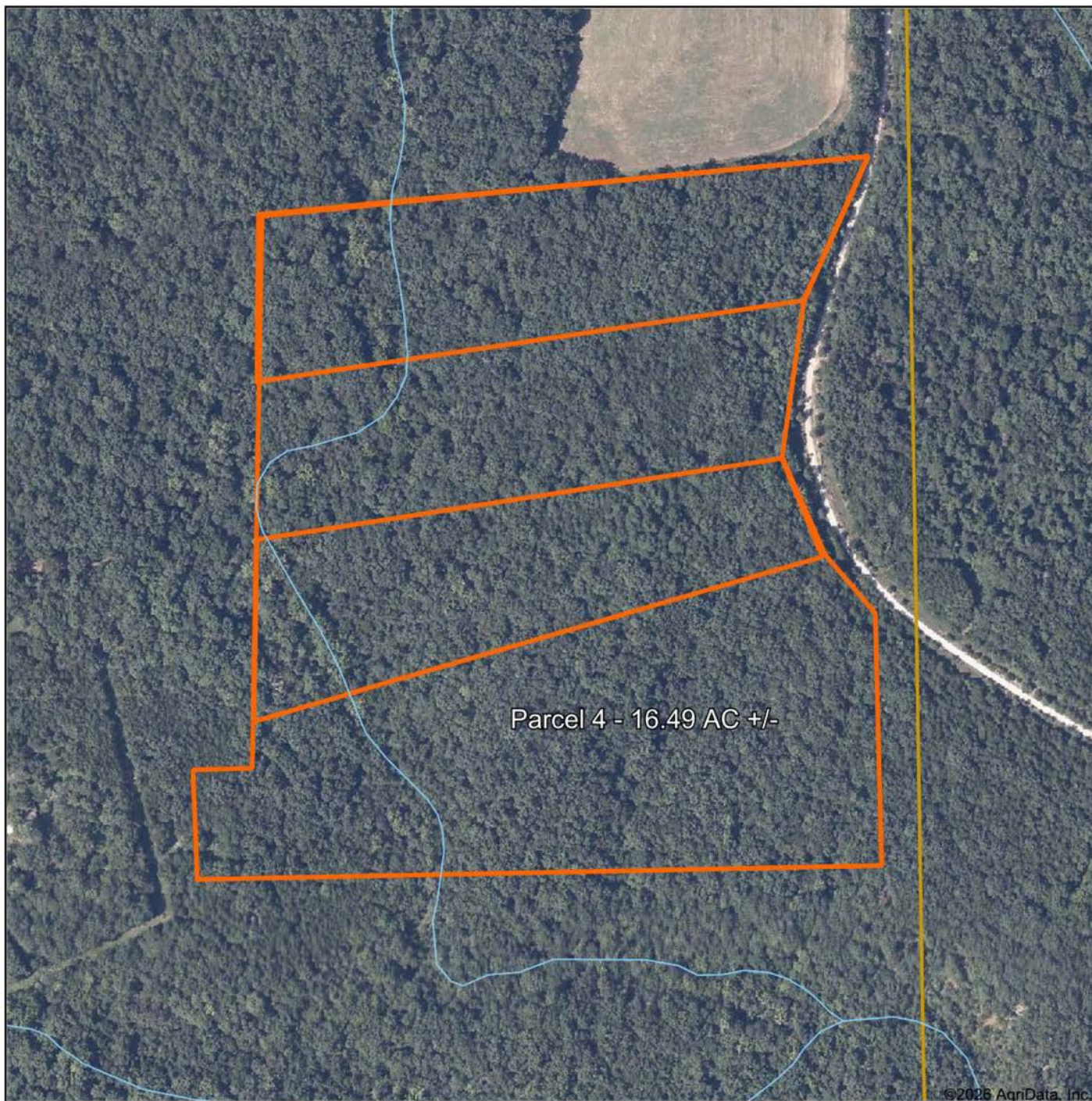
GENTLY SLOPING TERRAIN



NEARBY RECREATION SITES



AERIAL MAP



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Boundary Center: 38° 2' 3.54, -90° 38' 36.74



Maps Provided By:



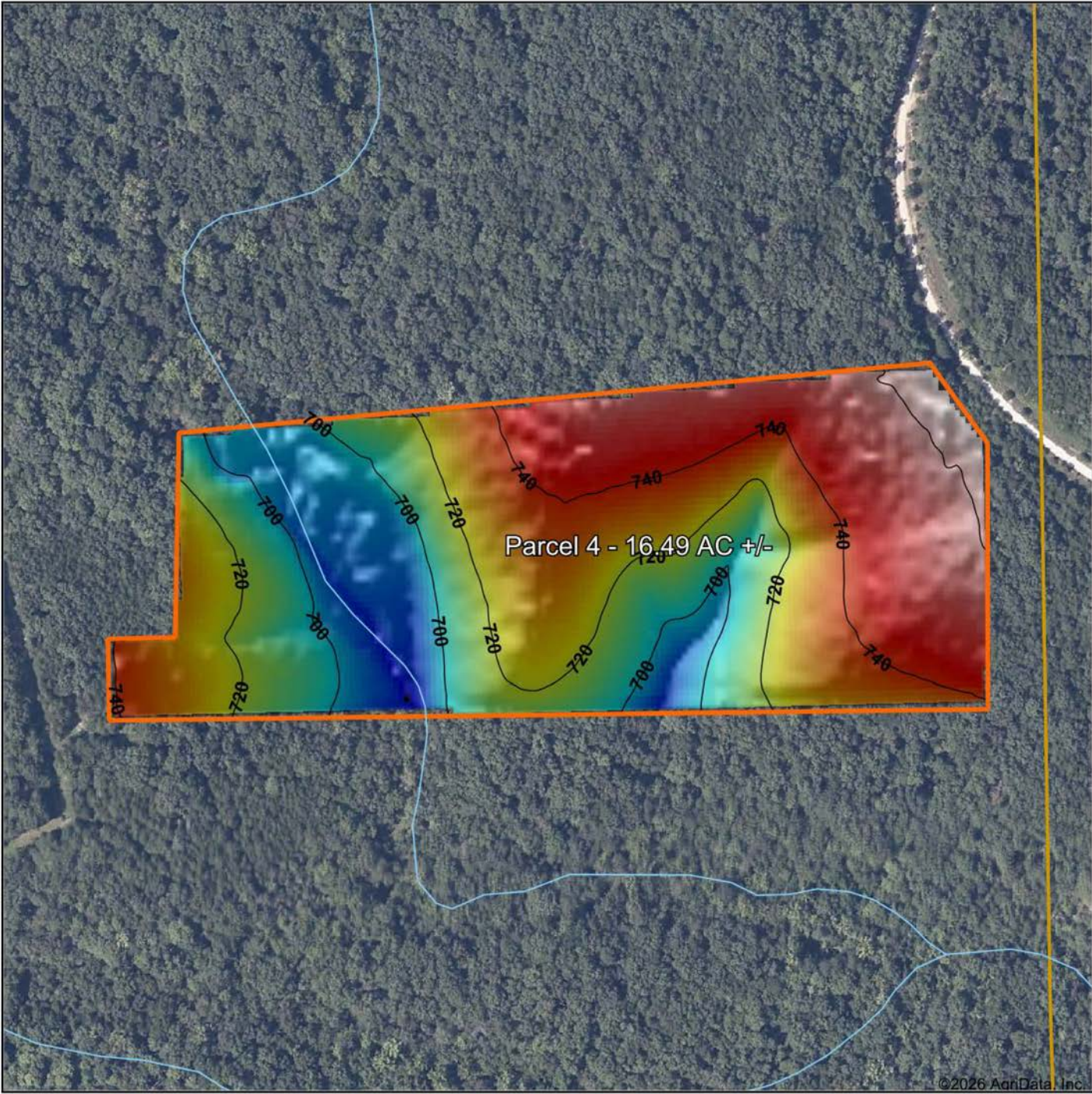
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12-38N-3E
Washington County
Missouri



5/13/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem
 Interval(ft): 20
 Min: 680.7
 Max: 765.6
 Range: 84.9
 Average: 724.7
 Standard Deviation: 20.9 ft

0ft 258ft 516ft

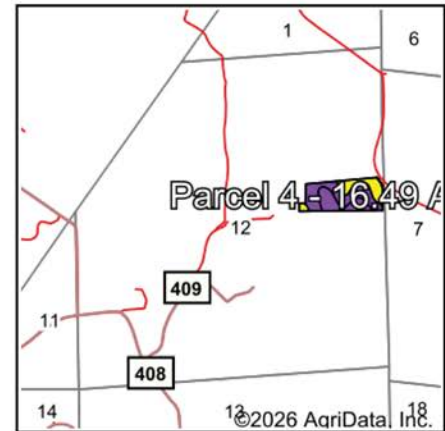
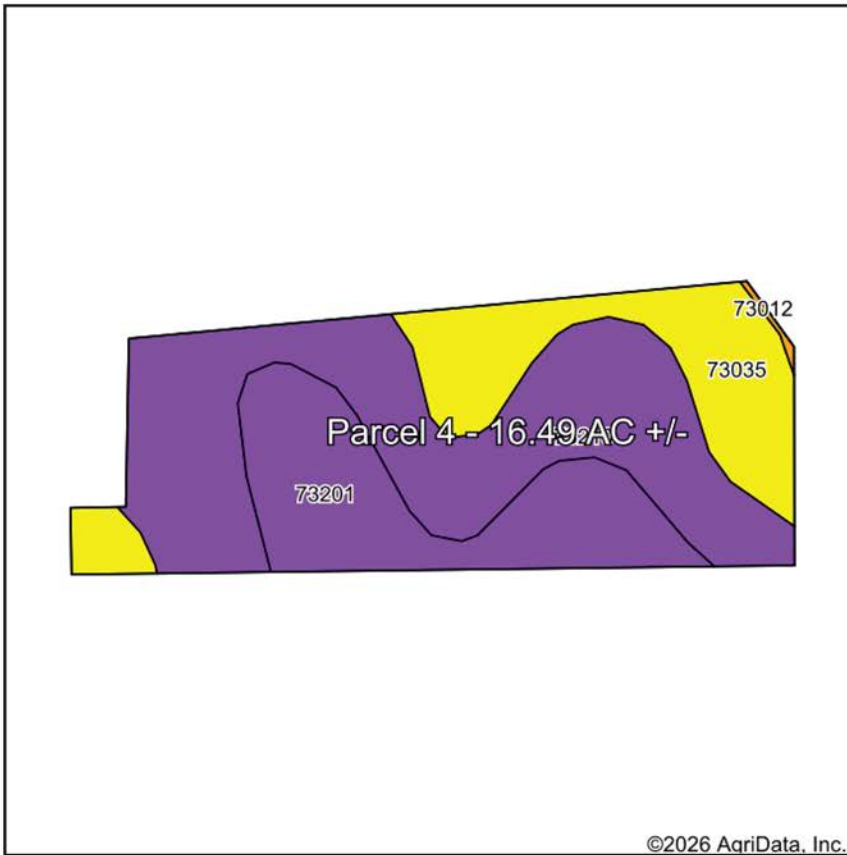


5/13/2026

12-38N-3E
 Washington County
 Missouri

Boundary Center: 38° 1' 59.57, -90° 38' 36.75

SOILS MAP



State: **Missouri**
 County: **Washington**
 Location: **12-38N-3E**
 Township: **Union**
 Acres: **16.49**
 Date: **5/13/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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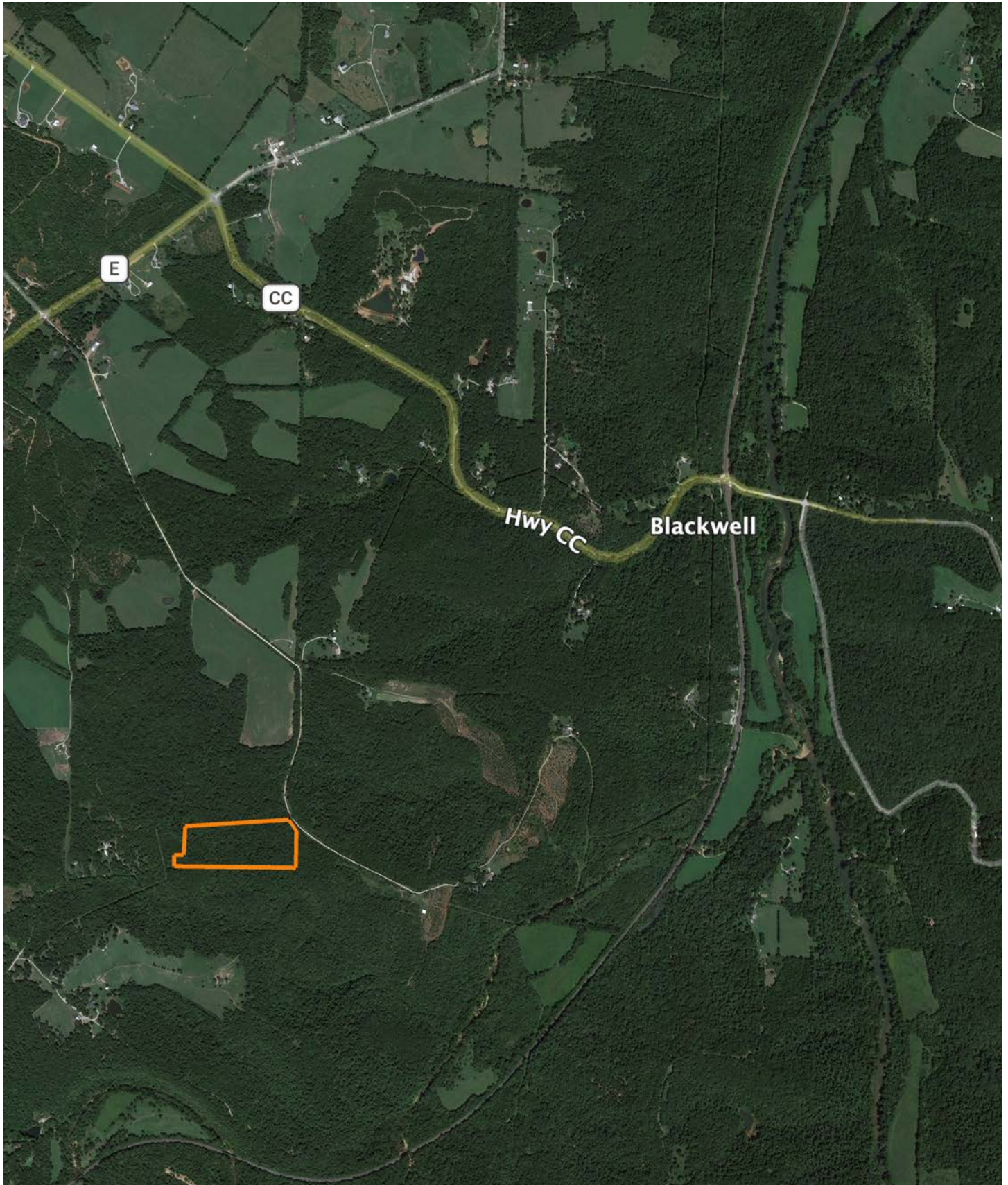
Soils data provided by USDA and NRCS.

Area Symbol: MO221, Soil Area Version: 30

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
73210	Goss very cobbly silt loam, 15 to 50 percent slopes, extremely stony	8.21	49.8%		Well drained	VIs	9	9	2	2
73201	Sonsac gravelly silt loam, 15 to 40 percent slopes, very stony	4.30	26.1%		Well drained	VIs	9	9	8	2
73035	Gravois silt loam, 8 to 15 percent slopes	3.98	24.1%		Moderately well drained	IVs	53	52	44	38
Weighted Average						5.52	*n 19.6	*n 19.4	*n 13.7	*n 10.7

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Rooted in a lifelong love for the outdoors and a deep commitment to people, Andy Ogle brings passion, leadership, and integrity to every land transaction. Born in Knoxville, Tennessee and raised on a farm in Lenoir City, Andy grew up exploring springs, fishing a 10-acre pond, and learning firsthand the value of working and stewarding the land. Today, he and his wife, Olivia, along with their three children, Wyatt, Boone, and Josie—call Cape Girardeau, Missouri home, where their family life continues to center around faith, family, and the outdoors.

For nearly 25 years, Andy served in full-time ministry, including 22 years on staff with Young Life, building teams, leading organizations, and investing deeply in people. His professional background also includes outside sales in construction materials, general management of a motorcycle dealership, national account management within the outdoor industry, deer management services, and owning and operating a Christmas tree farm. These roles refined his ability to lead, negotiate, solve problems, and follow through with consistency.

Andy is an avid whitetail hunter, Certified Hunt Master in Tennessee, and hands-on land manager who understands habitat improvement, property potential, and the long-term value of ground. He believes knowing a property means walking it, learning its story, understanding its neighbors, and maximizing its strengths. As he often says, "If I don't know it, I'll find out."

His relational approach, business acumen, and unwavering work ethic position him to serve his clients with excellence. If you're ready to buy or sell land, Andy Ogle is ready to work relentlessly on your behalf and steward your property as if it were his own.



ANDY OGLE

LAND AGENT

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