

MIDWEST LAND GROUP PRESENTS

9 ACRES IN

WASHINGTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED WASHINGTON COUNTY WOODED GETAWAY

Step into tremendous possibilities on this 9 +/- acre tract located off a quiet, private county road in Blackwell, Missouri. This Washington County gem has been recently surveyed, ensuring exact acreage, accuracy, and clearly marked property boundaries. If you are searching for an exceptional blend of recreational freedom and rural living, this property delivers. The land features a gently sloping landscape for your recreational getaway, dream home, or weekend hunting cabin. Blanketed in beautiful mixed timber, this tract provides natural privacy and quality cover for whitetail deer or wild turkey. A wet-weather creek winds along the back boundary, serving as a natural draw for local wildlife.

This property has abundant wild game sign and 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 Saint Francois State Park, the Big River, and multiple surrounding lakes for fishing and other outdoor activities just minutes away.

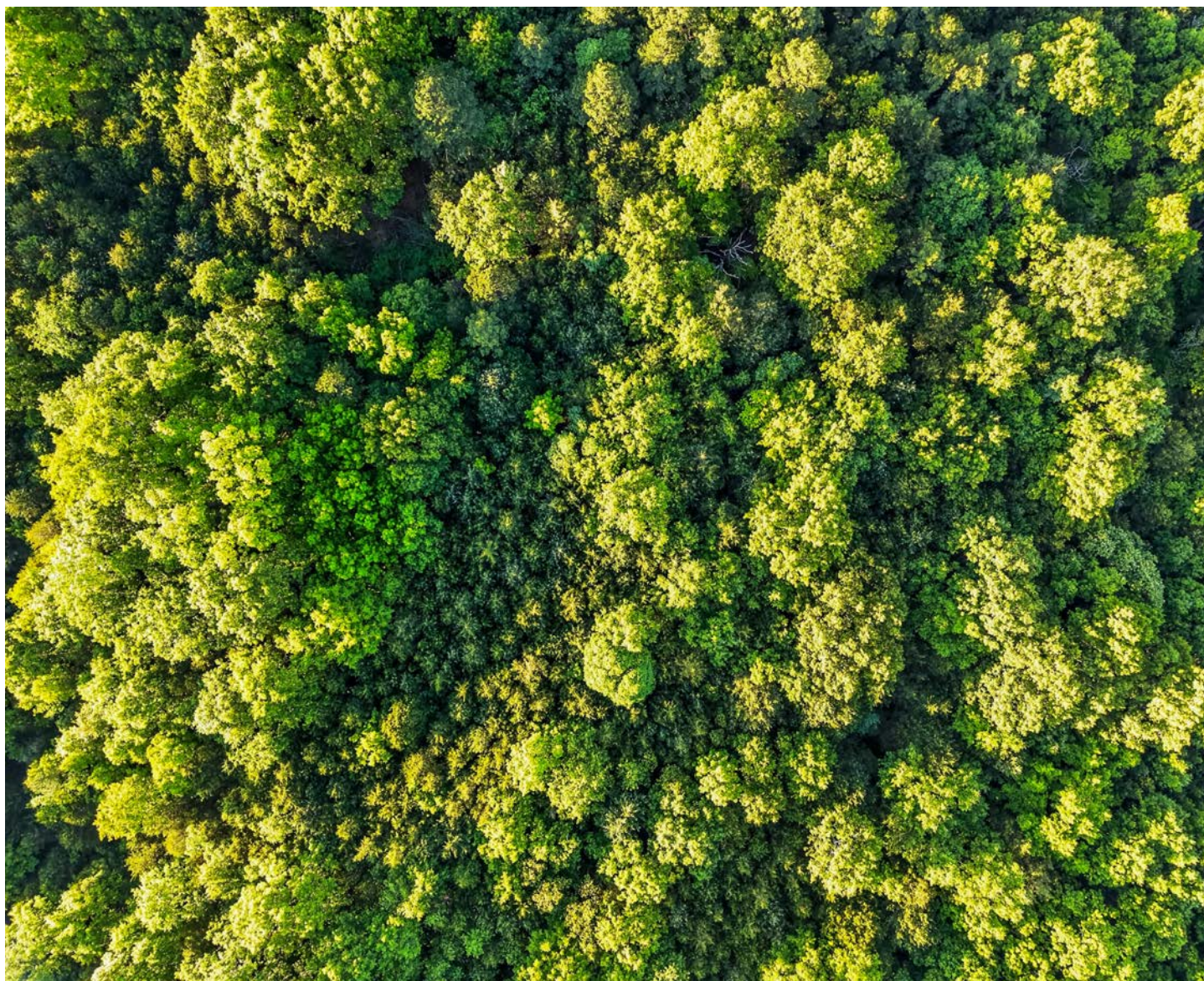
Additionally, the seller owns adjoining parcels that may be made available for purchase in the future.



PROPERTY FEATURES

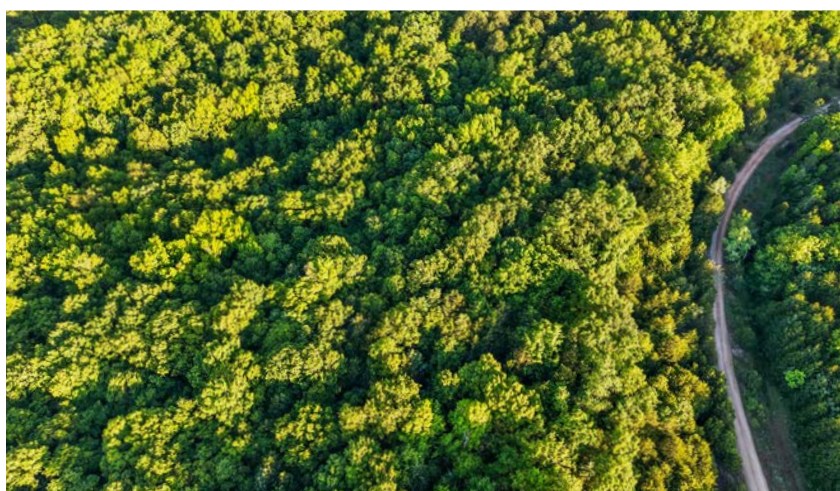
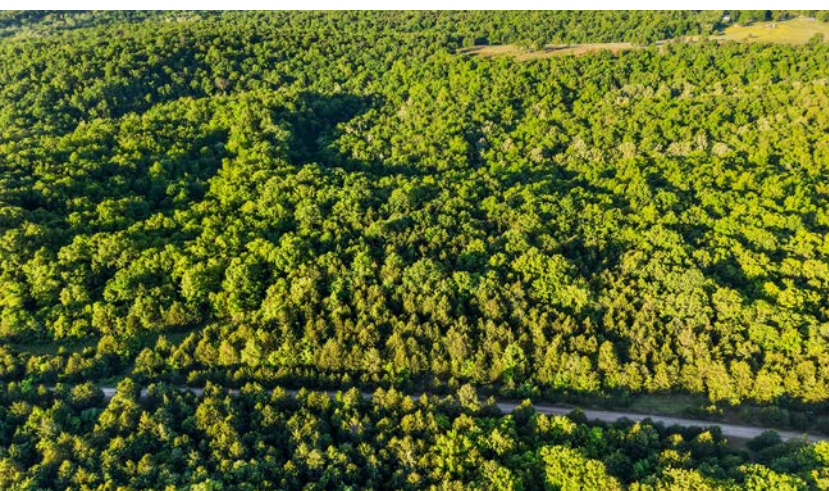
COUNTY: **WASHINGTON** | STATE: **MISSOURI** | ACRES: **9**

- Recent survey was completed for exact acreage verification and clear boundaries
- Minutes from recreation at Saint Francois State Park, the Big River, and multiple local lakes
- Secluded and tucked away quietly off a private county road
- Established mixed 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

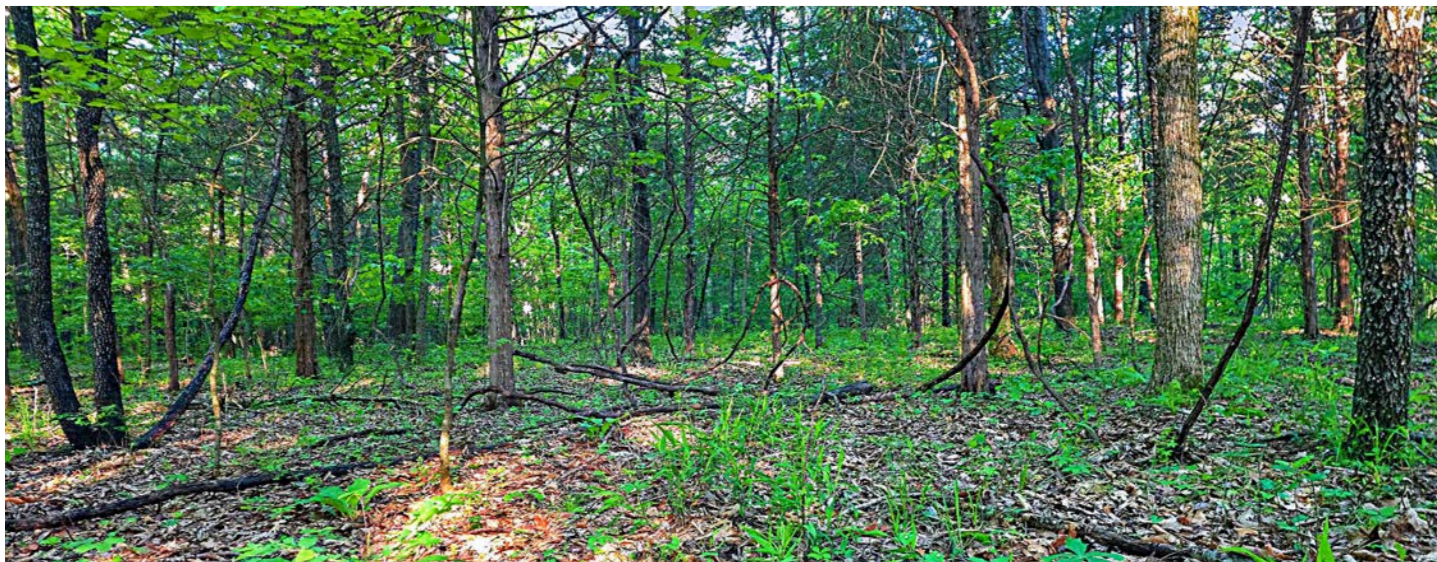


SECLUDED AND TUCKED AWAY

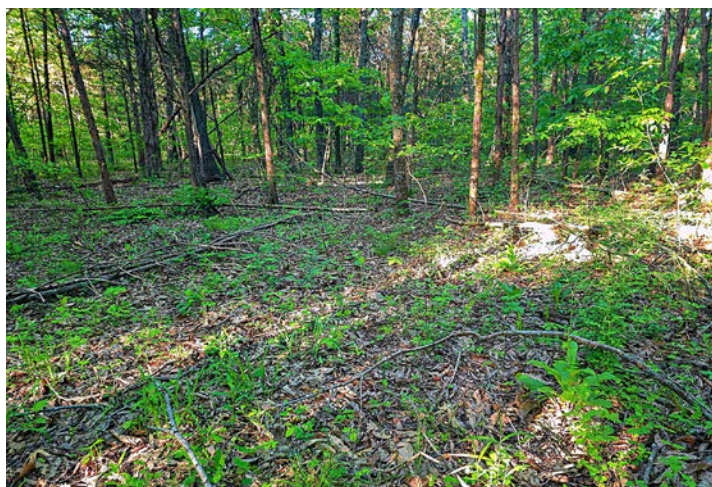
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BUILD SITE

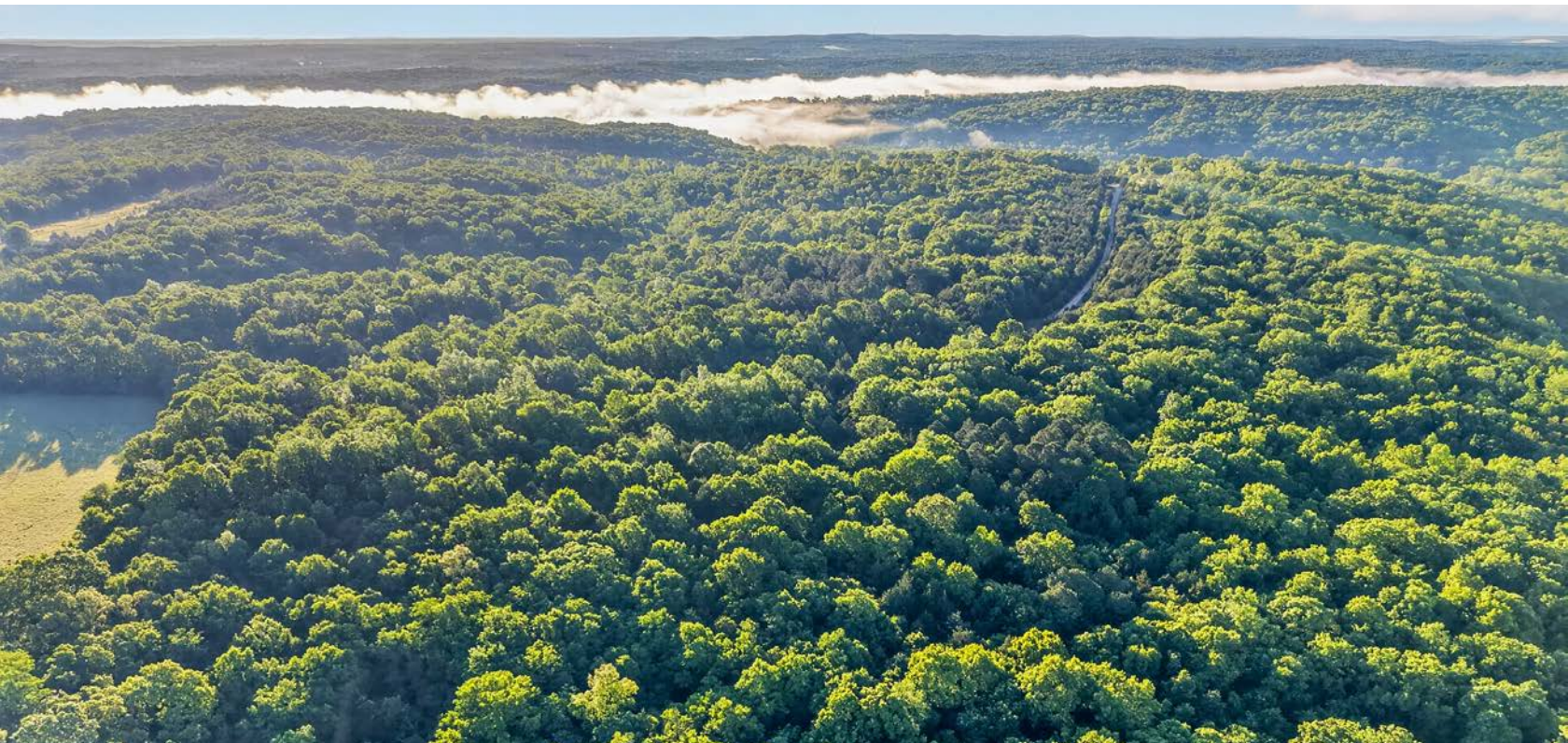


QUALITY BEDDING AND COVER



PROXIMITY TO RECREATION SITES

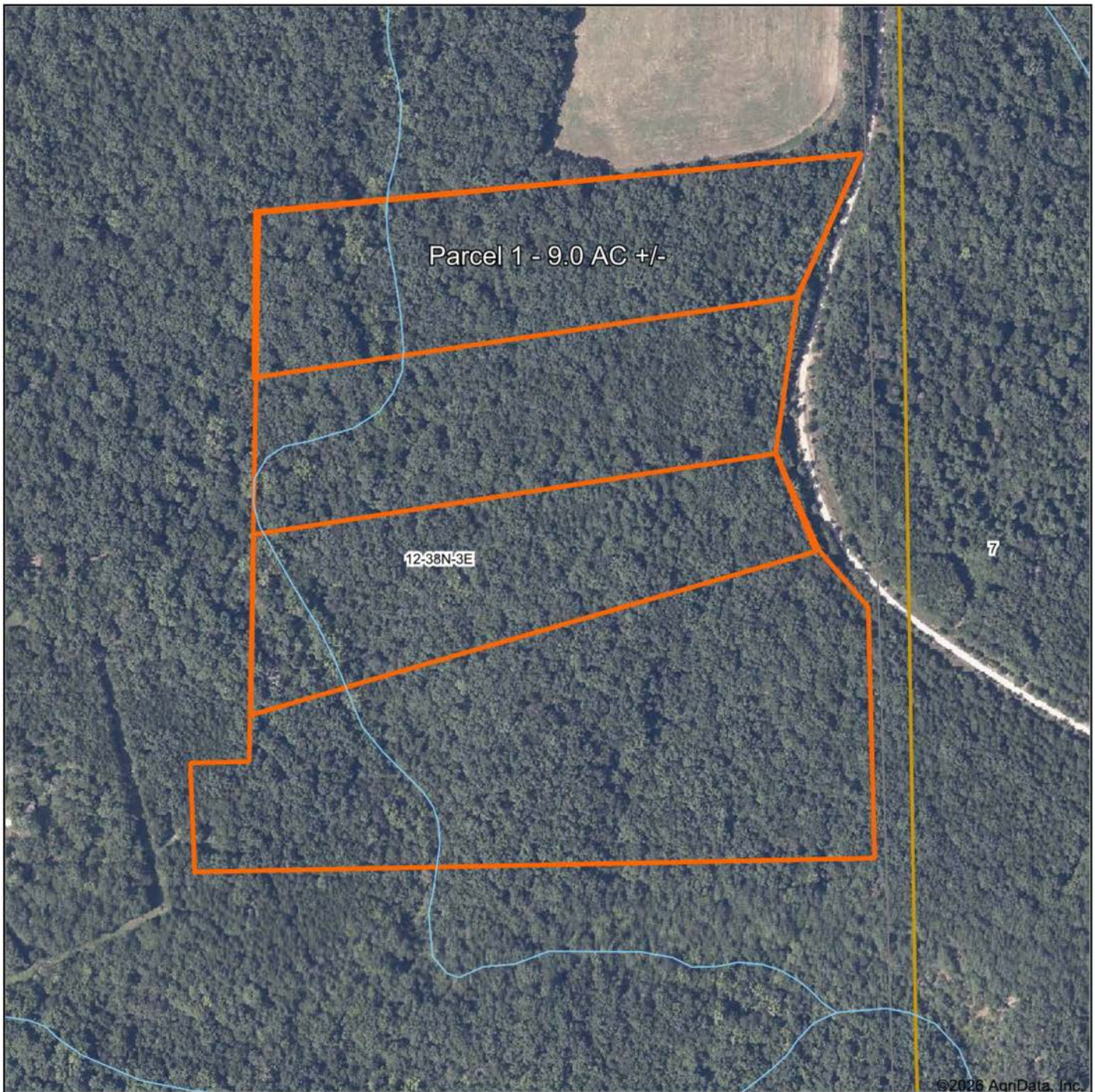
Outdoor enthusiasts will love the proximity to regional recreation, with Saint Francois State Park, the Big River, and multiple surrounding lakes for fishing and other outdoor activities just minutes away.



ADDITIONAL PHOTOS



AERIAL MAP



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

0ft 336ft 673ft



Maps Provided By:



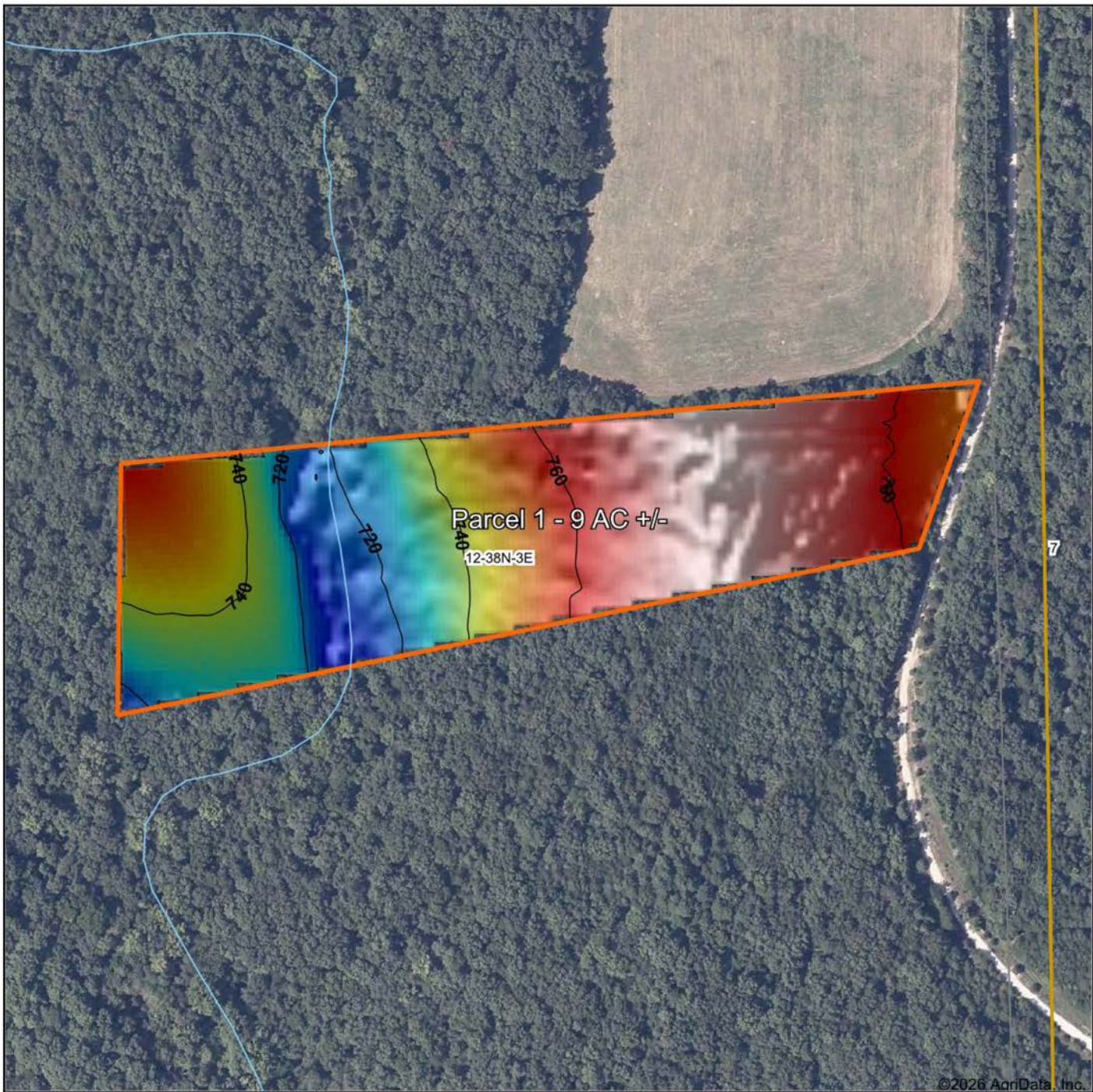
CUSTOMIZED ONLINE MAPPING
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12-38N-3E
Washington County
Missouri



5/13/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 20

Min: 710.9

Max: 776.1

Range: 65.2

Average: 748.4

Standard Deviation: 18.8 ft

0ft 243ft 486ft

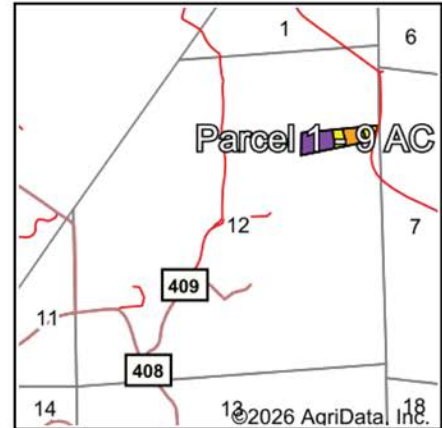
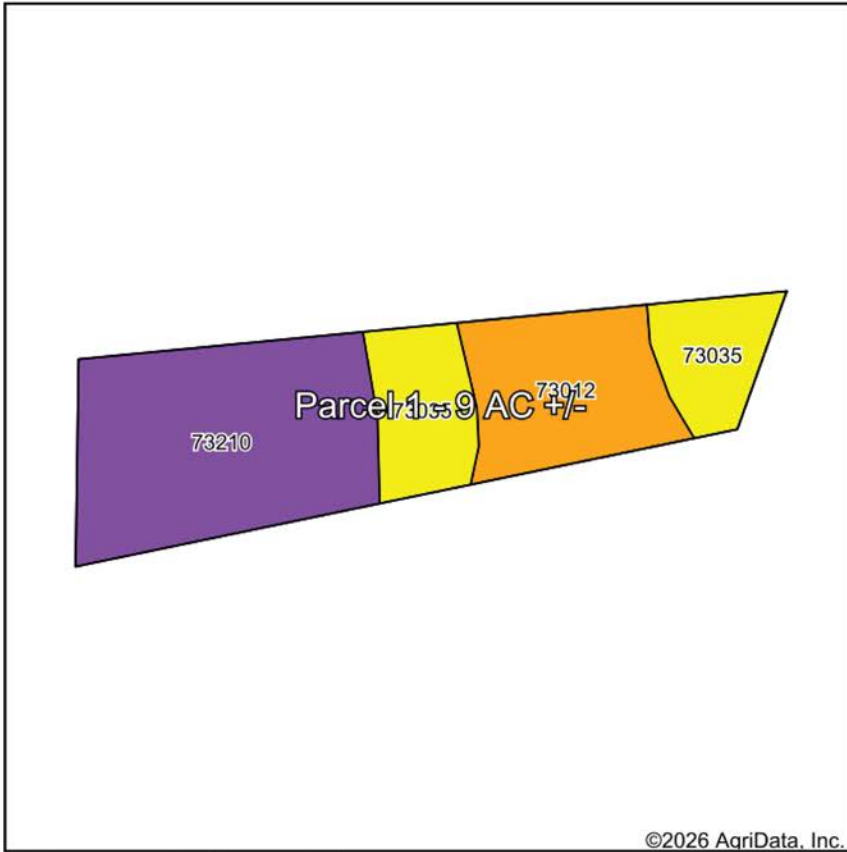


5/13/2026

12-38N-3E
Washington County
Missouri

Boundary Center: 38° 2' 8.58, -90° 38' 36.09

SOILS MAP



State: **Missouri**
 County: **Washington**
 Location: **12-38N-3E**
 Township: **Union**
 Acres: **9.57**
 Date: **5/13/2026**



Maps Provided By:



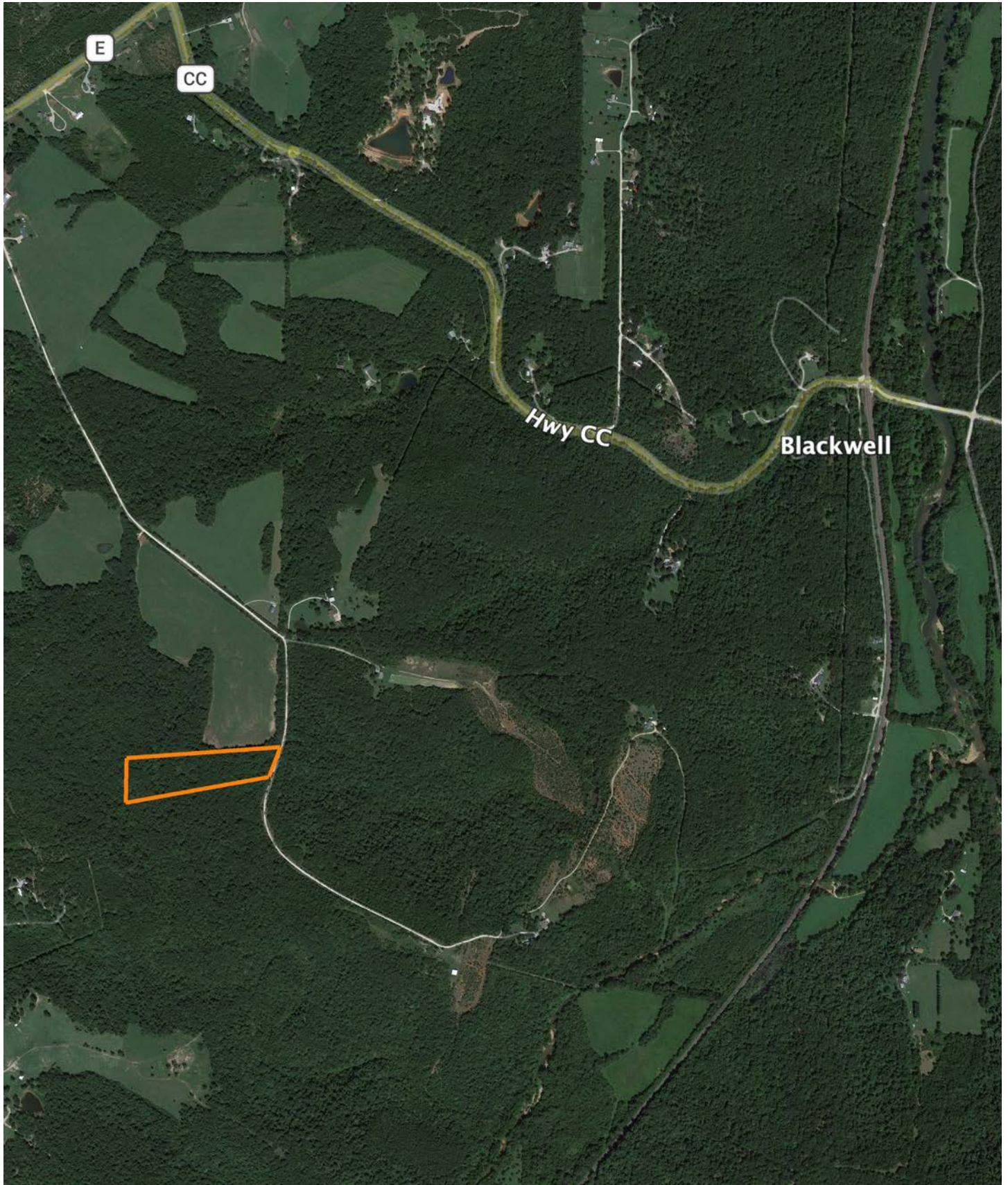
Area Symbol: MO221, Soil Area Version: 30

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	4.68	48.9%		Well drained	VIs	9	9	2	2
73035	Gravois silt loam, 8 to 15 percent slopes	2.46	25.7%		Moderately well drained	IVs	53	52	44	38
73012	Gravois silt loam, 3 to 8 percent slopes	2.43	25.4%		Moderately well drained	IIIs	55	53	45	39
Weighted Average						4.72	*n 32	*n 31.2	*n 23.7	*n 20.6

*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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