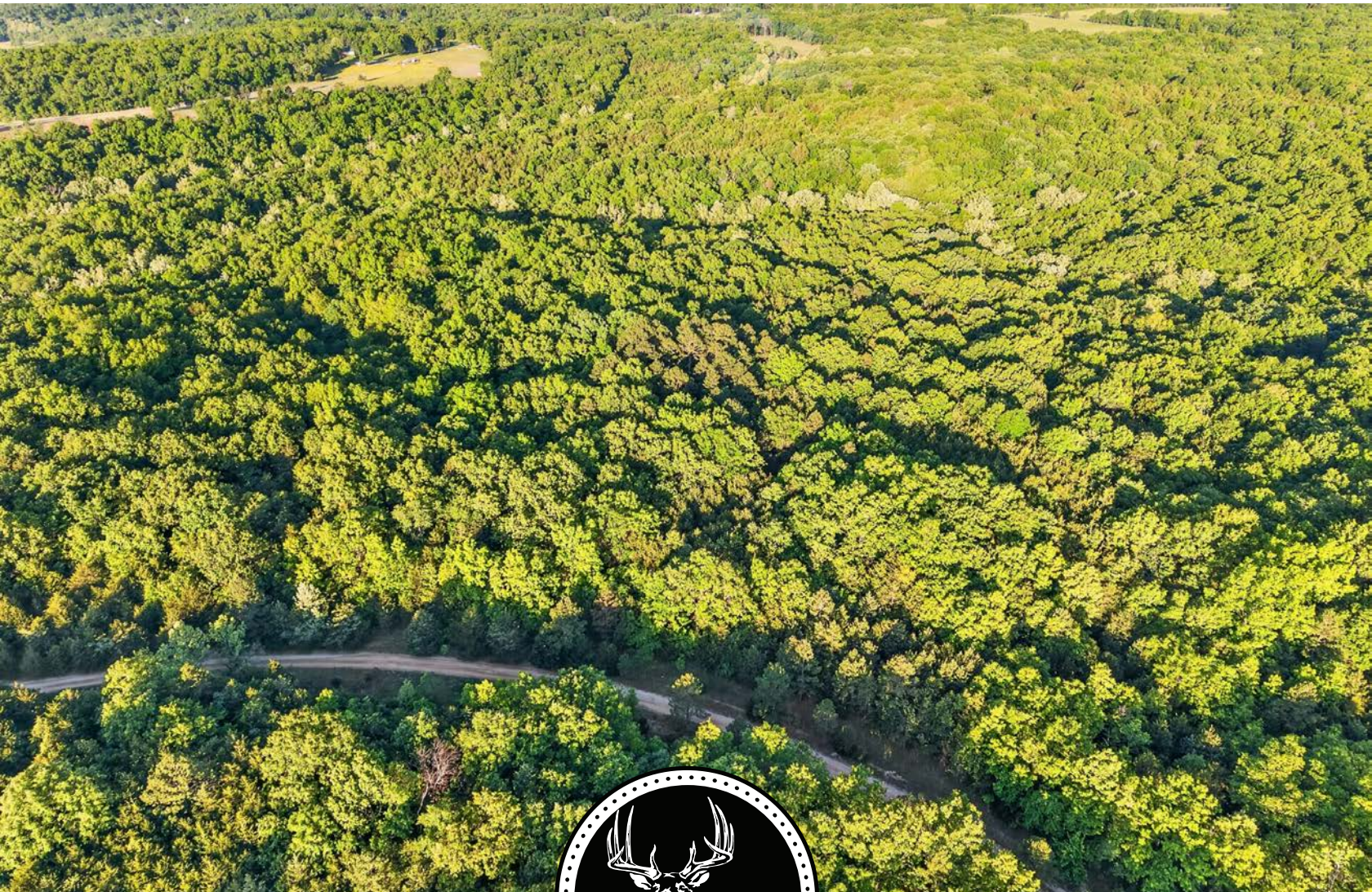


MIDWEST LAND GROUP PRESENTS

8.19 ACRES IN

WASHINGTON COUNTY MISSOURI

BLACKWELL HEIGHTS ROAD, BLACKWELL, MO 63626



MidwestLandGroup.com

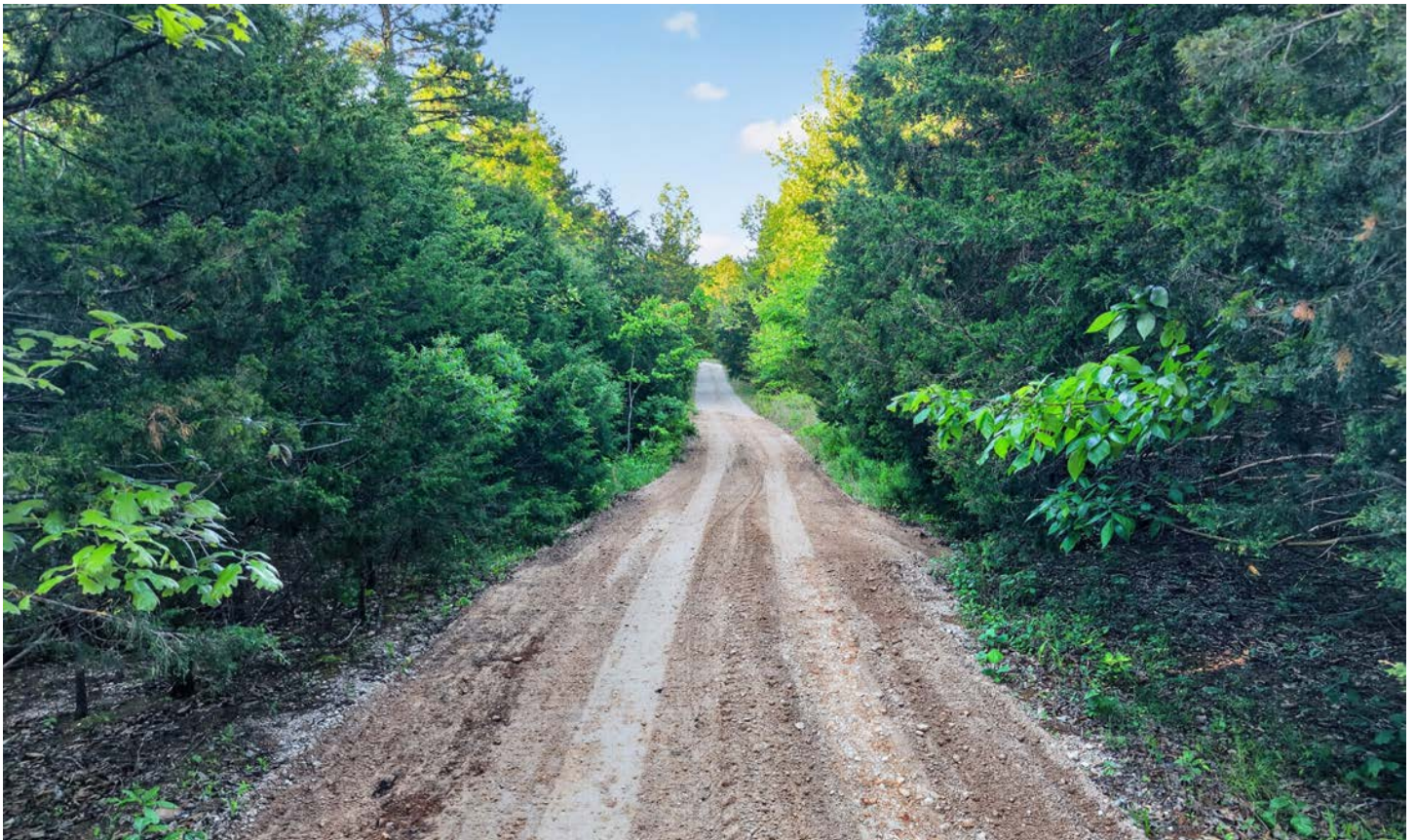
MIDWEST LAND GROUP IS HONORED TO PRESENT

8.19 +/- ACRES MISSOURI MIXED-TIMBER OPPORTUNITY

Step into tremendous possibilities on this 8.19 +/- acre tract (parcel #3) 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. The area is known for its druse quartz, Missouri lace agate and barite (tiff) formations for the crystal hunters & enthusiasts.

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 St. Francois State Park, the Big River, and multiple surrounding lakes for fishing and outdoor recreation just minutes away.



PROPERTY FEATURES

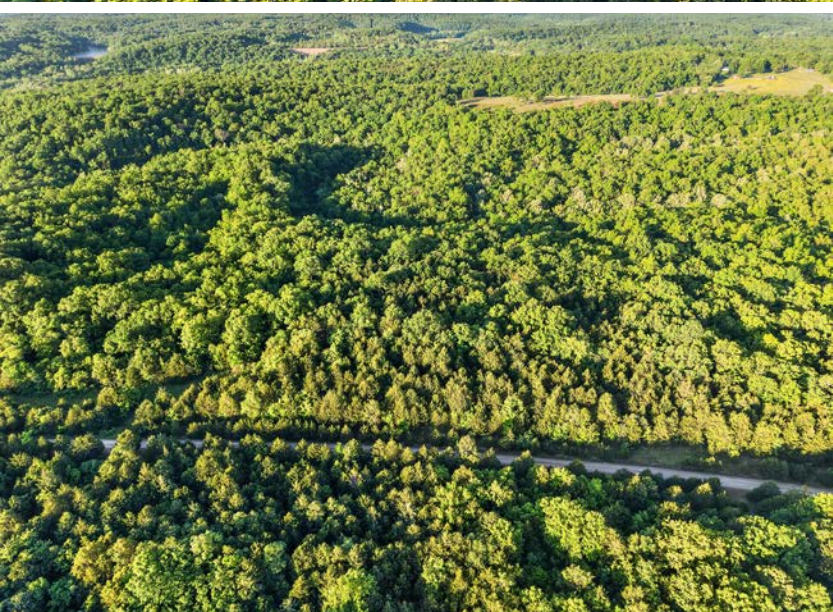
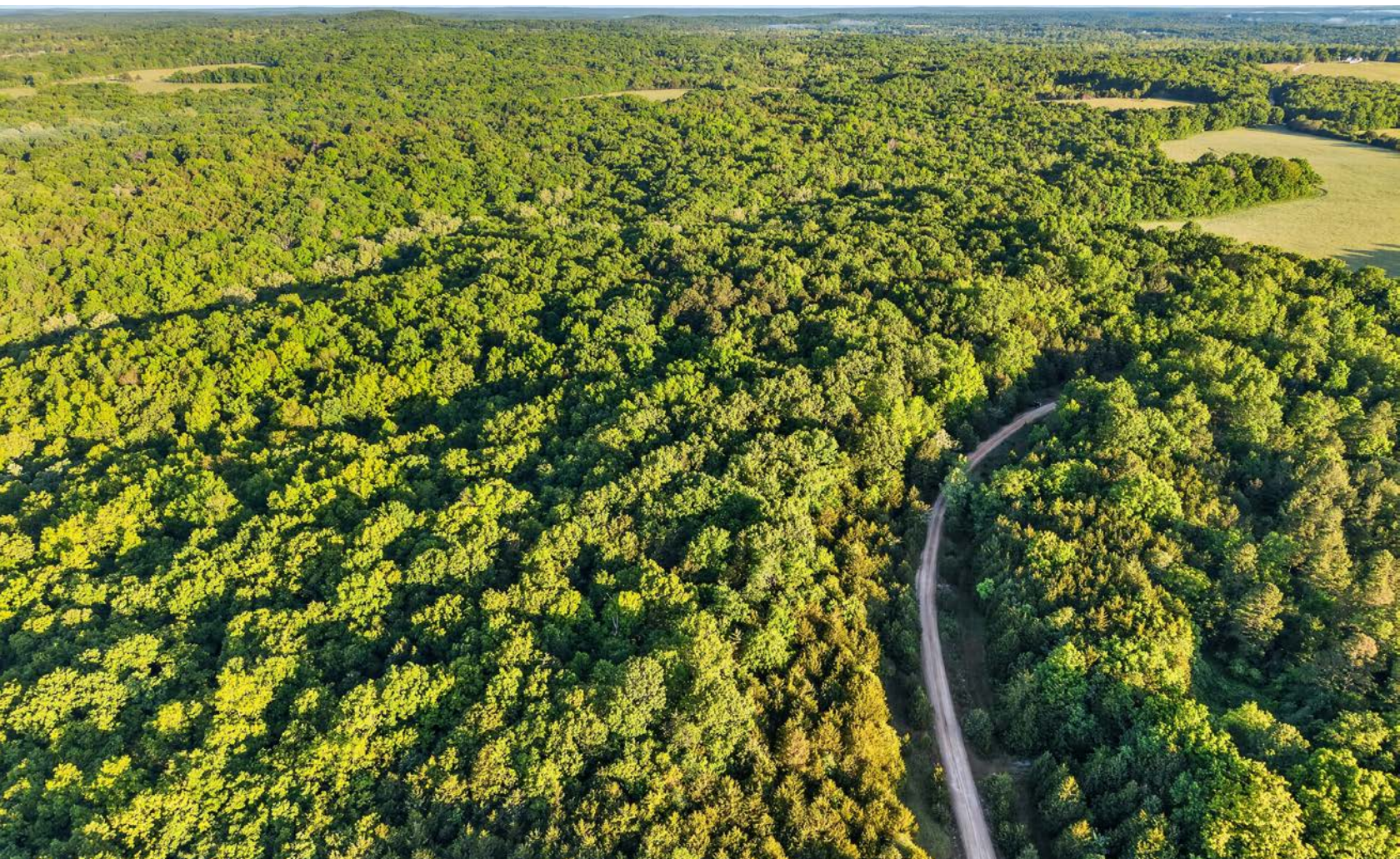
COUNTY: **WASHINGTON** | STATE: **MISSOURI** | ACRES: **8.19**

- 8.19 +/- surveyed acres in Blackwell, Missouri
- Recent survey 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 mixed timber stands
- Quality bedding and cover for wildlife
- Several natural and man-made watering holes for wild game
- Gently sloping terrain offering build site or cabin location
- Wet-weather creek wandering along the back of the property
- Highly capable hunting ground with abundant wildlife
- Druse quartz, Missouri lace agate, and barite (tiff) abound in the area
- Scenic Washington & St. Francois counties surrounding
- 1 hour 10 mins to St. Louis

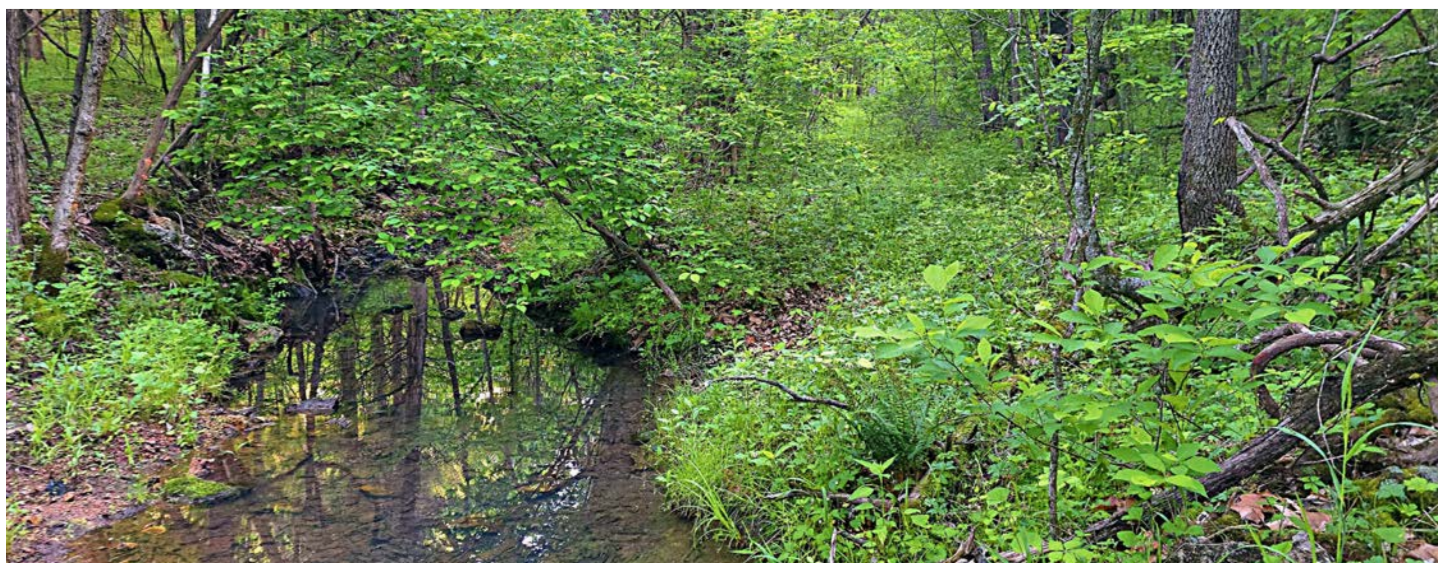


GENTLY SLOPING TERRAIN

The land features a gently sloping landscape for your recreational getaway, dream home, or weekend hunting cabin.



SEASONAL CREEK

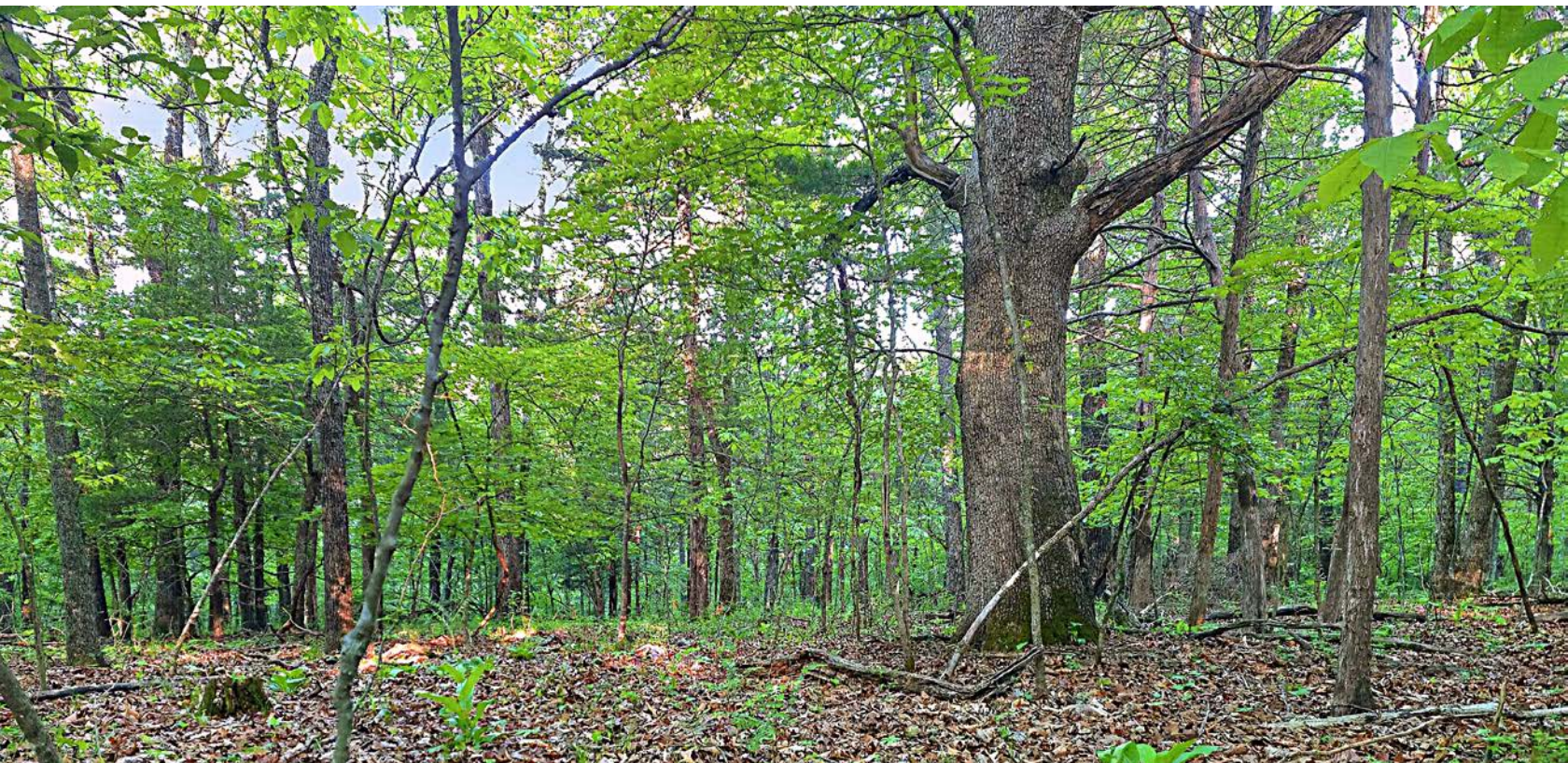


WATERING HOLES



ESTABLISHED TIMBER STANDS

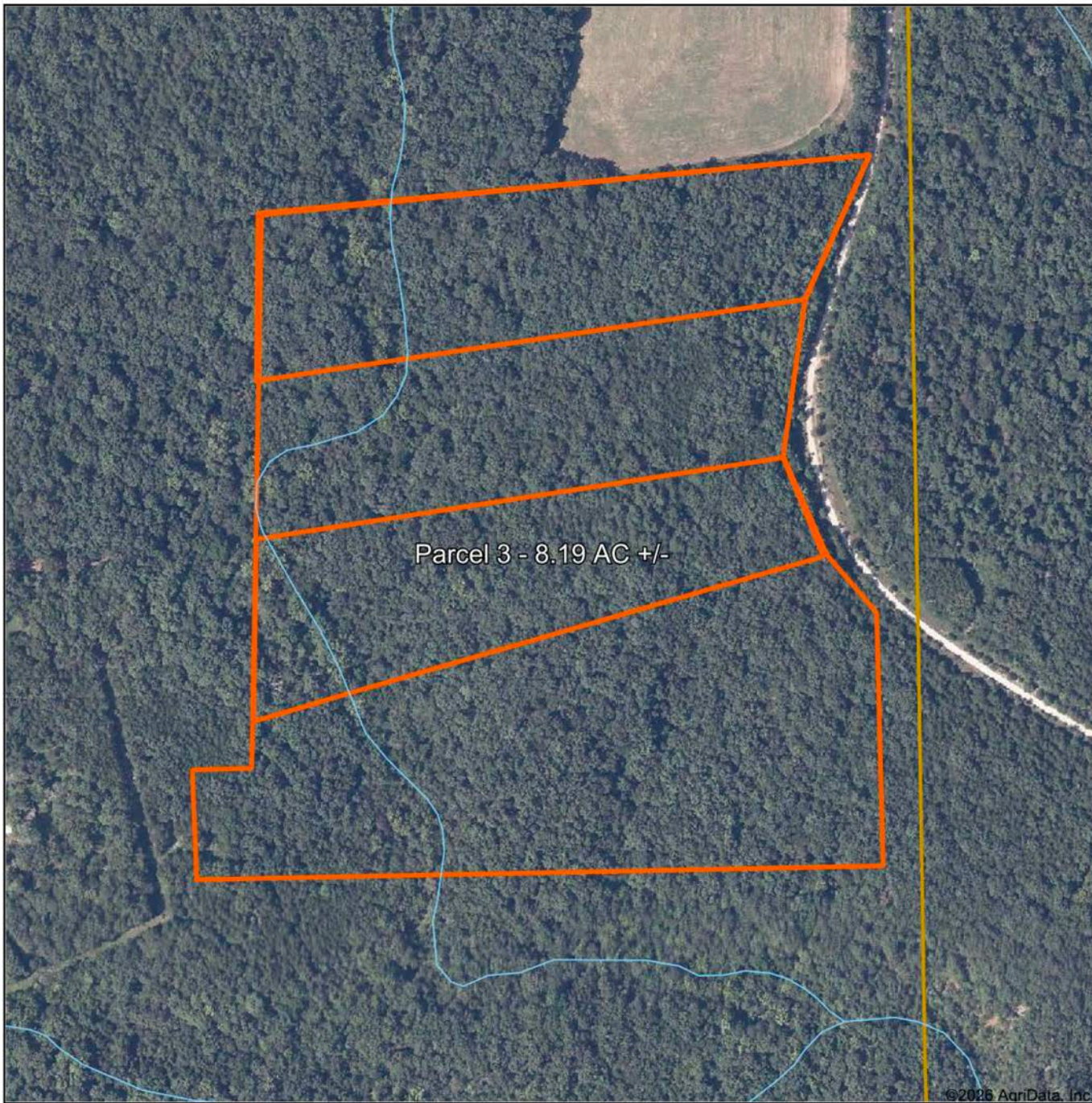
Blanketed in beautiful mixed timber, this tract provides natural privacy and quality cover for whitetail deer or wild turkey.



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

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

0ft 336ft 673ft



Maps Provided By:



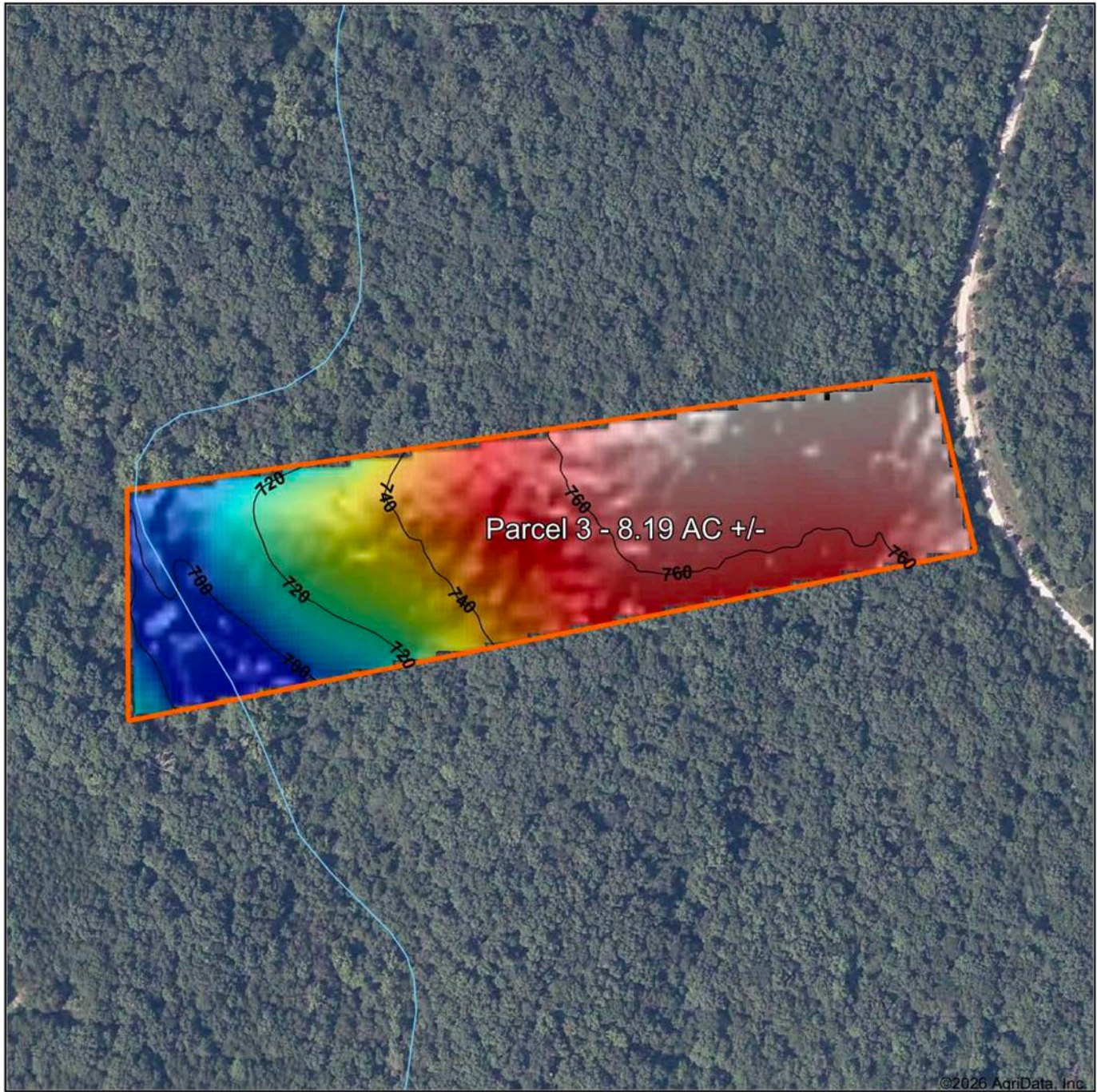
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

12-38N-3E
Washington County
Missouri



5/13/2026

HILLSHADE MAP



©2026 AgriData, Inc.



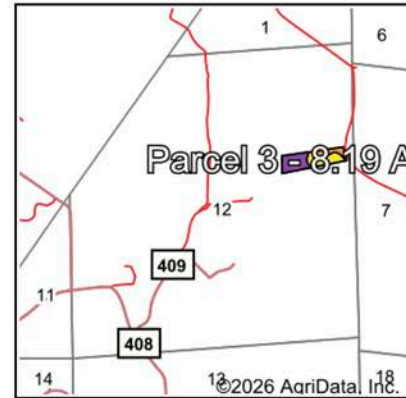
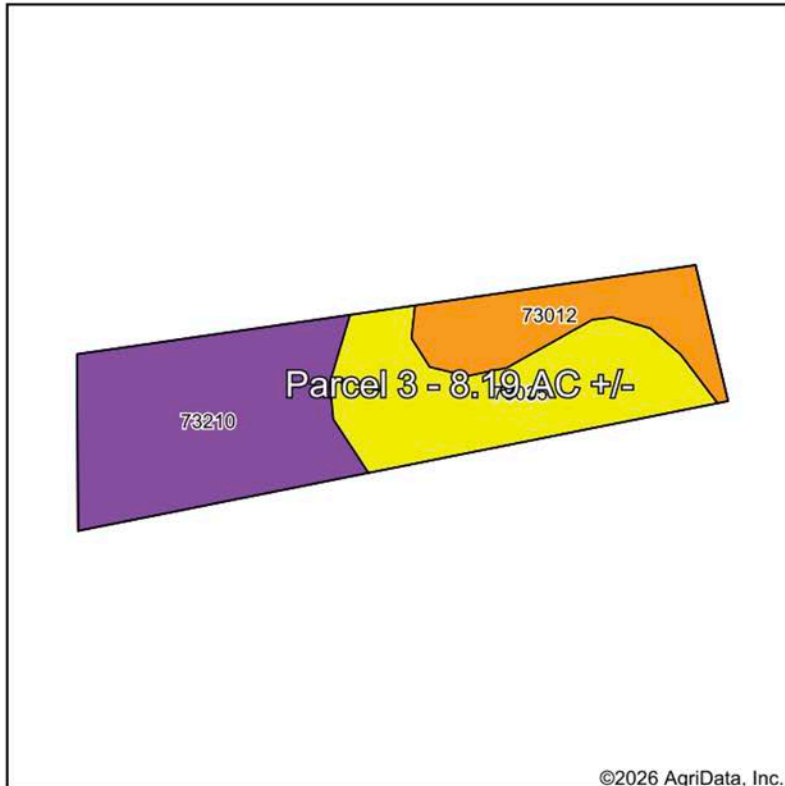
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 20
Min: 695.4
Max: 772.3
Range: 76.9
Average: 742.5
Standard Deviation: 24.57 ft



5/13/2026
12-38N-3E
Washington County
Missouri
Boundary Center: 38° 2' 3.1, -90° 38' 36.72

SOILS MAP



State: **Missouri**
 County: **Washington**
 Location: **12-38N-3E**
 Township: **Union**
 Acres: **8.19**
 Date: **5/13/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

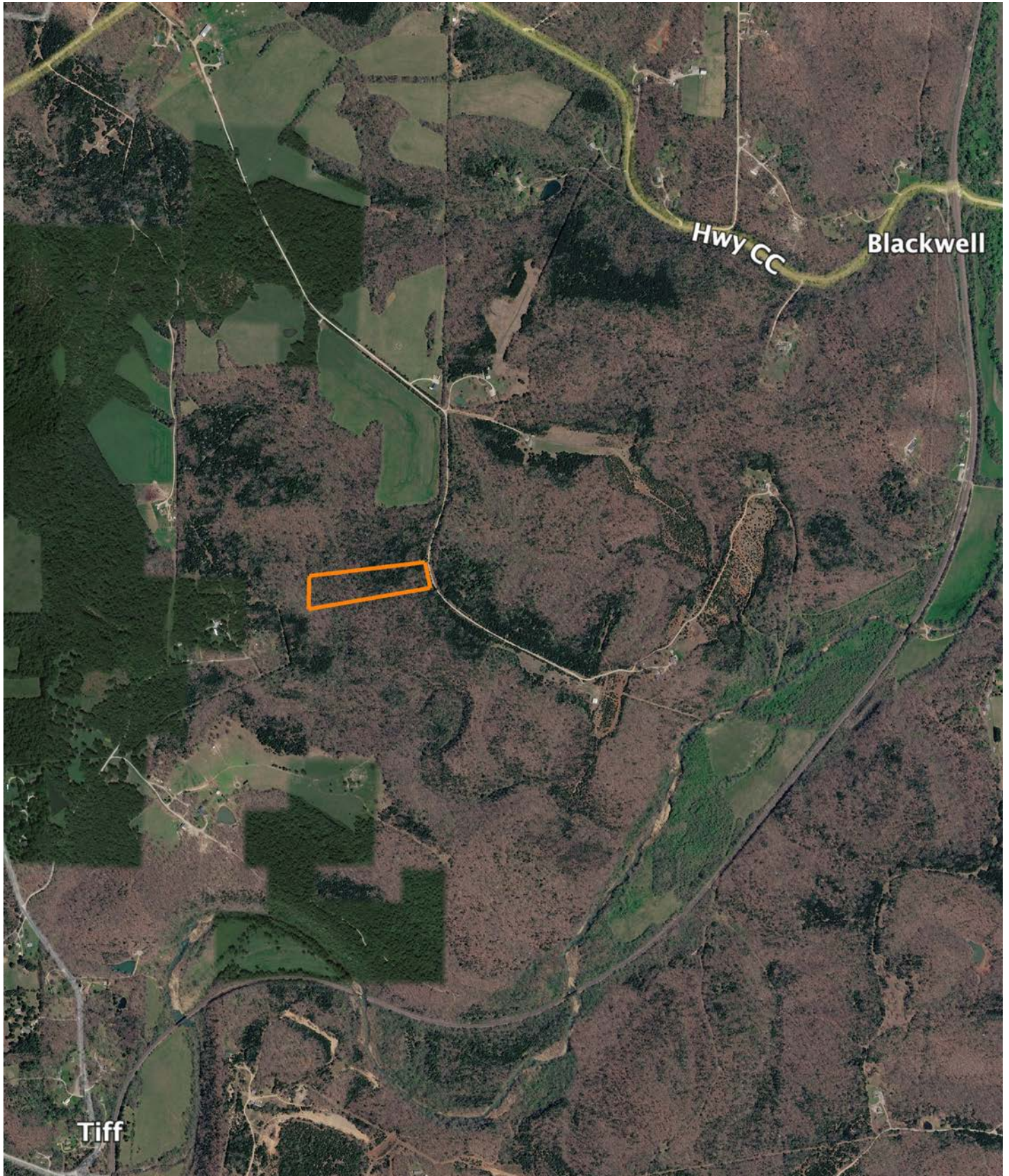


Area Symbol: MO221, Soil Area Version: 30

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	3.64	44.5%		Well drained	Vls	9	9	2	2	
73035	Gravois silt loam, 8 to 15 percent slopes	2.96	36.1%		Moderately well drained	IVs	53	52	44	38	
73012	Gravois silt loam, 3 to 8 percent slopes	1.59	19.4%		Moderately well drained	Ills	55	53	45	39	
Weighted Average							4.69	*n 33.8	*n 33.1	*n 25.5	*n 22.2

*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

573.290.2293

Aogle@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.