

MIDWEST LAND GROUP PRESENTS

30 ACRES

CALLAWAY COUNTY, MO

9547 COUNTY ROAD 457, STEEDMAN, MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING NEW BUILD WITH BLUFF VIEWS & PREMIER HUNTING ON 30 +/- ACRES

Tucked just off Highway 94 outside of Steedman, this exceptional new construction estate offers the perfect balance of upscale living and complete privacy. Set among mature hardwoods with dramatic rock bluffs overlooking the Missouri River bottoms, this is a property where every day feels like a retreat.

Inside, the thoughtfully designed 5 bedroom, 3.5 bath home showcases clean architectural lines, soaring ceilings, and high-end finishes throughout. The heart of the home is an impressive chef's kitchen featuring an oversized professional-style gas range, stunning quartzite waterfall countertops, and custom cabinetry including an expansive 10-foot island designed for entertaining, gathering, and everyday living. Just beyond the kitchen, a custom butler's pantry offers abundant storage, additional prep space, and keeps everyday essentials tucked neatly out of sight, making entertaining effortless.

The spacious living room is anchored by a striking floor-to-ceiling fireplace, flanked by custom built-in cabinetry that adds warmth, character, and timeless elegance. Every finish throughout the home has been thoughtfully selected to create a seamless blend of modern luxury and comfortable living.

The primary suite is a true retreat, while the additional oversized bedrooms provide generous space for family and guests. Spa-inspired bathrooms feature luxury tiled walk-in showers, designer finishes, and high-end fixtures that elevate everyday living.

Step outside and discover where this property truly shines. A multi-level composite deck and expansive patio overlook a large backyard bordered by mature hardwoods, creating the perfect setting for morning coffee, outdoor dining, or evenings spent watching deer and turkey wander through the property. Whether



entertaining a crowd or enjoying the quiet sounds of nature, this outdoor living space offers a front-row seat to the beauty and tranquility of the surrounding landscape.

The mostly wooded acreage is a paradise for outdoor enthusiasts, featuring established wildlife habitat, exceptional hunting, scenic trails, and a stunning rock bluff with sweeping views over the Missouri River bottoms. It's a property that offers adventure, recreation, and privacy without sacrificing convenience.

Additional features include an attached two-car garage and a partially finished walkout basement that provides an incredible opportunity to customize the space to fit your lifestyle. Whether you envision a home theater, fitness room, game room, golf simulator, or additional

entertaining area, the groundwork is already in place to make it your own.

This is more than just a home; it's a private luxury retreat where exceptional craftsmanship, breathtaking scenery, and endless outdoor recreation come together on one unforgettable property.

Whether you're looking for a full-time residence, luxury weekend escape, or recreational retreat, this one-of-a-kind property delivers an unmatched combination of sophisticated design, premium finishes, and spectacular natural beauty, all within easy access of Highway 94.

Luxury. Privacy. Recreation. This is Missouri living at its finest.

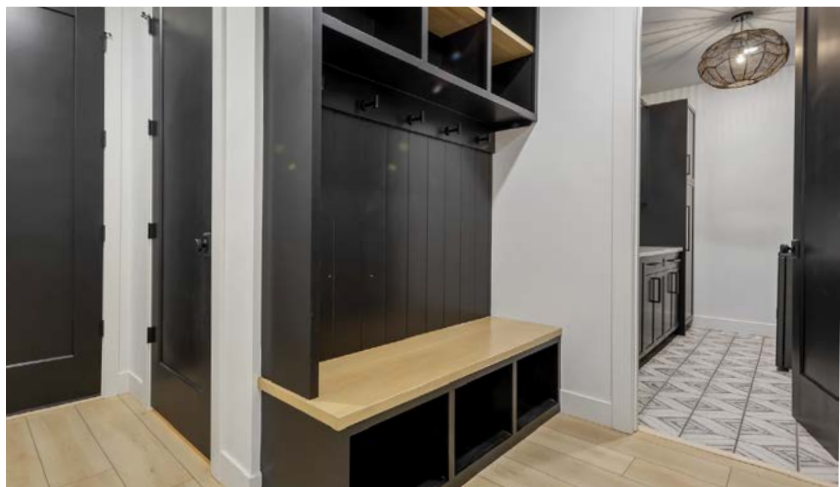


PROPERTY FEATURES

COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **30**

- New construction
- 30 +/- private acres
- 5 bed & 3.5 bath
- Quartzite countertops
- 10' kitchen island
- Professional gas range
- Butler's pantry
- Built-in fireplace & custom cabinetry
- Luxury tile showers
- Multi-level deck & patio
- Rock bluff views
- Abundant deer & turkey
- Walkout basement with expansion potential
- Just minutes from Highway 94
- South Callaway School District

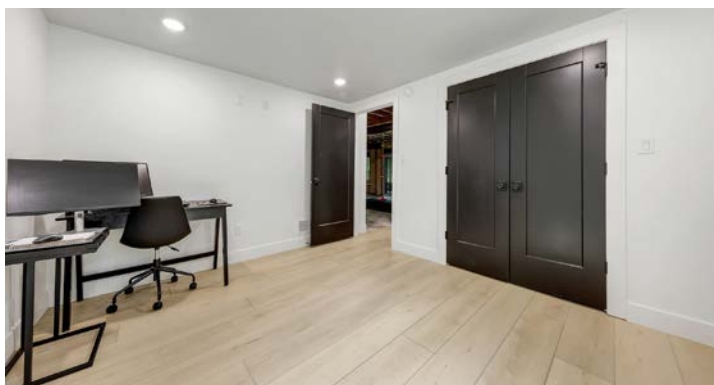
NEW CONSTRUCTION



CHEF'S KITCHEN



5 BEDROOM & 3.5 BATHROOM



MULTI-LEVEL DECK & PATIO



ROCK BLUFF VIEWS



ABUNDANT DEER & TURKEY



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 42' 33.17, -91° 47' 52.63

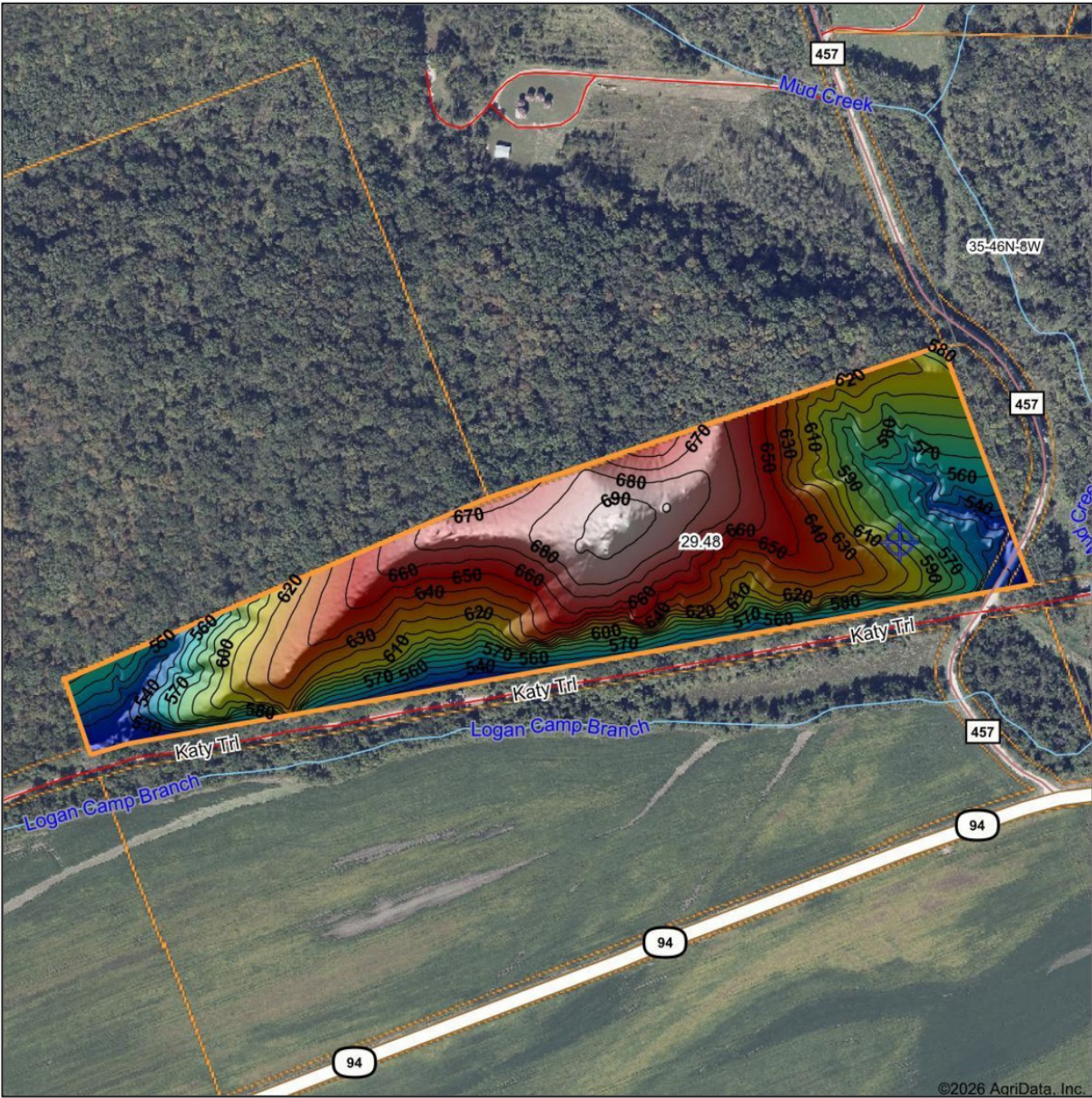
0ft 588ft 1176ft



Callaway County
Missouri

7/10/2026

TOPOGRAPHY MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 517.4

Max: 697.1

Range: 179.7

Average: 617.5

Standard Deviation: 46.19 ft

0ft 436ft 872ft

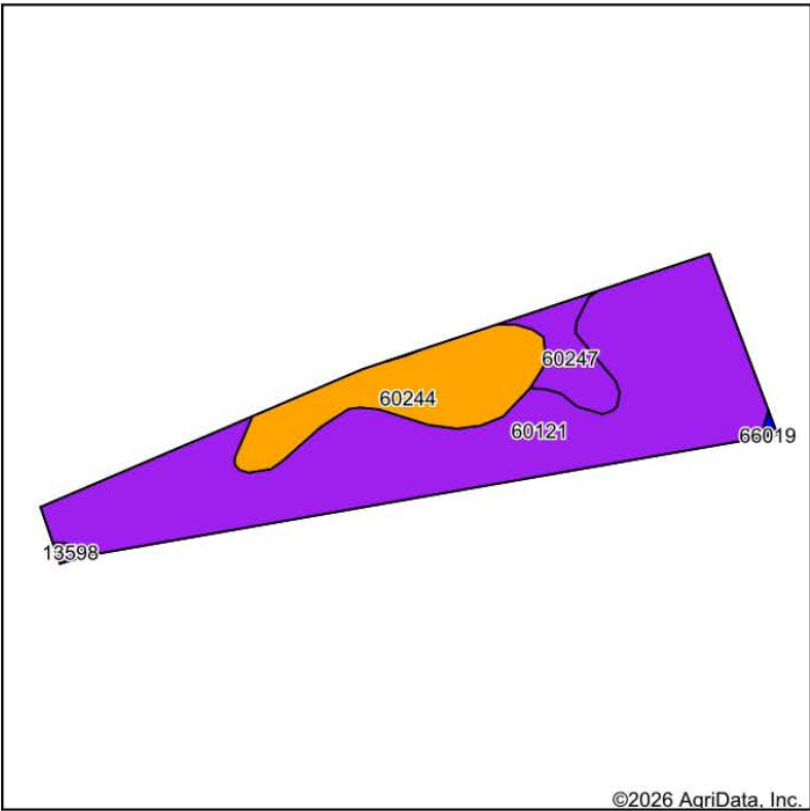


7/10/2026

**Callaway County
Missouri**

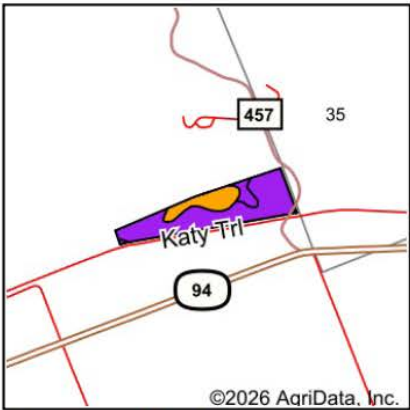
Boundary Center: 38° 42' 33.17, -91° 47' 52.63

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**
County: **Callaway**
Location: **38° 42' 33.17, -91° 47' 52.63**
Township: **Auxvasse**
Acres: **29.48**
Date: **7/10/2026**



Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING
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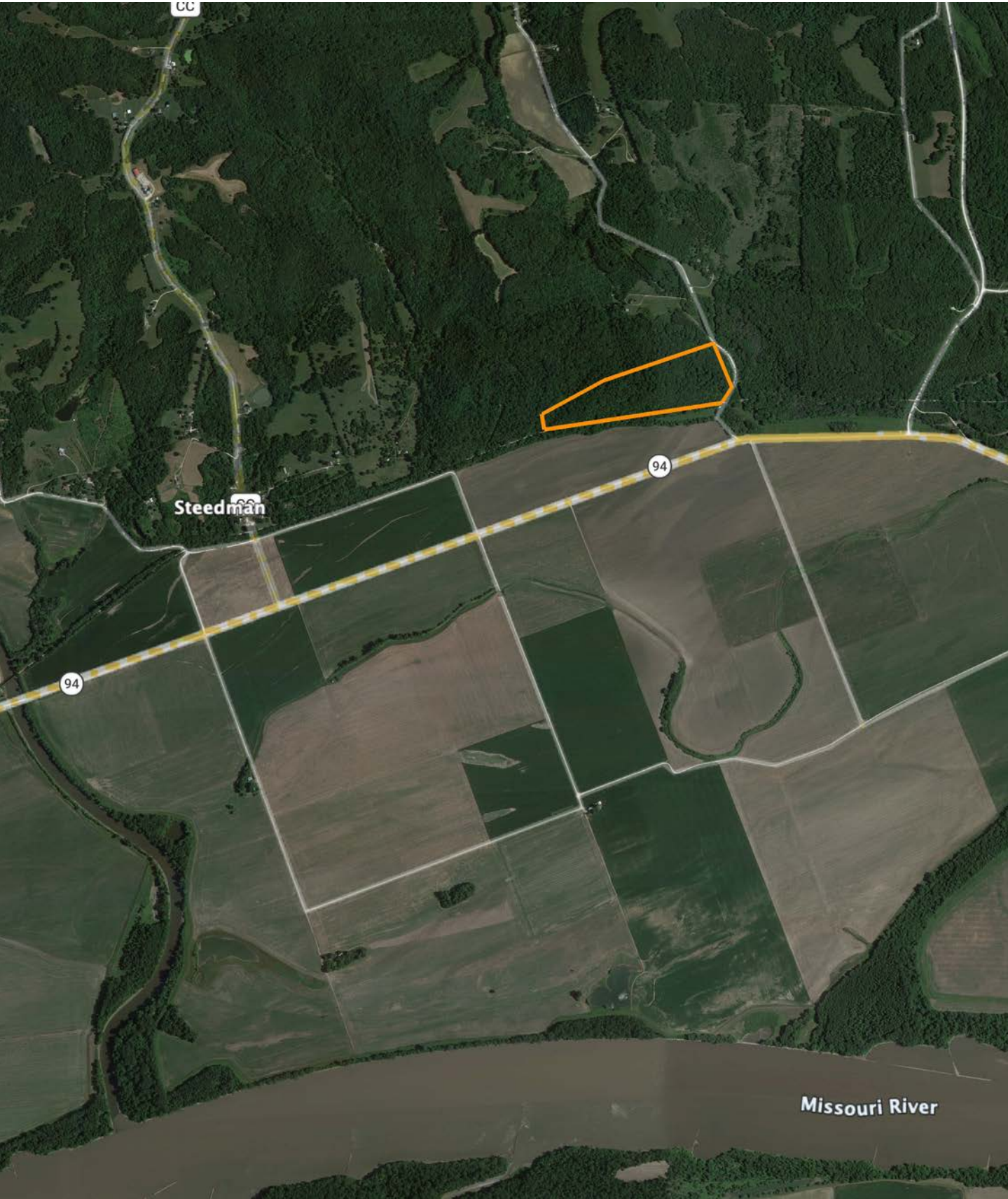
Area Symbol: MO027, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
60121	Goss-Gasconade-Rock outcrop complex, 5 to 35 percent slopes	21.53	73.1%		1.1ft. (Lithic bedrock)	Vle	30	30	19
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	5.88	19.9%		> 6.5ft.	Ille	79	79	65
60247	Winfield silt loam, 20 to 30 percent slopes, eroded	1.86	6.3%		> 6.5ft.	Vle	18	18	8
13598	Booker silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	0.15	0.5%		> 6.5ft.	Vw	23	22	15
66116	Haymond silt loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.2%		> 6.5ft.	Ilw	81	81	73
Weighted Average						5.39	*n 39.1	*n 39.1	*n 27.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



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