

MIDWEST LAND GROUP PRESENTS

7.5 ACRES IN

SCOTLAND COUNTY MISSOURI

19796 COUNTY ROAD 556, MEMPHIS, MO 63555



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL COUNTRY LIVING ON 7.5 +/- ACRES WITH A POND

Welcome to your private sanctuary! Nestled in a quiet, serene setting, this open 7.5 +/- acre property offers the ideal combination of space, comfort, and security. Featuring a beautifully designed single-level, 4 bedroom home, this property is built for both relaxing everyday living and effortless outdoor enjoyment.

Step inside to find a thoughtful, accessible one-level floor plan with generous natural light throughout. The 4 spacious bedrooms offer flexibility for family, guests, or a dedicated home office. Everyday convenience is built right in with an attached garage for easy entry in any

weather, while a rare connected shelter room/safe room provides ultimate peace of mind during severe weather or for securing valuables.

Outdoors, the property truly shines. A massive, clear open yard offers endless potential - whether you envision gardens, outdoor entertaining, or room to roam. Enjoy peaceful views off the back patio and recreation with direct access to your own pond.

This is a rare find in Scotland County. Call today to secure your private showing!

PROPERTY FEATURES

COUNTY: **SCOTLAND** | STATE: **MISSOURI** | ACRES: **7.5**

- 2,176 sq. ft., 4 bedroom, single-level home
- In-floor heating and central cooling
- Large 1,800 sq. ft. shop
- Wide, open yard
- Pond
- Electric access at pond edge connected to house
- Shelter room/safe off garage
- Open concept kitchen and living space
- Large patio overlooking the pond for beautiful sunsets
- Quiet access
- Tranquil living close to Memphis center
- Gravel road close to pavement



2,176 SQ. FT., 4 BED, SINGLE-LEVEL HOME



POND & WIDE, OPEN YARD



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 755.4
Max: 784.7
Range: 29.3
Average: 766.1
Standard Deviation: 7.91 ft

0ft 180ft 360ft

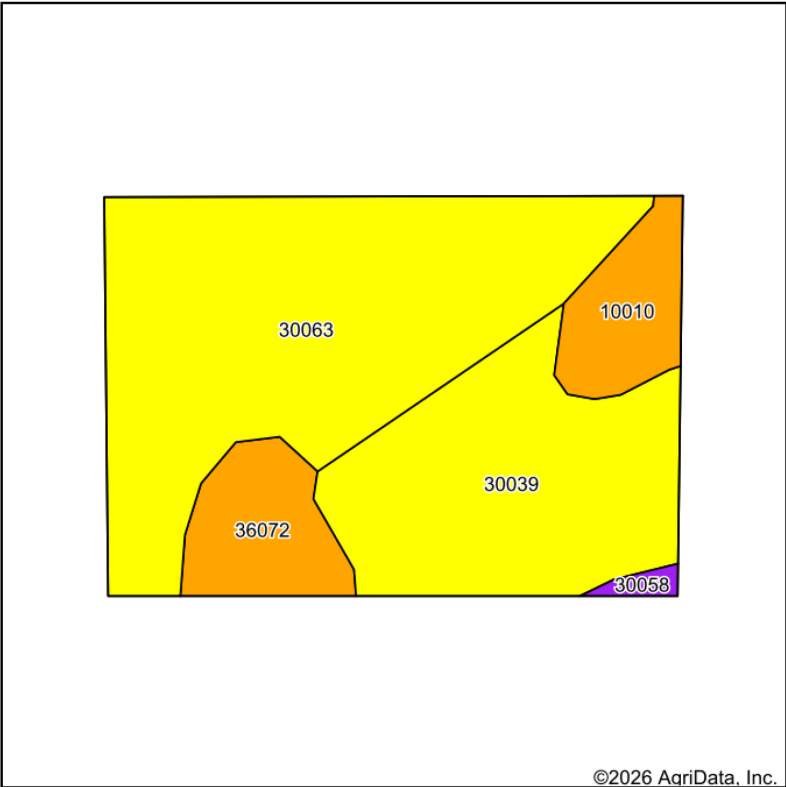


8/5/2026

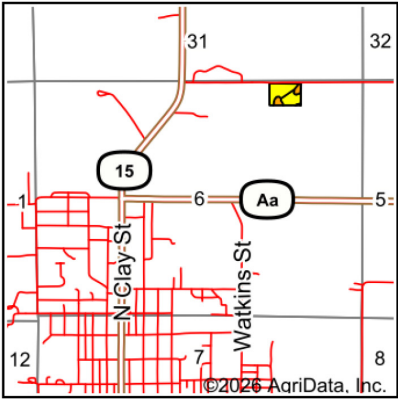
6-65N-11W
Scotland County
Missouri

Boundary Center: 40° 28' 39.22, -92° 9' 32.34

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Scotland**
Location: **6-65N-11W**
Township: **Jefferson**
Acres: **7.75**
Date: **8/5/2026**



Maps Provided By:



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Area Symbol: MO199, Soil Area Version: 27

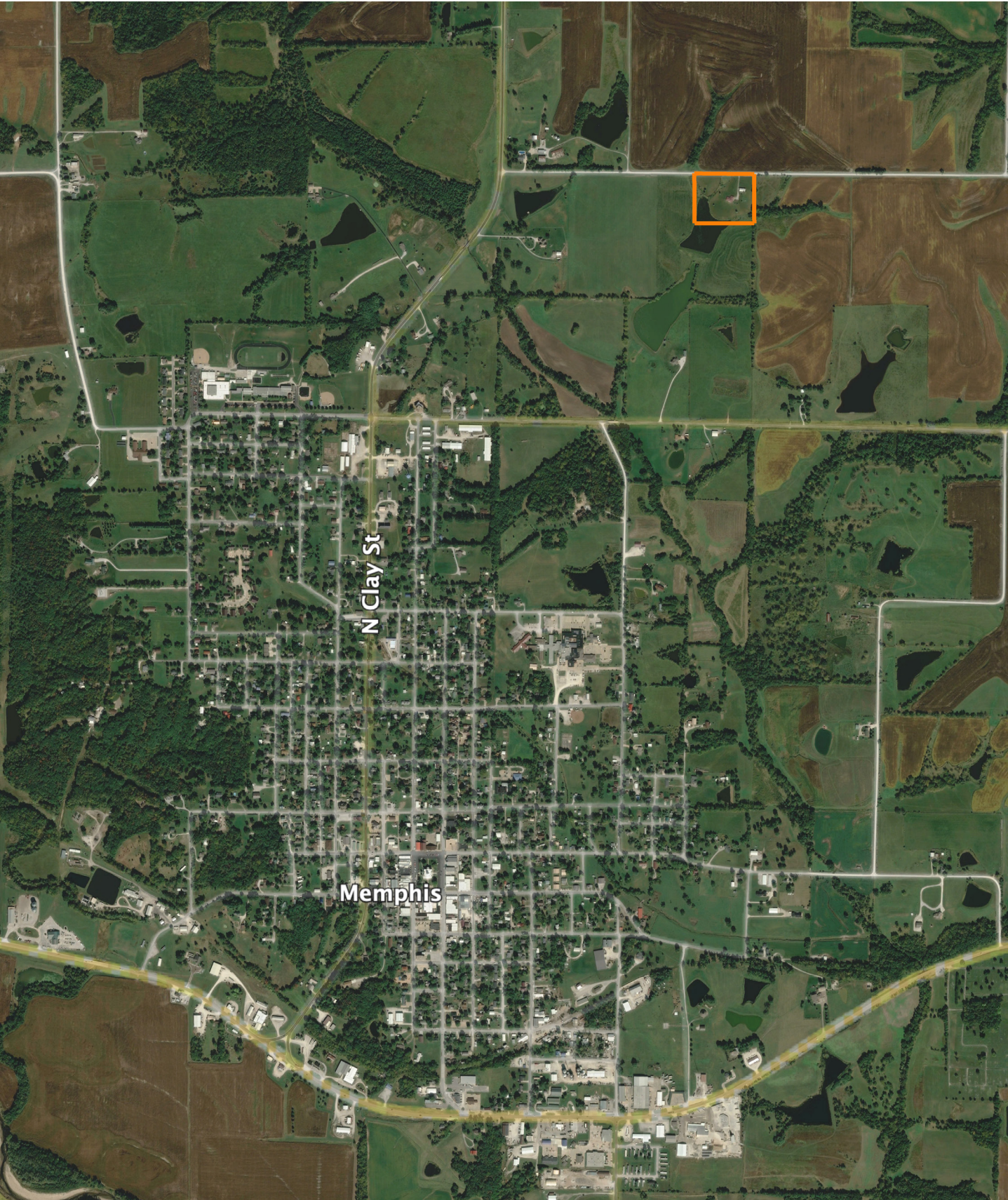
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	4.00	51.6%		> 6.5ft.	IVe	66	66	48
30039	Armstrong loam, 9 to 14 percent slopes, eroded	2.40	31.0%		> 6.5ft.	IVe	64	64	46
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	0.69	8.9%		> 6.5ft.	IIIw	71	64	70
10010	Armstrong silt loam, 5 to 9 percent slopes	0.60	7.7%		> 6.5ft.	IIIe	67	67	55
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	0.06	0.8%		> 6.5ft.	VIe	62	62	44
Weighted Average						3.85	*n 65.9	*n 65.2	*n 49.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

George Cole understands land from every angle — as a hunter, a manager, an owner, and a former business operator who's improved thousands of acres for wildlife and investment. Based in Kirksville, Missouri, he brings a hands-on approach shaped by years of designing food plots, restoring native habitat, managing timber, and building out recreational properties for clients and himself alike.

A former NCAA Division I ski racer, police officer, and small business owner, George thrives on challenge and connection. As a prior owner of a rural property improvement company, he managed more than 20 farms across 4,200 acres, gaining deep experience in property planning, conservation practices, and revenue programs. Today, he puts that knowledge to work helping buyers find the full potential in a piece of ground — and helping sellers showcase it.

Whether it's identifying invasive species, navigating farm contracts, or simply finding the place that feels like home, George brings a practical, trustworthy perspective built on a lifetime of boots in the dirt.



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