

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

WAYNE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME OZARK HUNTING & TIMBER

Discover your ultimate outdoor retreat with this exceptional 40 +/- acre recreational tract nestled in Wayne County, Missouri. Positioned just off Highway CC near the Reynolds County line and just minutes outside the town of Piedmont, this property offers the ideal blend of secluded wilderness, diverse terrain, and town convenience.

Boasting a rich history of excellent deer and turkey hunting, alongside a diverse mix of local wildlife, this land is a sportsman's dream. The property features a diverse ridge system that creates natural travel corridors for wildlife, complemented by a wet-weather creek winding through the landscape. Several clear openings on the flat areas and ridge tops serve as former food plot destinations, providing excellent opportunities to establish strategic feeding zones. Navigating the acreage is made simple by an established interior trail system that connects these openings and grants access across the property. Tucked just off one of these interior trails is a prepared footbed for a future pond project, giving the next owner an excellent head start on creating a permanent water source or private fishing

hole. Additionally, the tract holds immediate financial value with a substantial stand of marketable standing timber. For buyers interested in a selective harvest, a trusted professional is available nearby to offer fair services and expert valuations.

Beyond your private acreage, a world of elite public recreation awaits. The property is surrounded by and closely connects to the Riverside Conservation Area, expanding your footprint for hunting and outdoor exploration. For water enthusiasts, you are just a short drive from the pristine waters of the Black River, renowned for world-class smallmouth bass fishing and premier float trip opportunities. The nearby Clearwater Lake Management Area sits right by the river, giving you immediate access to thousands of bonus acres of protected public land, public boat launches, and the endless boating, fishing, and watersports opportunities on Clearwater Lake. This area is further expanded by bordering U.S. Army Corps of Engineers property, offering massive public acreage buffers and unmatched recreational longevity right at your doorstep.



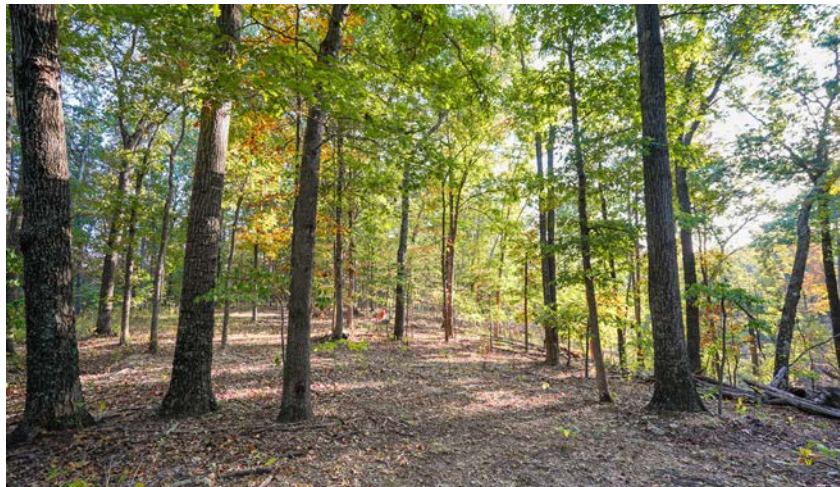
PROPERTY FEATURES

COUNTY: **WAYNE** | STATE: **MISSOURI** | ACRES: **40**

- Pond project ready: features an existing footbed for a pond location
- Massive public land buffers: bordering and surrounded by the Riverside Conservation Area, the Clearwater Lake Management Area, and U.S. Army Corps of Engineers property - giving you access to thousands of acres of public playground
- World-class fishing & floating: minutes from public access points on the beautiful Black River
- Clearwater Lake access: close proximity to Clearwater Lake for unmatched boating, lake fishing, and public boat launches
- Convenient location: tucked away for maximum privacy but located just outside of Piedmont for quick access to gas, dining, and supplies
- Timber asset: valuable standing marketable timber covers the acreage, offering immediate investment potential
- Food plot potential: multiple openings on ridge tops and flat areas serve as former food plot destinations
- Hunter's haven: a proven history of thriving deer, turkey, and wildlife populations
- Terrain & water: characterized by diverse ridges that offer great vantage points and a wet-weather creek providing seasonal water for local wildlife
- Interior trails: an integrated interior trail system allows for easy navigation, ATV riding, and seamless access between the open ridge plots
- Ready access: features an established easement for secure, reliable access straight to your property line just off Highway CC
- St. Louis, MO: ~2 hours, 17 minutes
- Springfield, MO: ~3 hours
- Memphis, TN: ~3 hours, 20 minutes



TIMBER ASSET



INTERIOR TRAILS



TERRAIN & WATER



WORLD-CLASS FISHING & FLOATING

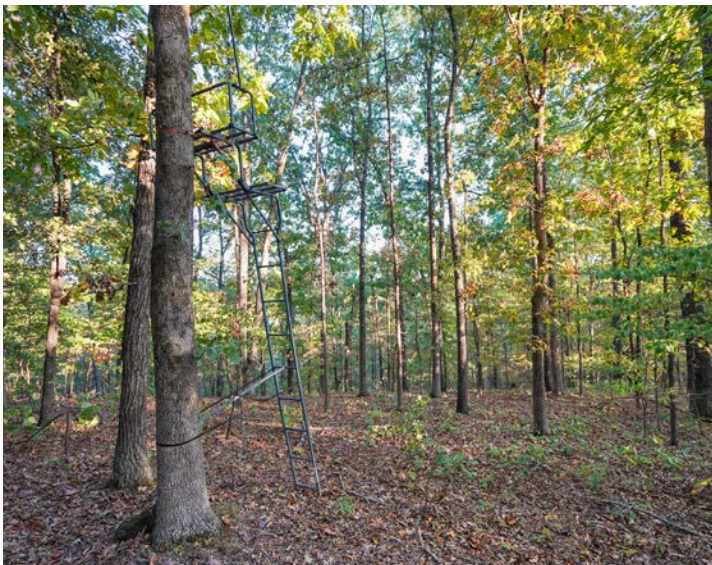
For water enthusiasts, you are just a short drive from the pristine waters of the Black River, renowned for world-class smallmouth bass fishing and premier float trip opportunities. The nearby Clearwater Lake Management Area sits right by the river, giving you immediate access to thousands of bonus acres of protected public land, public boat launches, and the endless boating, fishing, and watersports opportunities on Clearwater Lake.



HUNTER'S HAVEN



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 14' 50.15, -90° 44' 0.09

0ft 391ft 782ft



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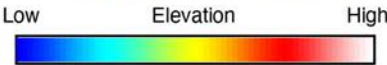
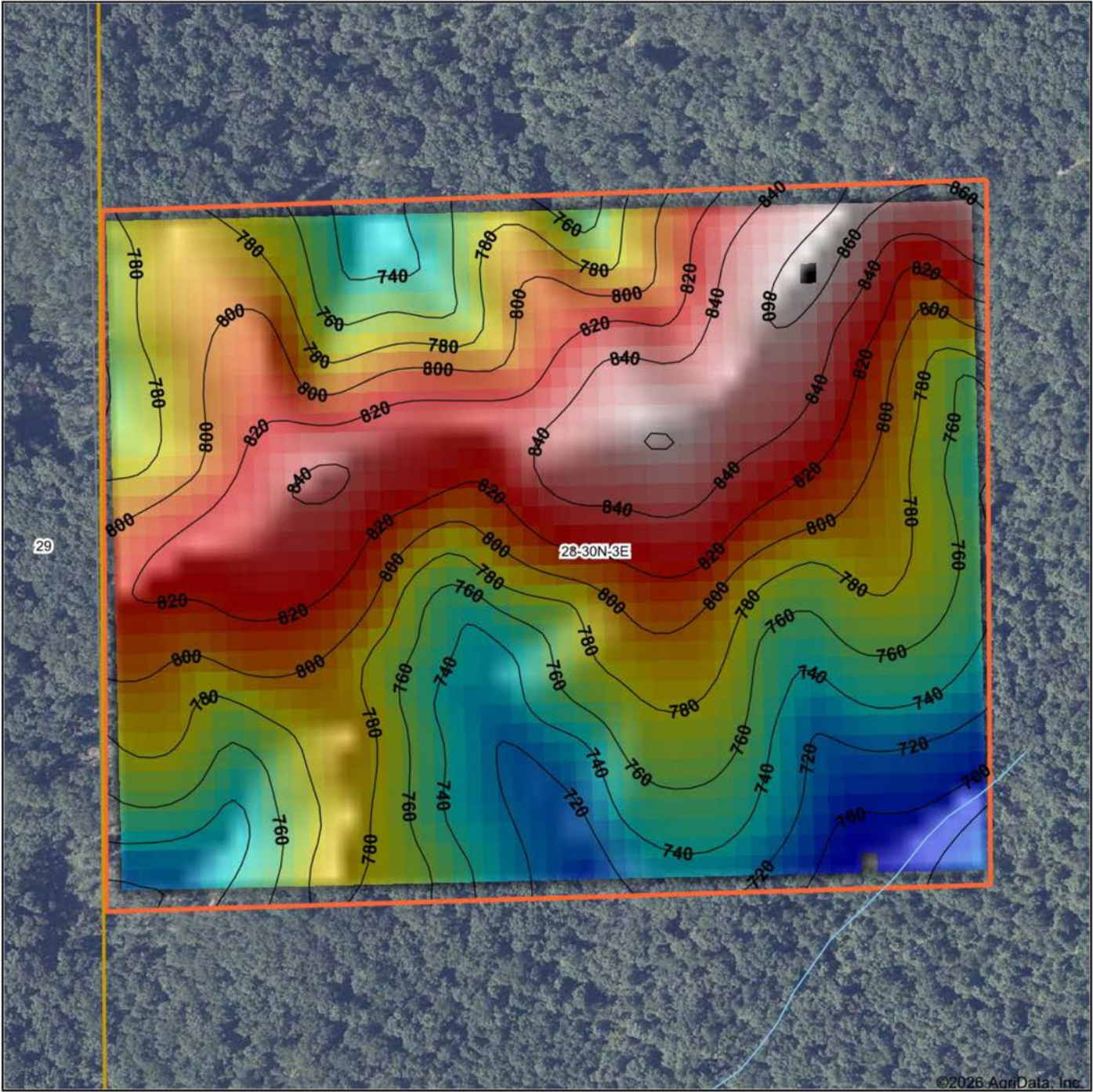
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28-30N-3E
Wayne County
Missouri



10/6/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
Interval(ft): 20
Min: 692.9
Max: 865.1
Range: 172.2
Average: 785.4
Standard Deviation: 40.81 ft

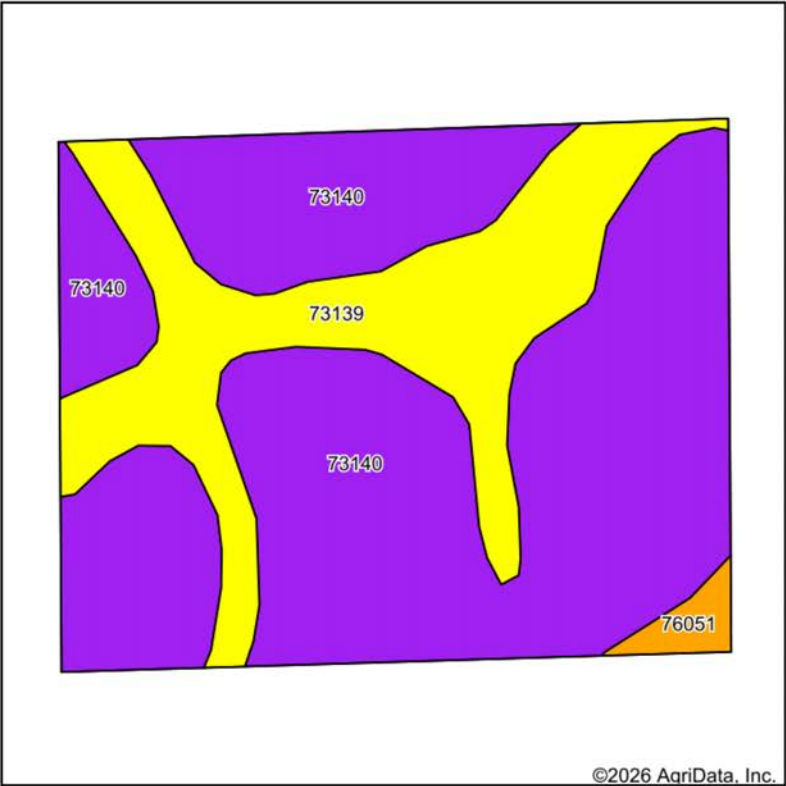


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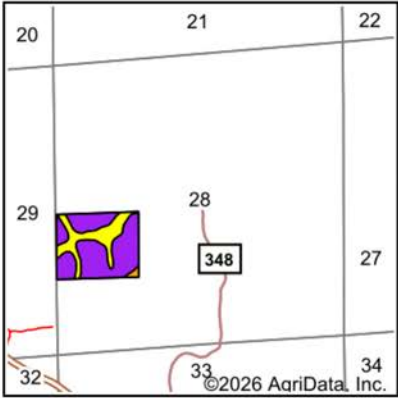
28-30N-3E
Wayne County
Missouri

Boundary Center: 37° 14' 50.15, -90° 44' 0.09

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Wayne**
Location: **28-30N-3E**
Township: **Benton**
Acres: **41.74**
Date: **10/6/2026**



Maps Provided By:



Area Symbol: MO223, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73140	Clarksville-Scholten complex, 15 to 45 percent slopes, very stony	30.07	72.0%		Somewhat excessively drained	VIIs	15	15	7
73139	Poynor-Clarksville-Scholten complex, 8 to 15 percent slopes, stony	11.01	26.4%		Well drained	IVs	48	46	35
76051	Tilk-Secesh complex, 1 to 3 percent slopes, occasionally flooded	0.66	1.6%		Well drained	IIIw	67	67	47
Weighted Average						5.43	*n 24.5	*n 24	*n 15

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

Soils data provided by USDA and NRCS.

WETLANDS MAP



State: **Missouri**
Location: **28-30N-3E**
County: **Wayne**
Township: **Benton**
Date: **10/6/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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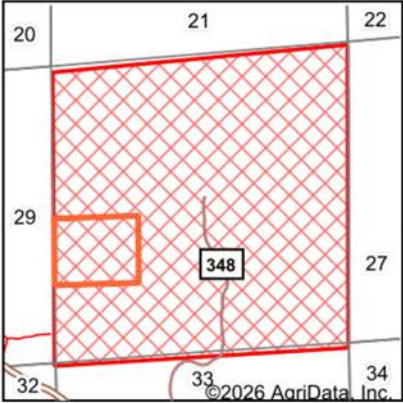


0ft 430ft 861ft

Classification Code	Type	Acres
R4SBC	Riverine	0.11
Total Acres		0.11

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

LEGAL DESCRIPTION MAP



Acres: 41.74
Date: 10/6/2026
Township: Benton
County: Wayne
State: Missouri



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PLSS Source: Bureau of Land Management (BLM)
PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

Short Legal:

28-30N-3E

***Other Classification Type: Unknown**

Long Legal:

SECTION 28, TOWNSHIP 30 NORTH, 3 EAST, WAYNE COUNTY, MISSOURI

This map displays a section of the Nebraska Public Lands Inventory, featuring a grid of sections (1-36) and townships (T29N, R3E to T30N, R4E). The map includes major roads like Jameson Rd, S Front St, and Canyon Rd, and labels for counties such as Union, Benton, and Wayne. A red rectangle highlights a specific area in the center, and various section numbers are marked throughout the grid.



Maps Provided By:



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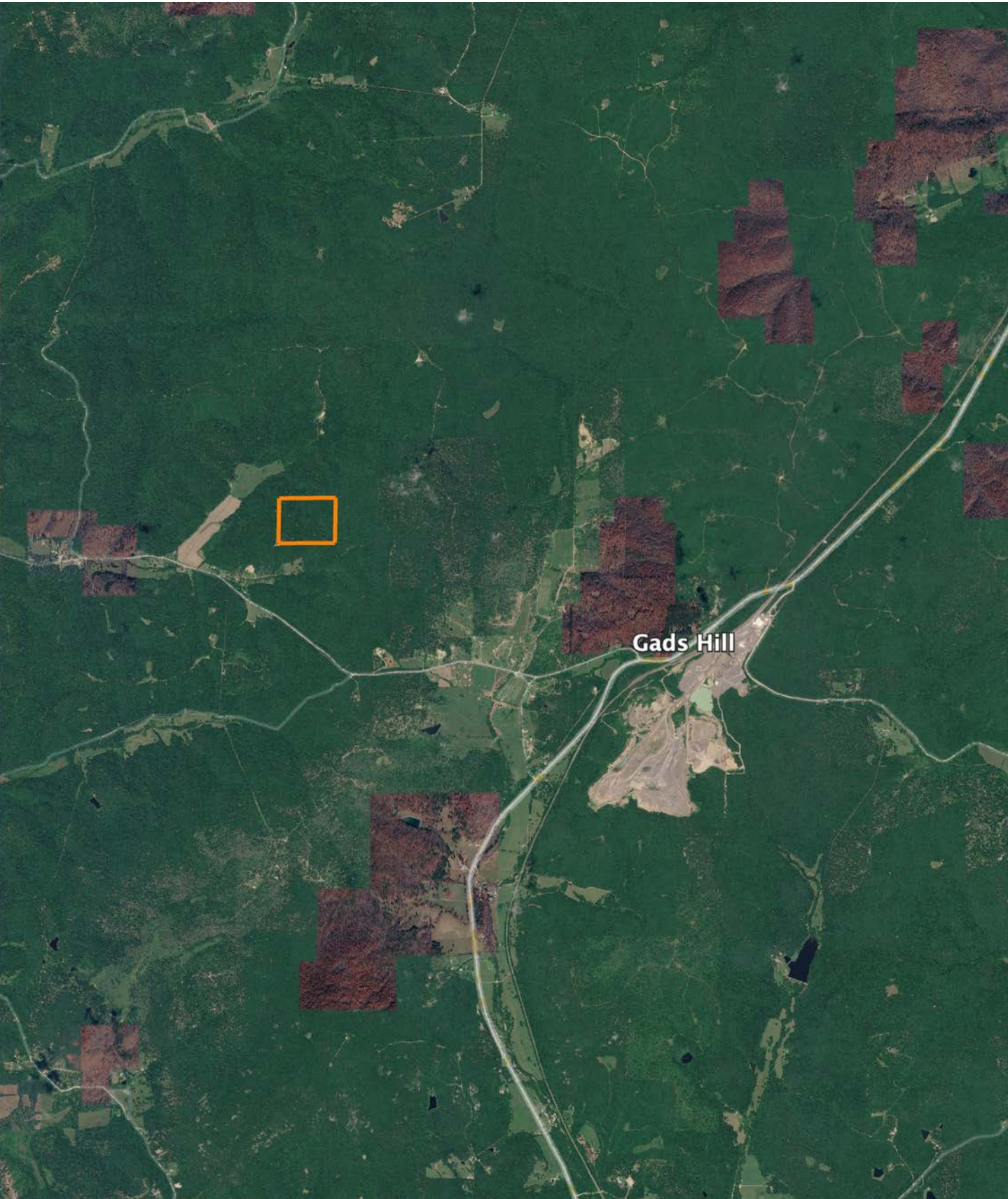
Map Center: 37° 14' 54.37, -90° 42' 31.57

0ft 6213ft 12425ft



10/6/2026

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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