



# Weaubleau Prairie 190

190.00 Acres

St. Clair County, MO

\$1,178,000



# Weaubleau Prairie 190

TOTAL ACRES:

190.00

PRICE:

\$1,178,000

COUNTY:

St Clair County

CLOSEST TOWN:

Weaubleau, MO

## Activities & Amenities:

Cattle/Ranch  
Fishing  
Hunting - Big Game  
Hunting - Small Game  
Pond/Lake

## Land Details:

Address: 3505 SE 1379 Rd,  
Weaubleau, Missouri 65774, USA  
Closest Town: Osceola  
Total Acres: 190.00  
Topography: Rolling  
Tillable/Crop/Orchard Acres: .75

## Building Details

Outbuildings: 2  
Types of Outbuildings:

- Machine Shed 60'x60'
- Storage shed 60'x25'

## Property Summary

190 acres of lespedeza/fescue blend pasture with several hardwood draws, numerous ponds and several outbuildings.

## Land

Nestled in the heart of the countryside, this expansive 190-acre property offers a serene blend of natural beauty and agricultural opportunity. Perfectly suited for ranching, livestock, or recreational use, this property features gently rolling pastures, open fields, pecan grove and abundant water resources.

At its centerpiece are two large, picturesque ponds, providing an excellent source of water for livestock, fishing, or simply enjoying the peaceful, reflective views. The ponds are surrounded by lush grasses, creating an idyllic setting for picnics, outdoor activities, or wildlife watching.

The land is fully fenced and ready for cattle or other grazing animals, with well-maintained pastures that are ideal for hay production or rotational grazing. Ample space provides opportunities to build your dream farmhouse, equestrian facilities, or weekend getaway cabin.

Located in a quiet rural area between Truman Lake and Pomme De Terre Lake, this property combines privacy and tranquility with easy access to nearby amenities, making it a rare find for those seeking a large parcel of land with endless possibilities. Whether you're looking to expand your agricultural operations, enjoy outdoor recreation, or establish a peaceful homestead, this 190-acre gem is a must-see.

Contact me today to schedule a viewing and explore the potential of this remarkable property.

## Agriculture

190 acres of lush lespedeza/fescue blend pasture, several wooded draws and numerous ponds. Majority of pasture soil is Barden silt loam, 1 to 5 percent slopes and a 75 NCCPI rating.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







Boundary 190.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40038	Barden silt loam, 1 to 5 percent slopes	112.82	59.24	0	75	2e
70024	Goss very gravelly silt loam, 15 to 35 percent slopes, very stony	62.95	33.05	0	11	6e
70008	Goss gravelly silt loam, 3 to 8 percent slopes	14.69	7.71	0	60	3e
TOTALS		190.46(*)	100%	-	52.69	3.4

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
Wild Life	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion


(s) soil limitations within the rooting zone (w) excess of water

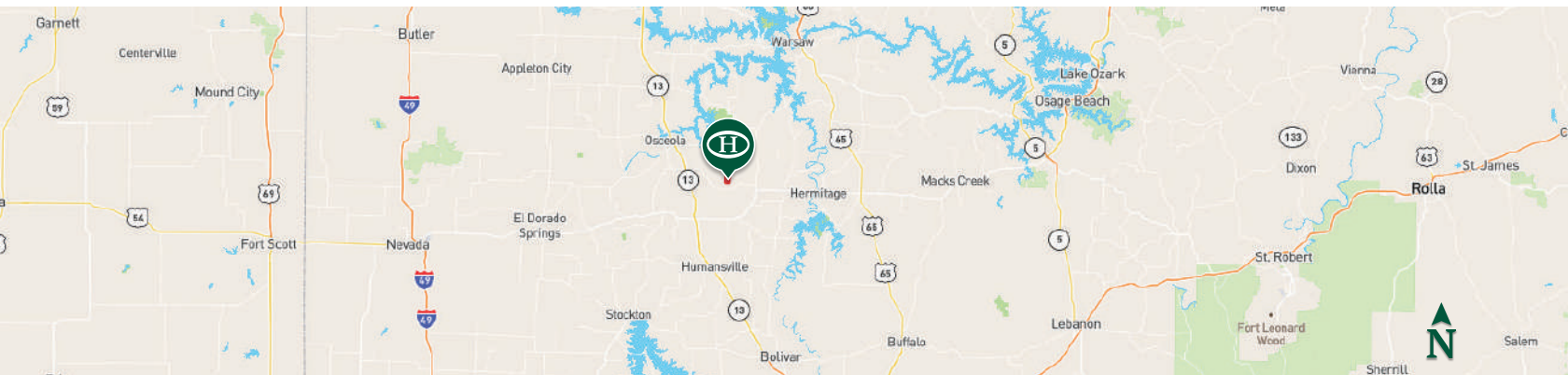









**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



## Brian Kennon

-  Broker Associate, Licensed MO & KS
-  [Brian@HaydenOutdoors.com](mailto:Brian@HaydenOutdoors.com)
-  660.287.8351

  
**HAYDEN  
 OUTDOORS.**  
**REAL ESTATE**

