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Online Only Real Estate Auction  
**30250 Starling Dive, Stoutland, MO 65567**

**3BR/2BA HOME  
w/ OUTBUILDINGS  
ON 93.88± AC**



***Bidding Closes: 6PM***  
***Wednesday, April 16, 2025***

***Viewing: 12-2PM***  
***Sunday, April 13, 2025***

County: Laclede ♦ 2023 Taxes: \$25

Exemptions: None

Parcel Number: 08-3.0-07-000-000-005.000

Zoning: Unincorporated

Total Lot Size: 93.88± Ac

Schools: District SR2

Terms: \$25,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

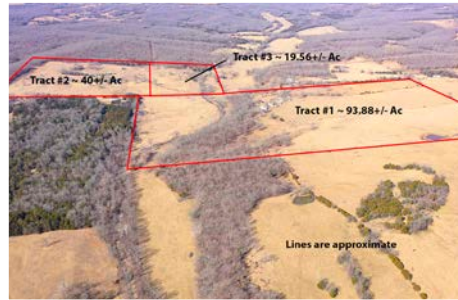
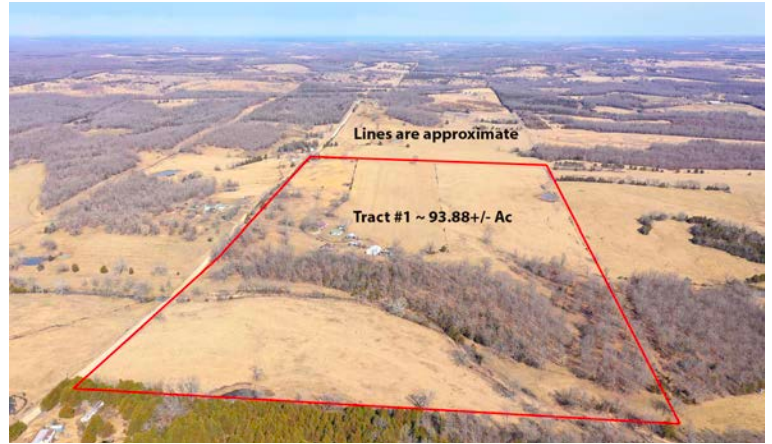
Any announcement made day of sale takes precedence over any printed material

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

# *Additional Property Photographs*

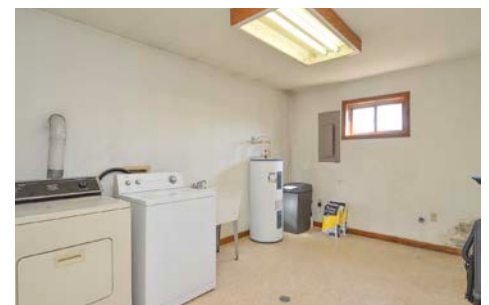


# 30250 Starling Dive Property Information

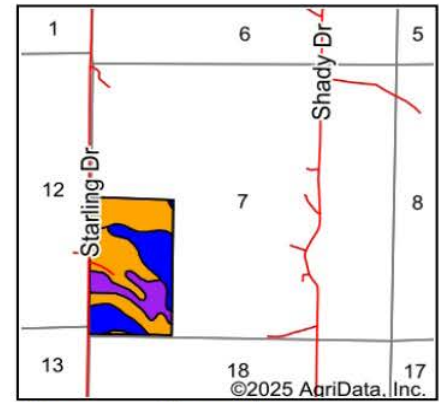
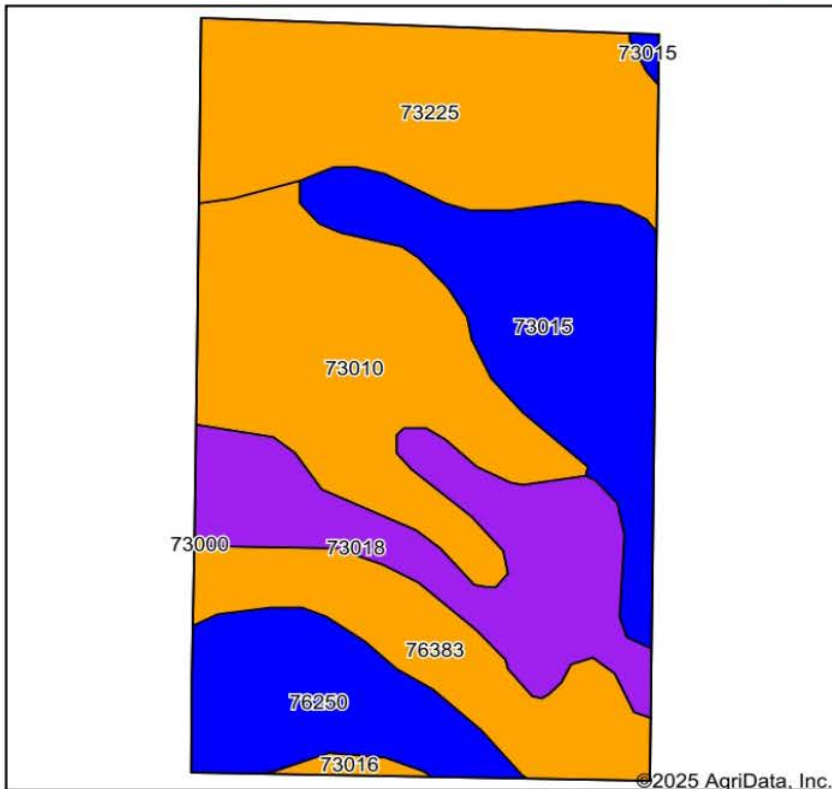
3BR/2BA Earth Home ~ 1,620± Total Finished Sq. Ft. ♦ Year Built: 1991 ♦ Forced Air Heating ♦ Central Air Propane Gas Furnace (New in 2023) ♦ Electric Water Heater ♦ Water & Sewer: Well/Lagoon ♦ Roof: Shingle Basement: None, Slab ♦ Electric: Circuit Breaker ♦ Gravel Driveway ♦ Detached 2 Car Garage ♦ Attached 1 Car Garage 28' x 30' Barn w/ 12' Shed ♦ 28' x 30' Barn w/ 16' Shed ♦ 40' x 60' Hay Barn w/ 16' Ceiling



Nestled on a sprawling 93.88± acres, this 3BR/2BA earth home with attached single car garage offers the perfect blend of serenity and sustainability in Stoutland, MO! The main residence features a large living room that opens to the combined kitchen and dining area complete with appliances and breakfast bar. Two equally spacious bedrooms share a full bathroom off the main hallway with the oversized primary suite directly across from a ¾ bathroom. The laundry/mud room can be accessed from the home's attached single car garage which offers additional storage space. These 98.33± acres, once used as a working cattle farm, are a perfect mixture of tillable ground and gently rolling pastures. The various outbuildings also being sold with property, include a detached two car garage, a 28' x 30' pole barn with an attached 12' shed, an additional 28' x 30' pole barn with an attached 16' shed, and a 40' x 60' hay barn with 16' ceiling built in 2016. There is also a second residence that is in various stages of disrepair and will need to be completely renovated or removed. The property is located directly off Starling Dive, just minutes from I-44. Whether you are looking for privacy, a family retreat, or a homestead, this property offers endless possibilities. In addition, Tract #2 - 40± Ac. and Tract #3 - 19.56± Ac. could be purchased separately.



# Soils Map



State: **Missouri**  
 County: **Laclede**  
 Location: **7-35N-14W**  
 Township: **May/Smith**  
 Acres: **92.09**  
 Date: **3/21/2025**

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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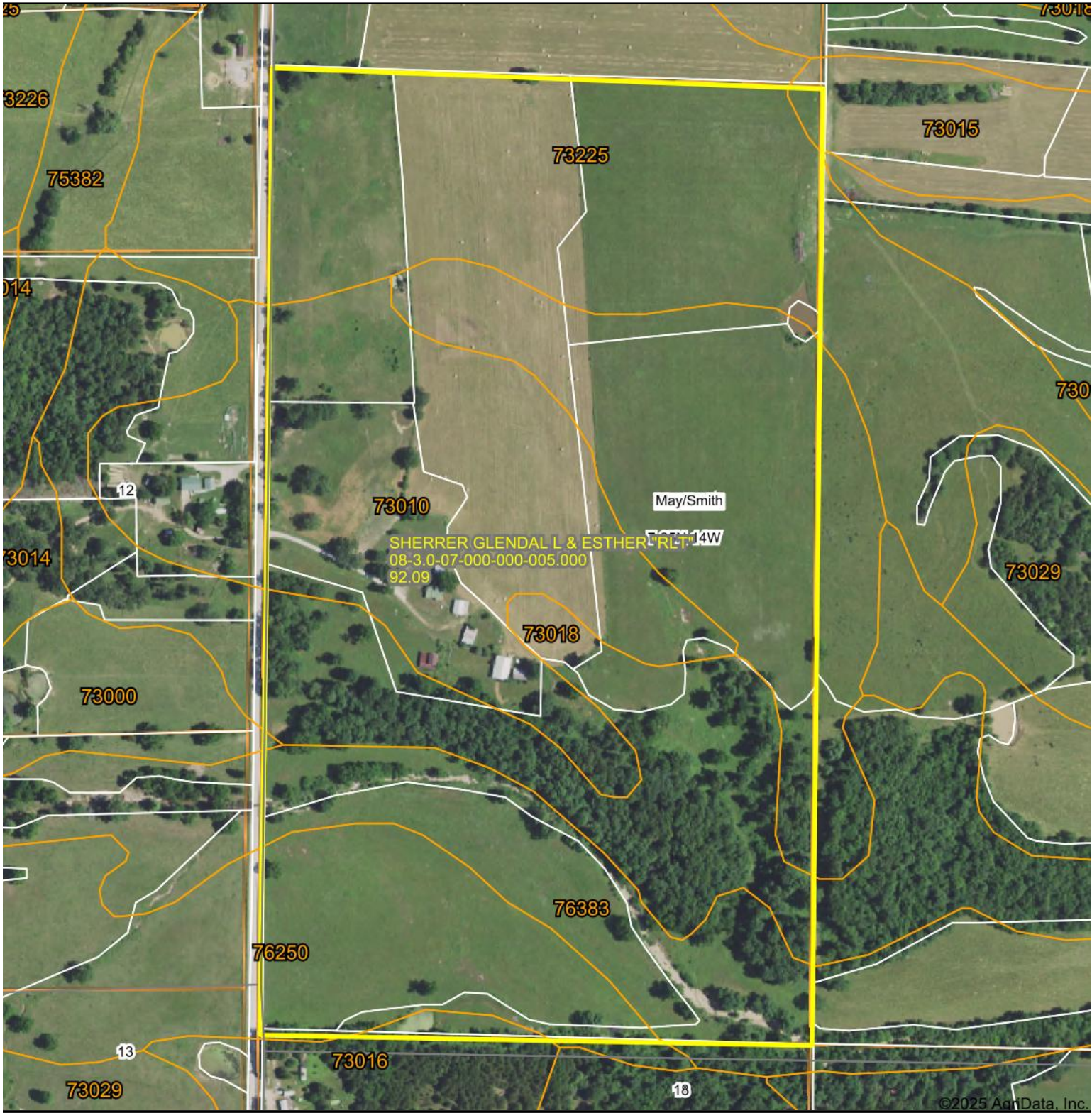
Area Symbol: MO105, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue AUM	Tall fescue Tons	Tall fescue seed Lbs
73225	Ocie-Gatewood complex, 3 to 8 percent slopes	20.53	22.3%		Ille	4	7	5			6		5	5	
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	20.44	22.2%		Illw	2	3	1			1		2	2	
73015	Viraton silt loam, 1 to 3 percent slopes	16.14	17.5%		Ile	3	5	4	1	3	5		5	5	
73018	Clarksville very gravelly silt loam, 15 to 35 percent slopes	14.16	15.4%		Vlle	4	7	5			6		5	5	
76383	Cedargap silt loam, 0 to 2 percent slopes, frequently flooded	10.35	11.2%		Illw	2	4	3			2		3	3	
76250	Britwater silt loam, 0 to 2 percent slopes, rarely flooded	9.84	10.7%		Ile	6	8	8			7		7	7	
73016	Viraton silt loam, 3 to 8 percent slopes	0.63	0.7%		Illw	3	6	4		2	4		5	5	
Weighted Average					3.33	3.4	5.5	4	0.2	0.5	4.4	*-	4.3	4.3	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



Map Center: 37° 46' 39.35, -92° 31' 12.88

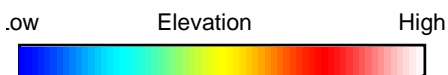
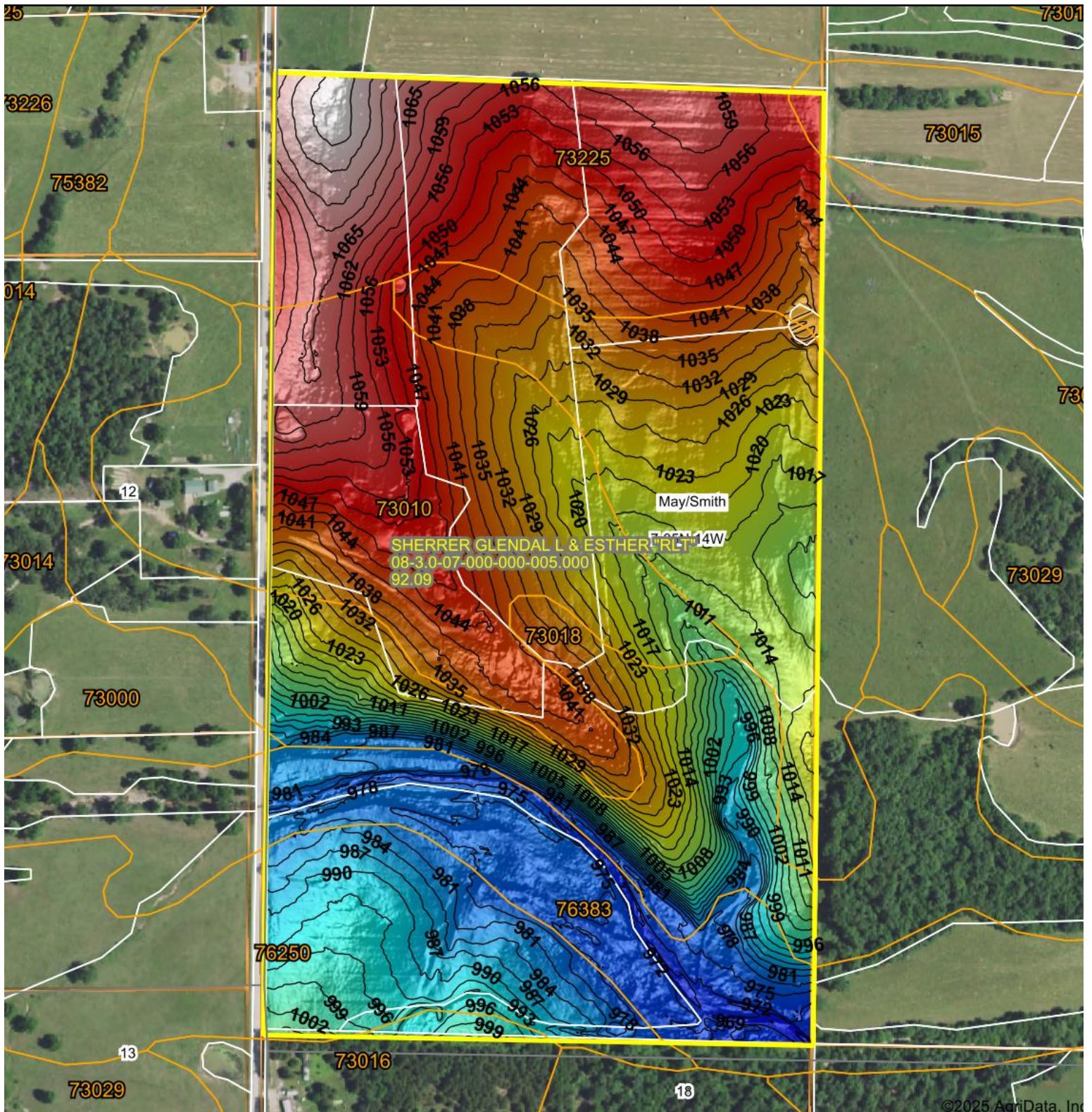
0ft 435ft 870ft

7-35N-14W  
Laclede County  
Missouri



3/21/2025

# Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

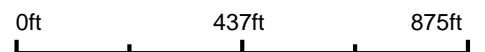
Min: 965.0

Max: 1,078.6

Range: 113.6

Average: 1,022.8

Standard Deviation: 28.64 ft



**7-35N-14W**  
**Laclede County**  
**Missouri**

Boundary Center: 37° 46' 39.35, -92° 31' 12.88

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

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FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

