

MIDWEST LAND GROUP PRESENTS

35 ACRES IN

# DADE COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# SOUTHWEST MISSOURI TURKEY FARM

Midwest Land Group proudly presents this turn-key turkey production farm located south of Lockwood, Missouri in southern Dade County. This farm is a complete set-up, comprised of 8 grower barns with curtain sidewalls. The barns feature Chore-Tronics control panels, Chore-Time feeders, Plasson drinkers, Pro-Terra curtain controllers, and two PTO-driven backup generators. Additional buildings include a 7,000 square foot composter/stacking shed, 36'x88' machine shed, an old dairy barn (needs roof), and two 5700-bushel Butler grain bins. Sellers will include a full lineup of operating equipment and machinery, including two 4WD tractors, a skid-steer loader, litter handling equipment, rotary mower, barn sprayers, a grain auger, and a stockpile of supplies and replacement parts. The barns operate off of 2 wells (500' and 625'), with rural water access for backup. The property covers 35 +/- acres, all of which

are comprised of class II soils, with additional pasture acreage possible. This 35 acres includes the homestead, barns, outbuildings, and an old farmhouse (condition unknown).

The farm also features a 2019 model Cavalier doublewide mobile home with 4 bedrooms and 2 bathrooms on a block foundation. This home features lots of open space, separate living and family rooms, kitchen with prep island, central heat and air, and is zone 3 northern climate rated. An older farmhouse is still present on the farm as well, but currently vacant. The farm is in a great location, just a mile from State Highway 97. This farm is a complete set-up, and ready to grow birds for its next owner. Farm operation figures are available upon request. The property is located in the Lockwood School District.





# PROPERTY FEATURES

PRICE: **\$1,175,000** | COUNTY: **DADE** | STATE: **MISSOURI** | ACRES: **35**

- 8 tunnel-style barns (4-480'x40'; 2-630'x40'; 2-300'x40')
- Chore-Tronics Model 18 and Model 24 barn controllers
- Chore-Time feeding system
- Plasson poultry drinkers
- 2 - PTO backup generators
- 2 wells, plus rural water back-up
- 40,000 - 44,000 birds per flock
- Farm averages 2.5 flocks of birds per year
- Currently on year to year Butterball grower contract
- 35 +/- acres class II silt loams (Crelton and Barden)
- 2 - 5700 bushel Butler grain bins
- Cavalier mobile home built in 2019
- Home is thermally rated for Zone 3, northern climates
- 2,200 square feet of living space, 4 bed/2 bath
- Equipment list available (upon request)
- Farm financials available
- Lockwood schools





# 8 TUNNEL-STYLE BARN

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40,000 - 44,000 BIRDS PER FLOCK

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2 - 5700 BUSHEL BUTLER GRAIN BINS

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# EXTENSIVE EQUIPMENT LIST AVAILABLE





# 35 +/- ACRES CLASS II SILT LOAMS

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# 4 BED 2 BATH 2,200 SQ. FT. MOBILE HOME

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# ADDITIONAL PHOTOS





# AERIAL MAP



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Maps Provided By:



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Map Center: 37° 20' 20.27, -93° 56' 19.09

**18-30N-27W**  
**Dade County**  
**Missouri**

0ft 394ft 788ft

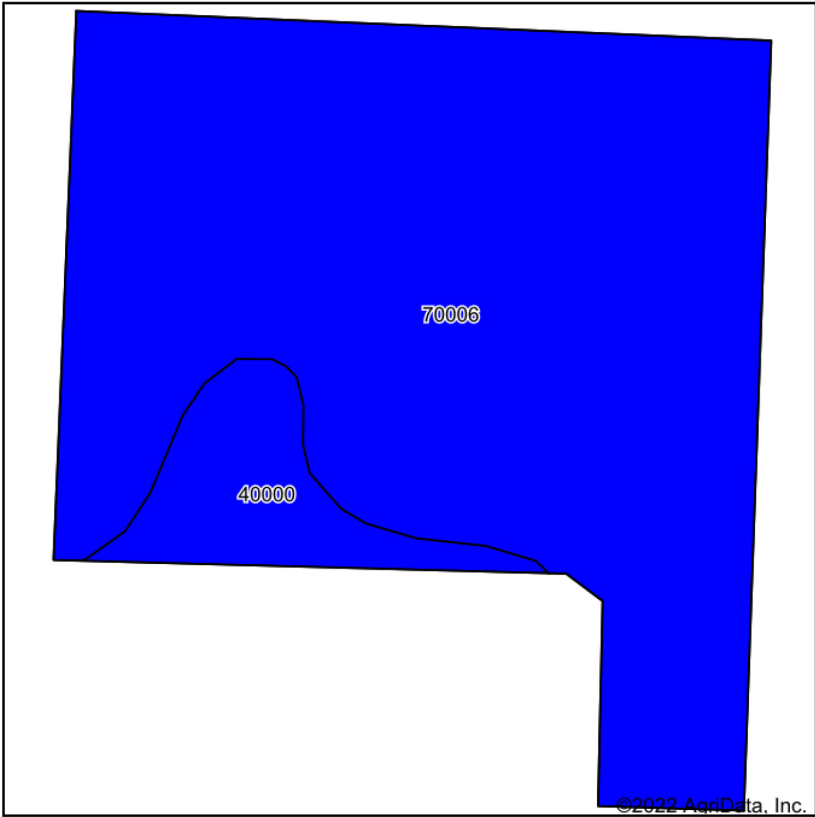


8/9/2022

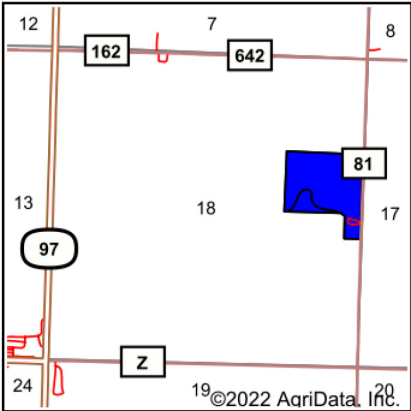


# SOIL MAP

## Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Dade**  
Location: **18-30N-27W**  
Township: **Smith**  
Acres: **33.81**  
Date: **8/9/2022**



Maps Provided By:



Area Symbol: MO057, Soil Area Version: 30										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Corn	*n NCCPI Soybeans
70006	Creldon silt loam, 1 to 3 percent slopes	30.71	90.8%		Ile	3	5	5	60	47
40000	Barden silt loam, 1 to 3 percent slopes	3.10	9.2%		Ile				71	66
Weighted Average					2.00	2.7	4.5	4.5	*n 61	*n 48.7

\*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.



# AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



**SCOTT SUDKAMP,**  
LAND AGENT

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## MidwestLandGroup.com

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