

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

LIVINGSTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

15 +/- ACRE BUILD SITE WITH BEAUTIFUL HARDWOODS

Don't hesitate on this beautiful build site in a great location. Just 10 minutes outside of Chillicothe, this build site sits perfectly for a quick drive to town! From the rolling topography to the mature oak trees, this farm is sure to catch the eye. There are multiple build sites on this tract. If you are looking for seclusion, build on the eastern portion of the farm tucked back from the road. Or build off the road to leave the rest for hunting.

The possibilities are endless on this one! As you tour the farm you will notice the owner has maintained this farm very well by also adding in a culvert with a graveled road leading to a perfect build site across the wet weather creek! This farm would offer great hunting potential, don't let the size fool you as there are plenty of mature whitetails roaming the area! Don't hesitate on this one as it is sure to not last long!



PROPERTY FEATURES

PRICE: **\$120,000** | COUNTY: **LIVINGSTON** | STATE: **MISSOURI** | ACRES: **15**

- 15 +/- acres
- Chillicothe School District
- Multiple build sites
- Secluded build sites
- Hunting
- Rolling topography
- Rock crossing
- Beautiful build site
- Mature timber
- Turkey
- Whitetail



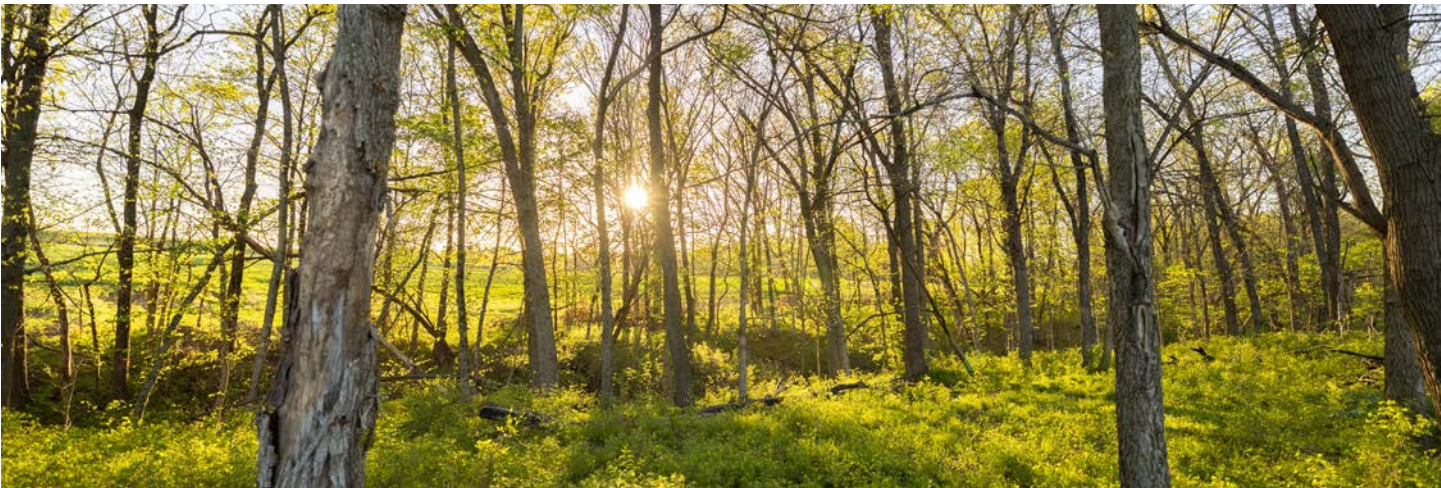
15 +/- ACRES



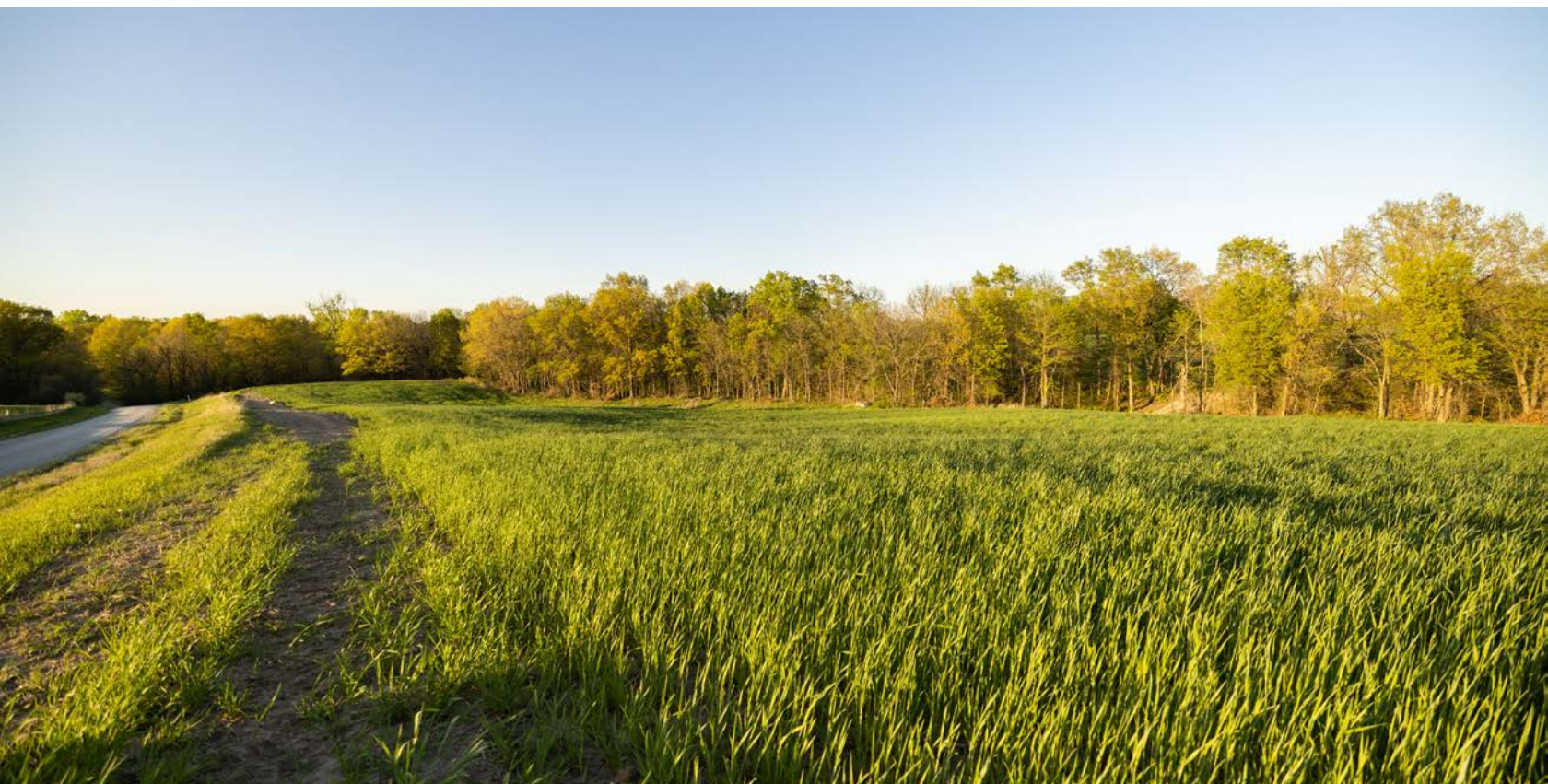
ROCK CROSSING



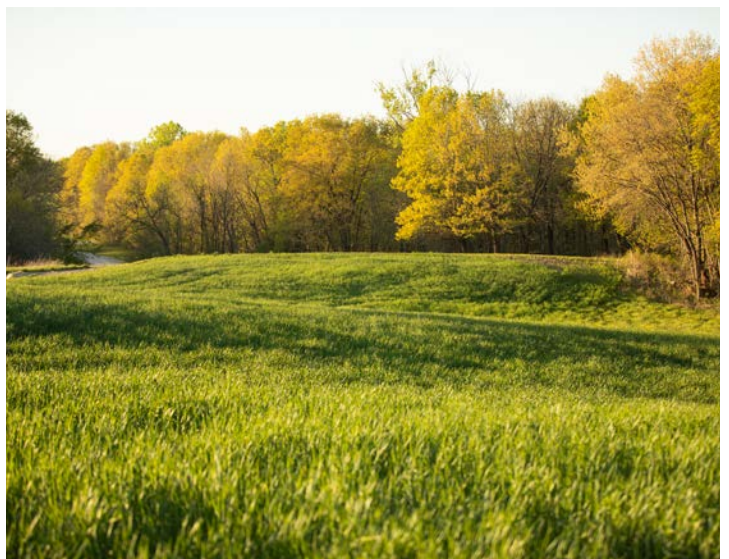
MATURE TIMBER



BEAUTIFUL BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 39° 51' 55.04, -93° 37' 6.04



Maps Provided By:



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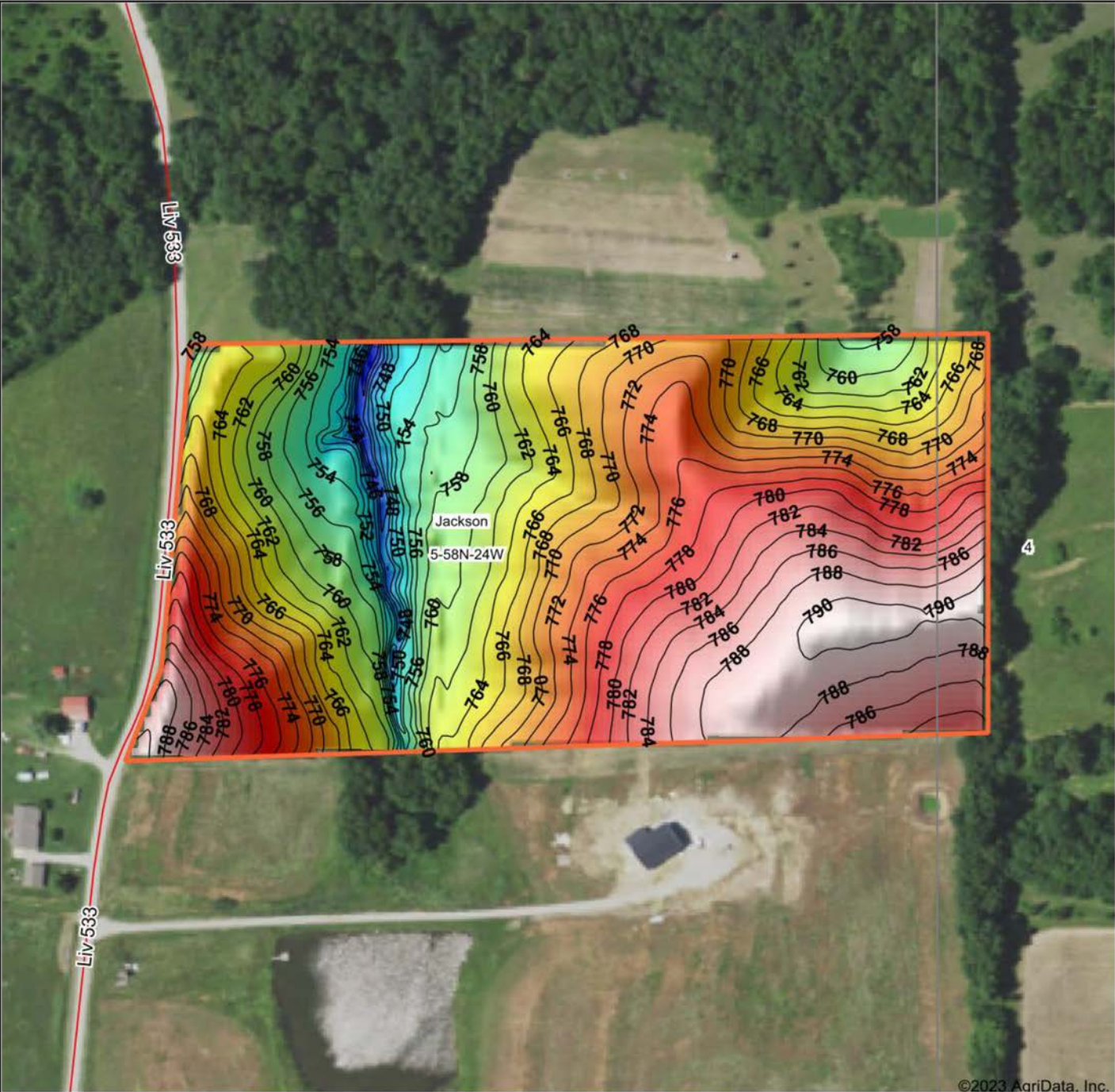
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5-58N-24W
Livingston County
Missouri



4/19/2023

HILLSHADE MAP



©2023 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 2
Min: 737.8
Max: 791.3
Range: 53.5
Average: 770.6
Standard Deviation: 11.65 ft

0ft 225ft 451ft

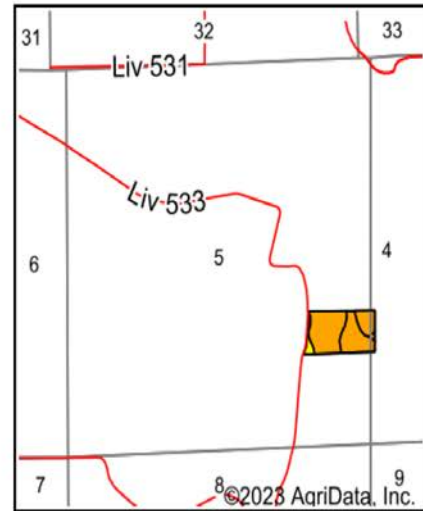
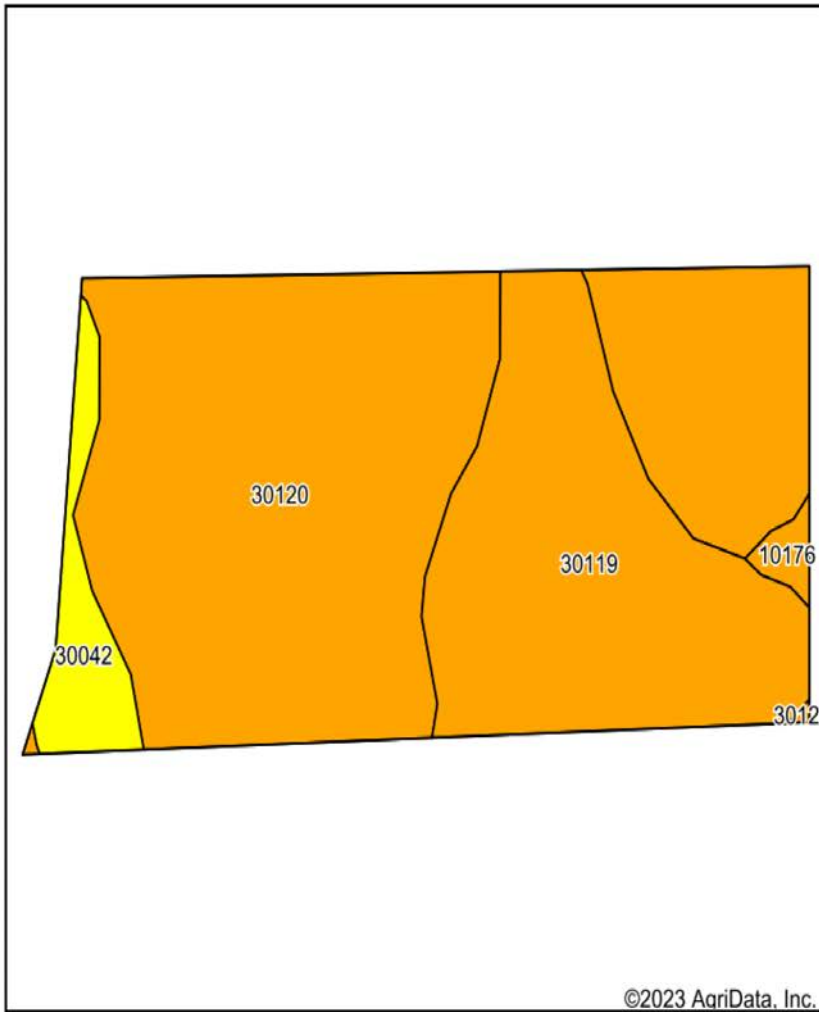


4/19/2023

5-58N-24W
Livingston County
Missouri

map center:39° 51' 55.04, -93° 37' 6.04

SOIL MAP



State: **Missouri**
 County: **Livingston**
 Location: **5-58N-24W**
 Township: **Jackson**
 Acres: **15.63**
 Date: **4/19/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

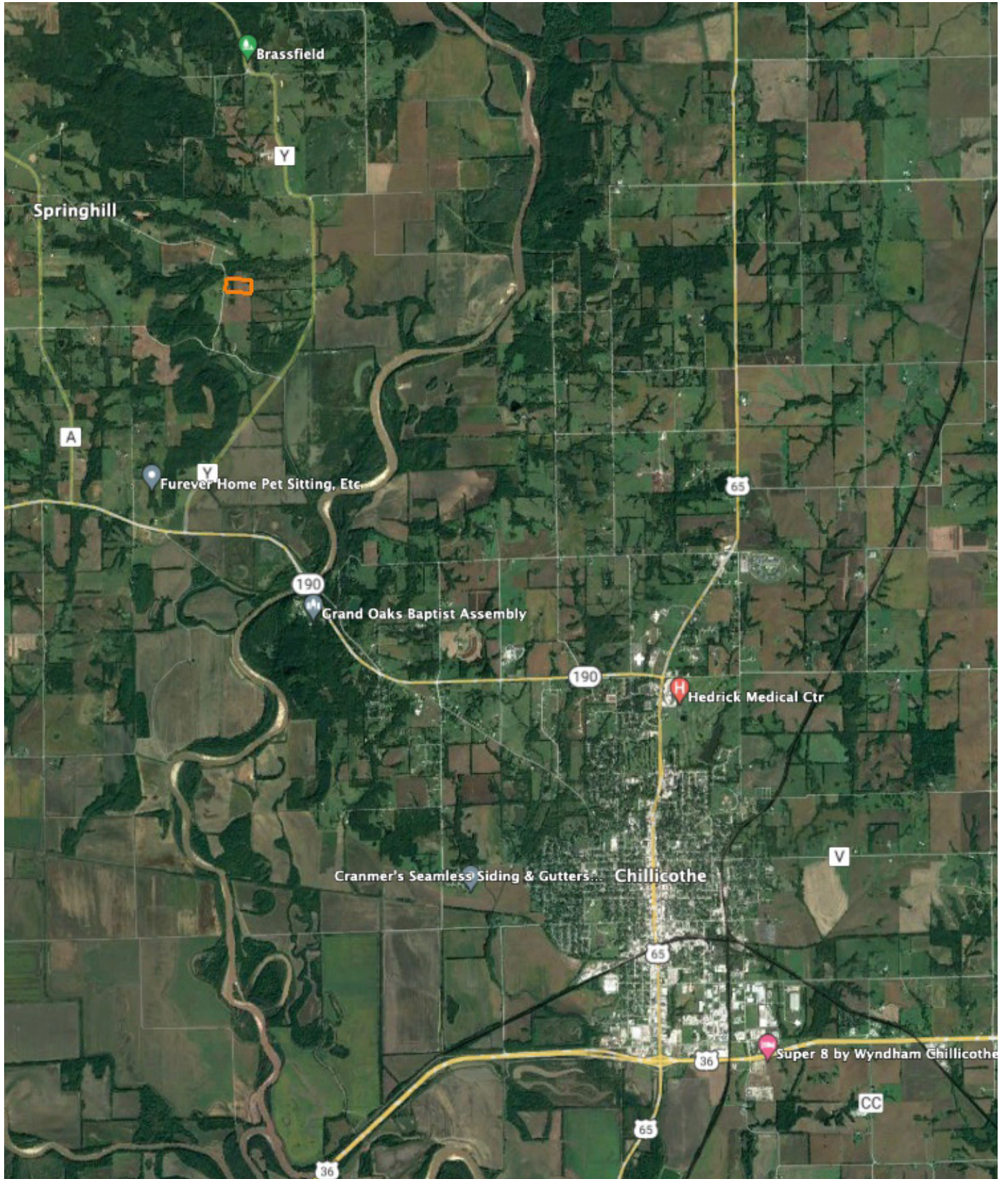
Area Symbol: MO117, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	9.80	62.7%		IIIe			69	67	58
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	4.86	31.1%		IIIe			73	73	57
30042	Caleb silt loam, 9 to 14 percent slopes, eroded	0.81	5.2%		IVe	83	28	73	73	61
10176	Weller silt loam, 3 to 9 percent slopes	0.16	1.0%		IIIe			82	82	63
Weighted Average					3.05	4.3	1.5	*n 70.6	*n 69.3	*n 57.9

*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

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



JORDAN BABB,

LAND AGENT

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