

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

LIVINGSTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

30 +/- ACRE RECREATION FARM WITH RIVER ACCESS

Farms like this very seldom hit the open market. This 30 +/- acre recreational farm has a ton of opportunities. The Thompson River access provides endless amounts of opportunities from waterfowl and fishing to summer fun with a large sandbar to enjoy. Not only does this farm offer excellent water aspects, but it also offers great hunting opportunities for the

whitetail and turkey hunter. This farm offers a large bedding area surrounded by ample amounts of food sources and is sure to provide a recipe for success in the woods. This farm does have easement access which provides more seclusion. The farm is also in a perpetual WRP contract. Properties with this amount of opportunity don't come often!



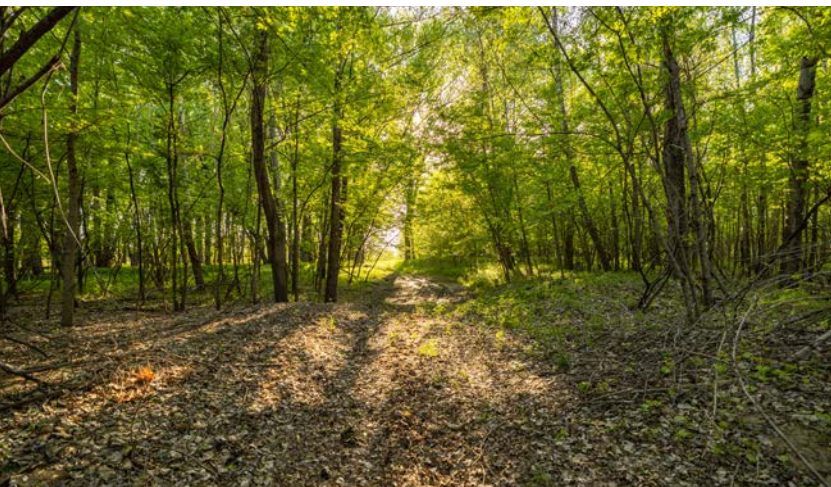
PROPERTY FEATURES

PRICE: **\$125,000** | COUNTY: **LIVINGSTON** | STATE: **MISSOURI** | ACRES: **30**

- 30 +/- acres
- Thompson River access
- Mature timber
- Ample bedding
- Camping
- Sandbar
- Fishing
- Bedding
- Waterfowl
- Turkey
- Whitetail



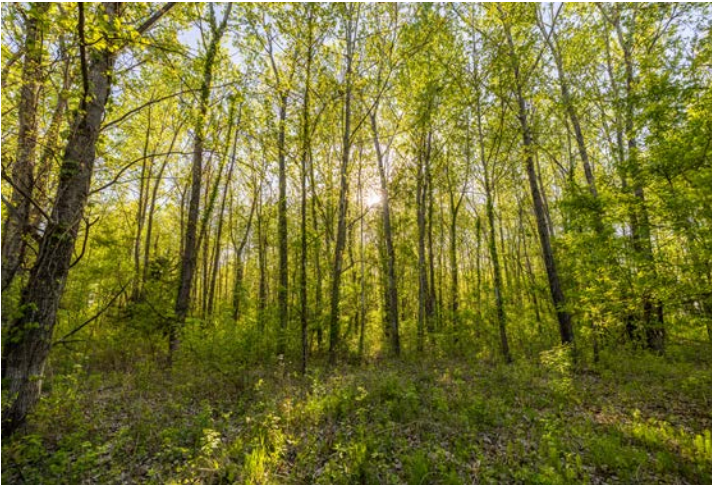
30 +/- ACRES



EASEMENT ACCESS



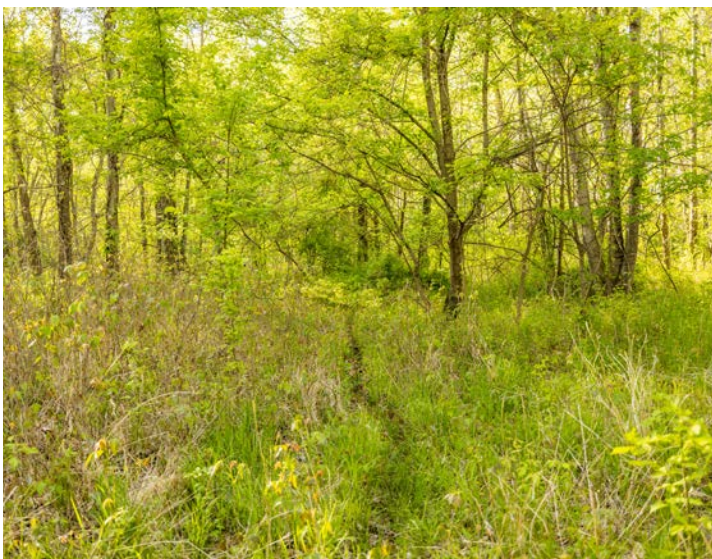
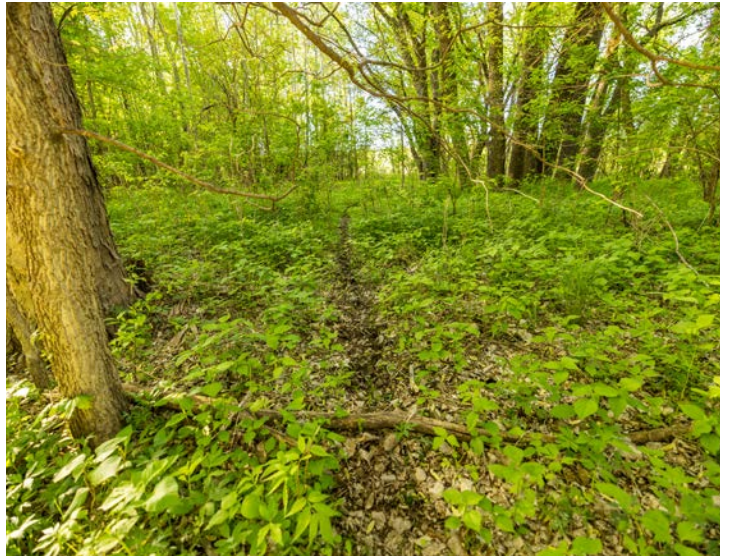
MATURE TIMBER



THOMPSON RIVER ACCESS



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 39° 53' 33.98, -93° 34' 36.21



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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26-59N-24W
Livingston County
Missouri

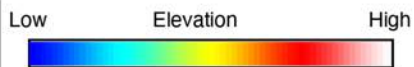


4/19/2023

HILLSHADE MAP



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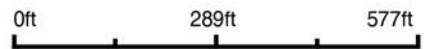


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Source: USGS 3 meter dem
Interval(ft): 2
Min: 692.0
Max: 717.7
Range: 25.7
Average: 707.6
Standard Deviation: 8.79 ft

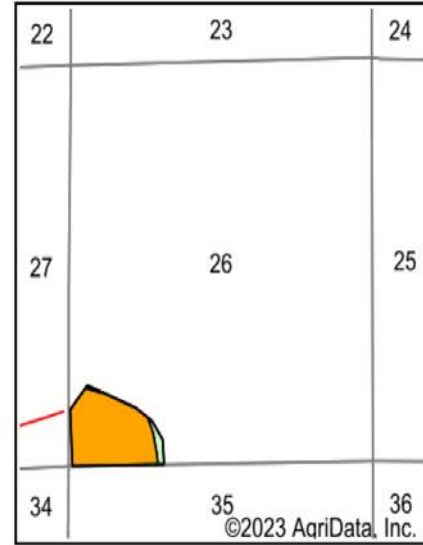
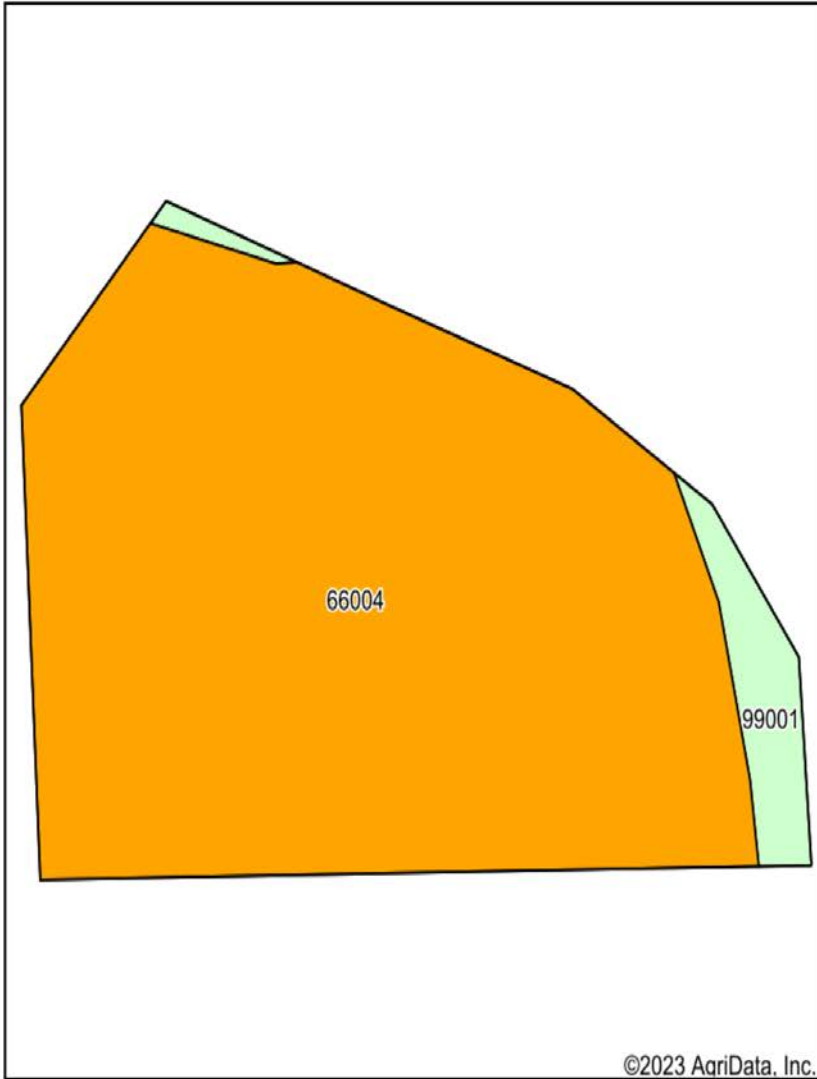


4/19/2023

26-59N-24W
Livingston County
Missouri

map center: 39° 53' 33.98, -93° 34' 36.21

SOIL MAP



State: **Missouri**
 County: **Livingston**
 Location: **26-59N-24W**
 Township: **Cream Ridge**
 Acres: **30.59**
 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
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	28.87	94.4%		Illw	5	1	60	59	47
99001	Water	1.72	5.6%							
Weighted Average					*-	4.7	0.9	*n 56.6	*n 55.7	*n 44.4

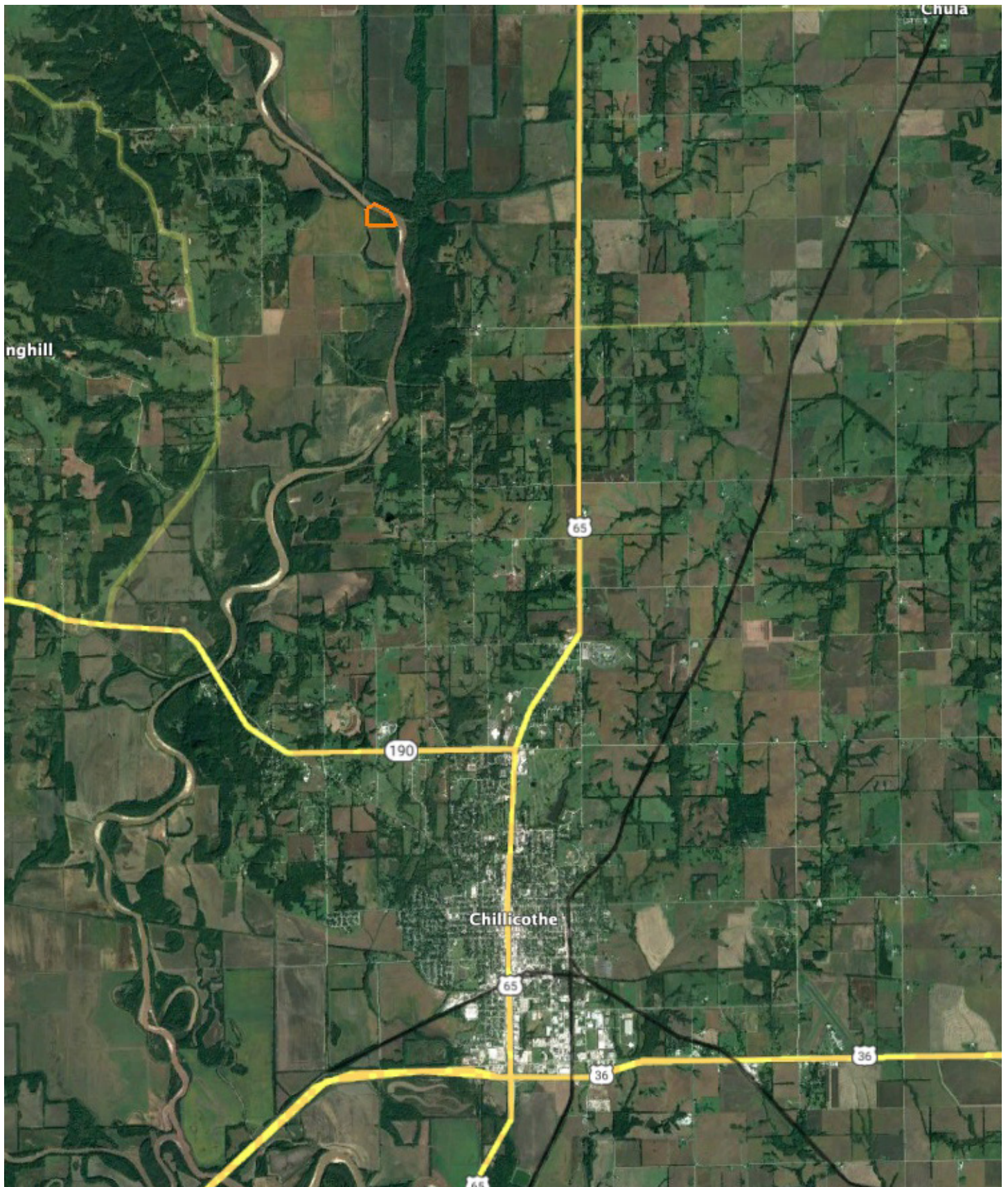
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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
816.410.3107
JBabb@MidwestLandGroup.com



MidwestLandGroup.com

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