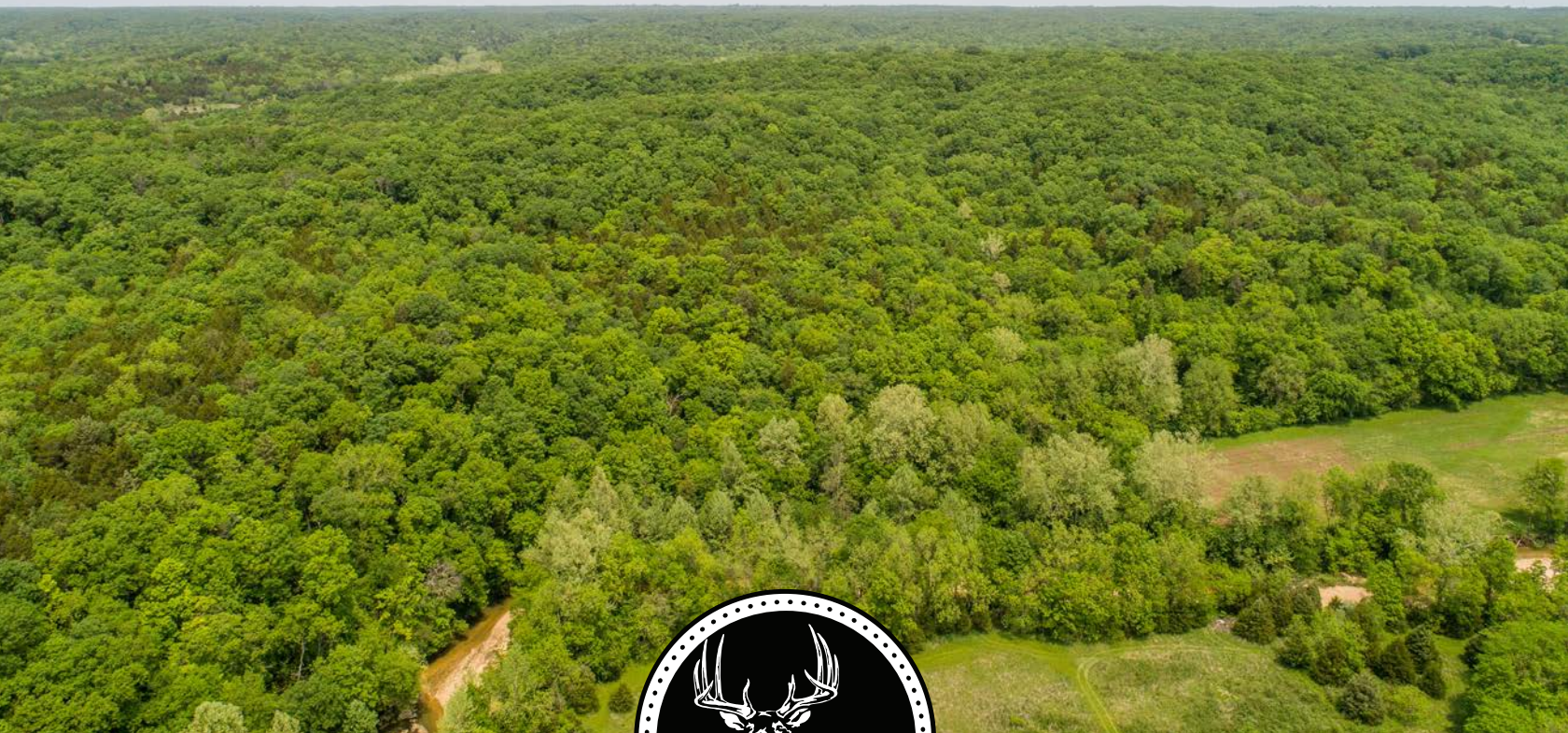


MIDWEST LAND GROUP PRESENTS

30 ACRES IN

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# WARREN COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# MATURE TIMBER TRACT WITH EASEMENT ACCESS

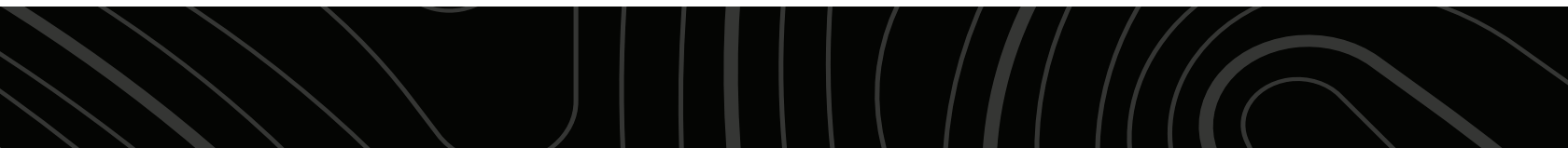
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This 30 +/- acre parcel located in Warren County, Missouri is available for purchase. With easement access off of Highway Y, you will have your own road that allows access to this mature timber tract.

In addition to awesome deer and turkey hunting, this parcel is very quiet and secluded. The diverse topography makes these 30 +/- acres feel much bigger!

This timber tract is very clean and undisturbed giving you and your plans a blank canvas.

If you have been on the lookout for a Warren County property that is no more than 15 minutes off Highway 70, has great deer and turkey hunting, mature timber, and is very clean and quiet...you're going to want to see this listing!



# PROPERTY FEATURES

PRICE: **\$220,500** | COUNTY: **WARREN** | STATE: **MISSOURI** | ACRES: **30**

- 30 +/- total acres full timber
- Easement access off Highway Y
- Mature timber
- Diverse topography
- Very secluded
- Very quiet
- Awesome deer hunting
- Awesome turkey hunting
- 13 minutes from Highway 70
- 40 minutes from Wentzville



# 30 +/- TOTAL ACRES FULL TIMBER

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The diverse topography makes these 30 +/- acres feel much bigger! This timber tract is very clean and undisturbed giving you and your plans a blank canvas.



# EASEMENT ACCESS OFF HIGHWAY Y

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## MATURE TIMBER

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# DEER & TURKEY HUNTING

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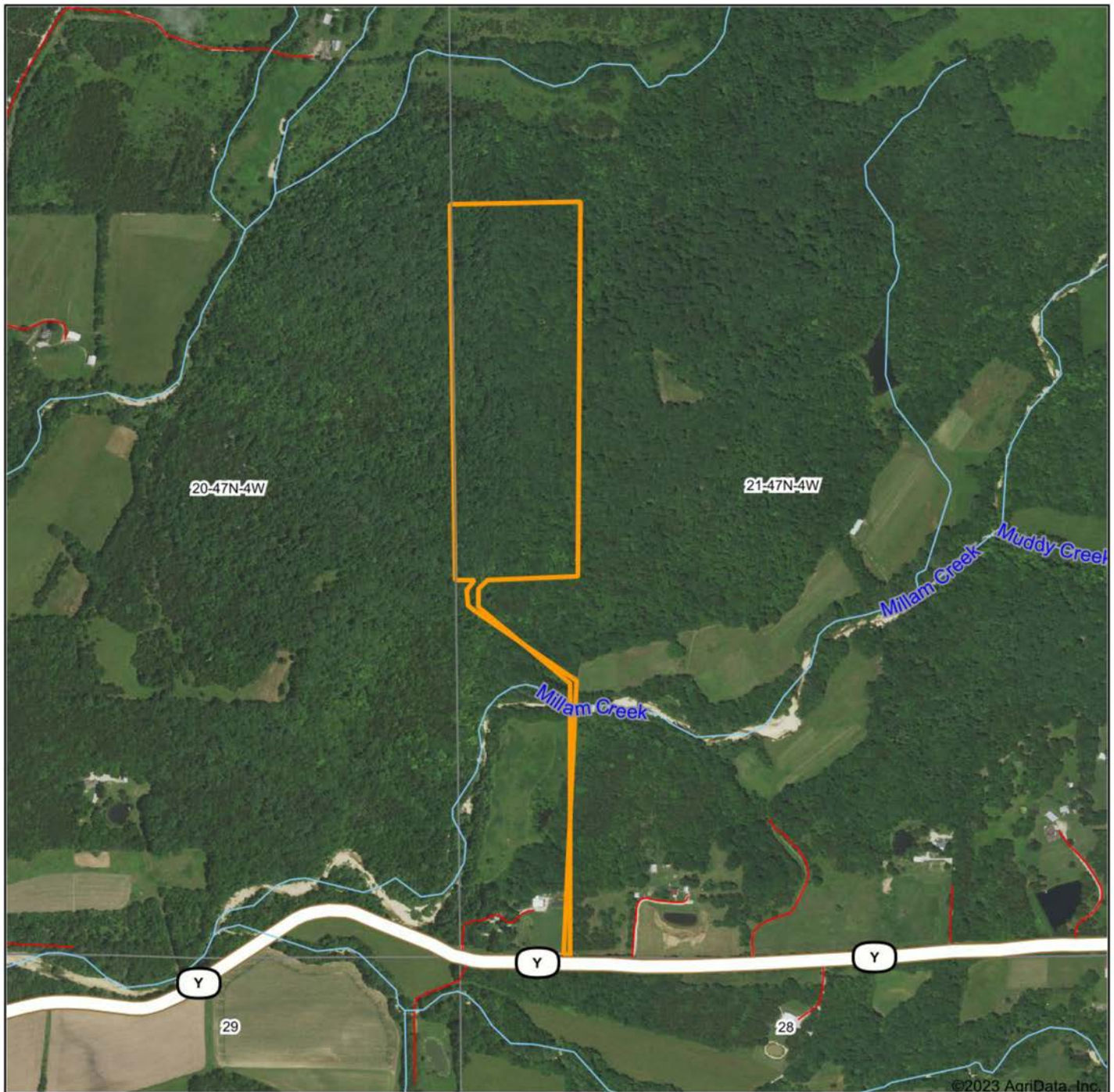


# ADDITIONAL PHOTOS

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# AERIAL MAP



Map Center: 38° 49' 17.5, -91° 22' 36.2



Maps Provided By:



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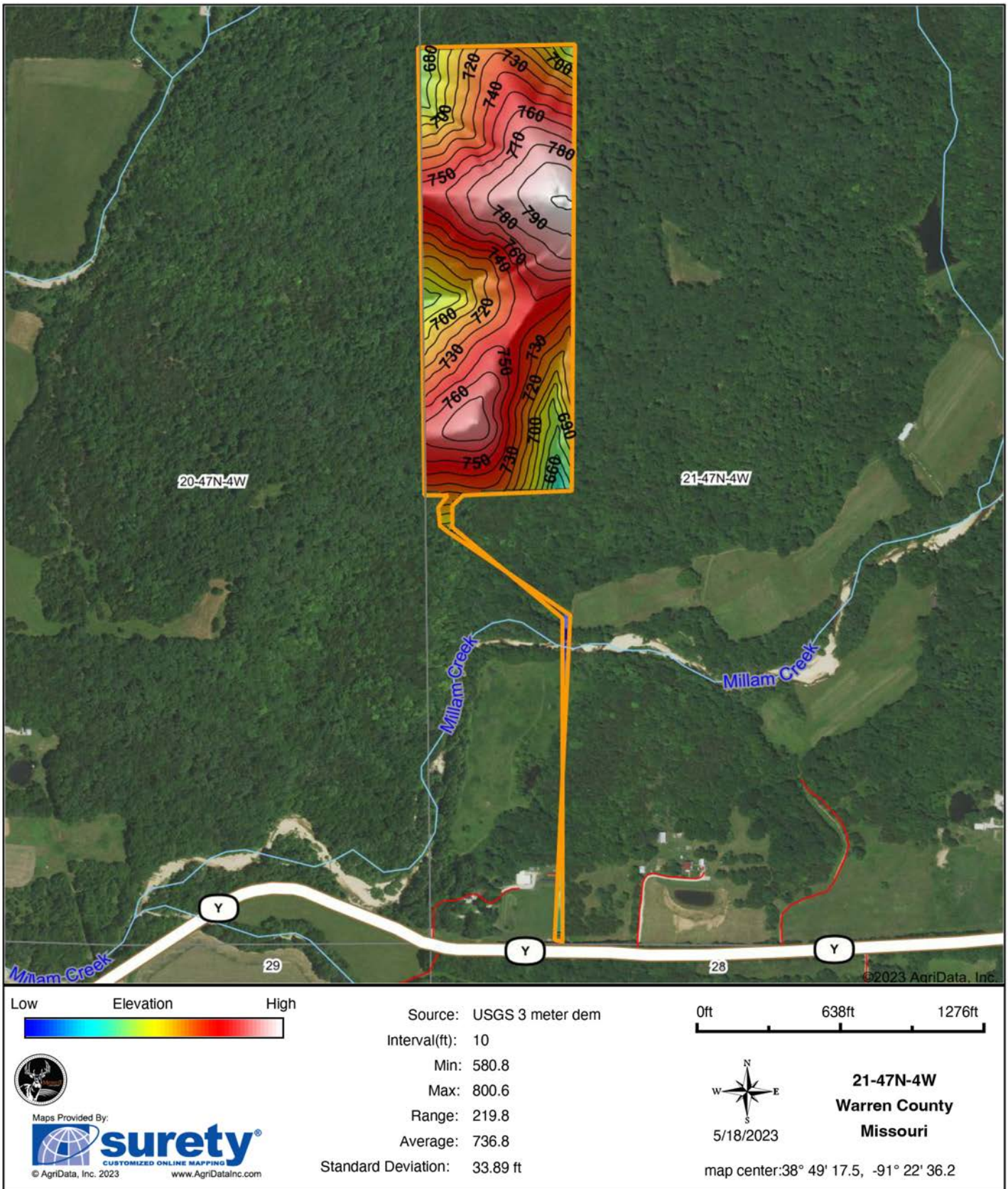
**21-47N-4W**  
**Warren County**  
**Missouri**



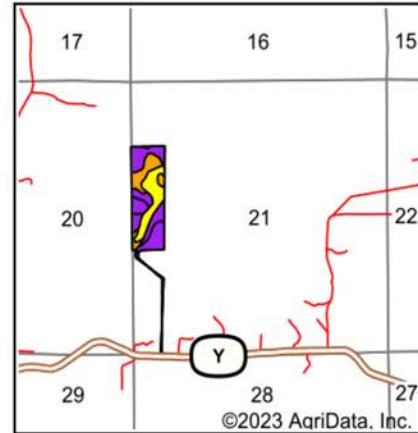
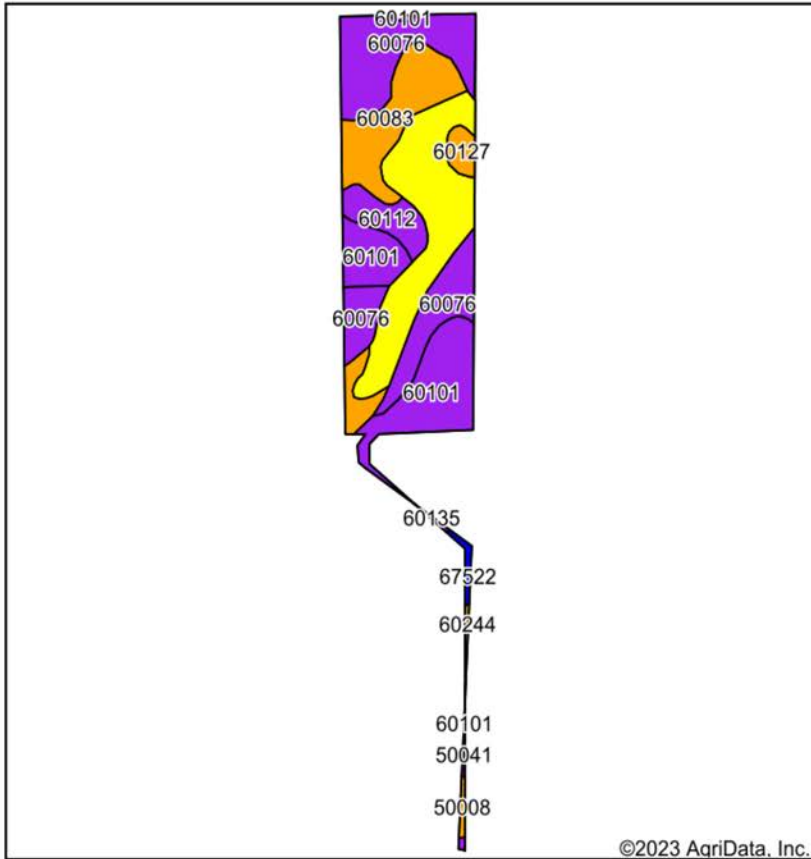
5/18/2023



# HILLSHADE MAP



# SOIL MAP



State: **Missouri**  
 County: **Warren**  
 Location: **21-47N-4W**  
 Township: **Bridgeport**  
 Acres: **32.03**  
 Date: **5/18/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO219, Soil Area Version: 22

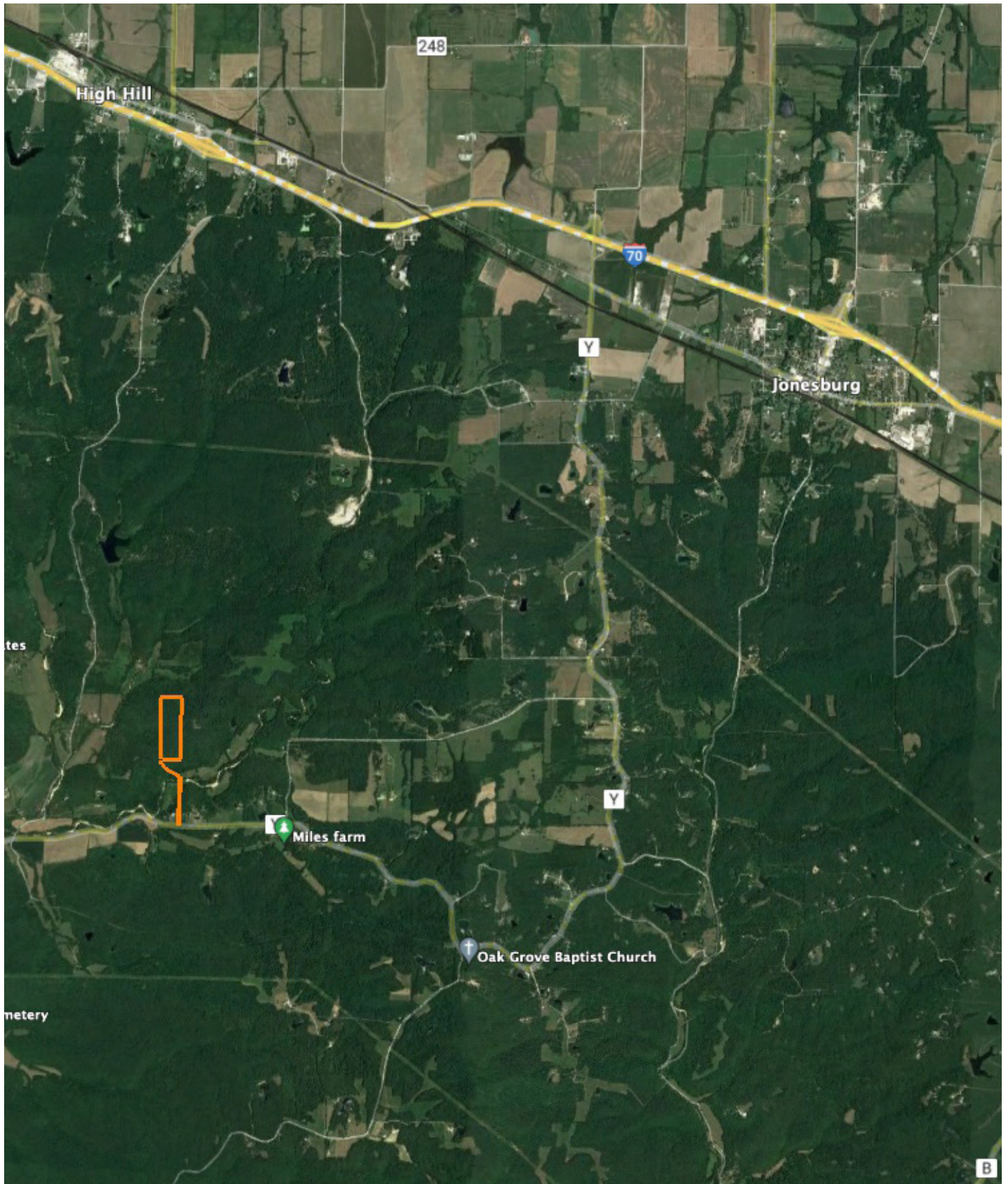
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60076	Chilhowie, Gasconade, and Crider soils, 14 to 35 percent slopes	8.57	26.8%		Vle	21	20	17	13
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	8.15	25.4%		IVe	52	51	52	40
60101	Gasconade-Rock outcrop complex, 14 to 50 percent slopes, rubbly	6.68	20.9%		Vlls	8	8	3	3
60083	Crider silt loam, 5 to 9 percent slopes	5.48	17.1%		Ille	74	74	65	64
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	1.82	5.7%		Vlle	14	14	11	6
60127	Hatton silt loam, 3 to 9 percent slopes	0.68	2.1%		Ille	58	56	58	49
67522	Cedargap silt loam, 0 to 2 percent slopes, frequently flooded, cool	0.26	0.8%		Ils	72	72	57	60
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	0.17	0.5%		Ille	60	60	55	48
50041	Lindley loam, 14 to 40 percent slopes	0.11	0.3%		Vle	22	22	19	12
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	0.11	0.3%		Ille	80	80	68	65
<b>Weighted Average</b>					<b>5.12</b>	<b>*n 36.5</b>	<b>*n 35.9</b>	<b>*n 32.4</b>	<b>*n 27.6</b>

\*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

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Jake Feldmann is a dedicated land agent at Midwest Land Group, dedicated to serving clients throughout Eastern Missouri and Western Illinois. Born and raised in Flint Hill, Missouri, Jake's roots run deep in the heartland. As a lifelong resident of Flint Hill, Jake's connection to the land is personal and profound. He grew up on a family farm, where the rhythms of nature and the art of cultivation were a part of daily life. This upbringing instilled in him not only a love for the land but also a wealth of knowledge and skills, from farming to hunting, that he is eager to pass on to his next generation—Carter, Clayton, and Klaira, alongside his wife, Kristal. Jake was drawn to land sales out of his love for the outdoors and his desire to serve others. His previous role managing a warehouse honed his people skills, preparing him for the intricacies of real estate transactions. What truly sets Jake apart is his firsthand experience with the land. Whether it's understanding the nuances of terrain through hunting or recognizing the potential of tillable ground for cash crops, Jake brings a unique perspective to his clients. Jake is not just an agent; he's a neighbor, a friend, and a steward of the land. His deep-seated passion for the land, coupled with his extensive local network and family support, make him an unparalleled choice for anyone looking to buy or sell property in the heartland. Choose Jake Feldmann to guide you through your land journey, where trust, expertise, and a shared love for the land come together to realize your property dreams.



## JAKE FELDMANN

LAND AGENT

**314.675.0899**

[JFeldmann@MidwestLandGroup.com](mailto:JFeldmann@MidwestLandGroup.com)



## MidwestLandGroup.com

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