

MIDWEST LAND GROUP PRESENTS

110 ACRES IN

CALDWELL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCOME PRODUCING HIGHLY TILLABLE 110 +/- ACRES

Midwest Land Group is honored to bring this exceptional multi-use farm to the market! This exquisite farm encompasses 110 +/- acres with 97.60 of those being FSA tillable acres. This property boasts a majority of Class II & Class III soils with some Class IV soils that are sure to maximize yields. This property is sure to provide ample opportunities for agriculture pursuits and potential income generation. When looking at this farm you will see this is the ideal property for any producer with little waste ground boasting 88% tillable acres!

The farm has recently undergone an overhaul with brush being removed and pushed back to maximize tillable acres. The owner has also had 3 tons of lime per acre applied. The farm is cash rented for the 2023 crop season at a rental rate of \$225 per tillable acre. This farm also has a \$1,000 hunt lease option, pushing annual returns to \$22,960, putting this farm at a 2.9% ROI at the

list price! The farm lease can be free and clear in the 2024 crop year. Another added bonus this farm offers is multiple build sides that would provide amazing views. Also noteworthy is the direct access to a blacktop road on the western boundary, this stunning parcel offers exceptional convenience and ease of transportation. Nestled within the captivating landscapes between Hamilton and Cameron, Missouri, this remarkable property offers an ideal location.

In addition to its farming opportunities, this property also boasts a variety of wildlife and hunting opportunities that are sure to appeal to the outdoor enthusiast. The farm offers whitetail deer as well as turkey hunting. Whether you're a seasoned hunter or seeking to expand your farming or investment portfolio, this 110 +/- acre farm offers a great hunting experience, all within close proximity to Hamilton as well as Cameron, Missouri!



PROPERTY FEATURES

PRICE: **\$792,000** | COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **110**

- 110 +/- acres
- 97.60 FSA tillable acres
- Class II soils
- Class III soils
- Timber draw
- Grass waterways
- Meticulously maintained
- Turkey
- Whitetail



110 +/- ACRES

This exquisite farm encompasses 110 +/- acres with 97.60 of those being FSA tillable acres. This property boasts a majority of Class II & Class III soils with some Class IV soils that are sure to maximize yields.



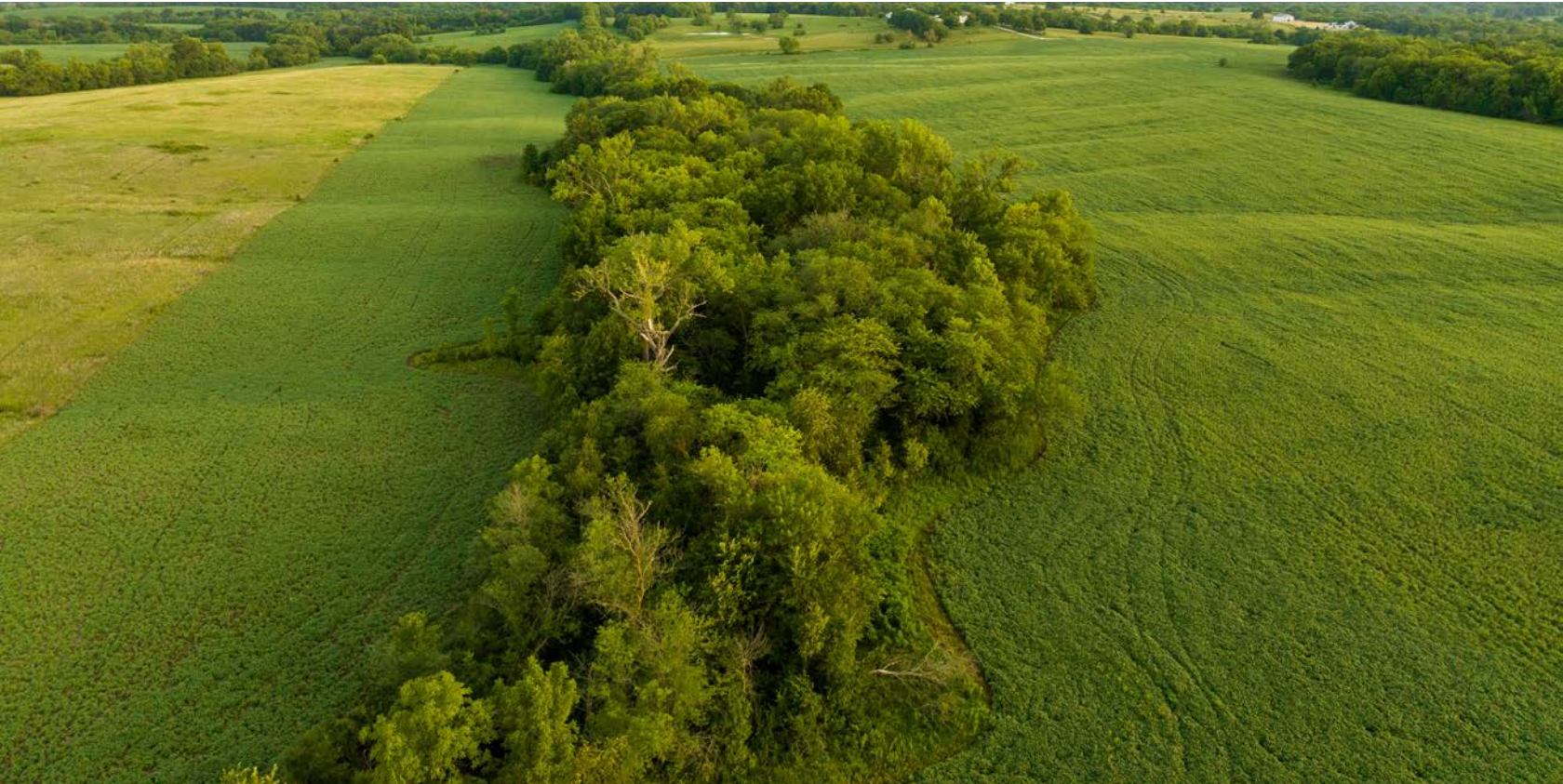
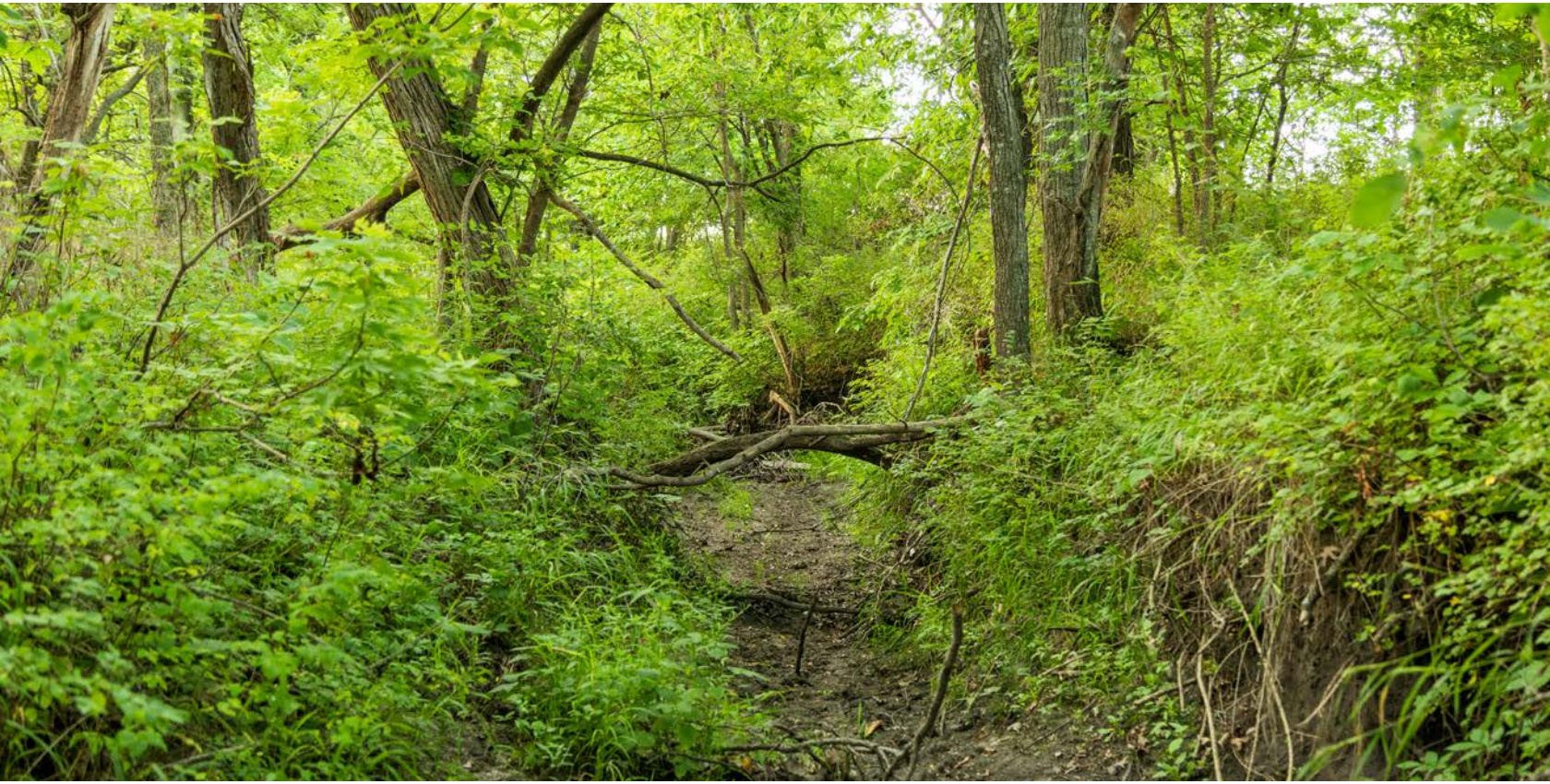
WHITETAIL DEER



METICULOUSLY MAINTAINED



TIMBER DRAW



ADDITIONAL PHOTOS



AERIAL MAP



©2023 AgriData, Inc.

Map Center: 39° 43' 51.13, -94° 5' 28.49



Maps Provided By:



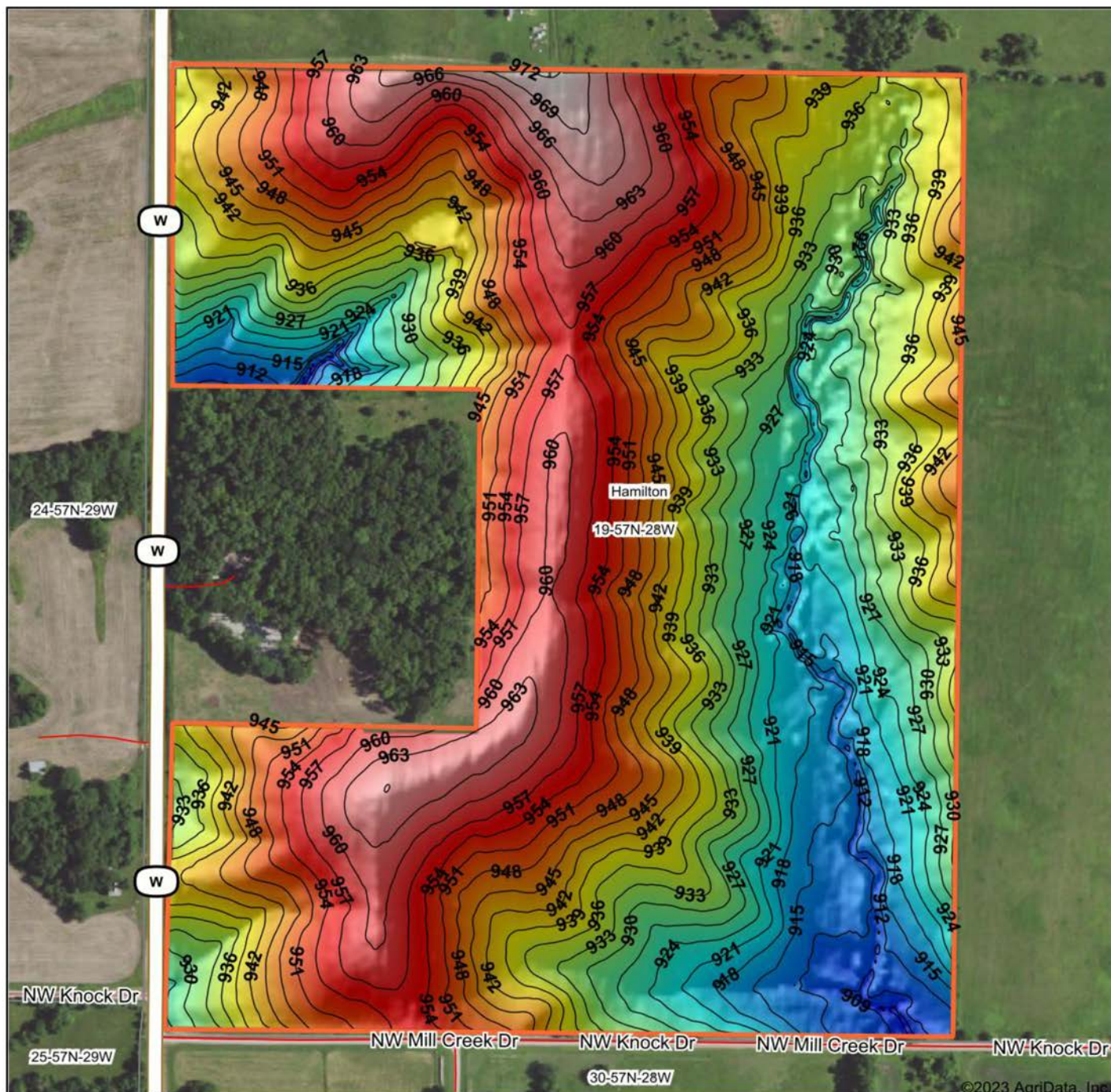
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

19-57N-28W
Caldwell County
Missouri



4/10/2023

HILLSHADE MAP



©2023 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 904.5
 Max: 972.5
 Range: 68.0
 Average: 940.5
 Standard Deviation: 14.8 ft



4/10/2023

19-57N-28W
Caldwell County
Missouri

map center: 39° 43' 51.13, -94° 5' 28.49

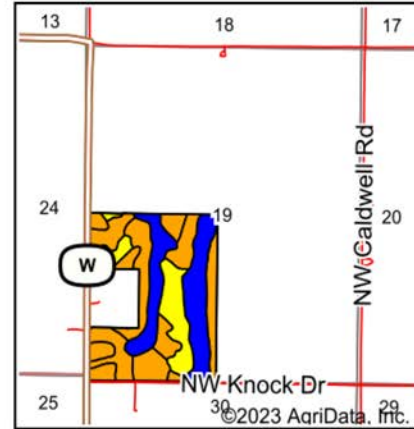
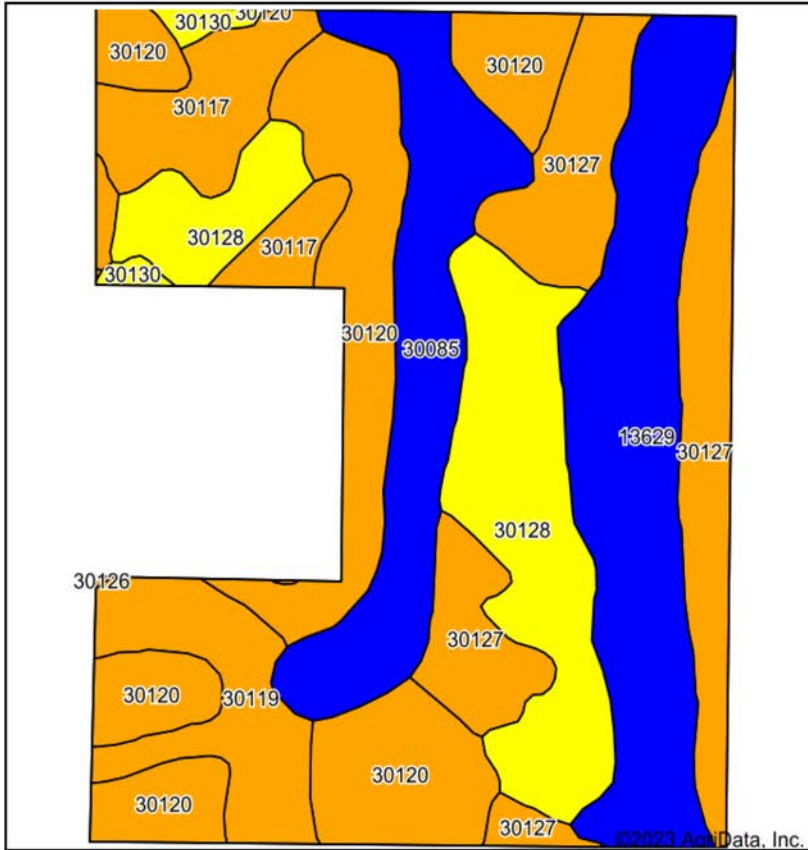


Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

SOIL MAP



State: **Missouri**
 County: **Caldwell**
 Location: **19-57N-28W**
 Township: **Hamilton**
 Acres: **109.42**
 Date: **4/10/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MO025, Soil Area Version: 25

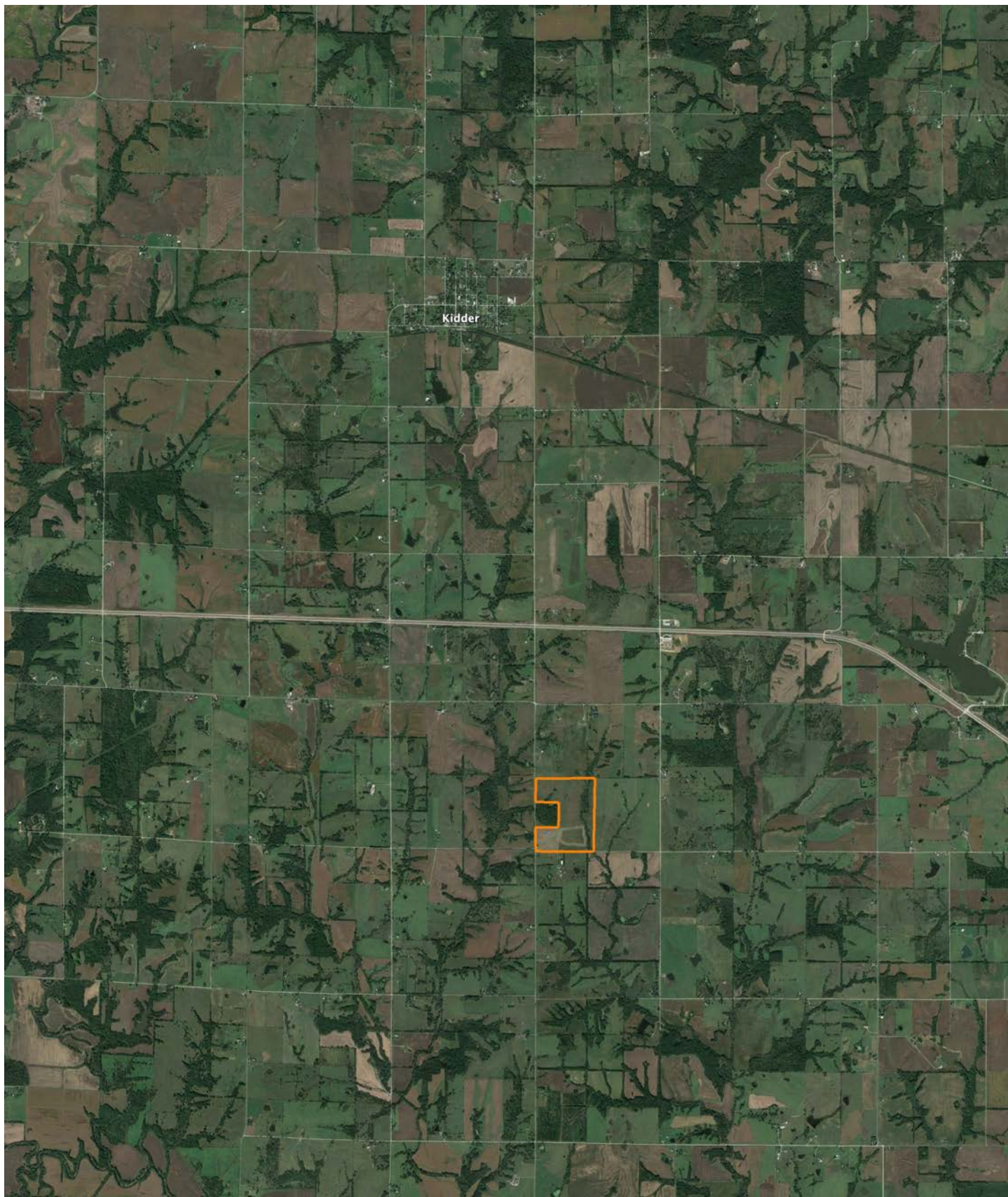
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30120	Lagonda silt clay loam, 5 to 9 percent slopes, eroded	25.63	23.4%		IIIe	69	67	58
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	19.24	17.6%		IIw	81	72	81
30127	Lamoni and Adair soils, 5 to 9 percent slopes, eroded	17.87	16.3%		IIIe	63	62	51
30128	Lamoni and Adair soils, 5 to 9 percent slopes, severely eroded	17.53	16.0%		IVe	59	59	45
30085	Grundy silt loam, 2 to 5 percent slopes	13.58	12.4%		IIe	74	74	63
30119	Lagonda silt clay loam, 2 to 5 percent slopes, eroded	7.45	6.8%		IIIe	73	73	57
30117	Lagonda silt loam, 5 to 9 percent slopes	7.15	6.5%		IIIe	82	82	67
30130	Lamoni and Adair soils, 9 to 14 percent slopes, eroded	0.97	0.9%		IVe	60	60	48
Weighted Average					2.87	*n 70.2	*n 68	*n 59.9

*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

816.410.3107

JBabb@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.