

MIDWEST LAND GROUP PRESENTS

83 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE FARM WITH HUNTING

83 +/- acres located on T Highway south of Milan. With 62 acres currently in crop production, a generous income and food are provided on this one. Large blocks of timber and grass farms make up the surrounding landscape which allows this farm to serve as the destination food source for the deer in the neighborhood. There is deer sign present everywhere on this property. The 1+ acre pond surrounded by cover serves as a magnet for thirsty wildlife.

With the amount of food present here, the ability to hunt every portion of the season and be successful is on your side. The timber fingers provide places for stand

hunting and adding some box blinds in open areas would make for excellent sits. Several giant bucks have been harvested in this area over the years. This farm will meet expectations for both the gun and bow enthusiast.

If ROI is your goal, this farm has the potential to fit your portfolio nicely. With the vast majority in production and the option to lease out the hunting, receiving a return in the upper 3% range is achievable with this one. Blacktop frontage makes this farm easily accessible. Give land agent Brad Prater a call at (660) 236-4281 for more information.



PROPERTY FEATURES

PRICE: **\$331,600** | COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **83**

- 62 acres in production
- Blacktop frontage
- Destination food source
- High deer density
- Close to town
- Large pond
- Potential for good ROI
- Grass waterways in place
- Utilities available along road



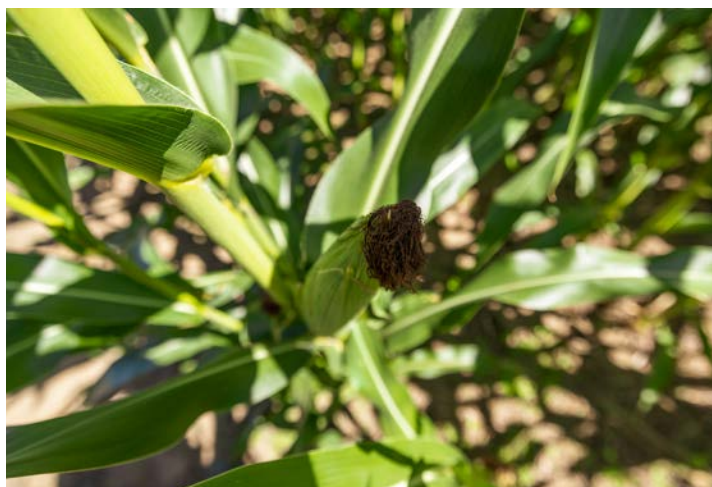
83 +/- ACRES



GRASS WATERWAYS IN PLACE



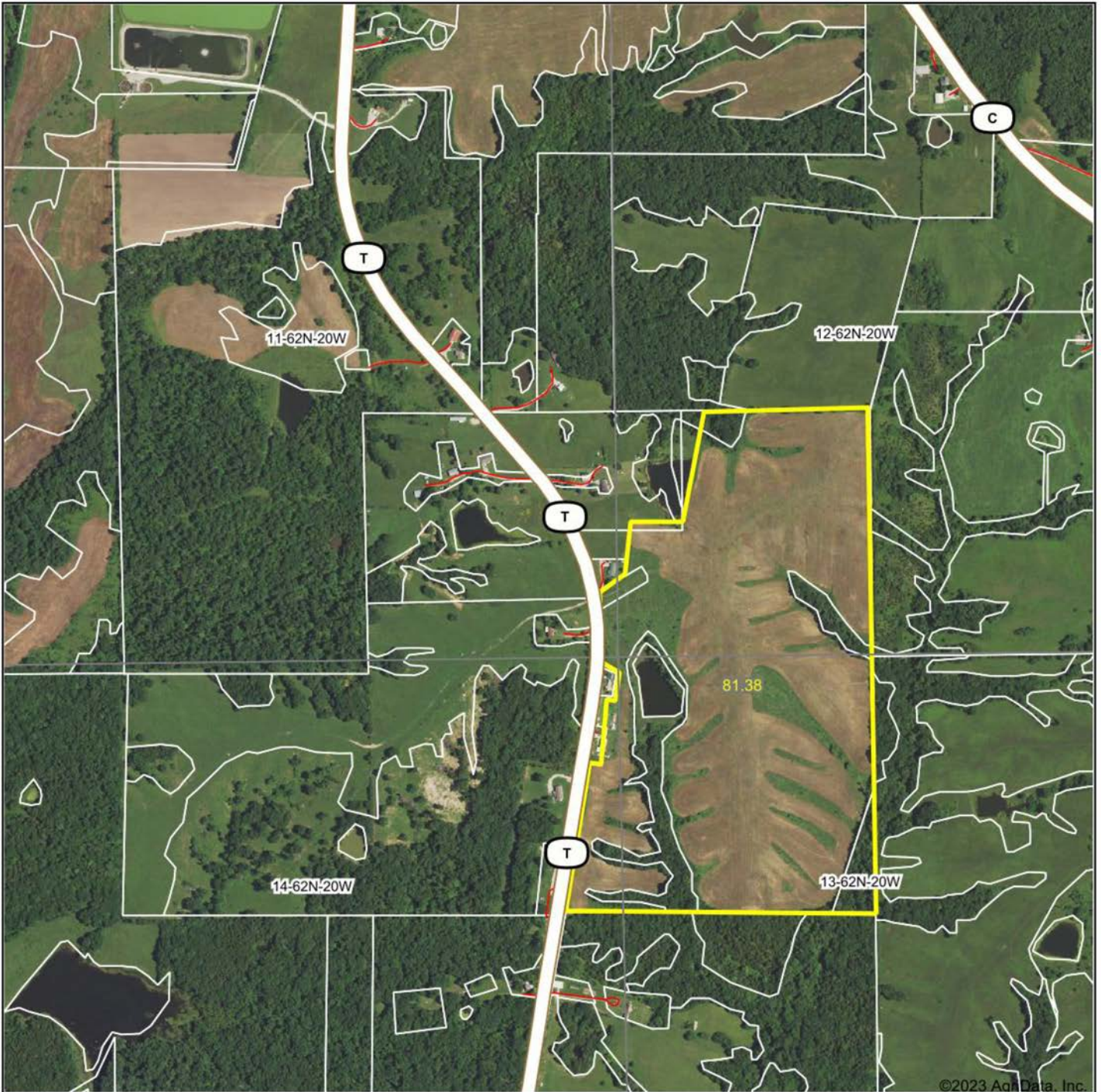
62 ACRES TILLABLE



LARGE POND



AERIAL MAP



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Boundary Center: 40° 10' 57.58, -93° 6' 3.7



Maps Provided By:



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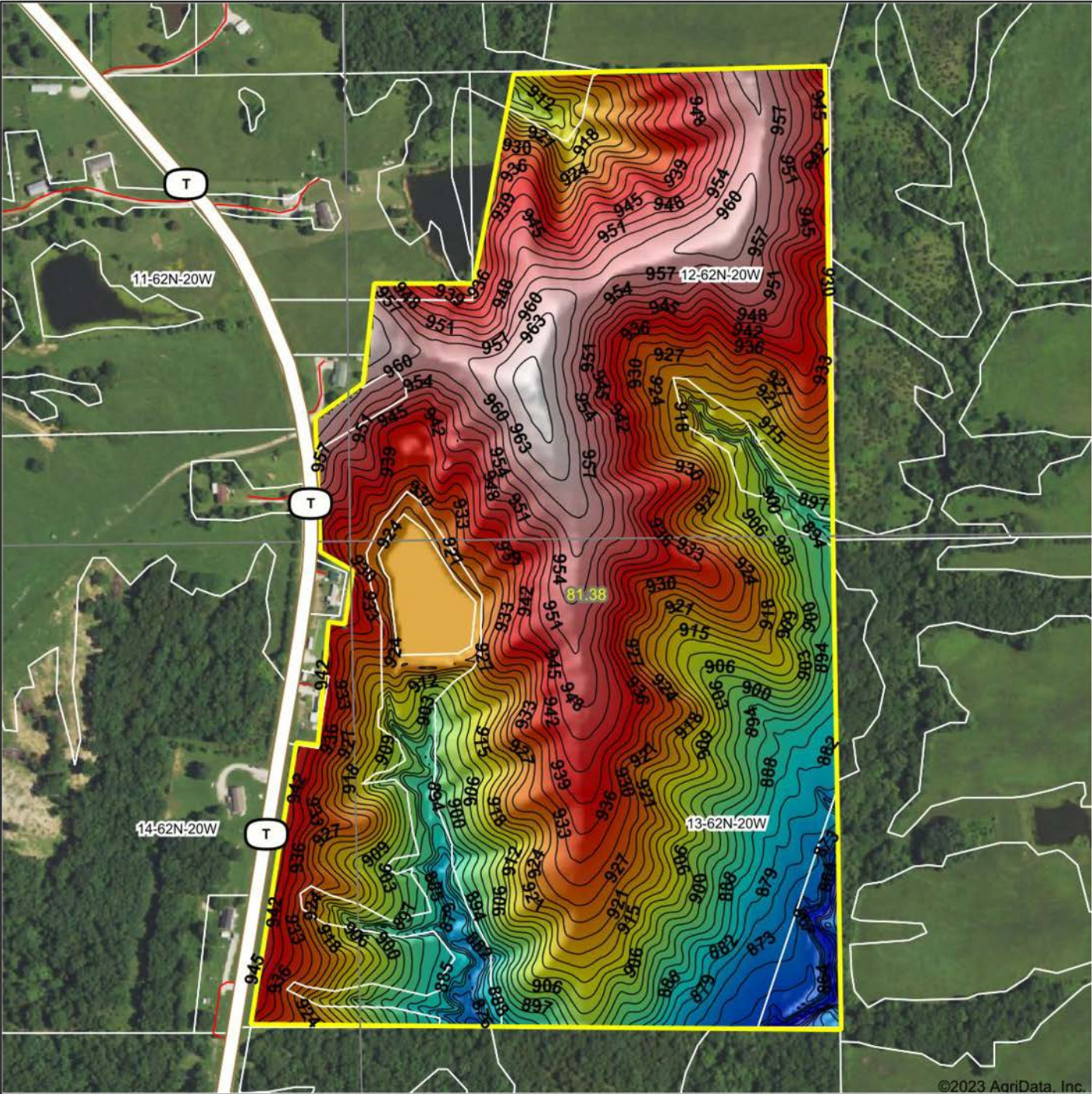
13-62N-20W
Sullivan County
Missouri



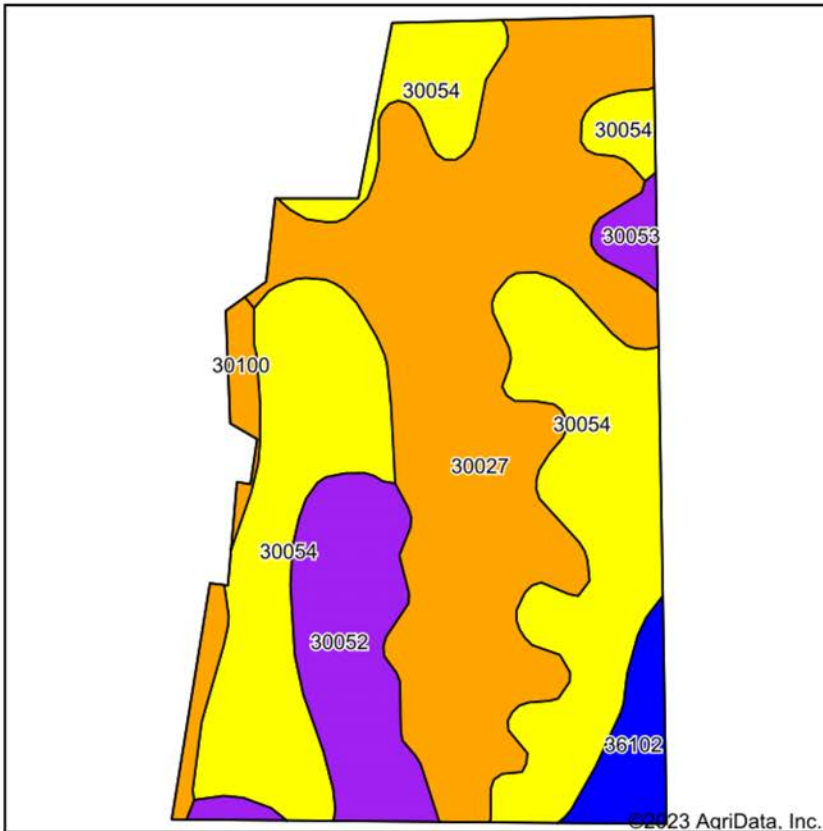
8/30/2023

Field borders provided by Farm Service Agency as of 5/21/2008

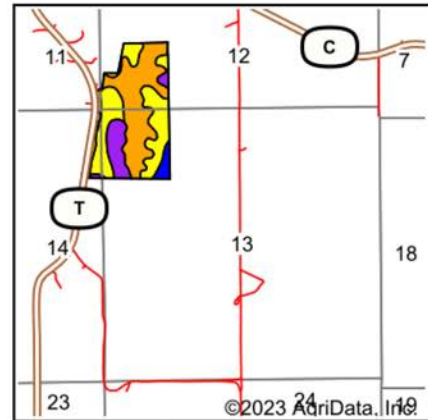
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Sullivan**
 Location: **11-62N-20W**
 Township: **Polk**
 Acres: **81.38**
 Date: **8/30/2023**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO211, Soil Area Version: 24

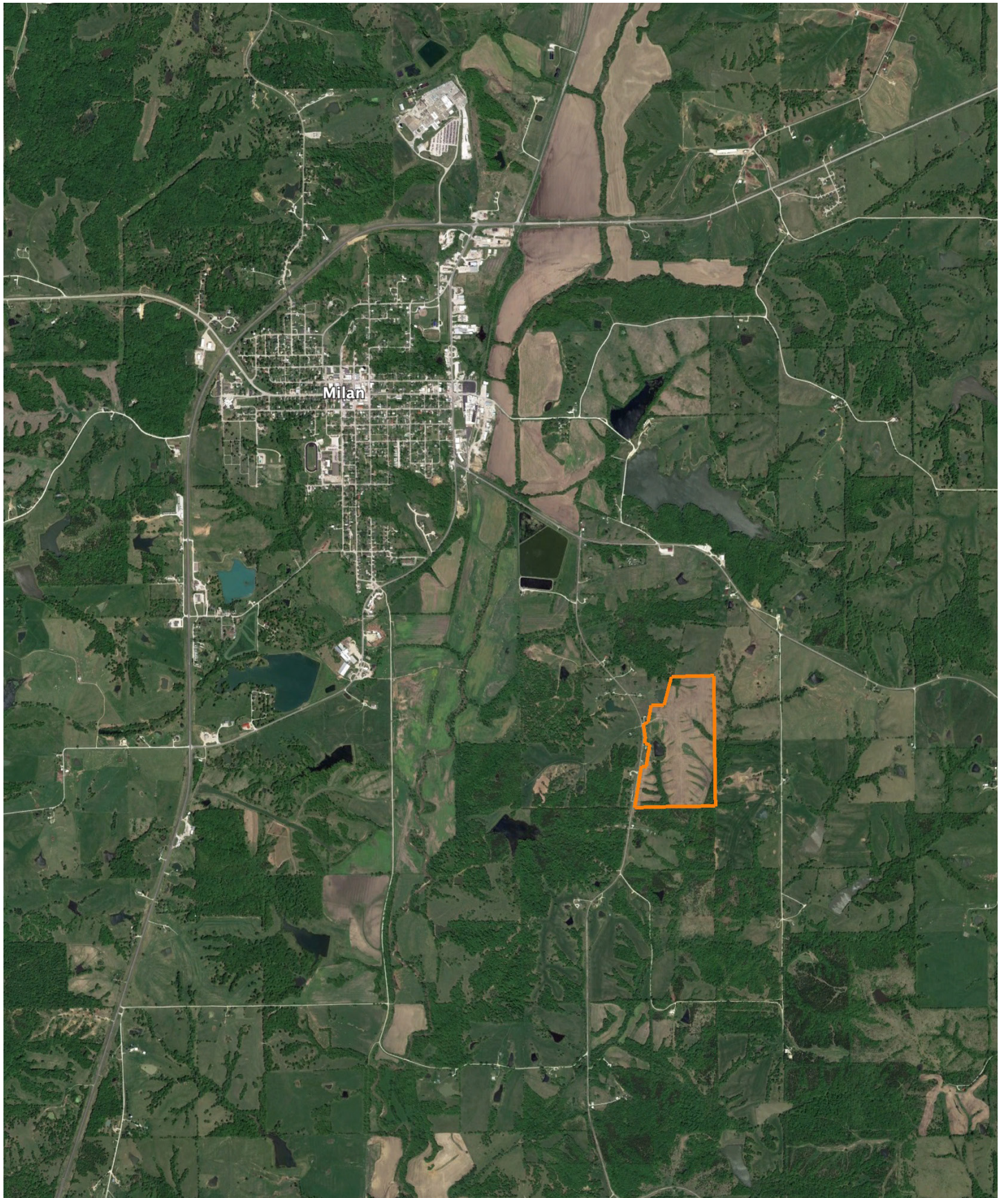
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	34.18	42.0%		IIIe							61	42
30054	Gara clay loam, 9 to 14 percent slopes, eroded	31.91	39.2%		IVe							68	48
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	9.08	11.2%		VIe							63	42
36102	Zook silty clay loam, 1 to 5 percent slopes, rarely flooded	2.86	3.5%		IIw							74	67
30100	Keswick loam, 5 to 9 percent slopes, eroded	2.22	2.7%		IIIe	5	7	6	7	6	7	54	48
30053	Gara clay loam, 14 to 20 percent slopes, severely eroded	1.13	1.4%		VIe							60	37
Weighted Average						3.73	0.1	0.2	0.2	0.2	0.2	*n 64.2	*n 45.3

*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



BROKER CONTACT

If there's one agent who has a passion for land and a keen eye for habitat potential, management, and improvement, it's Brad Prater. He's managed hunting properties in different geographical areas, from the Caprock Canyon region of West Texas to prime whitetail properties in the Midwest. He's guided spring turkey hunts for years and has a solid background in beef cattle production having run a cow calf operation.

Born and raised in Missouri, Brad attended Buffalo High School near Springfield. For over a decade, he owned and operated a residential construction company. He also bought and sold several investment properties as a means to build his portfolio. At Midwest Land Group, his determination, drive, and hard work are seen in every transaction. Clients enjoy working with him due to his passion, integrity, and knowledge.

Brad's always been involved in ministry of some capacity. With his sisters, he sang gospel music professionally and traveled nationally. He helped start a teenage outreach ministry, LifeTree Legacies in Amarillo, Texas, and is currently a senior pastor at Rural Dale Baptist Church, east of Trenton. This ongoing involvement in ministry shows just how dedicated Brad is to helping people, meeting the needs of a variety of individuals and circumstances. He currently serves on the stockholder advisory committee for FCS Financial and, when he's not working, enjoys hunting, fishing, habitat management, and baseball. Brad lives in Trenton, MO, with his wife Courtney and daughter Kennison.



BRAD PRATER, LAND AGENT
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