

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

KNOX COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

60 +/- KNOX COUNTY MULTI-USE FARM WITH INCOME

Here is your chance to own 60 +/- income-producing acres just outside of Hurdland, MO! Are you looking to farm, hunt, or play? This property has you covered! The property consists of a great mix of CRP coverage and wooded fingers. The timber draws connect to two larger tracts of timber, creating a great travel corridor with several remote locations for food plots.

When you arrive at the property you will see approximately 48.37 acres in CRP. This is not only bringing in over \$7,000

of income annually, but it is also providing seclusion and multiple bedding areas throughout the property.

Whether you are chasing Missouri whitetails in the fall or pursuing turkeys while you watch the woods wake up in the spring, this is a great farm for you! Top it off with a source of income, and this tract won't be on the market long. Don't wait! Contact Curt Felker to set up your private showing at (217) 653-2156.



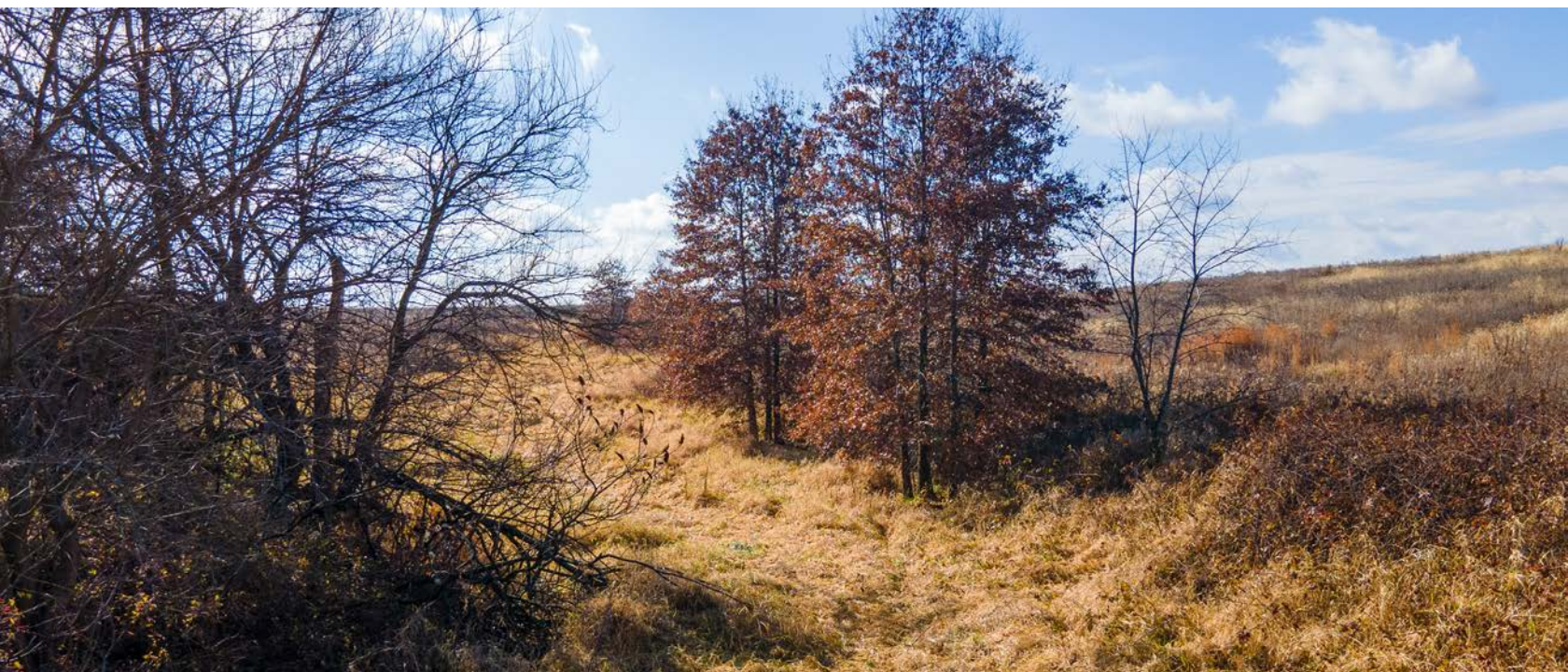
PROPERTY FEATURES

PRICE: **\$387,300** | COUNTY: **KNOX** | STATE: **MISSOURI** | ACRES: **60**

- 48 +/- acres in CRP providing \$7,026 annual income
- Potential for good ROI
- Secluded food plot opportunities
- Great bedding cover area
- Abundant wildlife
- Creek
- 2 roads for access to the property
- 6 miles Edina
- 18 miles to Kirksville
- 58 miles to Quincy



60 +/- ACRES



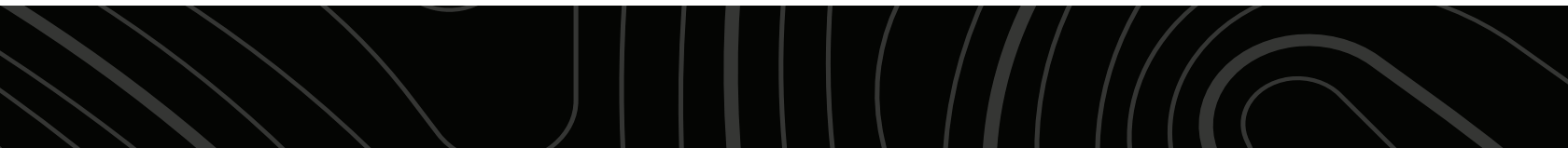
ABUNDANT WILDLIFE



48 +/- ACRES IN CRP



2 ROADS FOR ACCESS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 9' 49.89, -92° 17' 46.21

0ft 640ft 1280ft



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24-62N-13W
Knox County
Missouri



11/8/2023

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 809.0

Max: 884.0

Range: 75.0

Average: 859.9

Standard Deviation: 17.88 ft

0ft 365ft 729ft



11/26/2023

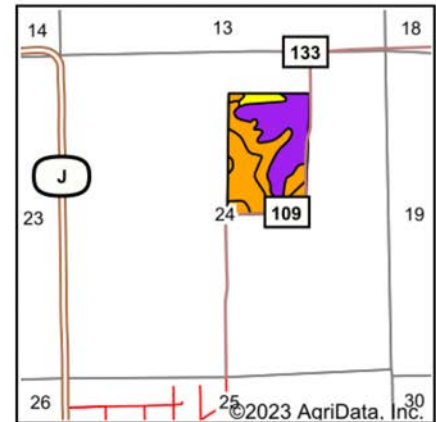
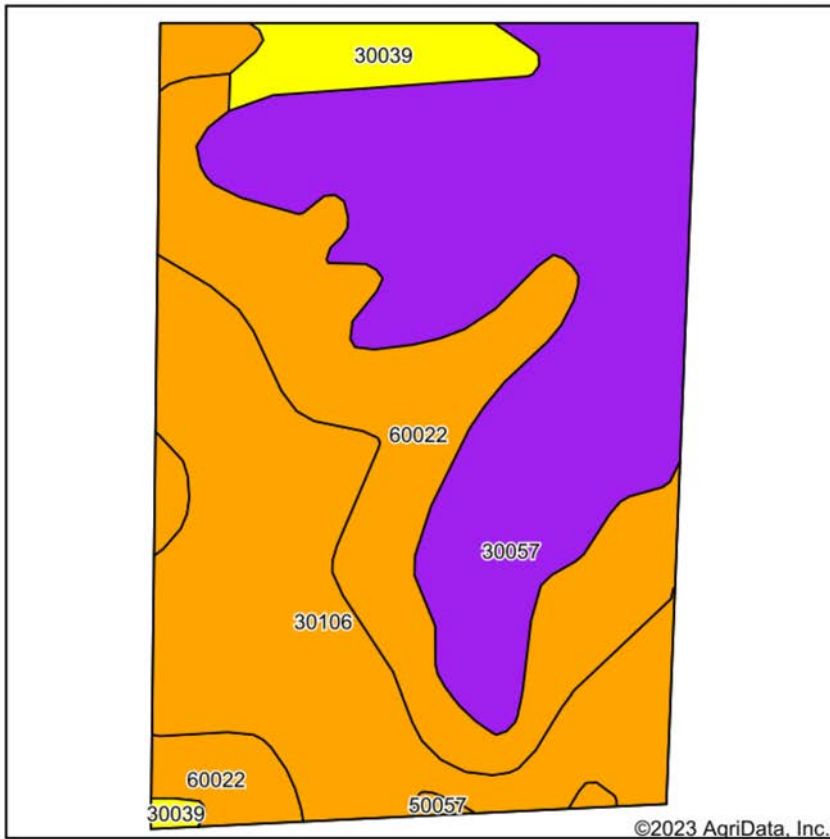
24-62N-13W

Knox County

Missouri

Boundary Center: 40° 9' 49.97, -92° 17' 46.29

SOIL MAP



State: **Missouri**
 County: **Knox**
 Location: **24-62N-13W**
 Township: **Lyon**
 Acres: **58.41**
 Date: **11/8/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO103, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30057	Gara loam, 14 to 18 percent slopes	23.06	39.5%		> 6.5ft.	Vle	66	66	56	52
30106	Kilwinning silt loam, 1 to 5 percent slopes	16.49	28.2%		0.6ft. (Abrupt textural change)	IIIe	65	63	65	63
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	15.87	27.2%		> 6.5ft.	IIIe	61	61	58	51
30039	Armstrong loam, 9 to 14 percent slopes, eroded	2.74	4.7%		> 6.5ft.	IVe	64	64	57	46
50057	Putnam silt loam, 1 to 3 percent slopes	0.25	0.4%		1.2ft. (Abrupt textural change)	IIIw	66	65	65	58
Weighted Average						4.23	*n 64.3	*n 63.7	*n 59.2	*n 54.6

*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

For land agent Curt Felker, having a passion for the outdoors began at the young age of five in the river bottoms of Central Illinois. He's been on the water or in the field every weekend since. Born in Quincy, Illinois' Gem City, Curt graduated from Quincy Senior High School and attended Quincy University to study sports management.

For nearly 15 years, Curt worked in the food service sales industry for brands such as Dot Foods, US Foods, and Kohl Wholesale, working his way up to the title and responsibilities of Direct Sales Representative, earning several awards for sales and growth along the way. This experience brought him success by building lasting relationships through meeting with people and helping them succeed in achieving their dreams and goals. This continued desire to help people comes in handy at Midwest Land Group, where he's able to do just that for his clients, all while leveraging his love for the outdoors and intimate knowledge of land.

On the side, Curt works as a part-time firefighter for the Tri Township Fire Department. He enjoys spending time hunting whitetail and waterfowl, working out at the gym, and playing sports such as softball and soccer. He lives with his wife, Dani, and daughter, Becca, in Quincy. If you're in the market to buy or sell land in and around Central Illinois, be sure to give Curt a call.



CURT FELKER, LAND AGENT

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MidwestLandGroup.com

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