

MIDWEST LAND GROUP PRESENTS

140 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

140 +/- ACRE SULLIVAN COUNTY FARM WITH TILLABLE INCOME AND GREAT HUNTING

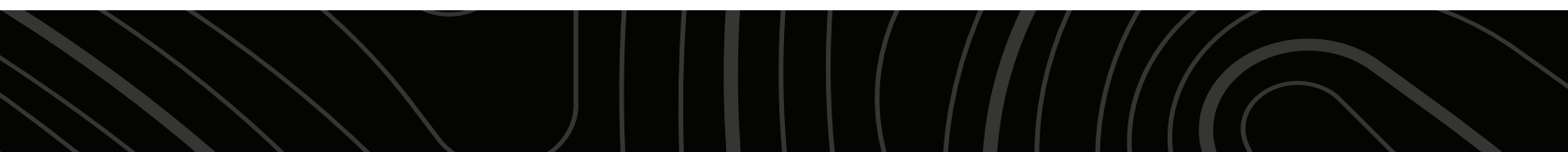
Here's your chance to own a slice of heaven right on the Sullivan and Linn County line! This 140 +/- acre property is located off blacktop just west of Browning, Missouri. An amazing area known for big bucks! It consists of a great mix of tillable ground, CRP cover, and wooded fingers. This farm has a proven big buck history with years of trail camera photos! Plus, it has income!

Access to the farm is ideal with blacktop road frontage to the south and a dead-end gravel road to the west. Perfect for sneaking in and out of hunting spots with different wind directions. The topography and views across the farm are amazing! Several paths allow great access throughout the property which is a major key. One path leads to a beautiful pond surrounded by CRP

and hardwood cover. It's even stocked with fish! Also, there are a couple of hidden fields that allow for an incredible opportunity to plant secluded food plots.

Approximately 74 acres of tillable income bring in \$10,000 annually. The current farmer would like to continue production with the new owner. Also, there are 41.51 acres enrolled in CRP bringing \$4,296 of income annually. A hunting lease would easily put this farm over the \$16,000 mark for annual income.

Opportunities at farms with so many possibilities don't pop up like this very often. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$671,300** | COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **140**

- Proven big buck history
- 74 +/- acres tillable providing 10,000 annual income
- CRP with \$4,296 annual income
- Rural water at the road
- Electricity at the road
- Beautiful topography and views
- Secluded food plot opportunities
- 6 miles west of Browning
- 19 miles to Milan
- 30 miles to Brookfield
- 33 miles to Chillicothe
- 2 hours to Kansas City
- Linn County R-1 School District



74 +/- ACRES TILLABLE



CRP WITH INCOME



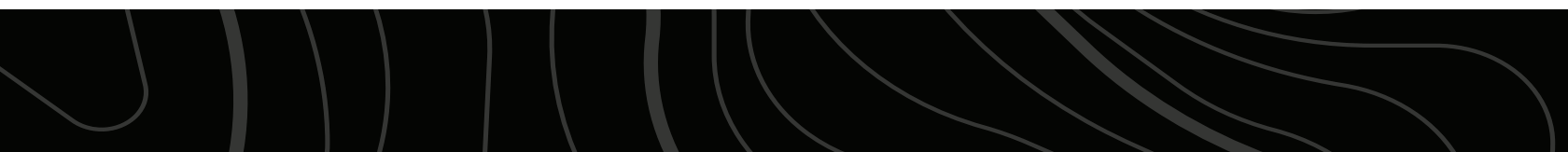
BEAUTIFUL POND



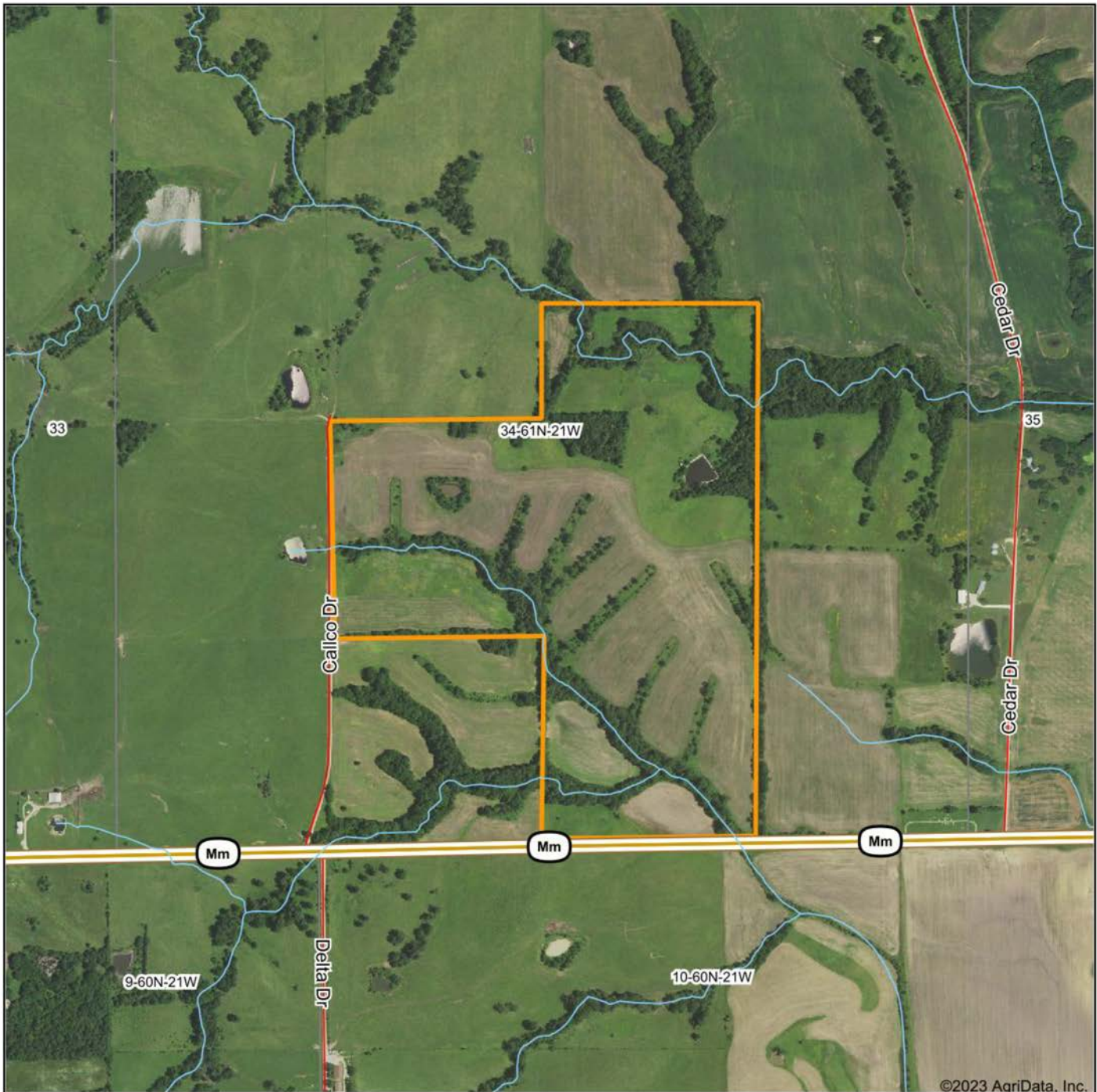
BEAUTIFUL TOPOGRAPHY AND VIEWS



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 40° 2' 23.08, -93° 14' 37.3



Maps Provided By:



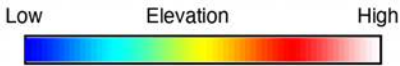
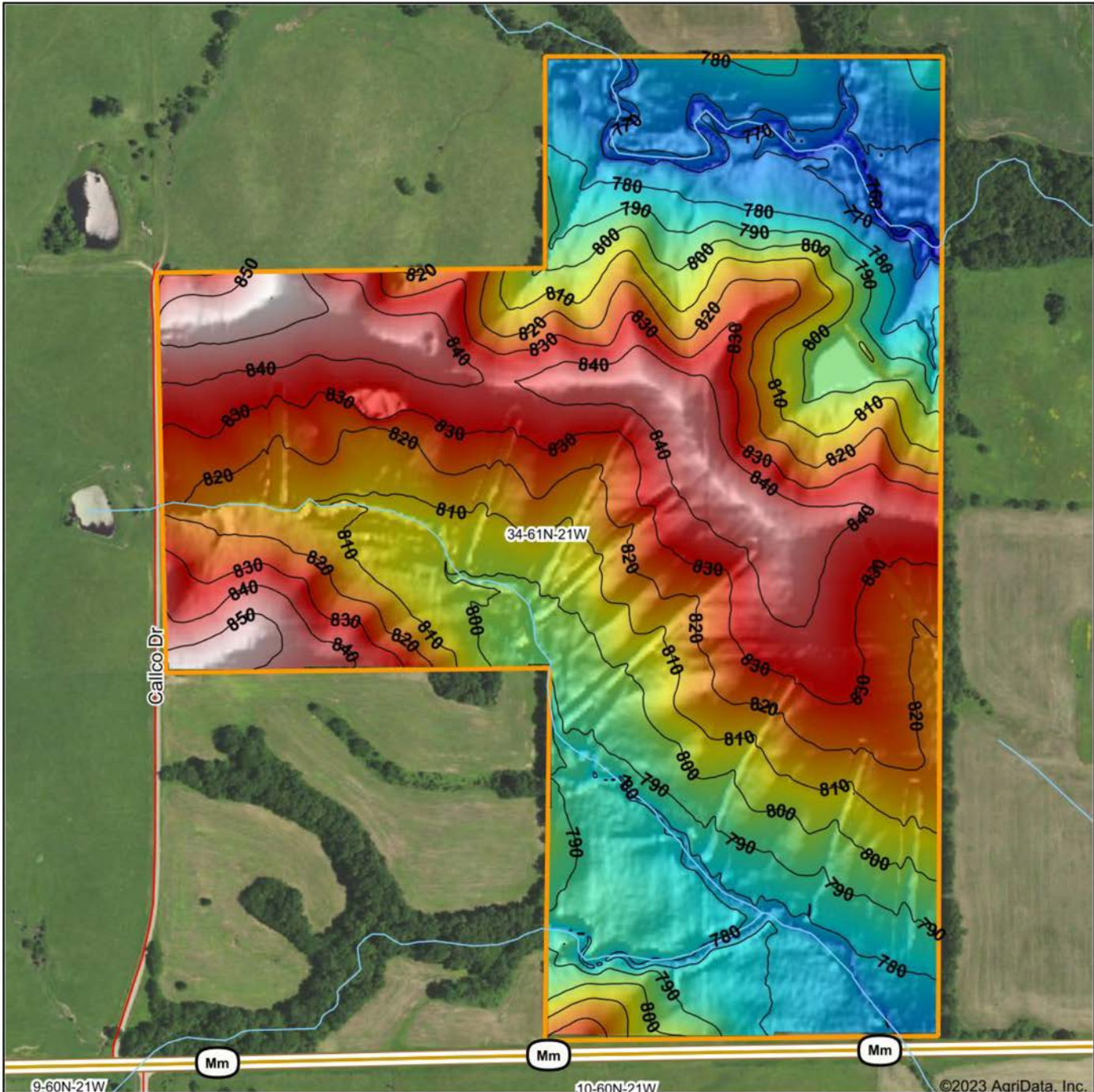
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34-61N-21W
Sullivan County
Missouri

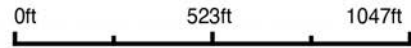


11/2/2023

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 757.5
 Max: 857.1
 Range: 99.6
 Average: 809.7
 Standard Deviation: 24.05 ft



34-61N-21W
Sullivan County
Missouri

11/2/2023

Boundary Center: 40° 2' 23.08, -93° 14' 37.3

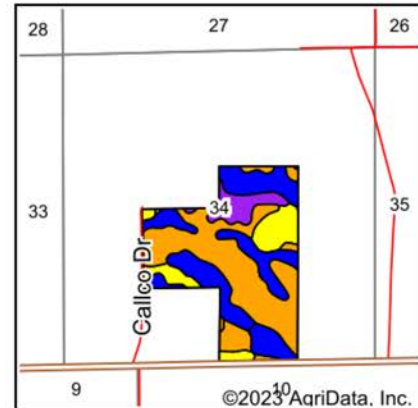
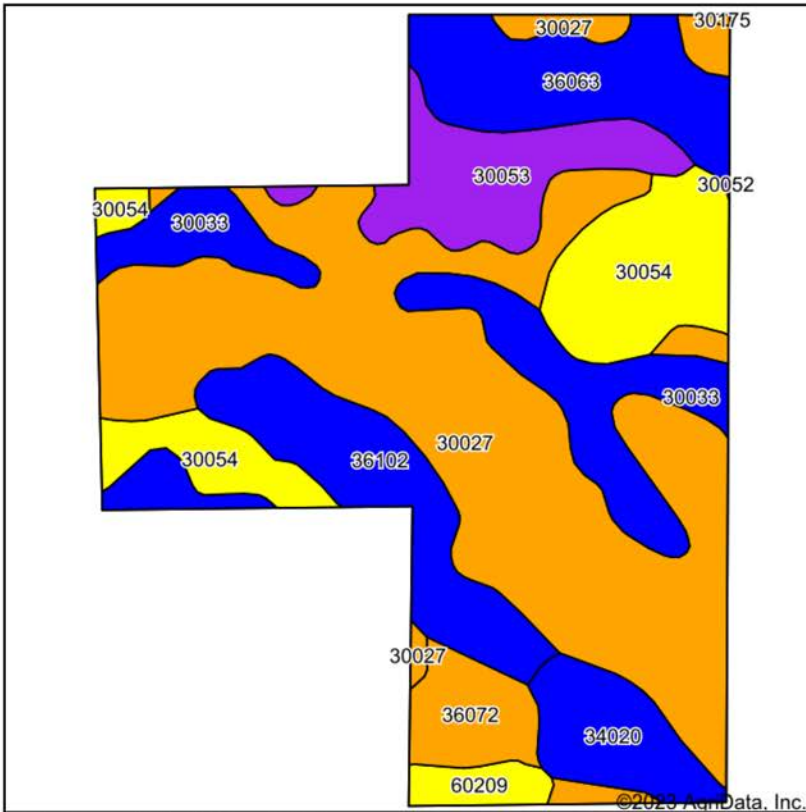


Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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SOIL MAP



State: **Missouri**
 County: **Sullivan**
 Location: **34-61N-21W**
 Township: **Duncan**
 Acres: **140.25**
 Date: **11/2/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: MO211, Soil Area Version: 25

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
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	56.86	40.5%		> 6.5ft.	IIIe	60	60	54	41
30033	Armstrong loam, 2 to 5 percent slopes	16.55	11.8%		> 6.5ft.	Ile	71	71	62	56
30054	Gara clay loam, 9 to 14 percent slopes, eroded	16.14	11.5%		> 6.5ft.	IVe	68	68	51	47
36102	Zook silty clay loam, 1 to 5 percent slopes, rarely flooded	12.81	9.1%		> 6.5ft.	IIw	74	74	73	67
36063	Zook silty clay loam, 1 to 4 percent slopes, rarely flooded	12.55	8.9%		> 6.5ft.	IIw	86	86	73	69
30053	Gara clay loam, 14 to 20 percent slopes, severely eroded	10.44	7.4%		> 6.5ft.	VIe	60	60	42	37
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	6.84	4.9%		> 6.5ft.	IIw	78	78	59	59
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	5.78	4.1%		> 6.5ft.	IIIw	71	64	61	70
60209	Purdin loam, 9 to 14 percent slopes, eroded	2.22	1.6%		> 6.5ft.	IVe	54	54	49	51
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	0.06	0.0%		> 6.5ft.	IIIe	65	65	60	54
Weighted Average						3.01	*n 67.1	*n 66.8	*n 57.6	*n 50.3

*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



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG,

LAND AGENT

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