

MIDWEST LAND GROUP PRESENTS



ADAIR COUNTY, MO

227 ACRES



MidwestLandGroup.com

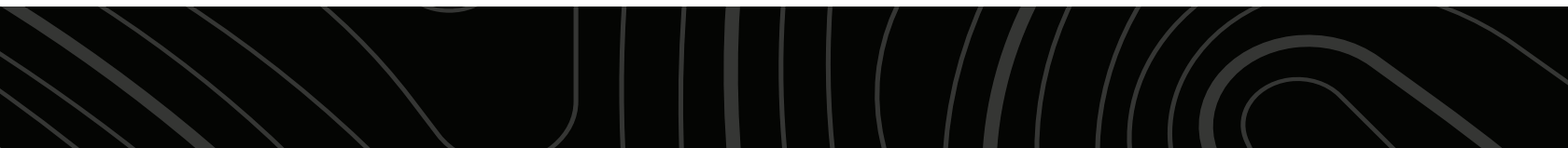
MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTSTANDING HUNTING WITH INCOME

Northern Missouri farms with exceptional hunting and a solid income are always in high demand. This 227 +/- acres, just north of Novinger, fits that classic mixed-use mold. What was historically a tillable and pasture farm is going through a big change as we speak. The current owner has been planning to transform the property into a recreational playground. A grazing lease has been terminated and the cattle have been removed from the property. This will allow the understory in the brushy & timbered areas to grow thick and provide excellent habitat & bedding cover for deer. It should be noted that the FSA aerial map does not give justice as to how thick the existing cover currently is. There are 32 +/- acres of tillable bottom ground which will command \$150/acre in 2024. There are another 35 +/- acres of existing hay ground that lays very well and will be converted into tillable production this spring. Due to the expanded inputs and effort to break sod the first year, this hillground will bring \$110/acre in cash rent in year one. Davis Creek runs through the property and a new crossing has been established to more easily navigate to

the western part of the farm. There will be an additional 15 +/- acres that will be left in hay production which will provide another \$900/year in revenue. Total income for 2024 is set at \$9,550.

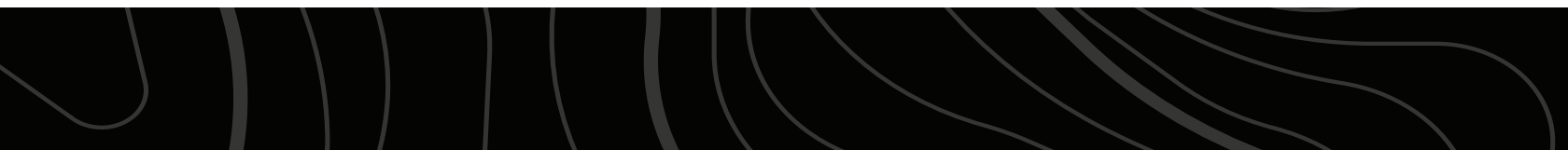
The story of the exceptional quality & quantity of deer on this farm is clearly told by the trail camera pictures. All of the pictures are from 2023 and no one has hunted the farm this season. The trails and deer sign on this place are pretty special. Barring a demise of natural causes, these deer will get another year older and bigger which bodes well for your hunting experience next season. It should also be noted that there are high numbers of turkeys here as well. With roost trees and turkey sign all along the creek, spring gobbler season should be amazing. There is good access to the farm from State Highway 149 on the northeast corner of the property and by Gasperi Road on the south. This farm also offers several excellent build sites. All utilities are available at Highway 149. You will be hard-pressed to find another comparable farm at this price point.



PROPERTY FEATURES

PRICE: **\$896,650** | COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **227**

- 227 +/- total acres
- 65 +/- acres tillable
- 32 +/- acres of bottom ground
- Exceptional deer and turkey hunting
- Hay income
- \$9,550 in income for 2024
- Several areas for food plots
- Davis Creek runs through property
- Serviceable barn & shed
- Two ponds
- Good access
- Several scenic build sites
- All utilities at the road



227 +/- TOTAL ACRES

Northern Missouri farms with exceptional hunting and a solid income are always in high demand. This 227 +/- acres, just north of Novinger, fits that classic mixed-use mold.



65 +/- ACRES TILLABLE



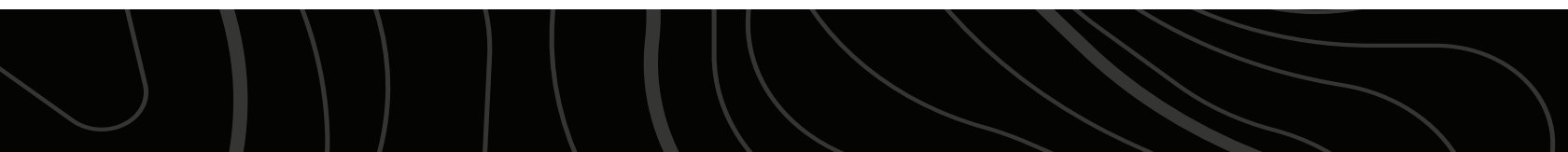
32 +/- ACRES OF BOTTOM GROUND



DAVIS CREEK



TRAILS AND DEER SIGN



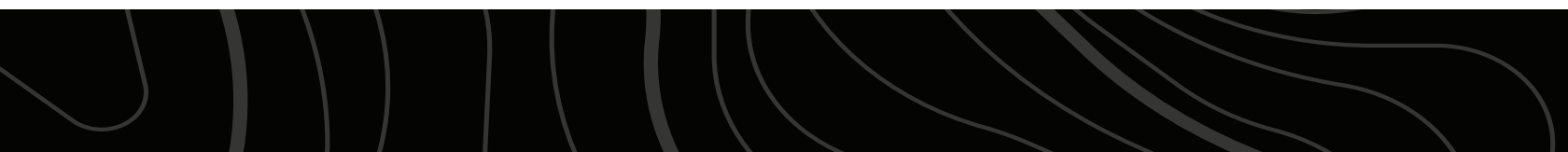
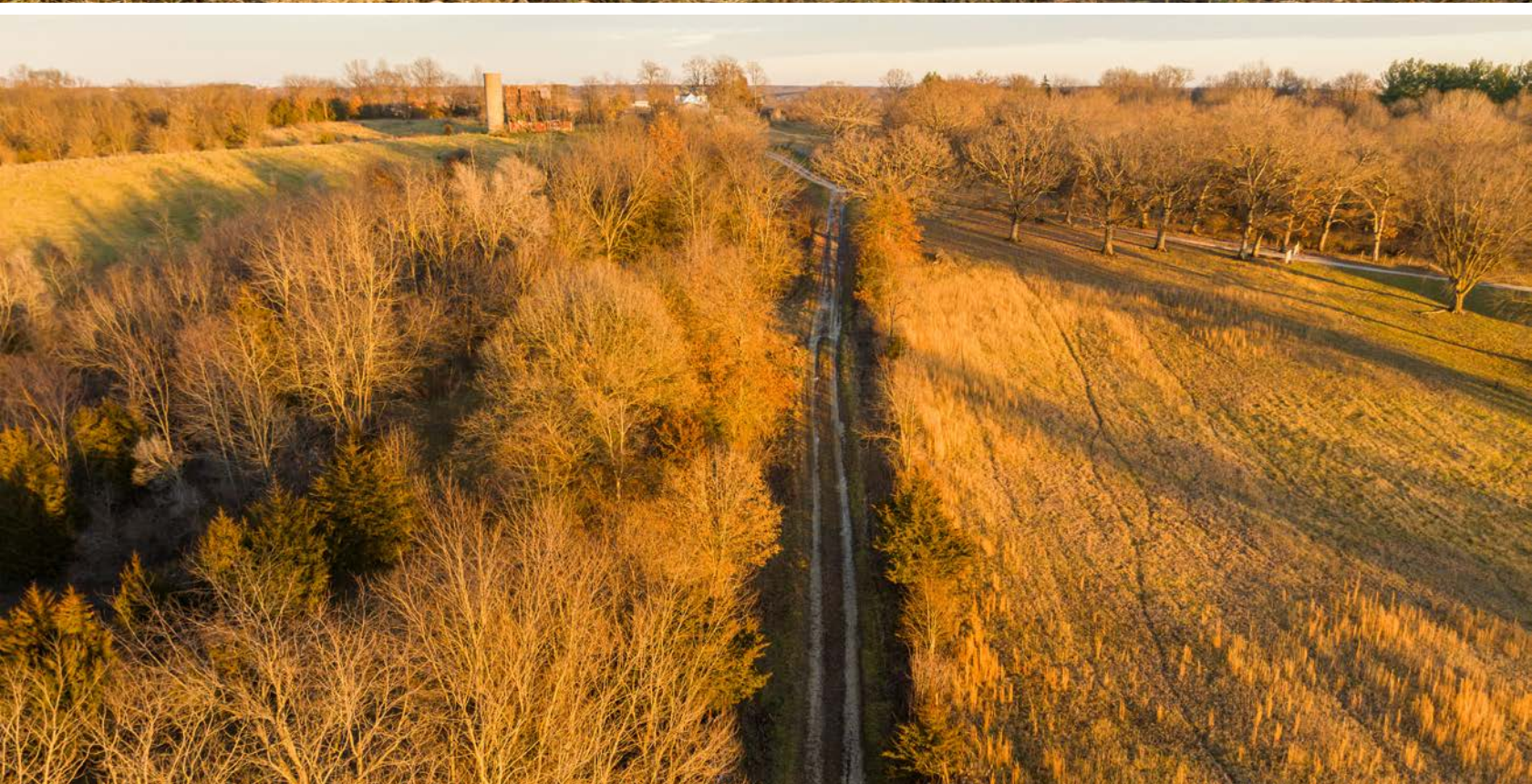
TWO PONDS



BARN & SHED



GOOD ACCESS



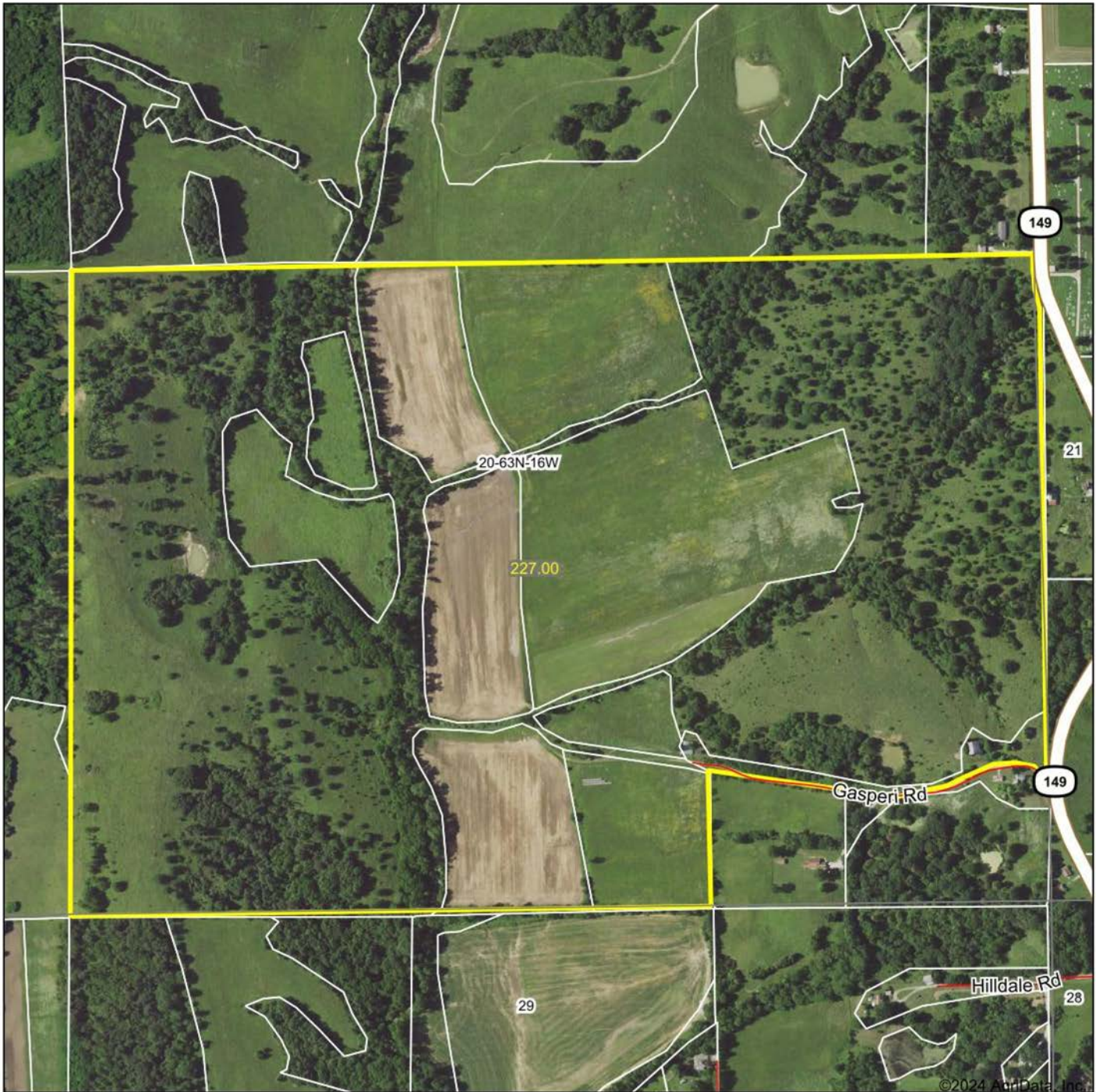
TRAIL CAM PICTURES



ADDITIONAL TRAIL CAM PICTURES

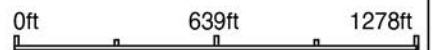


AERIAL MAP



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Boundary Center: 40° 14' 42.88, -92° 42' 46.73



20-63N-16W
Adair County
Missouri



1/2/2024



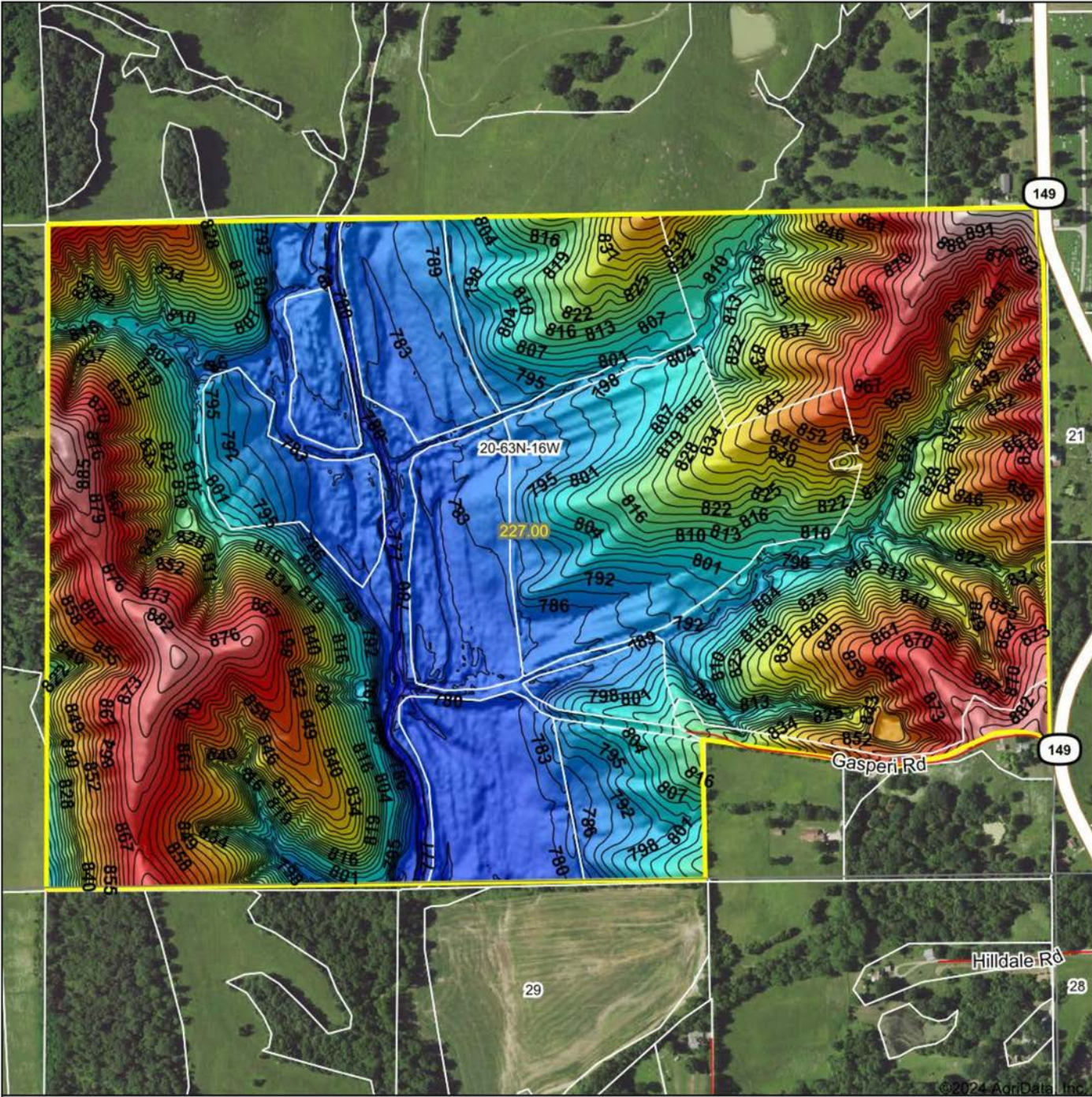
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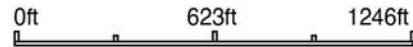
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 771.0
 Max: 900.2
 Range: 129.2
 Average: 821.1
 Standard Deviation: 32.35 ft



20-63N-16W
Adair County
Missouri

Boundary Center: 40° 14' 42.88, -92° 42' 46.73

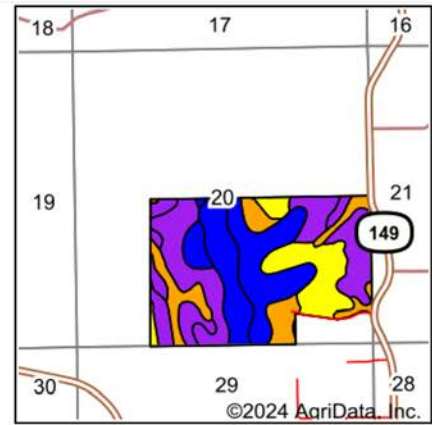
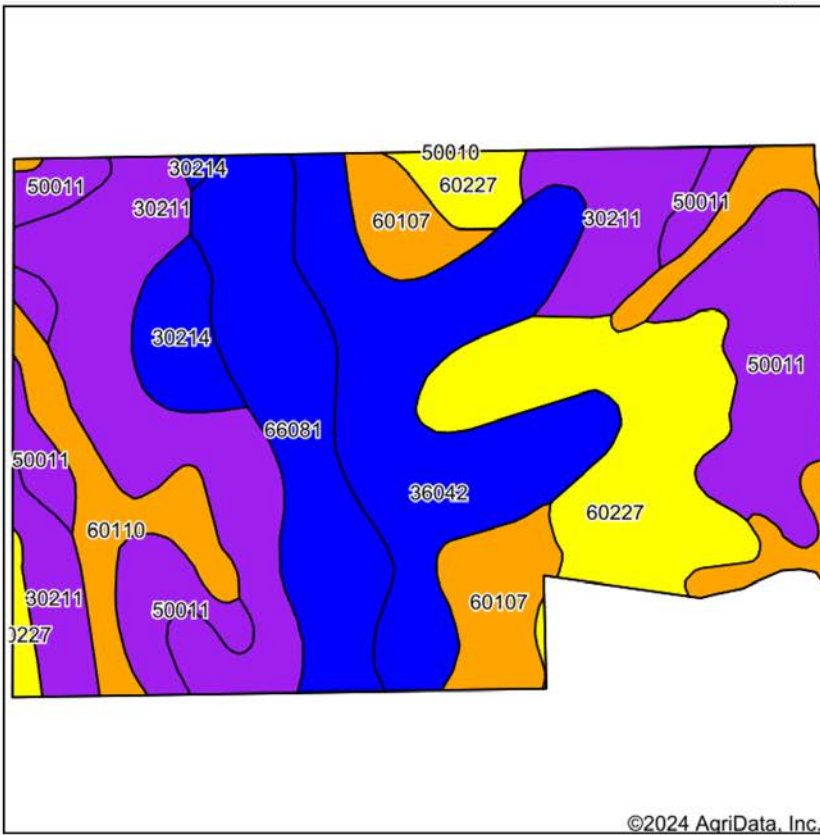


Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING

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

SOIL MAP



State: **Missouri**
 County: **Adair**
 Location: **20-63N-16W**
 Township: **Nineveh**
 Acres: **227**
 Date: **1/2/2024**








Maps Provided By:

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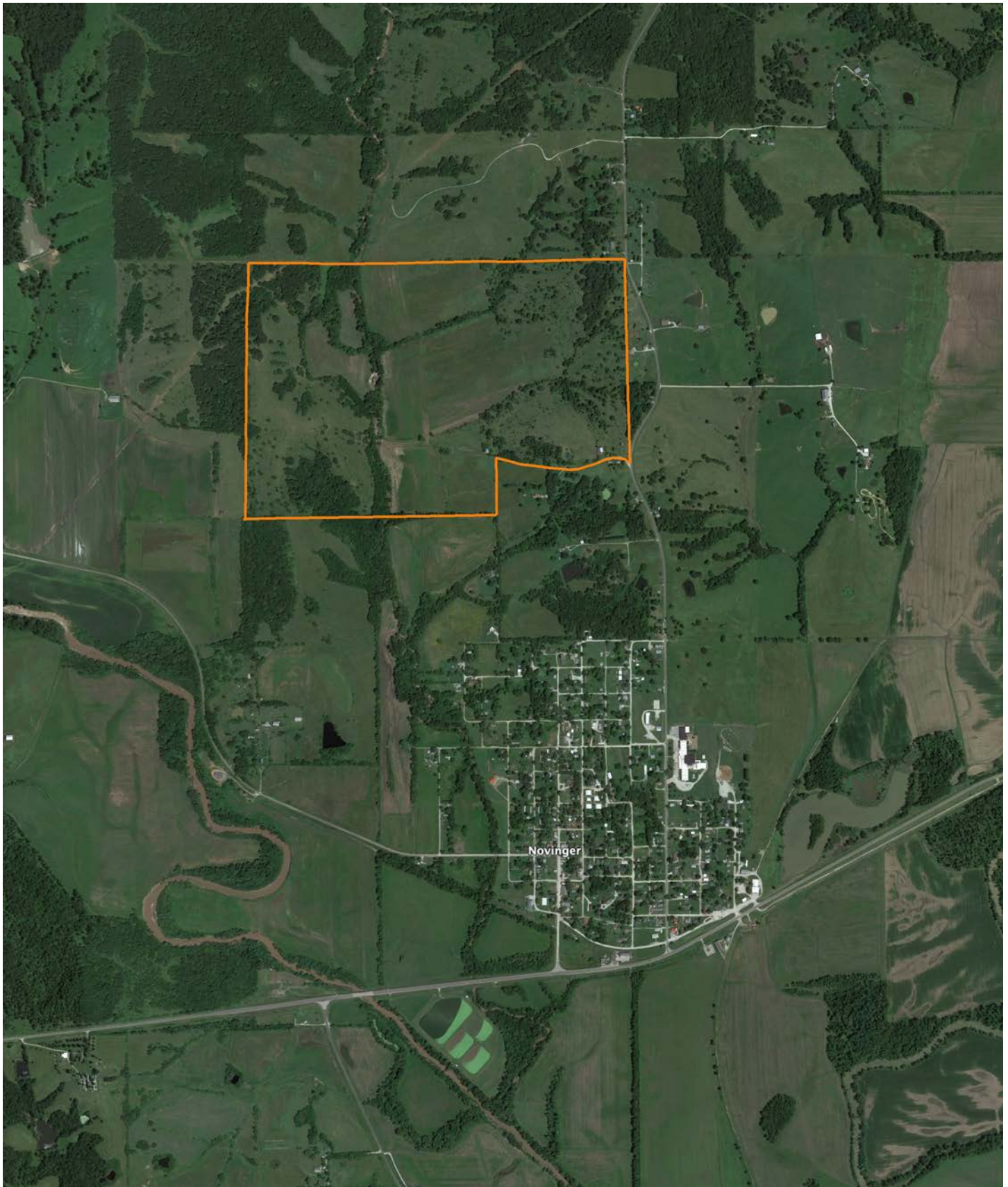


Soils data provided by USDA and NRCS.

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Area Symbol: MO001, Soil Area Version: 27													
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
30211	Vanmeter silty clay loam, 14 to 30 percent slopes	47.41	20.9%		Vle	3	6	3	5	4	6	41	30
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	40.78	18.0%		Ilw							75	94
60227	Vanmeter loam, 9 to 20 percent slopes	35.17	15.5%		IVe	3	6	3	5	4	6	55	40
50011	Winnegan loam, 20 to 35 percent slopes	33.96	15.0%		Vle	5	7	6	7	6	7	19	10
66081	Dockery and Tice silt loams, 0 to 2 percent slopes, occasionally flooded	27.28	12.0%		Ilw			8	9	8	10	78	70

OVERVIEW MAP



AGENT CONTACT

David comes from a military family. He was born in Germany, grew up in Syracuse, New York and attended college in Florida. David wanted to become a pilot, but at the time, Vietnam veterans were returning from the war and taking those positions with the airlines. "I saw the writing on the wall and decided to earn a dual degree in aeronautical and computer science. Becoming a commercial pilot was going to be nearly impossible since I was competing with experienced pilots, so I ended up in computer programming for 20 years," says David. What he calls his mid-life crisis resulted in David starting an insurance agency in 2005, which specializes in farm and ranch insurance. In 2002, he bought a 320-acre farm and spent years turning it into a hunter's paradise. "I built a wildlife habitat management company called Habitat Development Solutions. I used it to improve food plots and crops on my land, and I worked with conservation groups and land owners to create a rich habitat for game and farming on other properties.

Land stewardship means taking care of land so it can meet its God-given potential. It involves leaving the land better than you found it," David explains. That is what he's doing with the 805 acres he purchased in 2013 in Mercer County on the Missouri/Iowa border where he runs a successful row crop farm and pursues his passion, bow hunting Midwest white tails and hard gobbling eastern turkeys. He has the invaluable eye you need when it comes to evaluating a property's food, water and cover. More importantly, he can offer advice on how to improve these conditions for better farming and hunting. A lifetime of insuring farms and ranches, designing wildlife habitat, raising crops and hunting means David has extraordinary knowledge you can count on to help you find the land you're looking for and develop it to its full potential.

David raised one daughter and has two stepsons at home. His dream is to retire on land, maybe his 805 acres, with his wife. Until then he is enjoying connecting people with land that meets their goals. Whether you're a hunter, farmer or both, talk to David about what to look for. All it takes is a few minutes with him to see helping people buy and sell land is his passion.



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