

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# PUTNAM COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PUTNAM COUNTY FARM WITH GREAT HUNTING AND TILLABLE INCOME

Here's your chance to own land in the highly sought-after Putnam County, Missouri! This 80 +/- acre tract is ideal for someone wanting great hunting and income on the property. The farm sits on a very quiet county road which provides access from the southwest and southeast corners. The topography shapes up perfectly so that deer feel safe and cannot be seen from the road. The south and west portion of the property features 28.9 acres of tillable ground that brought in \$4,623 of income this year. Additionally, there are 2.93 acres enrolled in CRP bringing in \$517 annually until 2032, with the opportunity to add 15 more acres to produce even more income.

There is a great timbered draw and creek that runs from the northwest to the southeast corner of the property. The deer really travel it hard. Seriously, the paths look like cattle trails and can be seen from aerial drone photos! The wooded draw features great pinch points and funnels with bowhunting stands already in place. Also, there are thick pockets of brushy timber and cover that offer great bedding and hold deer on the farm. The trail camera photos feature numerous big bucks from

this past year and show off how awesome this farm really is. One major reason for that is the great neighbors surrounding the farm. They manage for quality bucks and let deer grow which can be hard to find!

The farm is a turn-key setup with several blinds and stands placed in awesome locations! Perfect for hunting with a bow or rifle so no matter the season you have great options. Beyond the timbered draw, there is a 5-acre food plot that deer love to visit. Above that on the hillside sits a perfectly placed box blind on a 10-foot platform with some of the best views that I have ever seen! The shot opportunities don't really get any better. Another food plot near the southeast corner is the perfect little honey hole surrounded by thick bedding. If upland bird hunting is up your alley this farm features that as well. The current owners mentioned flushing coveys of quail and even pheasants throughout the fall.

80-acre farms in northern Missouri offering great hunting and income don't pop up like this very often. This one won't last long! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$380,000** | COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **80**

- Turn-key set up
- Box blind on 10ft platform
- Soft side blind on 10ft platform
- Ladder stands and popup blinds on platforms
- Big buck history
- Great neighbors practicing quality deer management
- 28.9 acres tillable
- 2.93 acres CRP
- Food plots and bedding areas
- Timbered draw and creek
- Just 2 hours to Kansas City
- 13 miles from the Iowa border



80 +/- ACRES

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# BIG BUCK HISTORY

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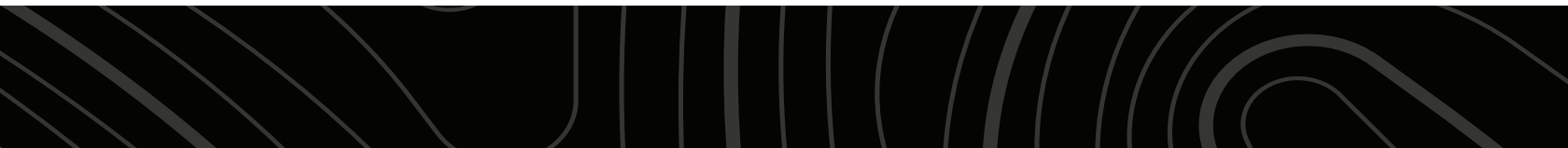
28.9 ACRES TILLABLE

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# BLINDS ON 10FT PLATFORM

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# TIMBERED DRAW AND CREEK

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# TRAIL CAM PICTURES

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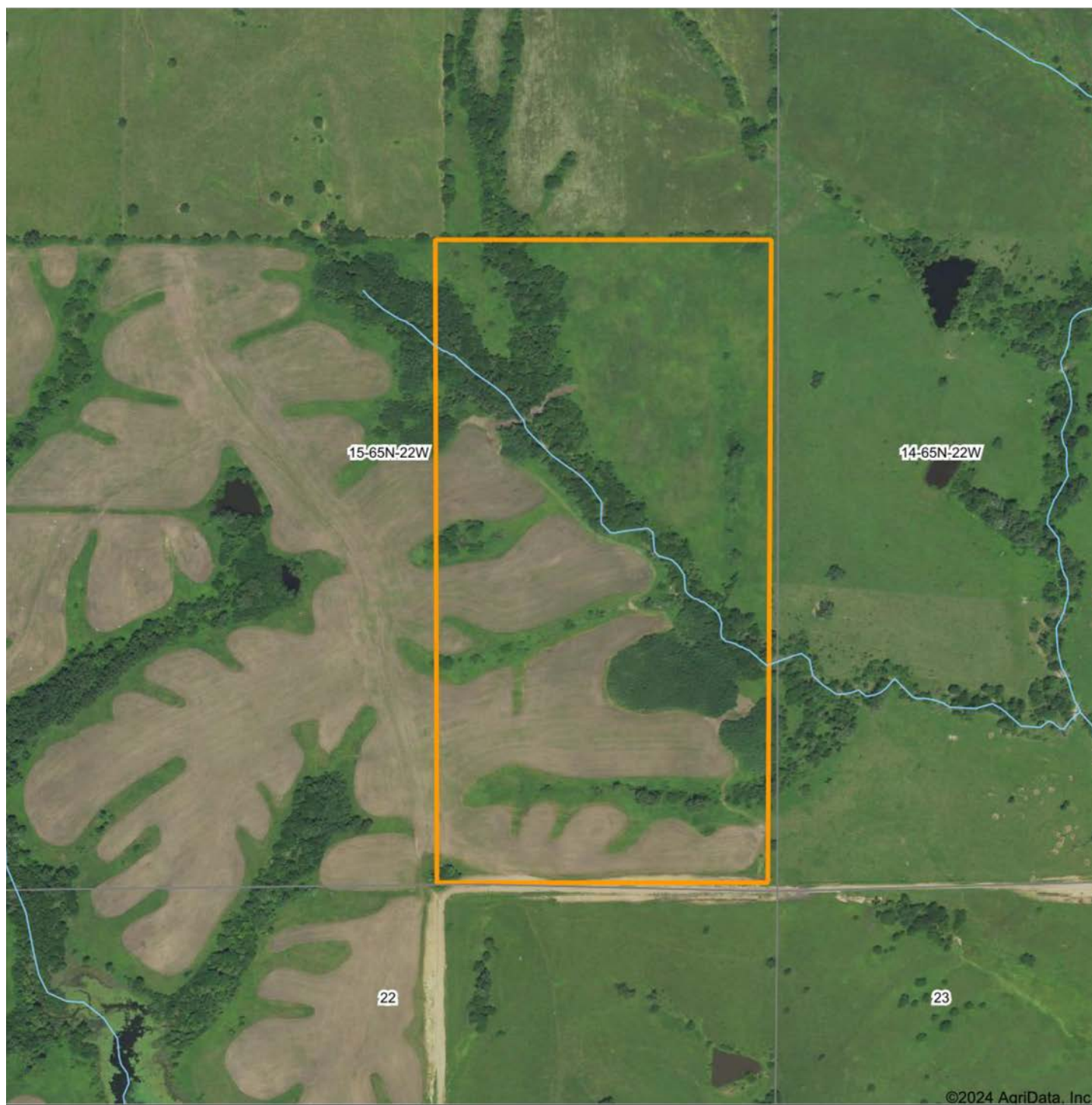


# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 40° 25' 49.74, -93° 21' 1.41

0ft 636ft 1272ft



Maps Provided By:



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**15-65N-22W**  
**Putnam County**  
**Missouri**



1/10/2024

# 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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