

MIDWEST LAND GROUP PRESENTS

161 ACRES IN

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# ADAIR COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE PERFECT HUNTING SETUP WITH INCOME

As an avid deer hunter, there are times when you can walk onto a property, survey the surroundings, and immediately think: "This farm sets up so well to ambush a whitetail and they won't even know they're being hunted". This is THAT farm. Just southeast of Green Castle, Missouri, this 161 +/- acre tract has the right foundational pieces to be an amazing farm to hunt deer and turkey. Sitting at the end of a dead-end road, this farm offers the remoteness that we look for in hunting undisturbed deer. The entire perimeter of this farm sits high in elevation. The terrain from these high points all falls towards the center of the property where a thick timbered draw runs through the entire farm. There is a seasonal creek that meanders through the bottoms here. This has "bedding" and "travel corridors" written all over it. There are currently 40 +/- acres in tillable row crop production on the ridge tops running along the south and east borders of the

farm. The side hills between the crop and the brushy bottoms consist of eastern red cedar trees and native warm-season grasses like Switch and Big Blue Stem. A well-placed tower blind sitting up high on the edge of a crop field where your wind is consistent, overlooking the bottoms where the bedded whitetails are coming to you to feed, is about as good an ambush scenario as you can find. There are also a handful of areas where you could put several acres of food plots in nice flat bottom ground. There are three ponds on the farm to ensure consistent water sources. The farm contract is open for 2024 but a \$150/acre annual cash rent should be easily attainable. The access road on the west side of the farm sits lower than this property so you can't even see into this place from the road. This is a perfect setup for someone wanting privacy and a quality experience. Please call David Brothers to schedule your private tour at (660) 240-3243.





# PROPERTY FEATURES

PRICE: **\$716,450** | COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **161**

- Excellent deer and turkey hunting
- Stunning rolling hills
- 40 +/- acres tillable row crop
- Farming contract open for 2024
- Several acres available for additional food plots
- Seasonal creek runs through farm
- Two ponds
- At the end of a dead-end road
- Very private and remote
- 15 miles west of Kirksville, MO





# 161 +/- ACRES

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# 40 +/- ACRES TILLABLE ROW CROP

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# EXCELLENT DEER HUNTING

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# STUNNING ROLLING HILLS

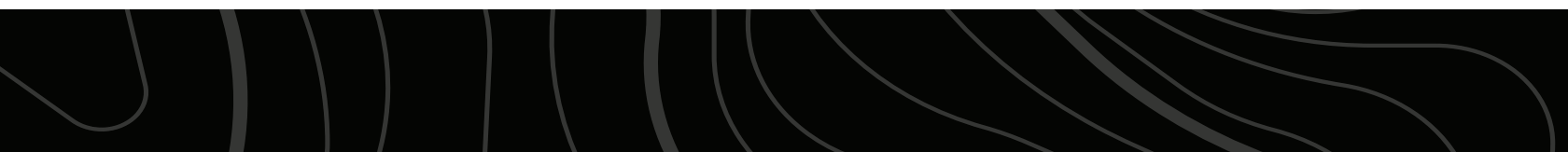
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# SEASONAL CREEK RUNS THROUGH FARM

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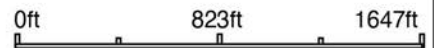




# AERIAL MAP



Boundary Center: 40° 14' 7.63, -92° 50' 32.43



**30-63N-17W**  
**Adair County**  
**Missouri**



Maps Provided By:



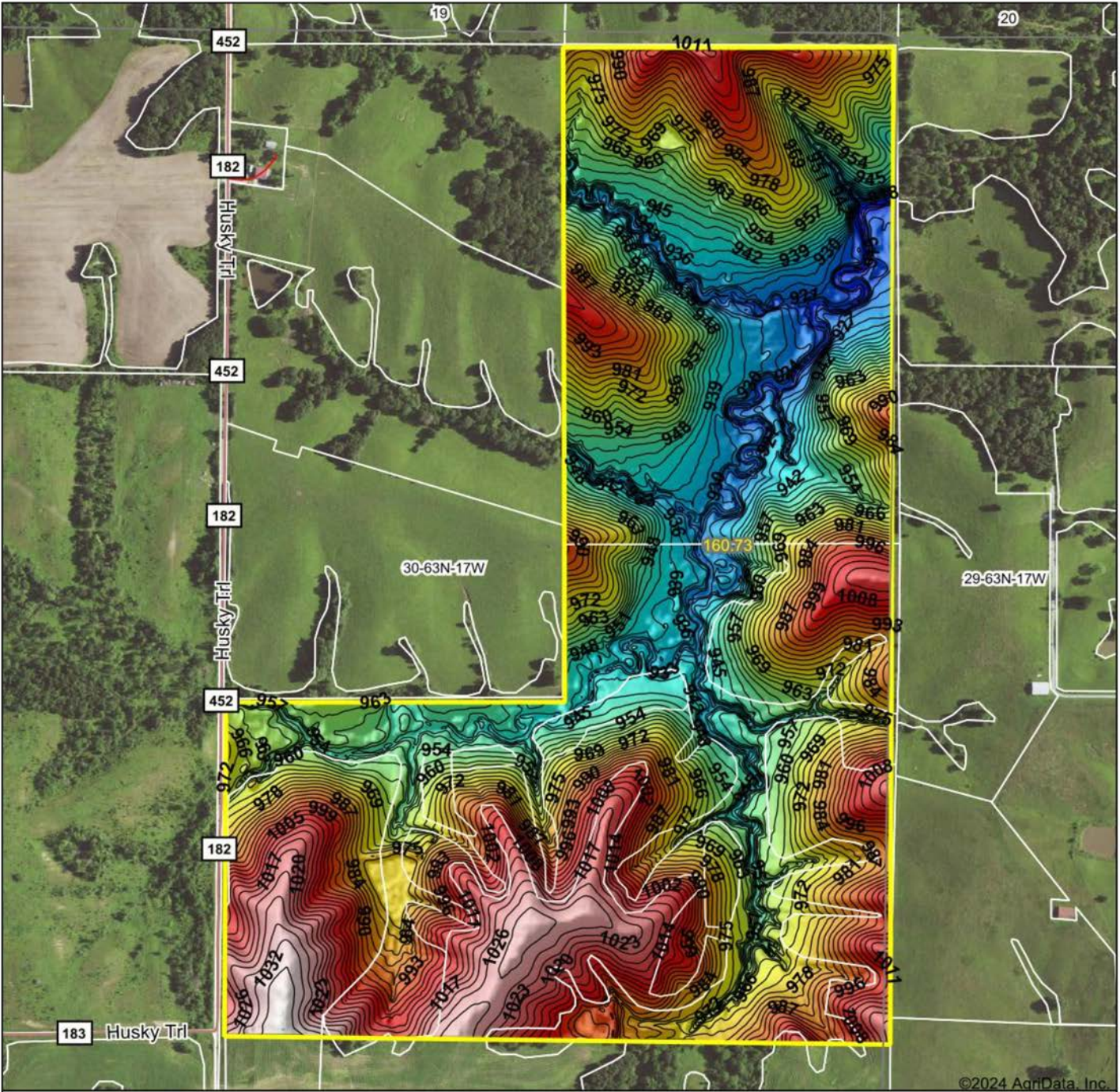
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Field borders provided by Farm Service Agency as of 5/21/2008.

2/29/2024



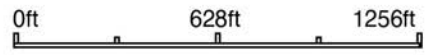
# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 907.2  
 Max: 1,038.0  
 Range: 130.8  
 Average: 973.4  
 Standard Deviation: 28.87 ft



**30-63N-17W**  
**Adair County**  
**Missouri**

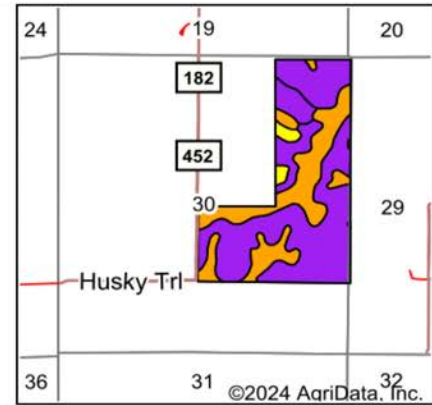
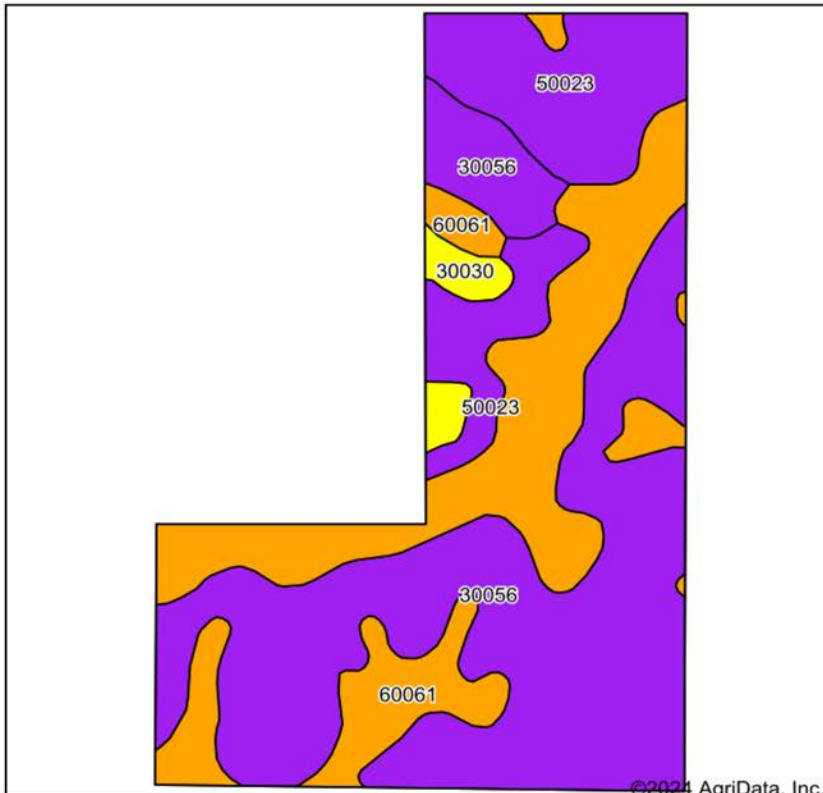
Boundary Center: 40° 14' 7.63, -92° 50' 32.43

Maps Provided By:

**surety**  
 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: **30-63N-17W**  
 Township: **Morrow**  
 Acres: **160.73**  
 Date: **2/29/2024**



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO001, Soil Area Version: 27

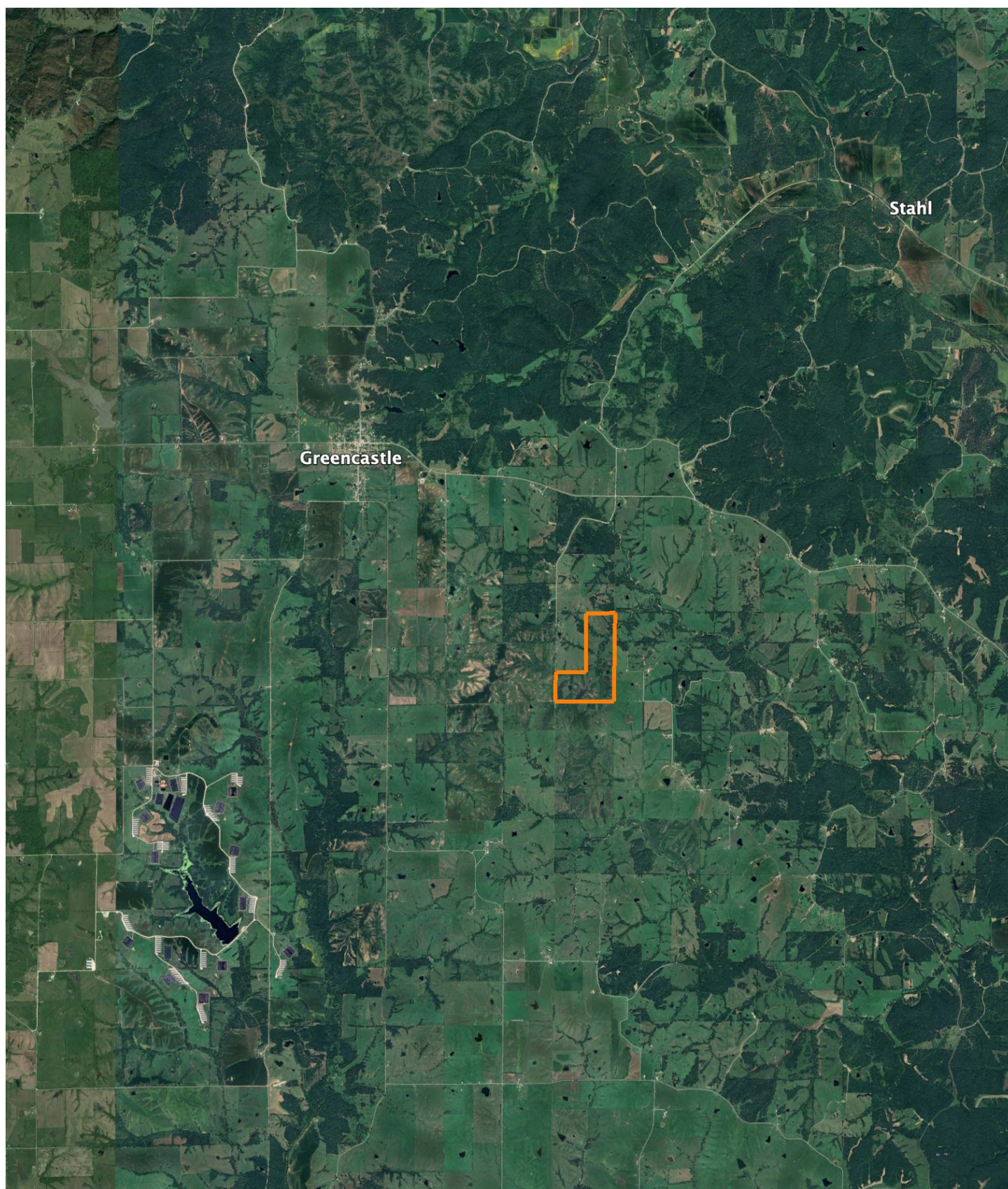
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
30056	Gara fine sandy loam, 20 to 35 percent slopes, eroded	79.77	49.6%		Vlle	7	8	7	7	7	8	17	10
64055	Vigar-Zook-Excello complex, 1 to 5 percent slopes	31.45	19.6%		Illw			8	8	8	10	82	67
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	27.97	17.4%		Vle	7	8	7	7	7	8	61	53
60061	Bevier silty clay loam, 3 to 8 percent slopes	17.72	11.0%		Ille							69	55
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.30	1.4%		IVe							58	41

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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.



**DAVID BROTHERS,**  
LAND AGENT  
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**MidwestLandGroup.com**

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