

MIDWEST LAND GROUP PRESENTS

157 ACRES IN

BARTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTHEAST BARTON COUNTY GRASS AND TIMBER FARM

From the moment you step out of the truck onto this Barton County property, you'll be enamored by all it has to offer. With that rare combination of aesthetic beauty, income potential, multiple home sites, abundant water, good fences, and great hunting opportunities, this is just the kind of farm that so many land lovers are looking for. For starters, the farm features 50 +/- acres of well-maintained, fescue-based pasture that's been soil-tested, limed, and fertilized to optimize forage growth. In addition to this well-established pasture, the owners have recently expanded the pasture area into the oak woodlands to the south, adding another 43 +/- acres of oak savanna with enough shade to keep your animals cool, but also plenty of openings to foster the growth of grasses and legumes needed to put weight on your stock. Perimeter fencing is in good condition, with much of it still shiny and tight. In addition, interior fencing is in place to create paddocks for managed grazing and several new welded pipe corners and braces have been built and new gates hung. Water is a critical feature of any good stock farm, and this one has plenty. The big pond is a 1.5 acre oasis in a wooded valley that provides opportunities for recreation as well as livestock water and would make a beautiful site for a

custom home. Elsewhere on the tract, 0.6 and 0.4 acre ponds provide additional water sources for livestock and wildlife alike. A 50'x70' Quonset hay shed sits atop a knoll in the northeast corner of the parcel, perfect for keeping hay and equipment out of the weather, and just to the west of it is a 2,150 sq. ft. barn comprised of a 1,000 sq. ft. lean-to attached to a 1,150 sq. ft. enclosed structure that's wired and fully insulated, with a concrete floor and overhead garage door. For additional storage, there is also a small freestanding 130 sq. ft. shed with a garage door and a 1,000 sq. ft. concrete pad with a roof that was previously used as a kennel. Buyers who enjoy hunting pursuits will find plenty of opportunities to satisfy their passions with the abundant deer and turkeys found on the farm, as well as small game and even waterfowl on the ponds. Game trails and lots of tracks are easy to find and prevalent throughout the timbered portions and along the banks of the ponds. Combination farms like this one don't come along often, and with all this tract has to offer, you won't be disappointed. If you'd like to know more about this amazing property, or if you'd like to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

PRICE: **\$799,000** | COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **157**

- Ideal mix of timber and open land
- Gorgeous build sites
- Oak hardwood timber with pockets of cedar
- Well-managed grass pasture
- Good perimeter fencing and cross-fencing
- Silt loam and sandy silt loam soils
- Easy access/just 1 mile to highway
- 3,500 sq. ft. Quonset hay shed
- 2,150 sq. ft. barn with spray foam insulation and concrete floor
- Well-distributed water - 3 ponds and small creek
- Lots of wildlife sign
- Rural water is available
- Electric service on-site
- Sheldon R-8 schools
- Additional acreage is available



157 +/- ACRES



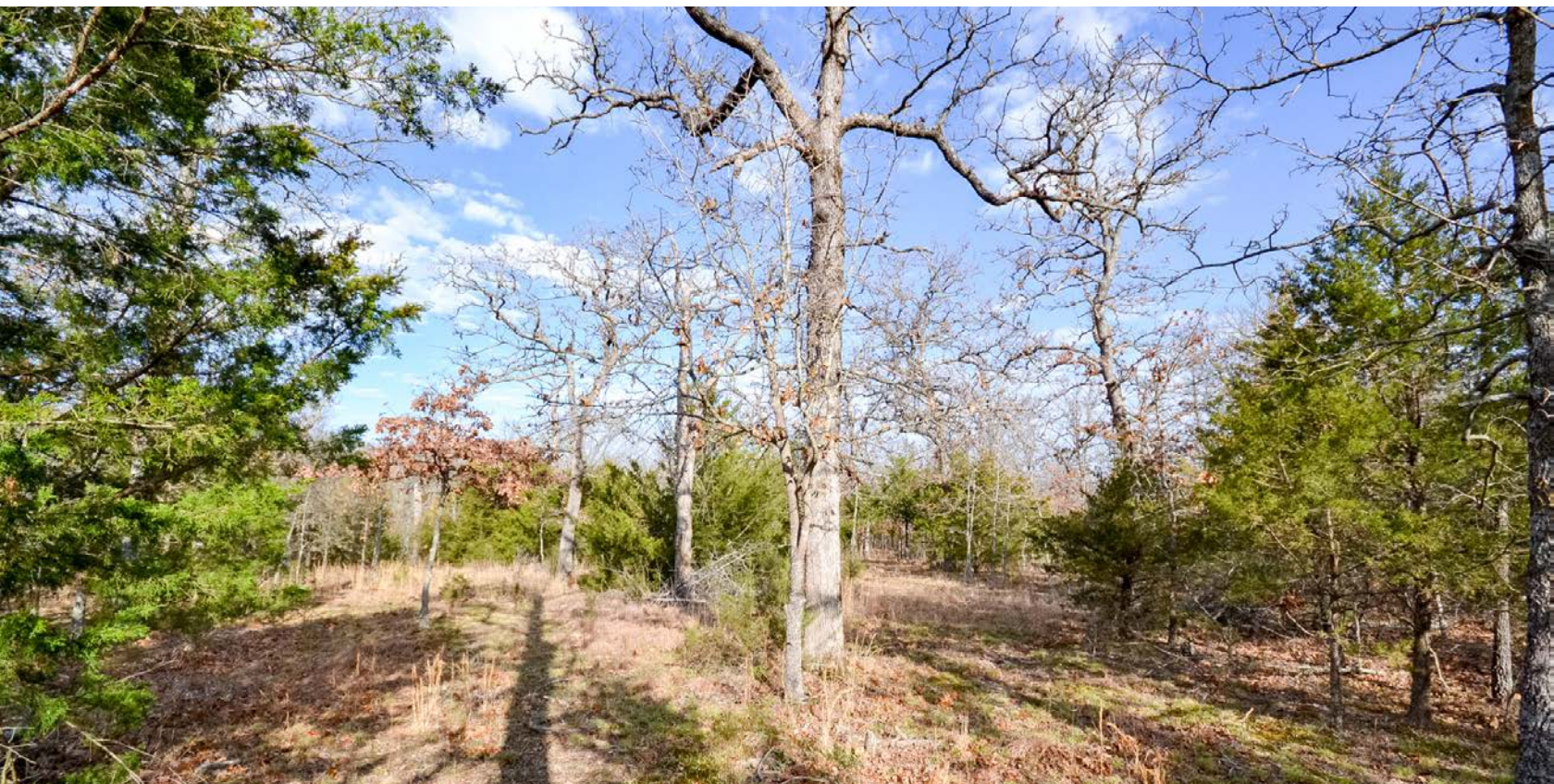
3,500 SQ. FT. QUONSET HAY SHED



MULTIPLE PONDS



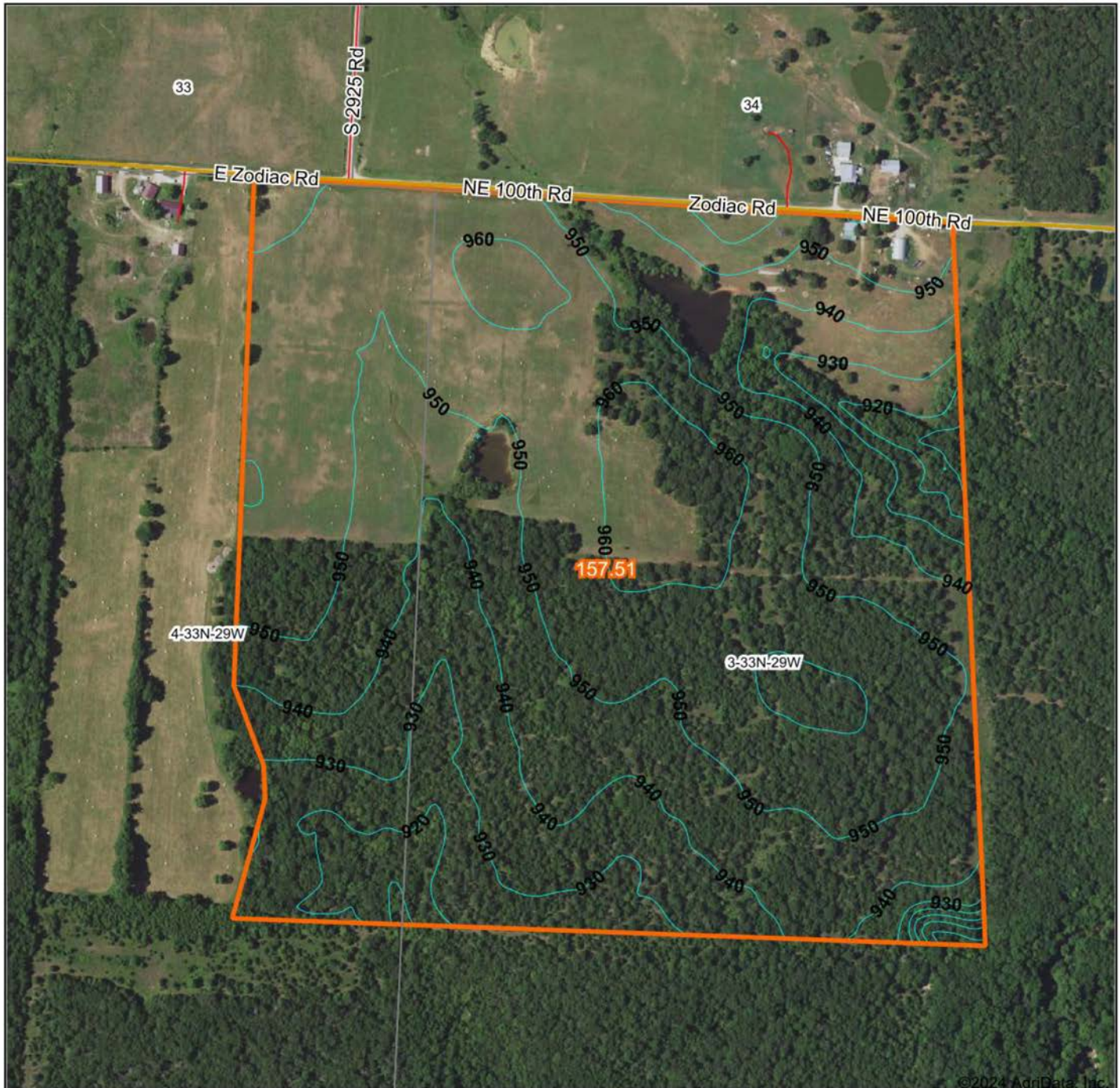
HARDWOOD TIMBER



LOTS OF WILDLIFE SIGN



TOPOGRAPHY MAP



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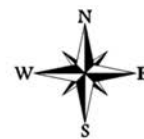
Boundary Center: 37° 38' 15.07, -94° 6' 25.46



Maps Provided By:

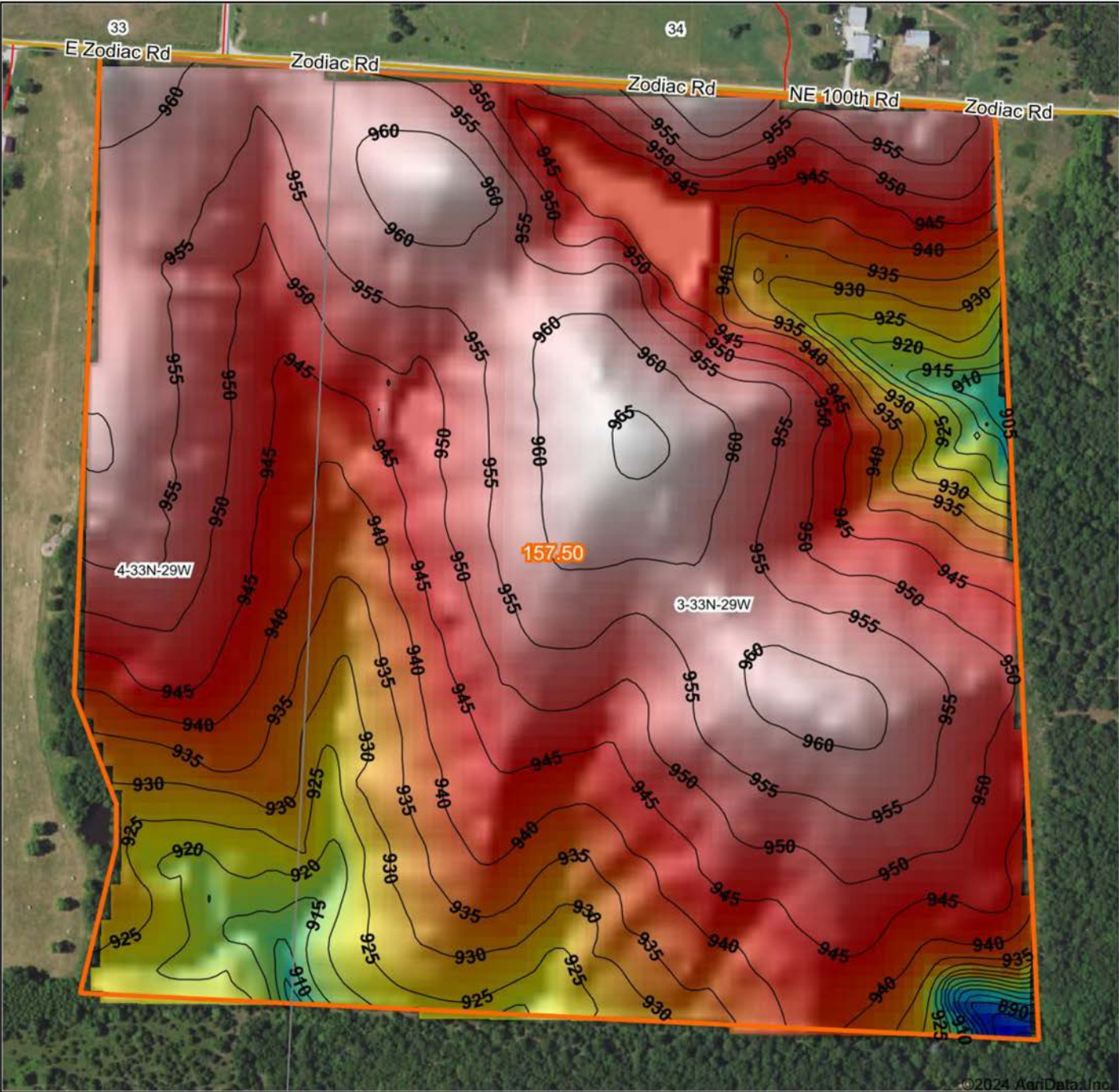


3-33N-29W
Barton County
Missouri



3/18/2024

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 5 Min: 880.2 Max: 965.8 Range: 85.6 Average: 945.3 Standard Deviation: 13.02 ft</p>	<p>0ft 444ft 889ft</p> <p> 3-33N-29W Barton County Missouri 3/18/2024 Boundary Center: 37° 38' 14.93, -94° 6' 25.49 </p>
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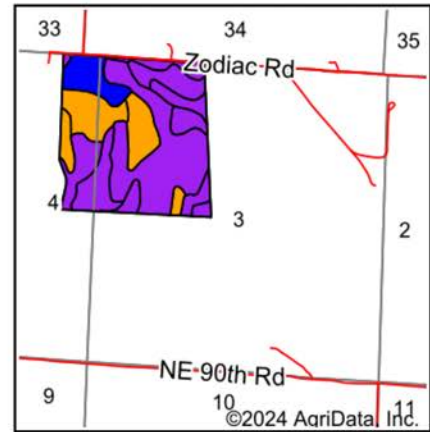
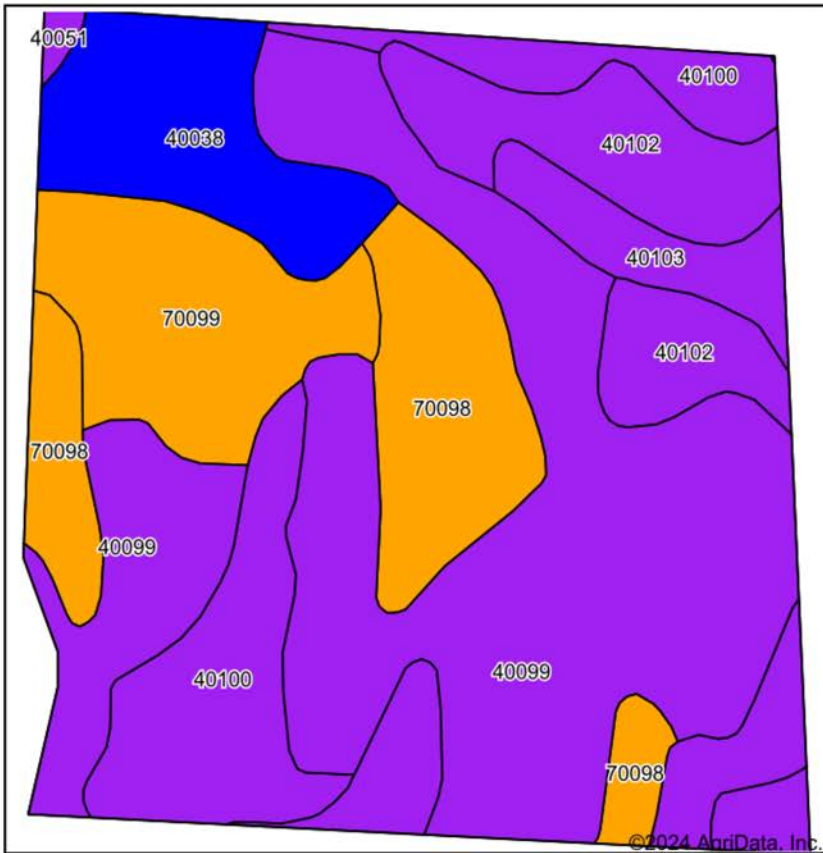
Maps Provided By:

surety

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SOIL MAP



State: **Missouri**
 County: **Barton**
 Location: **3-33N-29W**
 Township: **Milford**
 Acres: **157.5**
 Date: **3/18/2024**



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

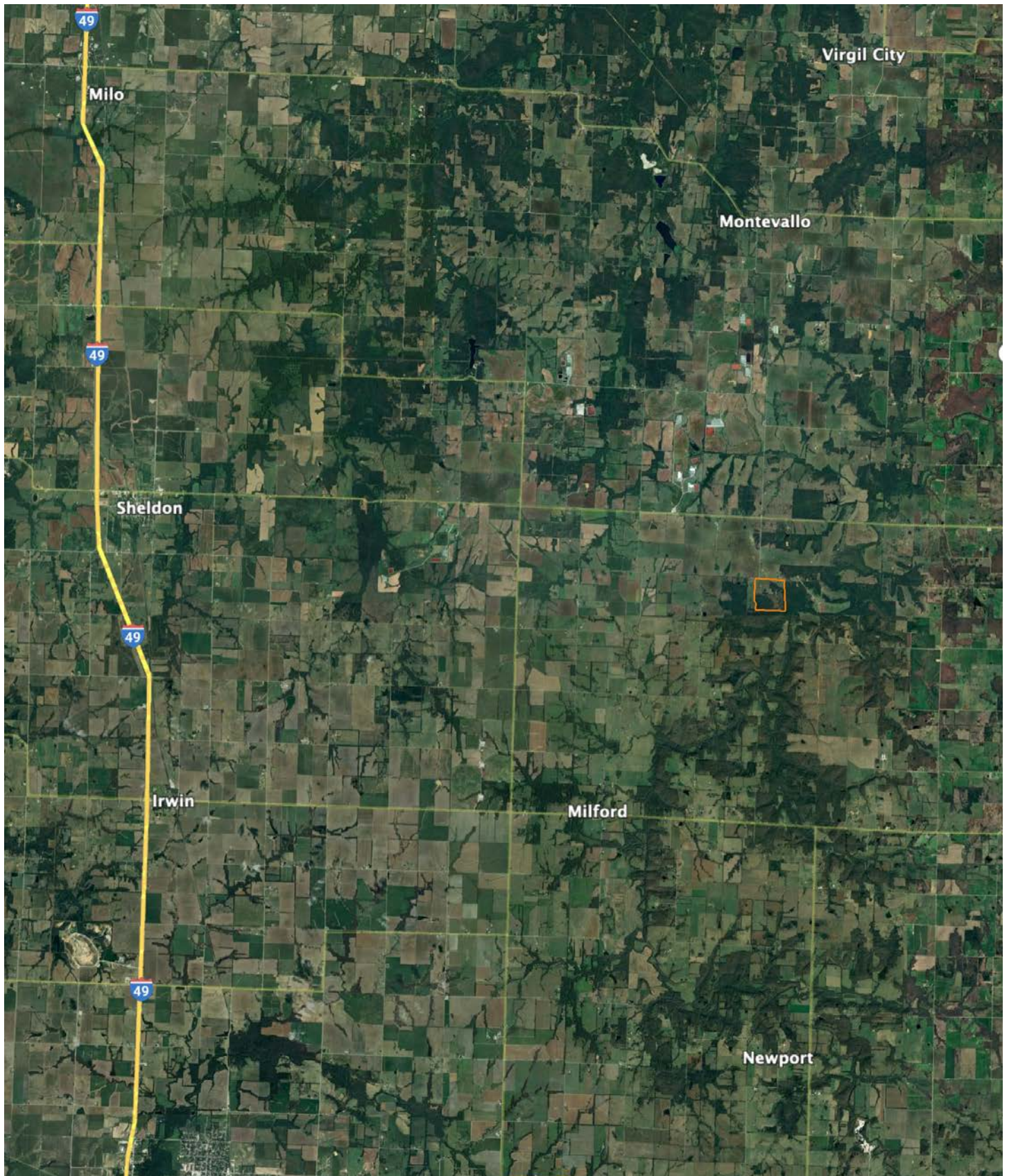
Area Symbol: MO011, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40099	Hector fine sandy loam, 2 to 5 percent slopes	61.36	39.0%		VIs	29	28	28	16
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	22.71	14.4%		VIIIs	27	26	26	15
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	18.80	11.9%		IIIe	58	58	51	43
40100	Hector fine sandy loam, 5 to 14 percent slopes	18.07	11.5%		VIs	30	29	28	17
70099	Bolivar fine sandy loam, 2 to 5 percent slopes, eroded	15.54	9.9%		IIIe	45	44	37	26
40038	Barden silt loam, 1 to 5 percent slopes	13.35	8.5%		Ile	74	72	68	69
40103	Hector fine sandy loam, 14 to 30 percent slopes, stony	7.13	4.5%		VIIIs	23	23	19	13
40051	Coweta loam, 5 to 14 percent slopes	0.54	0.3%		VIs	37	37	31	24
Weighted Average					5.20	*n 37.4	*n 36.5	*n 34.3	*n 24.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

417.321.5427

ScottSudkamp@MidwestLandGroup.com



MidwestLandGroup.com

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