

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

HARRISON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INVESTMENT GRADE BOTTOM GROUND FARM

This 60 +/- acre tillable farm lies within the exceptionally productive confines of the Thompson River bottoms in Harrison County, Missouri. Featuring Nodaway silt loam soils, with an NCCPI score of 80, this ground will consistently generate high-yielding corn and soybean crops. There is a \$280 per acre cash rent committed for 2024. There is a reliable tenant in place that would certainly remain in place to farm this in 2025 and beyond if desired. If not, the farm would be open to new options of your choice for the 2025 growing season. There was lime applied to the farm ground this winter at a rate of 3 tons per acre. Anhydrous ammonia and other micronutrient fertilizers have been put down in preparation for an upcoming corn crop to be planted this Spring. Along the surrounding ditch and creek banks, many mature black walnut trees

would add to the value of the property. According to the FSA maps, there are 52.23 tillable acres. There are a couple of smaller timbered areas in the middle of the farm. The current owner is working with the FSA office to perform a wetlands determination on the property. If successful, he will doze those areas out to increase the total tillable acres and make farming the ground more efficient. There is a significant amount of deer and turkey sign in and around the timbered edges of this farm. The creek crossings are simply torn up with trails. This farm would certainly be a viable candidate for a hunting lease. Current lease rates in the area typically bring \$20 - \$25 per acre annually. This farm would present a solid investment piece to add to anyone's portfolio. Please contact David Brothers to schedule a tour at (660) 240-3243.



PROPERTY FEATURES

PRICE: **\$605,280** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **60**

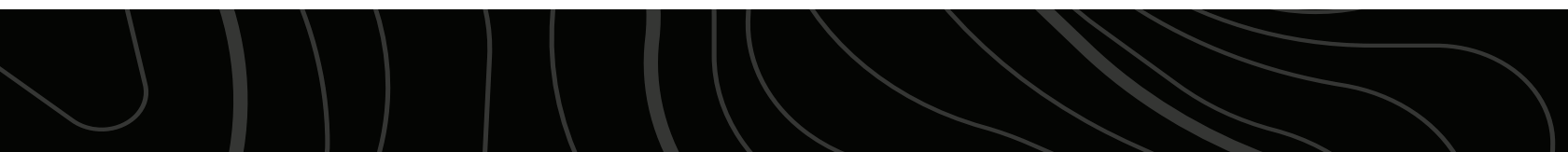
- Thompson River bottoms
- 52.23 FSA tillable acres
- Primarily Nodaway Silt Loam soils
- NCCPI value of 80
- \$280/acre cash rent for 2024
- Farming options open for 2025 and beyond
- 3 tons of lime applied per acre this winter
- Already fertilized for this year's corn crop
- Mature black walnuts around the perimeter
- Significant deer and turkey activity
- A hunting lease could increase income profile



60 +/- ACRES



52.23 FSA TILLABLE ACRES



MATURE TIMBER AROUND PERIMETER



SIGNIFICANT DEER ACTIVITY



THOMPSON RIVER BOTTOMS



AERIAL MAP



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Map Center: 40° 17' 51.31, -93° 46' 51.33



36-64N-26W
Harrison County
Missouri



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2/8/2024

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

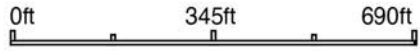
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 786.3
 Max: 802.1
 Range: 15.8
 Average: 796.7
 Standard Deviation: 1.61 ft



36-64N-26W
Harrison County
Missouri

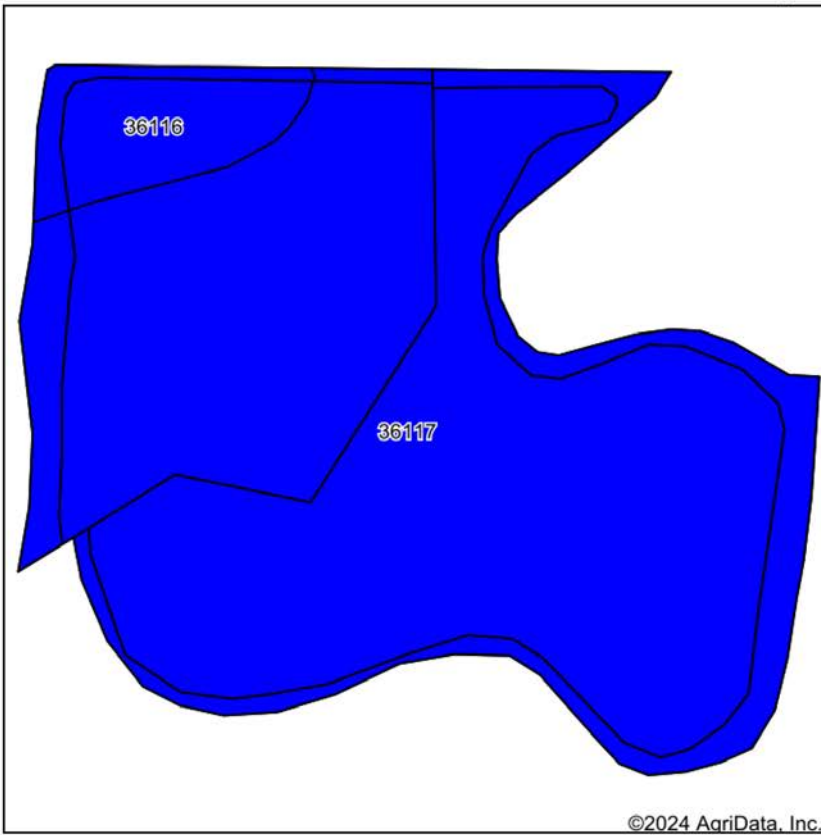
Boundary Center: 40° 17' 51.31, -93° 46' 51.33



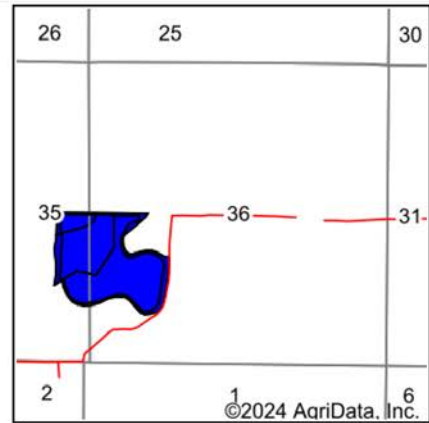
Maps Provided By:
surety
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 Field borders provided by Farm Service Agency as of 5/21/2008

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Harrison**
 Location: **36-64N-26W**
 Township: **Trail Creek**
 Acres: **61.86**
 Date: **2/8/2024**



Maps Provided By:

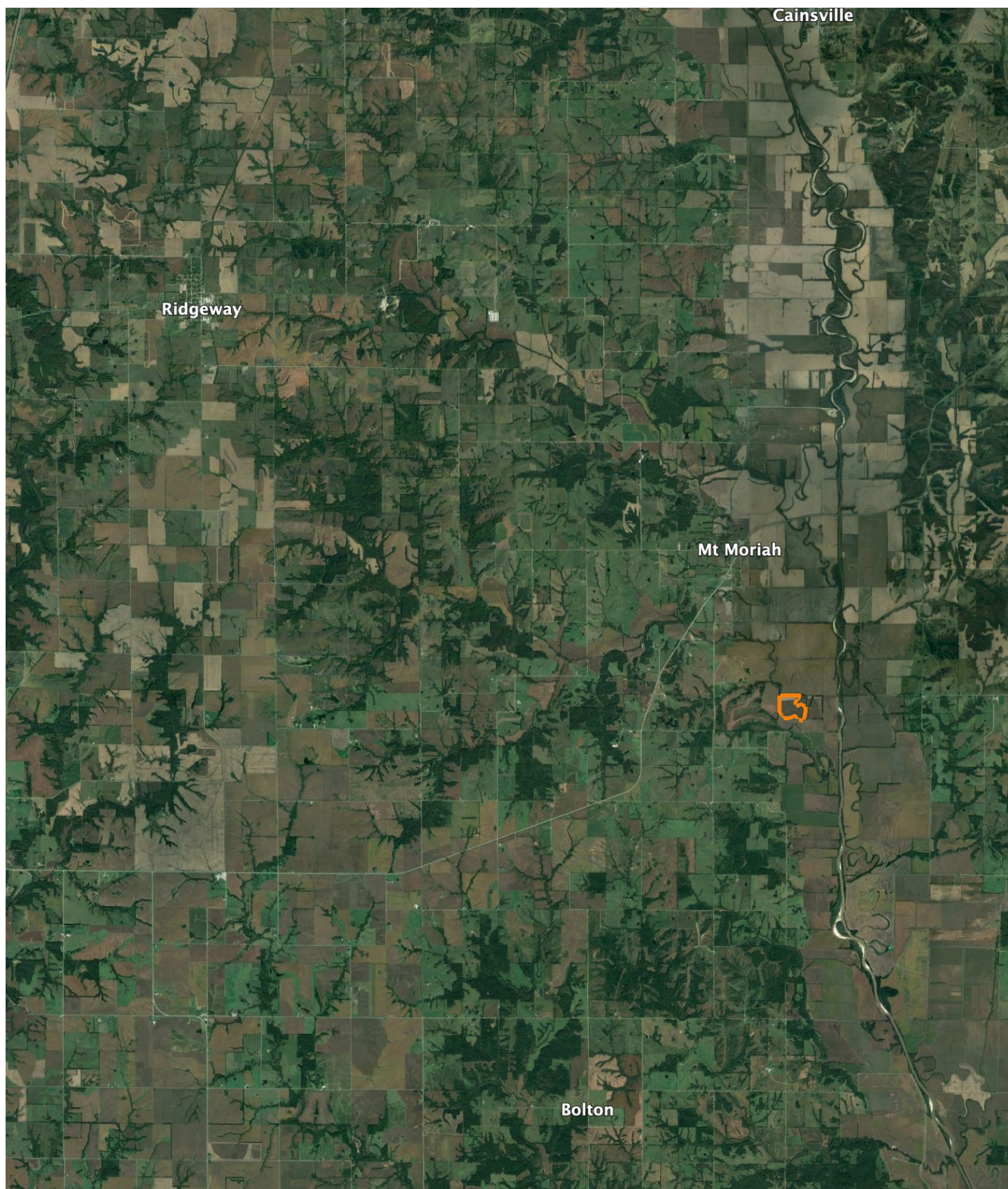


Area Symbol: MO081, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	57.36	92.7%		Ilw	80	78
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	4.50	7.3%		Ilw	74	67
Weighted Average					2.00	*n 79.6	*n 77.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



DAVID BROTHERS,
LAND AGENT

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