

MIDWEST LAND GROUP PRESENTS

43 ACRES IN

MONROE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ULTIMATE OUTDOOR LIFESTYLE RETREAT BY THE PICTURESQUE MARK TWAIN LAKE

This turn-key hunting and recreational property sounds like a dream for outdoor enthusiasts! With its prime location adjacent to the Mark Twain Lake Corps ground, it offers unparalleled opportunities for hunting and recreational activities. The recent upgrades to the mobile home ensure comfort and convenience for those who use it as a base for their adventures. The 15'x70' mobile home, in impeccable condition and with new siding, screens, and a roof upgraded in 2023, serves as the perfect retreat after a day of outdoor activities. Whether it's a fall hunting trip or a summer getaway by the lake, this well-maintained mobile home provides a comfortable and inviting space to relax and recharge.

Established food plots attract and sustain wildlife, providing a natural draw for deer and turkeys. Step outside onto your screened-in porch to savor the tranquility of the surrounding nature. Two elevated redneck deer blinds offer strategic viewpoints for wildlife observation and hunting. The private pond located just steps away from your door enhances its charm, providing a serene atmosphere ideal for unwinding and indulging in leisurely fishing. The pond is thoughtfully stocked with bait fish and crappie, intensifying your experience. Entry to this secluded sanctuary is granted via a 300-yard private gated drive, guaranteeing utmost privacy and exclusivity. The lack of county road frontage further enhances the seclusion, with the property bordered by

other private landowners and the vast Mark Twain Lake. This distinctive environment offers a tranquil backdrop for all your outdoor adventures.

This property boasts a proven track record of success, evidenced by the impressive deer harvests on-site over the past five years – a testament to its thriving wildlife population. Included in the list price is a comprehensive turnkey package, featuring essential equipment to both maintain and savor your land. This package comprises a tractor and food plot implements, such as a planter and cultipacker, a side-by-side vehicle, a Bass Tracker boat, a zero-turn mower, 2 Redneck Blinds, and all furnishings within the house. This seamless transition ensures your journey to this outdoor paradise is effortless and worry-free.

Overall, this exceptional turnkey property provides the ultimate outdoor lifestyle experience, combining the thrill of hunting with the serenity of lakeside living. It's truly a haven for avid sportsmen and nature lovers alike. Make sure to seize this opportunity to acquire a premier hunting and recreational retreat, that combines both outdoor exploration with contemporary comfort. The exceptional fusion of hunting, fishing, and leisure that this truly rare gem nestled in the coveted locale of Mark Twain Lake. Give land agent Curt Felker a call for your exclusive viewing at (217) 653-2156.

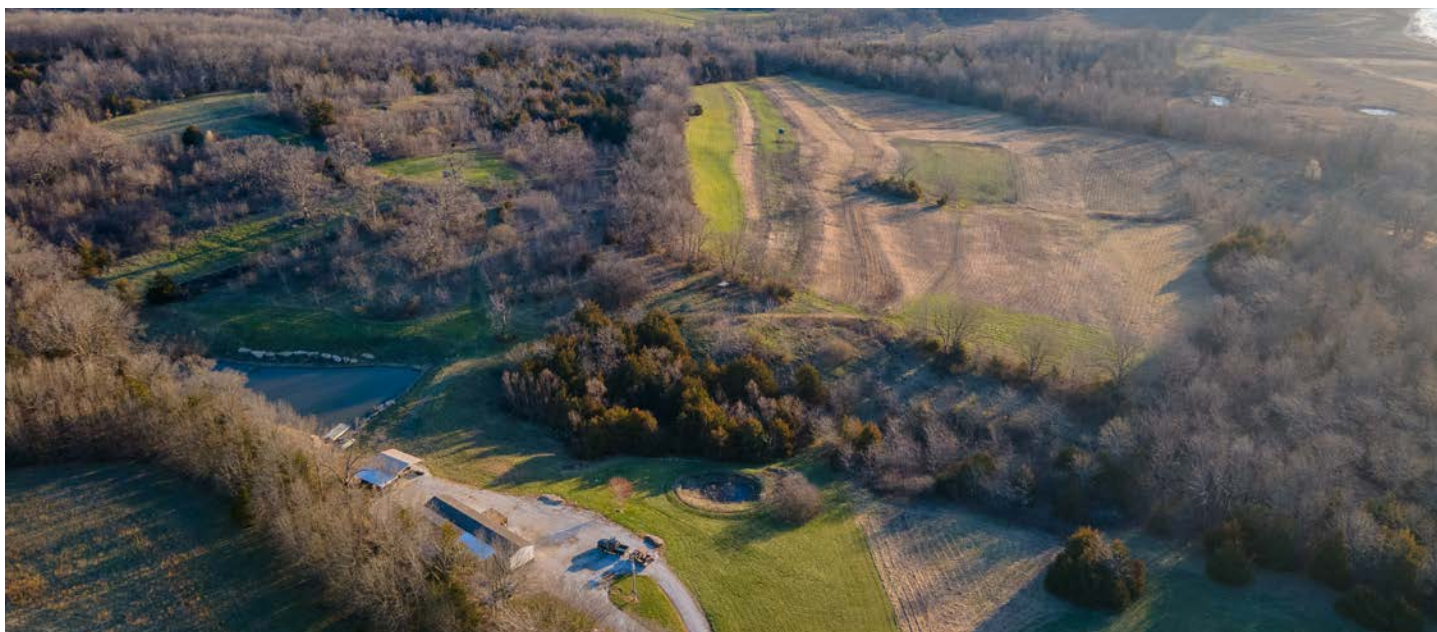
PROPERTY FEATURES

PRICE: **\$529,000** | COUNTY: **MONROE** | STATE: **MISSOURI** | ACRES: **43**

- 100% turn-key operation
- 43 +/- acres
- Phenomenal deer hunting
- Superb turkey hunting
- Waterfowl hunting
- 300 yard private gated drive
- Border by Mark Twain Corp ground on 2 sides
- Stocked pond
- Picturesque views
- 5 miles to Mark Twain Lake boat ramp



43 +/- ACRES



15'X70' MOBILE HOME



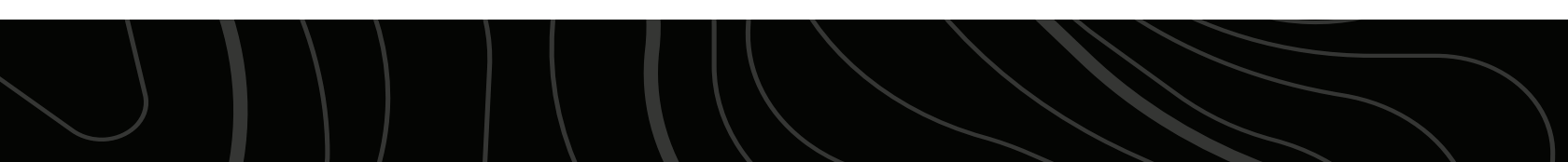
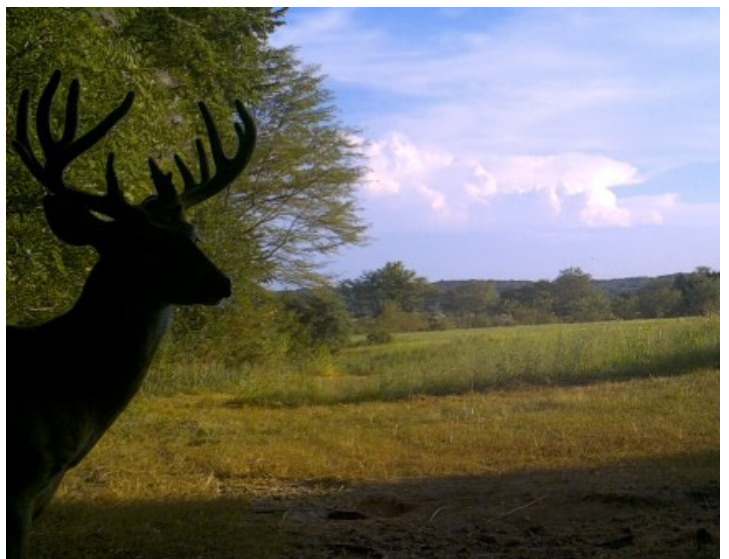
STOCKED POND



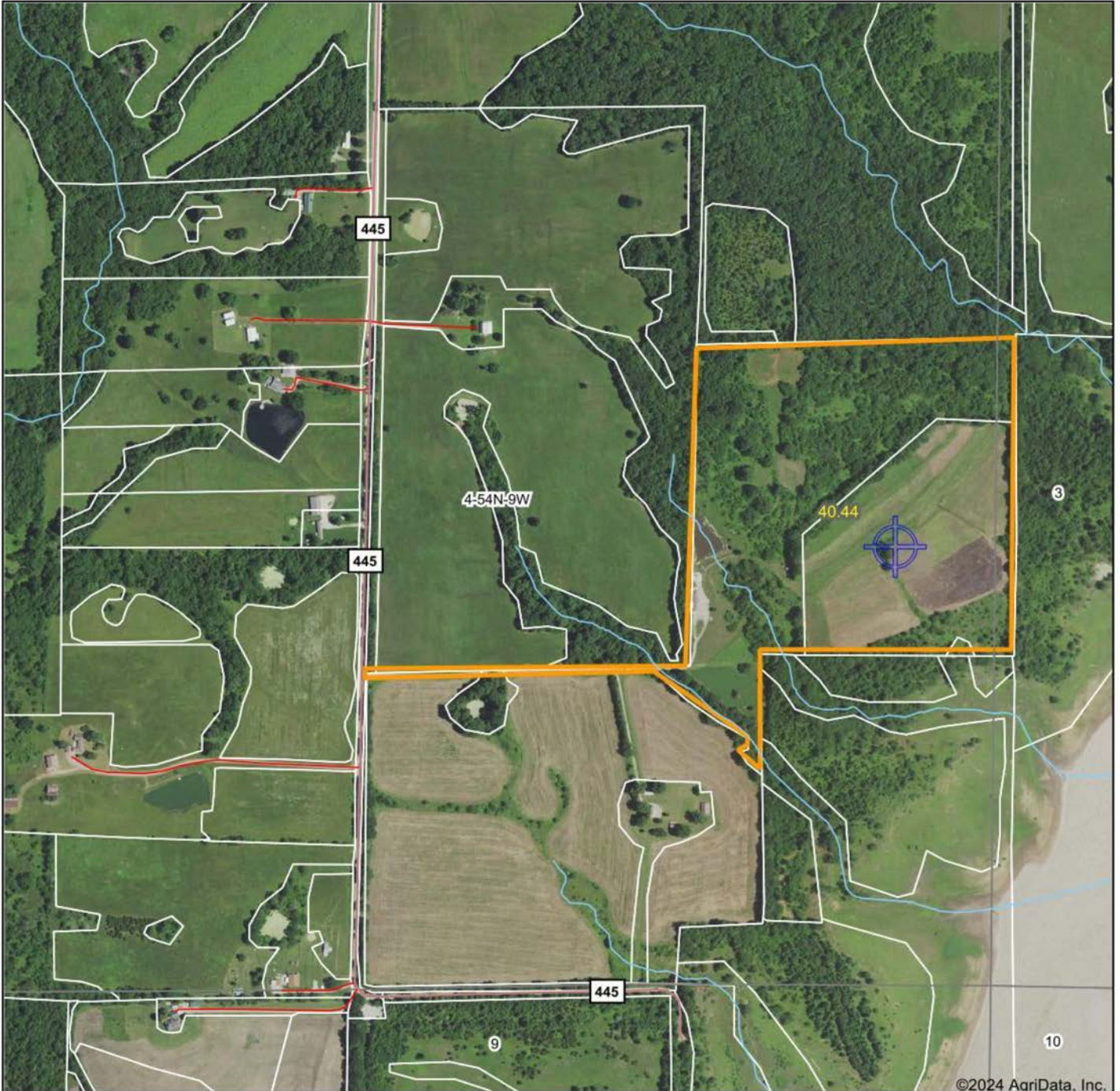
DEER HUNTING



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 39° 29' 21.93, -91° 54' 45.57



Maps Provided By:



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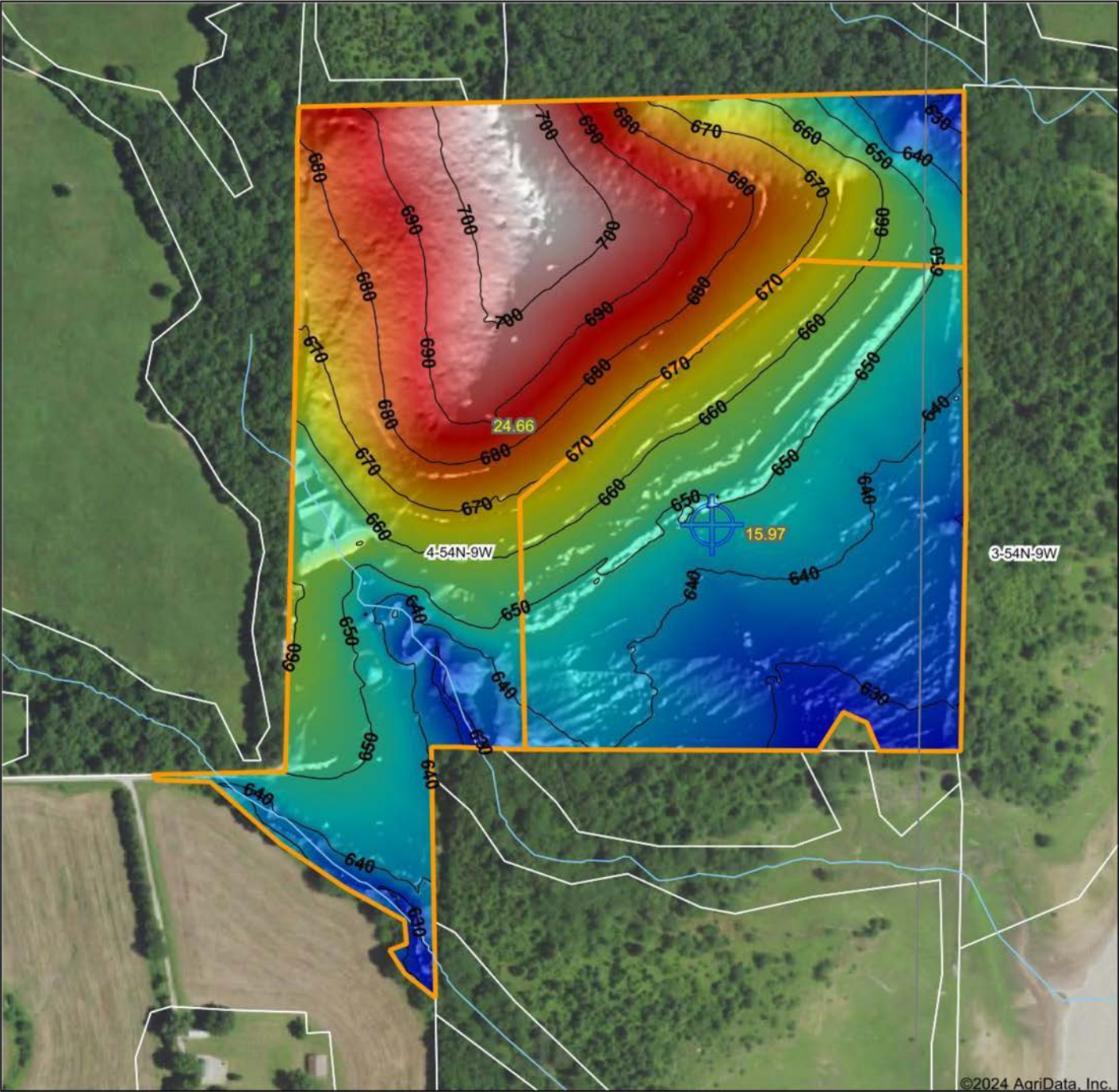
4-54N-9W
Monroe County
Missouri



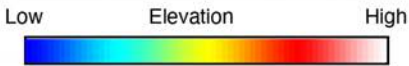
3/21/2024

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

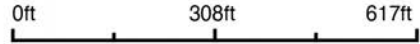
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 625.0
 Max: 707.7
 Range: 82.7
 Average: 660.6
 Standard Deviation: 21.98 ft



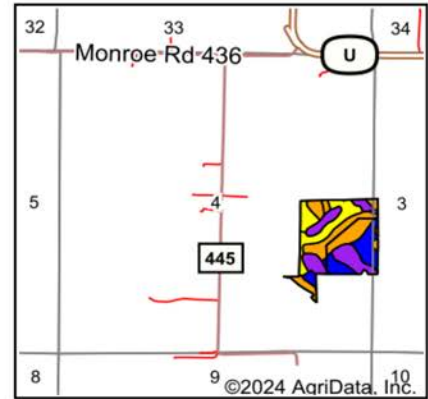
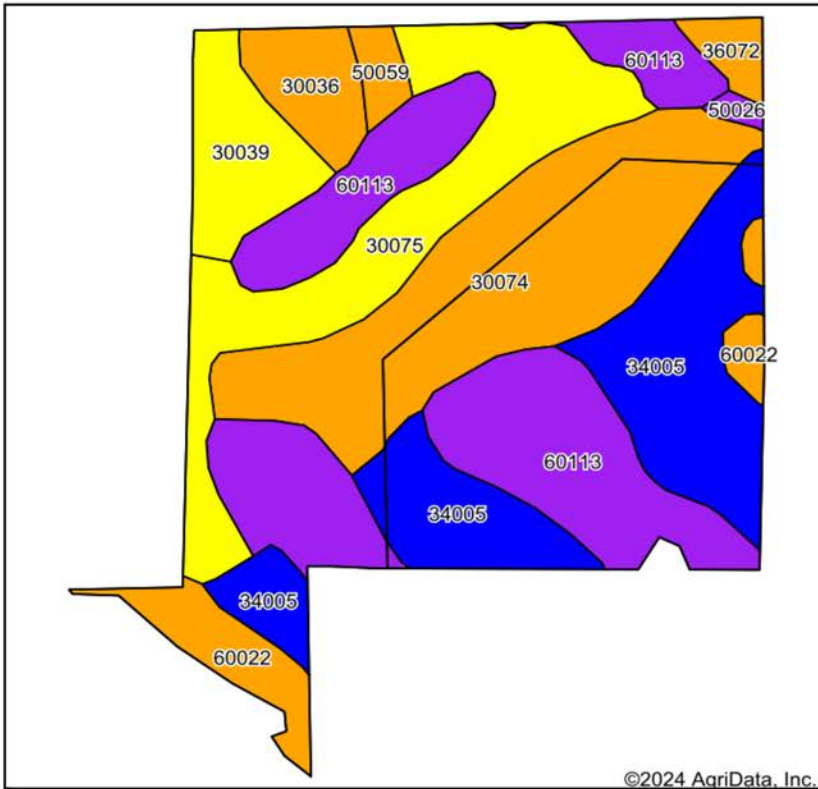
4-54N-9W
Monroe County
Missouri

Boundary Center: 39° 29' 21.81, -91° 54' 38.82

Maps Provided By:

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

SOIL MAP



State: **Missouri**
 County: **Monroe**
 Location: **4-54N-9W**
 Township: **Jefferson**
 Acres: **40.63**
 Date: **3/21/2024**



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

Area Symbol: MO137, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60113	Goss gravelly silt loam, 20 to 30 percent slopes	10.27	25.3%		> 6.5ft.	Vle	17	17	13	8
30074	Gosport silty clay loam, 5 to 9 percent slopes	8.98	22.1%		2.8ft. (Paralithic bedrock)	IIIe	58	58	55	44
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	7.81	19.2%		> 6.5ft.	Ile	75	75	72	70
30075	Gosport silty clay loam, 9 to 14 percent slopes	6.47	15.9%		2.8ft. (Paralithic bedrock)	IVe	55	55	53	41
30039	Armstrong loam, 9 to 14 percent slopes, eroded	2.34	5.8%		> 6.5ft.	IVe	64	64	57	46
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	2.00	4.9%		> 6.5ft.	IIIe	61	61	58	51
30036	Armstrong loam, 5 to 9 percent slopes	1.52	3.7%		> 6.5ft.	IIIe	56	52	56	52
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	0.56	1.4%		> 6.5ft.	IIIw	71	64	61	70
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	0.51	1.3%		> 6.5ft.	IIIe	71	71	62	53
50026	Gosport silty clay loam, 14 to 20 percent slopes	0.17	0.4%		2.8ft. (Paralithic bedrock)	Vle	52	52	41	36
Weighted Average						3.80	*n 51.2	*n 50.9	*n 47.7	*n 40.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AGENT CONTACT

For land agent Curt Felker, having a passion for the outdoors began at the young age of five in the river bottoms of Central Illinois. He's been on the water or in the field every weekend since. Born in Quincy, Illinois' Gem City, Curt graduated from Quincy Senior High School and attended Quincy University to study sports management.

For nearly 15 years, Curt worked in the food service sales industry for brands such as Dot Foods, US Foods, and Kohl Wholesale, working his way up to the title and responsibilities of Direct Sales Representative, earning several awards for sales and growth along the way. This experience brought him success by building lasting relationships through meeting with people and helping them succeed in achieving their dreams and goals. This continued desire to help people comes in handy at Midwest Land Group, where he's able to do just that for his clients, all while leveraging his love for the outdoors and intimate knowledge of land.

On the side, Curt works as a part-time firefighter for the Tri Township Fire Department. He enjoys spending time hunting whitetail and waterfowl, working out at the gym, and playing sports such as softball and soccer. He lives with his wife, Dani, and daughter, Becca, in Quincy. If you're in the market to buy or sell land in and around Central Illinois, be sure to give Curt a call.



CURT FELKER, LAND AGENT

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