

MIDWEST LAND GROUP PRESENTS

17 ACRES IN

PUTNAM COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FARMHOUSE ON 17 +/- ACRES

This 2,600 square foot farmhouse with a wrap-around porch north of Unionville fulfills your desire for an escape from the city. With 4 bedrooms, 2 and ½ baths, and an enormous open-concept kitchen and living room, the floorplan provides your family with lots of space. The large island and custom wood cabinets in the kitchen are a standout feature. Hardwood floors, a pantry, and a small home office are all added benefits to this great house. The home also includes a partial basement that is unfinished, adding more space and storage.

The 17 +/- acres are fenced for all your livestock and afford plenty of room to roam. There are two large buildings on the property, a 30'x 64' shop near the house and a 30'x 60' barn up in the pasture. The property has an established and very productive garden area ready for planting. If you have been looking for a place to escape the city life with room to spread out, give Land Agent Brad Prater a call at (660) 236-4281 to schedule your showing.



PROPERTY FEATURES

PRICE: **\$349,900** | COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **17**

- 17 +/- acres
- 4 bedroom
- 2 & ½ bath
- Wrap-around porch
- Open concept
- Custom cabinets
- Large island
- 30'x 64' shop
- 30'x 60' barn
- Partial basement



3,800 SQ. FT. HOME



5 BED, 2 BATH



30X60 BARN



30X90 SHOP



AERIAL MAP



Boundary Center: 40° 31' 44.61, -92° 59' 48.56

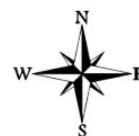


Maps Provided By:



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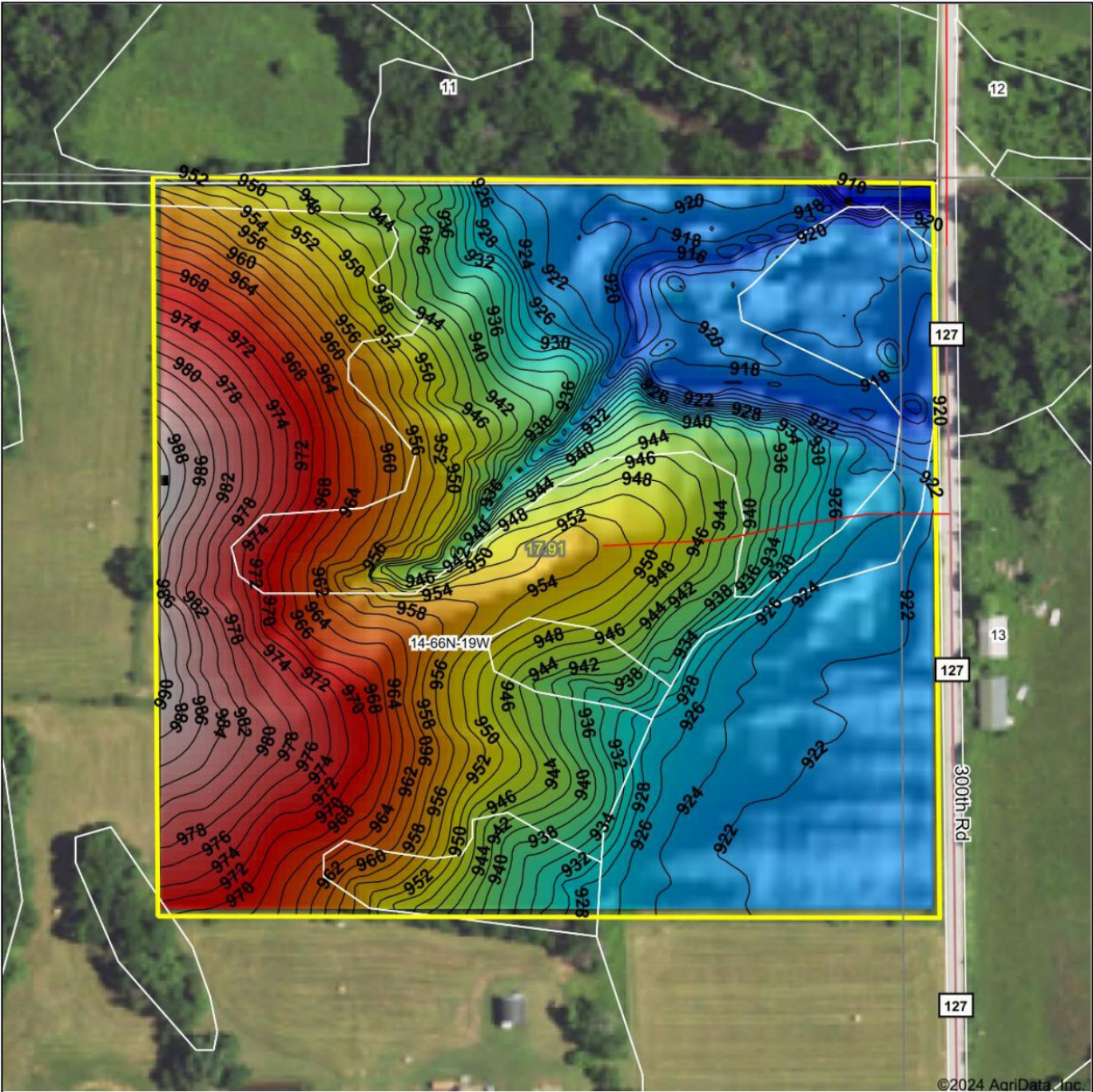
14-66N-19W
Putnam County
Missouri



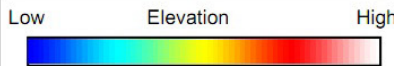
3/11/2024

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

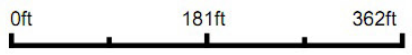
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 908.7
 Max: 991.4
 Range: 82.7
 Average: 943.5
 Standard Deviation: 21.23 ft



14-66N-19W
Putnam County
Missouri

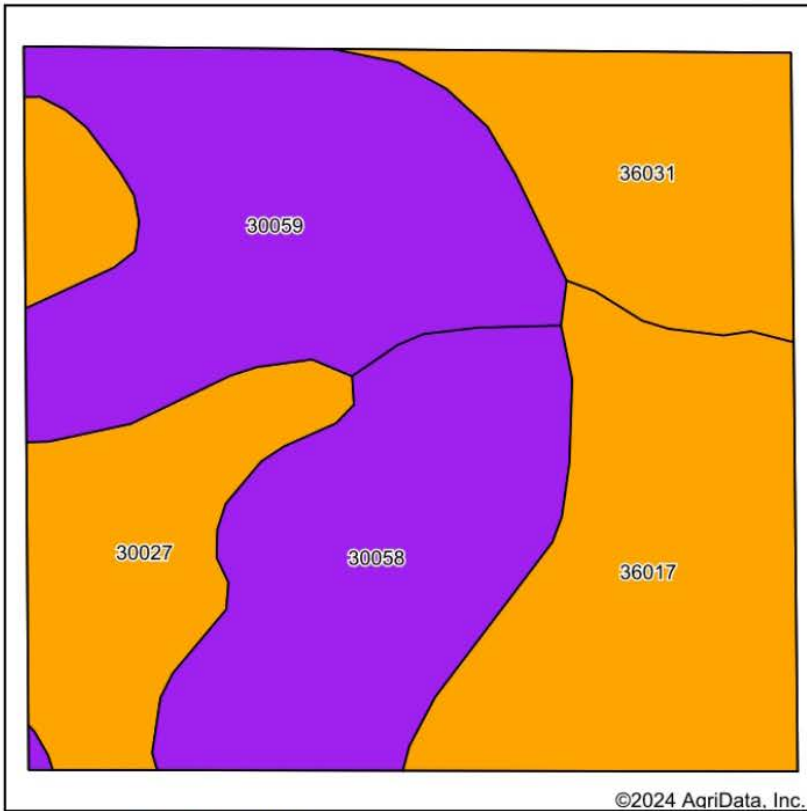
3/11/2024
 Boundary Center: 40° 31' 44.61, -92° 59' 48.56



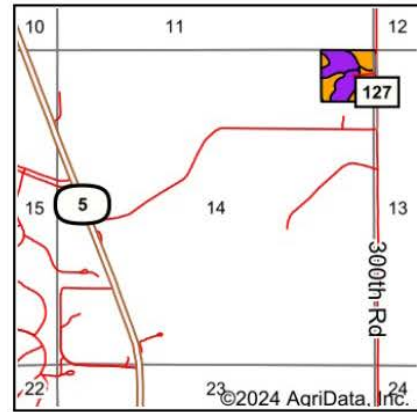
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Putnam**
 Location: **14-66N-19W**
 Township: **Union**
 Acres: **17.91**
 Date: **3/11/2024**



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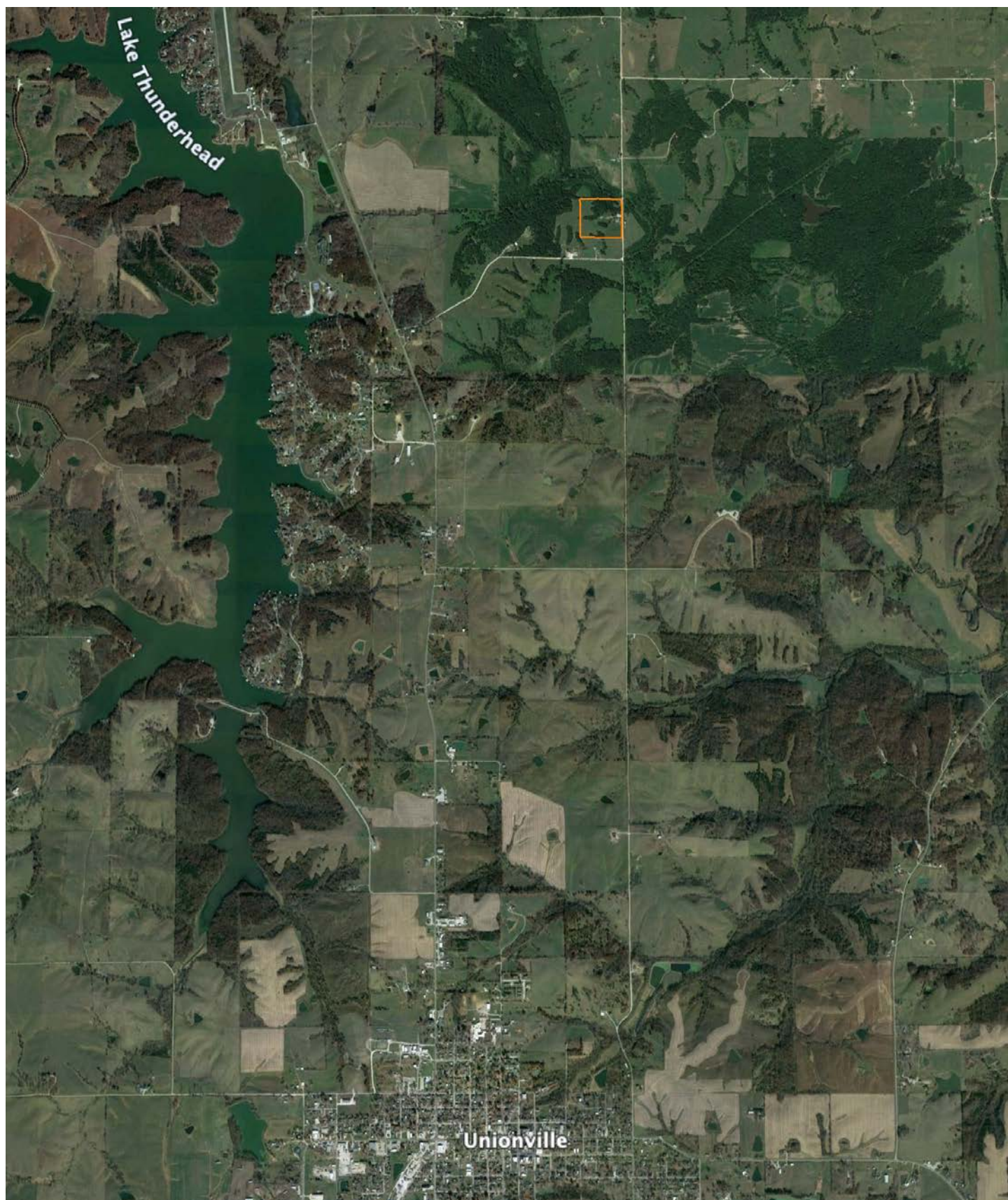
Area Symbol: MO171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans	
30059	Gara loam, 18 to 24 percent slopes, moderately eroded	4.63	25.9%		Vle						54	36	
36017	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.06	22.7%		IIIw						90	81	
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	3.90	21.8%		Vle						62	44	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	2.84	15.9%		IIIe						60	41	
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	2.48	13.8%		IIIw	7	8	8	8	10	54	44	
Weighted Average					4.43		1	1.1	1.1	1.1	1.4	*n 64.9	*n 49.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

If there's one agent who has a passion for land and a keen eye for habitat potential, management, and improvement, it's Brad Prater. He's managed hunting properties in different geographical areas, from the Caprock Canyon region of West Texas to prime whitetail properties in the Midwest. He's guided spring turkey hunts for years and has a solid background in beef cattle production having run a cow calf operation.

Born and raised in Missouri, Brad attended Buffalo High School near Springfield. For over a decade, he owned and operated a residential construction company. He also bought and sold several investment properties as a means to build his portfolio. At Midwest Land Group, his determination, drive, and hard work are seen in every transaction. Clients enjoy working with him due to his passion, integrity, and knowledge.

Brad's always been involved in ministry of some capacity. With his sisters, he sang gospel music professionally and traveled nationally. He helped start a teenage outreach ministry, LifeTree Legacies in Amarillo, Texas, and is currently a senior pastor at Rural Dale Baptist Church, east of Trenton. This ongoing involvement in ministry shows just how dedicated Brad is to helping people, meeting the needs of a variety of individuals and circumstances. He currently serves on the stockholder advisory committee for FCS Financial and, when he's not working, enjoys hunting, fishing, habitat management, and baseball. Brad lives in Trenton, MO, with his wife Courtney and daughter Kennison.



BRAD PRATER, LAND AGENT
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