

MIDWEST LAND GROUP PRESENTS

6.7 ACRES IN

PUTNAM COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

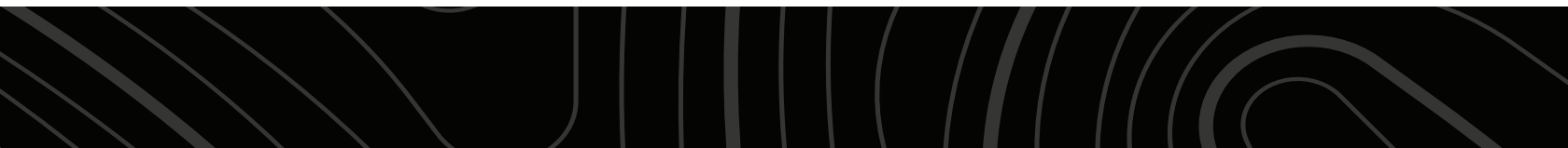
LARGE COUNTRY HOME ON ACREAGE

This property located 4 miles north of Unionville checks a lot of boxes for those looking to enjoy country living. This large wonderfully maintained 3,800 square foot home on 6.7 acres features 5 bedrooms, two baths, and a two-car garage. Upstairs you will find a large living room, 3 bedrooms, and one bath. One focal point on this level is the large kitchen with beautiful custom walnut cabinets and an island. There is a large walk-in pantry with cabinetry and a spacious dining room.

In the basement, you will find an additional bathroom, two beds, a kitchenette, laundry hookups, and a large open living area. Outside you can enjoy views from the comfort of the covered porch. There are two shop buildings located on the property. One is a 30'x90' with

full concrete floors, two roll up garage doors, wiring, plumbing, and heat. The second building on top of the hill is a 30'x60' with concrete and sliding doors. The 6.7 acres is comprised of open pasture and a timbered draw, is fully fenced, and has an established and productive garden area.

With spacious bedrooms, extra living space, storage, barns, and ground to roam, this property has everything needed to enjoy country life while only being minutes from the convenience of town. Give land agent Brad Prater a call today at (660) 236-4281 to set up your private showing.



PROPERTY FEATURES

PRICE: **\$404,750** | COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **6.7**

- 3,800 square feet
- Custom cabinetry
- 5 bedrooms
- 2 Baths
- Covered porch
- Two car garage
- 30'x90' shop
- 30'x60' barn
- Vinyl fence
- On demand hot water heater



3,800 SQ. FT. HOME



5 BED, 2 BATH



30X60 BARN

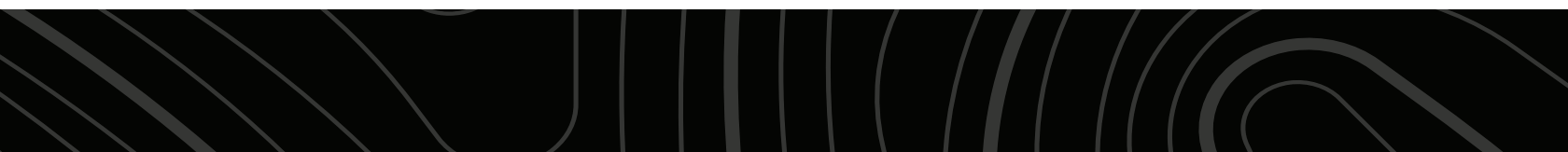


30X90 SHOP

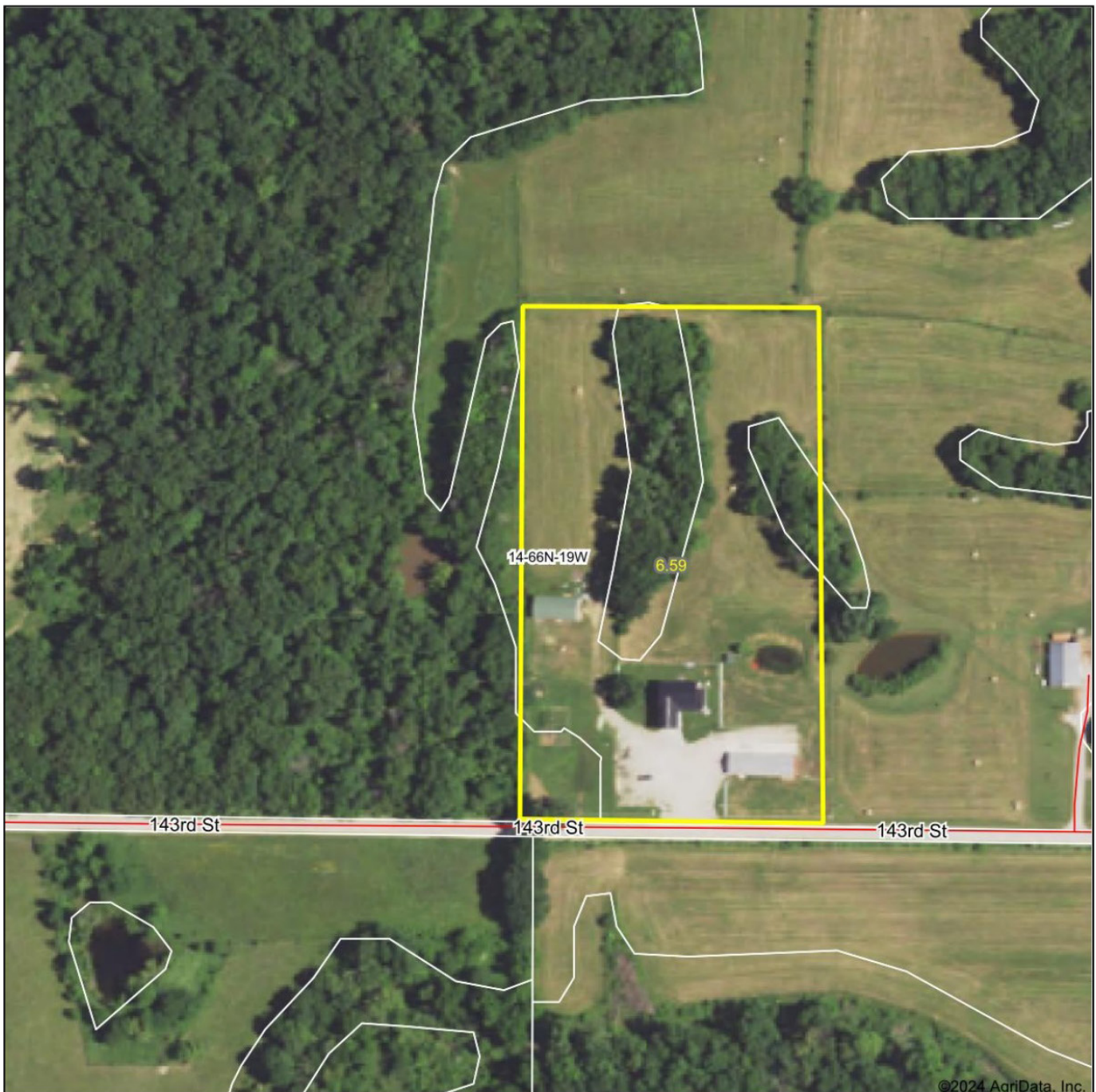


OPEN PASTURE WITH TIMBERED DRAW

The 6.7 acres is comprised of open pasture and a timbered draw, is fully fenced, and has an established and productive garden area.



AERIAL MAP



Boundary Center: 40° 31' 39.41, -92° 59' 57.02



14-66N-19W
Putnam County
Missouri



Maps Provided By:

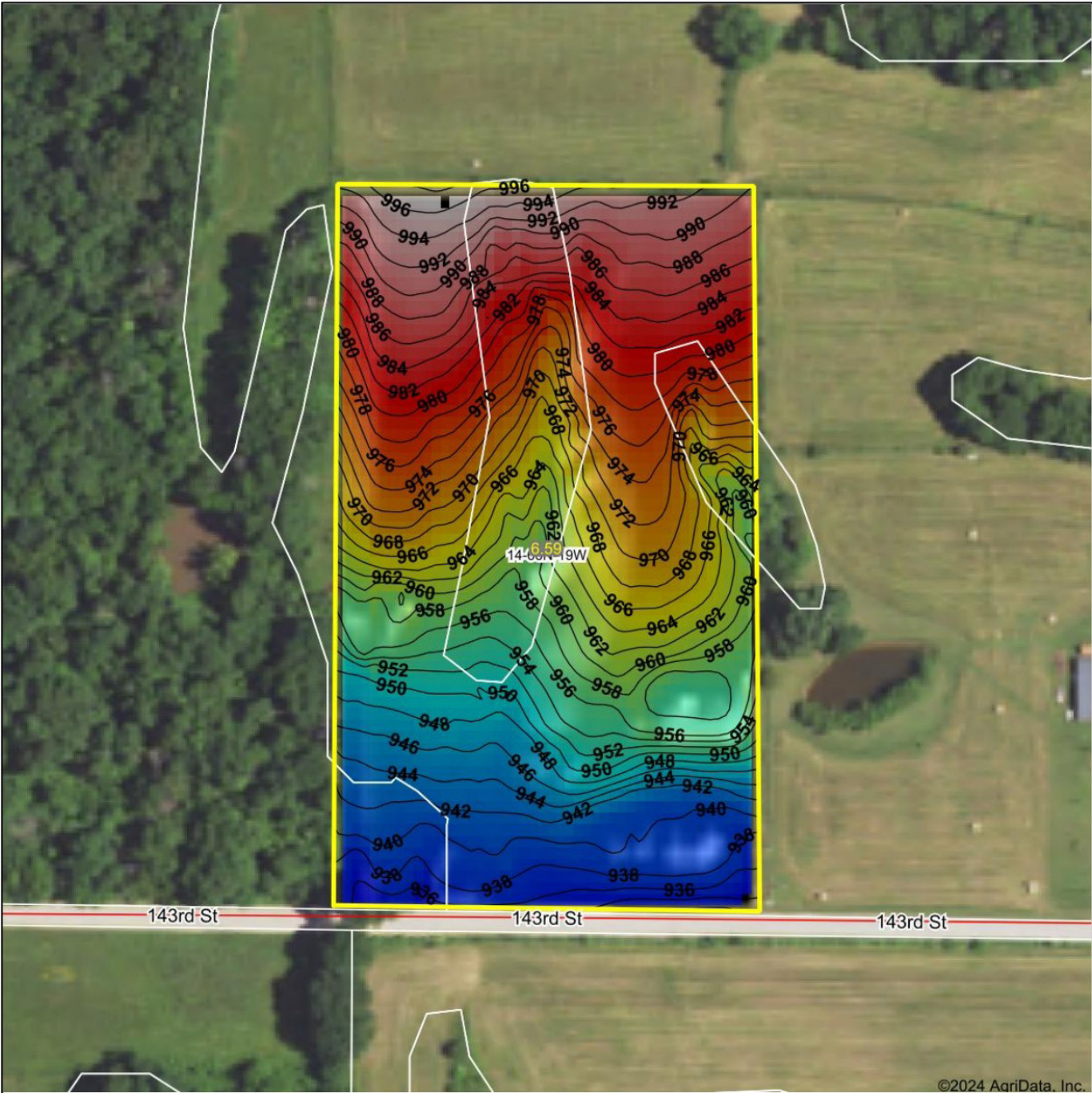


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2/27/2024

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

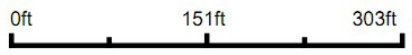
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 935.0
 Max: 998.1
 Range: 63.1
 Average: 965.4
 Standard Deviation: 17.09 ft



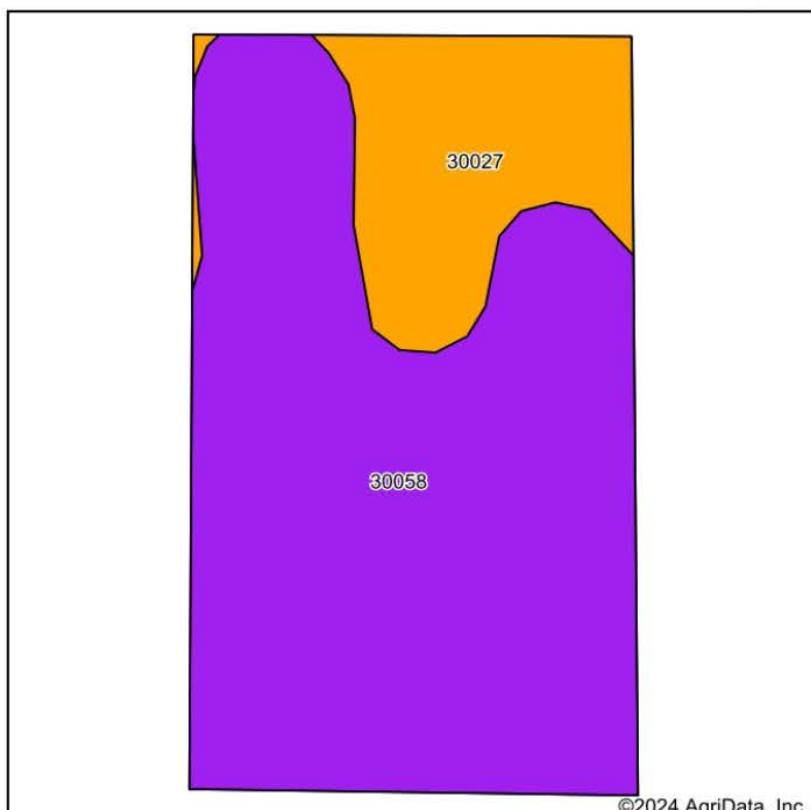
14-66N-19W
Putnam County
Missouri

Boundary Center: 40° 31' 39.41, -92° 59' 57.02

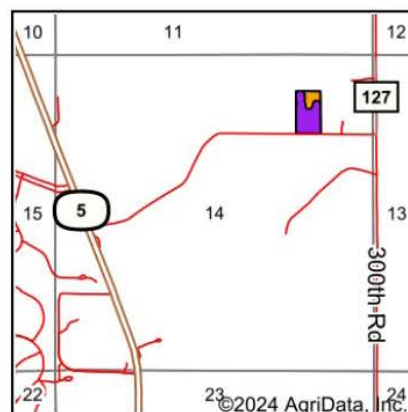
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.





State: **Missouri**
 County: **Putnam**
 Location: **14-66N-19W**
 Township: **Union**
 Acres: **6.59**
 Date: **2/27/2024**

Maps Provided By:

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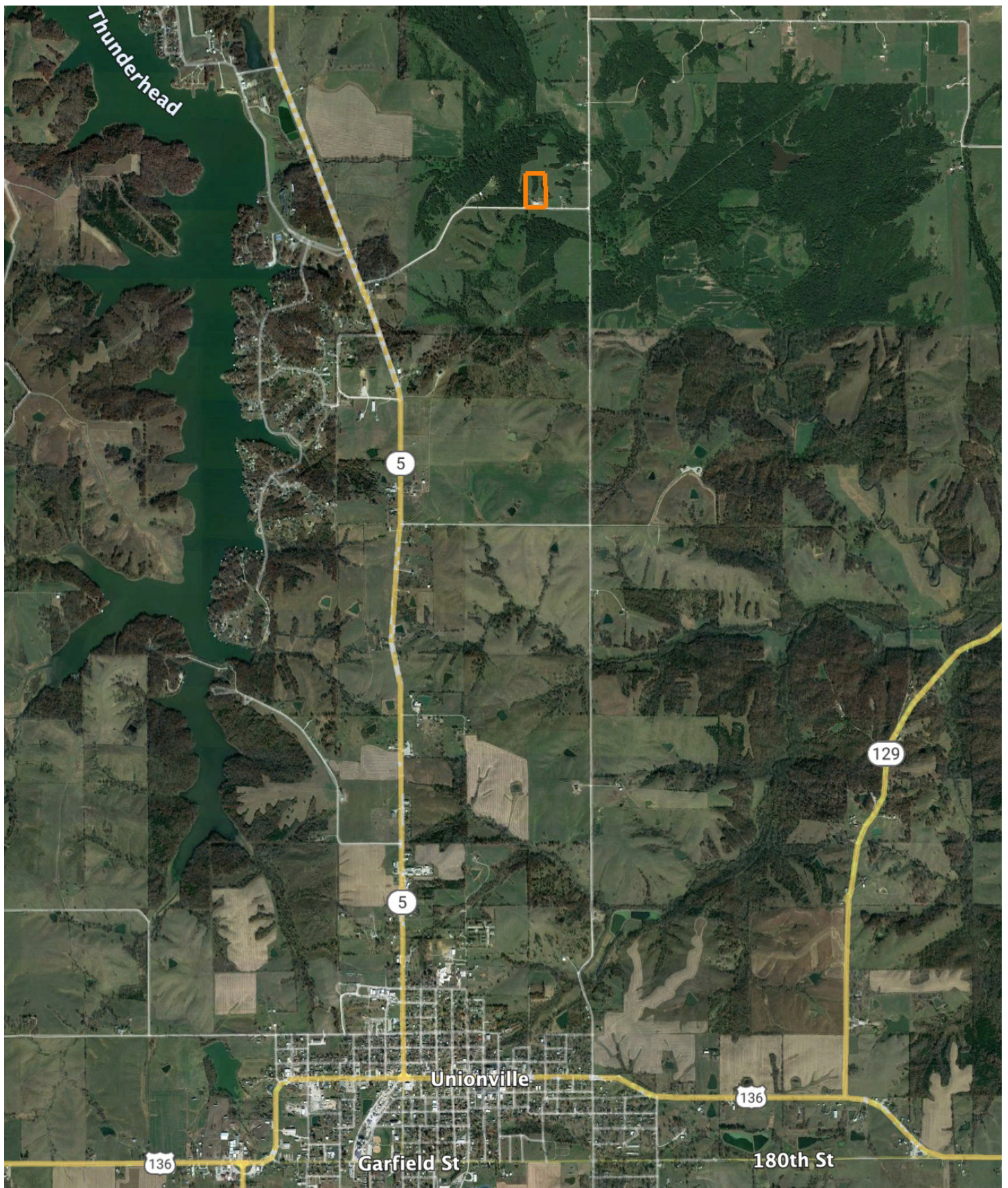
Area Symbol: MO171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	5.24	79.5%		Vle	62	44
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.35	20.5%		Ille	60	41
Weighted Average					5.39	*n 61.6	*n 43.4

*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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