

MIDWEST LAND GROUP PRESENTS



RALLS COUNTY, MO

10 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10 ACRE SECLUDED PARADISE

Escape to your own secluded paradise with this spacious, 4 bedroom, 2.5 bathroom home! Situated on 10 acres of land, this peaceful retreat offers plenty of privacy and tranquility, perfect for those looking to get away from it all. Just minutes from town, this home offers 2,000 square feet of living space, with an additional 2,000 square feet of full basement. Also included is a 70'x40' outbuilding with two 14' doors and 200 amp service.

Walk out your back door to a sparkling pond that reflects the lush greenery painting the surroundings.

The property is further enhanced by an isolated grove of towering timber, creating a private utopia where you can immerse yourself in nature's calmness.

This property will consistently provide a quality hunting experience for you and your family. There is a significant amount of deer signs all over the farm, with multiple trail systems throughout. This property presents the perfect opportunity to enjoy country living at its finest. Please contact Curt Felker for your private showing at (217) 653-2156.



PROPERTY FEATURES

PRICE: **\$349,500** | COUNTY: **RALLS** | STATE: **MISSOURI** | ACRES: **10**

- 10 +/- acres with a pond
- Secluded location ensures maximum privacy and serenity
- Perfect for nature lovers and those seeking a quiet retreat
- Great hunting
- Existing trail systems
- Multiple food plot location options
- Ideal for a weekend getaway or a permanent residence away from city life
- 4 bedrooms and 2.5 bathrooms provide ample space for family and guests
- Several outbuildings offer endless opportunities for outdoor activities and storage
- 35 minutes from Hannibal, MO
- 1.5 hours from St. Louis



4 BED, 2.5 BATH HOME

Just minutes from town, this home offers 2,000 square feet of living space, with an additional 2,000 square feet of full basement.



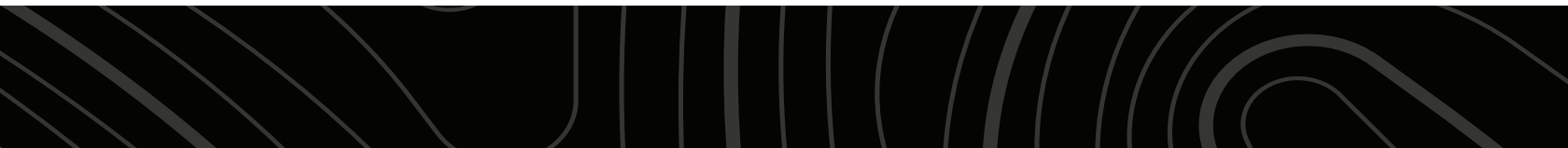
2,000 SQ. FT. BASEMENT



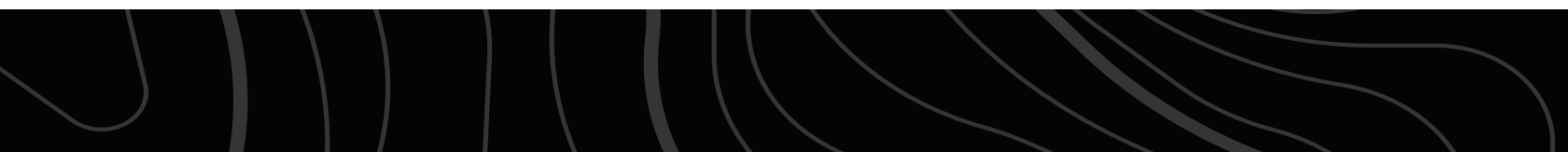
70'X40' OUTBUILDING



POND



TIMBER WITH TRAILS & DEER SIGN



AERIAL MAP



Boundary Center: 39° 25' 48.43, -91° 27' 41.02

0ft 221ft 442ft



Maps Provided By:



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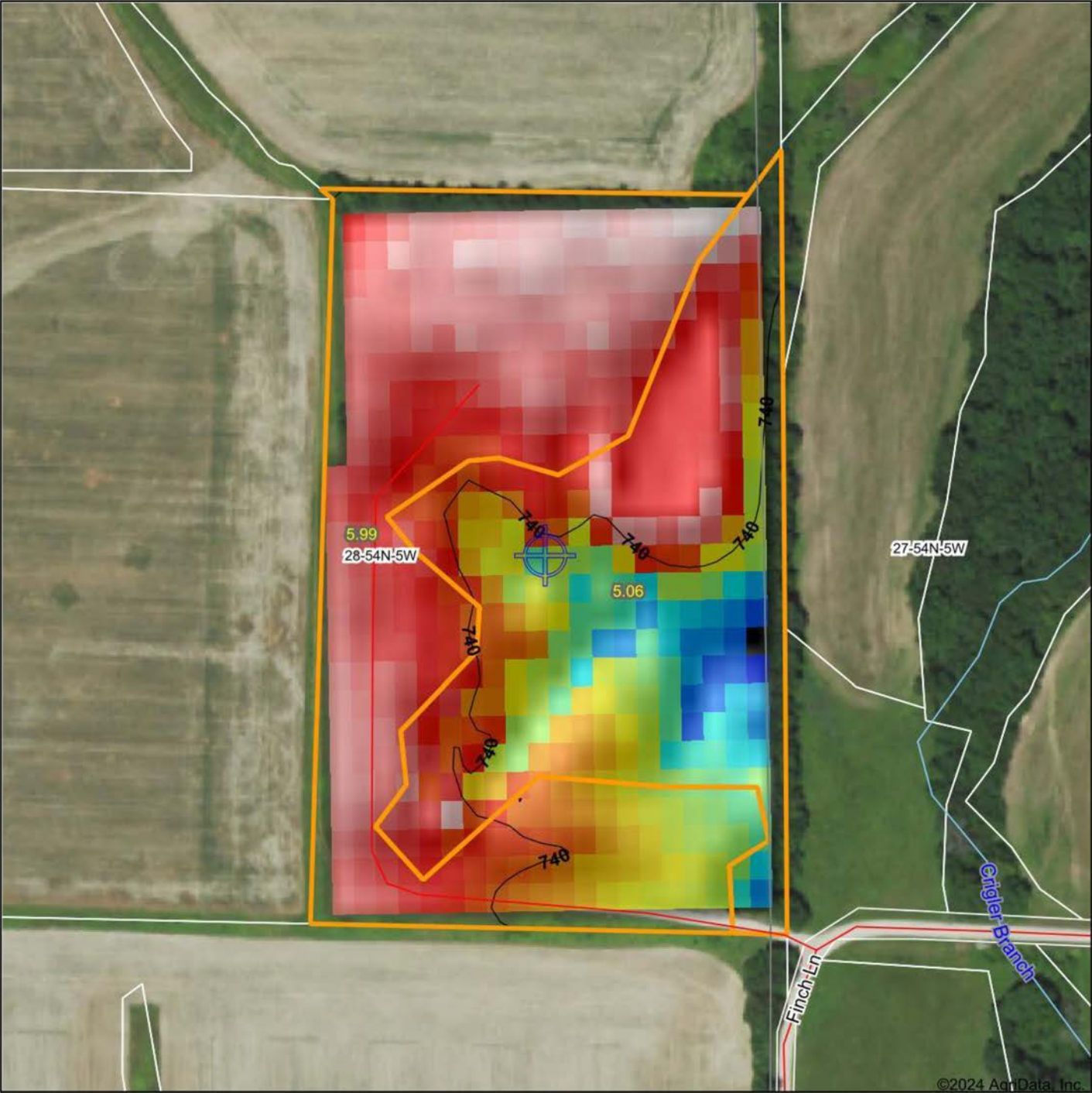
28-54N-5W
Ralls County
Missouri



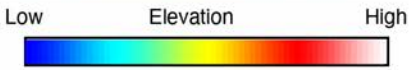
3/4/2024

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

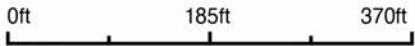
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 730.0
 Max: 744.9
 Range: 14.9
 Average: 740.0
 Standard Deviation: 3.25 ft



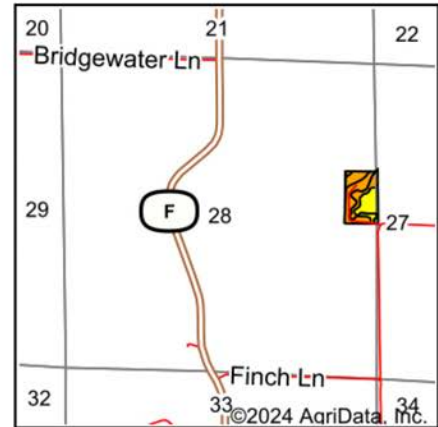
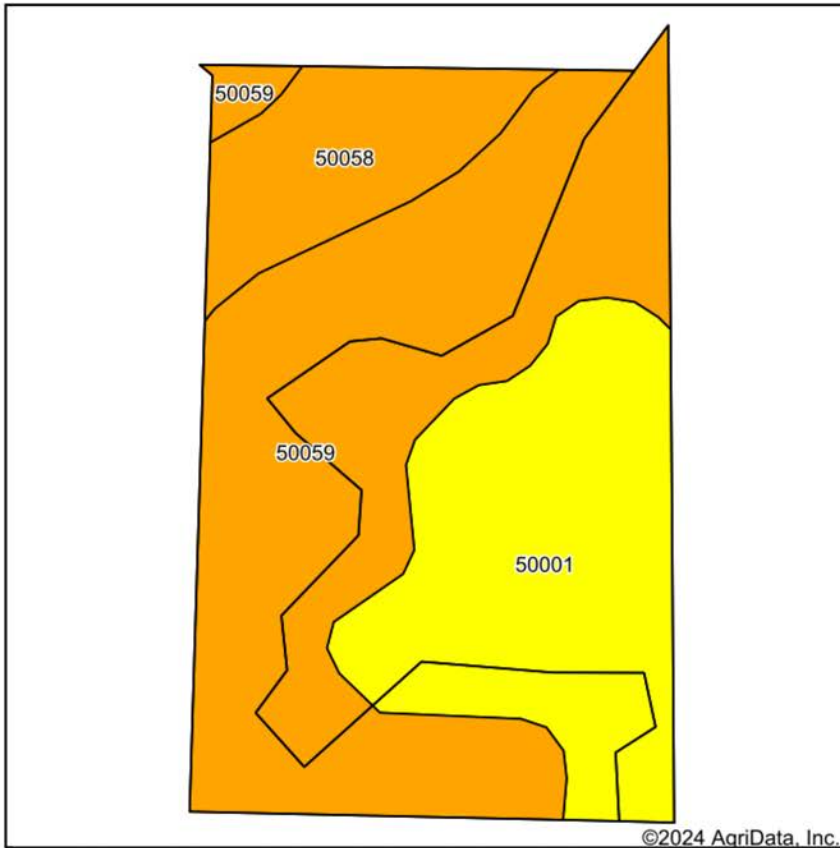
28-54N-5W
Ralls County
Missouri

Boundary Center: 39° 25' 48.43, -91° 27' 41.02

Maps Provided By:

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

SOIL MAP



State: **Missouri**
 County: **Ralls**
 Location: **28-54N-5W**
 Township: **Jasper**
 Acres: **11.05**
 Date: **3/4/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO173, Soil Area Version: 25

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
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	6.06	54.8%		> 6.5ft.	IIIe	71	71	62	53
50001	Armstrong loam, 5 to 9 percent slopes, eroded	3.61	32.7%		> 6.5ft.	IVe	66	66	60	49
50058	Mexico silt loam, 0 to 2 percent slopes	1.38	12.5%		> 6.5ft.	IIIw	75	75	67	60
Weighted Average						3.33	*n 69.9	*n 69.9	*n 62	*n 52.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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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MidwestLandGroup.com

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