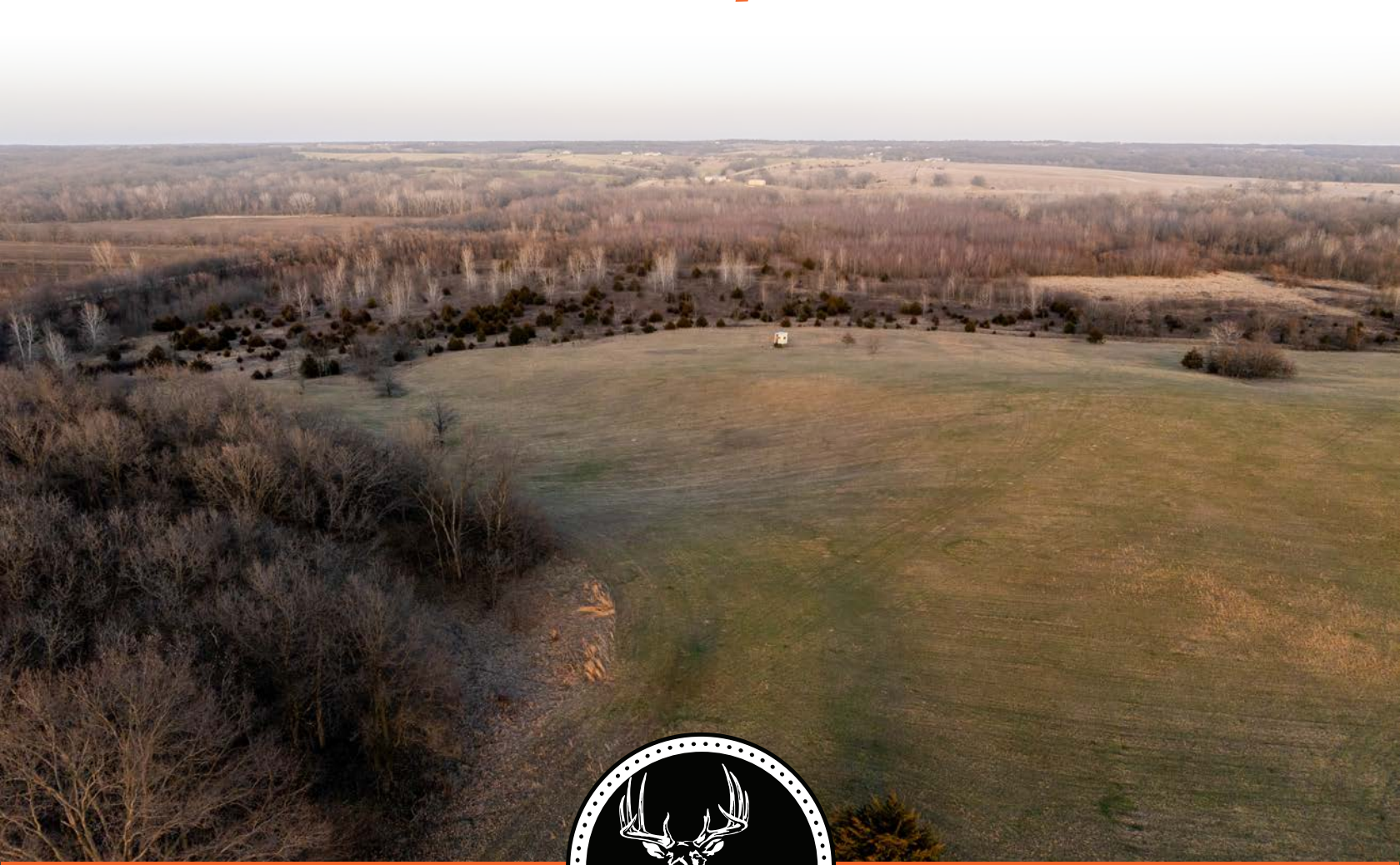


MIDWEST LAND GROUP PRESENTS

137 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

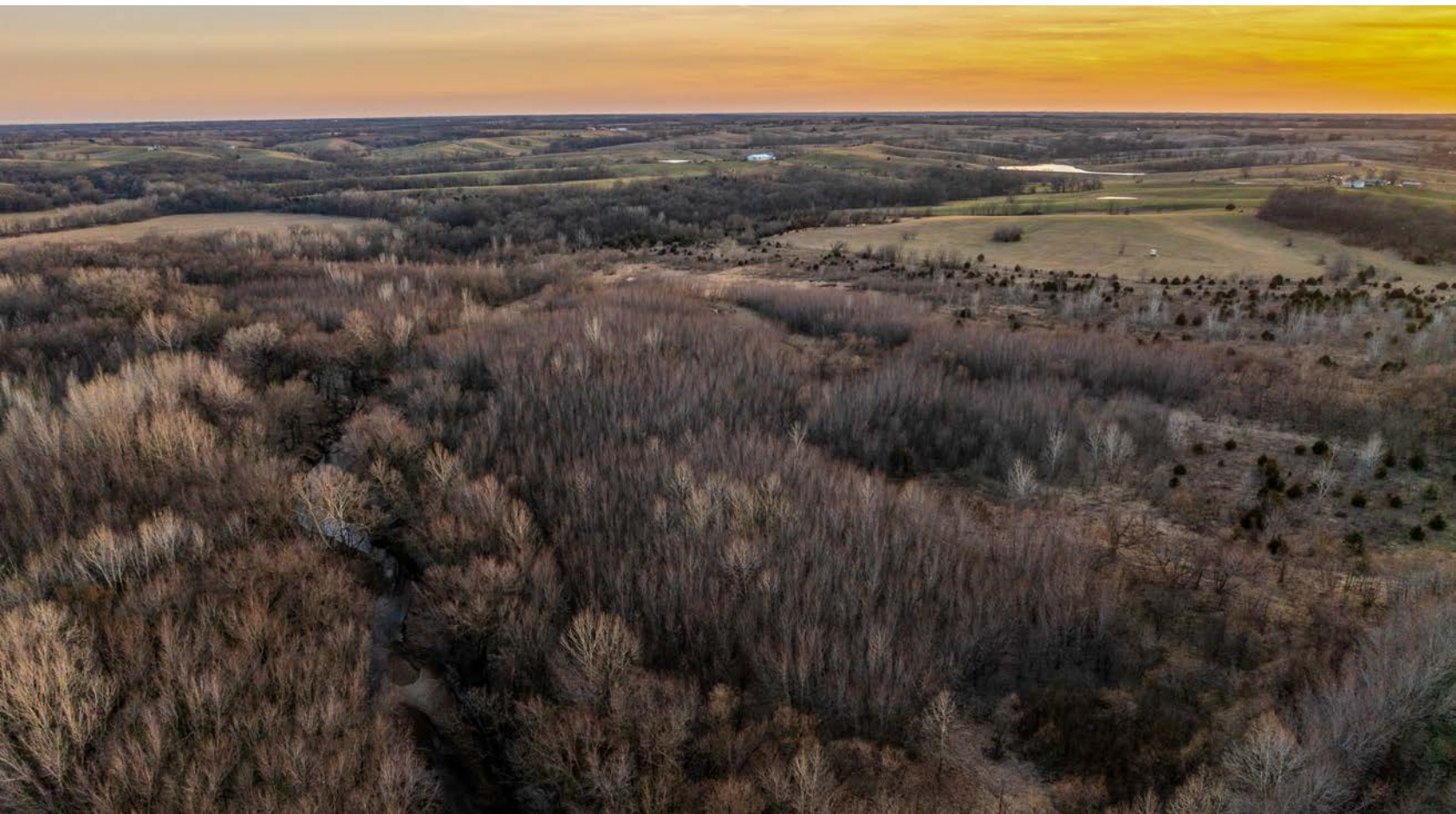
MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL PARADISE

This 137+/- acre WRP farm in Sullivan County is an outdoor enthusiast's dream. The diverse habitat that makes up this farm creates hunting opportunities galore. With West Locust Creek running the entire eastern boundary and the mature hardwood timber, the turkey hunting on this farm is second to none. With water trap systems strategically located to flood the bottom ground and multiple elevated berms situated throughout, everything is in place for the waterfowl hunter to enjoy amazing hunts for the wood ducks that frequent this farm as well as numerous other migratory birds. When it comes to whitetails, this property is a proven producer. The trails and signs scattered over the entire

farm are incredible. Every time I've stepped foot on this place I have seen 15-20 deer. With all the mast production and thick cover, the farm serves as the perfect place for big bucks to call home year-round as well as a premium spot to corral does during the rut. This property has produced several trophies scoring over 160 inches.

There are about 6 acres in the northwest corner of the farm that are not enrolled in WRP where you can build a weekend cabin or a home. The views from the porch and windows will be breathtaking. This farm has so much to offer, give land agent Brad Prater a call to schedule your showing at (660) 236-4281.



PROPERTY FEATURES

PRICE: **\$410,589** | COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **137**

- 137 +/- acres
- Excellent deer hunting
- Phenomenal turkey hunting
- Waterfowl hunting
- Mature timber
- Creek
- Blacktop frontage
- Pond
- Amazing views
- Diverse habitat



137 +/- ACRES



EXCELLENT DEER HUNTING



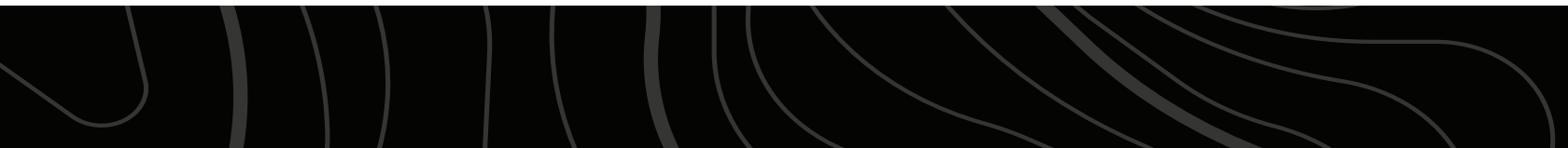
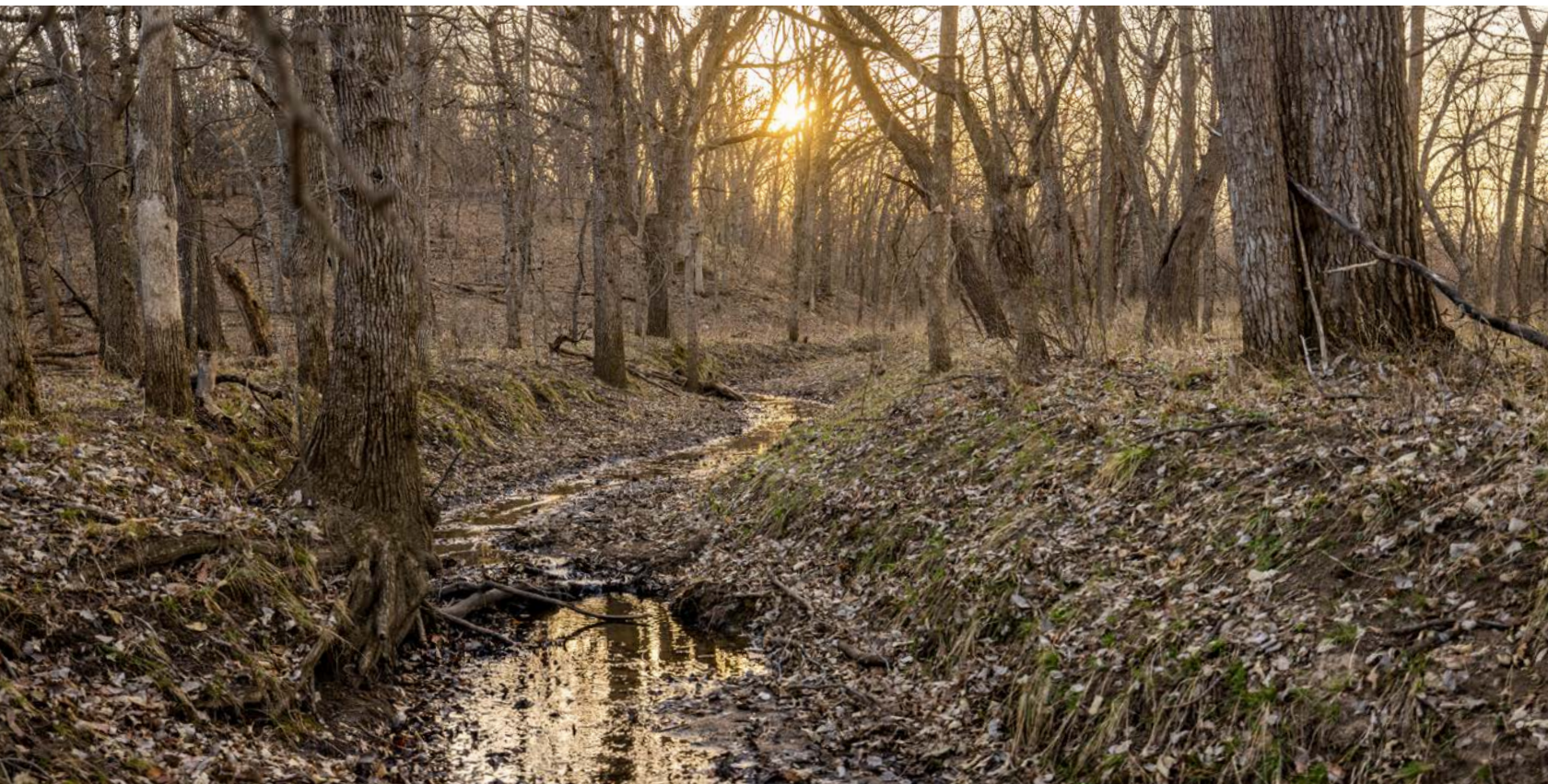
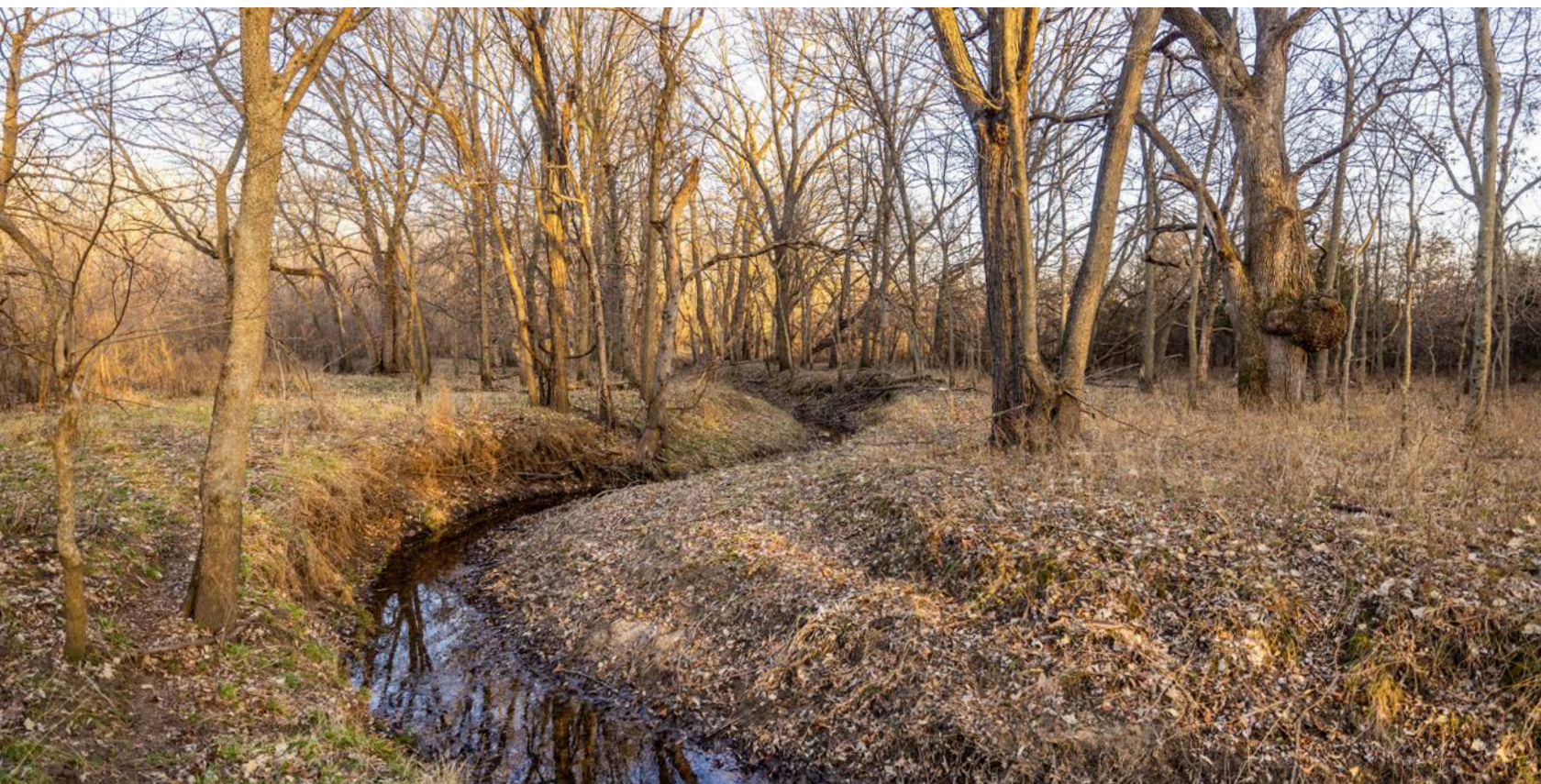
PHENOMENAL TURKEY HUNTING



MATURE TIMBER



CREEK



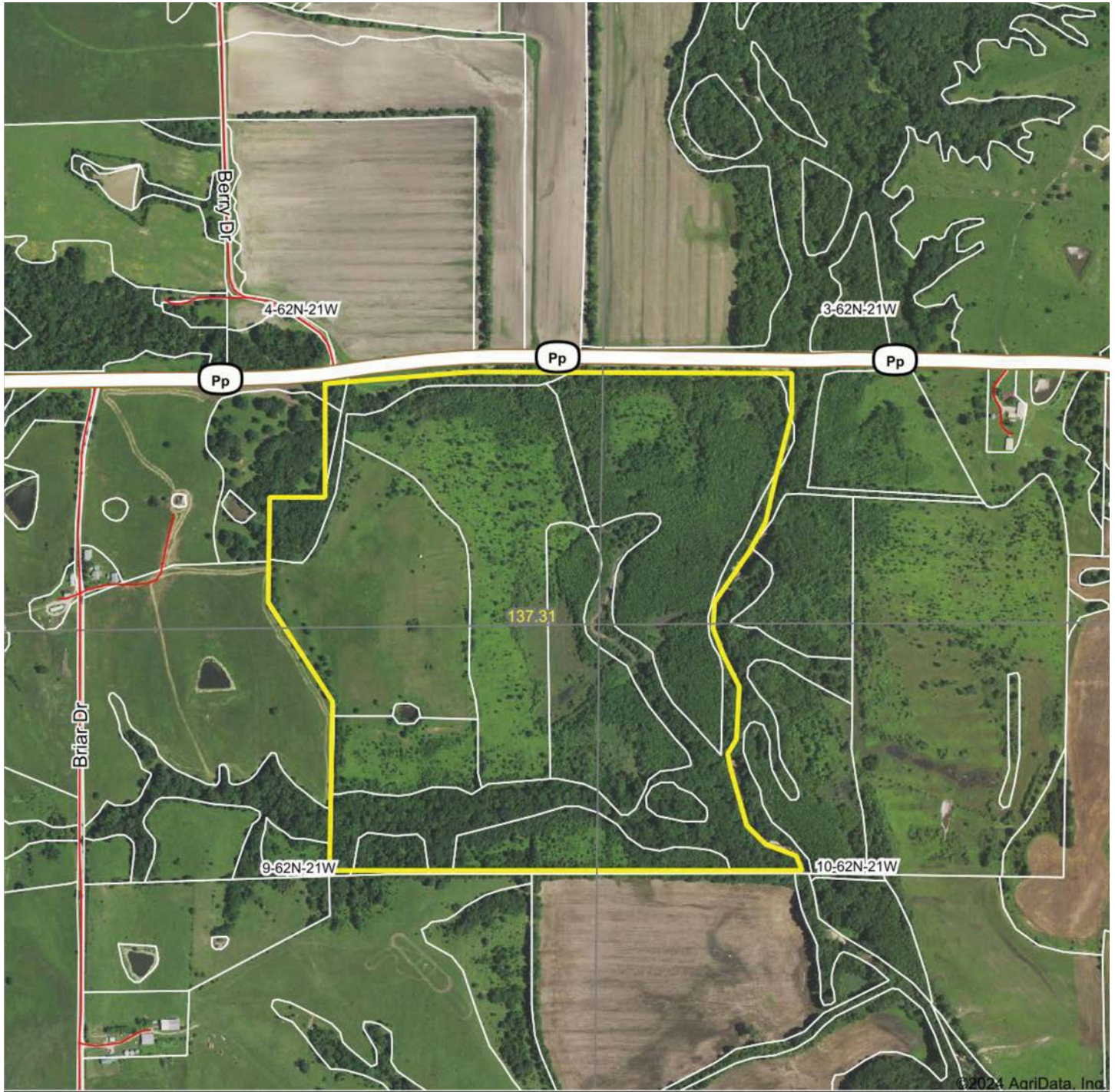
BLACKTOP FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 40° 11' 44.13, -93° 15' 17.17



Maps Provided By:



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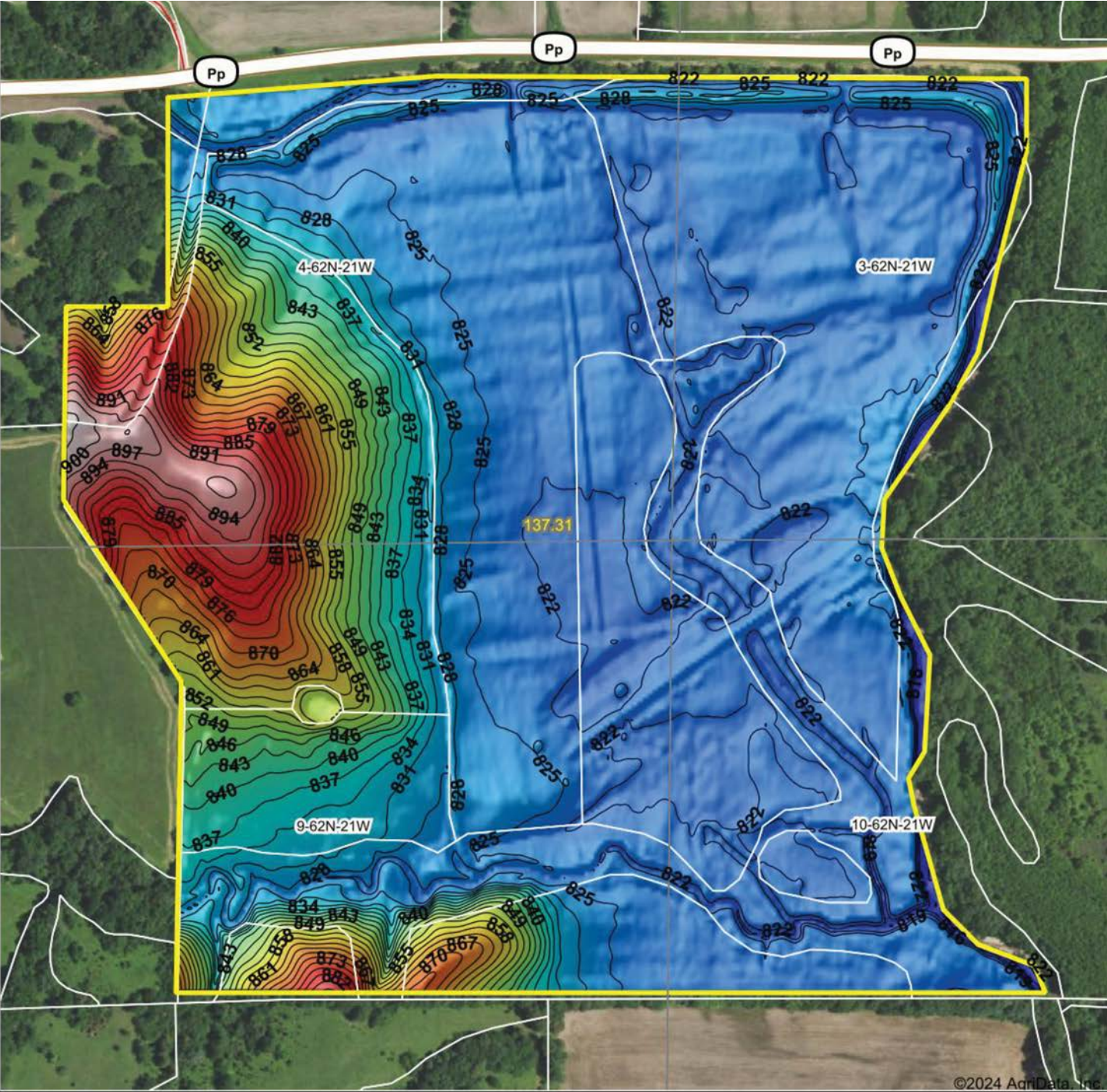
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4-62N-21W
Sullivan County
Missouri



3/5/2024

HILLSHADE MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 812.3
 Max: 904.2
 Range: 91.9
 Average: 833.6
 Standard Deviation: 18.9 ft



3/5/2024
4-62N-21W
Sullivan County
Missouri
 Boundary Center: 40° 11' 44.13, -93° 15' 17.17

SOIL MAP

Maps Provided By:



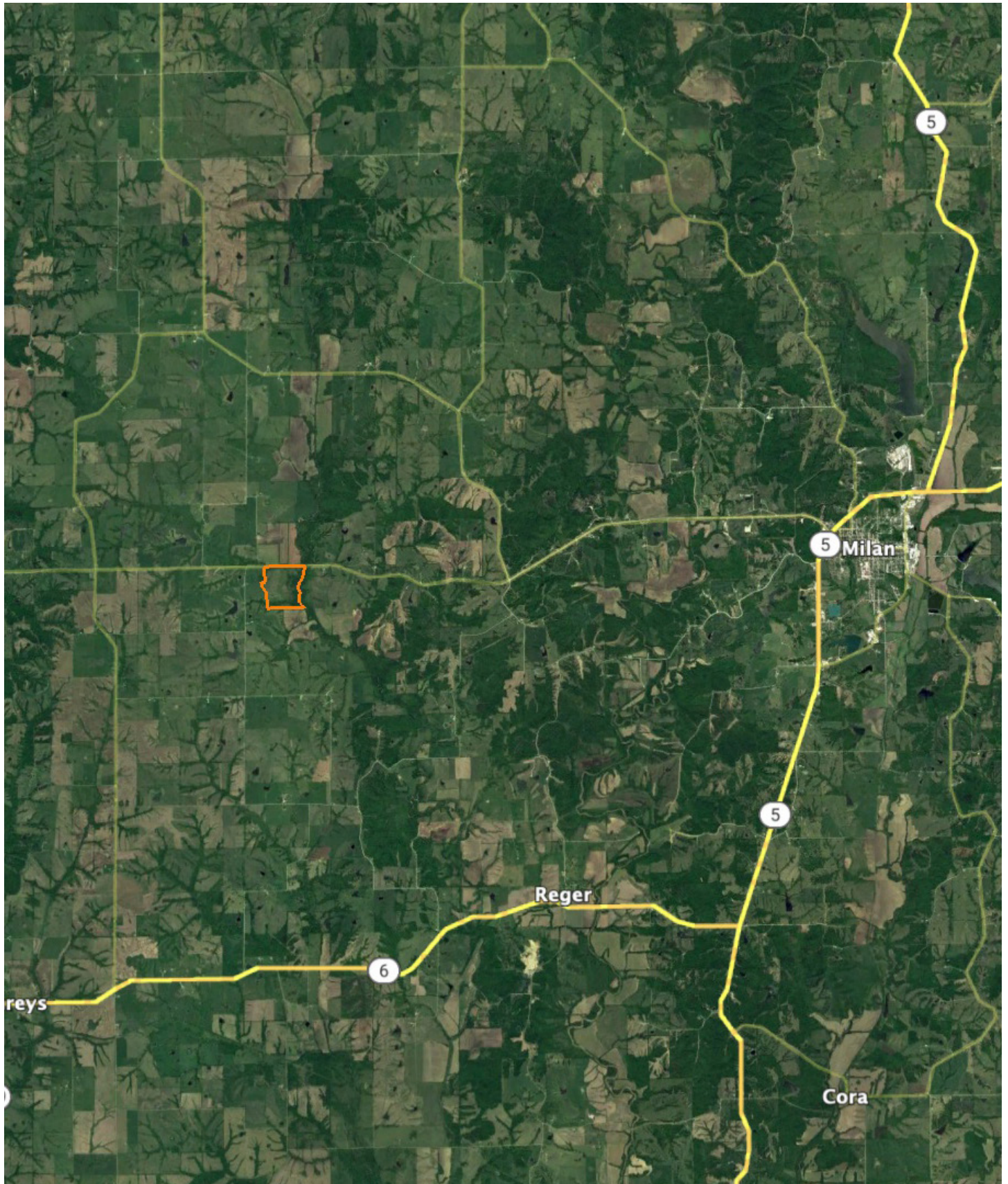
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Orchardgrass red clover Tor
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	11.93	8.7%		Illw						7			
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	10.01	7.3%		Illw						8			
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	9.62	7.0%		Ille									
36003	Arbela silt loam, 0 to 2 percent slopes, occasionally flooded	6.97	5.1%		Ilw									
Weighted Average						3.26	1.2	1.4	0.8	1.9	3.7	23.3	0.5	9.5

*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
660.236.4281
BPrater@MidwestLandGroup.com



MidwestLandGroup.com

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