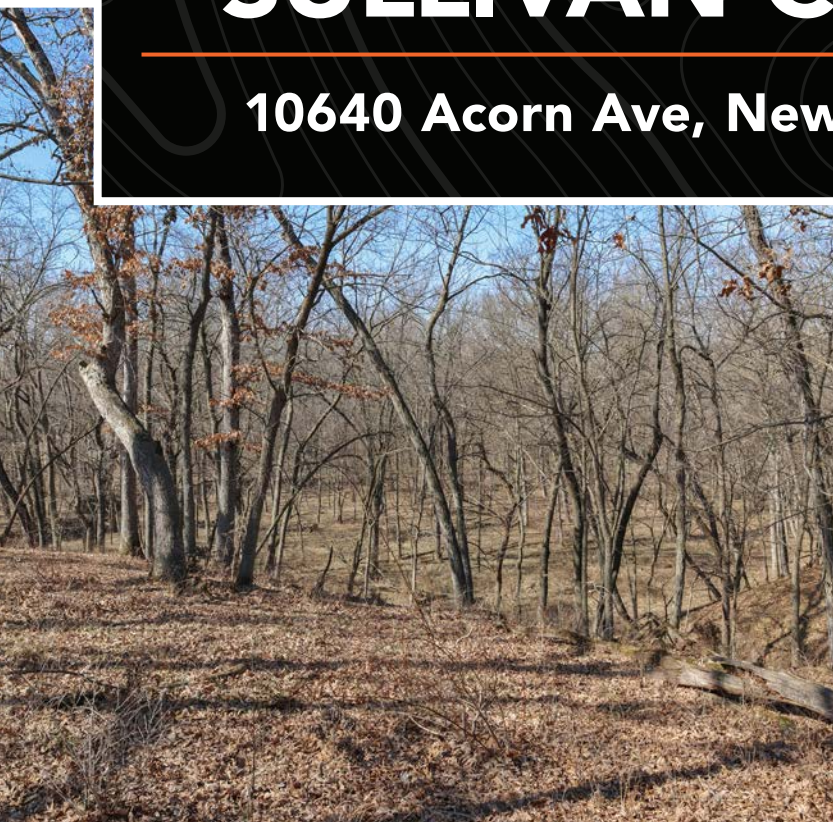


MIDWEST LAND GROUP PRESENTS



53 ACRES
SULLIVAN COUNTY, MO

10640 Acorn Ave, Newtown, Missouri, 64667



MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING AT ITS FINEST

Are you looking for a nice country home, with a great combination of timber, pasture, and hay ground? Well, this 53 +/- acre tract may be just what you need. It starts with a well-maintained 1,568 sq. ft., 3 bedroom, 2 full bathroom manufactured home. It sits on the highest elevation of the property and the views in all directions are beautiful. There was a new steel roof put on it in 2023. The stove/oven was replaced within the last two years. All appliances will convey with the sale, including the washer and dryer. The home sits on a full foundation with a one-car basement garage. The basement has had plumbing stubbed in for another potential bathroom for future finishing consideration. The master suite does have a jetted tub as well. There is a huge garden area right behind the house that's ready for Spring planting. There is a 30'x40' metal shop with two overhead doors 10' side walls and a concrete floor. The open acres are currently being hayed. This property averages about

100 large round bales per year, depending on fertilization rates. With two nice ponds and some cross-fencing, this farm could easily house your livestock too. There are frost-proof waterers connected to the ponds. There is a corral system on the northwest corner of the property that will convey with the sale. The property consists mostly of gently rolling hills. The open areas lay well enough to consider row crop production if desired. The timbered areas are dominated by big white oaks and hickories. Over the years, this farm has produced many trophy-class whitetails. The turkey hunting is outstanding as well. With a food plot or two, this farm will consistently provide a quality hunting experience for you and your family or friends. There is a significant amount of deer sign all over the farm. This property presents the perfect opportunity to enjoy country living at its finest. Please contact David Brothers for your private showing at (660) 240-3243.



PROPERTY FEATURES

PRICE: **\$350,000** | COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **53**

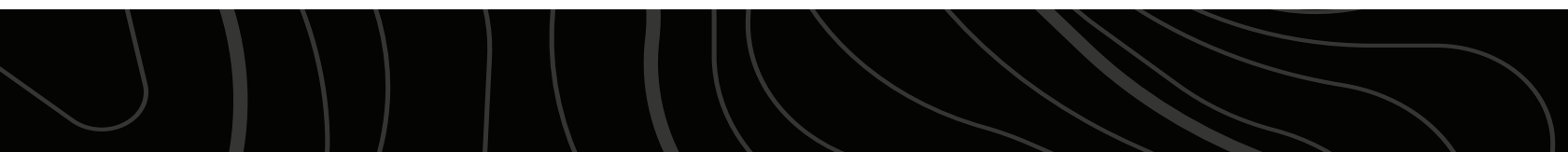
- Beautiful scenic views
- 1,568 sq. ft. manufactured home
- 3 beds, 2 baths
- Full basement
- Plumbing stubbed in basement
- 30'x40' Steel sided shop
- Two ponds
- Livestock corral system
- Frost-proof waterers on pond
- Produces 100 round bales of hay annually
- Excellent deer and turkey hunting
- Mature timber
- Fiber internet
- Rural water



1,568 SQ. FT. MANUFACTURED HOME



30'X40' STEEL-SIDED SHOP



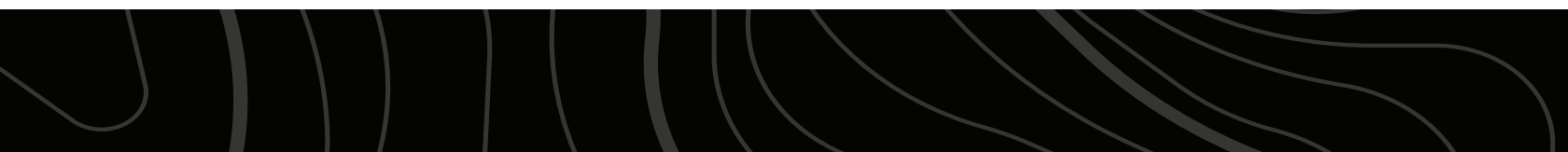
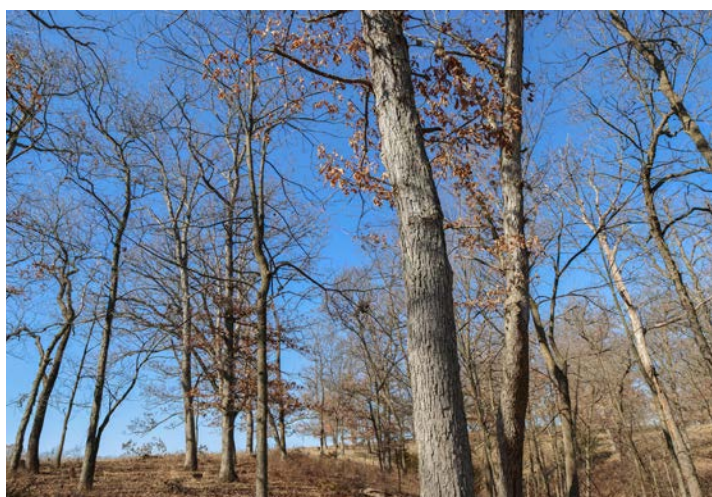
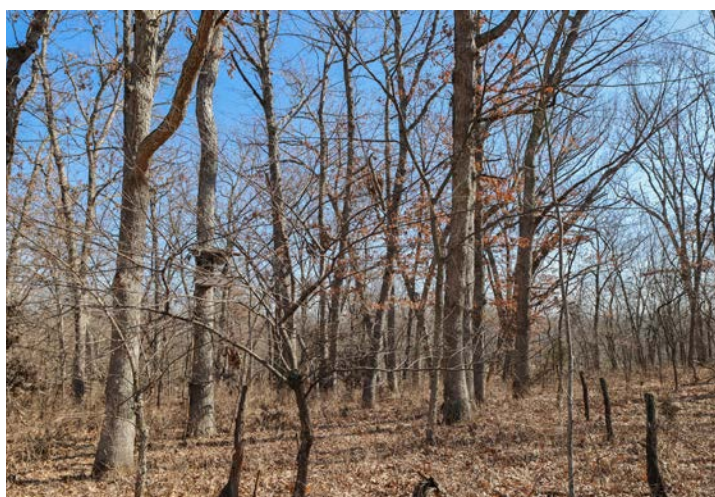
DEER HUNTING



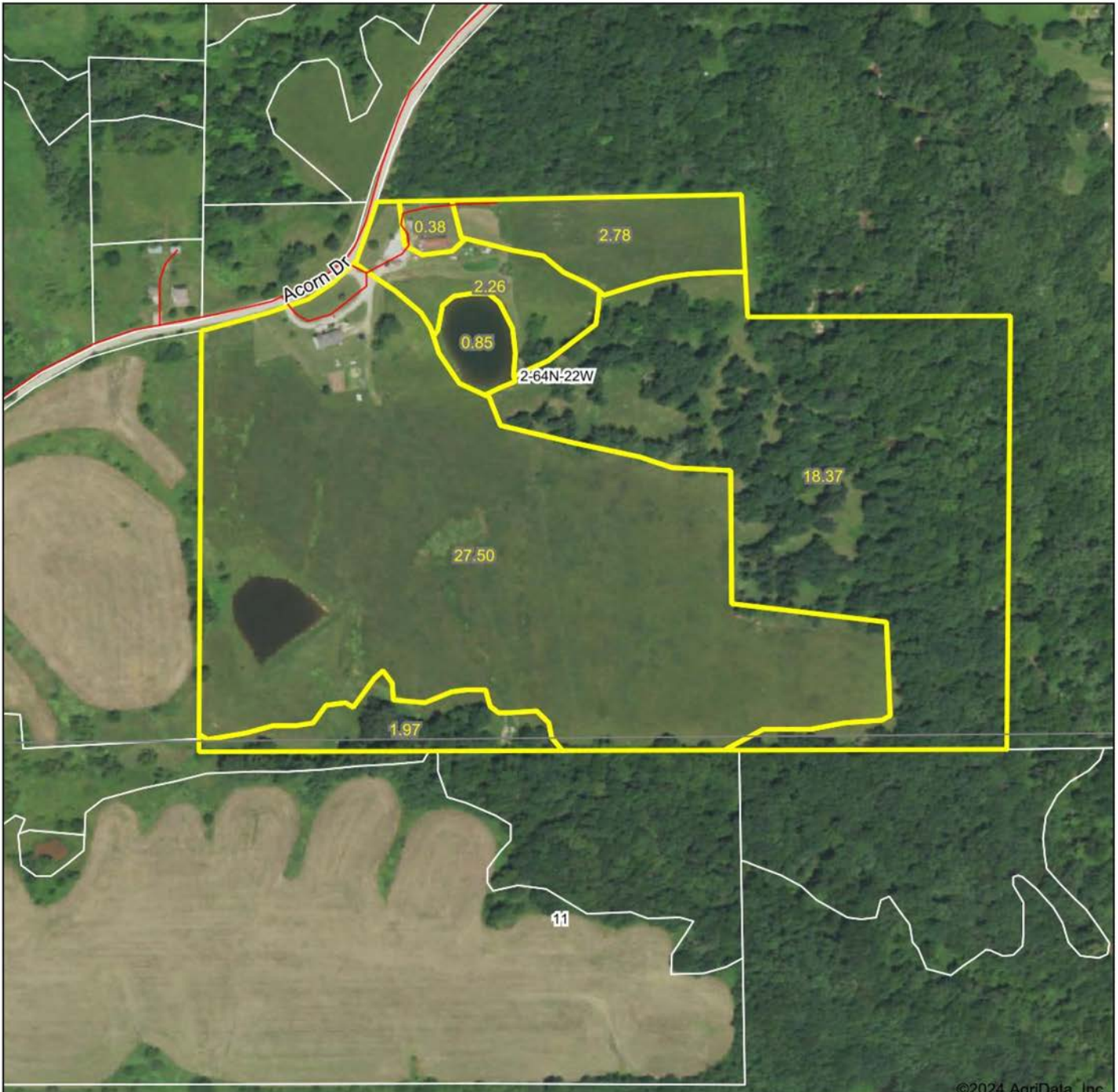
PASTURE



MATURE TIMBER

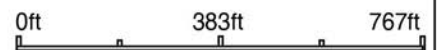


AERIAL MAP



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Boundary Center: 40° 22' 14.22, -93° 20' 22.67



2-64N-22W
Sullivan County
Missouri



Maps Provided By:

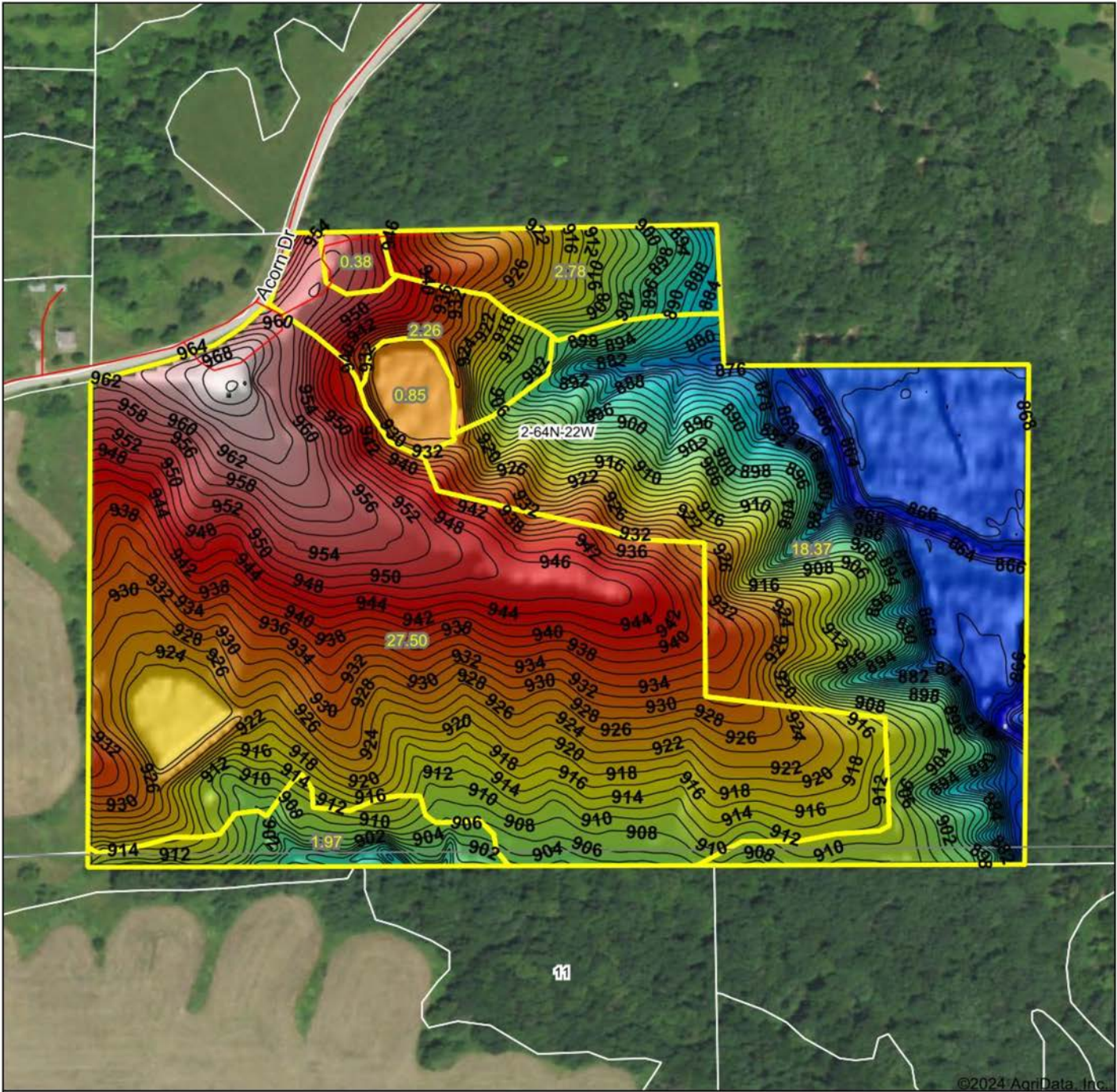


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Field borders provided by Farm Service Agency as of 5/01/2009

3/1/2024

HILLSHADE MAP



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Low Elevation High



Source: USGS 3 meter dem

0ft 331ft 662ft

Interval(ft): 2



2-64N-22W
Sullivan County
Missouri

Min: 858.9

Max: 972.6

Range: 113.7

Average: 917.9

3/1/2024

Standard Deviation: 26.48 ft

Boundary Center: 40° 22' 14.22, -93° 20' 22.67



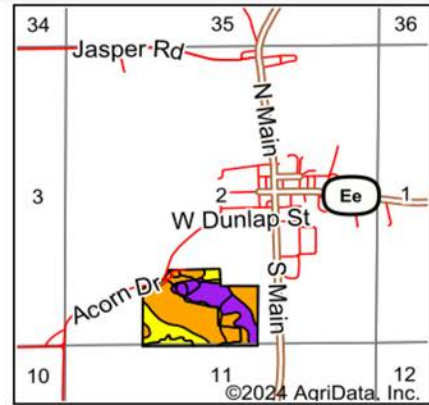
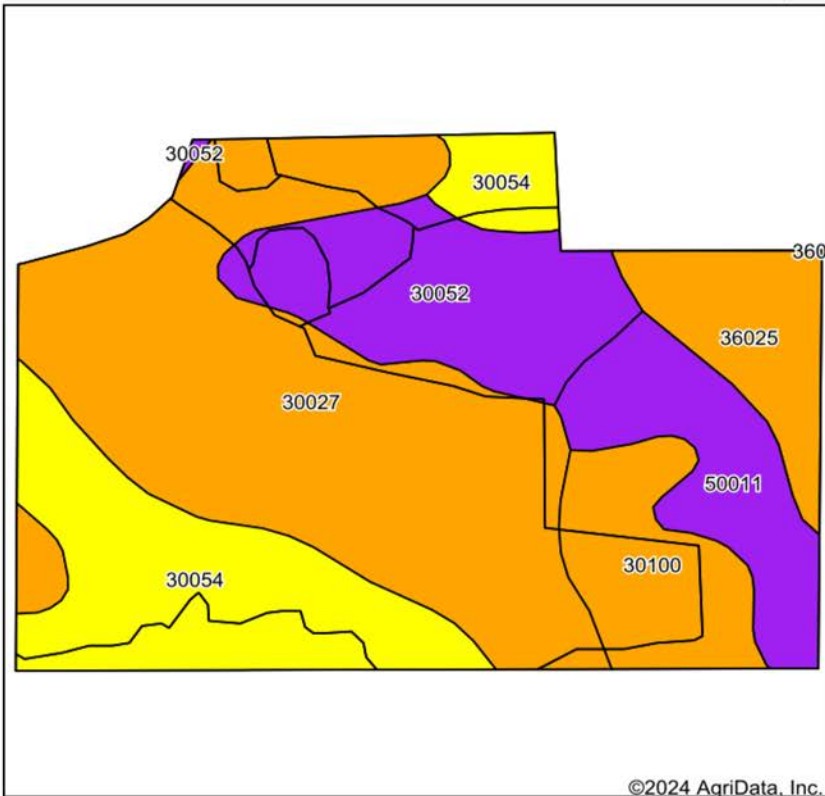
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

SOIL MAP



State: **Missouri**
 County: **Sullivan**
 Location: **2-64N-22W**
 Township: **Clay**
 Acres: **54.11**
 Date: **3/1/2024**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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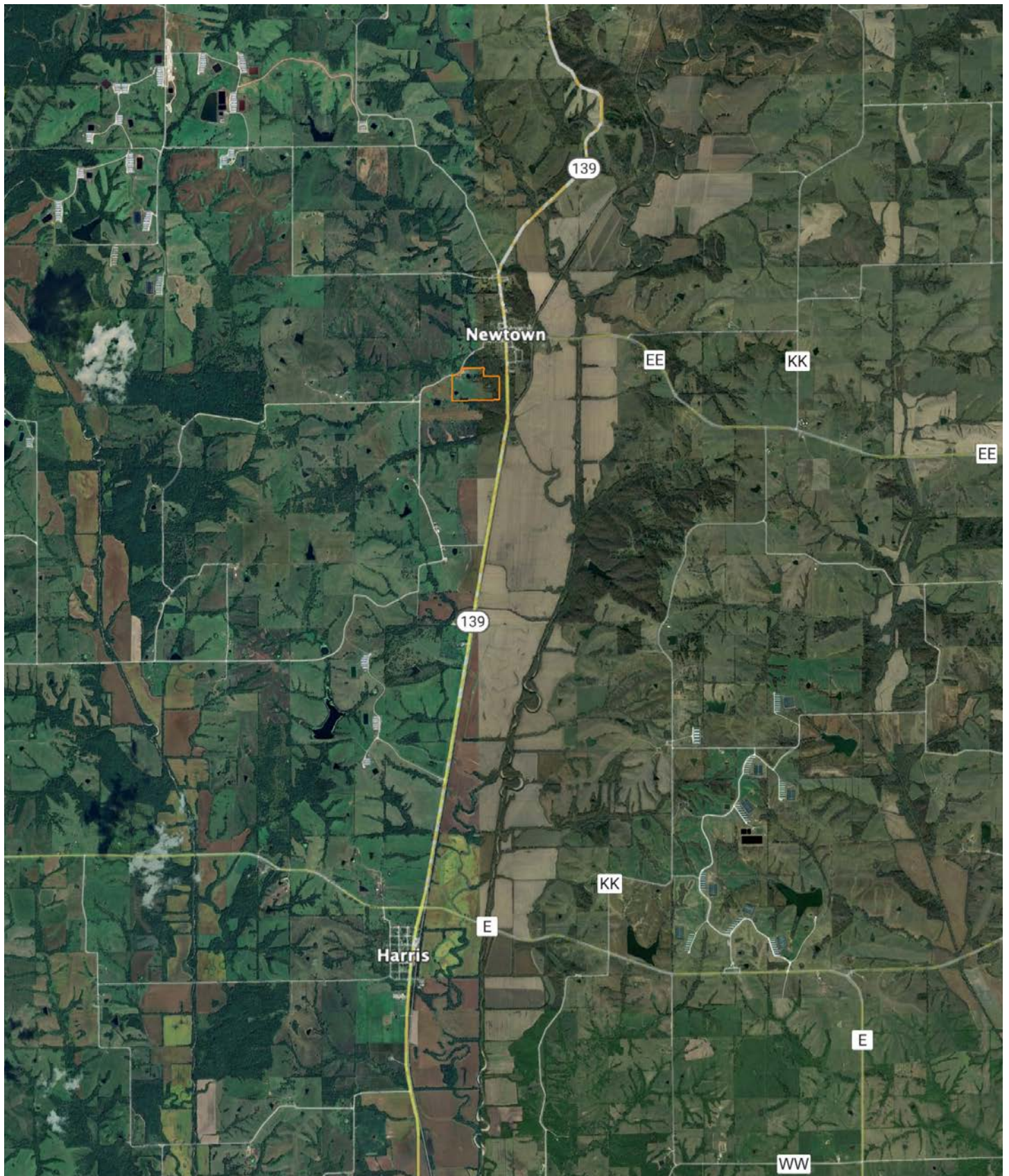


Area Symbol: MO211, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	22.03	40.7%		IIIe							60	41
30054	Gara clay loam, 9 to 14 percent slopes, eroded	10.74	19.8%		IVe							68	47
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	7.41	13.7%		VIe							62	42
50011	Winnegan loam, 20 to 35 percent slopes	5.38	9.9%		VIe	5	7	6	7	6	7	19	10
30100	Keswick loam, 5 to 9 percent slopes, eroded	4.60	8.5%		IIIe	5	7	6	7	6	7	54	49

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

David comes from a military family. He was born in Germany, grew up in Syracuse, New York and attended college in Florida. David wanted to become a pilot, but at the time, Vietnam veterans were returning from the war and taking those positions with the airlines. "I saw the writing on the wall and decided to earn a dual degree in aeronautical and computer science. Becoming a commercial pilot was going to be nearly impossible since I was competing with experienced pilots, so I ended up in computer programming for 20 years," says David. What he calls his mid-life crisis resulted in David starting an insurance agency in 2005, which specializes in farm and ranch insurance. In 2002, he bought a 320-acre farm and spent years turning it into a hunter's paradise. "I built a wildlife habitat management company called Habitat Development Solutions. I used it to improve food plots and crops on my land, and I worked with conservation groups and land owners to create a rich habitat for game and farming on other properties.

Land stewardship means taking care of land so it can meet its God-given potential. It involves leaving the land better than you found it," David explains. That is what he's doing with the 805 acres he purchased in 2013 in Mercer County on the Missouri/Iowa border where he runs a successful row crop farm and pursues his passion, bow hunting Midwest white tails and hard gobbling eastern turkeys. He has the invaluable eye you need when it comes to evaluating a property's food, water and cover. More importantly, he can offer advice on how to improve these conditions for better farming and hunting. A lifetime of insuring farms and ranches, designing wildlife habitat, raising crops and hunting means David has extraordinary knowledge you can count on to help you find the land you're looking for and develop it to its full potential.

David raised one daughter and has two stepsons at home. His dream is to retire on land, maybe his 805 acres, with his wife. Until then he is enjoying connecting people with land that meets their goals. Whether you're a hunter, farmer or both, talk to David about what to look for. All it takes is a few minutes with him to see helping people buy and sell land is his passion.



DAVID BROTHERS,
LAND AGENT
660.240.3243
DBrothers@MidwestLandGroup.com



MidwestLandGroup.com

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