

MIDWEST LAND GROUP PRESENTS

174 ACRES IN

ADAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY CATTLE FARM WITH LARGE HOME & BARN

Midwest Land Group is honored to present this amazing 174 +/- acre Adair County farm. Boasting excellent grass, extremely clean and productive hay fields, and strategically located ponds, this property has everything needed for your cattle operation to thrive. All the perimeter and cross fences are in superb shape. With large pipe corrals and concrete in the working pens, when it comes time to wean calves or work the herd, the issue of a safe and effective space has been rendered null and void. With the newer 60'x90' hay barn, a 60'x70' pole barn with a partial concrete floor, and the large traditional barn, there is ample storage for all your equipment and livestock.

The well-maintained 3,100 square foot home provides your family with 4 bedrooms and 3 baths. Featuring 3 bedrooms and 2 baths upstairs, an additional bed and bath downstairs, a large kitchen and dining room, a huge laundry room, and 2 living rooms, space is abundant. With an attached 2 car garage and another

large, detached shop building with 2 overhead doors, the storage and parking spaces to keep everything secure and protected are abundant. The home is also equipped with a whole-house backup generator to keep everything operating smoothly in the event of a power outage. There is also a large chicken coop in place with a concrete floor and nesting boxes. The large, manicured yard is dotted with mature shade trees and creates a serene country setting.

Located just 4.5 miles north of Kirksville, this amazing farm is in the ideal location to provide the best of quiet country life while providing you with quick access to the conveniences of town. With Buck Branch Creek running through the farm and the timbered draws, the deer and turkey hunting on this farm will be exceptional. Rarely is a farm of this caliber available for new ownership. To capitalize on this opportunity and schedule your tour, give land agent Brad Prater a call today.



PROPERTY FEATURES

PRICE: **\$1,550,000** | COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **174**

- Abundant grass
- 4 bed, 3 bath home
- 60'x90' barn
- 60'x70' barn
- Pipe corral and working pens
- Whole-house generator
- 2-car garage
- Quiet setting
- Less than 5 miles from Kirksville



4 BED, 3 BATH HOME



60'X90' BARN



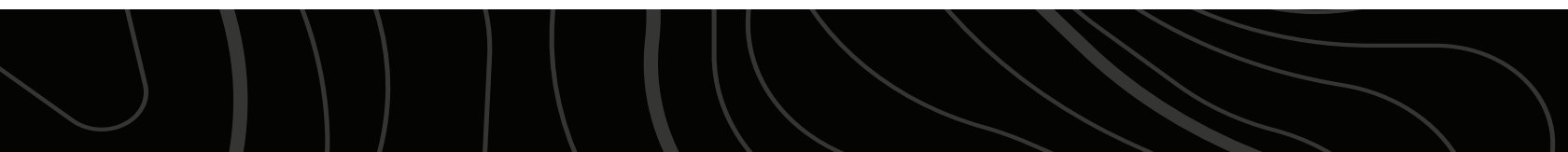
PIPE CORRAL AND WORKING PENS



60'X70' BARN



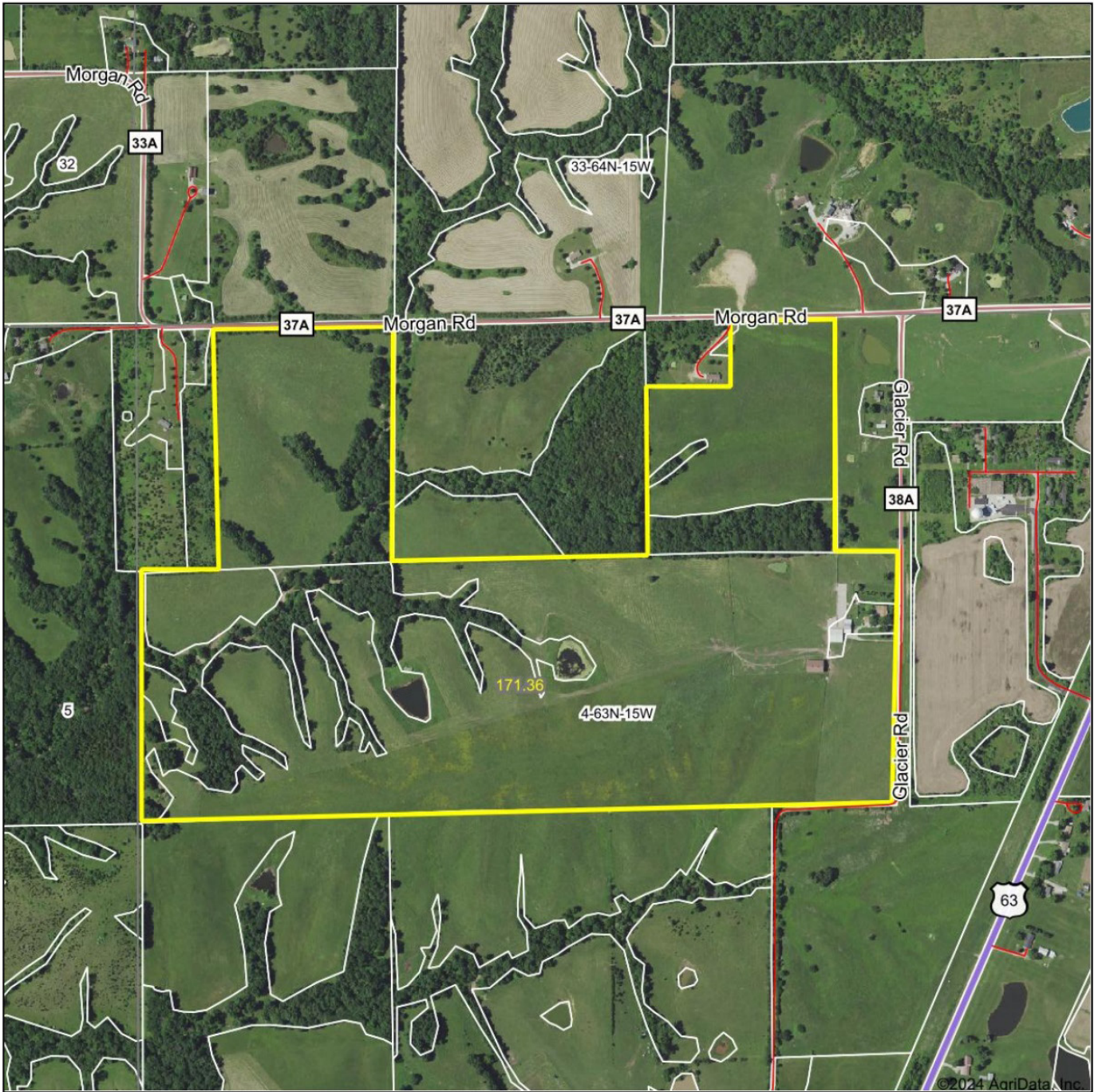
ABUNDANT GRASS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 17' 48.84, -92° 35' 5.17

0ft 817ft 1633ft

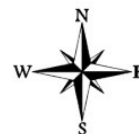


Maps Provided By:



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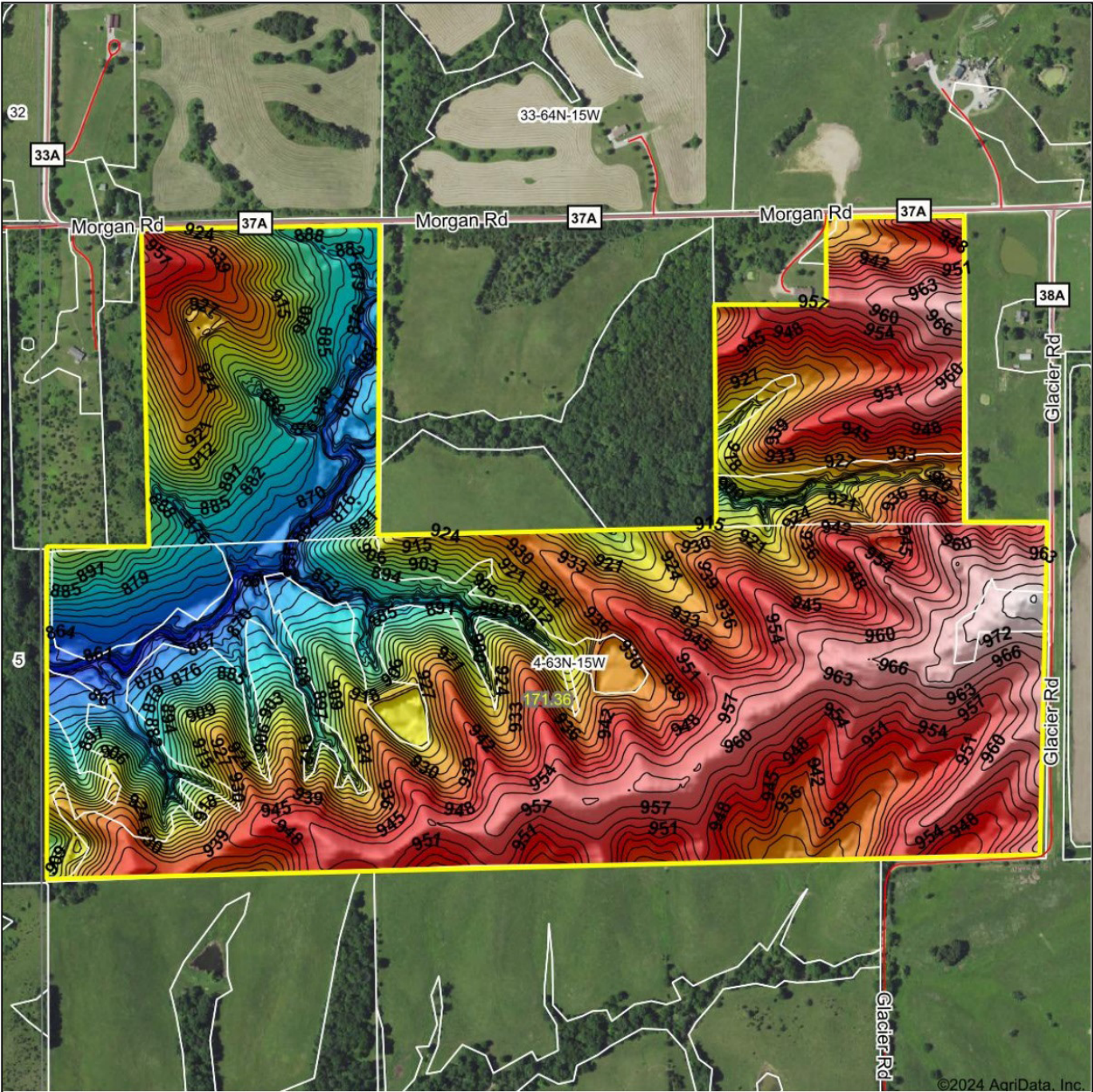
4-63N-15W
Adair County
Missouri



4/11/2024

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

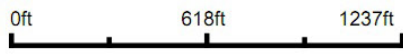
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 851.8
 Max: 978.6
 Range: 126.8
 Average: 925.3
 Standard Deviation: 29.92 ft



4-63N-15W
Adair County
Missouri

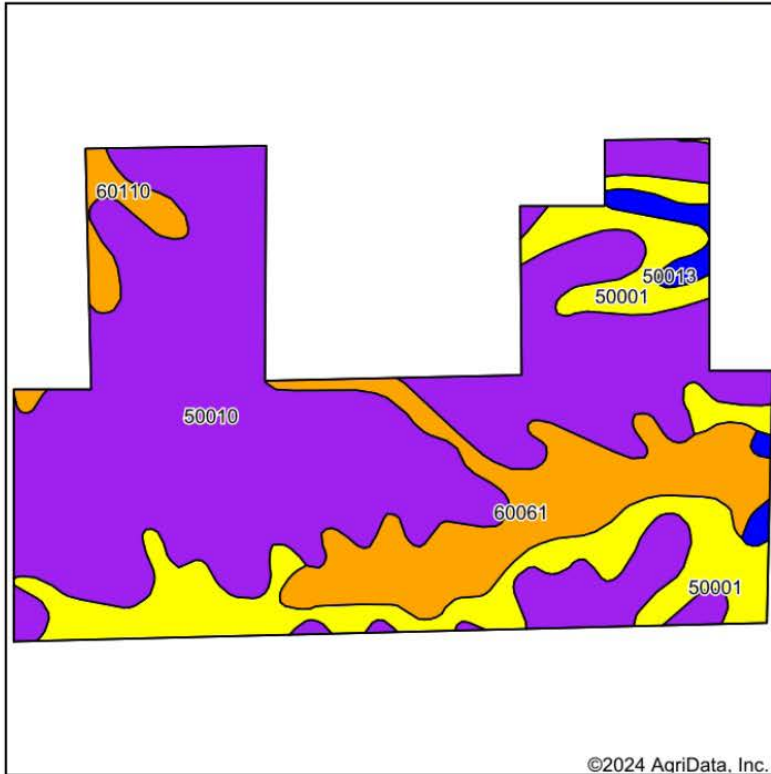
Boundary Center: 40° 17' 48.84, -92° 35' 5.17



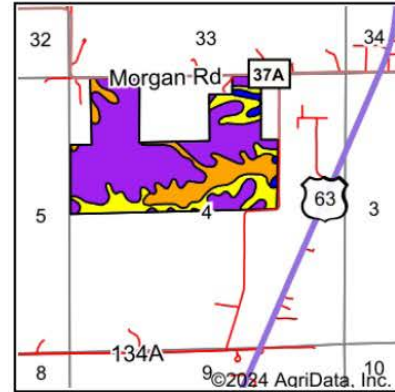
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Adair**
 Location: **4-63N-15W**
 Township: **Polk**
 Acres: **171.36**
 Date: **4/11/2024**



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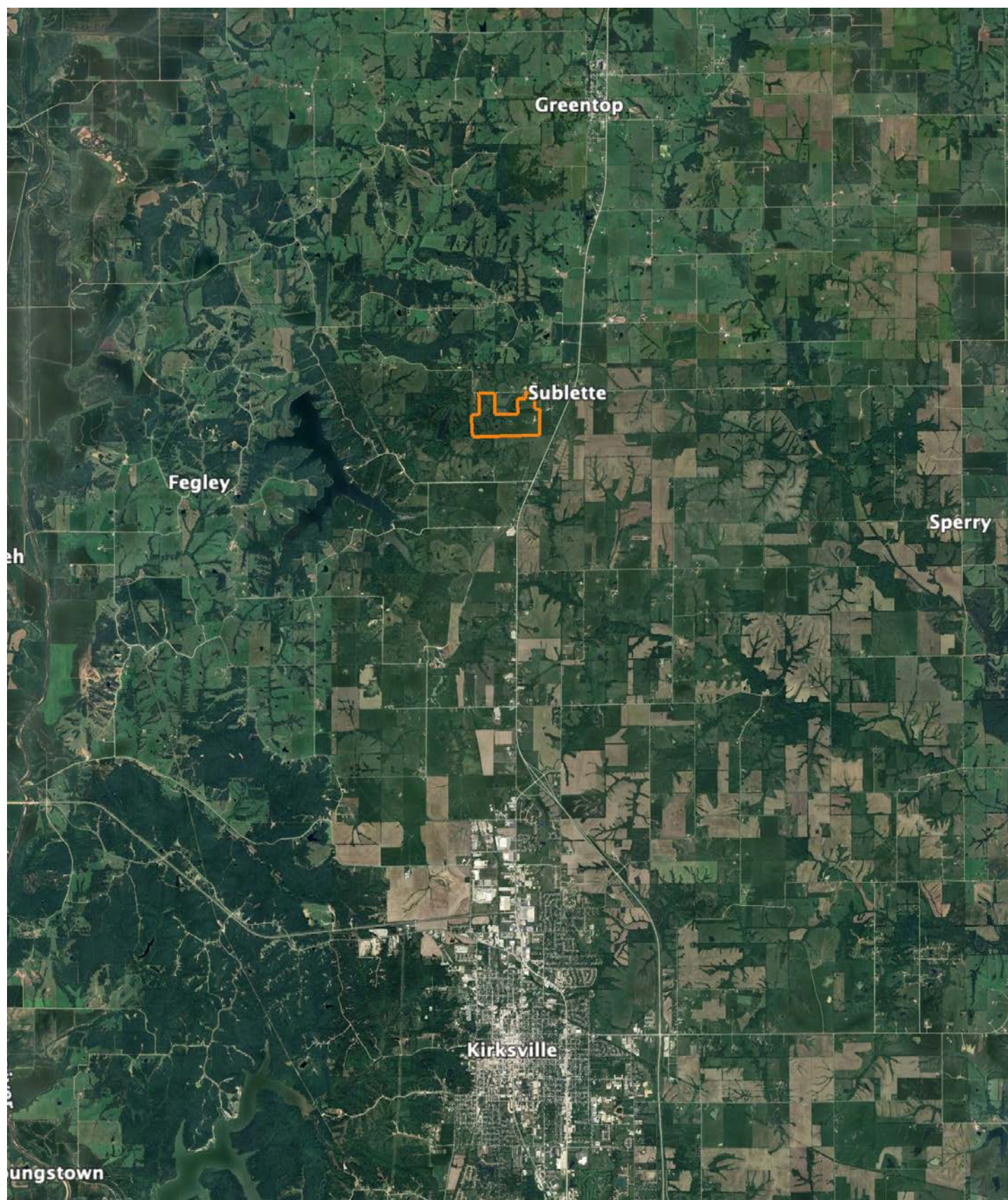
Area Symbol: MO001, Soil Area Version: 27

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
50010	Winnegan loam, 14 to 20 percent slopes, eroded	107.27	62.6%		Vle	5	7	6	7	6	7	58	38
50001	Armstrong loam, 5 to 9 percent slopes, eroded	31.55	18.4%		IVe							66	49
60061	Bevier silty clay loam, 3 to 8 percent slopes	25.38	14.8%		IIle							69	55
60110	Gorin-Winnegan complex, 5 to 14 percent slopes, eroded	4.17	2.4%		IIle	5	8	7	8	7	8	67	54
50013	Adco silt loam, 1 to 3 percent slopes	2.99	1.7%		Ile							71	57
Weighted Average						5.04	3.3	4.6	3.9	4.6	3.9	*n 61.5	*n 43.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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