

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

ADAIR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FARMHOUSE ON 50 +/- ACRES IN A PREMIUM LOCATION

This 50 +/- acre property setting 1 ½ miles north of Kirksville on Highway 63 is situated in a prime location. The front portion of the farm boasts excellent grass that is currently being used for hay production. With great perimeter fencing, two ponds, and abundant grass, this farm has all the ingredients needed for your livestock to thrive. The metal pipe lot provides a secure location to wean calves or house your horses and other farm animals. The farm lays extremely well and offers multiple build sites and development opportunities.

The back section of this farm has Floyd Creek running through it and offers a tranquil location to enjoy nature. The large mature trees, seclusion, and winding creek

will make you forget you are only a short distance from town. The wildlife habitat on this farm is incredible and will afford you with excellent opportunities to hunt deer and turkey season after season.

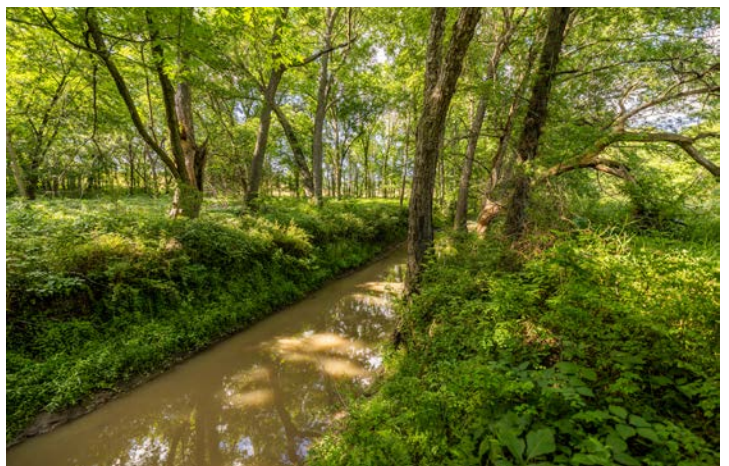
The older farmhouse features two beds and two baths. The basement offers a second kitchenette and living space. The 1,500 square foot shop building has electricity, one roll-up door, and is also equipped with solar panels that typically produce enough extra that a credit is received from the electric company. This property has so many options and is in a location that is second to none. Give Land Agent Brad Prater a call at (660) 236-4281 to schedule your showing today.



PROPERTY FEATURES

PRICE: **\$398,643** | COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **50**

- 50 +/- acres
- Highway 63 frontage
- Two ponds
- Quality fencing
- Excellent pasture
- Serene creek bottom
- 2 bedroom, 2 bath farmhouse
- Shop
- Solar system
- 1 ½ miles north of Kirksville



50 +/- ACRES



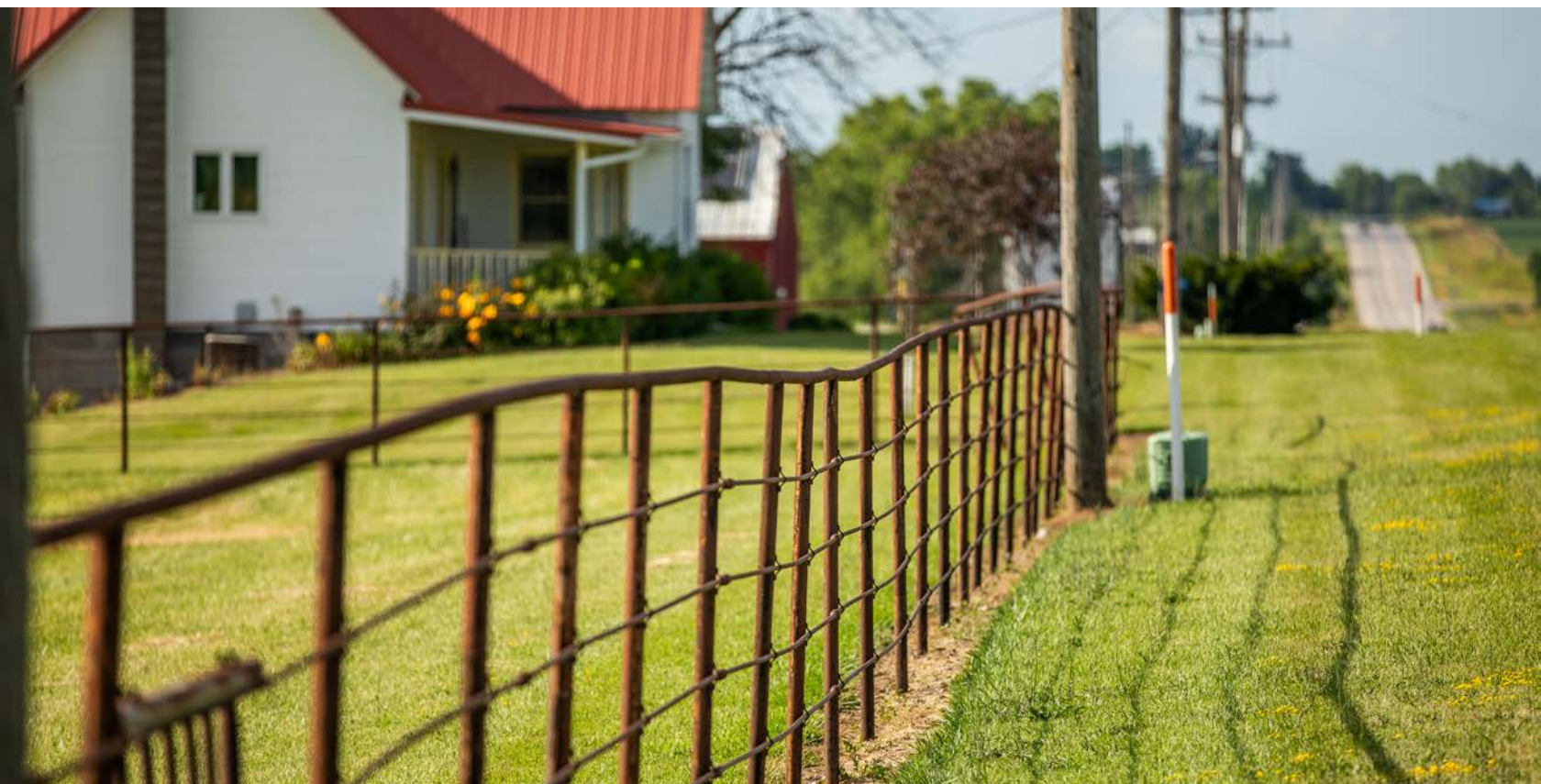
HIGHWAY 63 FRONTAGE



TWO PONDS



QUALITY FENCING



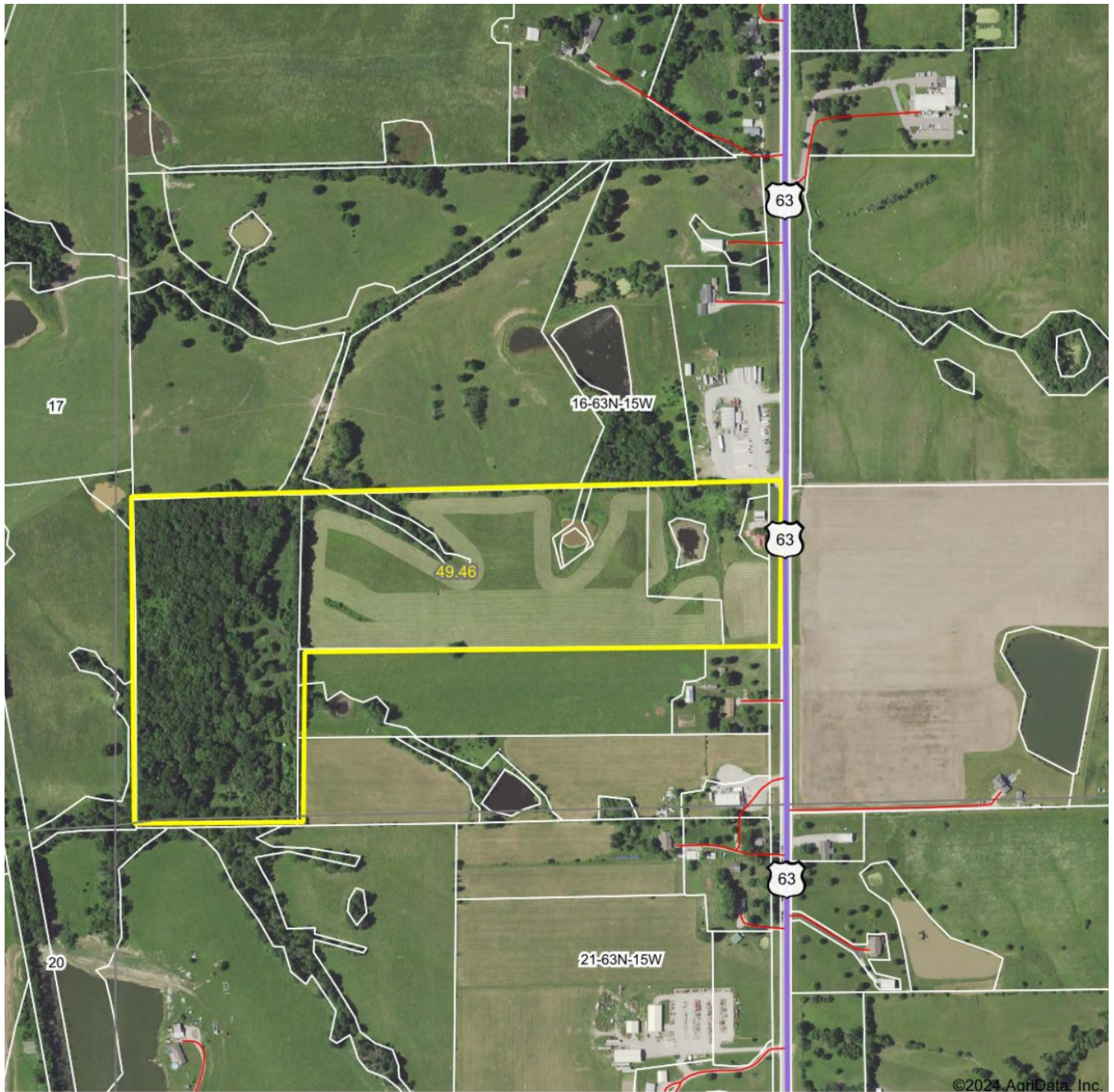
EXCELLENT PASTURE



2 BEDROOM, 2 BATH FARMHOUSE



AERIAL MAP



Boundary Center: 40° 15' 32.17, -92° 35' 14.07

0ft 635ft 1270ft



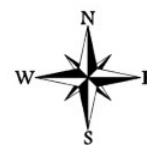
Maps Provided By:



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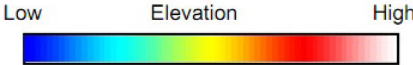
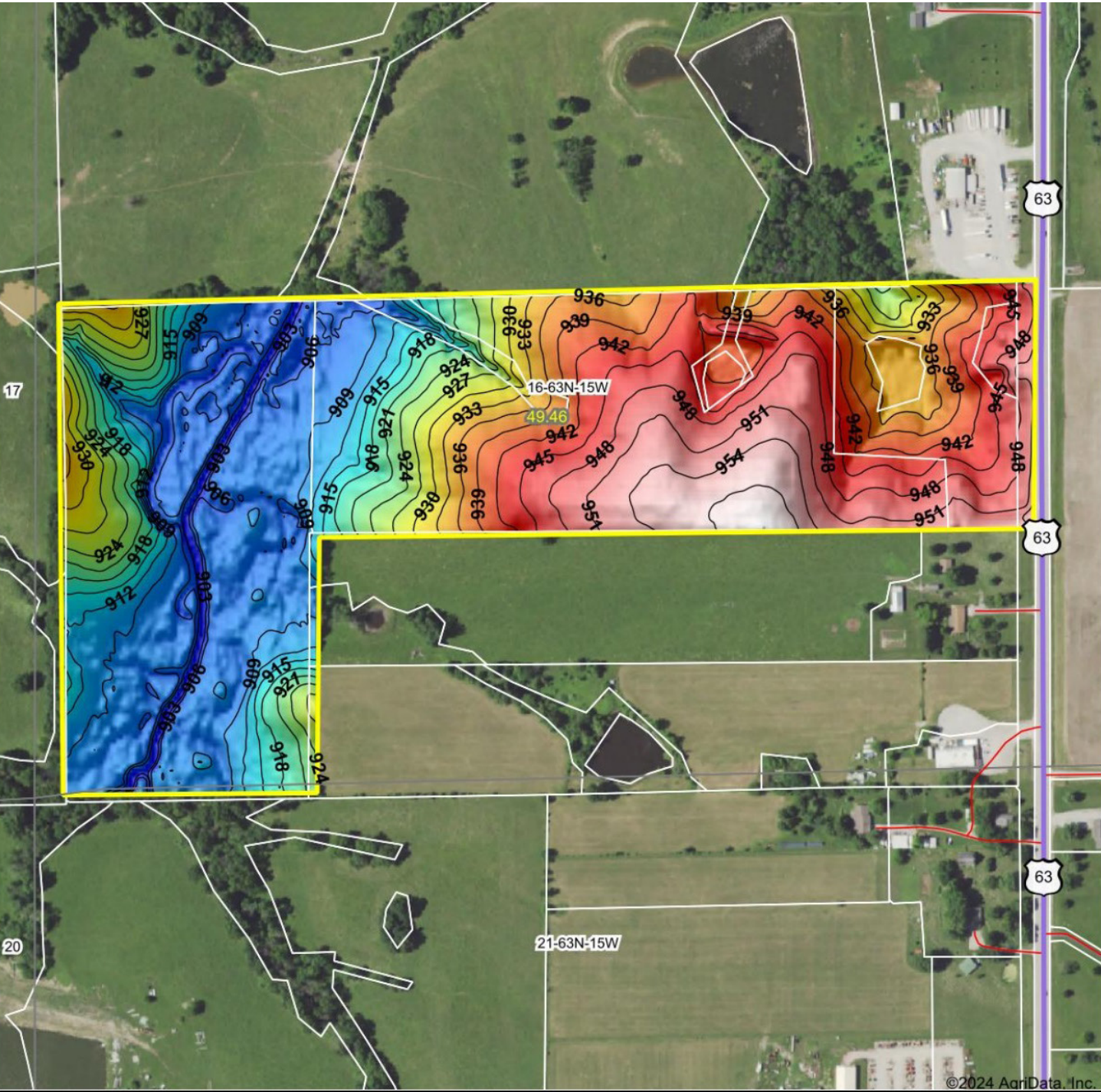
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16-63N-15W
Adair County
Missouri



6/10/2024

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 3
Min: 900.7
Max: 958.3
Range: 57.6
Average: 927.2
Standard Deviation: 17.16 ft

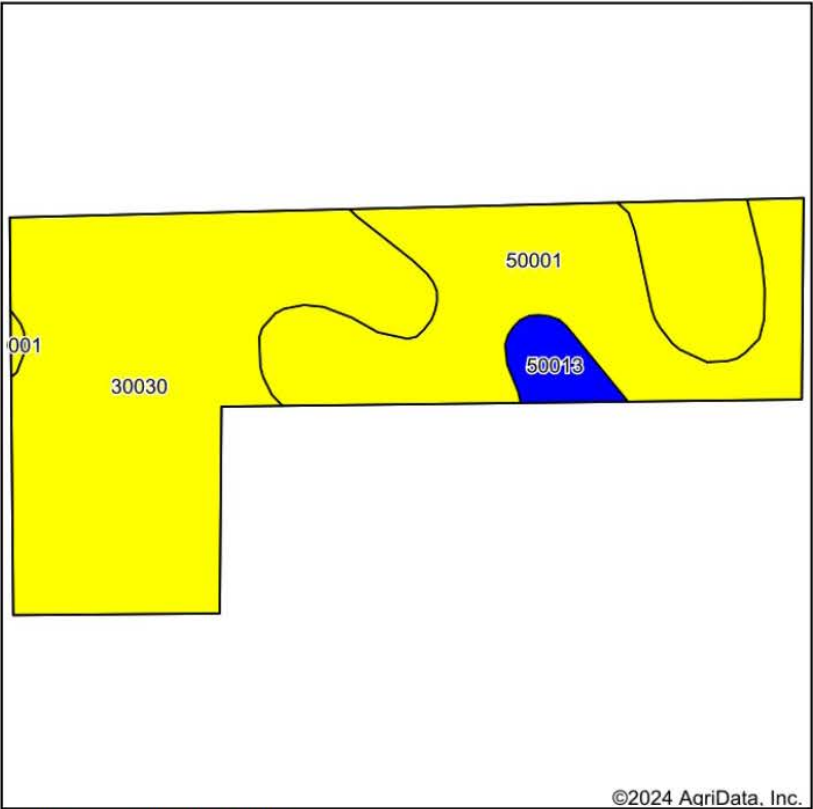
0ft 422ft 845ft



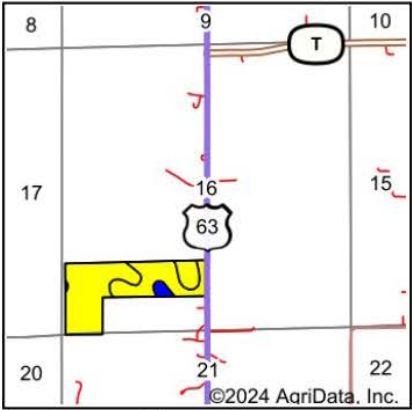
16-63N-15W
Adair County
Missouri

Boundary Center: 40° 15' 32.17, -92° 35' 14.07

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Adair**
Location: **16-63N-15W**
Township: **Benton**
Acres: **49.46**
Date: **6/10/2024**



Maps Provided By:



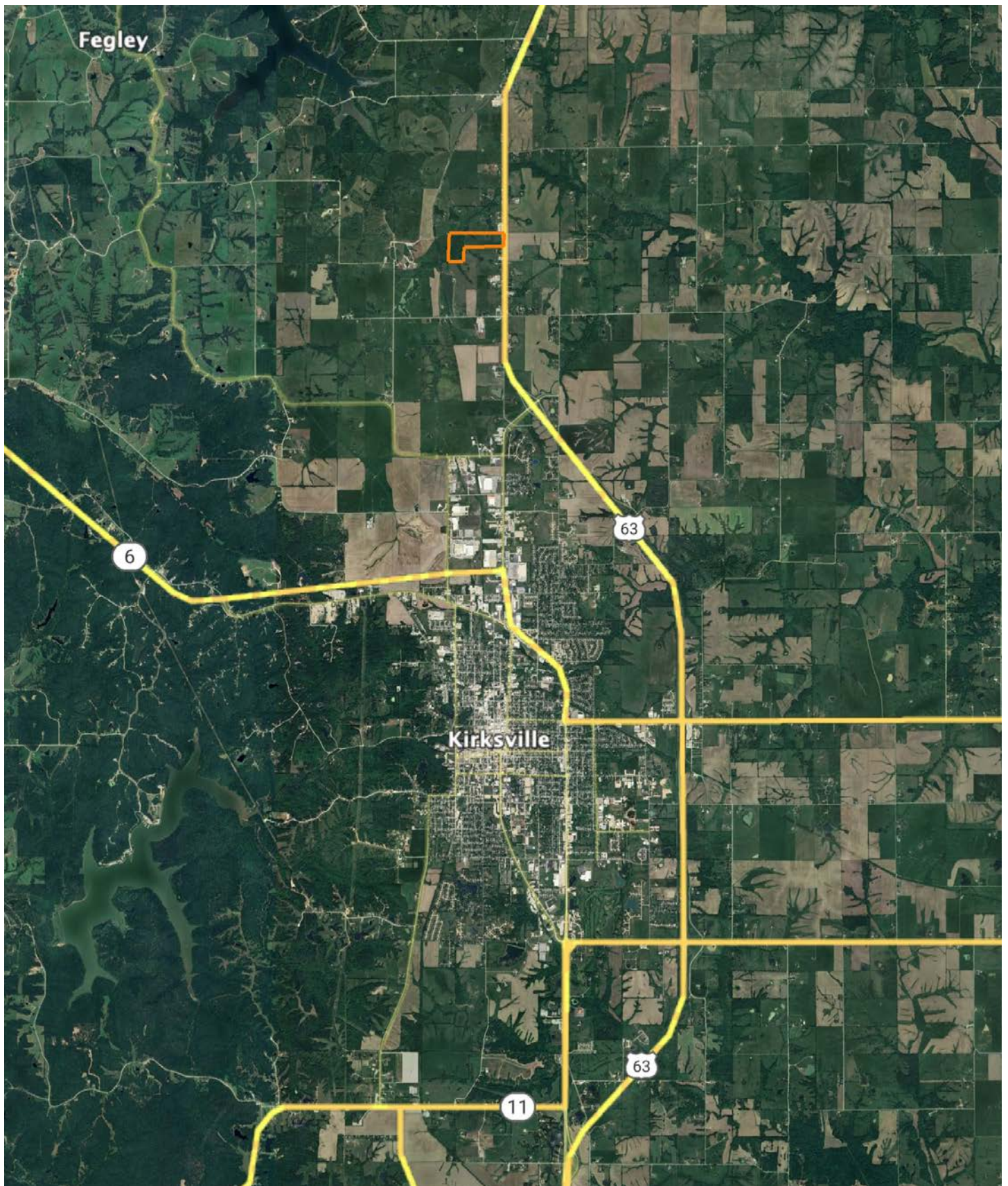
Area Symbol: MO001, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	31.02	62.8%		IVe	58	41
50001	Armstrong loam, 5 to 9 percent slopes, eroded	16.69	33.7%		IVe	66	49
50013	Adco silt loam, 1 to 3 percent slopes	1.75	3.5%		Ile	71	57
Weighted Average					3.93	*n 61.2	*n 44.3

*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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