

MIDWEST LAND GROUP PRESENTS

6.6 ACRES IN

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# ADAIR COUNTY MISSOURI



[MidwestLandGroup.com](https://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SMALL TIMBERED ACREAGE FOR BUILDING OR CAMPING

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Lying just Northeast of Greencastle, Missouri sits 6.6 acres that would be perfect for multiple uses. This Adair County timbered tract is just a "stone's throw" away from the 8,262-acre Union Ridge Conservation Area, and the 259-acre Shoemaker Conservation Area. These expansive public-use areas offer incredible opportunities for outdoor enthusiasts such as hunting, fishing, hiking, camping, and boating. Being nearby, this property would provide a great base of operations to take advantage of all the activities that these conservation areas offer. The area is very private, yet the gravel road access is excellent. There is significant terrain roll to this property so it will walk like a property twice its size. The

northwest corner of the tract is open and fairly level which would provide an excellent camping spot, or, an ideal area to build a cabin or year-round residence. Both electricity and rural water are available at the road for future consideration. For folks that hunt and fish the conservation areas annually, what better way to ensure a consistent, private place stay, than to have your own affordable property next door. This wooded tract would also be very attractive as a weekend getaway or an off-grid retreat. Smaller acreages like this are exceptionally hard to come by. This is your opportunity to capitalize on a rare find. Please call David Brothers to schedule your private tour at (660) 240-3243.



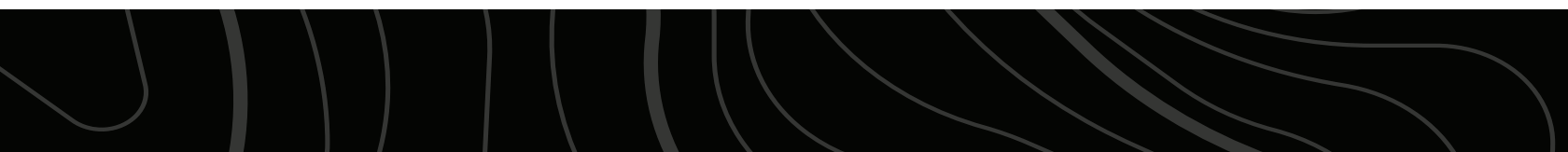


# PROPERTY FEATURES

PRICE: **\$33,000** | COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **6.6**

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- 6.6 +/- acres
- Beautifully wooded tract
- Rolling terrain
- Excellent build or camping site
- Perfect off-grid retreat
- Deer & turkey abound
- Close proximity to Union Ridge Conservation Area
- Close proximity to Shewmaker Conservation Area
- Very private
- Gravel road access
- Rural water & electricity available at road
- 20 minutes to Kirksville, Missouri





# PERFECT OFF-GRID RETREAT

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This wooded tract would be very attractive as a weekend getaway or an off-grid retreat. Smaller acreages like this are exceptionally hard to come by.





# ROLLING TERRAIN, PERFECT BUILD SITE

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## ELECTRIC AND WATER AVAILABLE AT ROAD

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# BEAUTIFULLY WOODED TRACT

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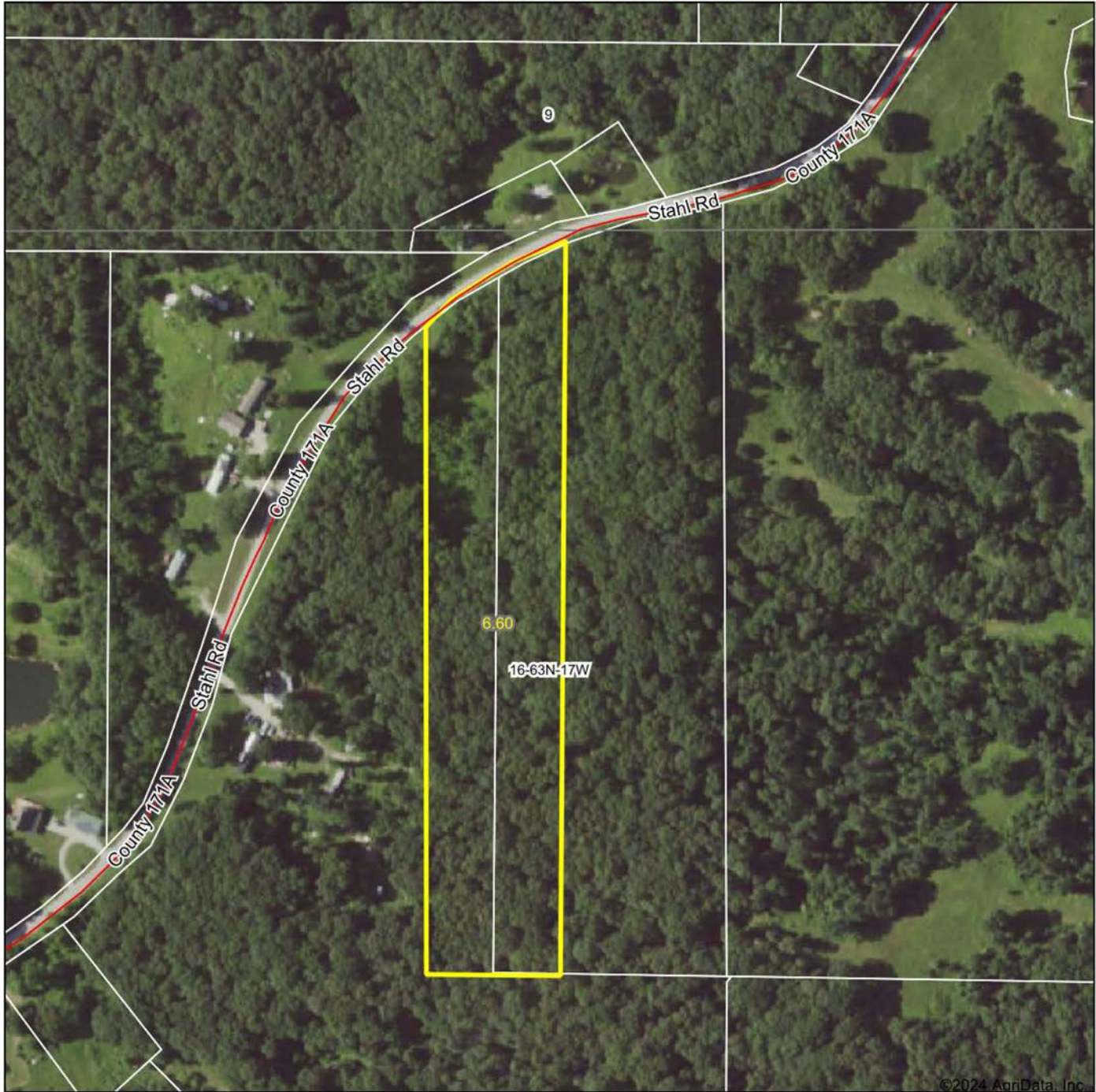
## ADDITIONAL PHOTOS

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# AERIAL MAP



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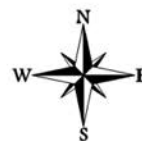
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Boundary Center: 40° 16' 5.51, -92° 48' 38.07

**16-63N-17W**  
**Adair County**  
**Missouri**

0ft 270ft 540ft

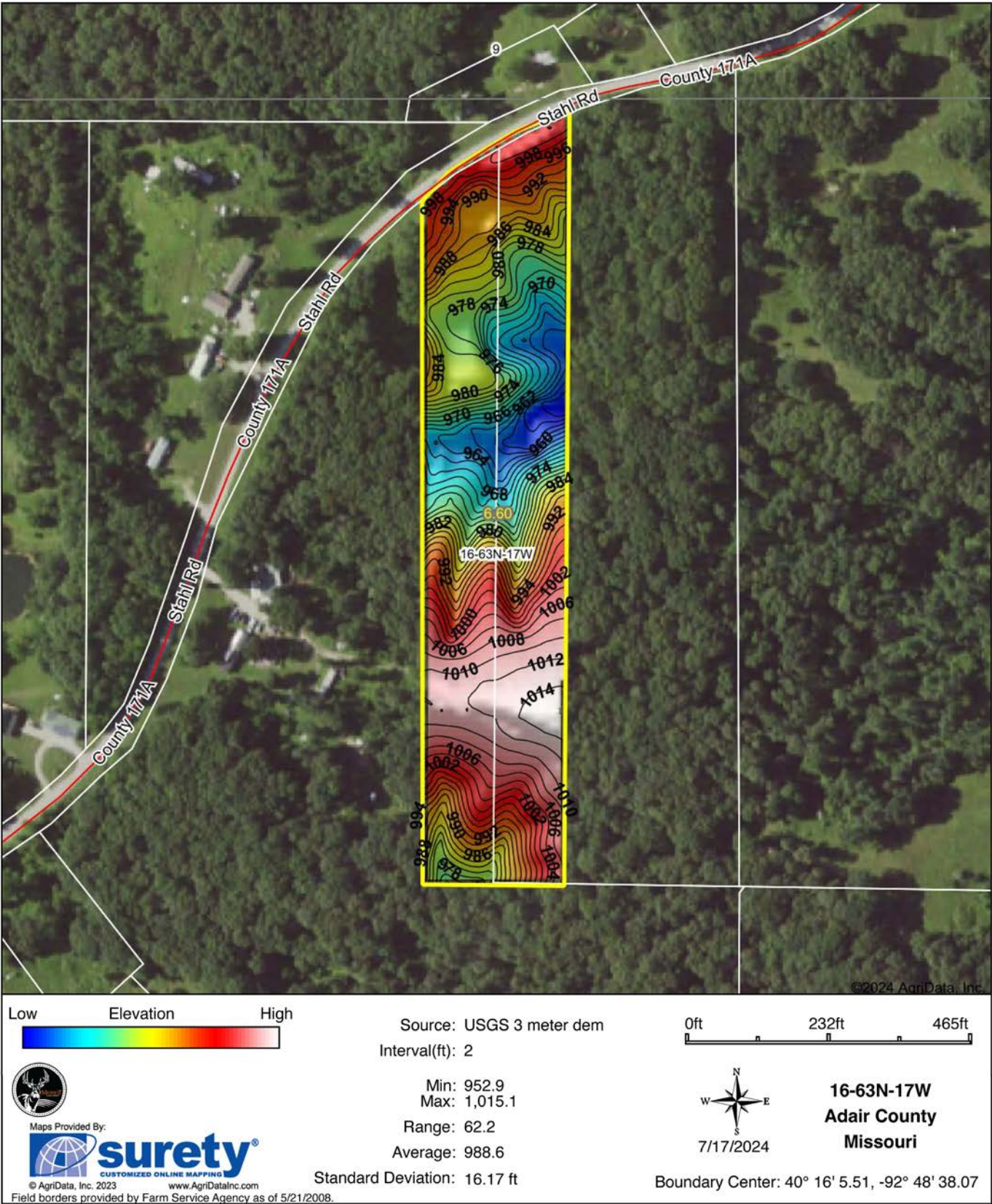


7/17/2024

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

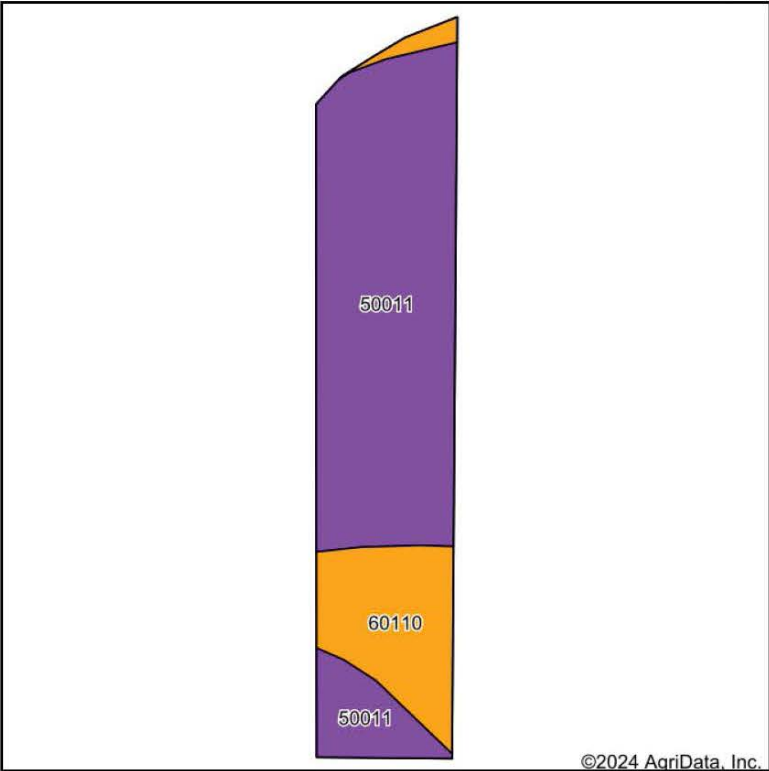


# HILLSHADE MAP

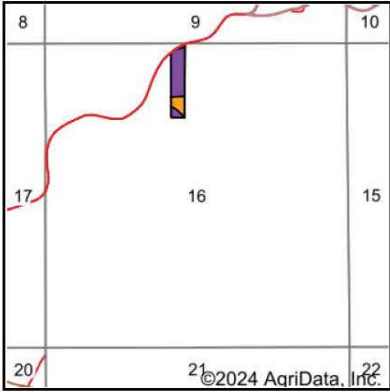




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Adair**  
Location: **16-63N-17W**  
Township: **Morrow**  
Acres: **6.6**  
Date: **7/17/2024**



Maps Provided By:





**surety**  
CUSTOMIZED ONLINE MAPPING

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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
50011	Winnegan loam, 20 to 35 percent slopes	5.14	77.9%		Vle	5	7	6	7	6	7	19	10
60110	Gorin-Winnegan complex, 5 to 14 percent slopes, eroded	1.46	22.1%		Ille	5	8	7	8	7	8	67	54
Weighted Average					5.34	5	7.2	6.2	7.2	6.2	7.2	*n 29.6	*n 19.7

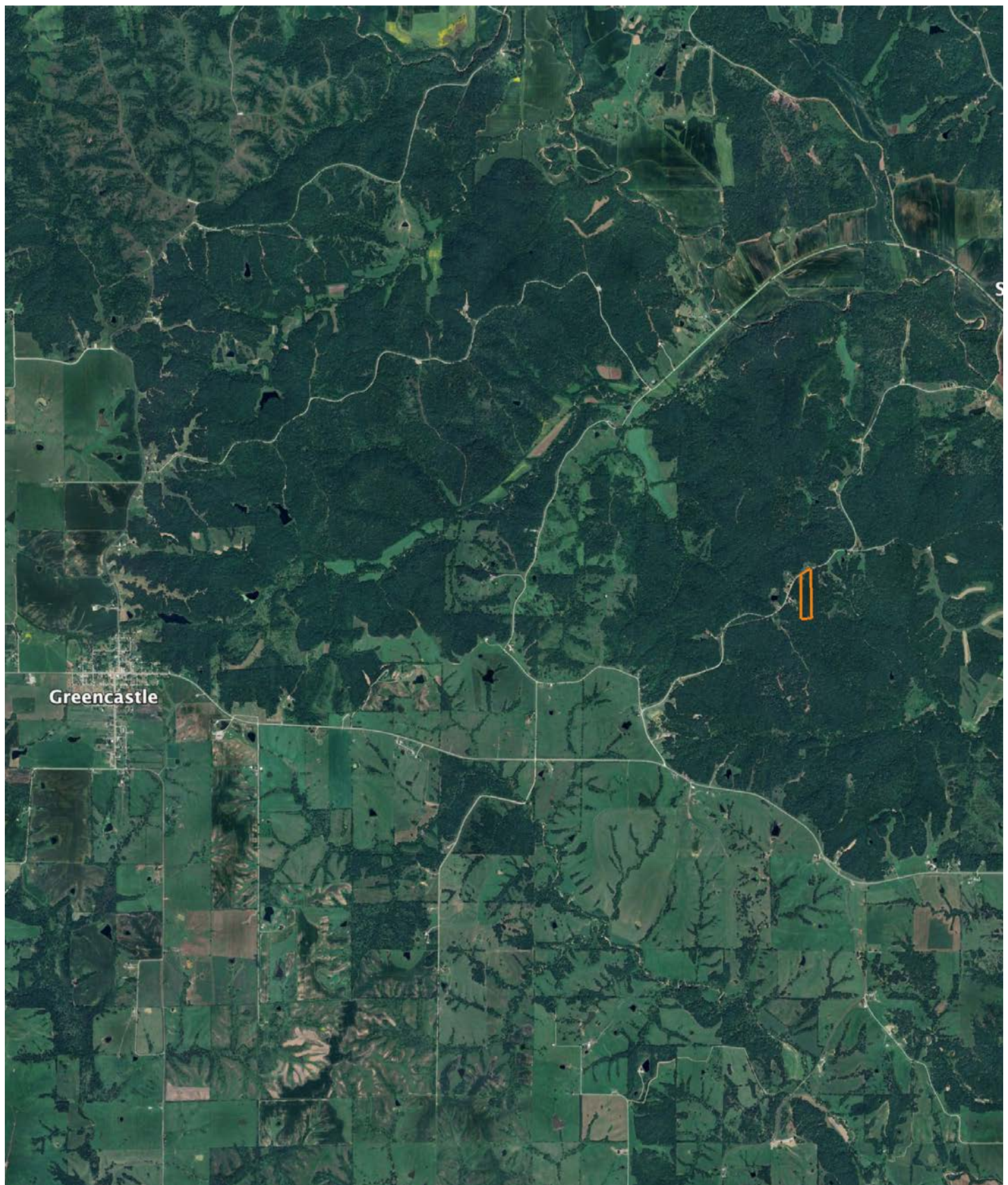
\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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**

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## MidwestLandGroup.com

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