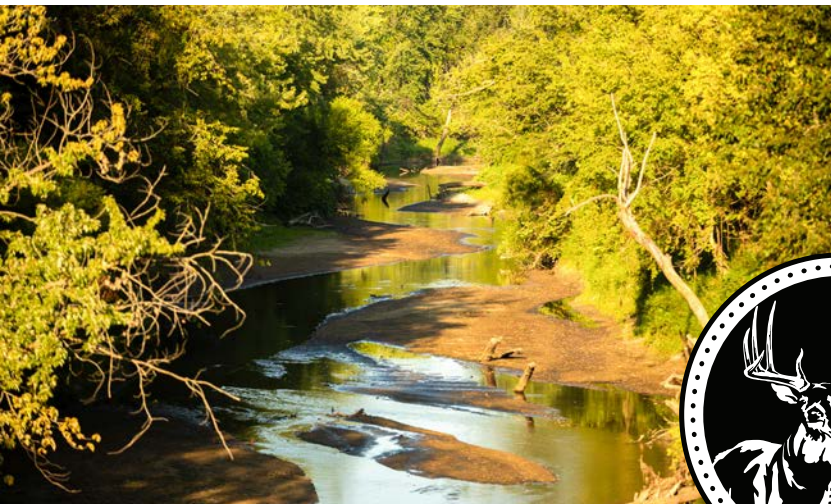


MIDWEST LAND GROUP PRESENTS

134 ACRES IN

# DAVIESS COUNTY MISSOURI



STATE HIGHWAY 69, PATTONSBURG, MISSOURI 64670



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 134 +/- ACRES OF HIGH PRODUCING BOTTOM GROUND WITH EXCELLENT HUNTING

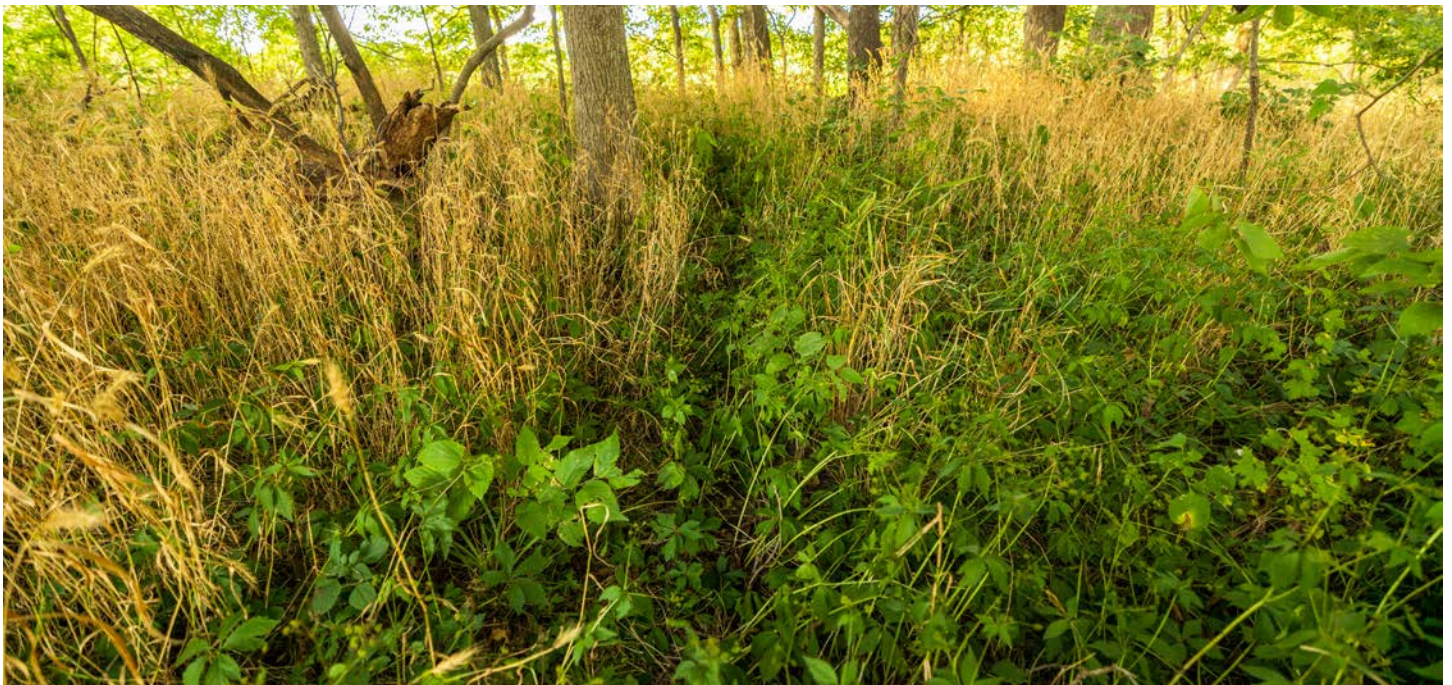
Midwest Land Group is proud to offer this Daviess County, Missouri investment and hunting farm just North of Pattonsburg, Missouri. This property offers a total of 134 +/- acres with 70.25 FSA acres currently in row crop production, mature timber, an old oxbow, and highway access. Whether you are looking to expand your farming operation, add to your investment portfolio, or find an income-producing recreational property, this farm has a lot to offer.

The tillable acreage consists predominantly of class II and III soils, specifically Nodaway, Zook, and Gifford silt loam - all between a 0 and 2 percent slope rating. The farm will be open for the 2025 cropping season. Currently, the owner has this farm in production himself

and would be willing to continue a long-term lease on the farm.

In addition to its farming opportunities, this property also boasts a variety of wildlife and hunting opportunities that are sure to appeal to the outdoor enthusiast. The farm offers whitetail deer as well as turkey hunting. This 134 +/- acre farm has it all, all within close proximity to Pattonsburg, Missouri!

Whether you're a farmer or investor looking to expand your portfolio or an outdoorsman looking for an income-producing property, you'll want to take a look at this farm. Give Jordan Babb a call at (816) 810-0421 for more information and to schedule a tour.





# PROPERTY FEATURES

PRICE: **\$804,000** | COUNTY: **DAVIESS** | STATE: **MISSOURI** | ACRES: **134**

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- 70.25 FSA tillable
- Located 3 miles north of Pattonsburg, MO
- Highly productive
- Corn
- Soybeans
- Class II and class III soils
- Nodaway, Zook, and Gifford silt loam
- 0-2% slopes
- NCCPI 76 overall
- Bottom ground
- Mature timber
- Outstanding whitetail and turkey hunting area
- Building potential
- Pattonsburg, MO

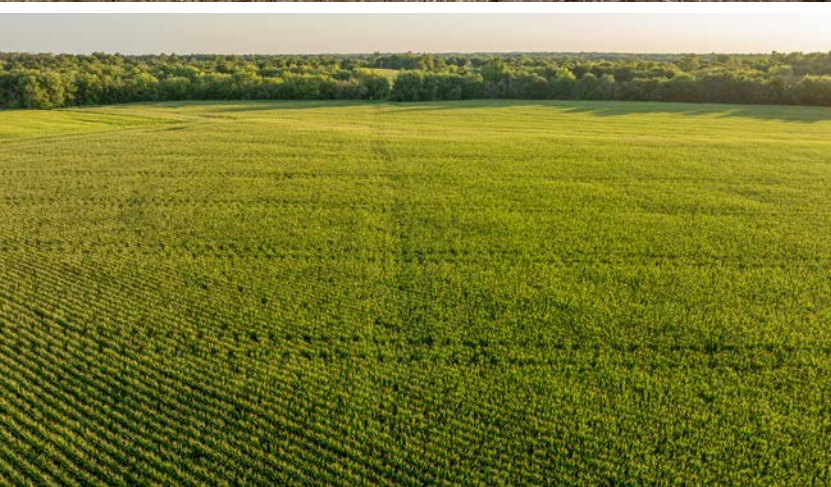
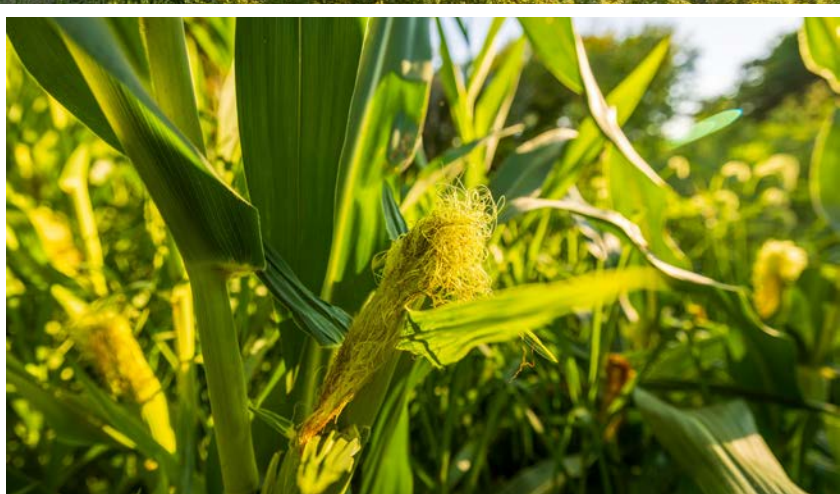




# TILLABLE ACREAGE

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The tillable acreage consists predominantly of class II and III soils, specifically Nodaway, Zook, and Gifford silt loam - all between a 0 and 2 percent slope rating. The farm will be open for the 2025 cropping season. Currently, the owner has this farm in production himself and would be willing to continue a long-term lease on the farm.





# HIGHWAY ACCESS

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# BIG CREEK FRONTAGE

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# HUNTING OPPORTUNITIES

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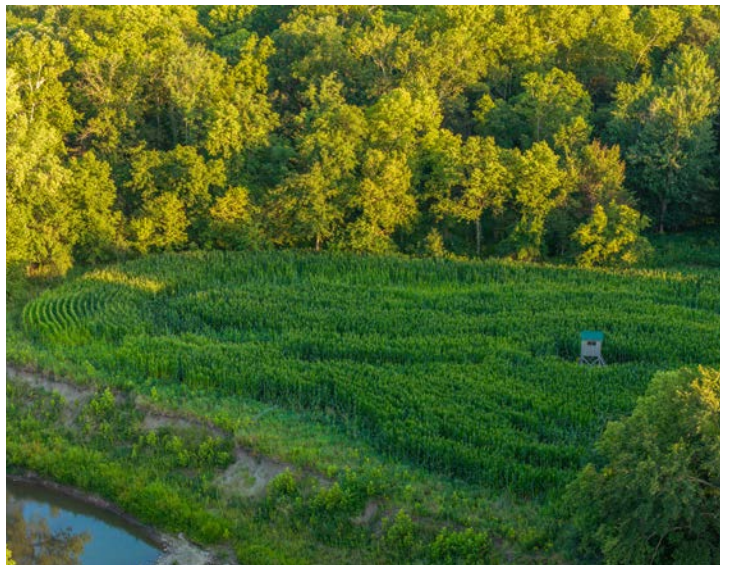
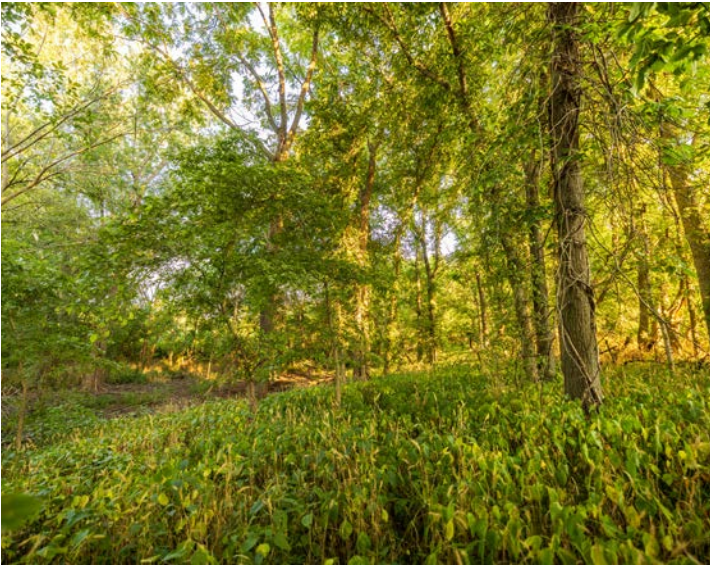
This property also boasts a variety of wildlife and hunting opportunities that are sure to appeal to the outdoor enthusiast. The farm offers whitetail deer as well as turkey hunting.





# ADDITIONAL PHOTOS

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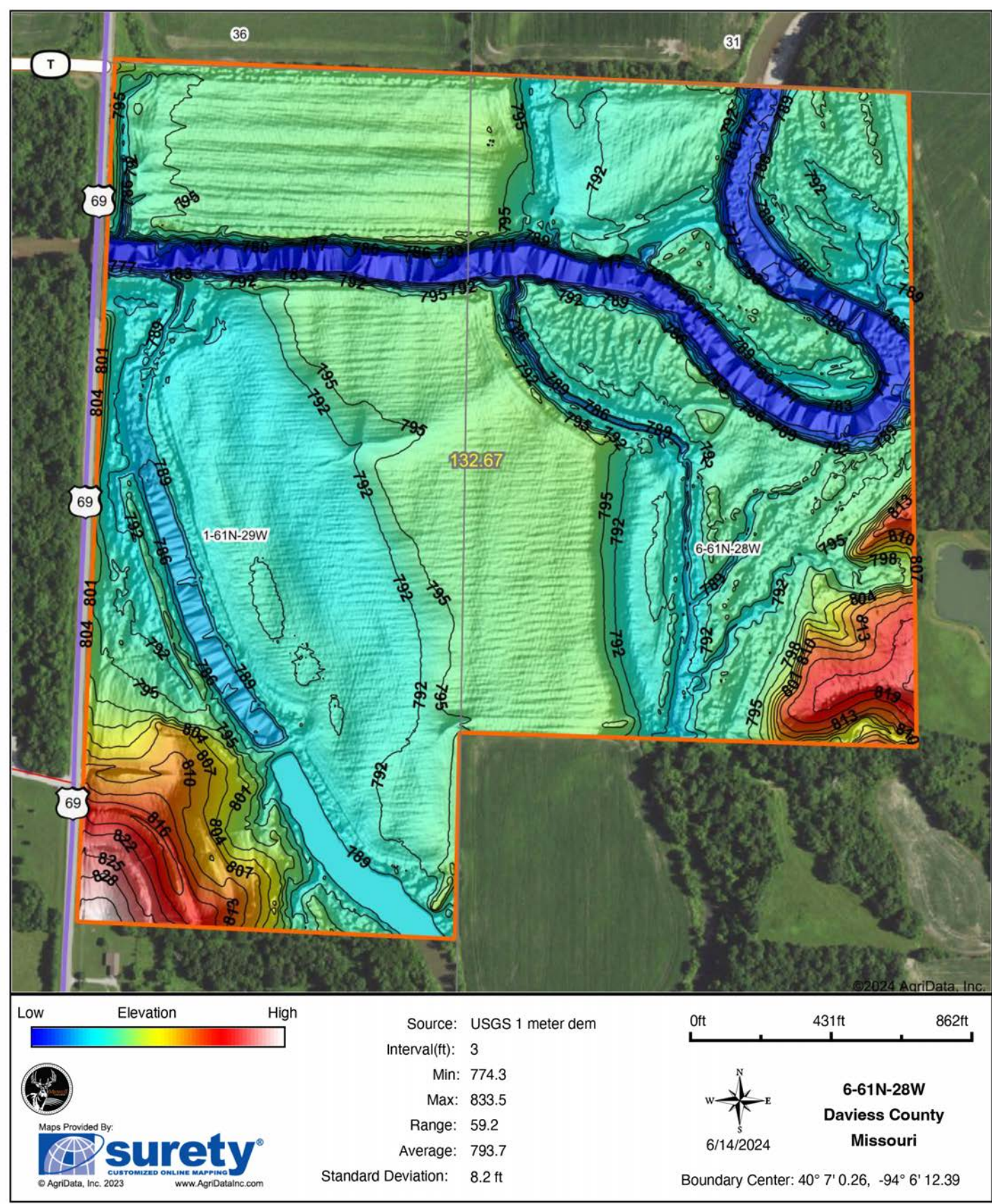


# AERIAL MAP



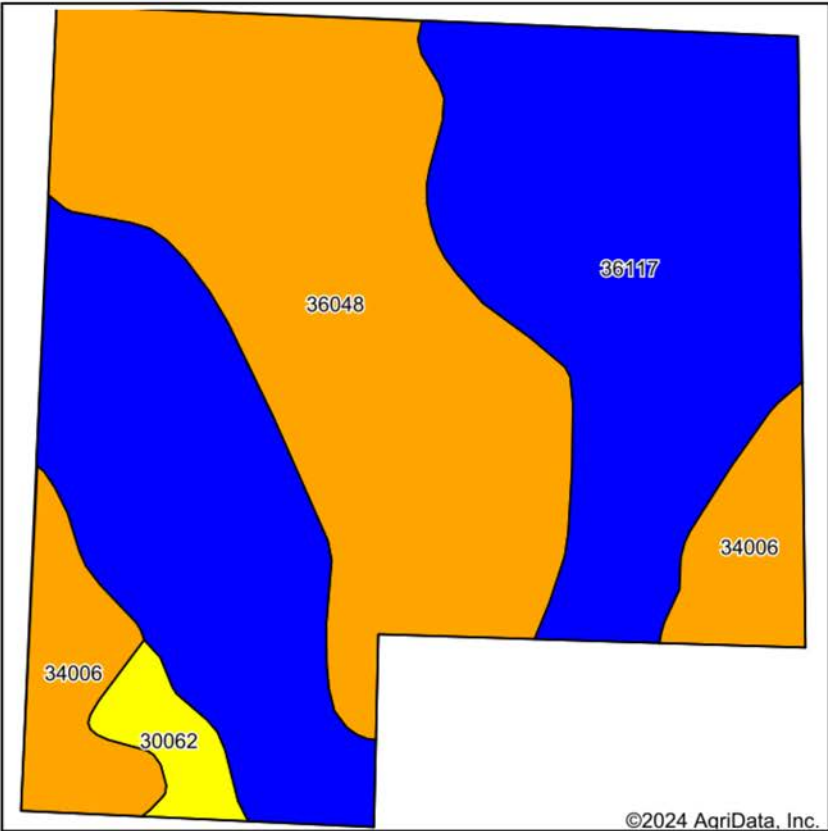


# HILLSHADE MAP

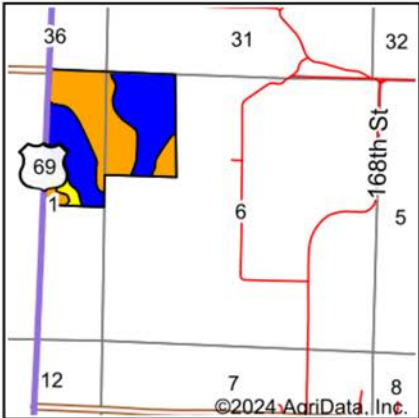




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Daviess**  
Location: **6-61N-28W**  
Township: **Salem**  
Acres: **132.67**  
Date: **6/14/2024**



Maps Provided By:



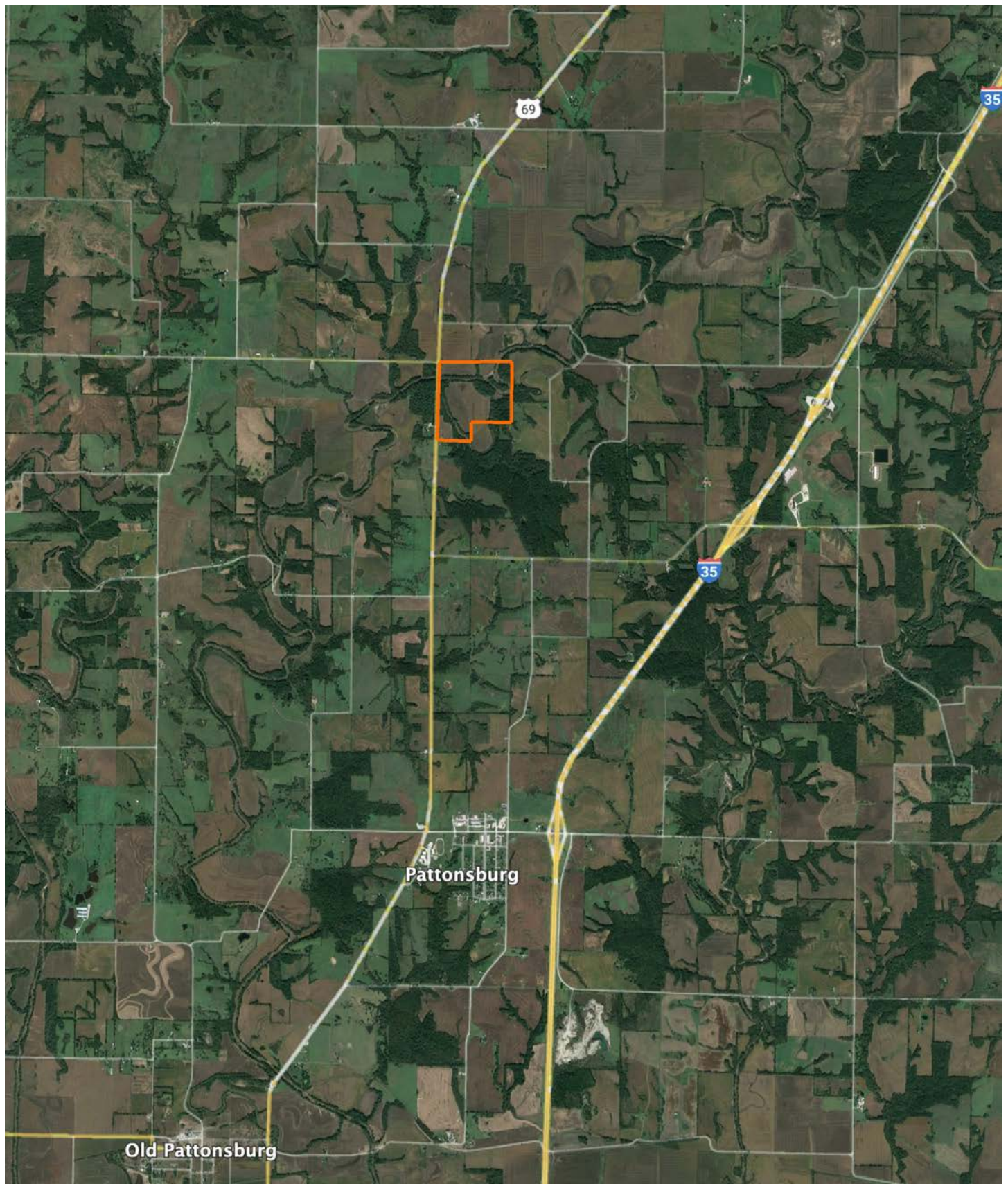
Area Symbol: MO061, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	68.19	51.4%		IIw	80	80	78
36048	Zook silt loam, overwash, 0 to 2 percent slopes, occasionally flooded	48.26	36.4%		IIIw	71	61	71
34006	Gifford silt loam, 5 to 9 percent slopes	12.92	9.7%		IIle	75	75	65
30062	Gara loam, 9 to 14 percent slopes	3.30	2.5%		IVe	71	71	59
Weighted Average					2.51	*n 76	*n 72.4	*n 73.7

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

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Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



**JORDAN BABB,**

LAND AGENT

**816.410.3107**

[JBabb@MidwestLandGroup.com](mailto:JBabb@MidwestLandGroup.com)



## MidwestLandGroup.com

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