

MIDWEST LAND GROUP PRESENTS



60 ACRES
HARRISON COUNTY, MO

State Route 46, Eagleville, Missouri, 64442



MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY RECREATIONAL PARADISE WITH BEAUTIFUL LODGING

Are you looking for a phenomenal turn-key recreational property with world-class whitetail and turkey hunting, a beautiful new construction fully furnished cabin, and a fully finished and insulated shop? If so then you will love what this farm has to offer! We are offering a picturesque 60 +/- surveyed acre recreational farm located just 5.5 miles northwest of Eagleville, Missouri, and just 4 miles south of the Missouri/Iowa state line in Harrison County.

When coming to northern Missouri to hunt are you tired of staying in a camper? Are those hotel bills adding up quickly? Is the drive from the hotel to the farm you're hunting still quite a drive on those early mornings? Or are you just looking for a nice recreational farm and a place to stay to get away? If so, you need to take a serious look at this farm! With rural Missouri presenting many obstacles and challenges you will face when building you will appreciate the fact this cabin and shop is turn-key and fully furnished. The headache of building is no longer on your plate! Whether you're relatively local or live out of state there is something to be said about a place that allows you the ability to walk in, turn the lights on, and relax.

With this farm, you have the ability to bring your entire family to enjoy it year-round! With the fully furnished cabin having all the modern amenities it presents the ability for an extended stay as you have a full kitchen, 3 bedrooms, 1 full bathroom, large living room, heat and A/C, a washer and dryer, a beautiful porch, and a cozy

fire pit area. Flip the lights on, set the heat or A/C, and kick your feet up and relax! From hunting giant whitetails in the fall to harvesting gobblers in the spring, you and your family are sure to enjoy many memories on this farm! If one had the desire this could easily be a full-time residence as well.

The new fully finished shop offers the new owner many options. The shop offers a lean-to, electric, concrete, and a 9'x7' garage door. This is a great place to store your hunting gear and land management tools, use to process your harvest, or easily convert to additional living quarters.

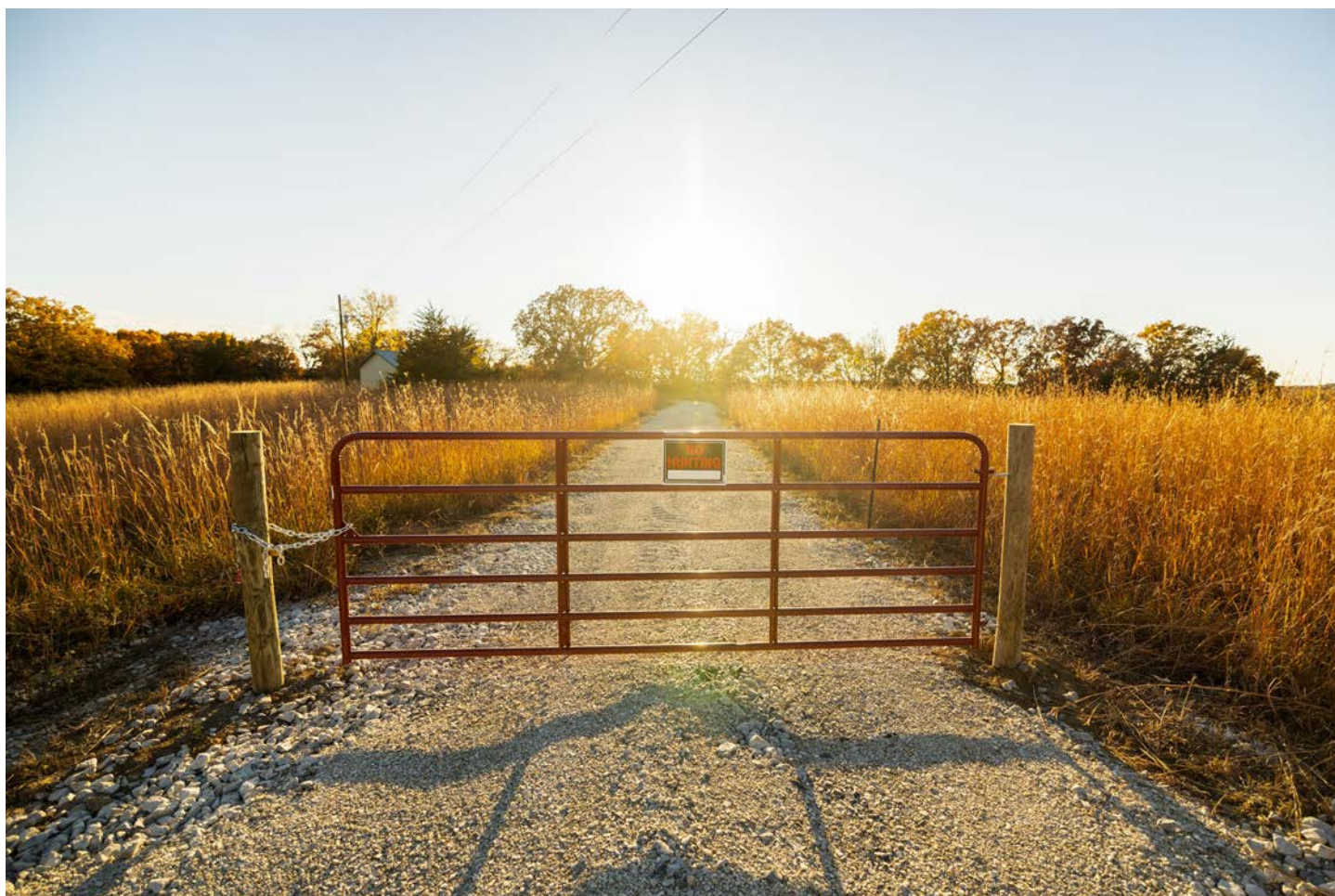
Many mature bucks and turkeys have been captured on trail cameras and it is clearly evident deer are bedding on this farm! The farm is very diverse offering many areas of thick bedding along the creek, big open hardwood timber, tons of new trails for easy access, beautiful 6'-8' tall native grasses, multiple food plots, and two new wildlife watering holes. The creek meanders through the south end of the farm creating a major travel corridor along with multiple pinch points and drainages.

It is well known that this area of Harrison County produces giant whitetail and while driving through the area and touring the farm it is evident why. You do not want to miss out on this incredible tract! For additional information or to schedule a private showing please contact Derek Payne (573) 999-4574.

PROPERTY FEATURES

PRICE: **\$535,000** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **60**

- Harrison County, Missouri
- Located just 5.5 miles northwest of Eagleville, Missouri
- Located just 4 miles south of the Missouri/Iowa line
- 1 hour 30 minutes from Liberty, Missouri
- 1 hour 20 minutes from Des Moines, Iowa
- Located on State Route 46
- Blacktop frontage
- Fully furnished 3 bed, 1 bath cabin
- Fully finished and insulated shop with electric and concrete
- Water hydrant
- Fire pit area
- New construction
- Mini split heat and A/C
- World-class whitetail hunting
- Big buck neighborhood
- Multiple food plots planted
- Tons of new access trails
- Dense bedding areas along the creek
- Oak and hickory timber
- Natural funnels and pinch points
- Nice topography changes & rolling terrain
- Tons of wildlife sign
- 6'-8' tall native grasses
- Newly constructed long driveway and entrance



FULLY FURNISHED CABIN

With the fully furnished cabin having all the modern amenities it presents the ability for an extended stay as you have a full kitchen, 3 bedrooms, 1 full bathroom, large living room, heat and A/C, a washer and dryer, a beautiful porch, and a cozy fire pit area.



FIRE PIT AREA



INSULATED SHOP WITH ELECTRIC



BIG BUCK NEIGHBORHOOD

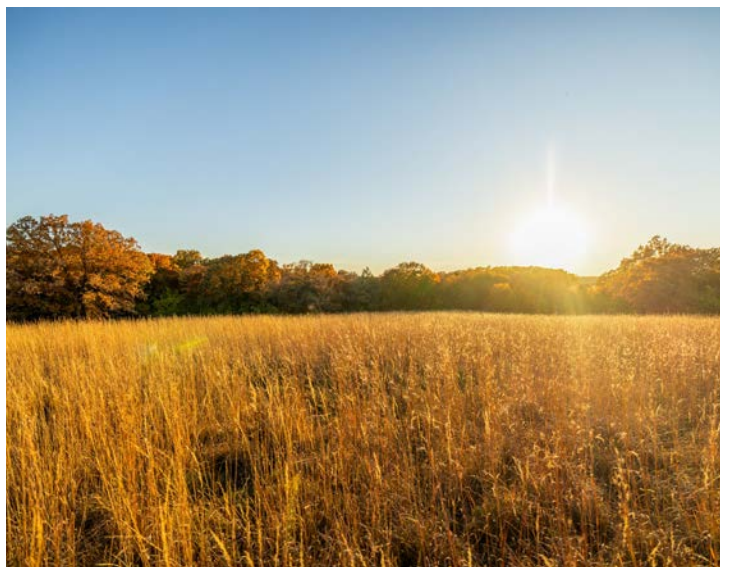
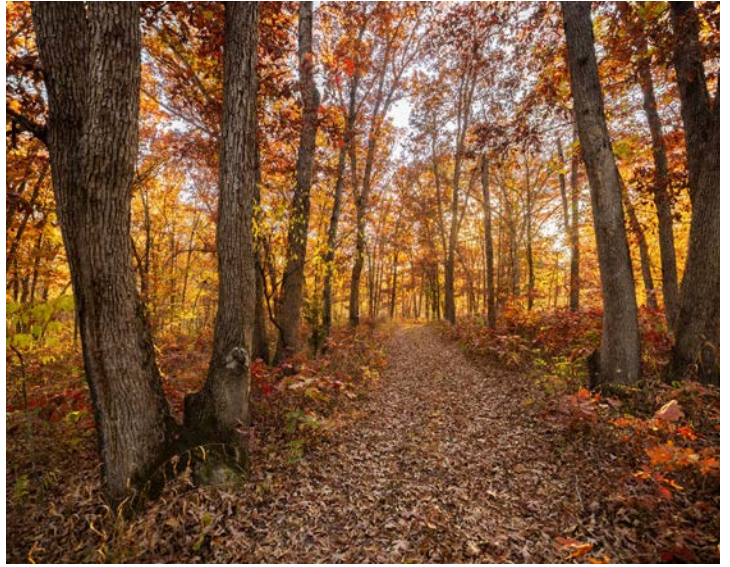
The world-famous “Ryan Cox Buck” was harvested nearby and is an estimate of the caliber of bucks that this area produces! Many mature bucks and turkeys have been captured on trail cameras and it is clearly evident deer are bedding on this farm!



TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 30' 40.78, -94° 2' 22.09

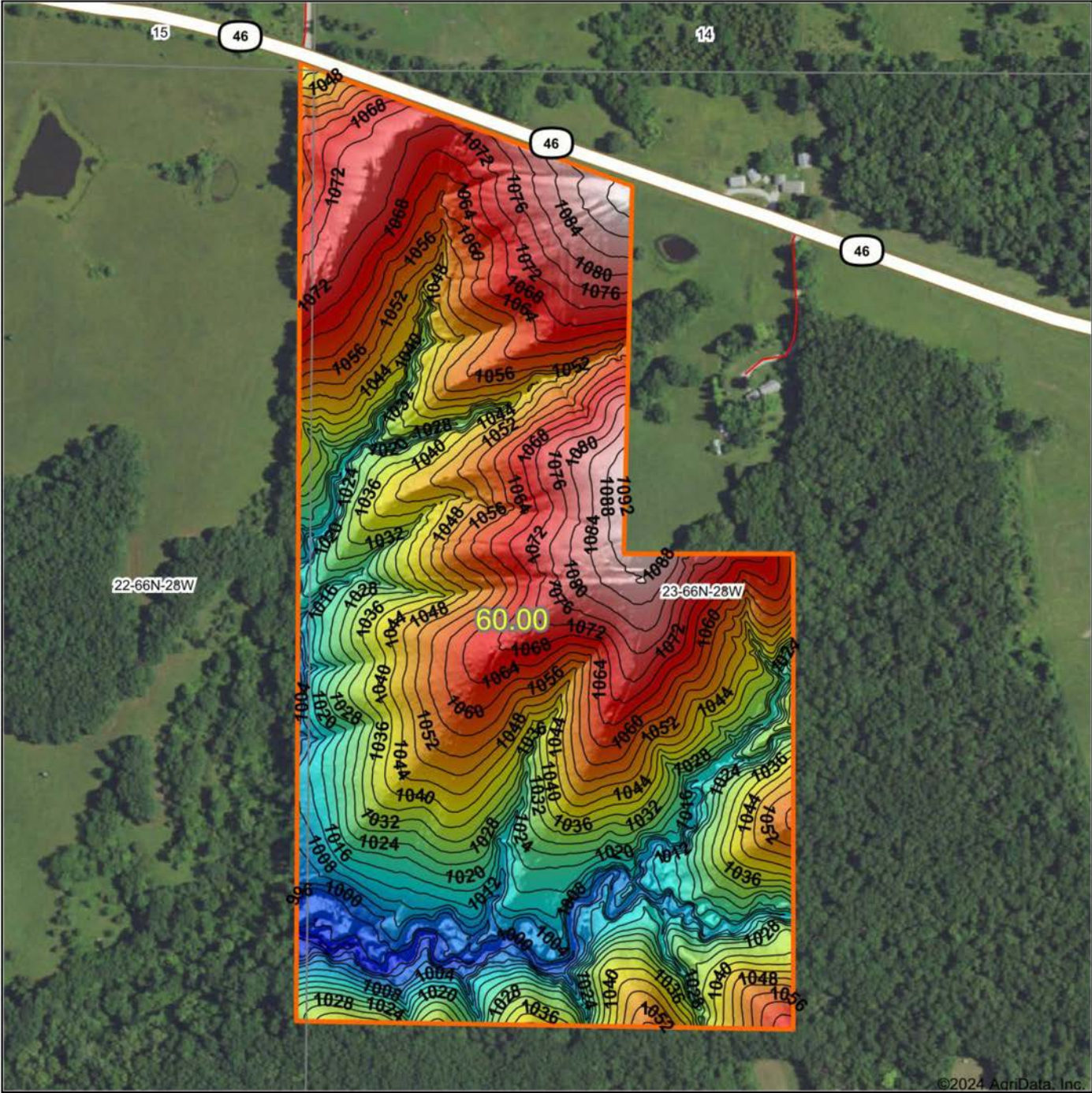
23-66N-28W
Harrison County
Missouri

0ft 496ft 992ft



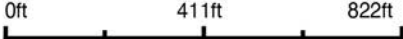
8/19/2024

HILLSHADE MAP



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 4
Min: 986.1
Max: 1,094.1
Range: 108.0
Average: 1,044.6
Standard Deviation: 23.95 ft



23-66N-28W
Harrison County
Missouri

Boundary Center: 40° 30' 40.78, -94° 2' 22.09



surety
CUSTOMIZED ONLINE MAPPING



8/19/2024

AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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