



MIDWEST LAND GROUP
PRESENTS

HARRISON COUNTY MISSOURI

711 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

RANCHING, FARMING, OR INVESTMENT INCOME

Midwest Land Group is proud to present a once-in-a-lifetime ranching/investment opportunity in Harrison County, Missouri. Located just 1 mile south of the Iowa border, these 711 total acres are as beautiful as they are profitable. There are two parcels that make up the total acreage: 53 acres, currently in row crop production, that sits approximately ½ mile east of the main farm; and another 658 acres that encompasses the bulk of the property. The 658 acres have been enrolled in the Nature Conservancy Conservation Easement. This farm is a portion of the 32,000-acre Pawnee Landscape Conservation Area, which contains the largest unplowed deep soil prairie remnant remaining in the Central Tallgrass Prairie Ecoregion. The goal of this grasslands program is intended to preserve the property as a natural habitat and agricultural land for the benefits and habitat it provides for a host of area-dependent grassland wildlife. The rolling hills of this property provide stunning views for miles in all directions.

The main farm is broken down into two basic zones. A 167-acre tillable zone, and a 491-acre grassland zone. In the tillable zone, no-till farming practices can be utilized to produce an annual crop for the owner. The grassland zone can be used for grazing livestock, haying, hunting, fishing, and the enjoyment of wildlife.

The current owner would be interested in leasing the farm back from a new owner for \$100,000 per year if desired. There is a 5-acre "improvement zone", within the 491-acre grassland zone, that runs along the north border of the farm. This zone can be used for improvements to the property such as: building a single-family home, barns, sheds, outbuildings, and other farm structures consistent with agricultural purposes. Cattle loading chutes and associated corrals can be built in the improvement zone. You can also construct cattle loading chutes and corrals on up to 2 acres of the grasslands property east of Highway U. If you need more grass for your livestock operation, the tillable zones can be seeded down to grass! There are 6 ponds on the farm, and most of them are connected to livestock tire waterers. It should be noted that the 53 acres east of the main farm are not encumbered by the conservation easement, so there are no restrictions on this part of the farm.

There is a tremendous amount of wildlife on this farm, especially in the brushy draws in the grassland areas and food plots can be established within it. This farm could easily be leased for hunting which could push the annual ROI to 3% or more. This is an exceptionally unique and beautiful farm, with significant income potential.



PROPERTY FEATURES

PRICE: **\$3,768,300** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **711**

- 500 acres grass
- 211 acres tillable
- Seller will lease back for \$100K/year
- 1 mile from Iowa border
- Several ponds with livestock waterers
- Pavement access
- Partial acreage in Conservation Easement
- Utilities at the road
- High wildlife numbers
- Excellent deer hunting
- Solid Investment ROI

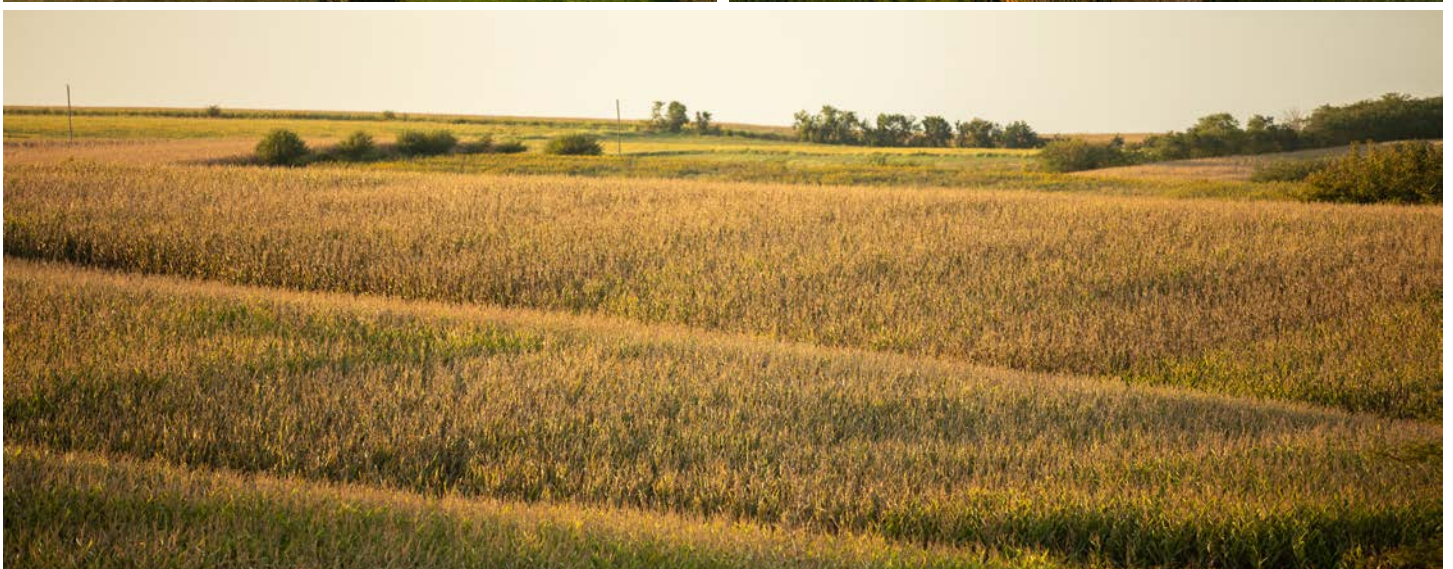


500 GRASSLAND ACRES

This farm is a portion of the 32,000-acre Pawnee Landscape Conservation Area, which contains the largest unplowed deep soil prairie remnant remaining in the Central Tallgrass Prairie Ecoregion.



211 ACRES TILLABLE



PAVEMENT ACCESS



SEVERAL PONDS & LIVESTOCK WATERERS

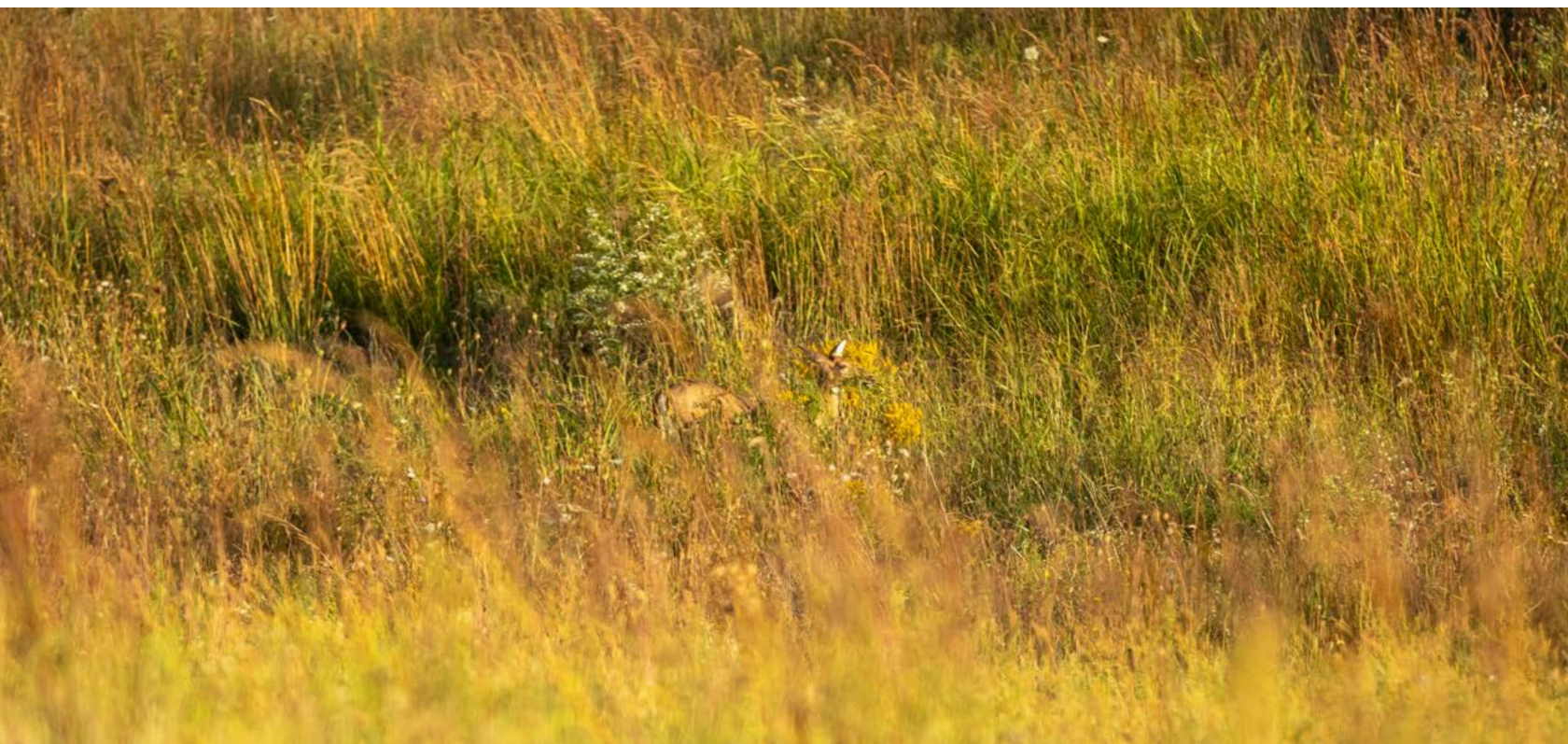


LIVESTOCK GRAZING



HIGH WILDLIFE NUMBERS

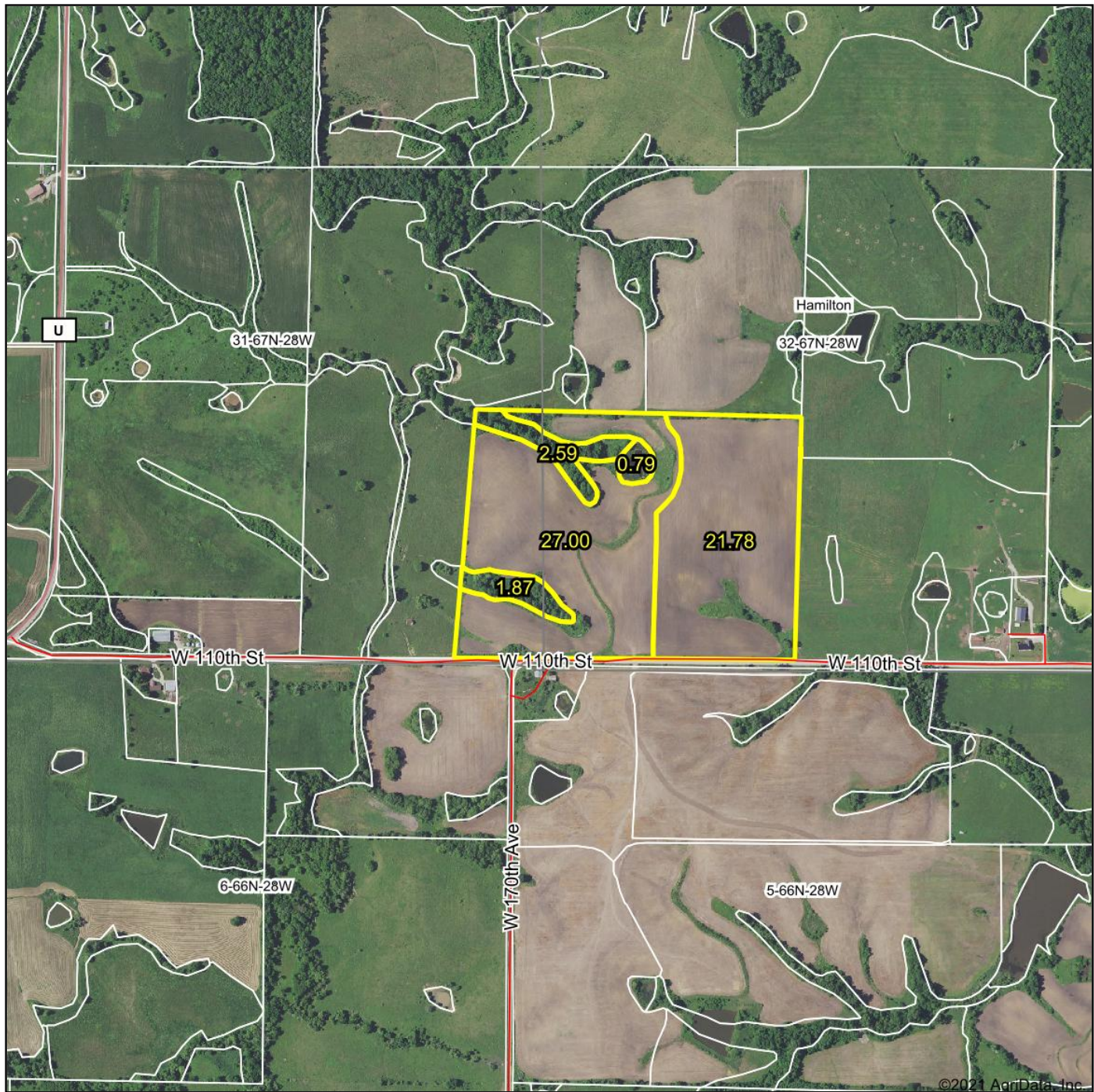
There is a tremendous amount of wildlife on this farm, especially in the brushy draws in the grassland areas and food plots can be established within it.



ADDITIONAL PHOTOS



AERIAL MAP - 53 ACRE TRACT



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Maps Provided By:



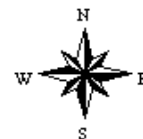
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Map Center: 40° 33' 36.34, -94° 5' 55

0ft 832ft 1665ft

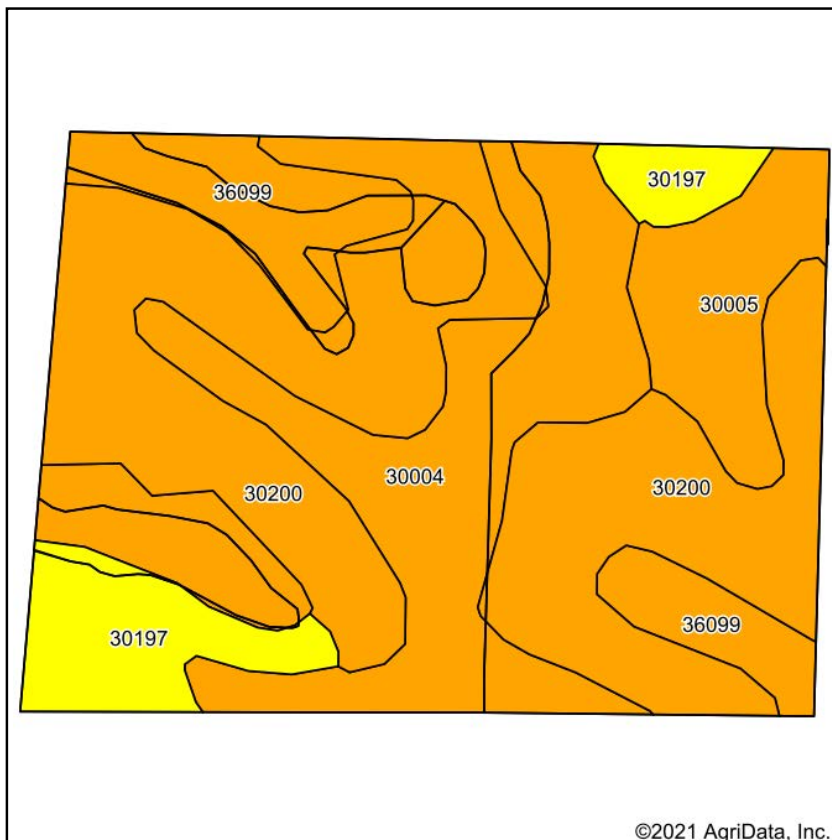
32-67N-28W
Harrison County
Missouri



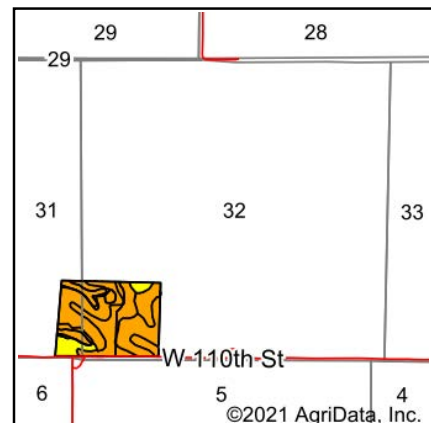
2/22/2021

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

SOILS MAP - 53 ACRE TRACT



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Harrison**
 Location: **32-67N-28W**
 Township: **Hamilton**
 Acres: **54.03**
 Date: **2/24/2021**



Maps Provided By:



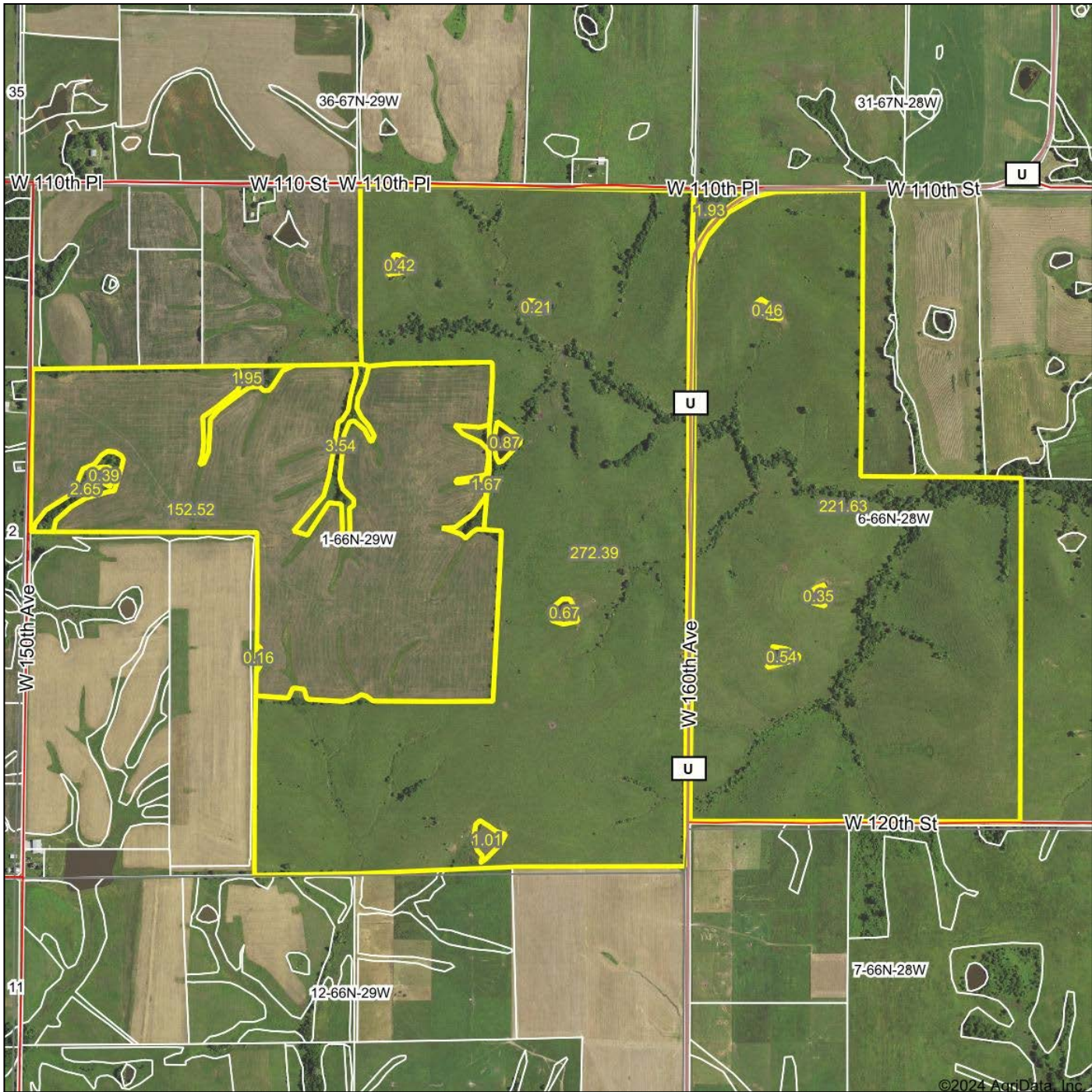
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Corn	*n NCCPI Soybeans
30200	Shelby loam, 9 to 14 percent slopes	23.61	43.7%		IIIe							74	62
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	12.23	22.6%		IIIe							68	47
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	8.51	15.8%		IIIw			8	7	8	9	67	57
30197	Shelby loam, 14 to 18 percent slopes	5.13	9.5%		IVe							66	57
30005	Adair loam, 3 to 9 percent slopes	4.55	8.4%		IIIe	5	8	7	8	7	8	73	62
Weighted Average						0.4	0.7	1.8	1.8	1.8	2.1	*n 70.7	*n 57.3

*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.

AERIAL MAP - 658 ACRE TRACT



Maps Provided By:

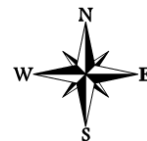


CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 33' 3.22, -94° 7' 21.94

1-66N-29W
Harrison County
Missouri

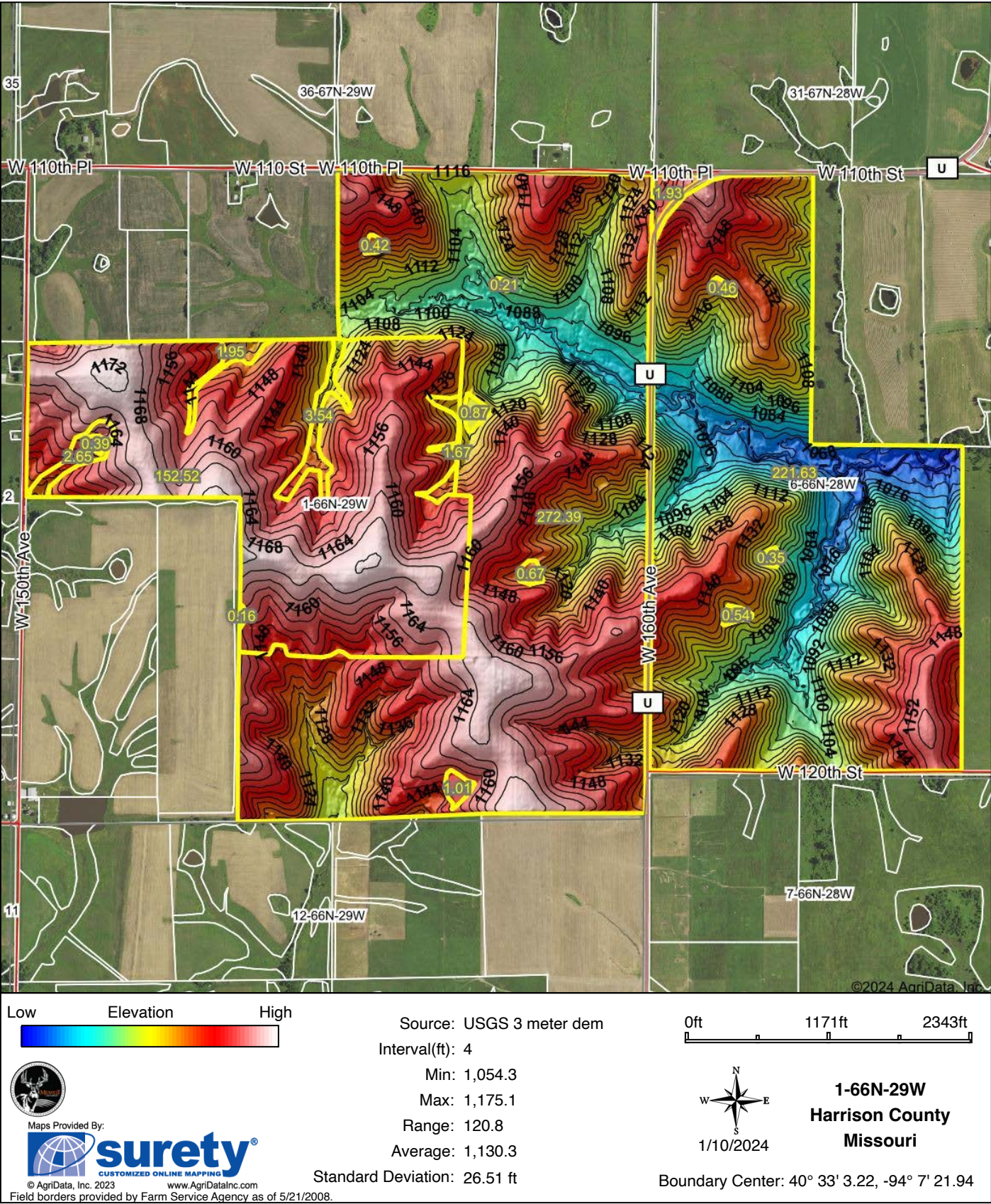
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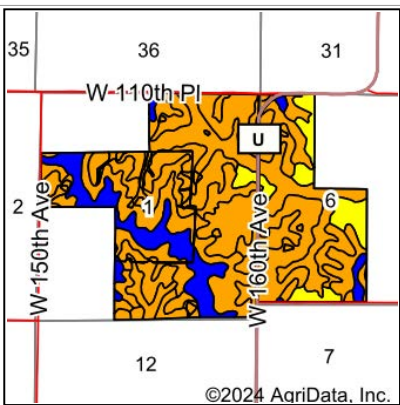
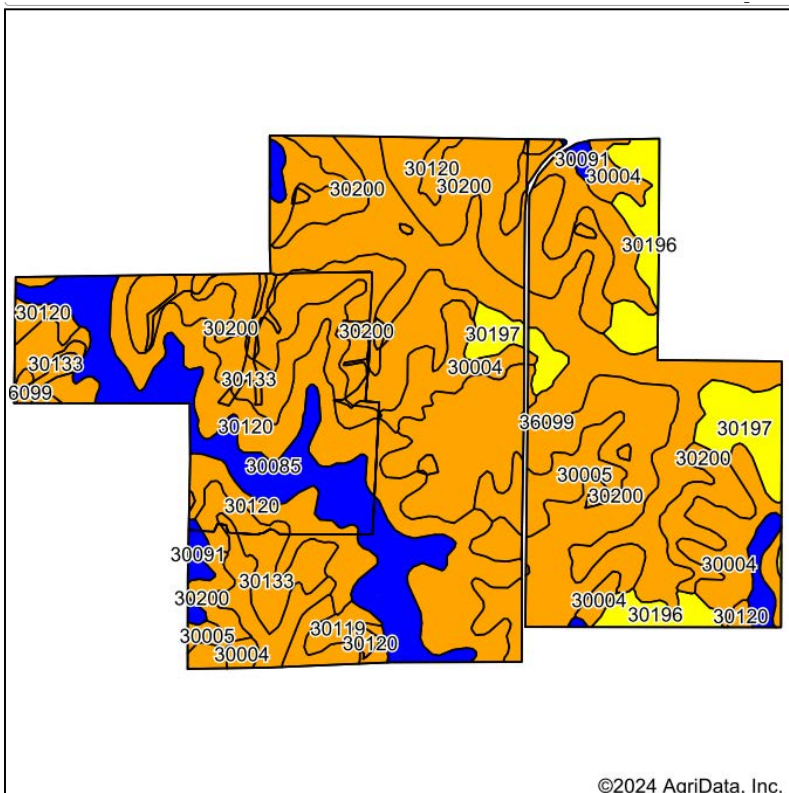
1/10/2024

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

HILLSHADE MAP - 658 ACRE TRACT



SOILS MAP - 658 ACRE TRACT








State: **Missouri**
County: **Harrison**
Location: **1-66N-29W**
Township: **Lincoln**
Acres: **663.36**
Date: **1/10/2024**



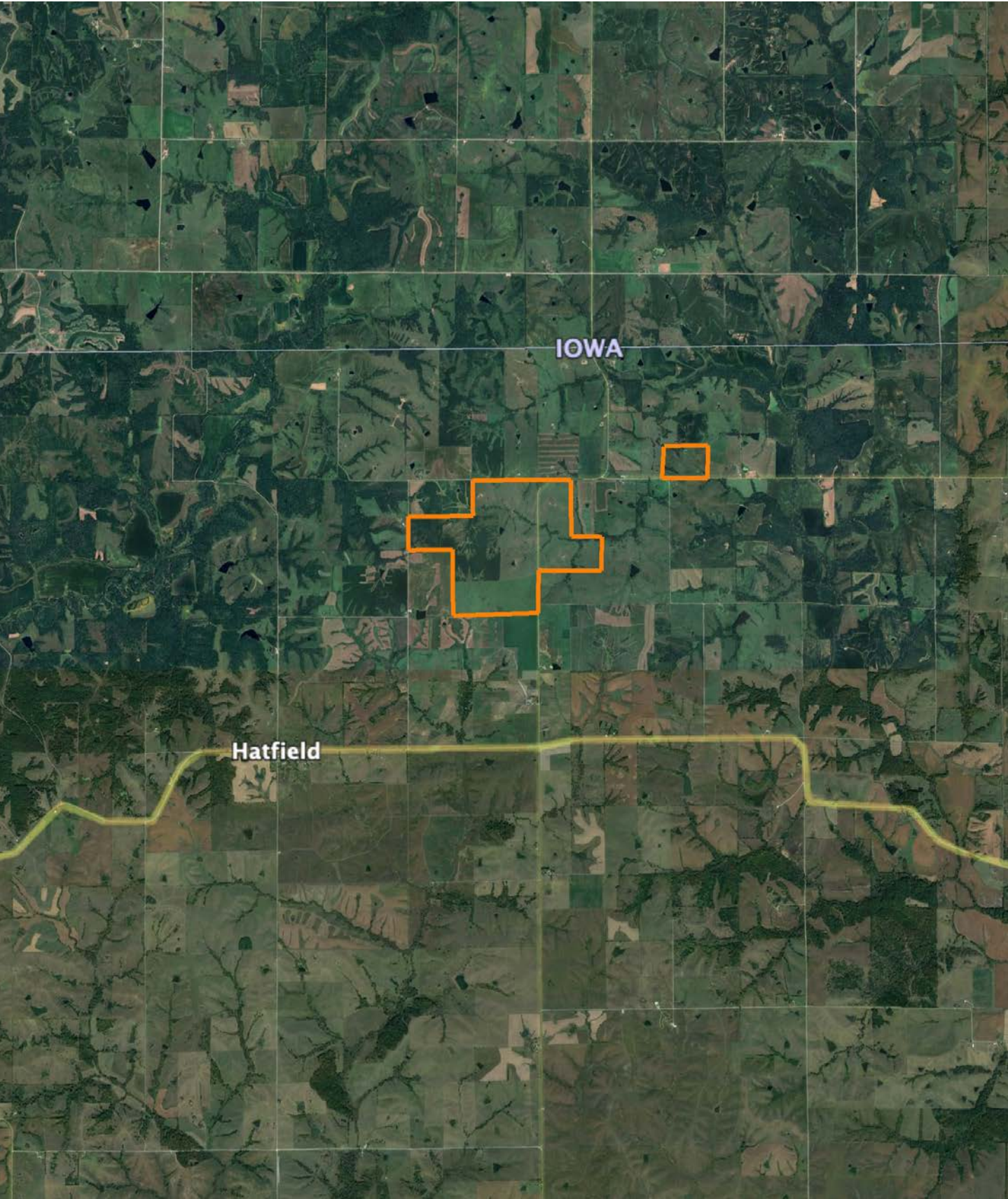
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO081, Soil Area Version: 27													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
30200	Shelby loam, 9 to 14 percent slopes	205.80	31.0%		IIIe							72	61
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	100.59	15.2%		IIIw			8	7	8	9	67	57
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	90.76	13.7%		IIIe	5	8	7	8	7	8	68	59
30085	Grundy silt loam, 2 to 5 percent slopes	68.94	10.4%		Ile							74	64
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	64.71	9.8%		IIIe							59	47

Soils data provided by USDA and NRCS.

OVERVIEW MAP



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

DBrothers@MidwestLandGroup.com



MidwestLandGroup.com

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