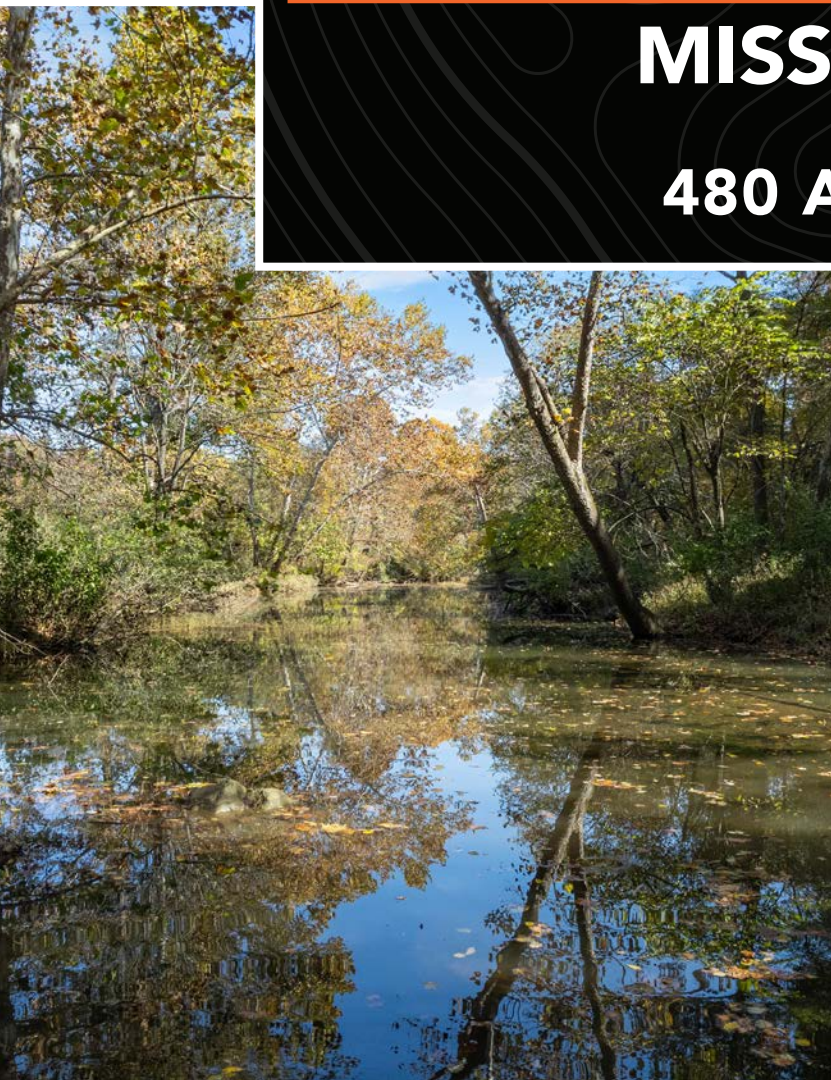




MIDWEST LAND GROUP
PRESENTS

RIPLEY COUNTY MISSOURI

480 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

480 +/- ACRES WITH 2 CABINS AND RIVER FRONTAGE

Rarely do farms of this caliber hit the open market! Take a moment to browse through the pictures and read through the entire listing because there is a whole lot to this incredible farm located north of Doniphan, Missouri not too far off Highway 21. Sitting at the end of a remote county-maintained road is this beautiful 480 +/- acre farm.

Arriving at the main farm gate, you will see the pride of ownership immediately with the large ornate entrance. The driveway takes you through the first field and down past the large stocked pond. This pond has been stocked with largemouth bass and catfish. Just beyond the pond, you will arrive at the 70'x24' run-in barn structure and then at the main cabin. This newer and well-finished cabin is just 3 years old, it features a large covered front and side porch where you can sit and soak in your private views of the surrounding valley and hills. The cabin itself is 1,200 square feet with 2 bedrooms and 2 bathrooms, full kitchen, dining, and living space. Inside you can see just a portion of the great bucks that have been taken off this property. This cabin could easily be someone's full-time residence if desired, but makes for a great relaxing weekend retreat.

With approximately 60 +/- acres of lush pasture ground, there is abundant hay production with the option of much of this that used to be tilled and put into corn fields. Across the fields, you will find the Little Black River flowing through the property. There is a crossing

to access the timber located on the south side of the river. Launch your kayak and float or fish the waters. There are four springs on the property and four total ponds. With many large food plots in place and a solid mixture of timber, the habitat is in prime condition for the wildlife to thrive! There is a very healthy deer and turkey population on this property and in the surrounding area. With elevated hunting blinds throughout the land, you can check the winds and always have a great place to hunt!

As you drive down Dogwood Lane you will likely drive right by the smaller of the two cabins tucked back into the timber just north of the main farm entrance. This cabin is approximately 500 square feet with a covered front porch and 2 rooms. It has a small kitchen area and is set up for a gravity-feed water system and has lighting that can be run off a generator, as well as a propane heater hookup. There is an older camper that will remain with the sale as well. Past this cabin, there is a main trail that leads back into the heavy timber that is open and well-maintained with healthy forest management. This portion of the property is also connected to the southern main portion of the farm.

Whether you are looking for that prime ready-to-hunt property to call your own, or searching for a full-time farm to live and operate on, please take a look at this farm and then call Karl Ward at (417) 671-3117 to schedule your private showing.

PROPERTY FEATURES

PRICE: **\$1,650,000** | COUNTY: **RIPLEY** | STATE: **MISSOURI** | ACRES: **480**

- Well-managed wildlife population
- Productive hay fields
- 2 cabins
- 2 bed, 2 bath cabin
- Little Black River through property
- Multiple food plots
- Elevated hunting blinds
- 4 ponds, 1 stocked with bass and catfish
- 4 springs
- Borders Little Black River State Conservation Ground
- End of the road privacy
- 20 minutes to Doniphan



2 BED, 2 BATH CABIN

The cabin itself is 1,200 square feet with 2 bedrooms and 2 bathrooms, full kitchen, dining, and living space. This cabin could easily be someone's full-time residence if desired, but makes for a great relaxing weekend retreat.



STOCKED POND



SECOND CABIN



PRODUCTIVE HAY FIELDS

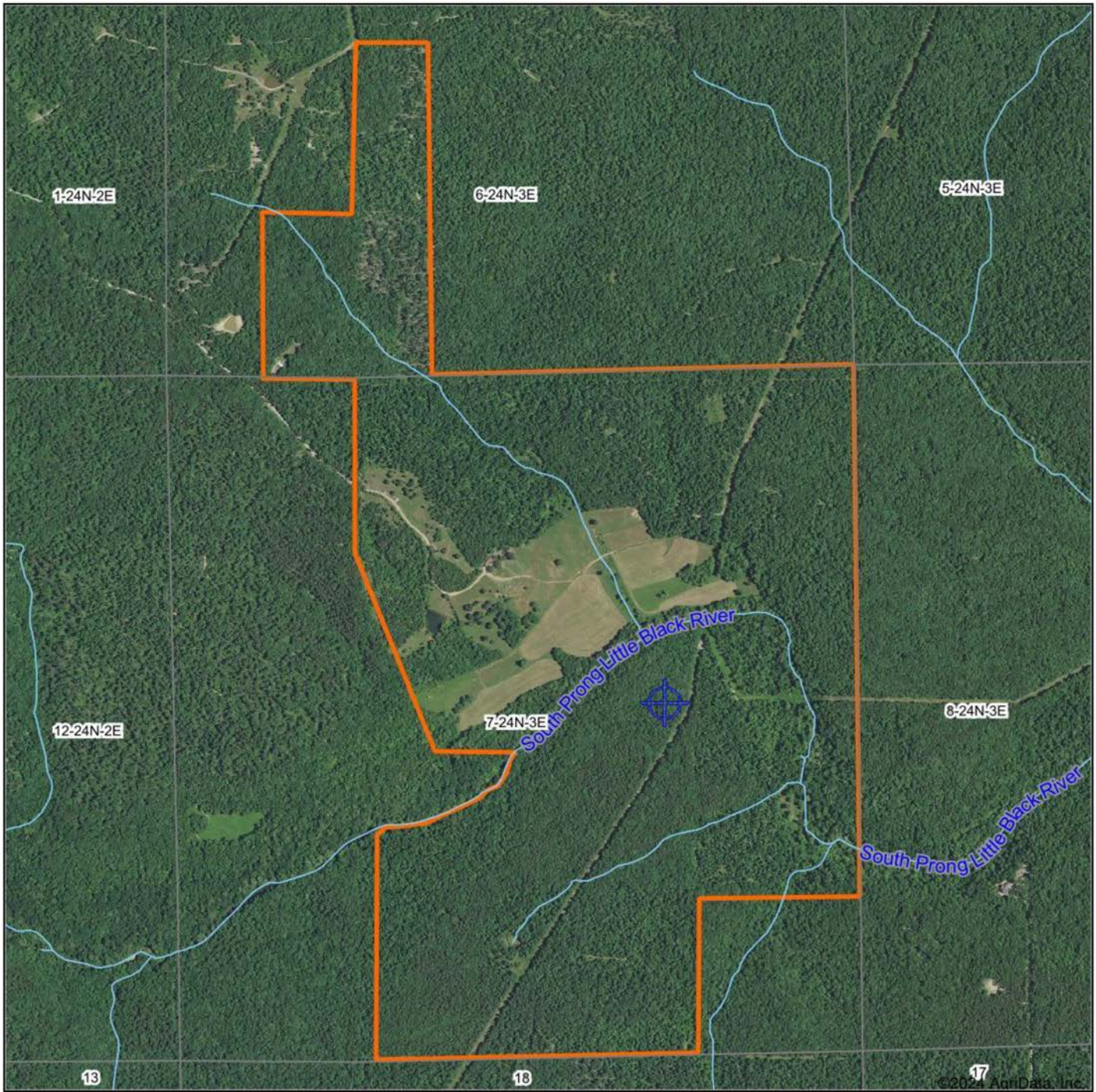
With approximately 60 +/- acres of lush pasture ground, there is abundant hay production with the option of much of this that used to be tilled and put into corn fields. With many large food plots in place and a solid mixture of timber, the habitat is in prime condition for the wildlife to thrive!



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 45' 0.83, -90° 46' 48.94



Maps Provided By:



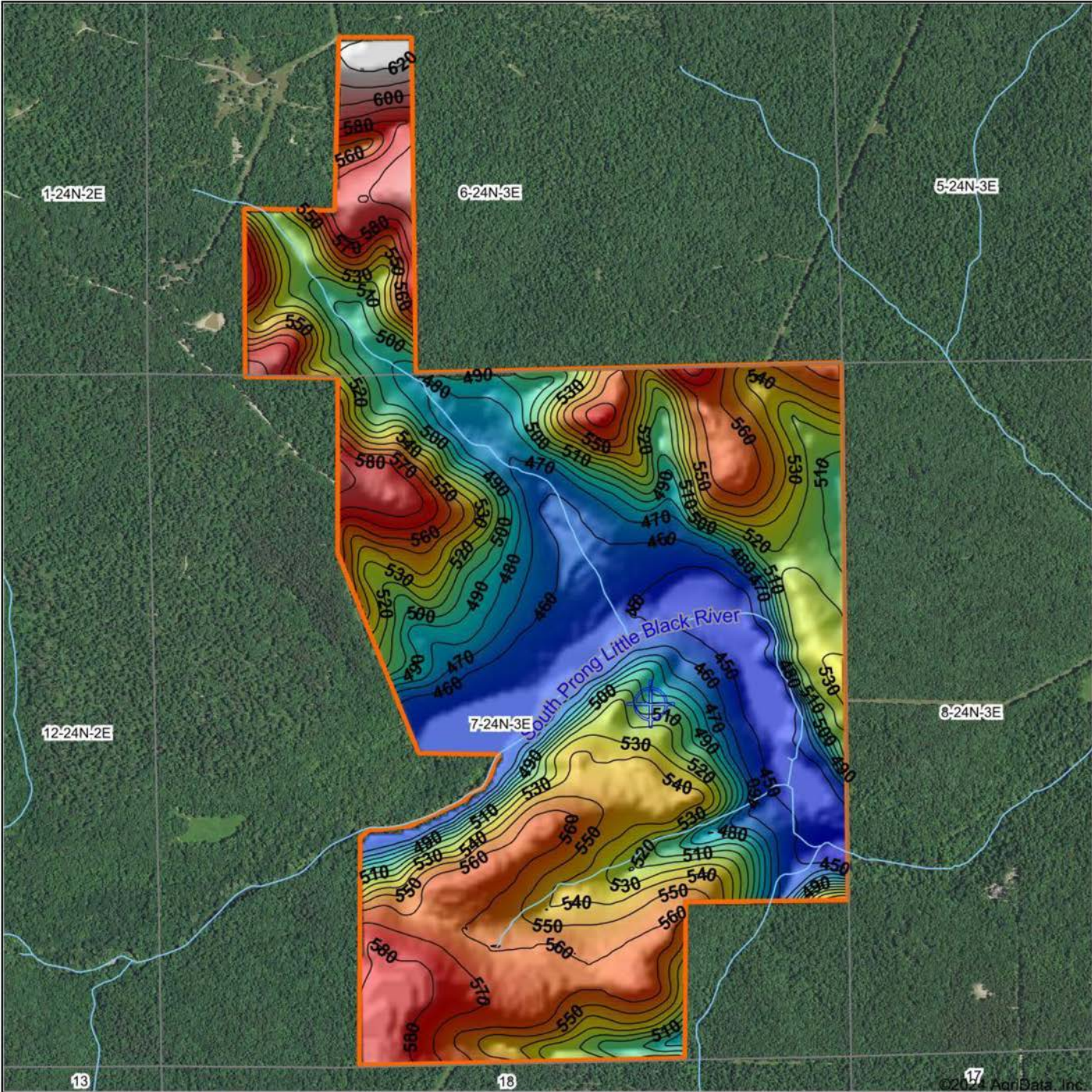
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7-24N-3E
Ripley County
Missouri

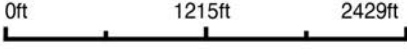


10/20/2024

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 442.1
 Max: 621.0
 Range: 178.9
 Average: 517.8
 Standard Deviation: 44.46 ft



7-24N-3E
Ripley County
Missouri

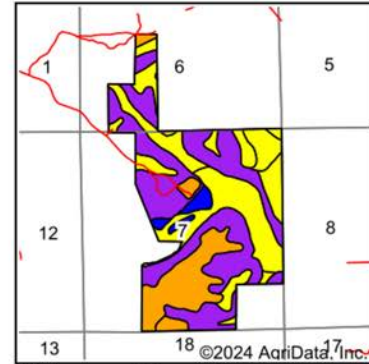
10/20/2024

Boundary Center: 36° 45' 0.83, -90° 46' 48.94



Maps Provided By:
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SOILS MAP



State: **Missouri**
 County: **Ripley**
 Location: **7-24N-3E**
 Township: **Jordan**
 Acres: **480.59**
 Date: **10/20/2024**



Maps Provided By:
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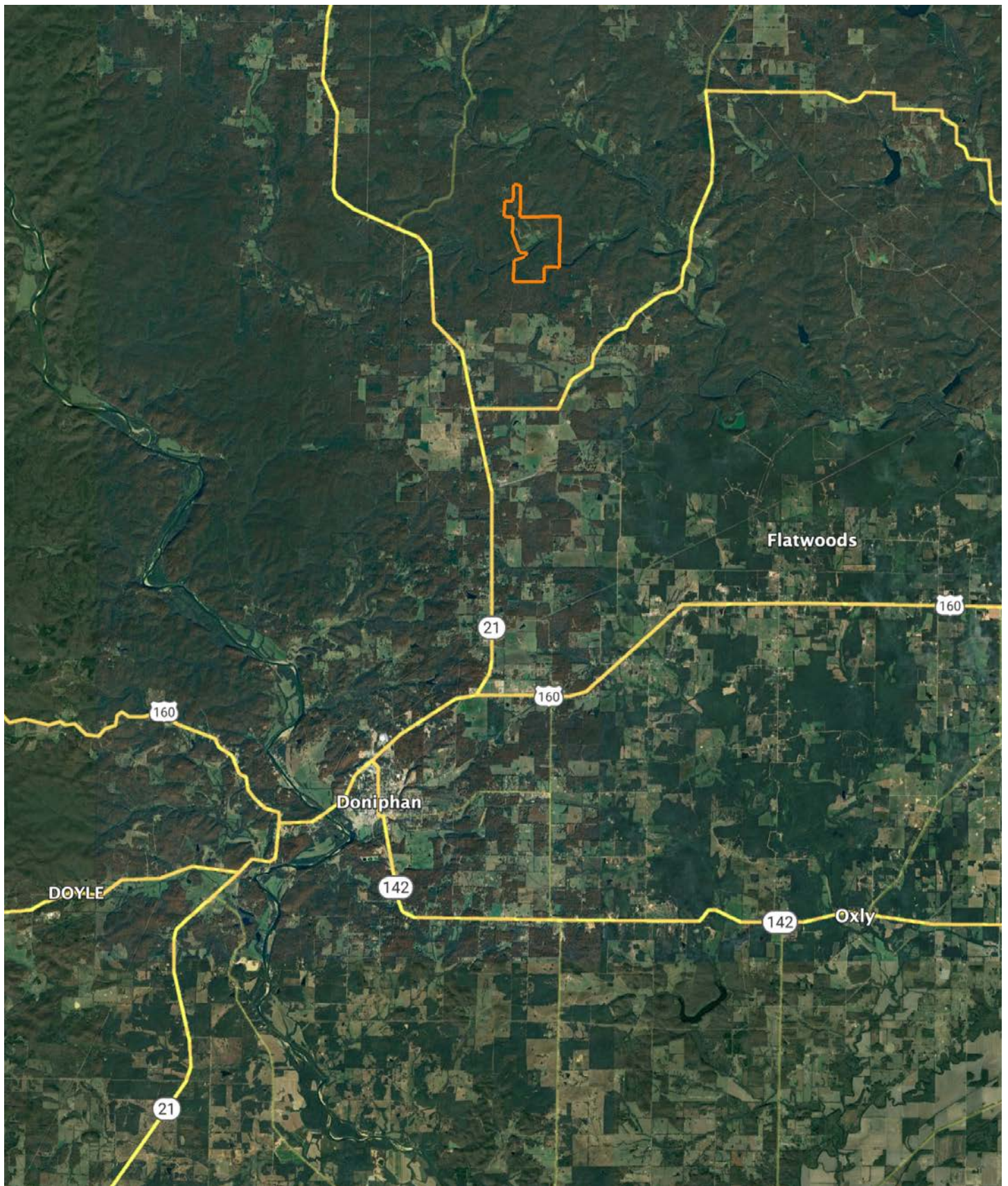
Area Symbol: MO181, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
73392	Clarksville very gravelly silt loam, 15 to 35 percent slopes, stony	206.94	43.1%		Vls			11	11	9	5
73381	Captina silt loam, 1 to 5 percent slopes	76.96	16.0%		Ills			54	47	46	40
75466	Midco very gravelly loam, 0 to 3 percent slopes, occasionally flooded	73.15	15.2%		IVw			55	55	41	34
73395	Clarksville very gravelly silt loam, 3 to 8 percent slopes	48.37	10.1%		IVe			49	46	39	35
76036	Midco very gravelly loam, 1 to 3 percent slopes, occasionally flooded	26.88	5.6%		IVw			55	55	41	34
73014	Clarksville very gravelly silt loam, 8 to 15 percent slopes	16.78	3.5%		IVs			53	52	41	34
73393	Clarksville very gravelly silt loam, 8 to 15 percent slopes, stony	13.16	2.7%		IVs			47	45	40	34
75381	Bearthicket silt loam, 0 to 2 percent slopes, rarely flooded	9.85	2.0%		Ils			88	80	76	73
73157	Captina silt loam, 3 to 8 percent slopes	6.08	1.3%		Ille	60		50	45	43	35
74627	Hartville silt loam, 1 to 3 percent slopes, rarely flooded	2.42	0.5%		Ile	7	1	81	81	61	60
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Weighted Average					4.64	0.8	*	*n 35.7	*n 34	*n 28.6	*n 23.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all-things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl's the problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinetta, of 25 years and, together, they have 4 children and 2 grandchildren.



KARL WARD,

LAND BROKER

417.671.3117

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MidwestLandGroup.com

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