

MIDWEST LAND GROUP PRESENTS

119 ACRES IN

CHARITON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A CHARITON COUNTY GEM

Due east of Marceline, Missouri lies one of the prettiest properties you could have the privilege of touring. This mixed-use farm will hold an appeal to a wide range of potential buyers. It's a perfect distribution consisting of approximately 1/3 timber, 1/3 bottom ground row crop, and 1/3 grass/pasture. The rolling hills and timbered ridges, overlooking the productive bottom-ground fields, are awe-inspiring. For the outdoorsman, this farm is teeming with wildlife. The deer and turkey sign on this farm is incredible. The predominantly white oak timber is a strong mast producer and is torn up with signs of heavy feeding. There is a lot of edge habitat that whitetails crave, which presents significant ambush locations all over this farm for hunting opportunities. With food plots on the hilltops, you can catch deer moving from bedding to destination feeding areas and stop them where you want them during daylight hours. Access is not an issue on the farm as there are three access points from the road on the north, and an extensive trail system cut through the timber as well. There are several ponds on the property. The biggest was built a couple of years ago through a cost-share program with the State and is ready to be stocked with your favorite fish. Morell

mushroom season is right around the corner and the creek bottom areas should be a solid producer here.

There is a cash rent contract in place for 2025 at \$150 per acre or \$4,800 per year. The farm has reasonably good perimeter fencing. With the addition of internal cross-fencing, the property can easily be set up for a small livestock operation. There is a lot of water and plenty of grass to establish rotational grazing paddocks if desired. Historically, the owners have sold hay off the farm for additional income. There is an older livestock barn that was just painted red last year and a steel equipment shed, with drive-through sliding doors, that is usable and structurally sound. Both of these structures have many years of life in them. The property is set up perfectly to build a year-round residence or a weekend getaway cabin. There is already electricity and rural water established with active meters. This is a huge expense you do not have to budget for! It should be noted that the property does lie within the coveted Marceline school district. There are not many guarantees in life, but I can promise, you will fall in love with this farm when you step out on it. Please call David Brothers at (660) 240-3243 to schedule your private showing.



PROPERTY FEATURES

PRICE: **\$595,000** | COUNTY: **CHARITON** | STATE: **MISSOURI** | ACRES: **119**

- 119 +/- acres
- Even distribution of timber, tillable, and grass
- Fantastic deer and turkey hunting
- 32 acres of tillable bottom ground
- \$4,800 per year crop income
- Several nice ponds
- Additional hay income possible
- Functional livestock barn and equipment shed
- Great access throughout the farm
- Significant white oak timber
- Great building sites
- Rural water and electricity established



32 +/- TILLABLE ACRES

The rolling hills and timbered ridges, overlooking the productive bottom-ground fields, are awe-inspiring. There is a cash rent contract in place for 2025 at \$150 per acre or \$4,800 per year.



SEVERAL PONDS



HUNTING OPPORTUNITIES

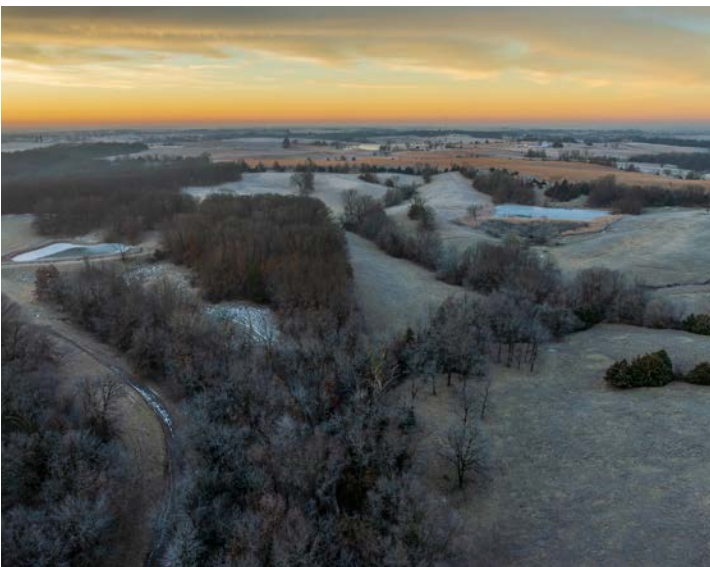


WHITE OAK TIMBER

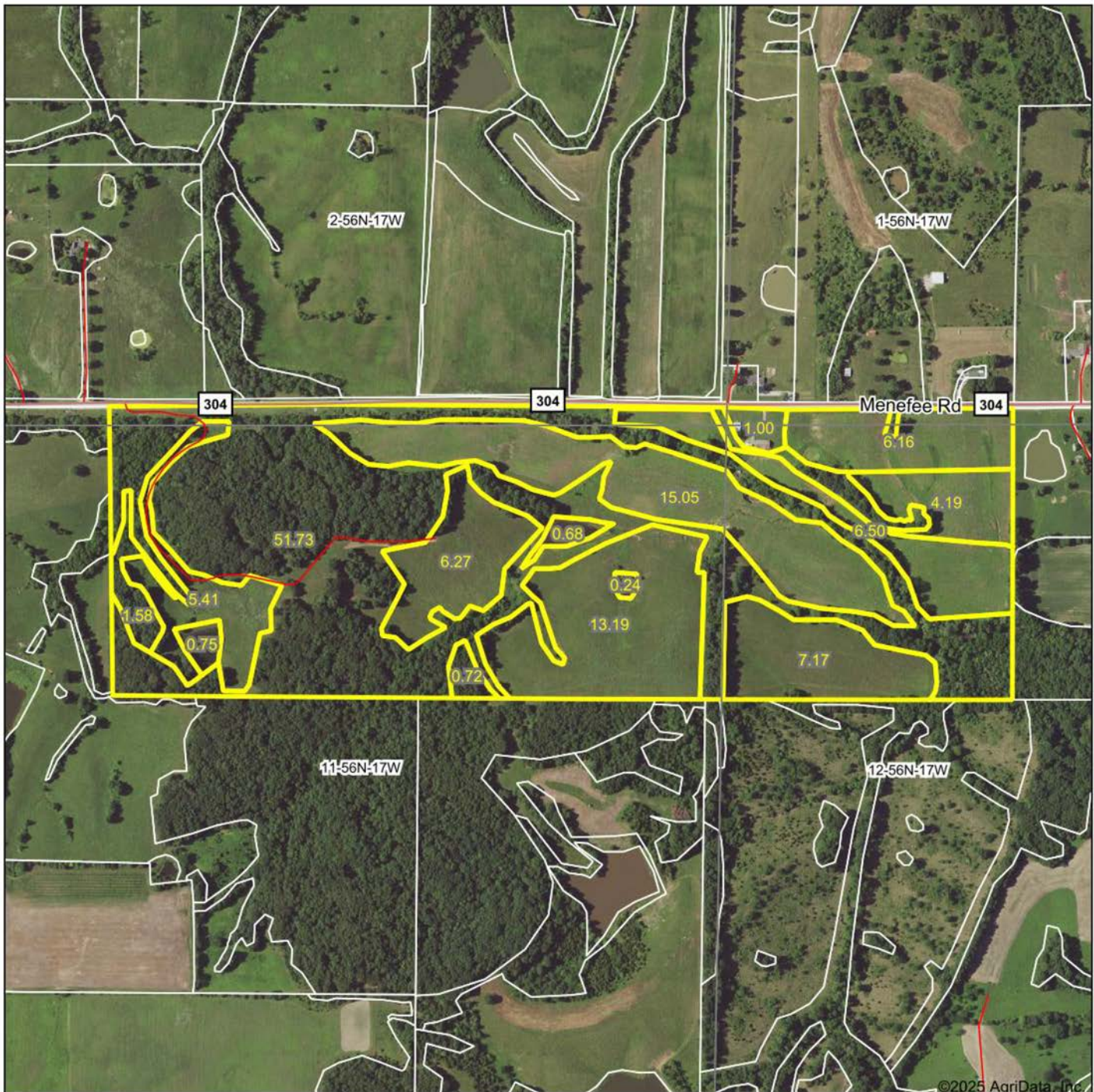
The predominantly white oak timber is a strong mast producer and is torn up with signs of heavy feeding. There is a lot of edge habitat that whitetails crave, which presents significant ambush locations all over this farm for hunting opportunities.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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

Boundary Center: 39° 40' 58.05, -92° 46' 3.5

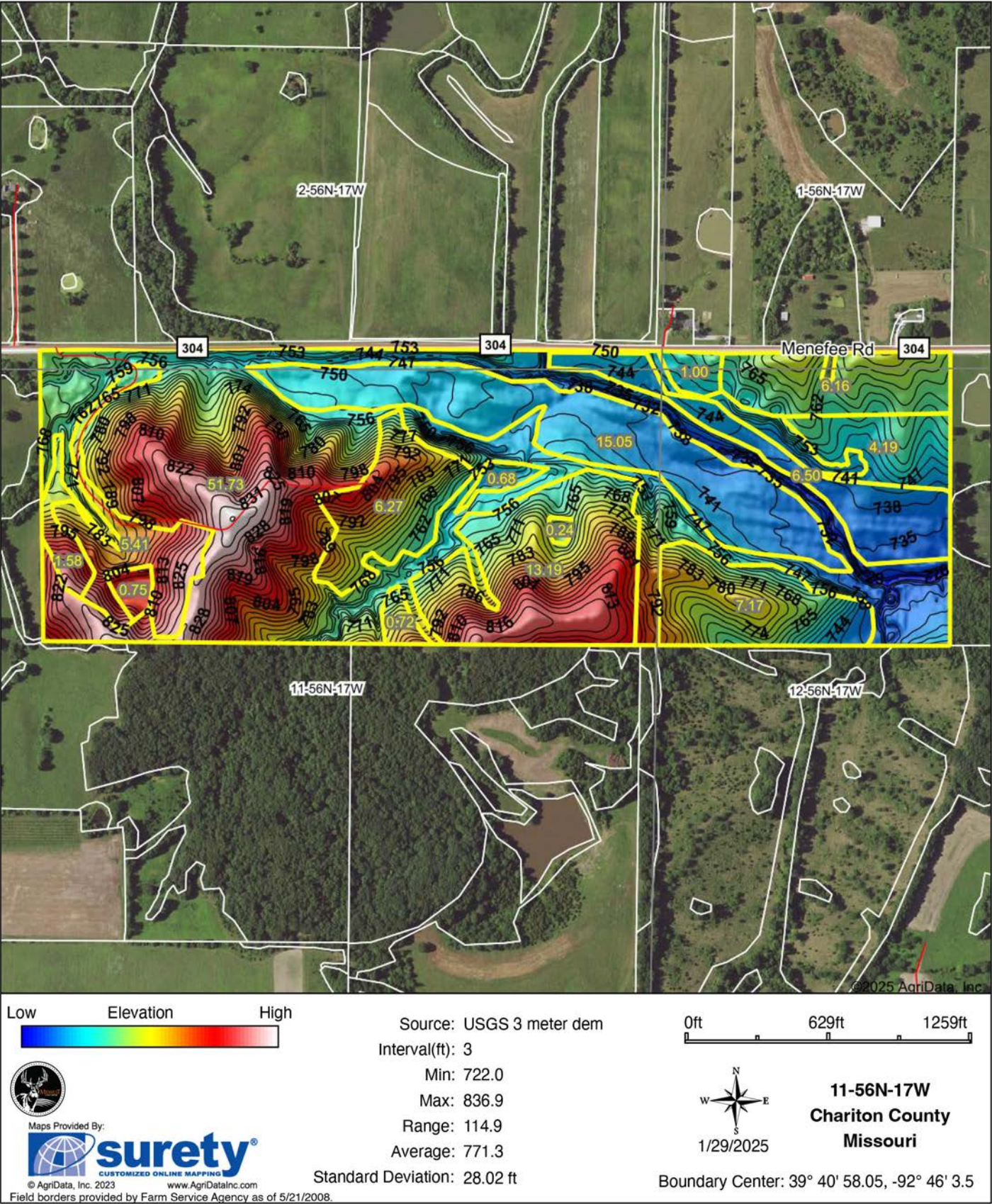
11-56N-17W
Chariton County
Missouri

0ft 696ft 1392ft

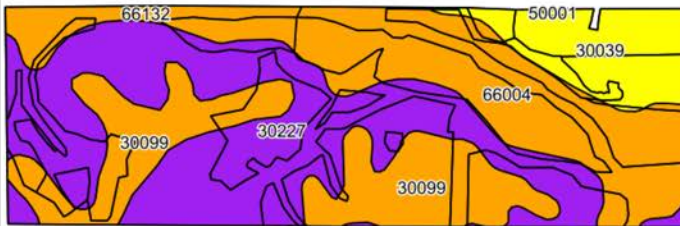


1/29/2025

HILLSHADE MAP

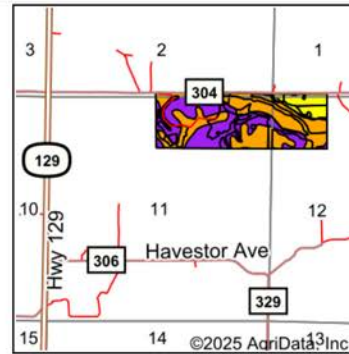


SOILS MAP



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Soils data provided by USDA and NRCS.









State: **Missouri**
County: **Chariton**
Location: **11-56N-17W**
Township: **Bee Branch**
Acres: **120.64**
Date: **1/29/2025**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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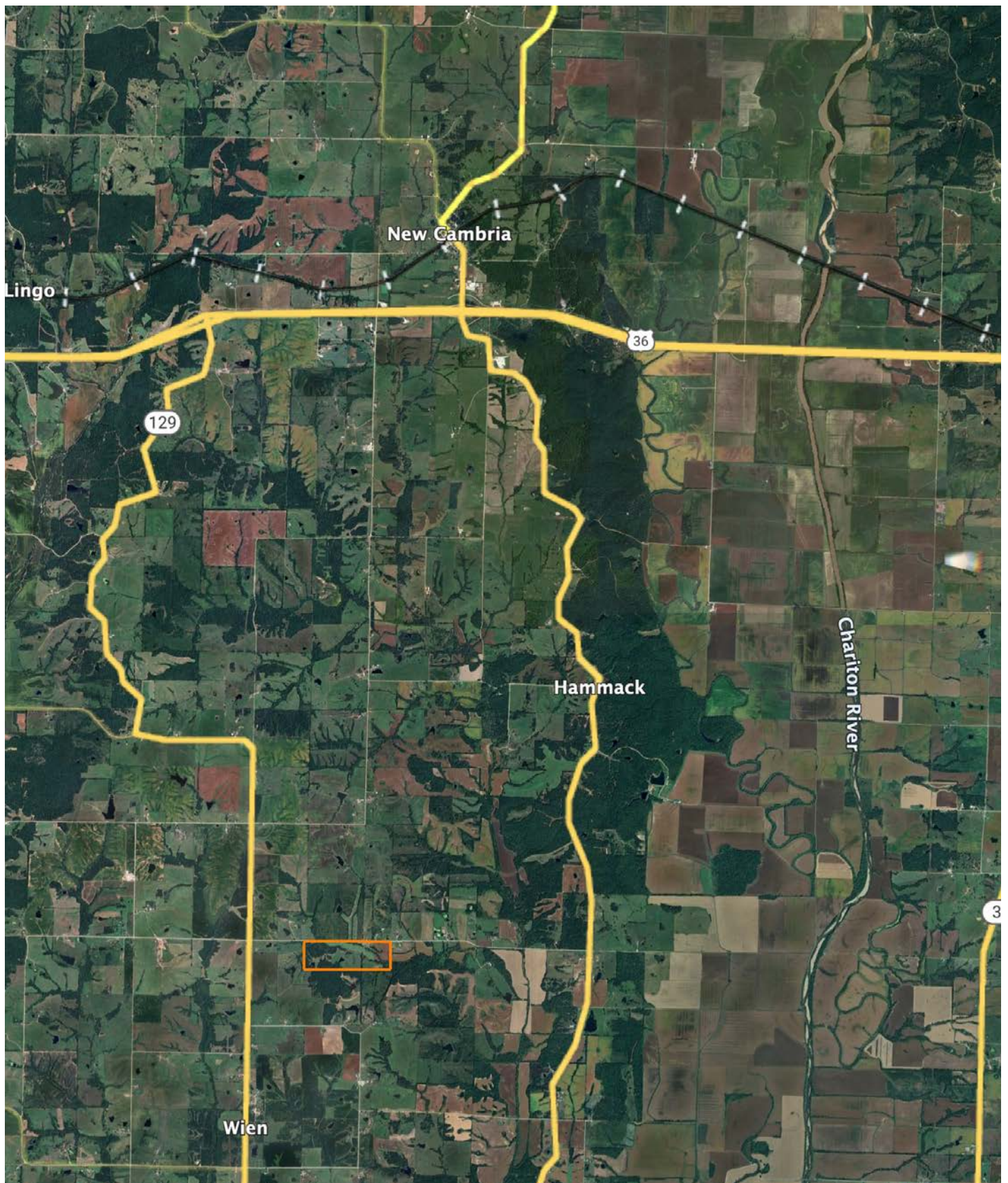


Area Symbol: MO041, Soil Area Version: 27																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
30227	Winnegan loam, 9 to 30 percent slopes	47.49	39.5%		VIe	5	8	7			8		7	8		59	44
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	27.67	22.9%		IIIw			8	5	4	9	1	8	10	2	59	47
30099	Keswick loam, 5 to 9 percent slopes	25.85	21.4%		IIIe	5	7	6			7		6	7		55	55
30039	Armstrong loam, 9 to 14 percent slopes, eroded	12.24	10.1%		IVe											64	46
66132	Dockery silt loam, 1 to 3 percent slopes, frequently flooded	7.26	6.0%		IIIw			8	5	4	9	1	8	10	2	70	59
50001	Armstrong loam, 5 to 9 percent slopes, eroded	0.13	0.1%		IVe											66	49
Weighted Average					4.28	3	4.6	6.4	1.4	1.2	7.3	0.3	6.4	7.5	0.6	*n 59.3	*n 48.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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,
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