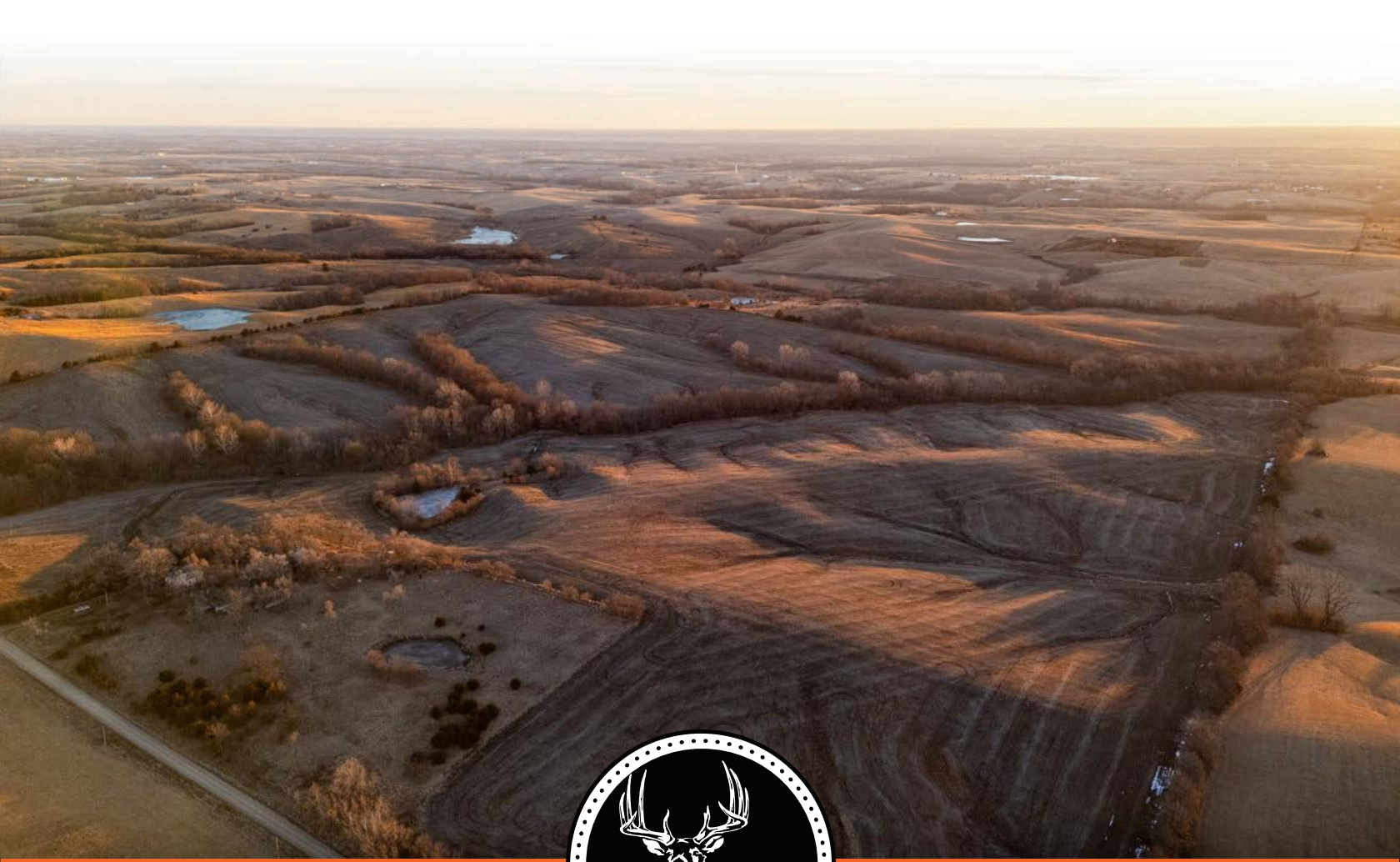


MIDWEST LAND GROUP PRESENTS

145 ACRES IN

CHARITON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FARM INCOME PLUS RECREATION

This Chariton County, Missouri 145 acres represents a solid farm income investment opportunity with a high recreational use component as well. There were 120 acres under a cash rent contract in 2024. With the NCCPI soil productivity index averaging 63.0 you should produce consistently good crop yields. At \$130 per acre that generated \$15,600 in income. The farm is open in 2025 to farm it yourself or to bring in your own tenant if desired. From a hunting/recreational perspective, this property will present an exceptional outdoor experience. There is a big timbered & brushy draw that runs diagonally through the entire farm with many fingers of cover running out into the crop fields. This provides a tremendous amount of edge habitat that whitetail deer thrive in. Based on the sheer number of tracks and scrapes on this farm, there are a significant number of deer that call this farm home. The trails traversing the main draw, as well as coming in and out of this farm from neighboring properties, are simply beaten down and mudded up from activity. It's

truly impressive to see! And if Spring turkey hunting is something that really excites you, then this is a must-see farm. There were a tremendous number of birds all over this property the day we photographed it. A fantastic sight to see just weeks prior to the upcoming season. There is a very nice ½ acre pond here which will provide a consistent water source for all wildlife. If hunting is of no interest to you, this farm could easily be leased for hunting and command a minimum of \$20-\$25/acre to increase the income profile and return on the farm. The rolling terrain of this farm provides dramatic views of the surrounding countryside. There are several build locations to take advantage of the scenery and beautiful sunrises. Both water & electric utilities are available at the road. Dismissing a property like this based on a quick glance at the aerial map would be big a mistake. Give me an opportunity to show you how special this place is in person. Call David Brothers to schedule your private tour at (660) 240-3242.



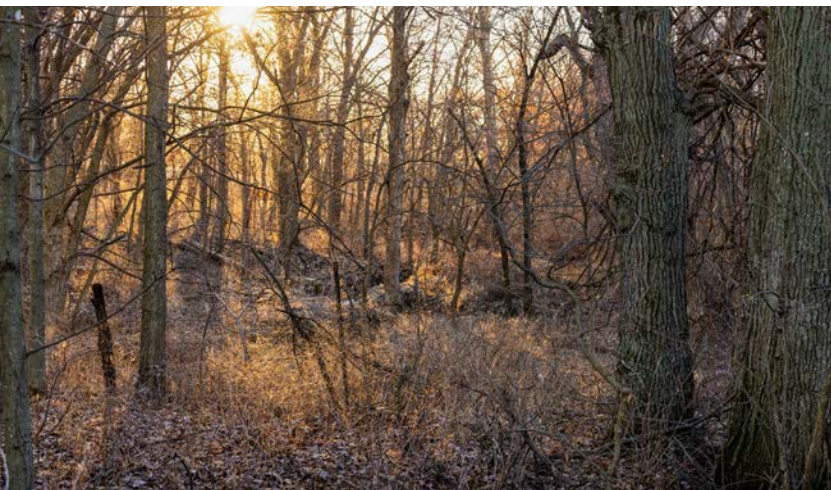
PROPERTY FEATURES

PRICE: **\$750,375** | COUNTY: **CHARITON** | STATE: **MISSOURI** | ACRES: **145**

- 145 +/- acres
- 120 tillable acres
- Farming contract open for 2025
- Good income producer
- Excellent deer & turkey hunting
- Great access
- Beautiful rolling hills
- 1/2 acre pond
- Seasonal creek runs through property
- Several build locations
- Utilities available at road



145 +/- ACRES



120 TILLABLE ACRES



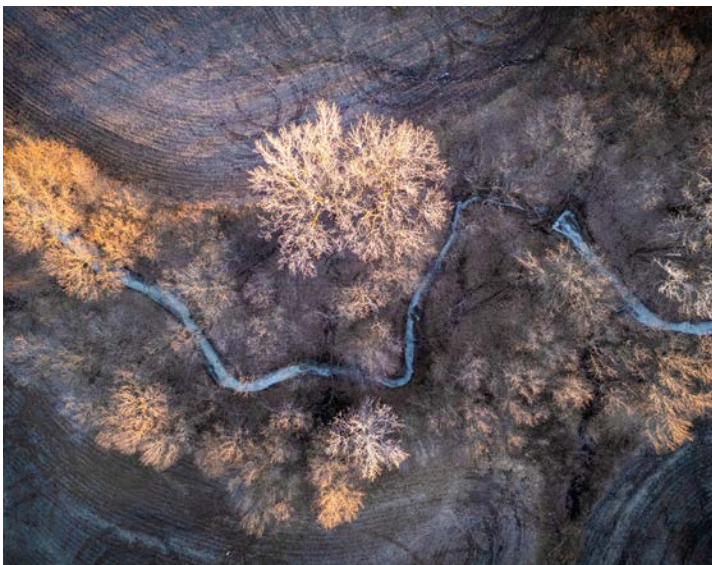
EXCELLENT DEER & TURKEY HUNTING



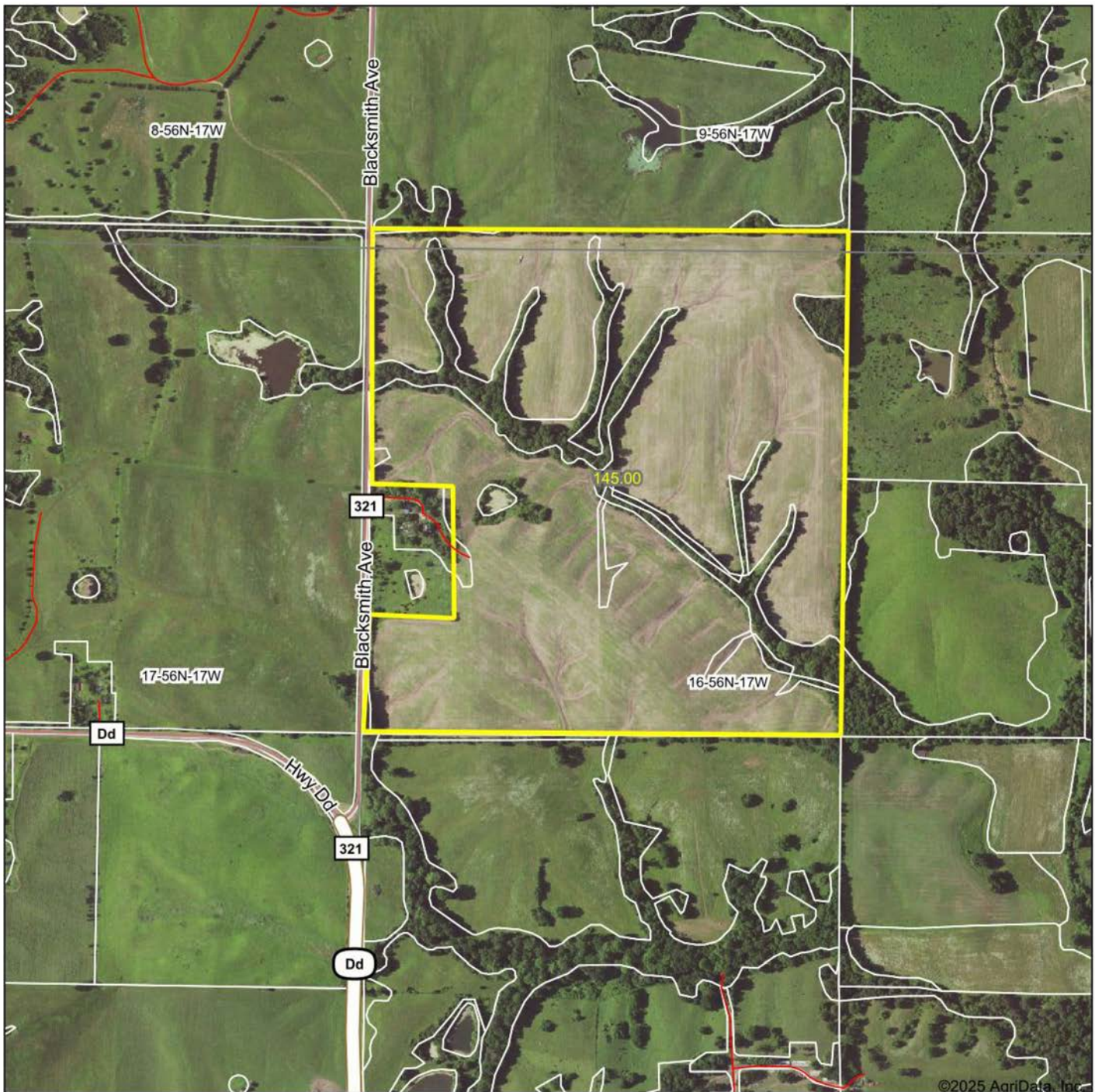
BEAUTIFUL ROLLING HILLS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 40' 0.84, -92° 49' 1.36

0ft 819ft 1637ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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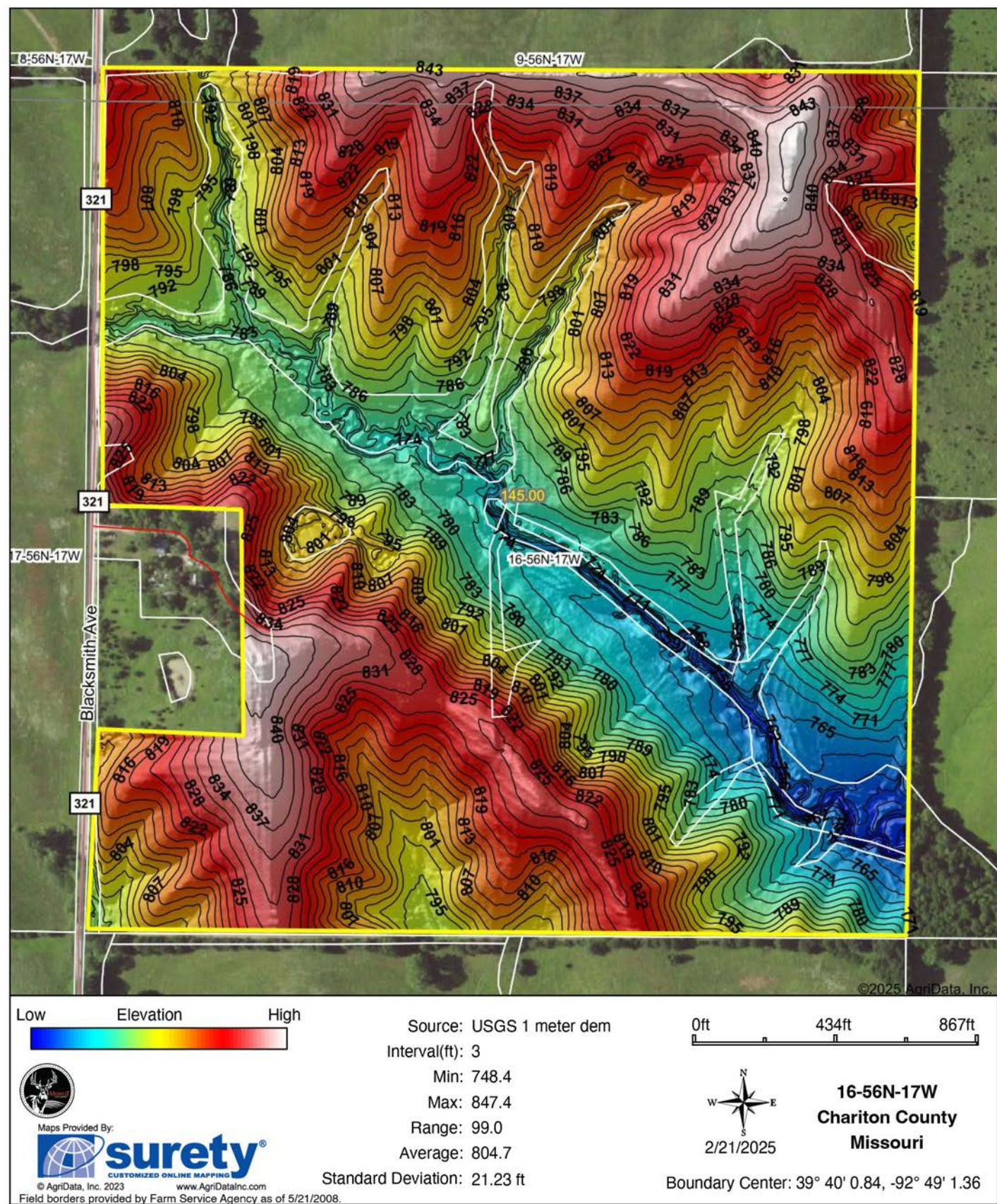
16-56N-17W
Chariton County
Missouri



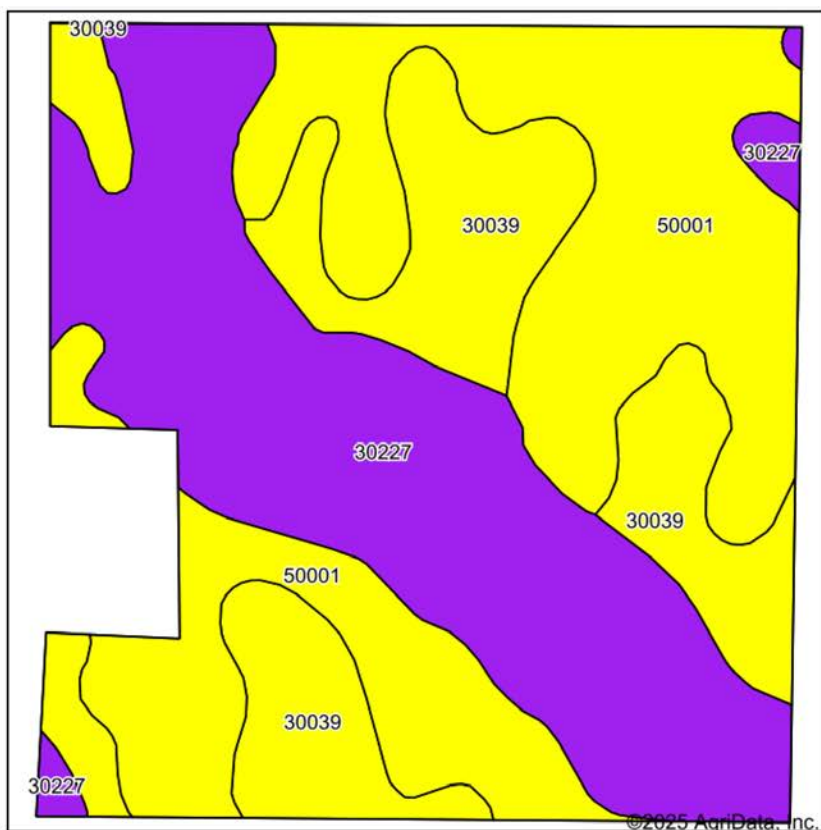
2/21/2025

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

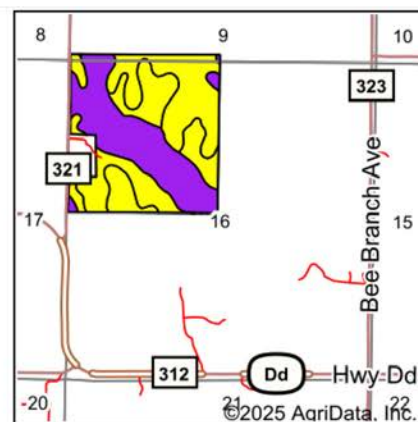
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Chariton**
 Location: **16-56N-17W**
 Township: **Bee Branch**
 Acres: **145**
 Date: **2/21/2025**



Maps Provided By:



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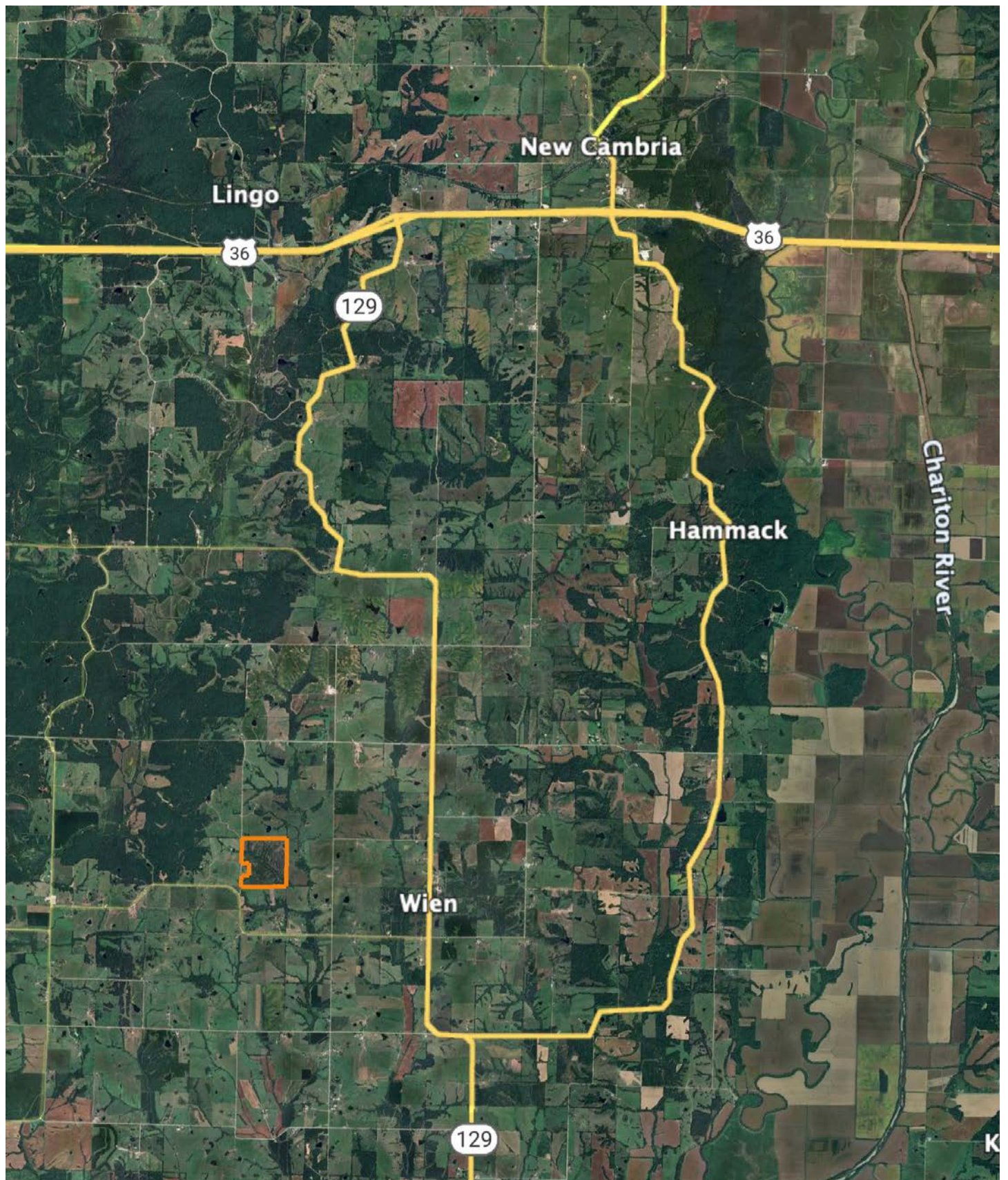
Area Symbol: MO041, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	58.23	40.2%		IVe							66	49
30227	Winnegan loam, 9 to 30 percent slopes	53.56	36.9%		VIe	5	8	7	8	7	8	59	44
30039	Armstrong loam, 9 to 14 percent slopes, eroded	33.21	22.9%		IVe							64	46
Weighted Average					4.74	1.8	3	2.6	3	2.6	3	*n 63	*n 46.5

*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,
LAND AGENT

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