

MIDWEST LAND GROUP PRESENTS

197 ACRES IN

GRUNDY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATION AND INCOME IN GRUNDY COUNTY

Just southeast of Princeton, Missouri, near the Mercer and Grundy County line, lies 197 +/- acres with so much potential for hunting and significant income. The farm has been left fallow since 2019. There are approximately 45 +/- acres of highly productive Class II bottom-ground soils that were cleaned up and put back into production in 2024. With Colo clay/loam soils sporting an NCCPI value of 94, and Vigar loam soils at 91, the productivity index is as good as it gets and promises exceptional crop yields. There are several more acres of gently rolling hill ground that could also be easily put back into production. There is more small tree and brush cleanup that needs to be done here before this ground is viable for crops again, but the soil qualities are good and the ground lays well to allow it to continue to secede. Much of the cleanup could be handled with a bush hog, skid steers with a tree puller, and herbicide. There were about 80-100 +/- acres leased for grazing last year as well. Crop and pasture income on this farm should push \$15,000 per year or more.

If deer sign and actual sightings suggest anything, this farm will provide an amazing hunting opportunity for new owners. In the two times I've toured and walked this farm I encountered 20-30 deer each time. They

were simply everywhere! There is outstanding bedding cover and habitat for whitetails here and this farm has holding power to keep them planted. Once crop food sources are introduced again as well as a couple of well-positioned food plots, this farm will be a consistent producer of trophy whitetails. Access to all parts of the farm is excellent to accommodate a stealthy approach to stands. West Honey Creek runs north and south through the eastern third of the property and it is completely lined with mature roost trees for turkeys. You can just picture a big Missouri tom pitching down off the roost at daylight to strut for the ladies in the open bottoms. There are also 2 nice ponds on the farm.

There are several potential build sites on the farm with outstanding views. Both rural water and electricity are available. Whether it be a cabin for a weekend retreat or putting down roots with a permanent residence you can enjoy the peace and solitude of the surrounding countryside while having the benefit of not seeing another neighbor! This farm presents a unique opportunity to merge an exceptional recreational experience with significant income. Please call David Brothers at (660) 240-3243 to schedule your tour.



PROPERTY FEATURES

PRICE: **\$949,000** | COUNTY: **GRUNDY** | STATE: **MISSOURI** | ACRES: **197**

- 197 +/- acres
- Exceptional bottom-ground soils
- High number of deer and turkey
- Trophy caliber deer
- Exceptional wildlife habitat
- Two nice ponds
- Excellent access
- Great build sites
- Views for miles
- Exceptional privacy
- Utilities at the road



EXCEPTIONAL WILDLIFE HABITAT

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VIEWS FOR MILES



WEST HONEY CREEK

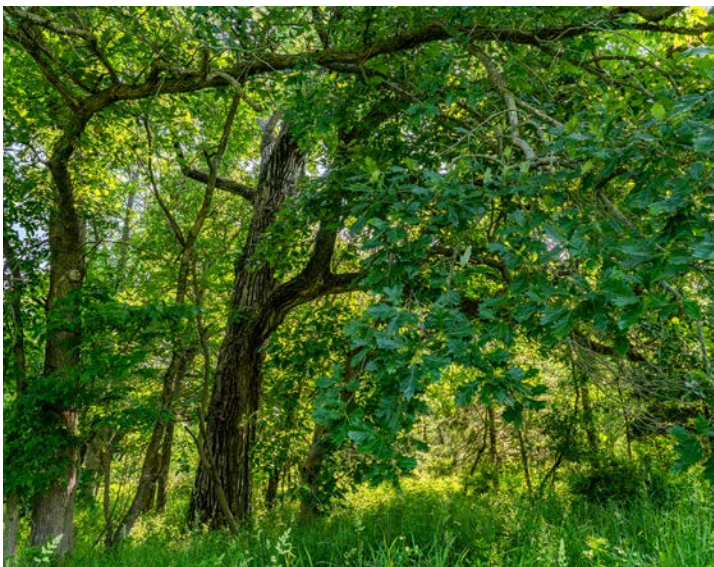


GREAT BUILD SITES

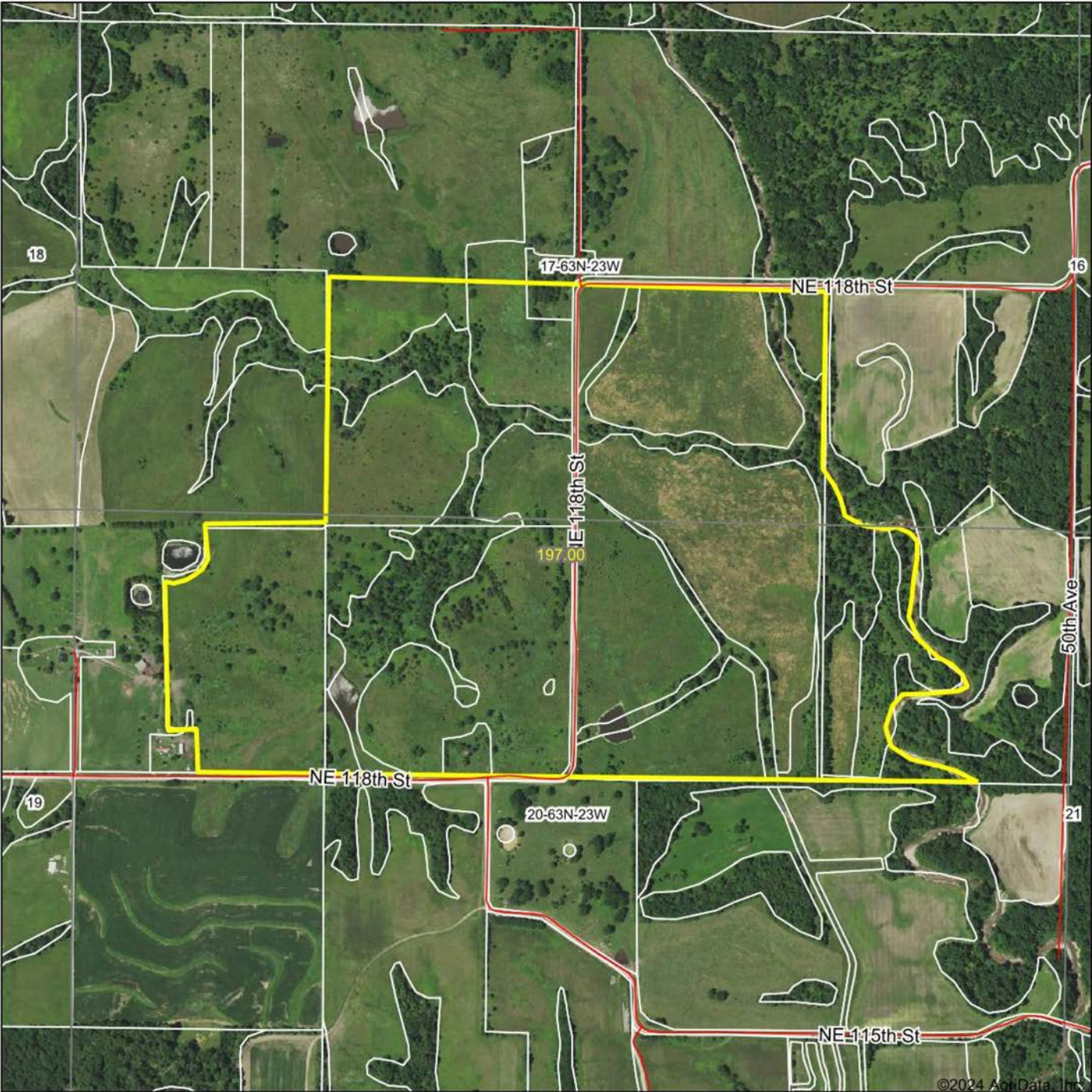
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ADDITIONAL PHOTOS



AERIAL MAP



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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 40° 15' 2.18, -93° 30' 31.61

20-63N-23W
Grundy County
Missouri

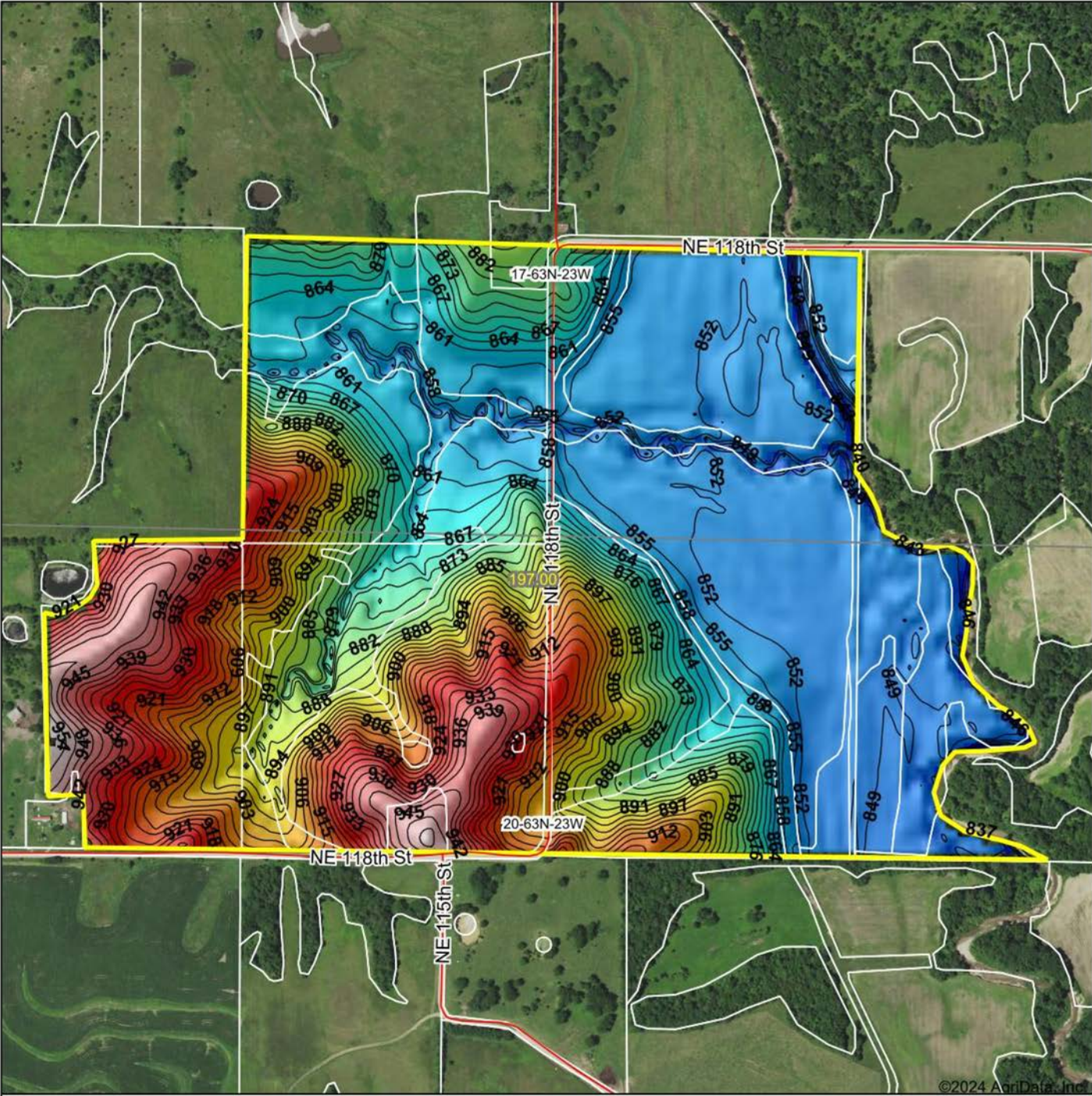
0ft 825ft 1650ft



1/19/2024

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

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 3
Min: 834.1
Max: 956.4
Range: 122.3
Average: 880.0
Standard Deviation: 30.45 ft

0ft 669ft 1339ft

N
W E
S

1/19/2024

20-63N-23W
Grundy County
Missouri

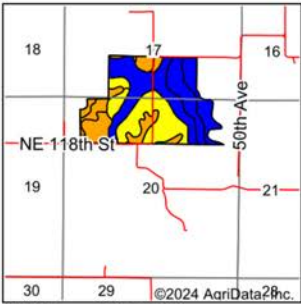
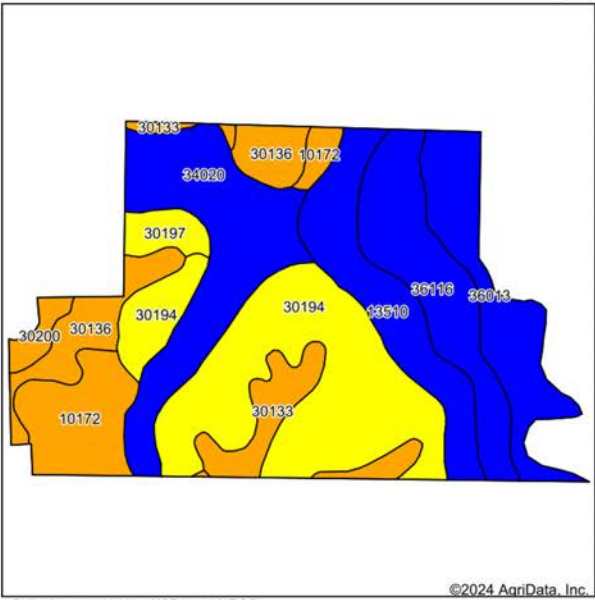
Boundary Center: 40° 15' 2.18, -93° 30' 31.61

Maps Provided By:

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

SOILS MAP



State: **Missouri**
County: **Grundy**
Location: **20-63N-23W**
Township: **Franklin**
Acres: **197**
Date: **1/19/2024**



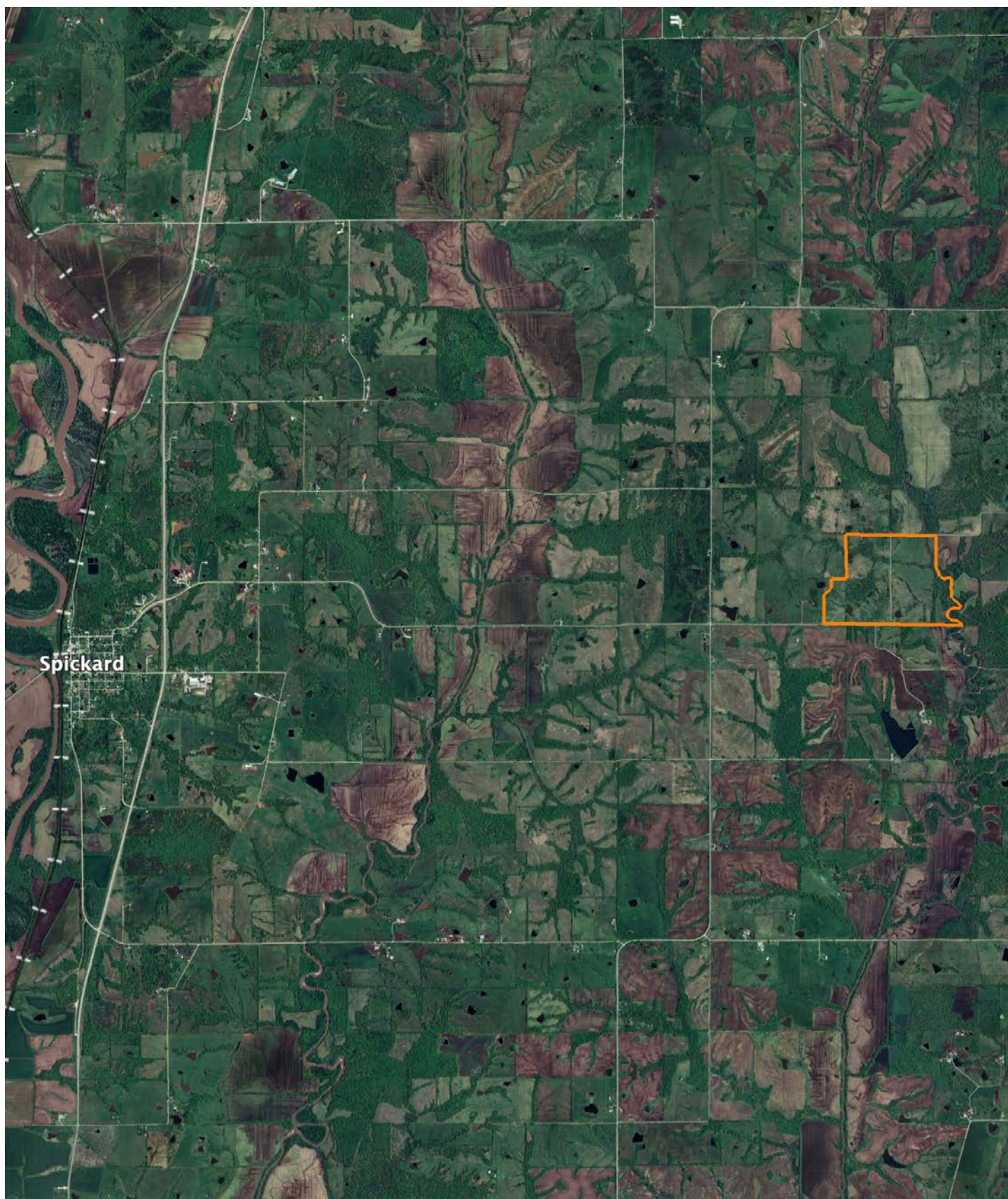
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Area Symbol: MO079, Soil Area Version: 27													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
30194	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	51.28	26.0%		IVe							66	49
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	32.24	16.4%		IIw							78	59
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	23.06	11.7%		IIw							74	67
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	21.35	10.8%		IIw							94	86
36013	Fatima silt loam, 0 to 2 percent slopes, occasionally flooded	20.54	10.4%		IIw			7	8	7	9	79	82
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	16.39	8.3%		IIle							70	54
30136	Lamoni loam, 5 to 9 percent slopes	14.24	7.2%		IIle	5	8	7	8	7	8	56	58
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	10.92	5.5%		IIle							59	47
30197	Shelby loam, 14 to 18 percent slopes	4.29	2.2%		IVe							65	56
30200	Shelby loam, 9 to 14 percent slopes	2.69	1.4%		IIle							72	61
Weighted Average					2.79	0.4	0.6	1.2	1.4	1.2	1.5	*n 72.6	*n 61.5

*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,
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