

MIDWEST LAND GROUP PRESENTS

120.4 ACRES IN

HARRISON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCELLENT COMBINATION FARM IN HARRISON COUNTY, MISSOURI

Midwest Land Group is proud to offer this exceptional 120.4 +/- acre farm in Harrison County, Missouri. Sitting just 2 miles west of Eagleville, this property is located in an area known for great deer and turkey hunting. The diverse landscape, including tillable and CRP acres, mixed hardwoods, cedars, and a creek running through the property, creates great habitat for wildlife while providing a return on investment.

The abundant deer and turkey sign, as evidenced by trail camera history and past harvests, speak to the property's hunting potential. With nearly ½ mile of West Big Fork Creek cutting through the center of the farm, the rutting activity on this property should be fantastic. The west side of the property provides numerous thick bedding areas with a mixture of cedars, hardwoods, and native grasses. The farm has plenty of areas where food plots can be strategically planted to ensure year-round food for wildlife.

This property is currently generating income from 49 bottom-ground tillable acres rented at \$165/acre through 2029. The tillable bottom ground consists of a mixture of Nodaway silt loam, Humeston silt loam, and Zook silty clay loam soils. Additional income comes from approximately 33.18 CRP acres paying \$160.38/acre through 9/30/2032. Contact the listing agent for more information regarding the CRP contract as it will need to be reconstituted by the Harrison County FSA at the time of deed recording.

Whether you're an investor seeking a profitable land asset or an outdoor enthusiast looking for a private retreat, this farm has it all. Additional adjoining acres are for sale and can be found on our website. Please contact Korey O'Day at (515) 519-5779 for more information and to schedule a private viewing.



PROPERTY FEATURES

PRICE: **\$704,000** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **120.4**

- 120.4 +/- acres in Harrison County, Missouri
- Located just 2 miles west of Eagleville, Missouri
- 16 miles from Bethany, Missouri
- 80 miles from Des Moines, Iowa
- 92 miles from Liberty, Missouri
- Excellent deer and turkey hunting
- Diverse habitat
- Nearly ½ mile of West Big Fork Creek
- 49 tillable acres rented at \$165/acre through 2029
- 2024 taxes are approximately \$339
- Approximately 33.18 CRP acres (CRP acres will be reconstituted by Harrison County FSA at the time of deed recording as they are part of a larger contract that encompasses a total of 102.28 acres)
- CRP payment is \$160.38/acre through 9/30/2032
- Approximate annual income of \$13,406
- Additional adjoining acres are for sale, contact Listing Agent
- Boundary lines are approximate and a full and accurate legal description will be provided by the title company at closing



49 +/- TILLABLE ACRES

This property is currently generating income from 49 bottom-ground tillable acres rented at \$165/acre through 2029. The tillable bottom ground consists of a mixture of Nodaway silt loam, Humeston silt loam, and Zook silty clay loam soils.



WEST BIG FORK CREEK

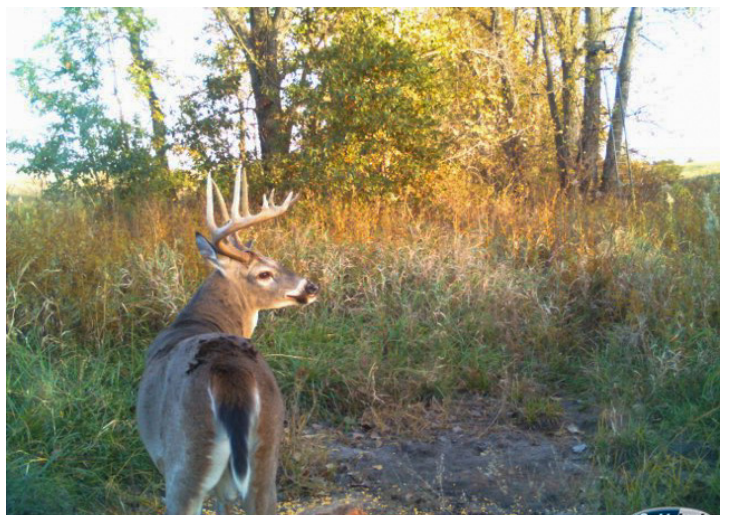


33.18 +/- CRP ACRES



HUNTING OPPORTUNITIES

The abundant deer and turkey sign, as evidenced by trail camera history and past harvests, speak to the property's hunting potential. The west side of the property provides numerous thick bedding areas with a mixture of cedars, hardwoods, and native grasses.



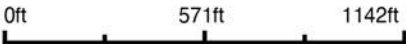
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 28' 2.76, -94° 1' 17.98



2-65N-28W
Harrison County
Missouri

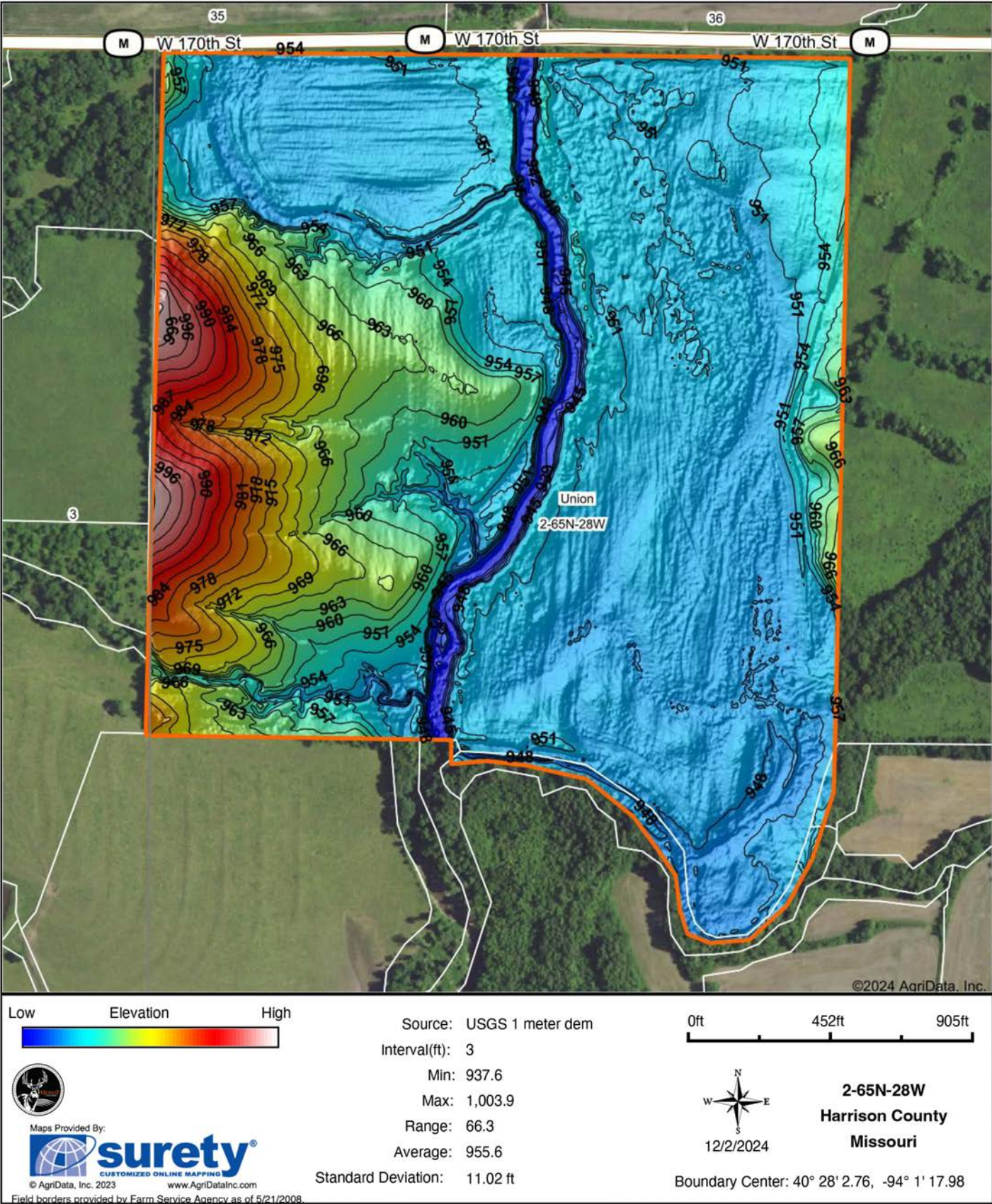


Maps Provided By:
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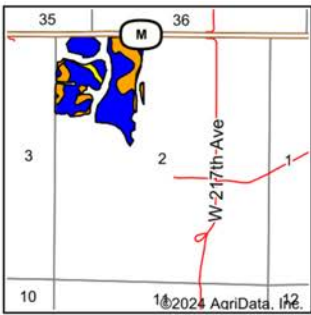
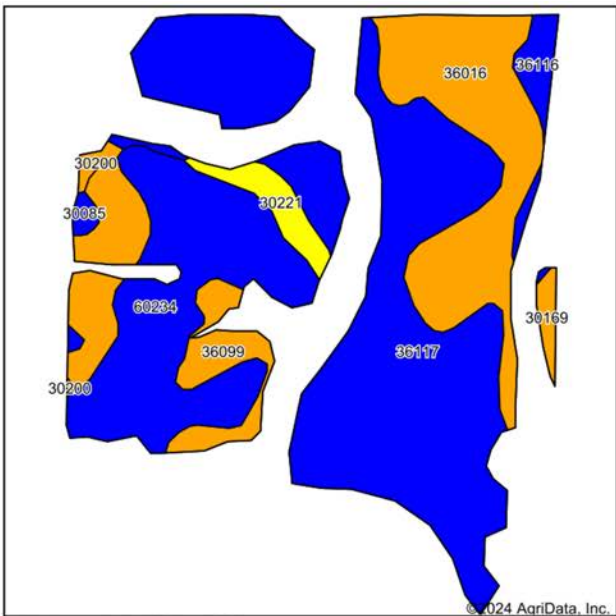
Field borders provided by Farm Service Agency as of 5/21/2008.

12/2/2024

HILLSHADE MAP



SOILS MAP



State: **Missouri**
County: **Harrison**
Location: **2-65N-28W**
Township: **Union**
Acres: **81.39**
Date: **12/2/2024**

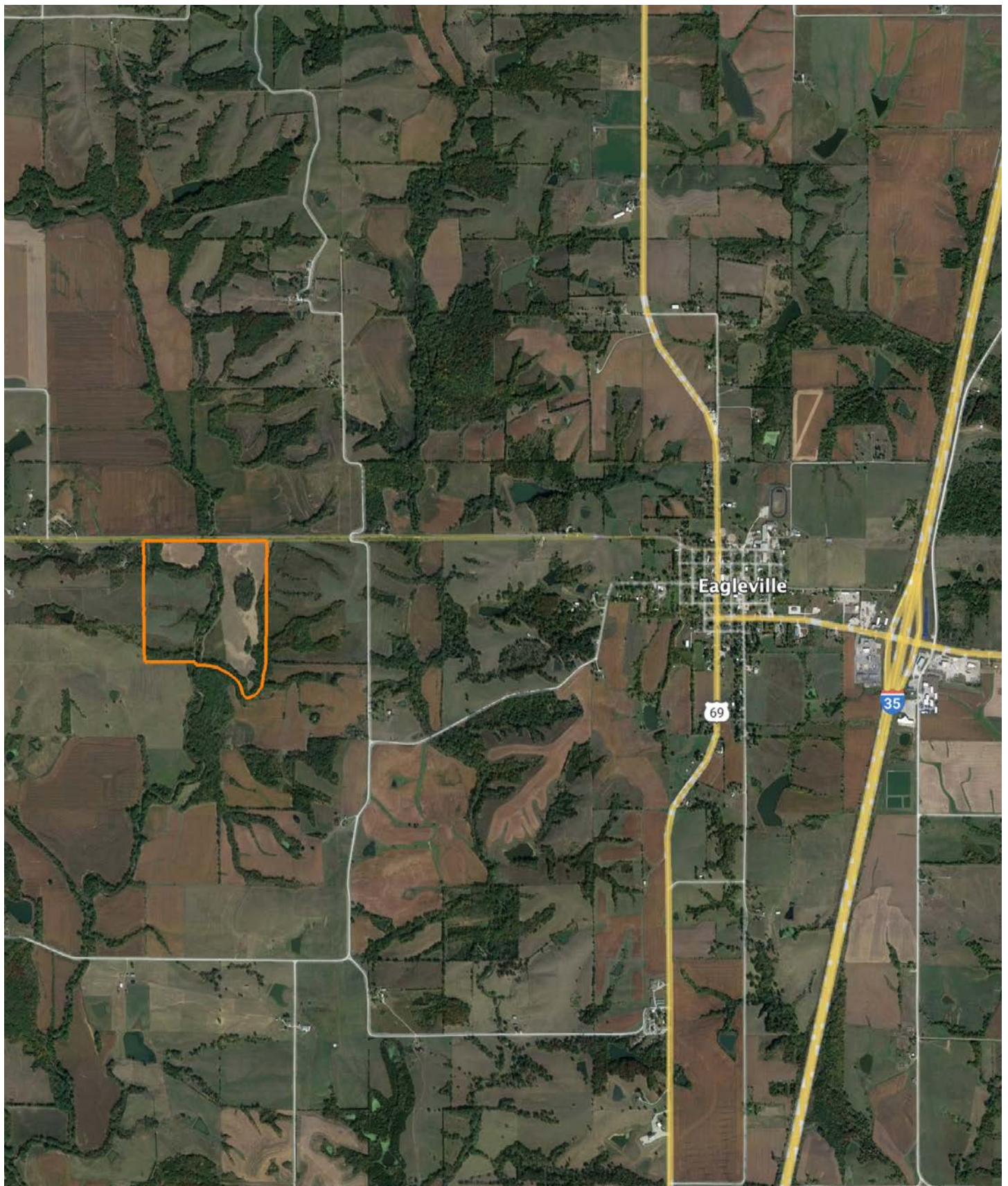


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Soils data provided by USDA and NRCS.															
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\$															
Area Symbol: MO081, Soil Area Version: 28															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	37.23	45.6%		IIw							80	80	74	
60234	Weller silt loam, 2 to 5 percent slopes	16.60	20.4%		Ile							73	73	65	
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	14.01	17.2%		IIIw							90	90	66	
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	4.60	5.7%		IIle							59	59	53	
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	3.39	4.2%		IIIw			8	7	8	9	67	67	58	
30221	Weller silty clay loam, 5 to 9 percent slopes, severely eroded	2.07	2.5%		IVe	5	8	7	8	7	8	57	57	57	
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.77	2.2%		IIw							74	74	61	
30169	Pershing silt loam, 5 to 9 percent slopes	0.73	0.9%		IIle							72	72	69	
30085	Grundy silt loam, 2 to 5 percent slopes	0.53	0.7%		Ile							74	74	67	
30200	Shelby loam, 9 to 14 percent slopes	0.46	0.6%		IIle							72	72	60	
Weighted Average					2.34	0.1	0.2	0.5	0.5	0.5	0.6	*n 77.7	*n 77.7	*n 68	

OVERVIEW MAP



BROKER CONTACT

A lifelong passion for the outdoors fuels Korey O'Day's expertise in Iowa and Missouri land sales. Born and raised in Eldridge, Iowa, Korey developed a passion for hunting and the outdoors early in life. His childhood consisted of hunting trips to south central Iowa and in the early 2000's, his family purchased a piece of land in Ringgold County. This gave Korey and his brothers the opportunity to work and hunt on the family farm. Now, with more than two decades of experience managing land, Korey has a deep understanding of hunting, recreational, and agricultural properties. This knowledge and experience translates directly towards serving his clients at Midwest Land Group.

After graduating from the University of Iowa, Korey served in a business development position at Hometown Mechanical in Davenport, where he honed his skills in sales, relationship building, and brand management. Korey also produced outdoor media content for Midwest Whitetail, with a focus on photography, video production, and social media management. His passion for the outdoors is still stronger than ever and most of his free time is spent doing some type of hunting or work on the farms.

Korey's extensive market knowledge, work ethic, and professionalism has led to him being a top producer in his time at Midwest Land Group. If you're in the market to buy or sell land in Iowa or Missouri, give Korey a call today.



KOREY O'DAY,

LAND BROKER

515.519.5779

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MidwestLandGroup.com

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