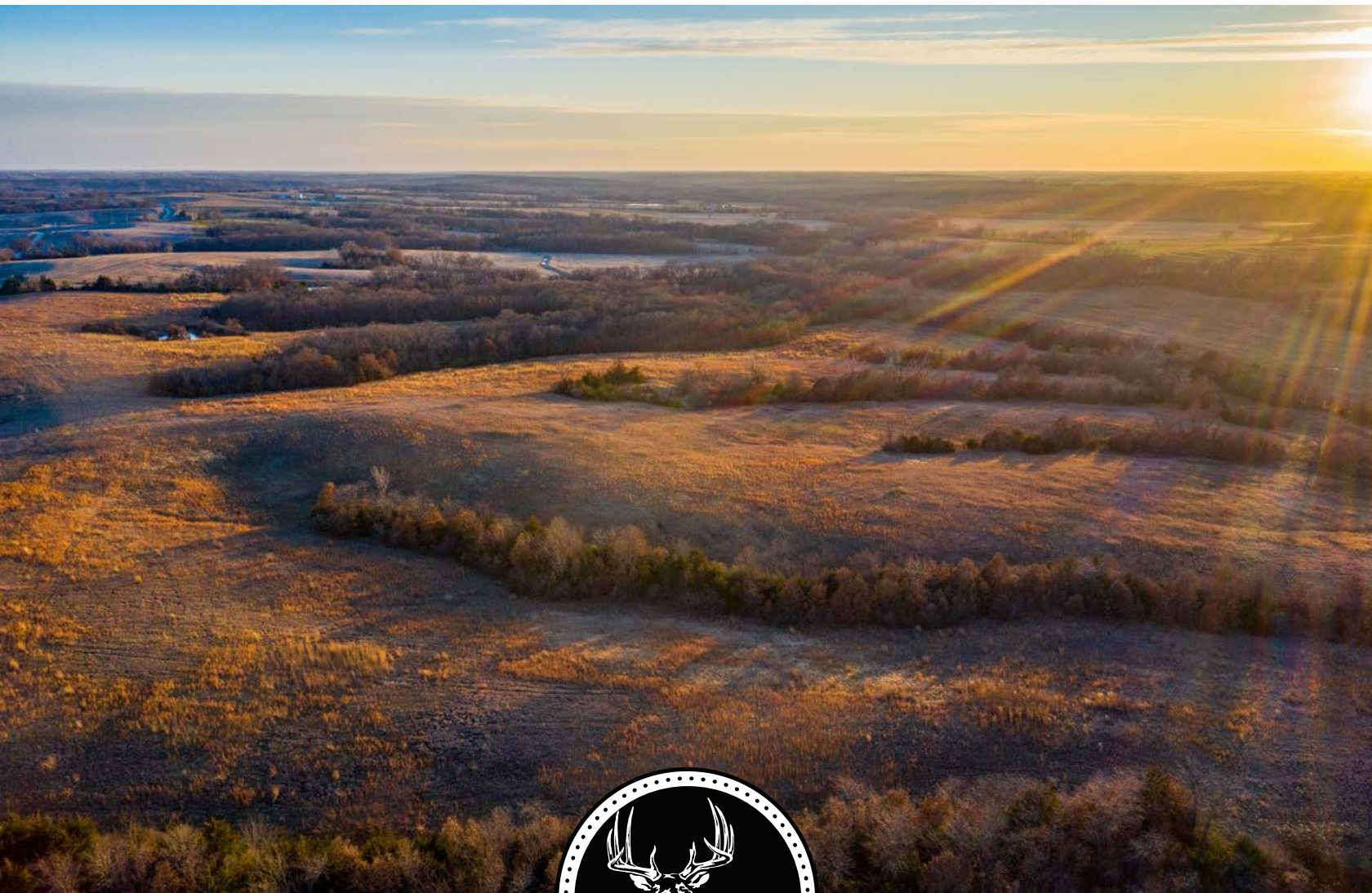


MIDWEST LAND GROUP PRESENTS

89.1 ACRES IN

HARRISON COUNTY MISSOURI

W STATE HIGHWAY M, EAGLEVILLE, MISSOURI, 64442



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE FARM WITH HUNTING, BUILDING SITES, AND INCOME

Midwest Land Group is proud to offer this exceptional 89.1 +/- acre farm in Harrison County, Missouri. If you've been looking for a property with beautiful building sites, diverse habitat, income, and top-notch hunting opportunities, you will love what this farm has to offer! Access to the property is excellent with road frontage on the north and east sides of the property. As you enter the farm, you will see the numerous options for building sites on the east side of the property. The farm sits on a high point and the views of the surrounding countryside are incredible! It would make the perfect spot for a hunting cabin or a forever home.

It's well known this area of Harrison County produces giant whitetails and strong turkey numbers. After taking a tour of this farm, it's evident that it has the diversity in both habitat and terrain that is required to grow and hold mature deer. The habitat includes an impressive stand of

white oak timber, 6'+ tall native grasses, and numerous thick bedding areas. The farm has an impressive amount of edge and plenty of areas for early and late-season food plots. The deer and turkey sign on the farm was abundant and the trail camera and harvest history speaks for itself!

The farm is currently generating income from approximately 69.10 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

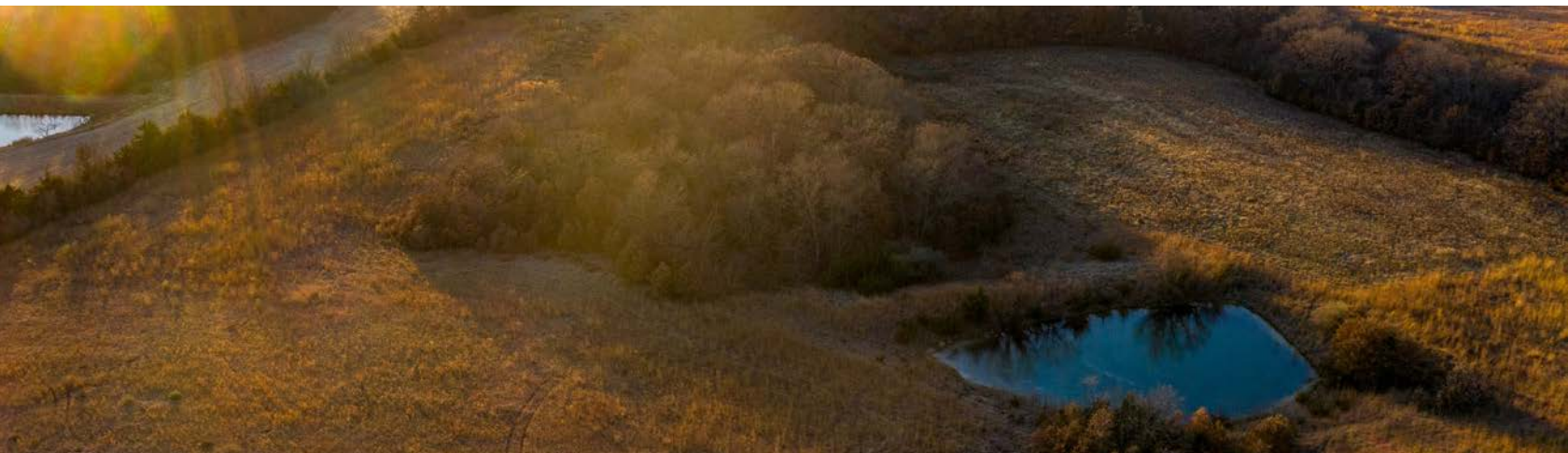
PRICE: **\$519,900** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **89.1**

- 89.1 +/- 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
- Beautiful building sites with views of the surrounding countryside
- Excellent deer and turkey hunting
- Diverse habitat
- Impressive stand of white oak timber
- Established native grasses
- One pond
- Approximately 69.10 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
- 2024 taxes are approximately \$251
- 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



69.10 +/- CRP ACRES

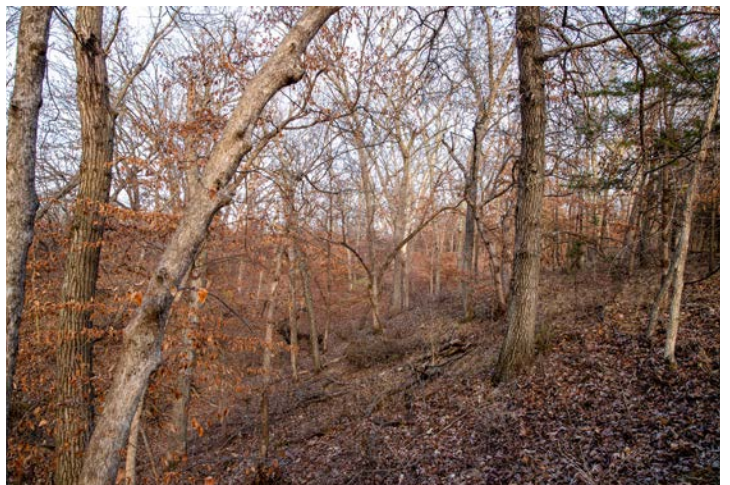
The farm is currently generating income from approximately 69.10 CRP acres paying \$160.38/acre through 9/30/2032. Contact the listing agent for more information regarding the CRP contract as it will need to be reconstituted by the Harrison County FSA at the time of deed recording.



ONE POND



DIVERSE HABITAT



HUNTING OPPORTUNITIES

It's well known this area of Harrison County produces giant whitetails and strong turkey numbers. After taking a tour of this farm, it's evident that it has the diversity in both habitat and terrain that is required to grow and hold mature deer. The habitat includes an impressive stand of white oak timber, 6'+ tall native grasses, and thick bedding areas.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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www.AgriDataInc.com

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

Boundary Center: 40° 28' 5.96, -94° 0' 52.26

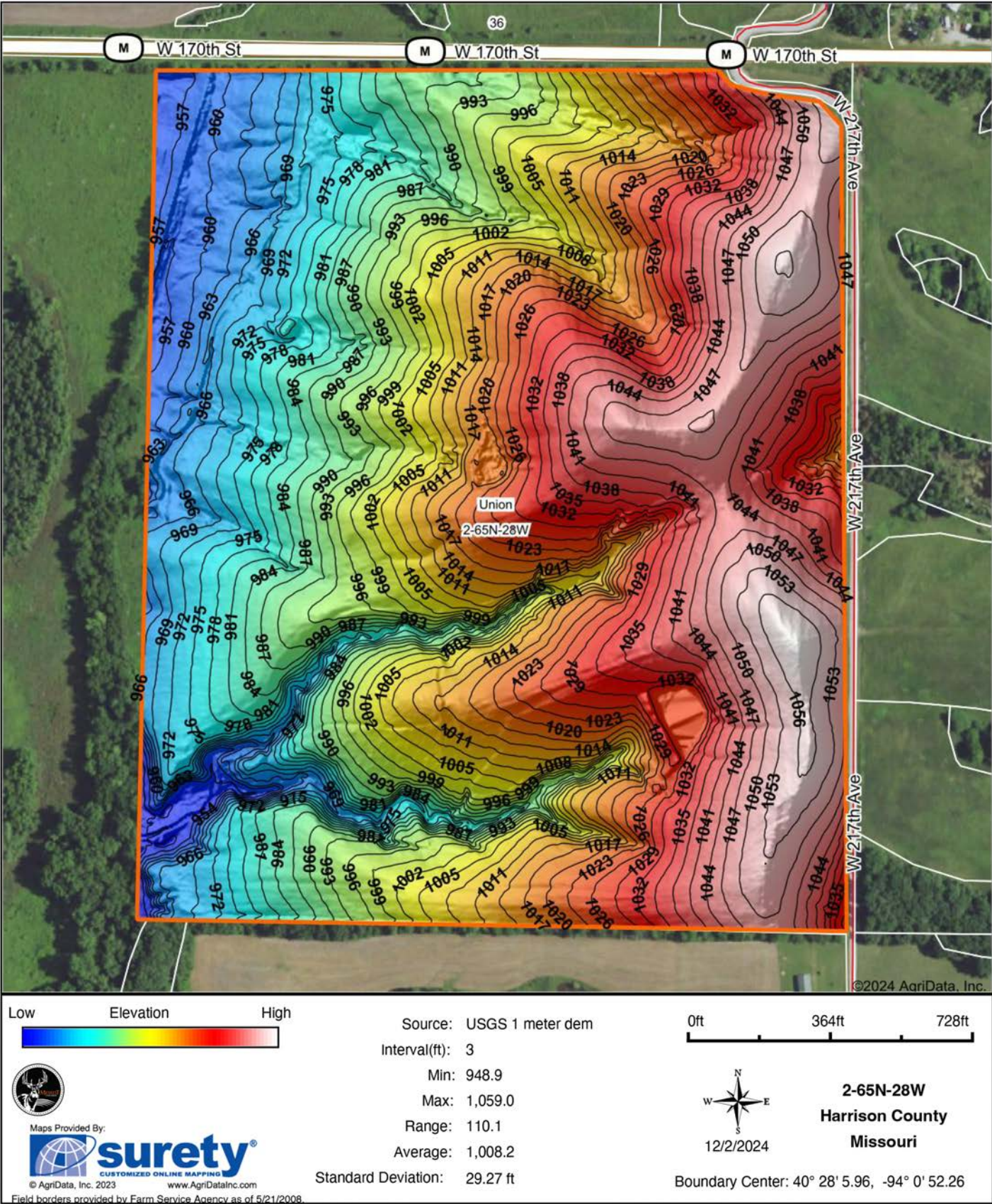
2-65N-28W
Harrison County
Missouri

0ft 575ft 1151ft

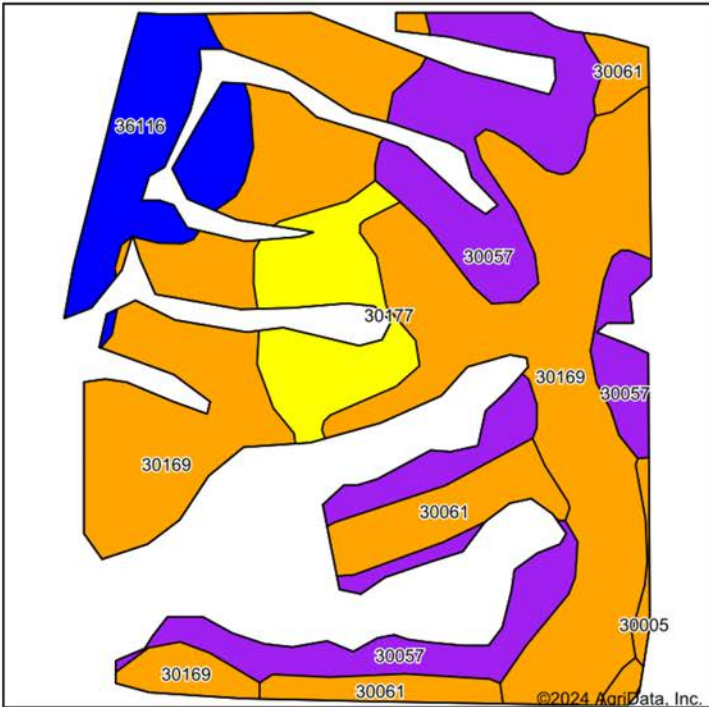


12/2/2024

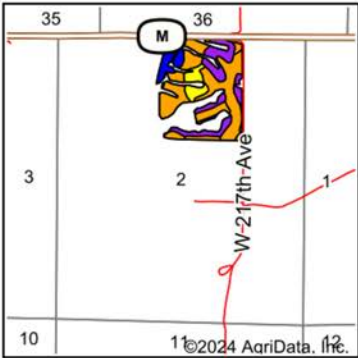
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Harrison**
Location: **2-65N-28W**
Township: **Union**
Acres: **65.47**
Date: **12/2/2024**



Maps Provided By:

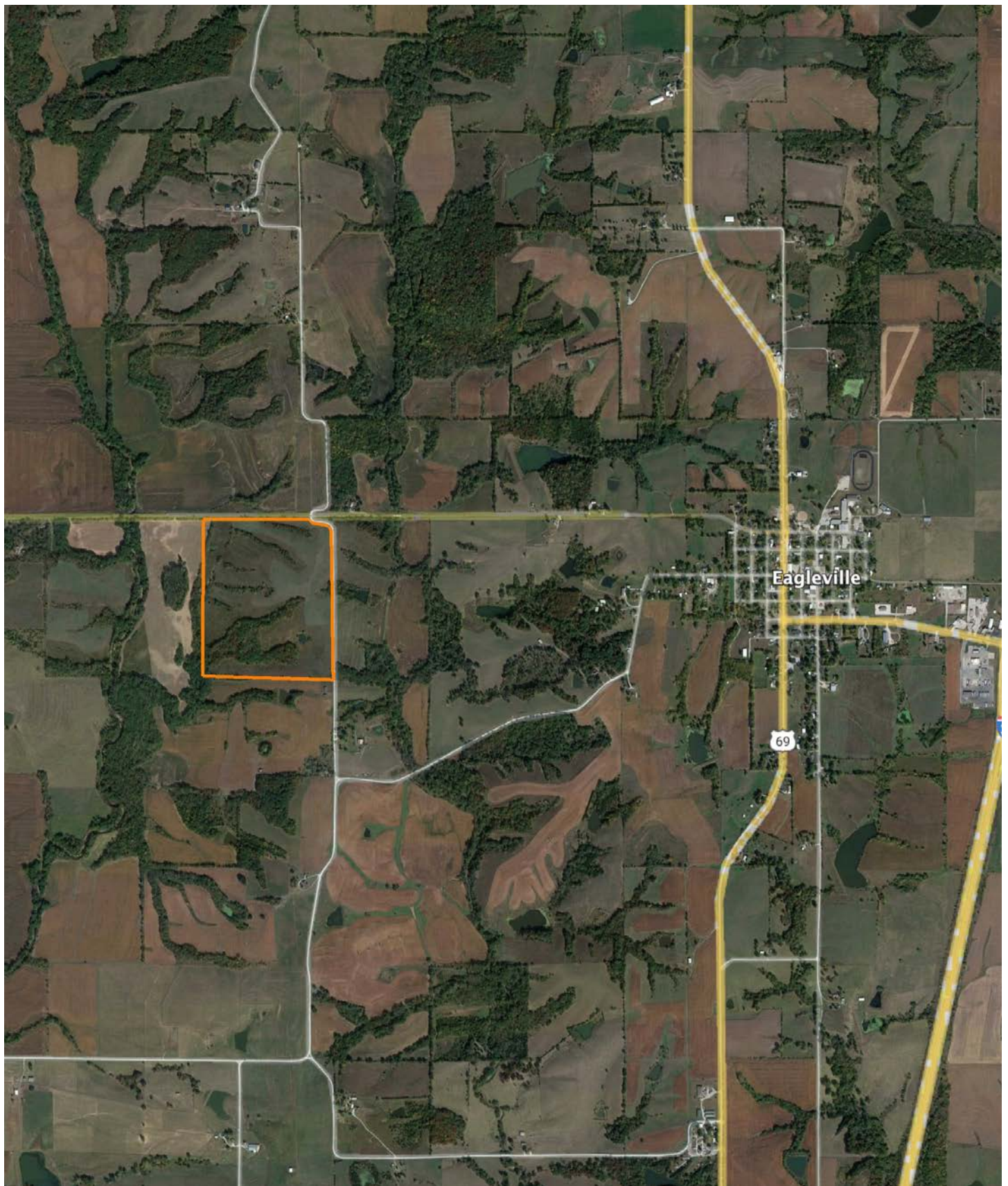


Area Symbol: MO081, Soil Area Version: 28

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 NC Soyb
30169	Pershing silt loam, 5 to 9 percent slopes	32.65	49.9%		Ille							72	72	69	
30057	Gara loam, 14 to 18 percent slopes	15.44	23.6%		Vle							66	66	56	
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.27	9.6%		Ilw							74	74	61	
30177	Pershing silty clay loam, 5 to 9 percent slopes, severely eroded	5.33	8.1%		IVe		2	8	7	8	10	71	71	63	
30061	Gara loam, 5 to 9 percent slopes	5.12	7.8%		Ille	6	7	6	6	6	7	77	77	65	
30005	Adair loam, 3 to 9 percent slopes	0.39	0.6%		Ille	4	7	6	7	6	7	72	72	66	
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.27	0.4%		Ille							66	66	55	
Weighted Average					3.69	0.5	0.8	1.2	1.1	1.2	1.4	*n 71.1	*n 71.1	*n 64.3	

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

KOday@MidwestLandGroup.com



MidwestLandGroup.com

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