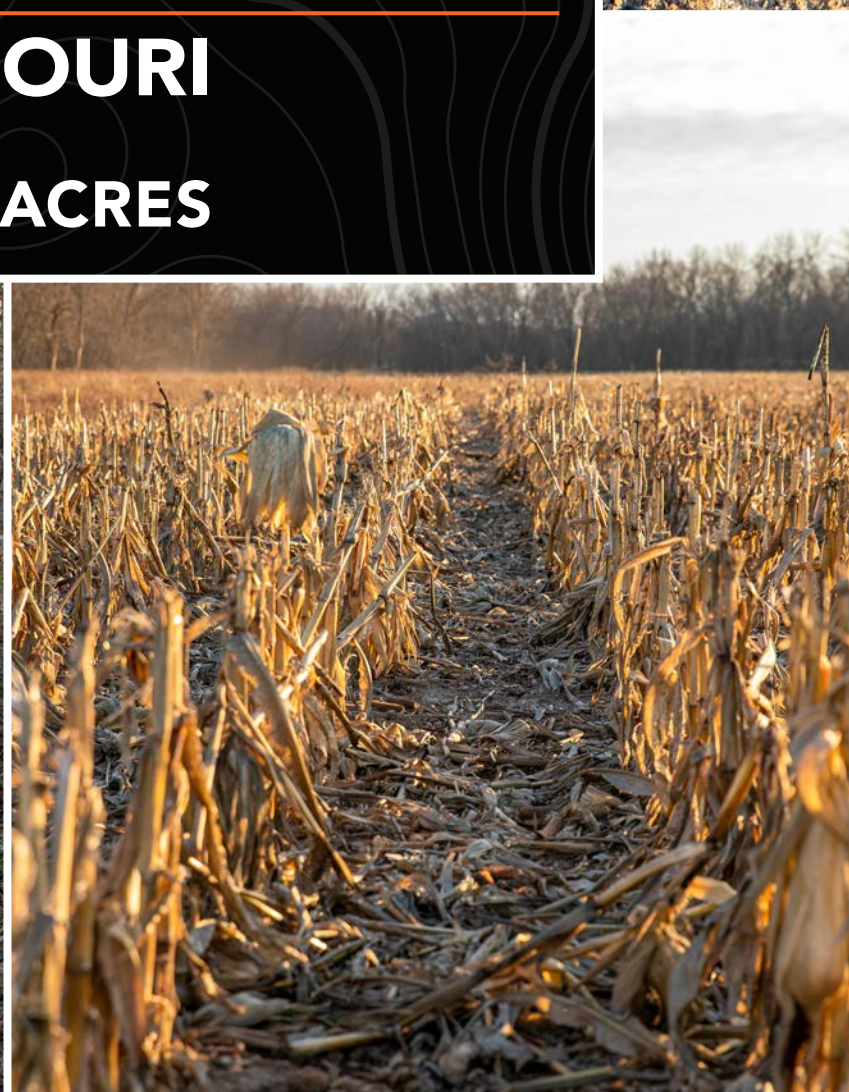




MIDWEST LAND GROUP
PRESENTS

HARRISON COUNTY MISSOURI

209.6 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING, INCOME, AND BUILDING SITES IN HARRISON COUNTY, MISSOURI

Midwest Land Group is proud to offer this exceptional 209.6 +/- 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 opportunities. If you've been looking for a property with beautiful building sites, bottom ground, diverse habitat, income, and top-notch hunting opportunities, you will love what this farm has to offer!

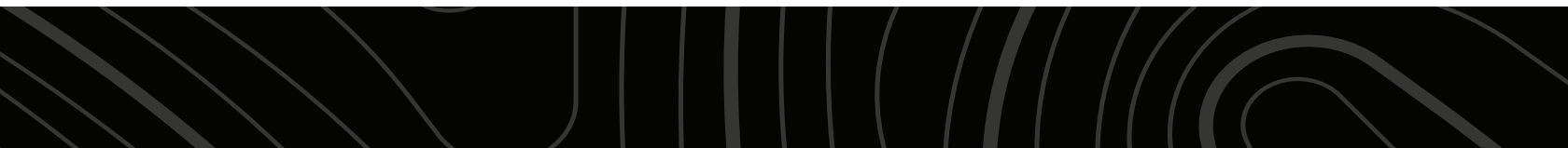
Access to the property is excellent with road frontage on the north and east sides of the property. As you enter the farm, you will see the numerous options for building sites on the east side of the property. This side of the farm sits on a high point and the views of the surrounding countryside are incredible! It would make the perfect spot for a hunting cabin or a forever home.

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 running through the center of the farm,

the rutting activity on this property should be fantastic. 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. Deer and turkey sign on the farm was abundant and the trail camera and harvest history speaks for itself!

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. Additional income comes from 102.28 CRP acres paying \$160.38/acre through 9/30/2032. Annual income on the farm is \$24,488.

Whether you're an investor seeking a profitable land asset or an outdoor enthusiast looking for a private retreat, this farm has it all. Please contact Korey O'Day at (515) 519-5779 for more information and to schedule a private viewing.



PROPERTY FEATURES

PRICE: **\$1,185,000** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **209.6**

- Located just 2 miles west of Eagleville, MO
- 16 miles from Bethany, MO
- 80 miles from Des Moines, IA
- 92 miles from Liberty, MO
- Excellent deer and turkey hunting
- Diverse habitat
- Impressive stand of white oak timber
- Established native grasses
- One pond
- Nearly ½ mile of West Big Fork Creek
- 49 tillable acres rented at \$165/acre through 2029
- 120.28 CRP acres
- CRP payment is \$160.38/acre through 9/30/2032
- Annual income of \$24,488
- 2024 taxes are approximately \$590
- Boundary lines are approximate and a full and accurate legal description will be provided by the title company at closing



209.6 +/- ACRES

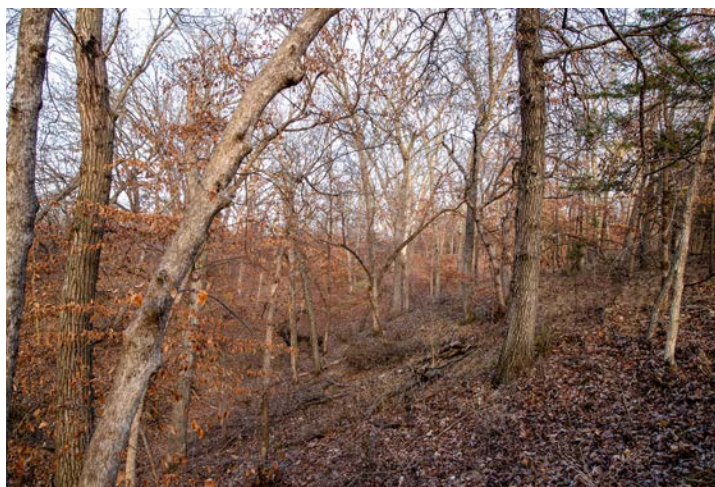
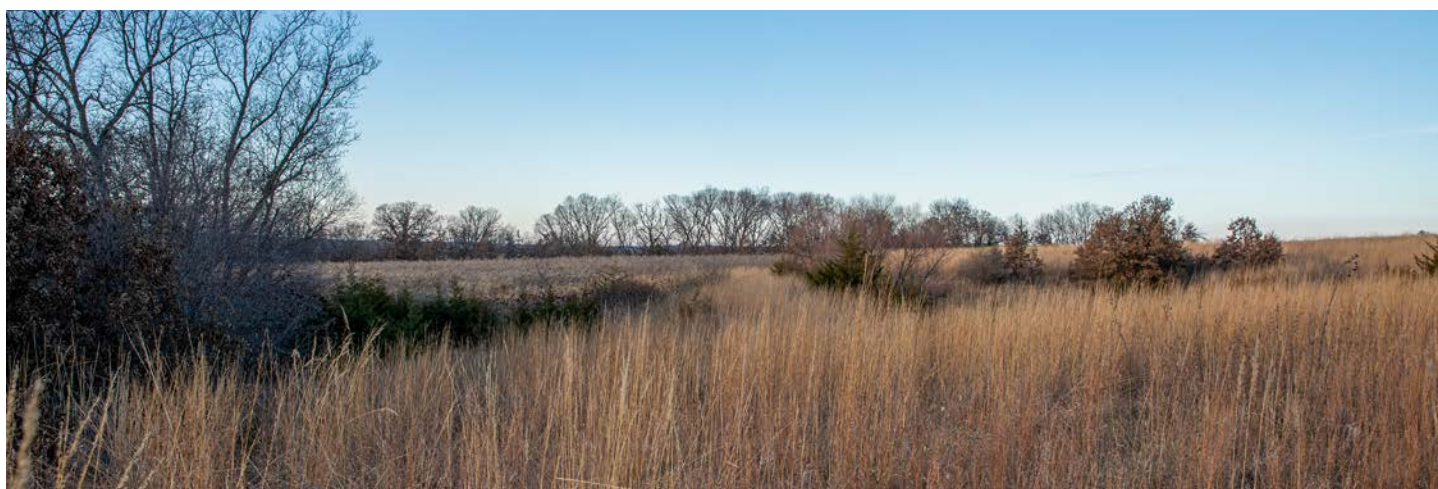
If you've been looking for a property with beautiful building sites, bottom ground, diverse habitat, income, and top-notch hunting opportunities, you will love what this farm has to offer!



ONE POND



DIVERSE HABITAT

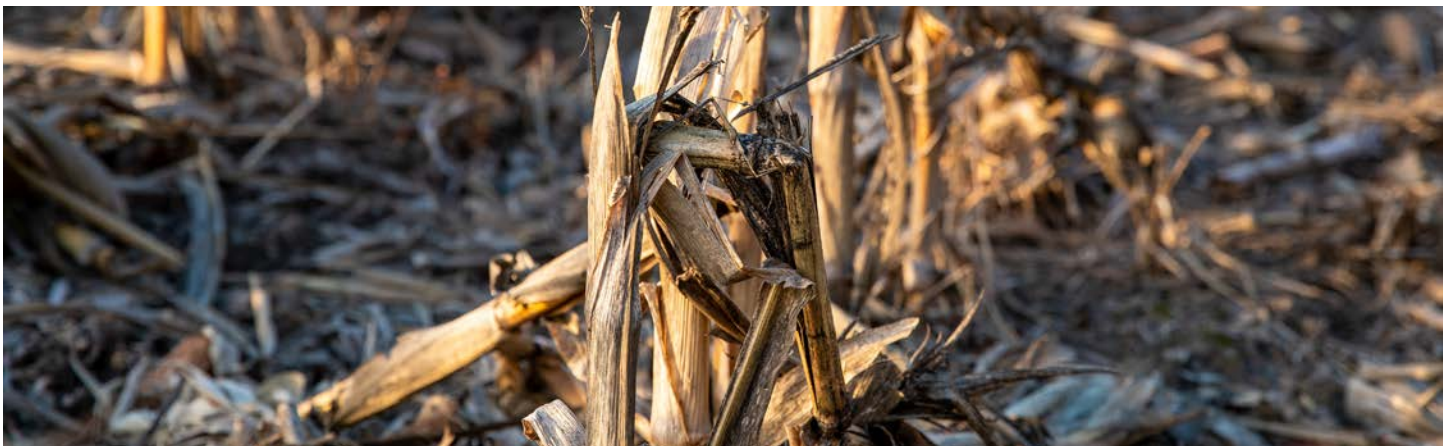


NEARLY ½ MILE OF WEST BIG FORK CREEK

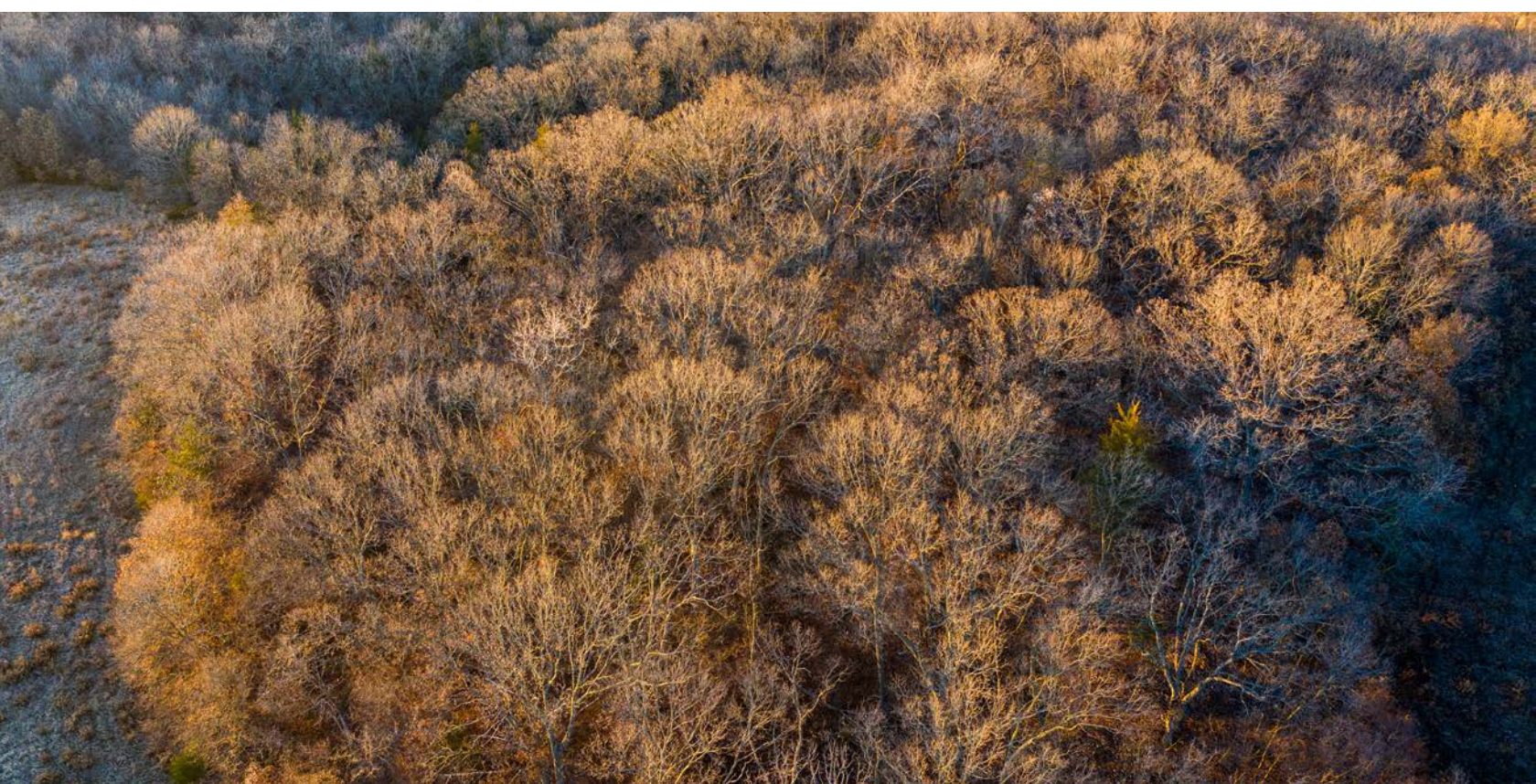


EXCELLENT DEER AND TURKEY HUNTING

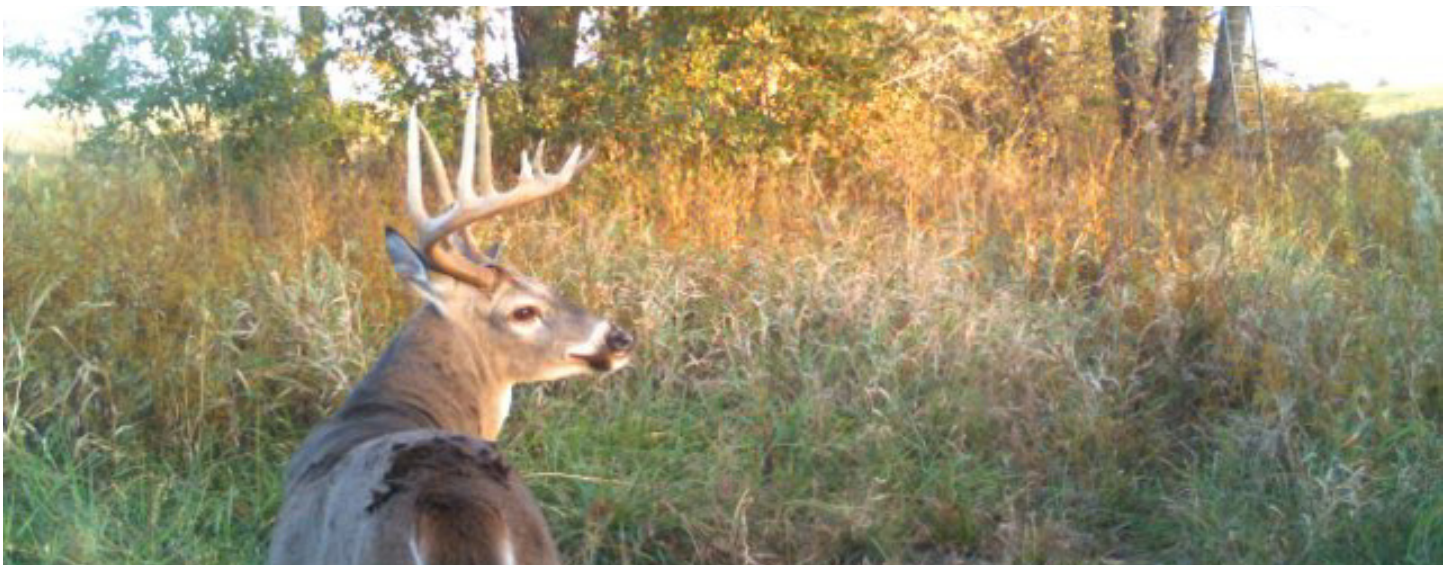
The abundant deer and turkey sign, as evidenced by trail camera history and past harvests, speak to the property's hunting potential. With nearly ½ mile of West Big Fork Creek running through the center of the farm, the rutting activity on this property should be fantastic.



IMPRESSIVE STAND OF WHITE OAK TIMBER



TRAIL CAM PICTURES



ADDITIONAL TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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

Boundary Center: 40° 28' 2.81, -94° 1' 6.42

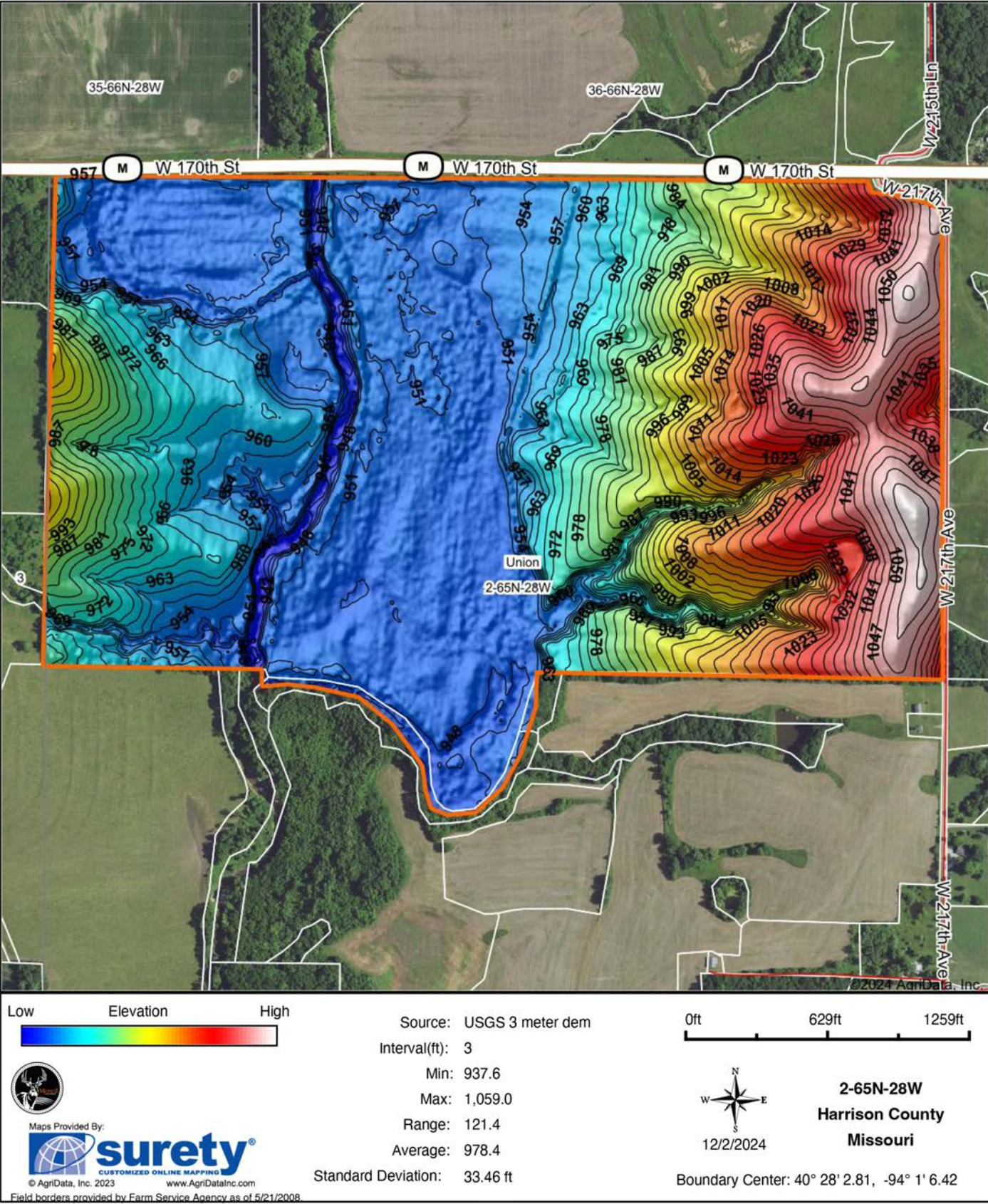
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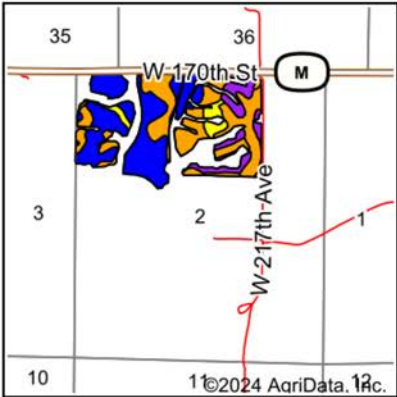
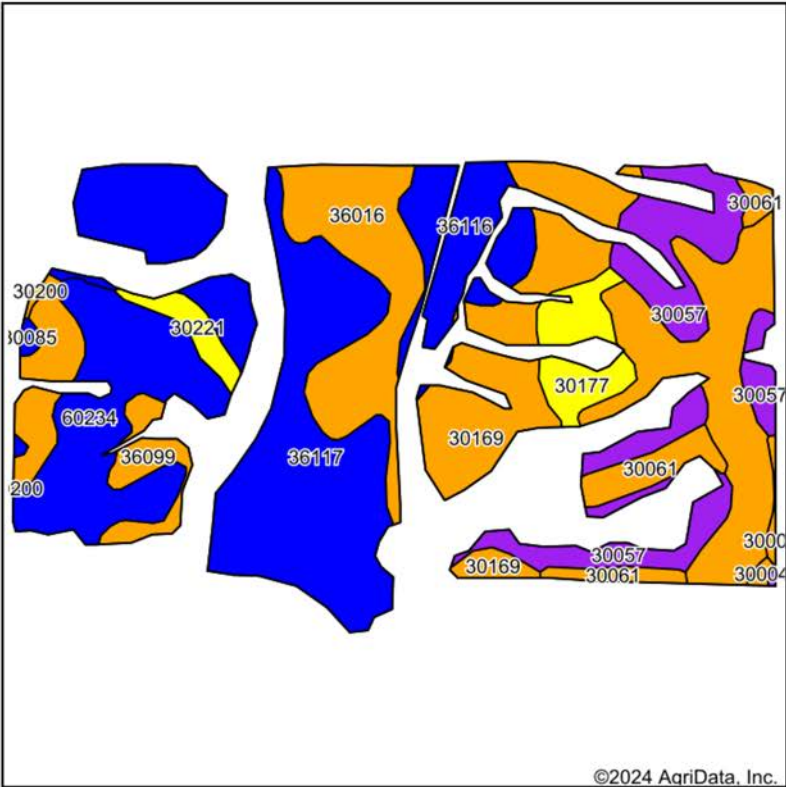
2-65N-28W
Harrison County
Missouri

12/2/2024

HILLSHADE MAP



SOILS MAP



State: **Missouri**
County: **Harrison**
Location: **2-65N-28W**
Township: **Union**
Acres: **145.89**
Date: **12/2/2024**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

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
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	35.90	24.8%		IIw							80	80	74	
30169	Pershing silt loam, 5 to 9 percent slopes	33.00	22.6%		IIe							72	72	69	
60234	Weller silt loam, 2 to 5 percent slopes	16.50	11.3%		Ile							73	73	65	
30057	Gara loam, 14 to 18 percent slopes	15.73	10.8%		VIe							66	66	56	
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	13.92	9.5%		IIIw							90	90	66	

Soils data provided by USDA and NRCS.

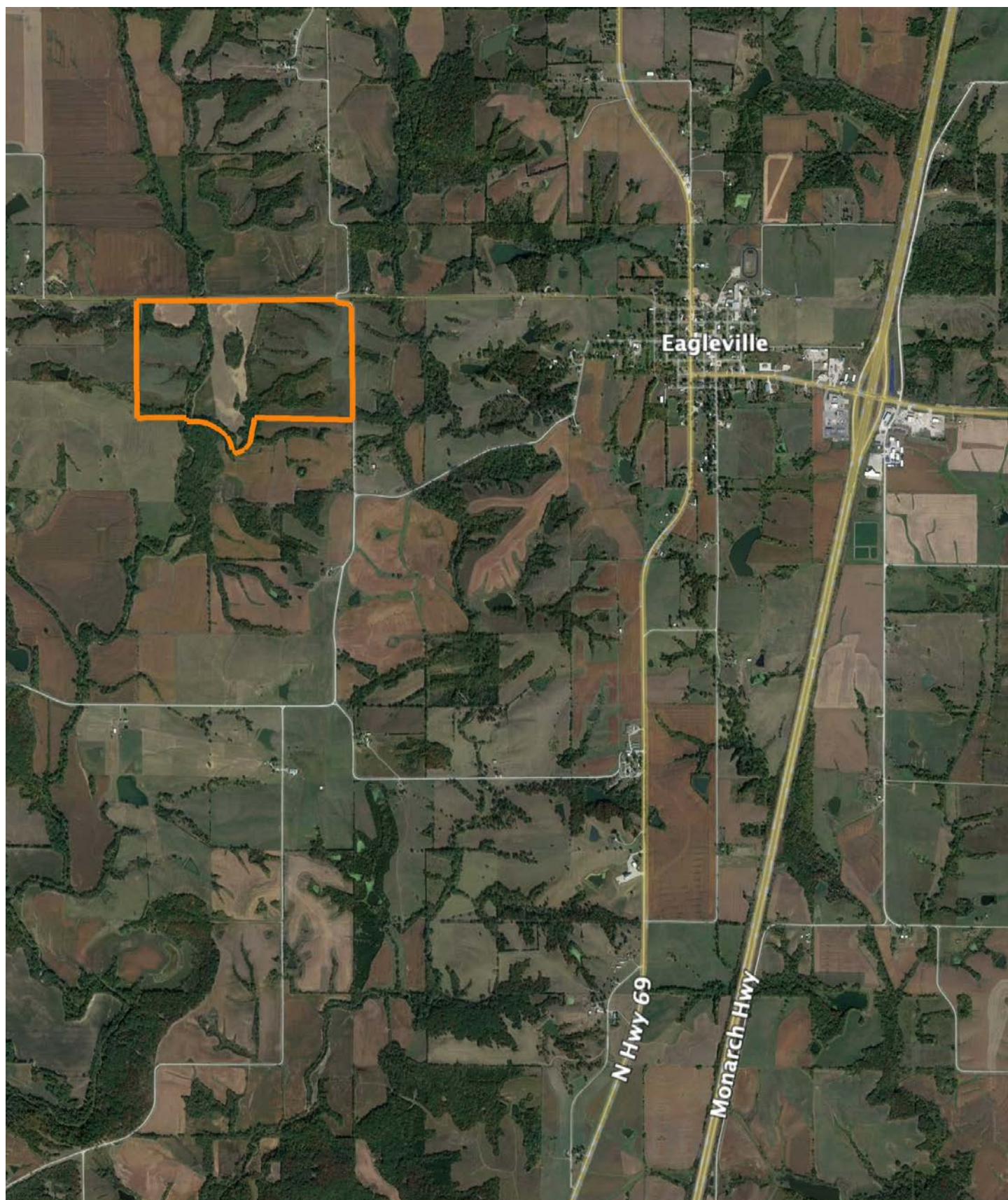
SOILS MAP CONTINUED

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
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	9.26	6.3%		IIw							74	74	61	
30177	Pershing silty clay loam, 5 to 9 percent slopes, severely eroded	5.21	3.6%		IVe		2	8	7	8	10	71	71	63	
30061	Gara loam, 5 to 9 percent slopes	4.80	3.3%		IIle	6	7	6	6	6	7	77	77	65	
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	4.56	3.1%		IIle							59	59	53	
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	3.36	2.3%		IIIw			8	7	8	9	67	67	58	
30221	Weller silty clay loam, 5 to 9 percent slopes, severely eroded	2.07	1.4%		IVe	5	8	7	8	7	8	57	57	57	
30085	Grundy silt loam, 2 to 5 percent slopes	0.50	0.3%		Ile							74	74	67	
30005	Adair loam, 3 to 9 percent slopes	0.43	0.3%		IIle	4	7	6	7	6	7	72	72	66	
30200	Shelby loam, 9 to 14 percent slopes	0.35	0.2%		IIle							72	72	60	
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.30	0.2%		IIle							66	66	55	
Weighted Average					2.95	0.3	0.4	0.8	0.7	0.8	0.9	*n 74.7	*n 74.7	*n 66.2	

*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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