



MIDWEST LAND GROUP
PRESENTS

RALLS/PIKE COUNTY MISSOURI

1,807 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE 1,807 +/- ACRES CREATING THE PERFECT CONTIGUOUS COMBINATION FARM

Midwest Land Group is proud to present the rare opportunity to own a remarkable complete package farm in Ralls and Pike Counties just west of Frankford, Missouri. One of its standout features is the large fields of fertile bottom ground along Spencer Creek. Predominantly comprised of Chariton, Fatima, and Belknap loam soils with under 2% slopes, the nearly 1,000 acres currently in production, provide you with excellent crop production. Having great access into the fields, over two miles of road frontage, and the solid interior roadways in place, navigating for planting, harvesting, and hauling crops is a breeze. A considerable number of tillable acres could be added in both the bottom and hill ground on the property with ease to enhance the crop income.

This farm is also home to a thriving cattle operation. The ground being used for cattle has been meticulously maintained and improved over the last several decades. With several lots encapsulated in continuous fencing, multiple ponds and waterers scattered throughout the

farm, everything is in place for running pairs, weaning calves, and finishing cattle. There are also several barns and sheds that can be used for equipment storage and cattle shelters. Everything is in place for successfully diversifying your farming operation with this one.

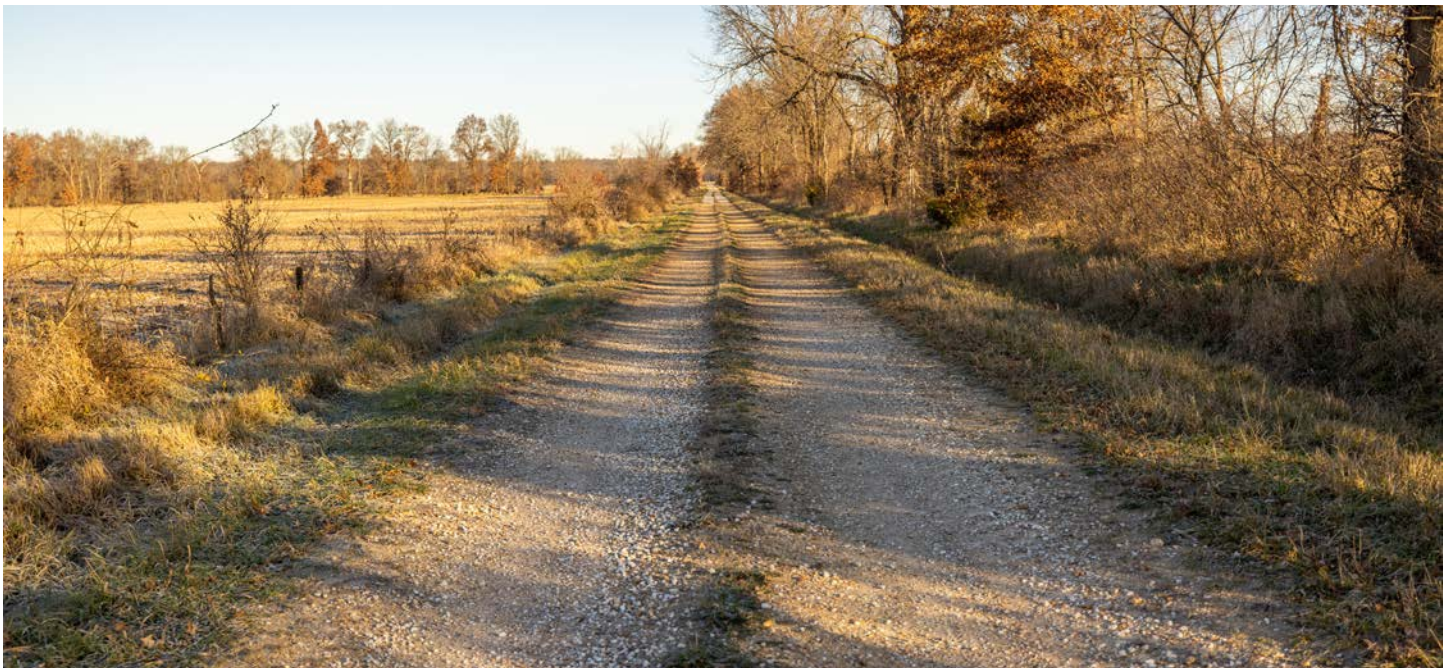
The hunting opportunities offered with this sprawling acreage are first class. With the multiple pockets of quality timber, the vast amount of food, water, and cover, the recipe for holding and growing giant whitetails and turkey is complete. Multiple pinch points and creek crossings provide ample blind and stand locations for you to be successful in your hunting endeavors. There is also an older home that has been vacant for several years that would make a great hunting camp or could be renovated into your home or a rental. Rarely do farms of this magnitude and quality become available. Give land agent Brad Prater a call today to schedule your viewing of this tremendous farm today.



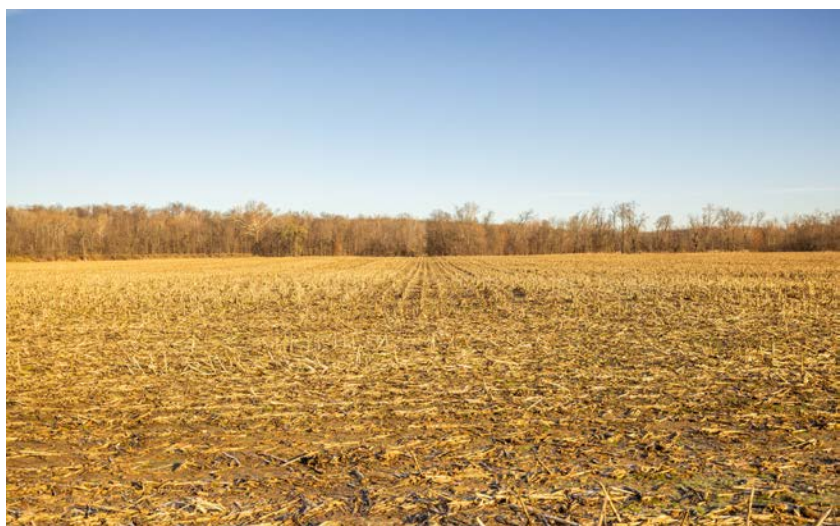
PROPERTY FEATURES

PRICE: **\$13,055,575** | COUNTY: **RALLS/PIKE** | STATE: **MISSOURI** | ACRES: **1,807**

- 1,807 +/- acres
- Large tillable fields
- Highly productive soils
- Borders Spencer Creek
- Excellent access
- Two miles of road frontage
- Multiple ponds
- Continuous fencing
- Tremendous hunting
- 30 minutes from Hannibal
- 1.5 hours from Saint Louis



LARGE TILLABLE FIELDS



TWO MILES OF ROAD FRONTAGE



CONTINUOUS FENCING



SEVERAL BARNES AND SHEDS

There are also several barns and sheds that can be used for equipment storage and cattle shelters. Everything is in place for successfully diversifying your farming operation with this one.



TREMENDOUS HUNTING

With the multiple pockets of quality timber, the vast amount of food, water, and cover, the recipe for holding and growing giant whitetails and turkey is complete.



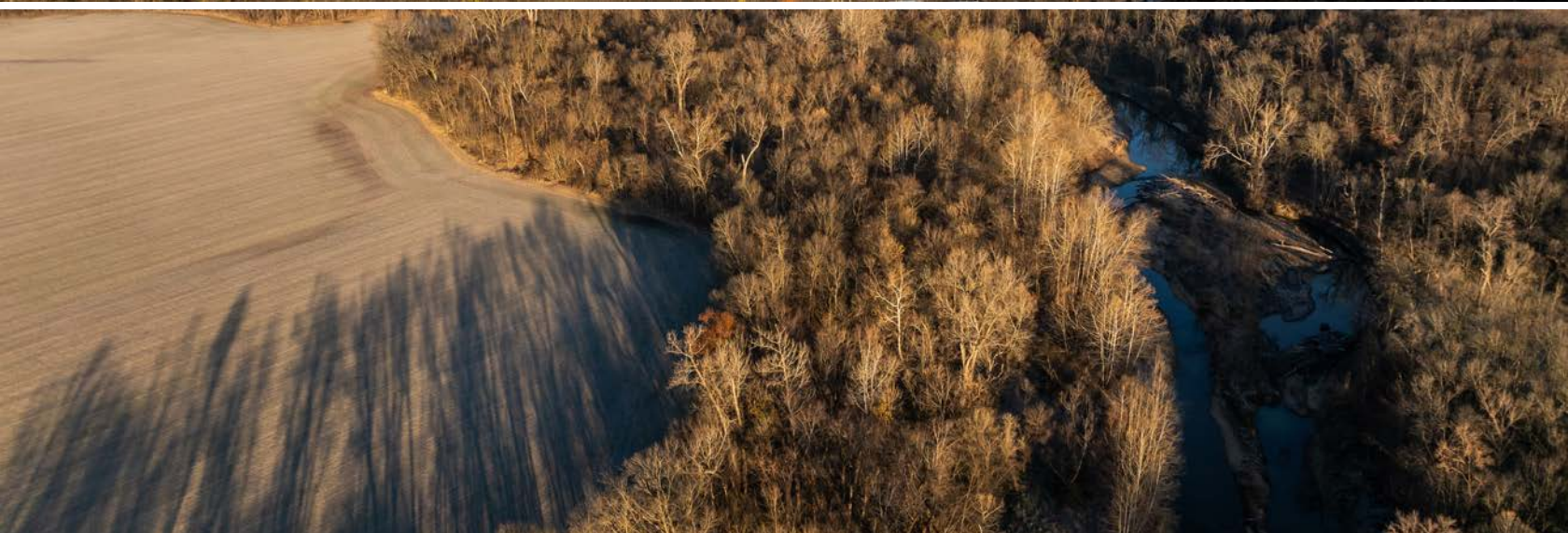
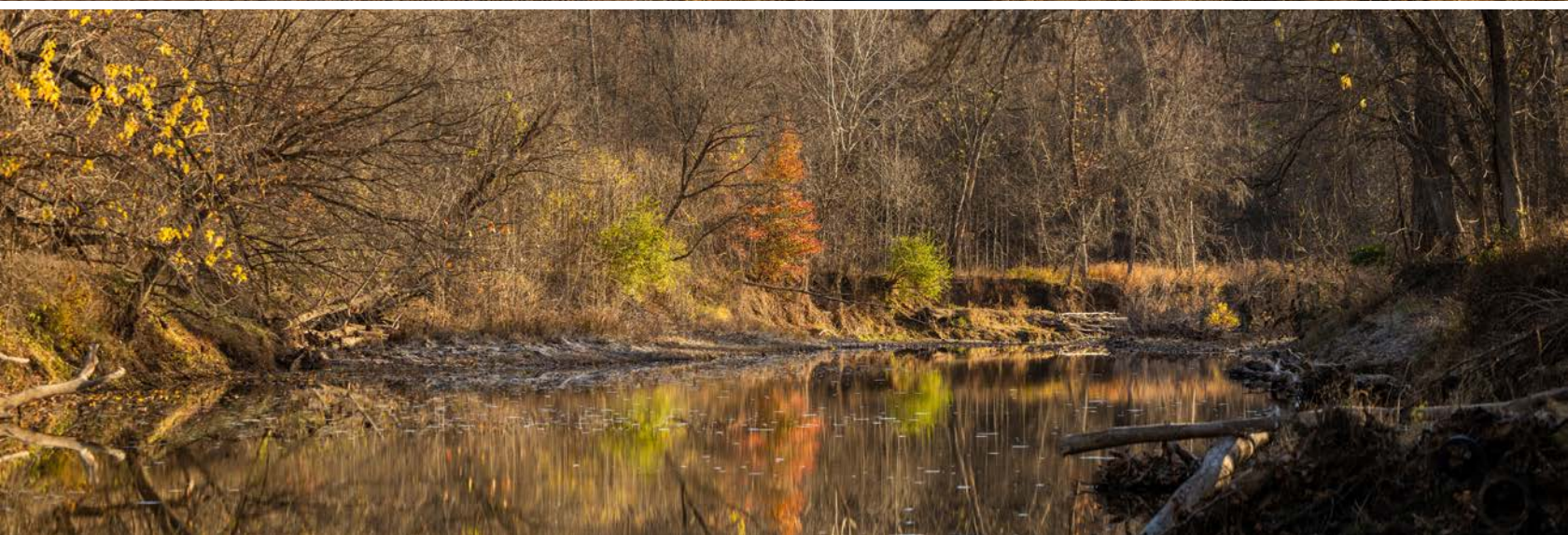
MULTIPLE PONDS



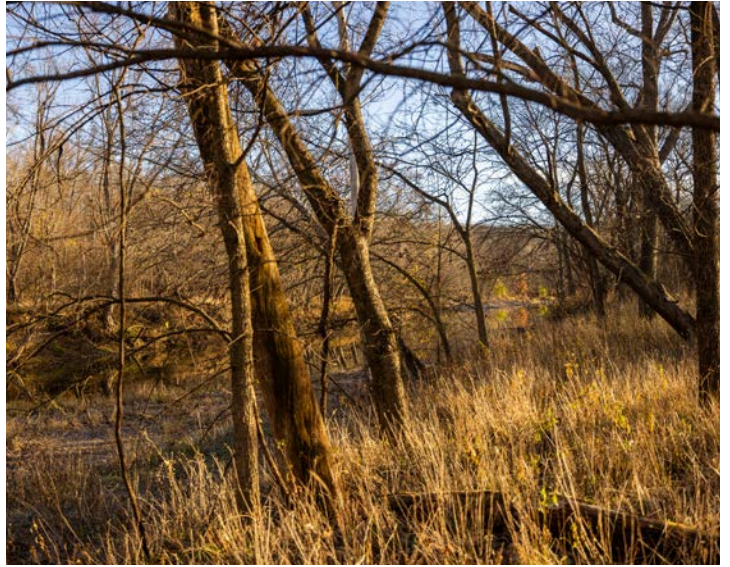
EXCELLENT ACCESS



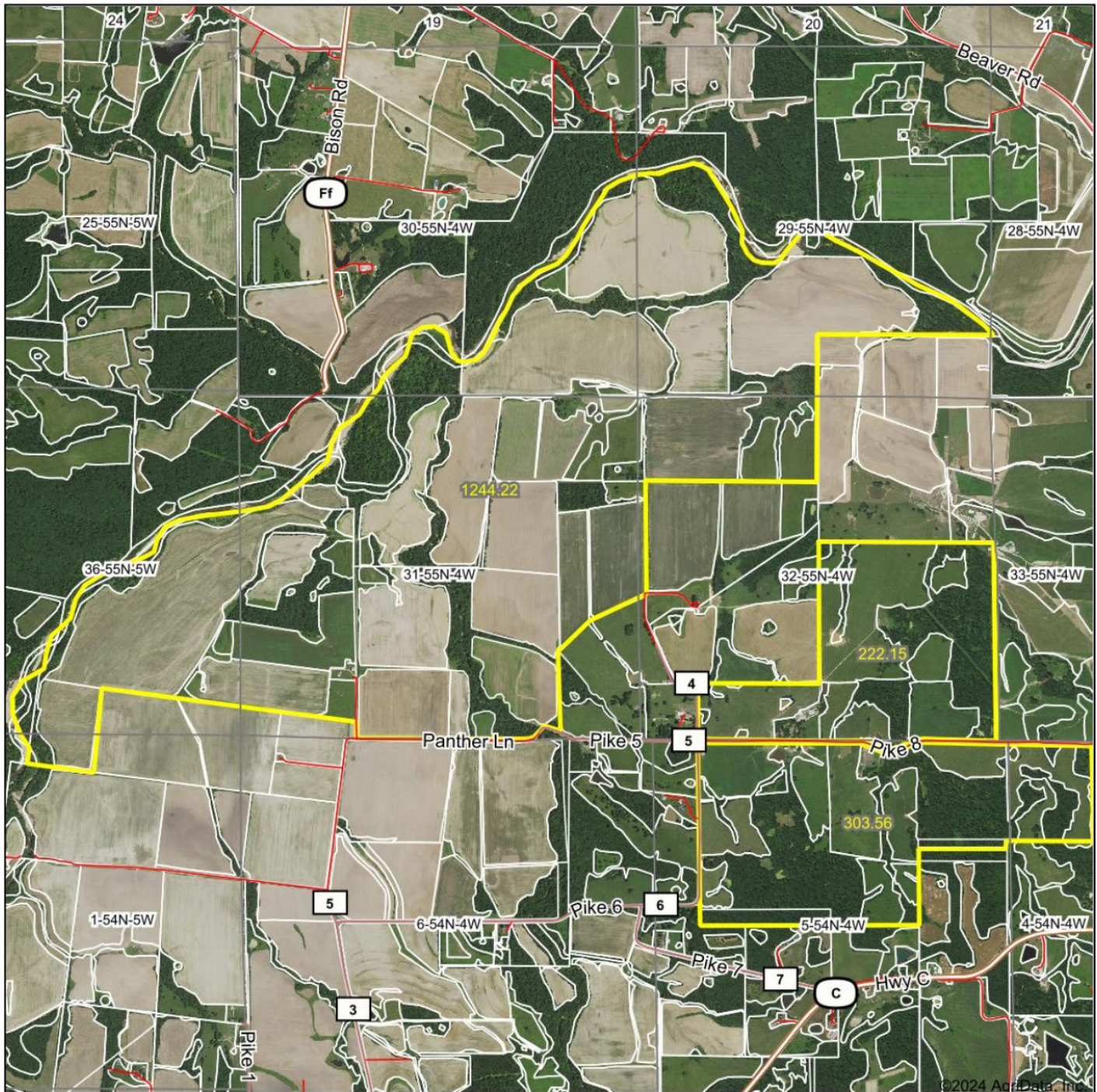
BORDERS SPENCER CREEK



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:

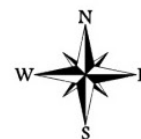


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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 39° 30' 1.57, -91° 23' 11.63

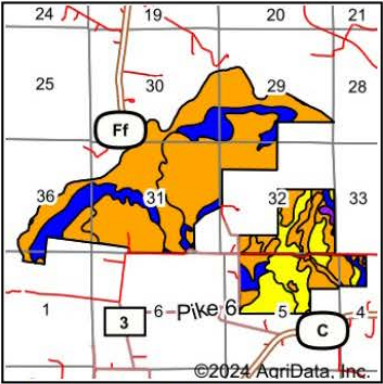
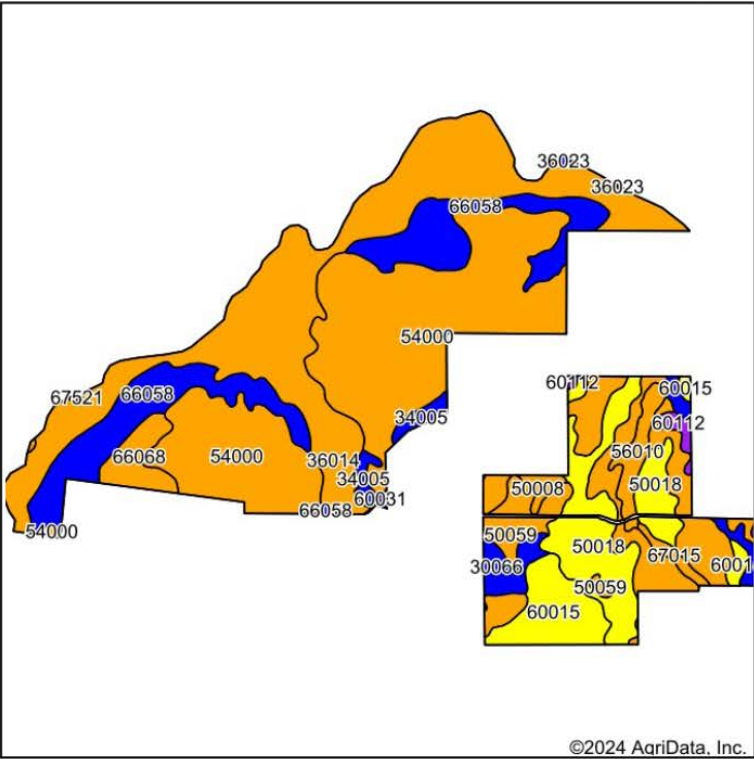
0ft 2364ft 4727ft



31-55N-4W
Ralls County
Missouri

11/12/2024

SOILS MAP



State: **Missouri**
County: **Ralls**
Location: **31-55N-4W**
Township: **Spencer**
Acres: **1769.93**
Date: **11/12/2024**



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

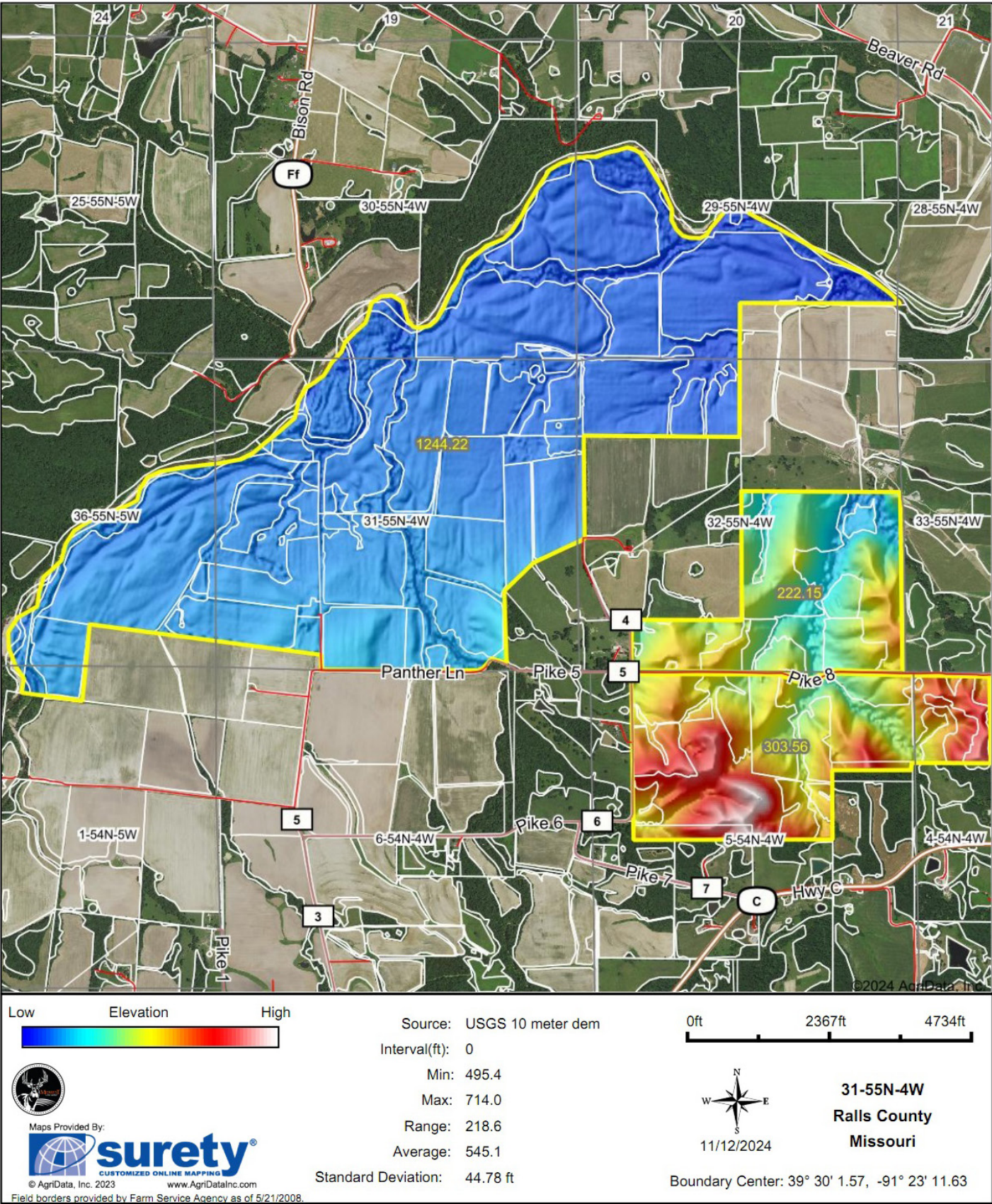
Area Symbol: MO163, Soil Area Version: 27
Area Symbol: MO173, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Wheat Bu	Winn whe Bu
54000	Chariton silt loam, 0 to 2 percent slopes, rarely flooded	524.83	29.5%		IIIw										
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	446.95	25.3%		IIIw				7	8		7	9		
66058	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	213.34	12.1%		IIw										
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	166.02	9.4%		IIIe										
50018	Armstrong loam, 3 to 7 percent slopes, eroded	147.95	8.4%		IVe										
60015	Goss gravelly silt loam, 9 to 14 percent slopes, eroded	78.34	4.4%		IVe	4	7	5		6		5	7		

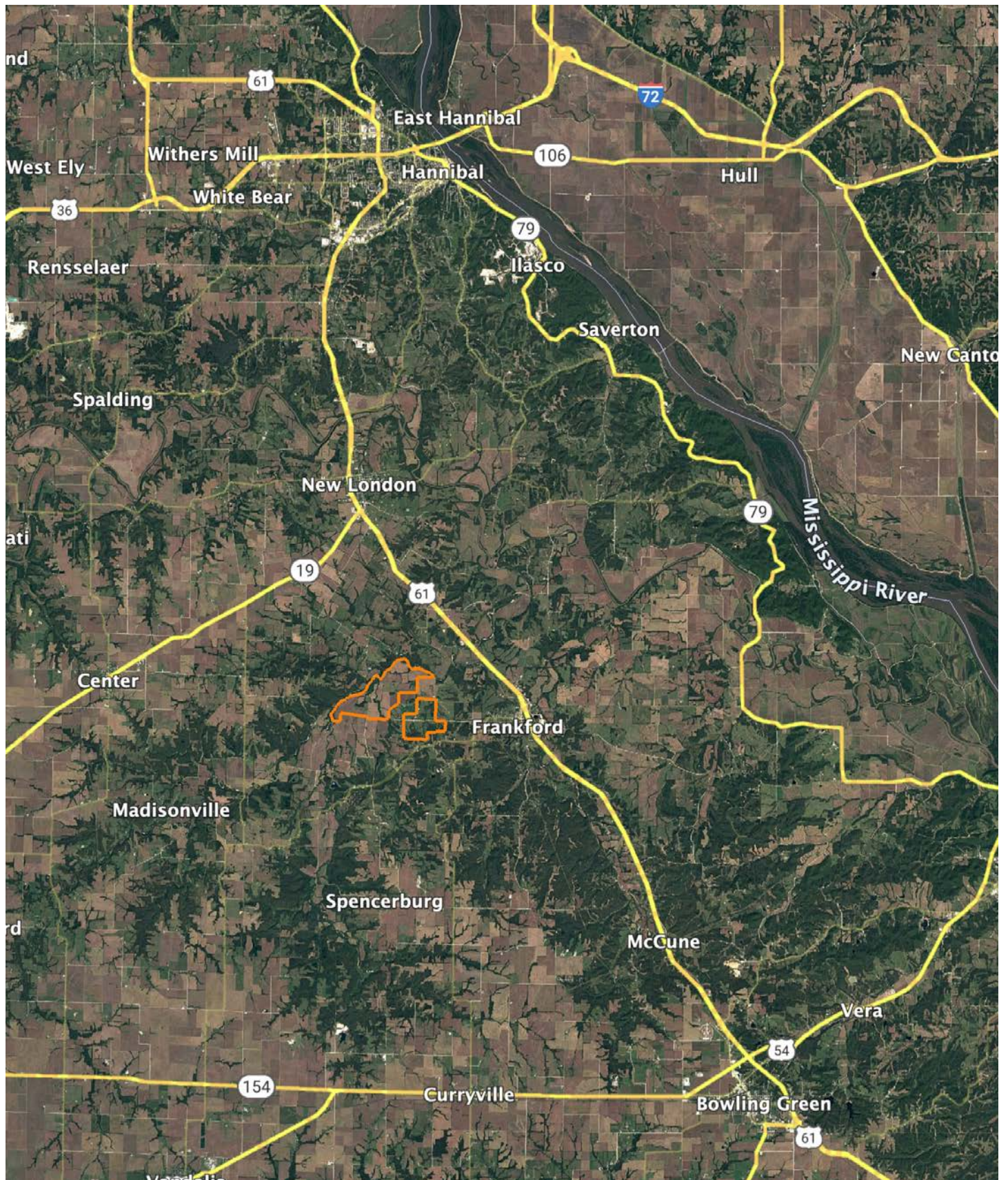
SOILS MAP CONTINUED

50059	Mexico silt loam, 1 to 4 percent slopes, eroded	41.90	2.4%		IIIe									
30066	Gorin silt loam, 2 to 5 percent slopes	36.31	2.1%		Ile	5	8	7	4	8	1	7	8	2
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	35.45	2.0%		IIIw			7		6		7	8	
56010	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	28.49	1.6%		IIIw									
34005	Gifford silt loam, 2 to 5 percent slopes, rarely flooded	18.62	1.1%		Ile			8		7		8	9	
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	10.64	0.6%		VIIe									
67015	Belknap silt loam, 1 to 3 percent slopes, frequently flooded	9.22	0.5%		IIIw									
66107	Tice silt loam, 0 to 2 percent slopes, occasionally flooded	6.84	0.4%		IIw			7		8		7	9	
36023	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	1.79	0.1%		IIw	6	8	7		6		6	8	
67521	Cedargap silt loam, 0 to 3 percent slopes, frequently flooded, cool	1.55	0.1%		IIIw	2	4	3		1		3	4	
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	0.77	0.0%		VIe									
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	0.77	0.0%		VIe									
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	0.15	0.0%		IIIw			7		8		7	9	
Weighted Average					3.00	0.3	0.5	2.4	0.1	2.7	*-	2.4	3	*-

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

If there's one agent who has a passion for land and a keen eye for habitat potential, management, and improvement, it's Brad Prater. He's managed hunting properties in different geographical areas, from the Caprock Canyon region of West Texas to prime whitetail properties in the Midwest. He's guided spring turkey hunts for years and has a solid background in beef cattle production having run a cow calf operation.

Born and raised in Missouri, Brad attended Buffalo High School near Springfield. For over a decade, he owned and operated a residential construction company. He also bought and sold several investment properties as a means to build his portfolio. At Midwest Land Group, his determination, drive, and hard work are seen in every transaction. Clients enjoy working with him due to his passion, integrity, and knowledge.

Brad's always been involved in ministry of some capacity. With his sisters, he sang gospel music professionally and traveled nationally. He helped start a teenage outreach ministry, LifeTree Legacies in Amarillo, Texas, and is currently a senior pastor at Rural Dale Baptist Church, east of Trenton. This ongoing involvement in ministry shows just how dedicated Brad is to helping people, meeting the needs of a variety of individuals and circumstances. He currently serves on the stockholder advisory committee for FCS Financial and, when he's not working, enjoys hunting, fishing, habitat management, and baseball. Brad lives in Trenton, MO, with his wife Courtney and daughter Kennison.



BRAD PRATER, LAND AGENT
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