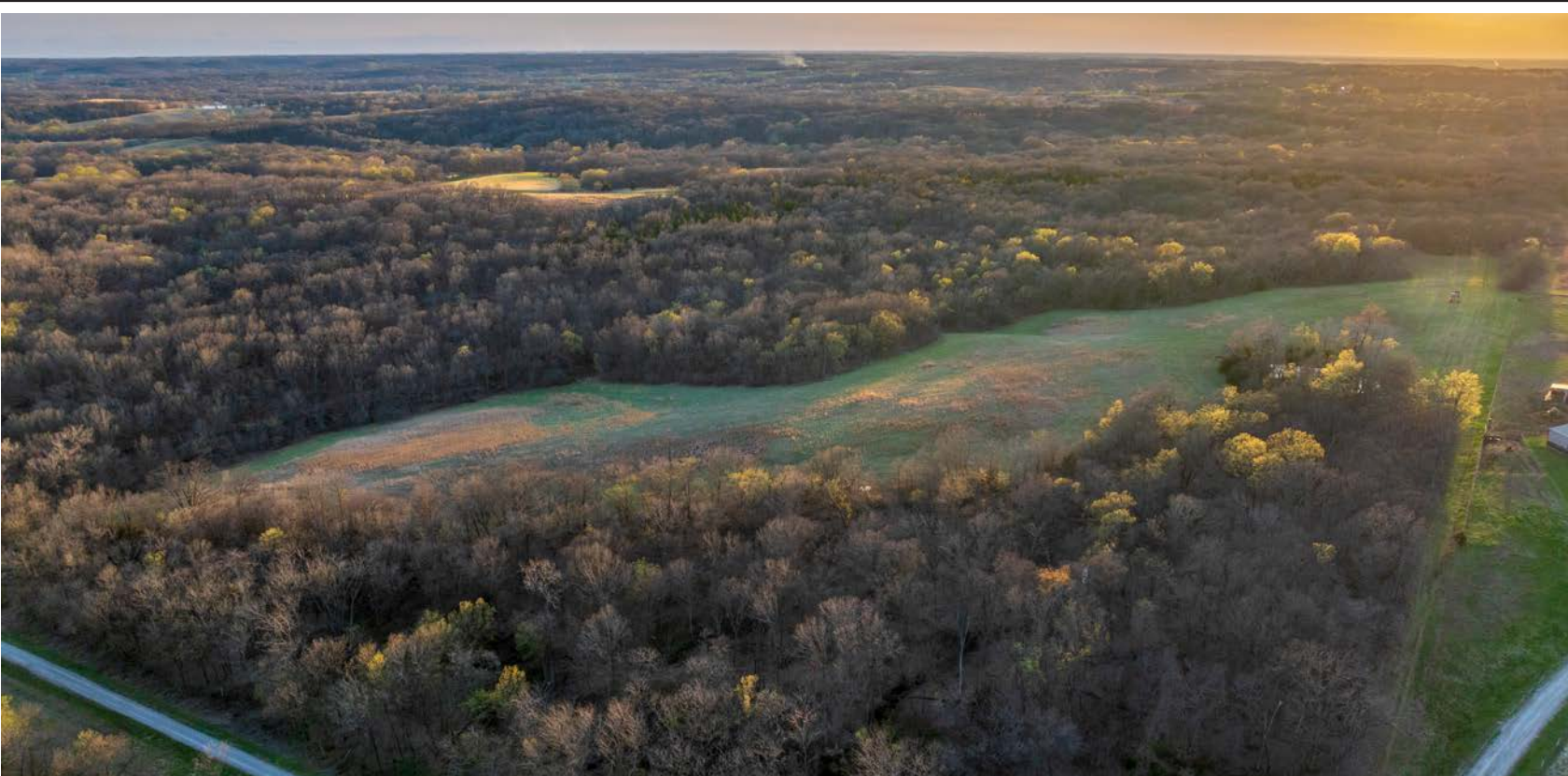


MIDWEST LAND GROUP PRESENTS

80 ACRES

# CARROLL COUNTY, MO

COUNTY ROAD 739, TINA, MISSOURI, 64682



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

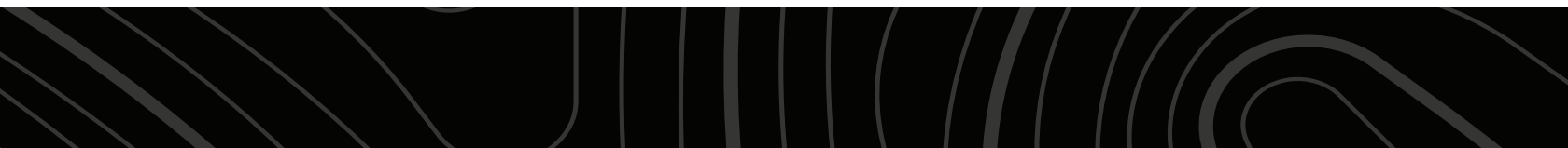
# 80 +/- ACRE PREMIER HUNTING TRACT IN CARROLL COUNTY

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Midwest Land Group is proud to present this stellar recreational farm located in Carroll County, Missouri where the deer and turkey are plentiful! Located just outside of Tina, Missouri, this 80 +/- acre property offers an unbeatable combination of natural beauty, privacy, and opportunity. Tucked just a half-mile off a blacktop road and only 5 minutes from Highway 65 providing great access to the farm! The land boasts oak timber, gently rolling terrain, timbered draws, and a wet-weather creek that winds through the property.

This farm boasts many highlight features making it the ultimate outdoorsman's paradise. One of those includes the established trail system throughout the farm. Thus

making the farm extremely easy to navigate, providing access to the most secluded portions of this farm. As you enter, you will be welcomed to the open field hilltop, giving you a panoramic view of the farm. Native grasses, large cedar bedding thicket, acorn-producing oak timber, and a wet-weather creek & pond for a water source for the wildlife. The topography of this farm also appeals to benefit with draws and strategic natural funnels that make this an exceptional hunting property. With one pond, CRP income, and great habitat diversity, it's no surprise the area is known for outstanding whitetail and turkey hunting. Whether you're looking for a recreational getaway or a long-term land investment, this farm offers incredible value in a great neighborhood.





# PROPERTY FEATURES

PRICE: **\$440,000** | COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **80**

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- Located 5 minutes west of the 65 Hwy
- .5 mile off blacktop road
- Great neighborhood
- Mature oak timber
- Established trails
- CRP
- 1 pond
- Natural funnels
- Native grass
- Wet-weather creek
- Timbered draws
- Seclusion
- Outstanding whitetail & turkey hunting area
- Tina, MO





# 80 +/- ACRES

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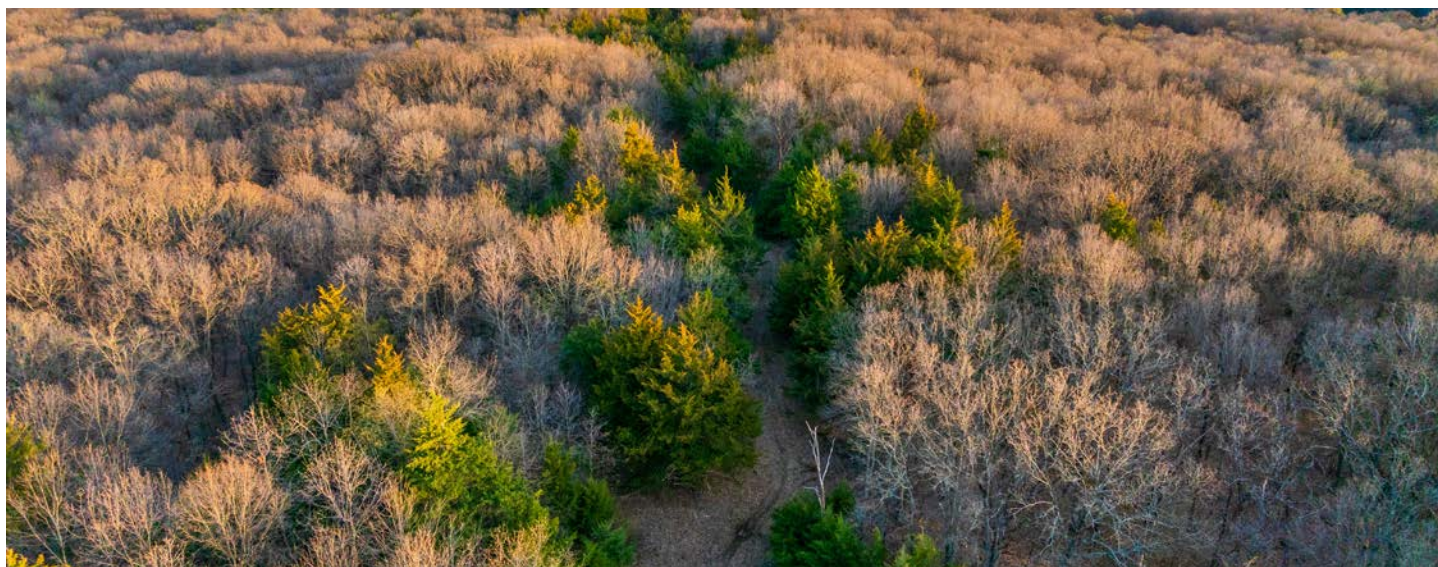
Located just outside of Tina, Missouri, this property offers an unbeatable combination of natural beauty, privacy, and opportunity. Tucked just a half-mile off a blacktop road and only 5 minutes from Highway 65!





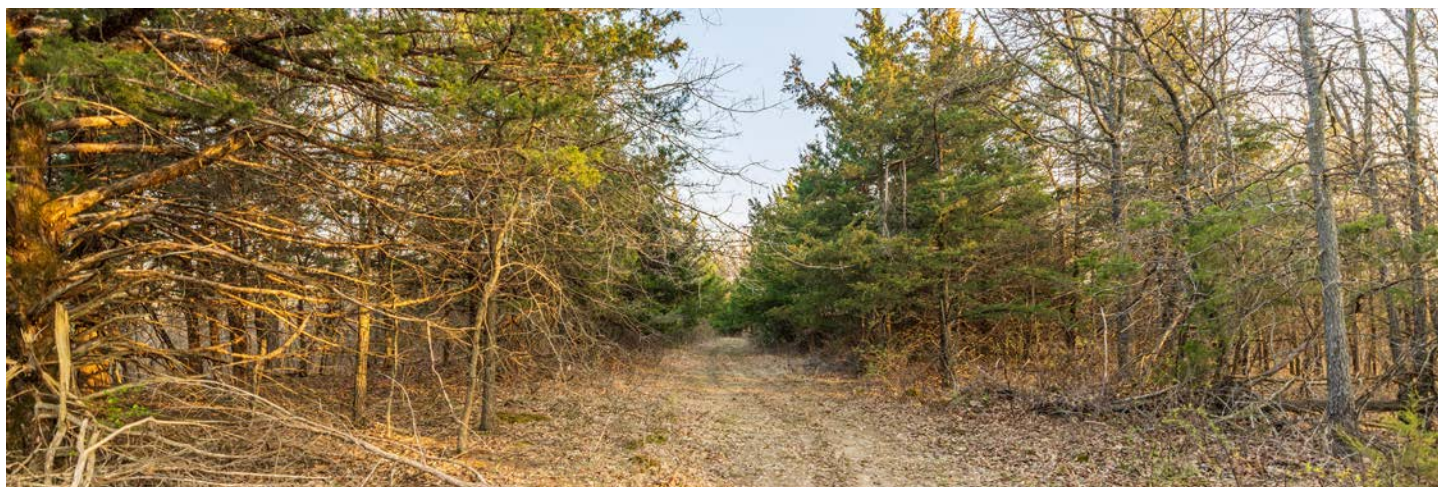
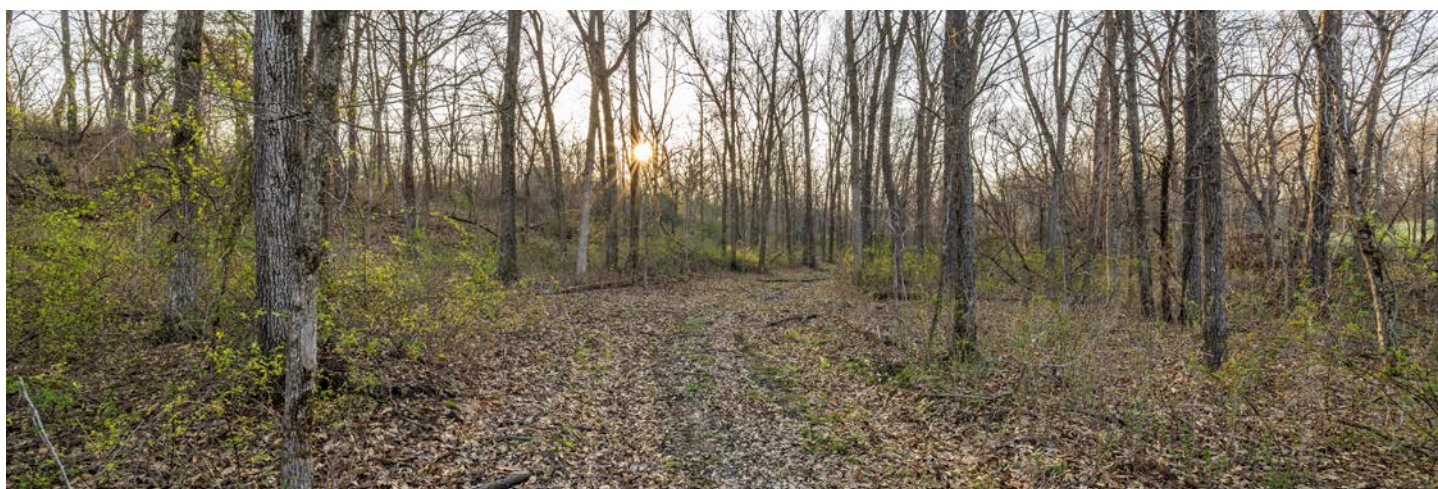
# MATURE OAK TIMBER

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# ESTABLISHED TRAILS

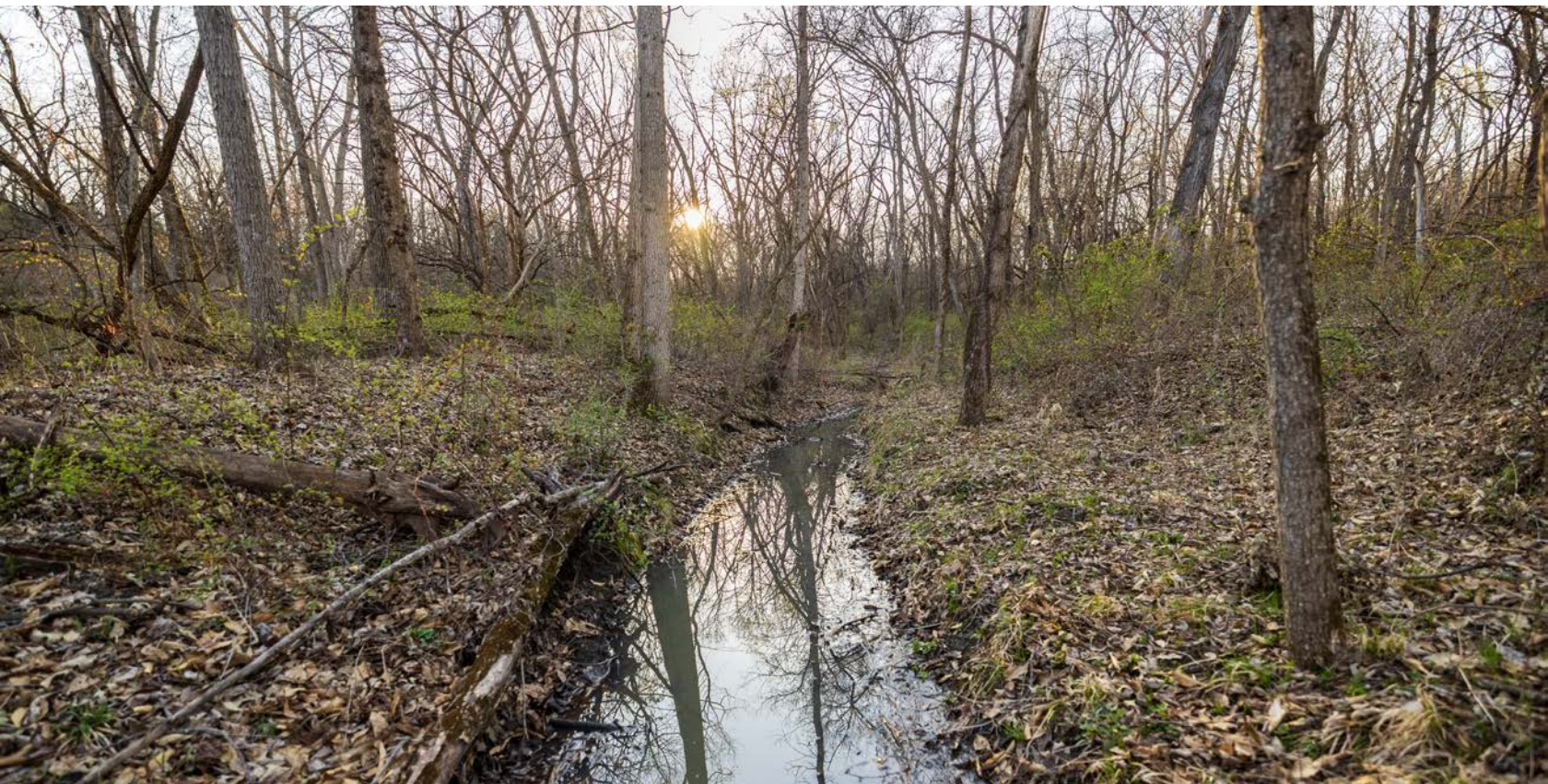
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# 1 POND & WET-WEATHER CREEK

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# OPEN FIELD HILLTOP

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 39° 35' 27, -93° 32' 19.23

**12-55N-24W**  
**Carroll County**  
**Missouri**

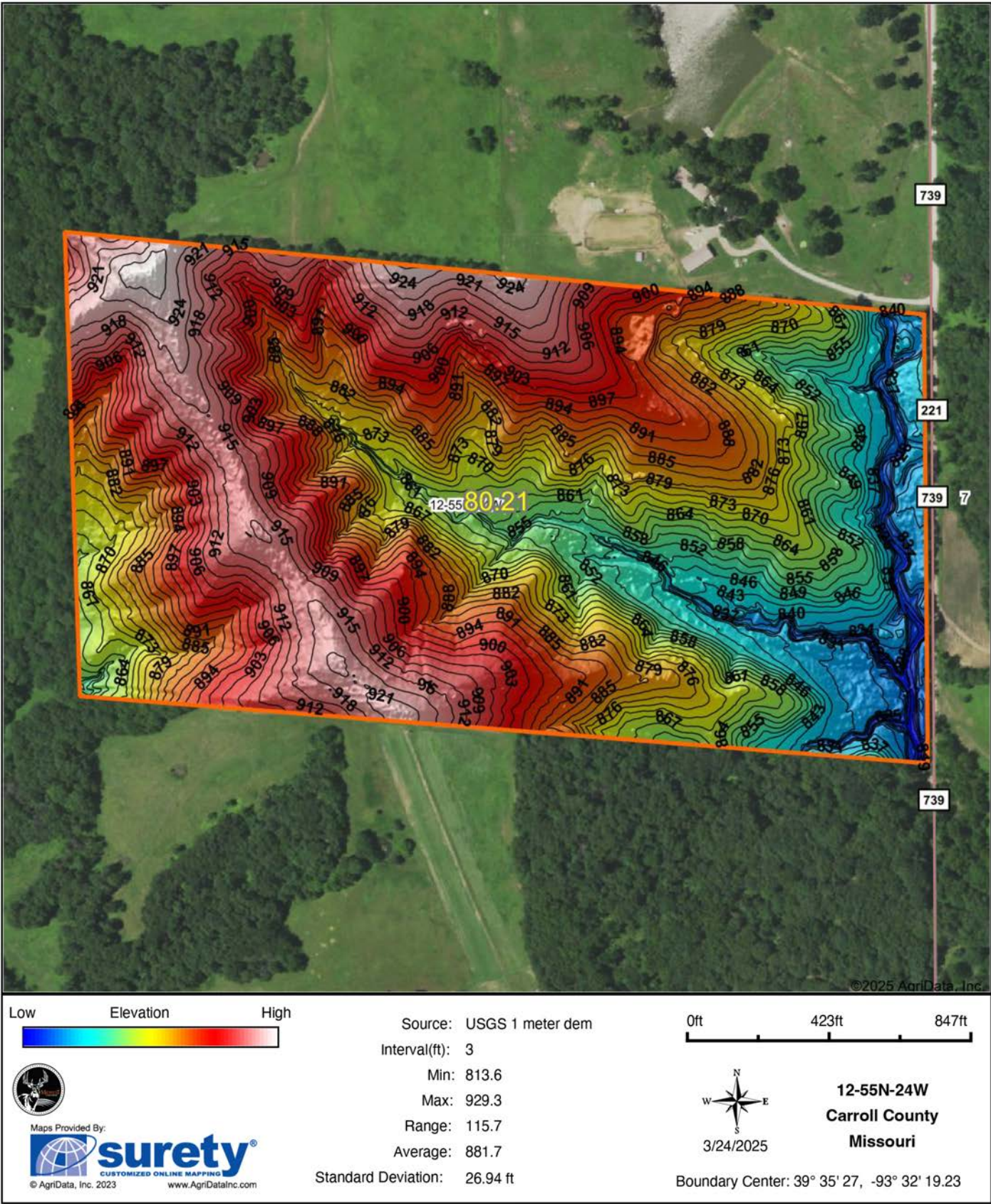
0ft 637ft 1275ft



3/24/2025



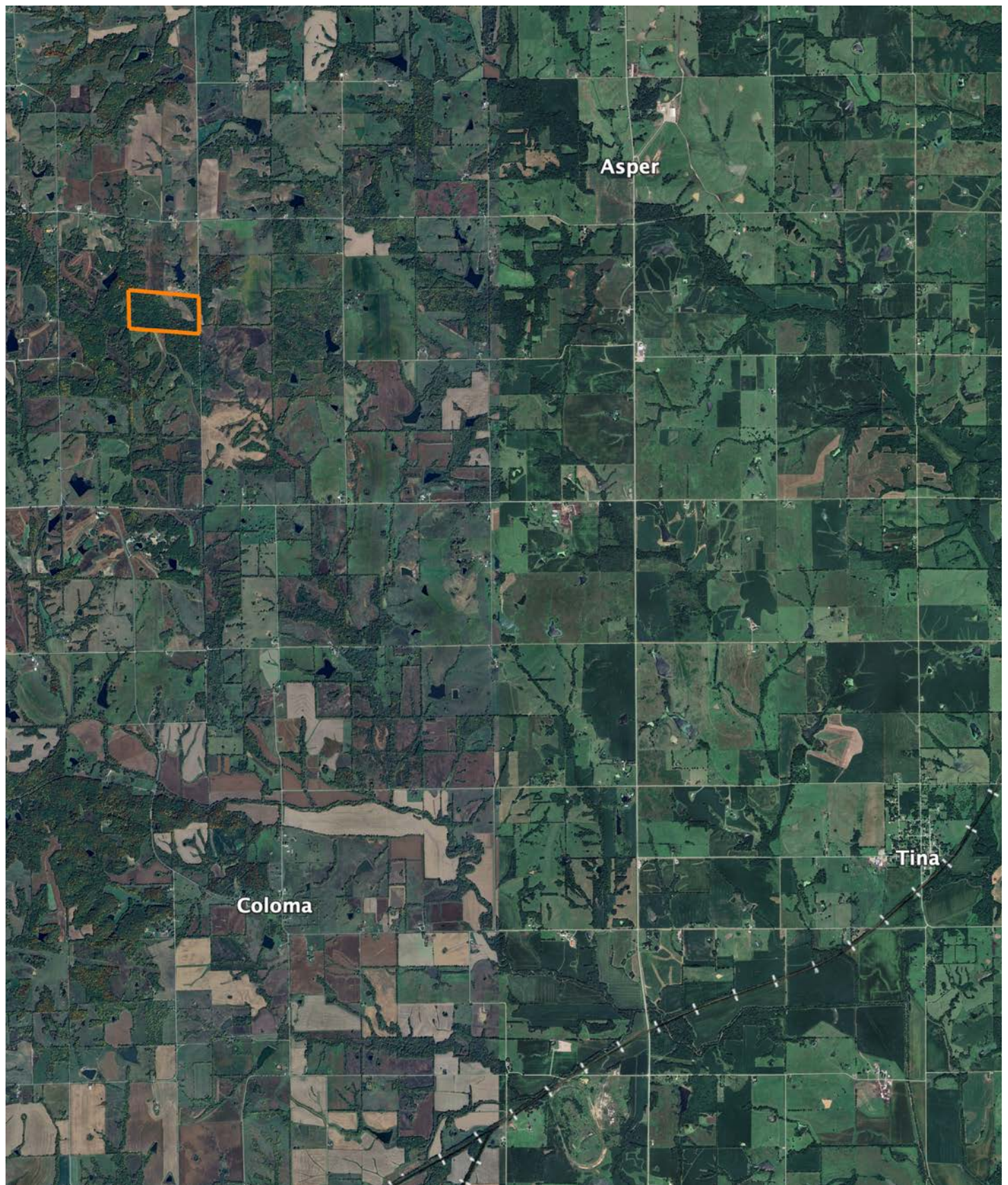
# HILLSHADE MAP





# OVERVIEW MAP

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# AGENT CONTACT

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Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



**JORDAN BABB,**

LAND AGENT

**816.410.3107**

[JBabb@MidwestLandGroup.com](mailto:JBabb@MidwestLandGroup.com)



## MidwestLandGroup.com

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