

MIDWEST LAND GROUP PRESENTS

40 ACRES

SULLIVAN COUNTY, MO

44301 HIGHWAY 6, HUMPHREYS, MISSOURI 64646



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

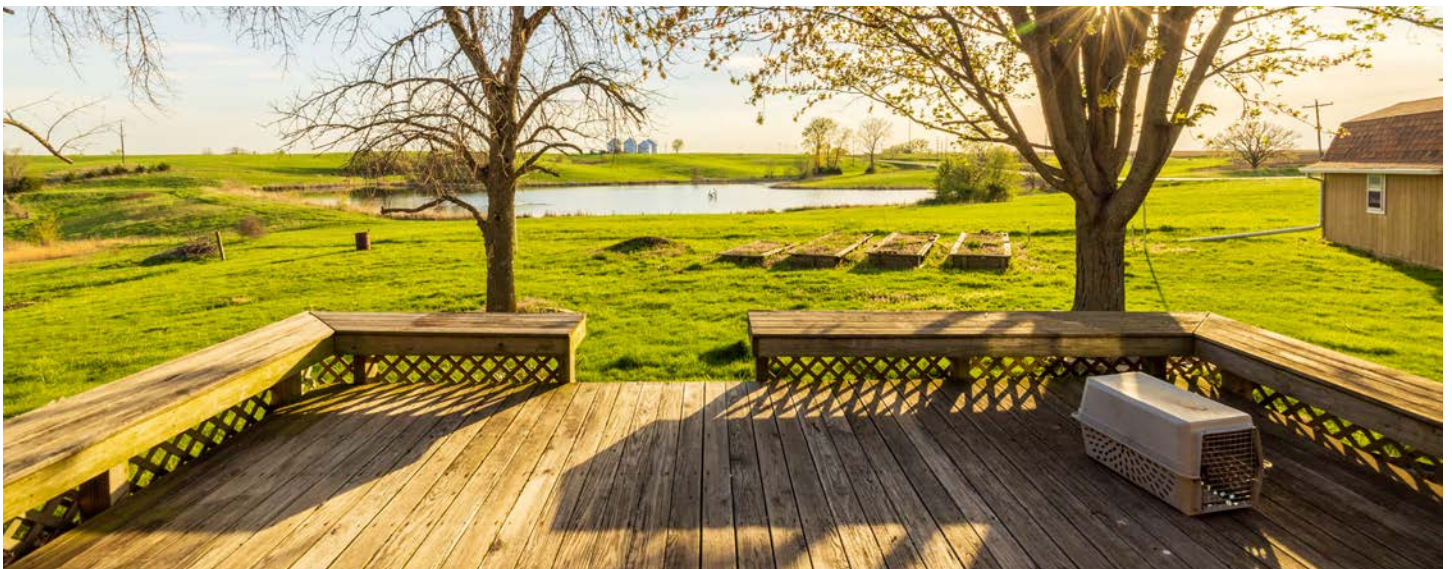
RECREATIONAL CRP FARM ON HIGHWAY 6 WITH RESIDENCE

Whether you're looking for a full-time residence or a base camp, look no further! This incredible farm offers the opportunity for one to purchase a great recreational farm with good income and a nice home, all located on blacktop! With Highway 6 frontage you can easily and quickly get anywhere you need go. The property is located just 15 minutes southwest of Milan, Missouri, 20 minutes east of Trenton, Missouri, and 35 minutes northeast of Chillicothe, Missouri. The Roy Blunt Reservoir project is currently being constructed and will be approximately 2,350 surface acres of water and will be open to the public. This lake is located just north of Milan, Missouri. This will create many outdoor activities and recreational opportunities just a short distance away.

This incredible 40 +/- acre recreational farm offers 32.54 acres of CP1 CRP paying \$4,203 annually through 2032. If you're looking to run livestock the farm is partially

fenced and the CRP can potentially be bought out as it was just enrolled in 2022. Overall, the CRP is very clean and has been maintained very well. The property features large elevation changes with big rolling hills, many different fields, timbered draws and ditches, tons of field edge, and plenty of walnut trees! While touring this farm it is clearly evident that deer heavily utilize all this farm has to offer.

The charming home is approximately 2,624 square feet and features 3 spacious bedrooms, 2 3/4 bathrooms, a large living room, a large family room located in the basement, newer kitchen cabinets, new carpet, a large workshop/storage room, newer A/C units, newer metal roof, and a large back deck with incredible views! Additionally, around the home site you will find flower beds, many raised garden beds awaiting your vegetables and plants, and a nice garden shed! Contact Derek Payne at (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$424,500** | COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **40**

- Located 15 minutes southwest of Milan, MO
- Located 20 minutes east of Trenton, MO
- Located 35 minutes northeast of Chillicothe, MO
- Multiple additional potential build sites
- 32.54 acres of CRP expiring in 2032
- Annual CRP payment of \$4,203
- Approximately 2,624 square foot home
- 2 car attached garage
- 3 spacious bedrooms
- 2 3/4 bathrooms
- Newer A/C Units
- Newer roof
- New carpet
- Large storage/workshop area
- Raised garden beds
- Garden shed
- Tons of native grass cover
- Tons of roost trees
- Many walnut trees
- Multiple timber draws and ditches
- Massive ridge top
- Big rolling terrain
- Located on Highway 6
- Miles of field edge
- Secluded fields
- Tons of deer sign



2,624 SQUARE FOOT HOME

The charming home is approximately 2,624 square feet and features 3 spacious bedrooms, 2 3/4 bathrooms, a large living room, a large family room located in the basement, newer kitchen cabinets, new carpet, a large workshop/storage room, newer A/C units, newer metal roof, and a large back deck with incredible views!



INTERIOR PHOTOS



MANY TIMBER DRAWS AND DITCHES



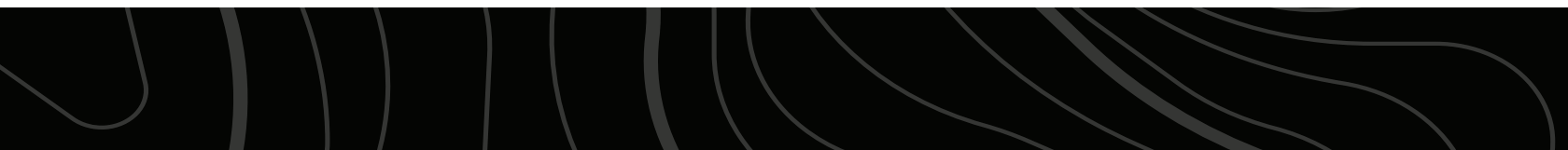
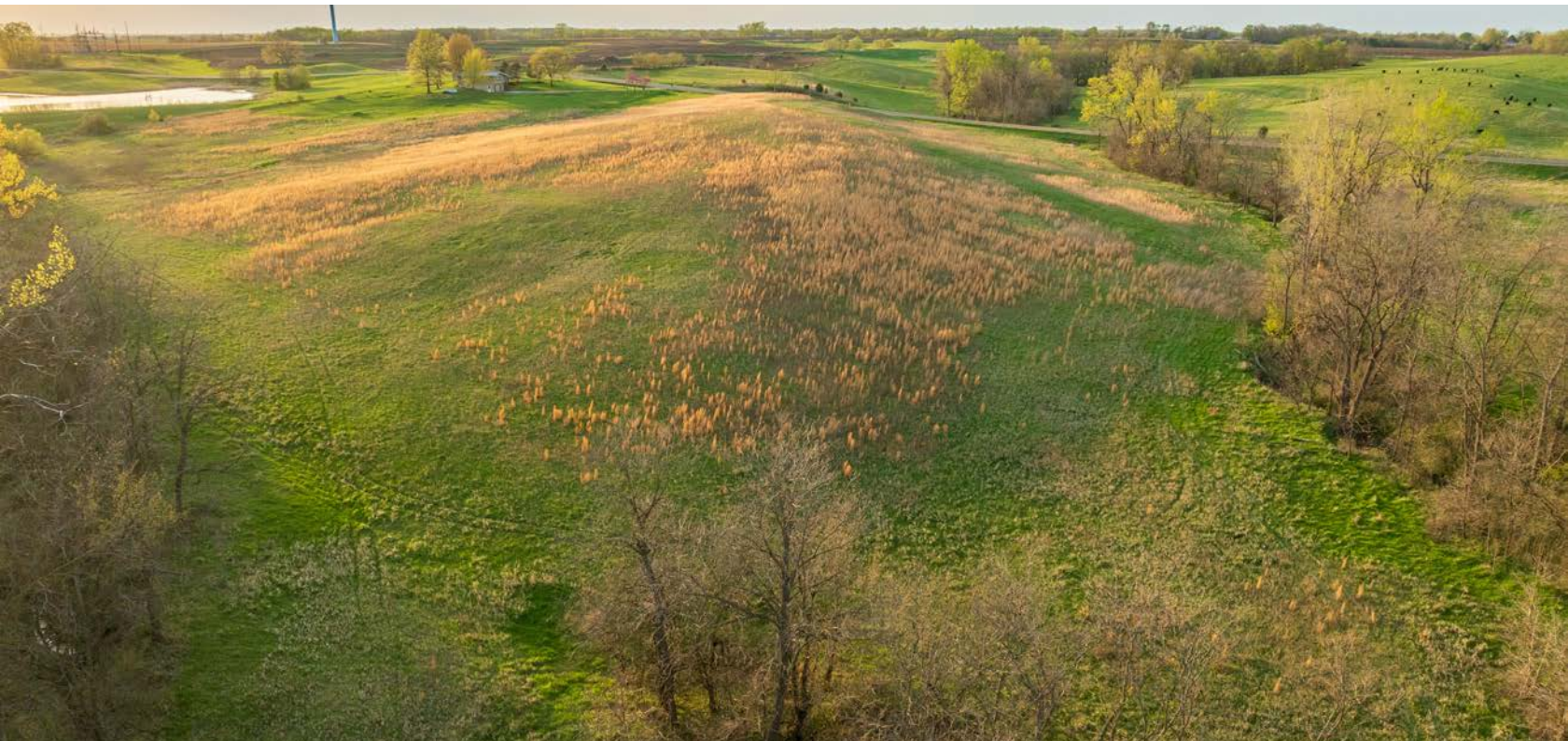
GARDEN SHED AND RAISED BEDS



32.54 ACRES OF CRP

This incredible 40 +/- acre recreational farm offers 32.54 acres of CP1 CRP paying \$4,203 annually through 2032.

Overall, the CRP is very clean and has been maintained very well.



AERIAL MAP



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Boundary Center: 40° 7' 38.83, -93° 17' 5.44

0ft 547ft 1095ft



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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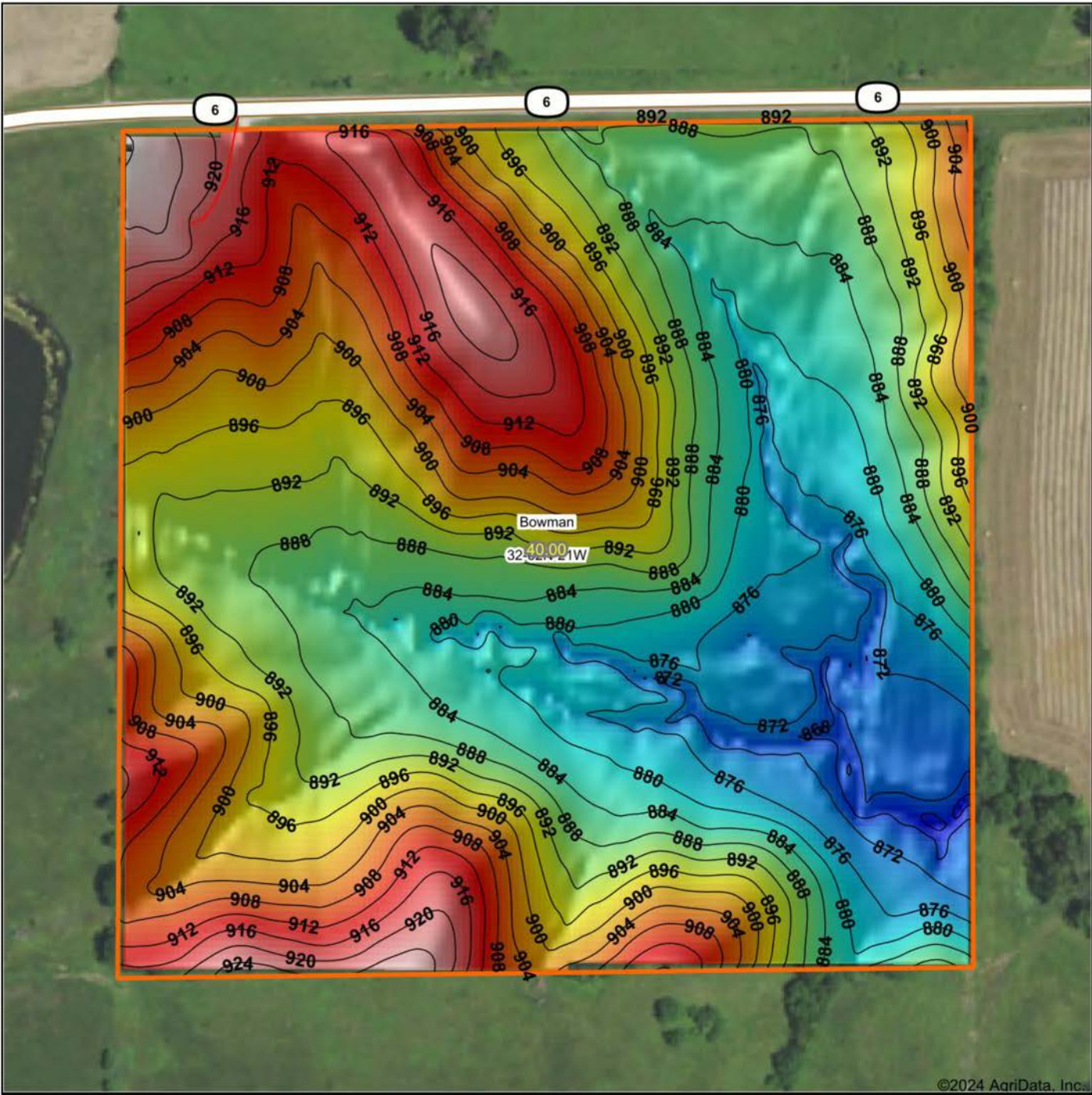
www.AgriDataInc.com

32-62N-21W
Sullivan County
Missouri

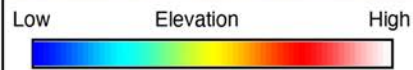


1/30/2024

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 4
Min: 862.6
Max: 928.5
Range: 65.9
Average: 893.3
Standard Deviation: 14.01 ft



1/30/2024

32-62N-21W
Sullivan County
Missouri

Boundary Center: 40° 7' 38.83, -93° 17' 5.44

CRP MAP



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Sullivan Co. FSA

C = Corn, YEL-GR
SB = Soybn, COM-GR
WHT = Wheat, HRW or SRW-GR
Milo = Sorg, GRS-GR
GZ = MixFg, LGM or IGS = Pasture
FG = MixFg, LGM or IGS = Hay
LS = Grass Left Standing, ILS
ID = Idle

*Unless notated on Map

1:2,170

Program Year: 2025

Created: 1/14/2025

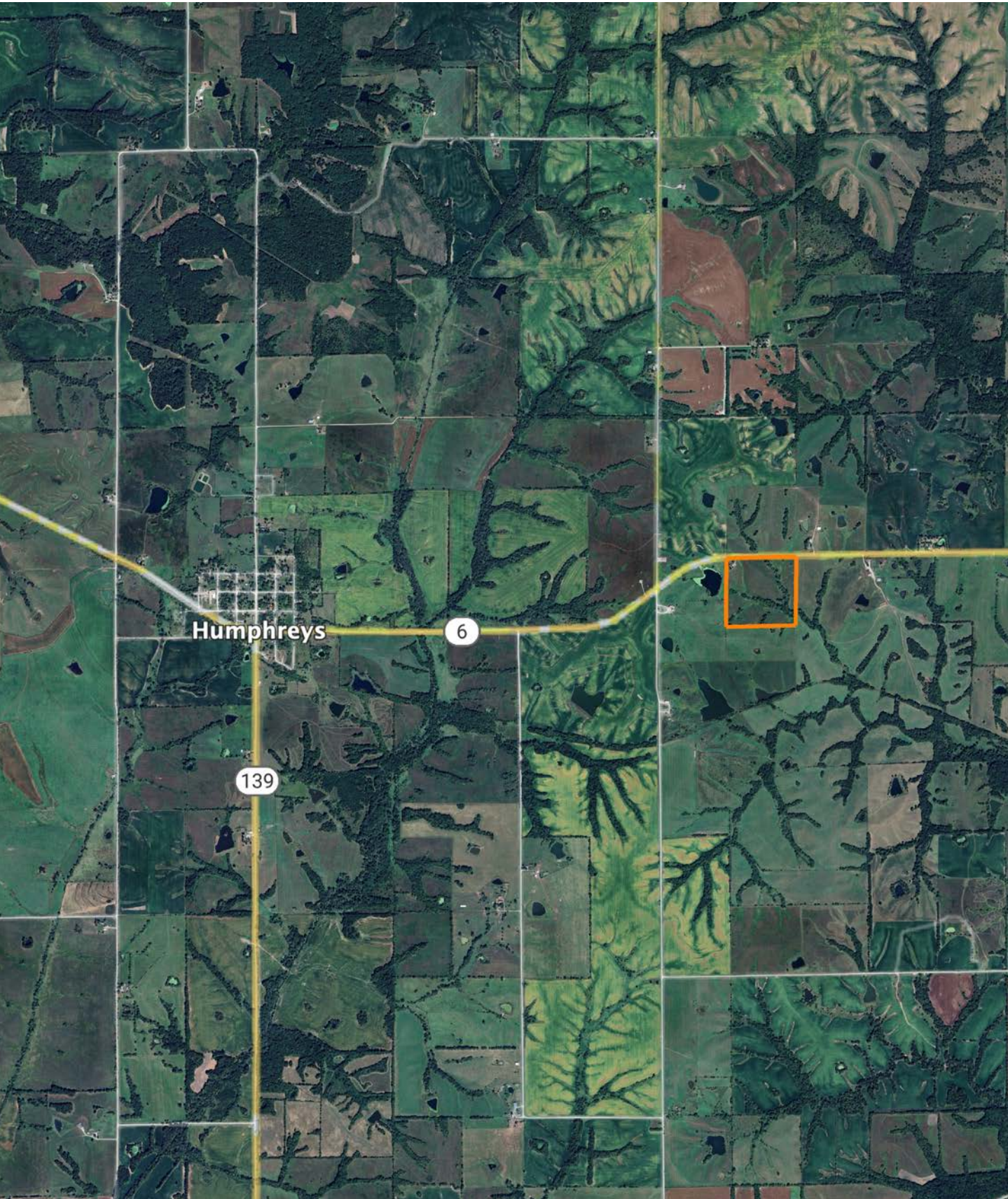
Flown: 2020-07-08

- clu
- crp
- plss

**Farm 1575
Tract 325**



OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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