



MIDWEST LAND GROUP
PRESENTS

DAVISS COUNTY MISSOURI

80 ACRES

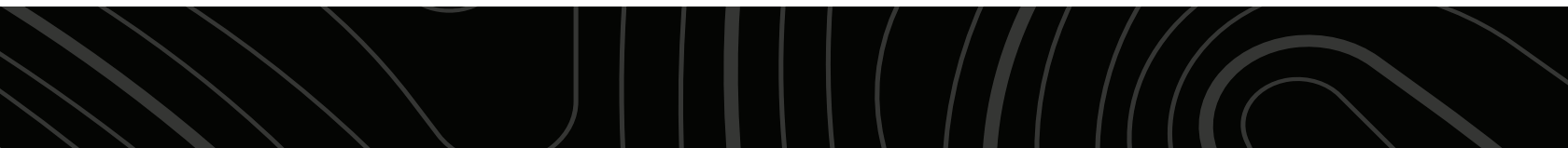
MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATION AND INCOME

You won't find a prettier and more diverse recreational property with income in the Hamilton area than this one! Situated on a short easement access, you will drive into the property onto the south 40 with approximately 30 acres of tillable ground paying \$4,500 annually and a beautiful 0.8-acre stocked pond with frost-free cattle waterer and covered dock. To the northwest, you will find an extremely secluded additional 0.7-acre stocked pond that extends back into the timber, which also has a frost-free cattle waterer. Not only ideal for fishing, but a big buck hangout. Both ponds, totaling approximately 1.5 acres of surface water, are stocked with largemouth

bass, catfish, bluegill, crappie, and red ear sunfish, making this a year-round enjoyment for the whole family.

Traveling to the north 40, you have 28 acres of CRP paying \$3,700 annually for a combined annual income of \$8,200. Don't let the aerial map fool you. Once you get on the property and see the amount of cover both on this farm and adjoining farms, combined with the topography and layout, you will quickly understand how unique this farm is. Great income combined with year-round recreation! Call Paul Lowry at (816) 500-2513 for your private showing today.



PROPERTY FEATURES

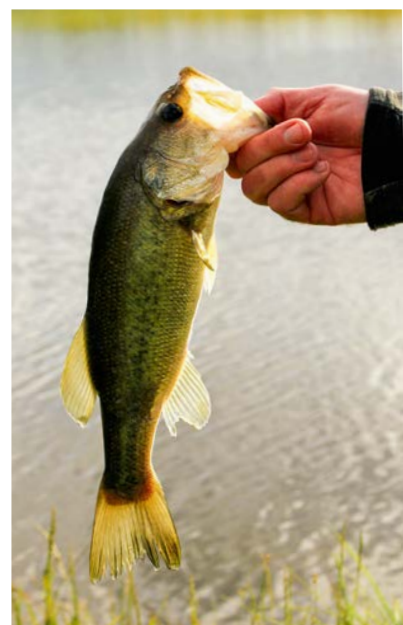
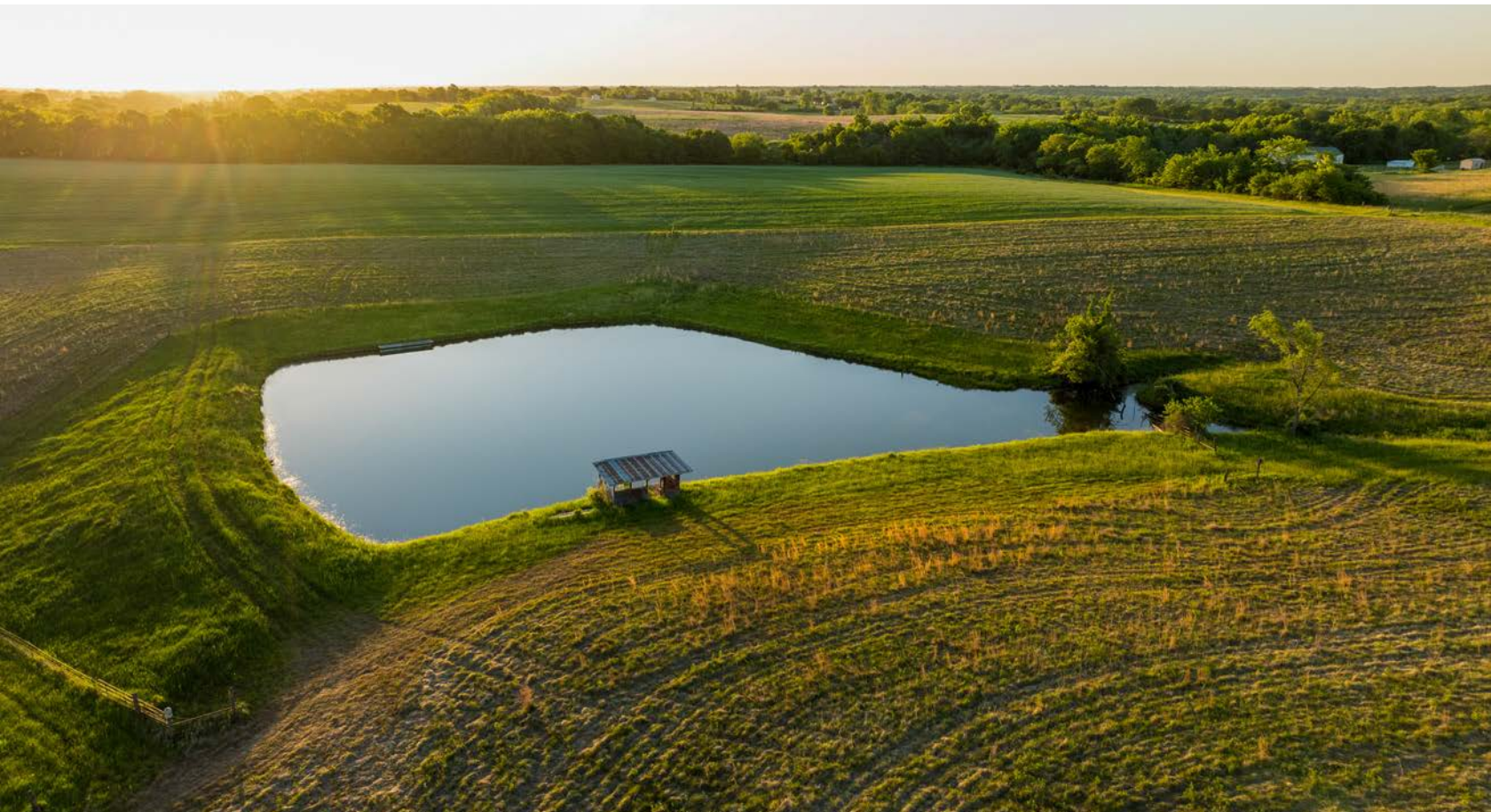
PRICE: **\$480,000** | COUNTY: **DAVISS** | STATE: **MISSOURI** | ACRES: **80**

- 2 stocked ponds
- 1.5 acres of total water
- 2 frost-free cattle waterers on the ponds
- 30 acres tillable \$4,500/year
- 28 acres CRP \$3,700/year
- \$8,200 annual income
- Wet weather creek on the west boundary
- Surrounded by pasture and thick cover
- Only tillable ground in the area
- Excellent hunting history
- Easy access in a secluded location
- Easement access

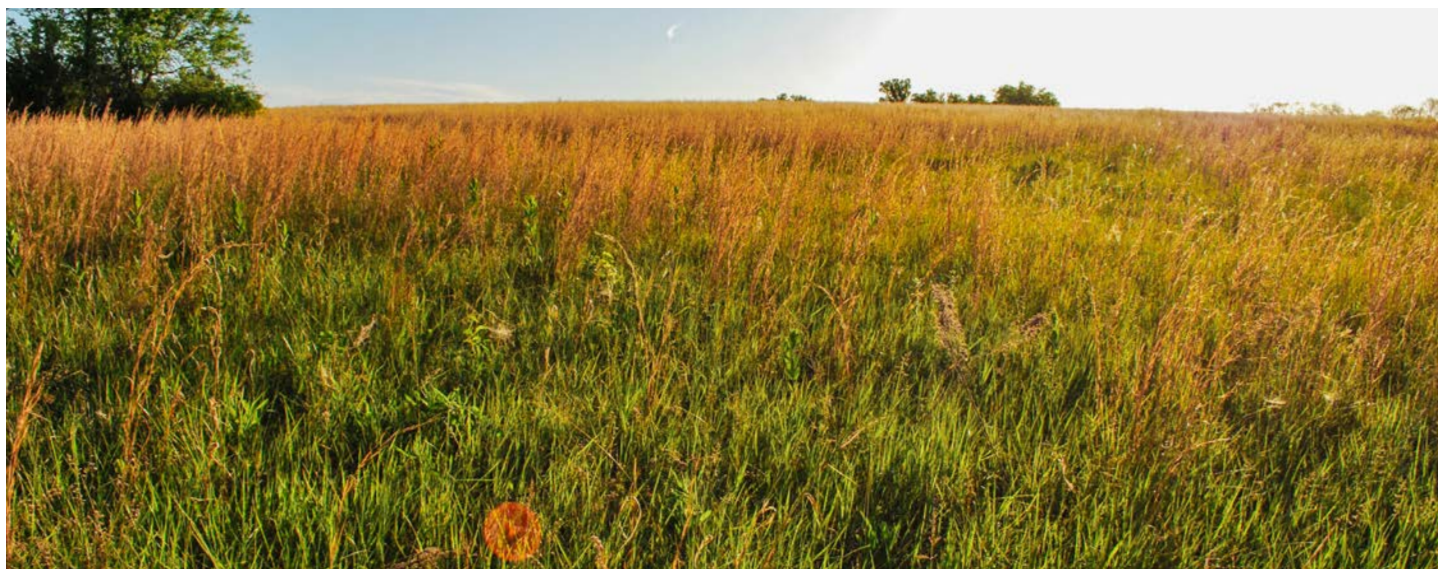


TWO STOCKED PONDS

Not only ideal for fishing, but a big buck hangout. Both ponds, totaling approximately 1.5 acres of surface water, are stocked with largemouth bass, catfish, bluegill, crappie, and red ear sunfish, making this a year-round enjoyment for the whole family.



CRP INCOME



EASY ACCESS IN A SECLUDED LOCATION

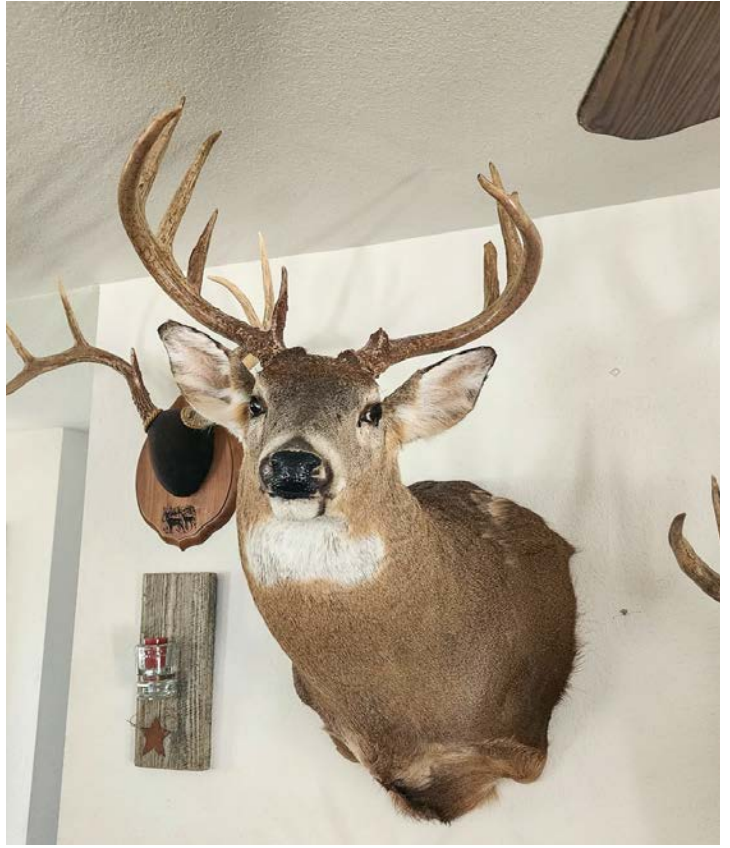


30 ACRES TILLABLE

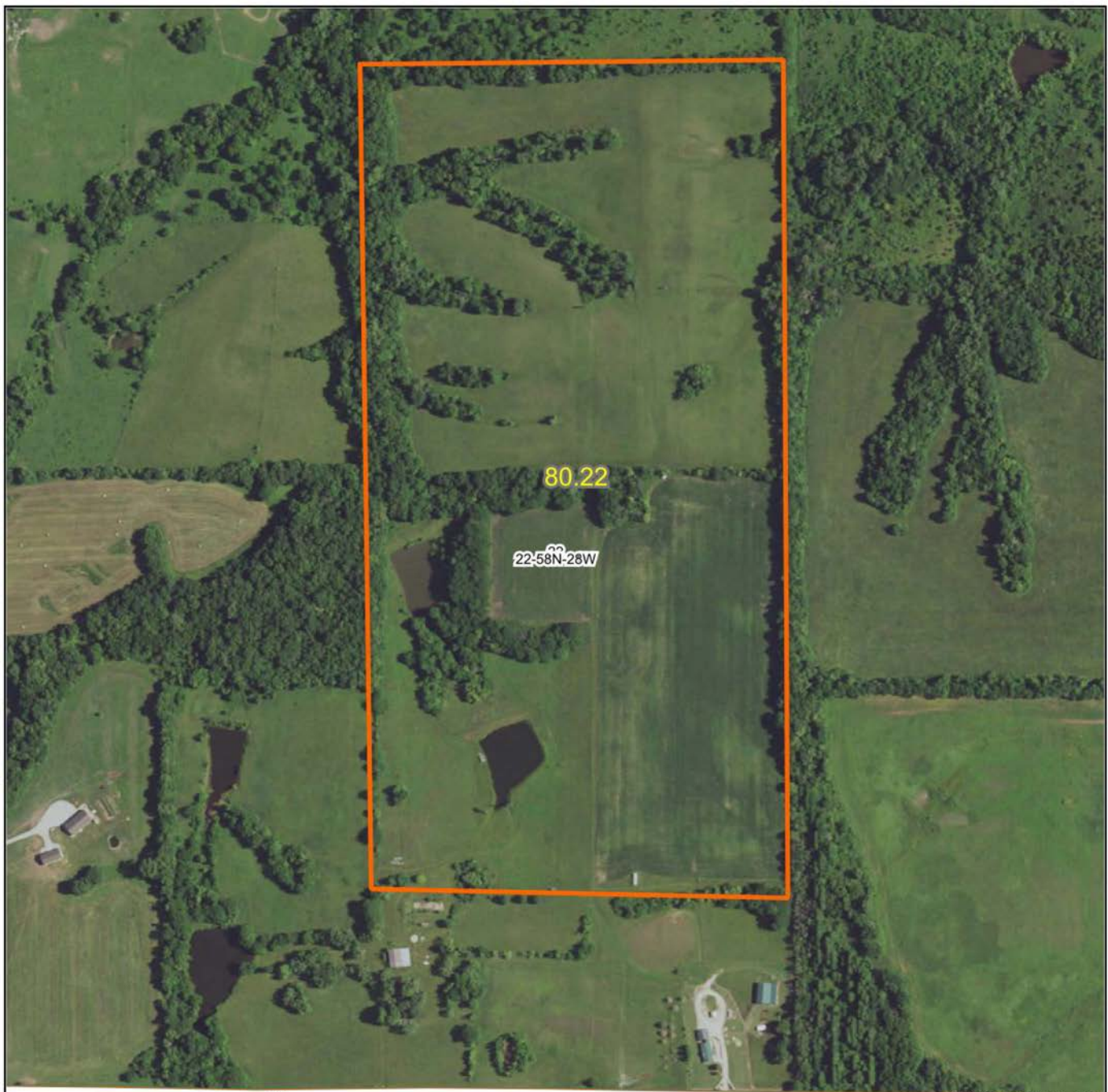
Situated on a short easement access, you will drive into the property onto the south 40 with approximately 30 acres of tillable ground paying \$4,500 annually and a beautiful 0.8-acre stocked pond with frost-free cattle waterer and covered dock.



EXCELLENT HUNTING HISTORY



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 49' 12.58, -94° 2' 3.11

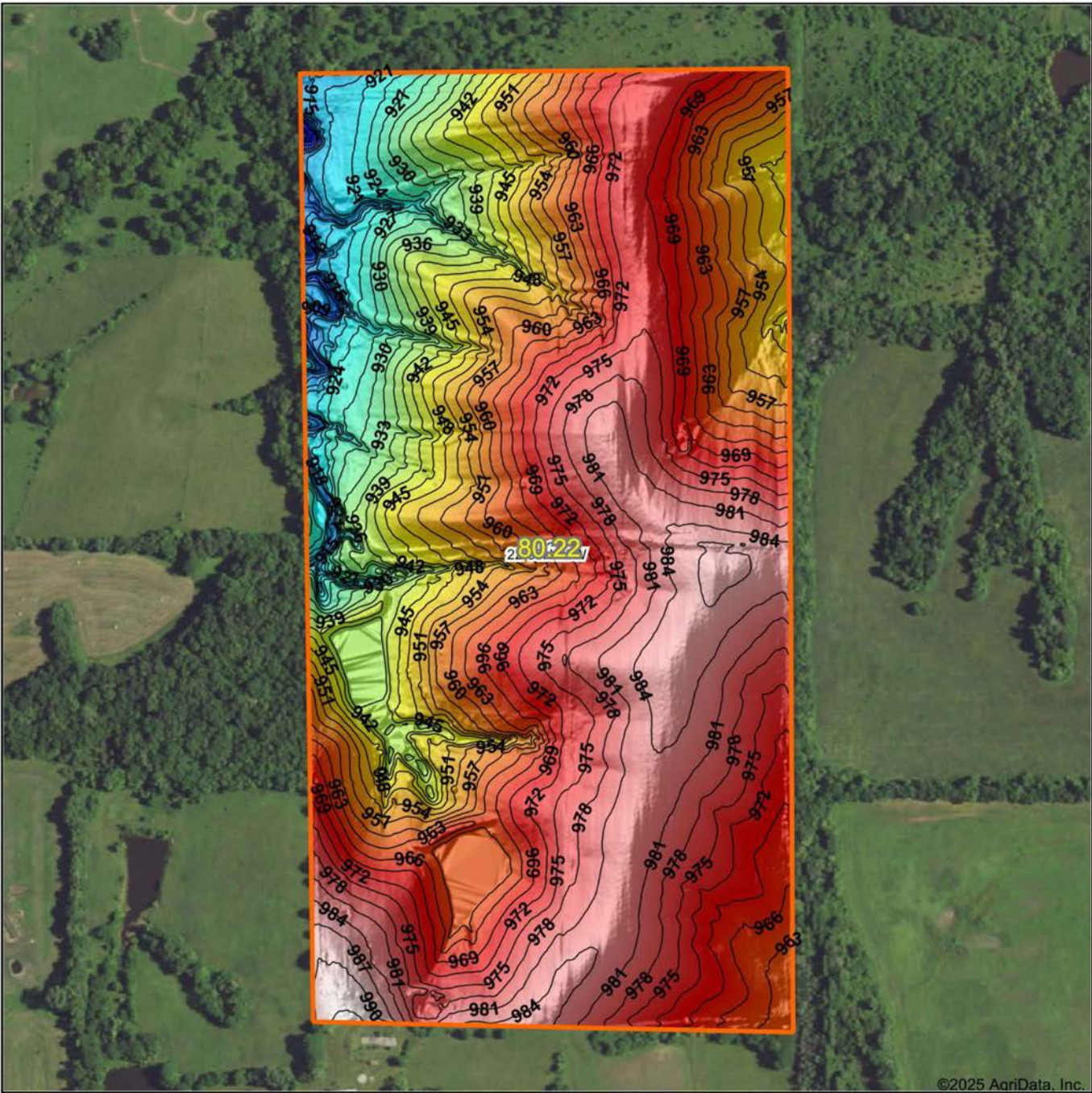
0ft 497ft 994ft

22-58N-28W
Daviess County
Missouri



5/15/2025

HILLSHADE MAP



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 3
Min: 897.8
Max: 993.9
Range: 96.1
Average: 961.5
Standard Deviation: 18.83 ft

0ft 427ft 855ft



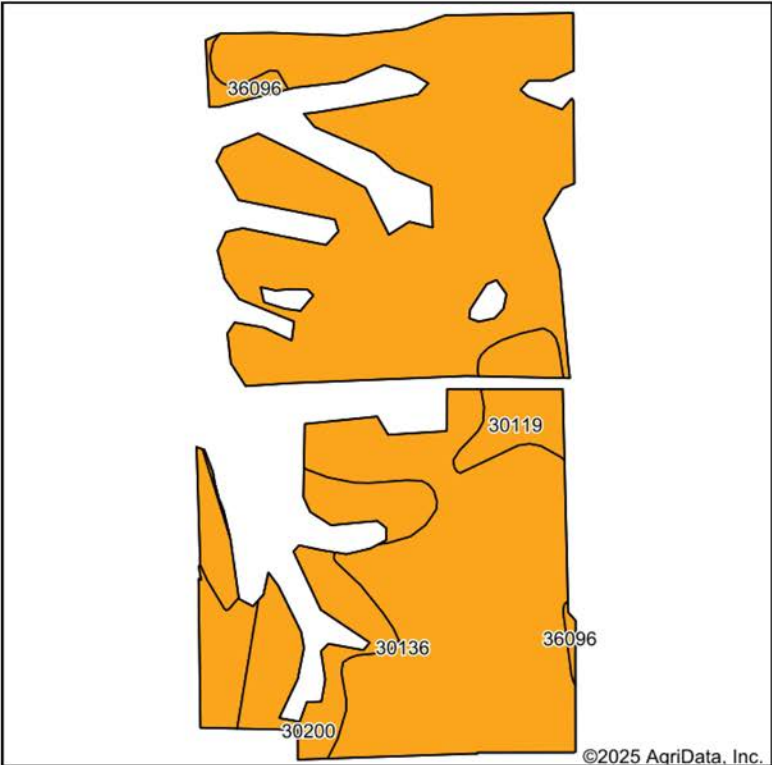
5/15/2025

22-58N-28W
Daviess County
Missouri

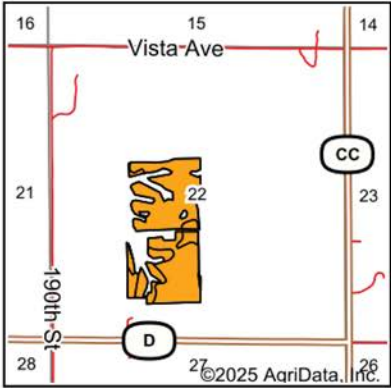
Boundary Center: 39° 49' 12.58, -94° 2' 3.11

SOIL MAP

Daviness 80 Soils map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Daviness**
Location: **22-58N-28W**
Township: **Sheridan**
Acres: **57.52**
Date: **5/15/2025**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO061, Soil Area Version: 27

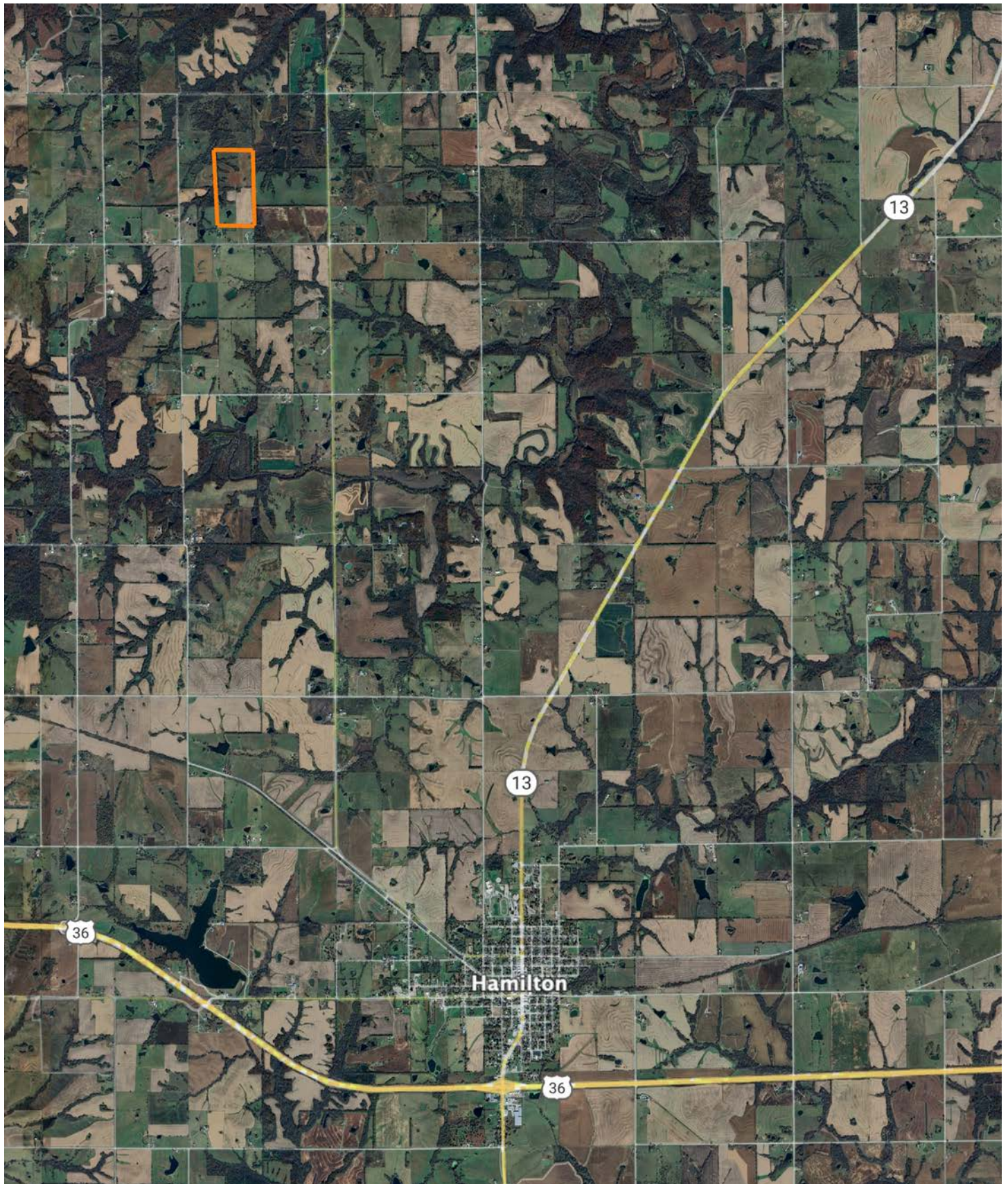
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30136	Lamoni loam, 5 to 9 percent slopes	47.51	82.6%		IIIe	62	56	58
30200	Shelby loam, 9 to 14 percent slopes	6.79	11.8%		IIIe	72	72	61
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	2.52	4.4%		IIIe	73	73	58
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	0.70	1.2%		IIIw	74	74	56
Weighted Average					3.00	*n 63.8	*n 58.9	*n 58.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



PAUL LOWRY, LAND AGENT
816.500.2513

PLowry@MidwestLandGroup.com



MidwestLandGroup.com

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