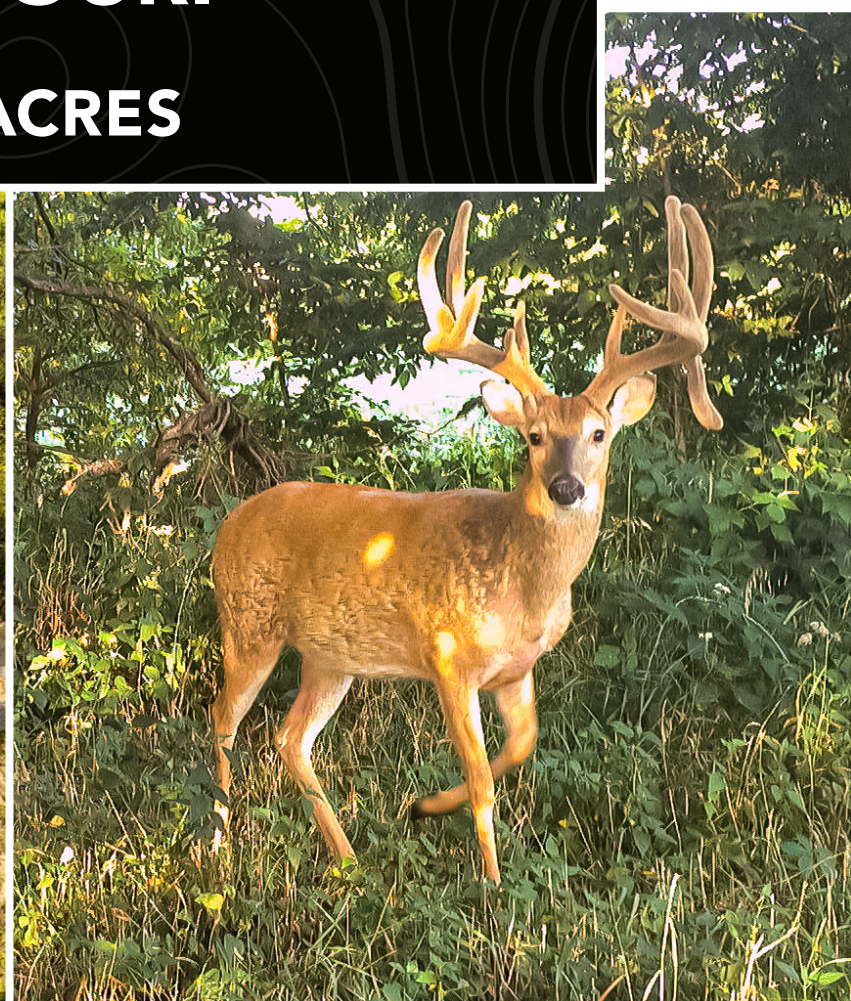




MIDWEST LAND GROUP  
PRESENTS

# HARRISON COUNTY MISSOURI

118 ACRES





MIDWEST LAND GROUP IS HONORED TO PRESENT

# NORTHERN MISSOURI TROPHY PRODUCER

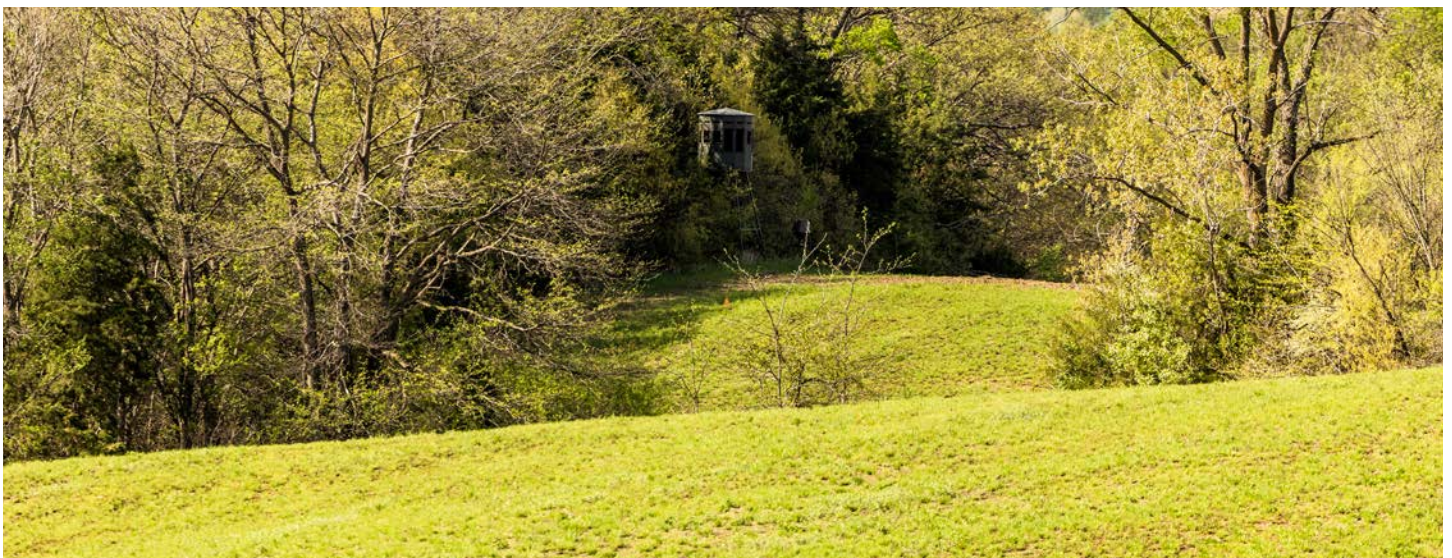
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A farm of this caliber does not hit the market often. We are proud to offer a premier whitetail deer and turkey hunting property in Harrison County, Missouri. Located just outside of Cainsville, this 118-acre property has been strictly managed under QDM principles for years. The trail camera photos paint a picture of just how special this farm is. Year after year, this farm is producing giant whitetails. From heavy mass to tall tines, long beams, and typical to non-typical, this farm produces it all! The age structure here is outstanding, with a significant number of exceptional mature deer. Even though the whitetails are the star of this show, the turkey hunting cannot be ignored. This property is loaded with them.

The rolling terrain of this farm will hunt much bigger than the acreage would indicate. There are 43.95 acres enrolled in the Conservation Reserve Program (CRP) through 2030. That contract pays out \$5,079 annually. There is a second CRP contract on 35.60 acres that pays out \$6,076 per year through 2034. With a total

of \$11,155 in annual income, this farm represents a great investment, as well as a phenomenal recreational opportunity. Up to 10% of the enrolled CRP acres can be used for wildlife food plots. With close to 8 acres of possible food sources, this farm will have all the necessary components to attract and hold deer. There are two small ponds and a seasonal creek that runs along the south end of the farm. There are large blocks of timber on the surrounding properties that feed into the farm. This setup will provide amazing hunting for years.

A brand new cabin has been constructed on the property with steel siding, steel roof, and a solid concrete floor. There is an existing water and electric meter. The interior of the cabin is ready to be finished to your specifications. A few outlets have been wired, and all of the rough-in plumbing (in the floor) is established. Please contact David Brothers at (660) 240-3243 to schedule a tour of this farm.





# PROPERTY FEATURES

PRICE: **\$785,000** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **118**

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- 118 +/- acres
- 79.55 acres in CRP
- \$11,155 in annual income
- Huge whitetail deer history
- Excellent turkey hunting
- Beautiful rolling terrain
- Up to 8 acres for food plots
- Great access to farm interior
- Blacktop road to farm
- New cabin ready for interior finish
- Rural water and electric onsite
- 25 minutes from Bethany, Missouri





# HUGE WHITETAIL DEER HISTORY

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The trail camera photos paint a picture of just how special this farm is. Year after year, this farm is producing giant whitetails. From heavy mass to tall tines, long beams, and typicals to non-typicals, this farm produces it all!





# UP TO 8 ACRES FOR FOOD PLOTS

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Up to 10% of the enrolled CRP acres can be used for wildlife food plots. With close to 8 acres of possible food sources, this farm will have all the necessary components to attract and hold deer.



# EXCELLENT TURKEY HUNTING

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# BEAUTIFUL ROLLING TERRAIN

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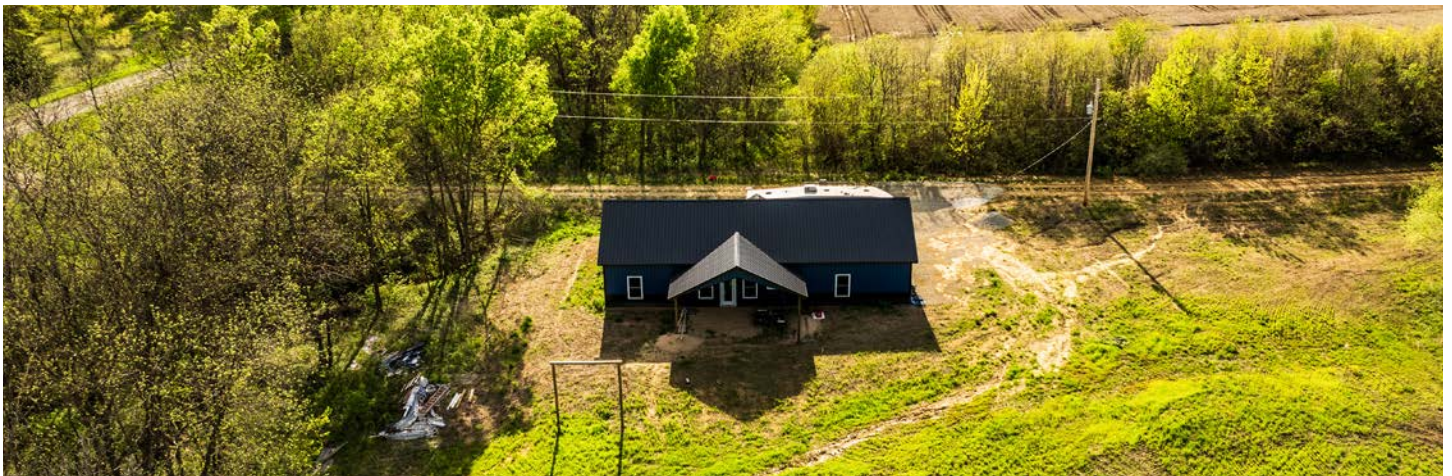
The rolling terrain of this farm will hunt much bigger than the acreage would indicate. There are 43.95 acres enrolled in the Conservation Reserve Program (CRP) through 2030. There is a second CRP contract on 35.60 acres that pays out \$6,076 per year through 2034.





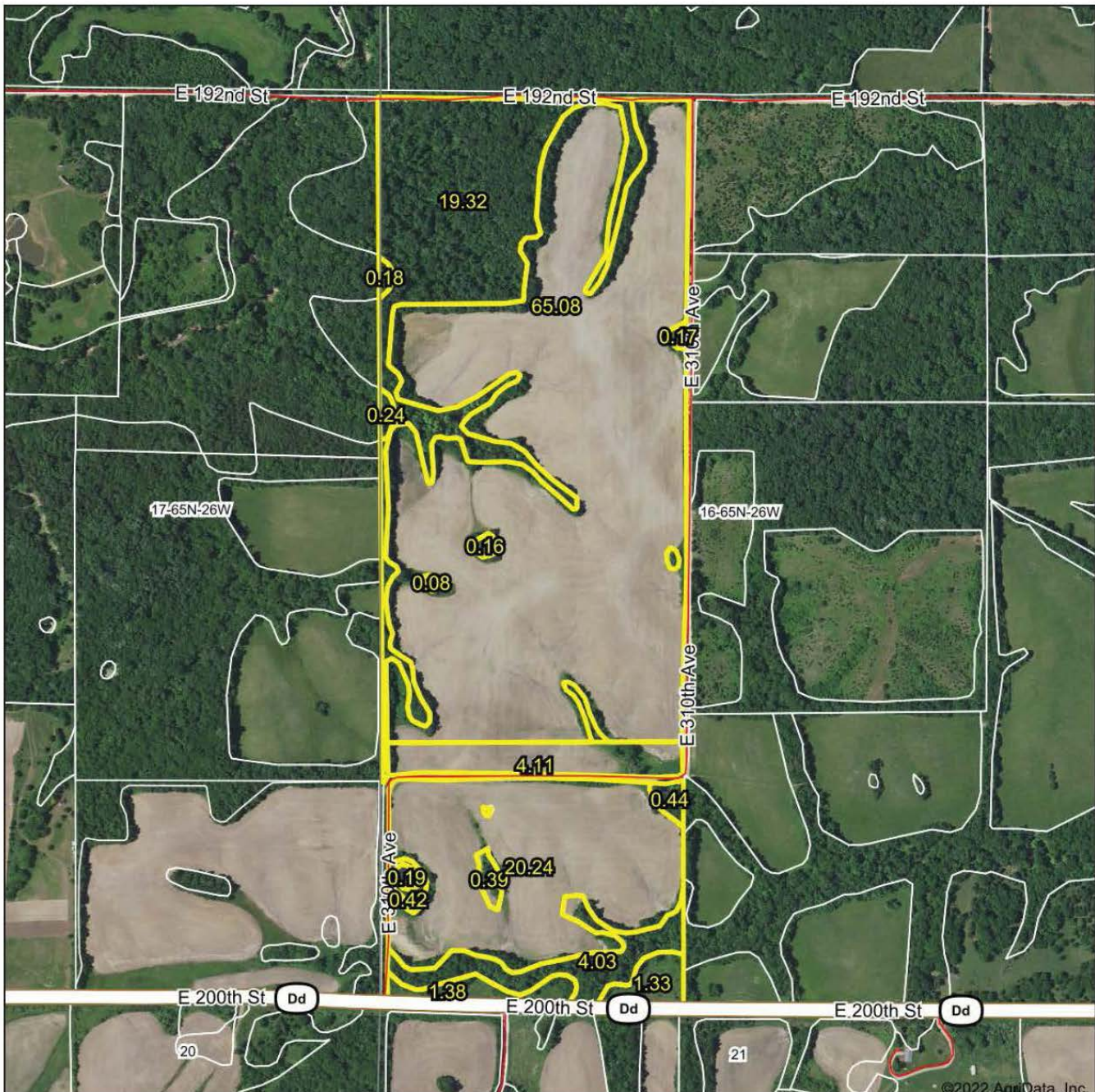
# CABIN READY FOR INTERIOR FINISH

A brand new cabin has been constructed on the property with steel siding, steel roof, and a solid concrete floor.





# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2009.

Map Center: 40° 25' 45.07, -93° 50' 16.49

0ft 678ft 1356ft

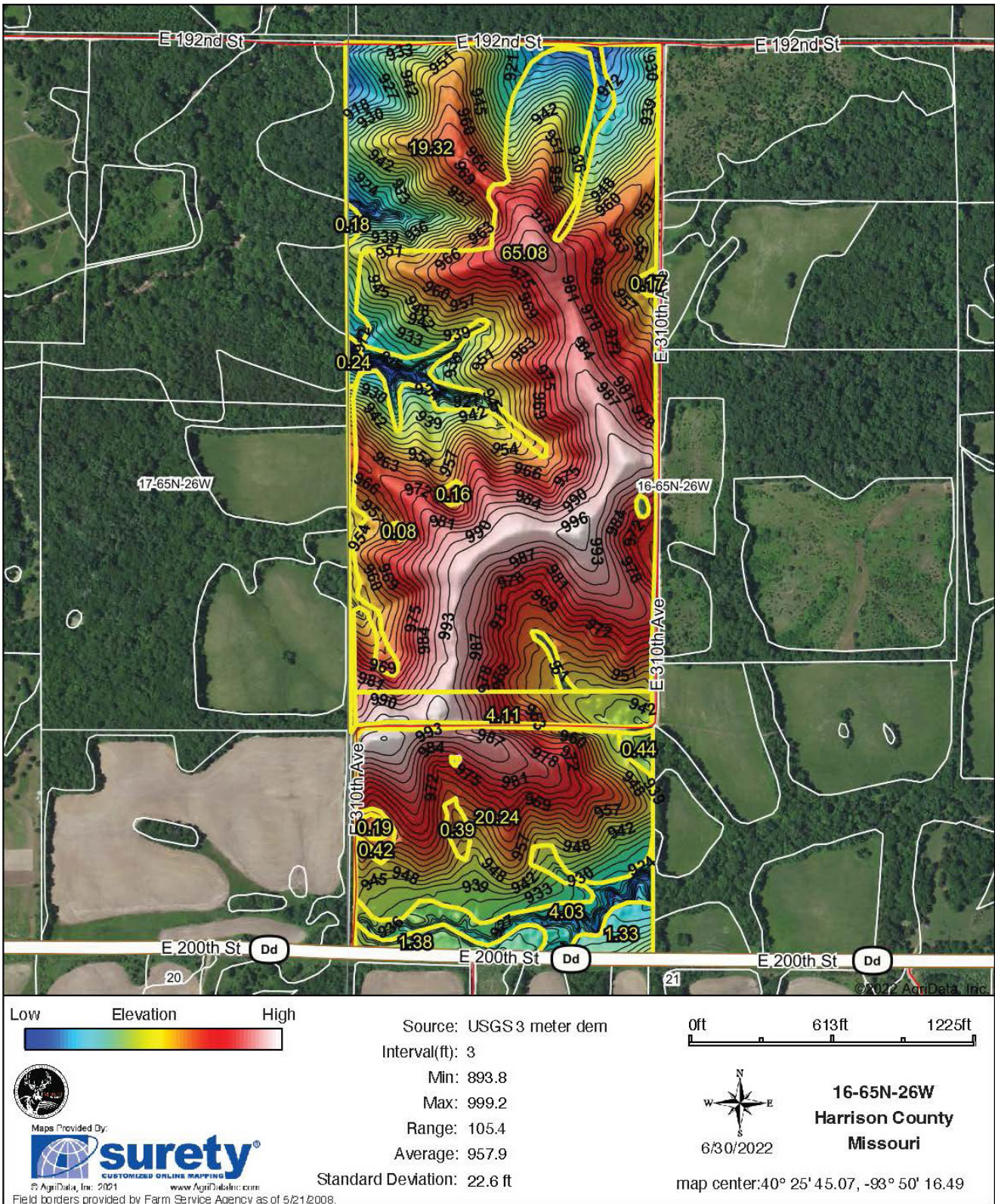
16-65N-26W  
Harrison County  
Missouri



6/30/2022

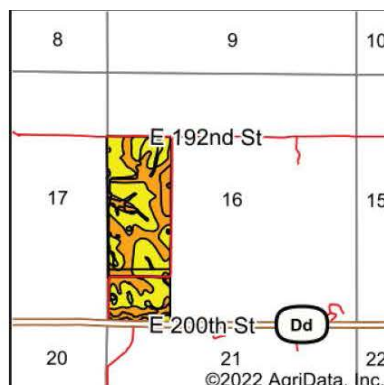
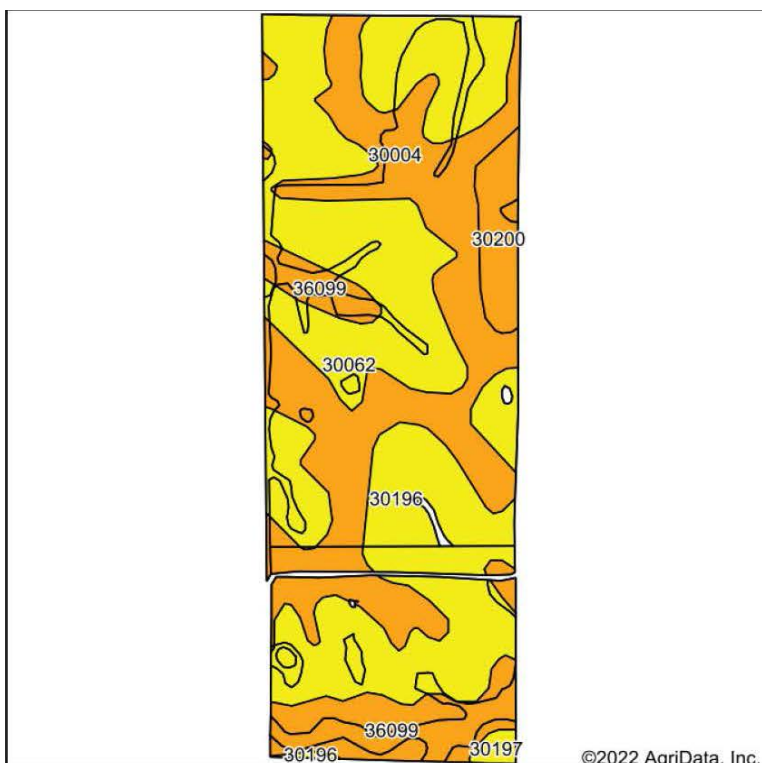


# HILLSHADE MAP





# SOIL MAP



Maps Provided By:



Area Symbol: MO081, Soil Area Version: 25											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Com	*n NCCPI Soybeans
30062	Gara loam, 9 to 14 percent slopes	37.95	32.2%		IVe					74	61
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	35.70	30.3%		IIIe					68	47
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	26.01	22.1%		IVe					67	47
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	12.79	10.9%		IIIw	8	7	8	9	67	57
30200	Shelby loam, 9 to 14 percent slopes	4.51	3.8%		IIIe					74	62
30197	Shelby loam, 14 to 18 percent slopes	0.80	0.7%		IVe					67	57
Weighted Average					3.55	0.9	0.8	0.9	1	*n 69.8	*n 53.2

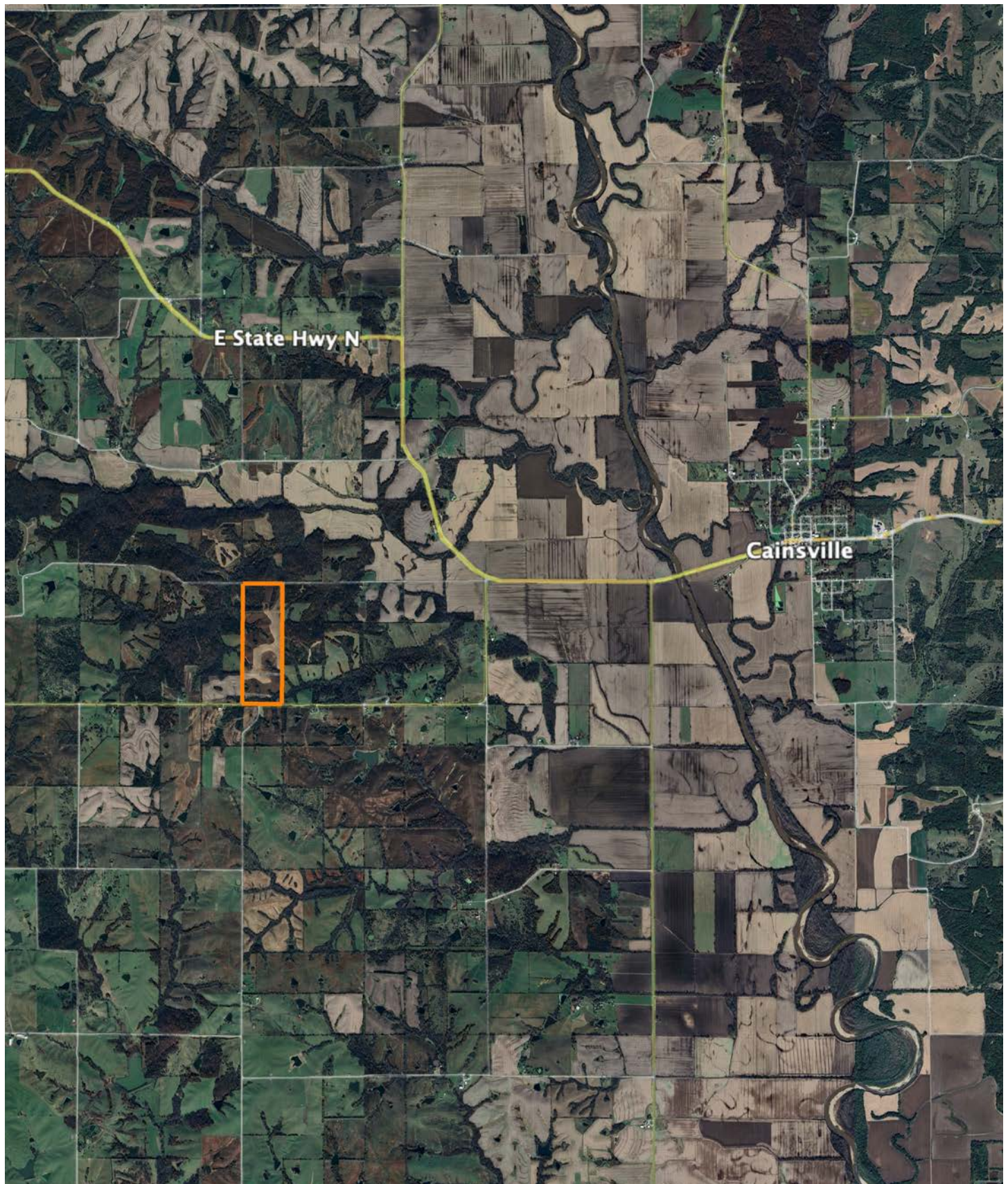
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

David comes from a military family. He was born in Germany, grew up in Syracuse, New York and attended college in Florida. David wanted to become a pilot, but at the time, Vietnam veterans were returning from the war and taking those positions with the airlines. "I saw the writing on the wall and decided to earn a dual degree in aeronautical and computer science. Becoming a commercial pilot was going to be nearly impossible since I was competing with experienced pilots, so I ended up in computer programming for 20 years," says David. What he calls his mid-life crisis resulted in David starting an insurance agency in 2005, which specializes in farm and ranch insurance. In 2002, he bought a 320-acre farm and spent years turning it into a hunter's paradise. "I built a wildlife habitat management company called Habitat Development Solutions. I used it to improve food plots and crops on my land, and I worked with conservation groups and land owners to create a rich habitat for game and farming on other properties.

Land stewardship means taking care of land so it can meet its God-given potential. It involves leaving the land better than you found it," David explains. That is what he's doing with the 805 acres he purchased in 2013 in Mercer County on the Missouri/Iowa border where he runs a successful row crop farm and pursues his passion, bow hunting Midwest white tails and hard gobbling eastern turkeys. He has the invaluable eye you need when it comes to evaluating a property's food, water and cover. More importantly, he can offer advice on how to improve these conditions for better farming and hunting. A lifetime of insuring farms and ranches, designing wildlife habitat, raising crops and hunting means David has extraordinary knowledge you can count on to help you find the land you're looking for and develop it to its full potential.

David raised one daughter and has two stepsons at home. His dream is to retire on land, maybe his 805 acres, with his wife. Until then he is enjoying connecting people with land that meets their goals. Whether you're a hunter, farmer or both, talk to David about what to look for. All it takes is a few minutes with him to see helping people buy and sell land is his passion.



**DAVID BROTHERS,**  
LAND AGENT

**660.240.3243**

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



## MidwestLandGroup.com

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