

MIDWEST LAND GROUP PRESENTS



# PUTNAM COUNTY, MO

50.61 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING CABIN WITH EXCELLENT HUNTING

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This slice of Putnam County, Missouri, heaven is going to make someone exceptionally happy. Southwest of Livonia lies an incredible 50.61 acre timbered track with a one-of-a-kind log-sided cabin. For the outdoorsman, this property offers exceptional recreational opportunities. A quick tour of the property will leave no doubt as to the quality of hunting one would experience this fall. The deer and turkey sign is truly amazing here. The rolling hardwood terrain is dominated by towering white and red oaks throughout. There is a ridgetop trail system that provides exceptional access to all parts of the farm by UTV, tractor, or on foot. There are a few open, grassy areas that would make outstanding food plot locations. With no other immediate crop options in the area, these food sources would take the hunting experience next level. Roughly 4-5 acres in total could be planted if desired. There are three stocked ponds and two other smaller "frog ponds" on the property. There is a 7-pound bass mounted above the fireplace that came from these waters. 14" crappie are common, as well as hand-sized bluegill. The cabin would make the ideal base camp, weekend family retreat, or full-time residence. The screened-in, wrap-around porch

invites you to "sit a spell" and unwind. There is a first-floor master suite, with three more bedrooms upstairs, and a possible 5th one in the basement. Three full bathrooms provide convenience on each level of the home. Rough-cut cedar walls add charm & warmth to the rustic flair of the interior. There are two very unique stone fireplaces in the home, and every rock came from the property. There is rural water, electricity, and high-speed fiber internet run to the home. There is also a \$40,000 solar power collection system installed. It generates enough electricity back into the grid to produce a \$150 per month credit to the electric bill. It makes running the summer A/C feasible and affordable. This is a very efficient system. The cabin cannot be seen from the road, which provides excellent privacy. The sellers have installed a video surveillance system for the home. There is a nice equipment shed with dual lean-tos to store your toys & tools and keep things out of the elements. This is truly a "move-in-ready" or "show up and hunt" scenario. You must see this place to appreciate the true beauty that awaits. Please schedule your private tour of the property with David Brothers at (660) 240-3243.





# PROPERTY FEATURES

PRICE: **\$499,000** | COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **50.61**

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- Mostly timbered
- Excellent deer & turkey hunting
- 2 new hunting tower blinds
- Marketable timber
- Mature oaks
- Incredible log-sided cabin
- 5 bedrooms, 3 baths
- Two fireplaces
- New concrete patio
- Solar powered
- Exceptionally private
- 2 ponds w/ great fishing
- Trail system throughout timber
- Blacktop road access





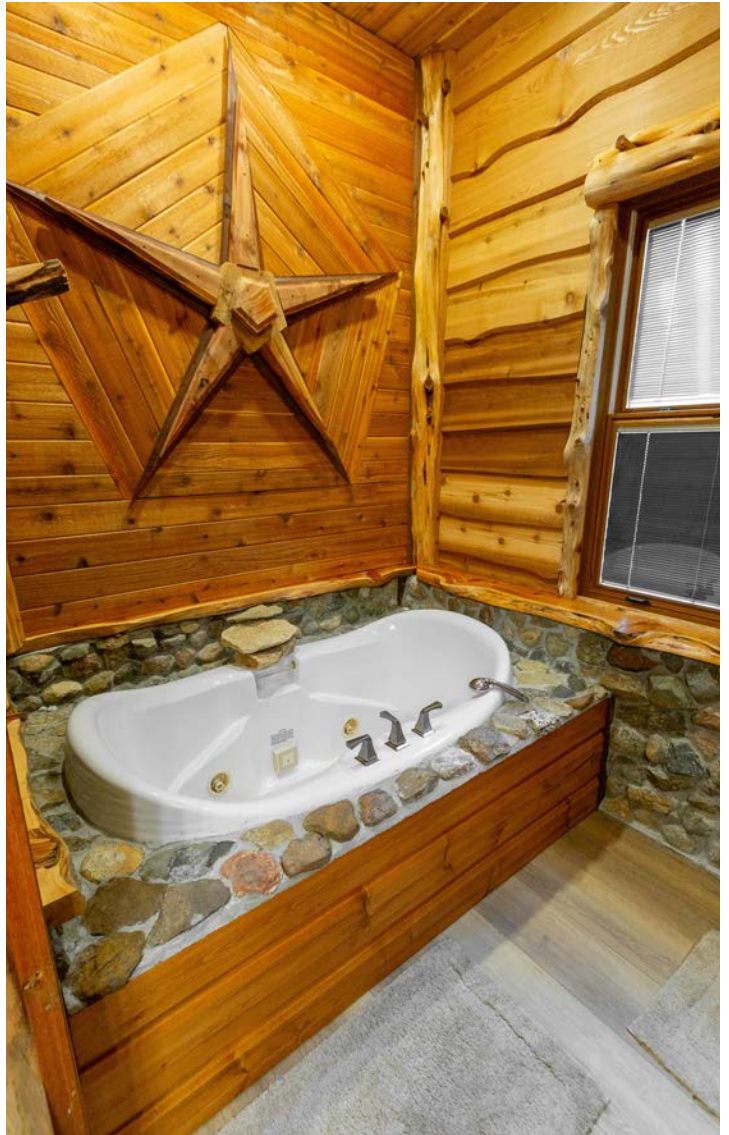
# INCREDIBLE LOG-SIDED CABIN

The cabin would make the ideal base camp, weekend family retreat, or full-time residence. The screened-in, wrap-around porch invites you to "sit a spell" and unwind.





## 5 BEDROOMS, 3 BATHS





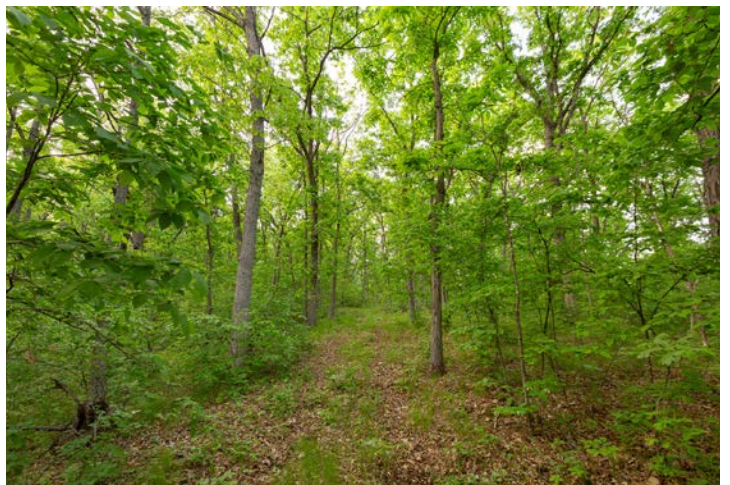
## NEW CONCRETE PATIO

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## TRAIL SYSTEM THROUGHOUT TIMBER

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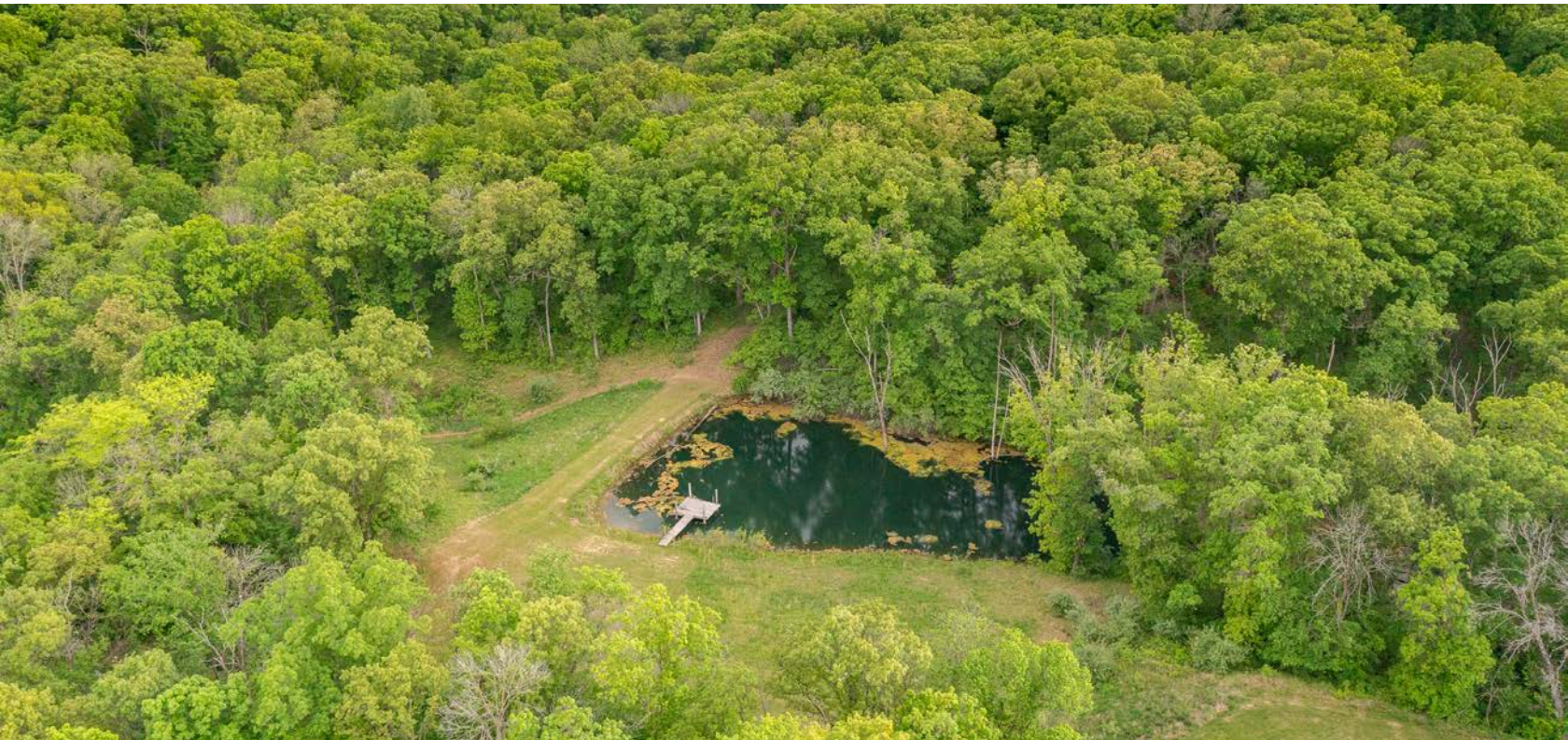




# PONDS W/ GREAT FISHING

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There are three stocked ponds and two other smaller “frog ponds” on the property. There is a 7-pound bass mounted above the fireplace that came from these waters. 14” crappie are common, as well as hand-sized bluegill.





# EXCELLENT DEER & TURKEY HUNTING

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# AERIAL MAP



Map Center: 40° 26' 8.12, -92° 44' 13.97

0ft 295ft 590ft



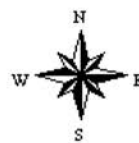
Maps Provided By:



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**18-65N-16W**  
**Putnam County**  
**Missouri**

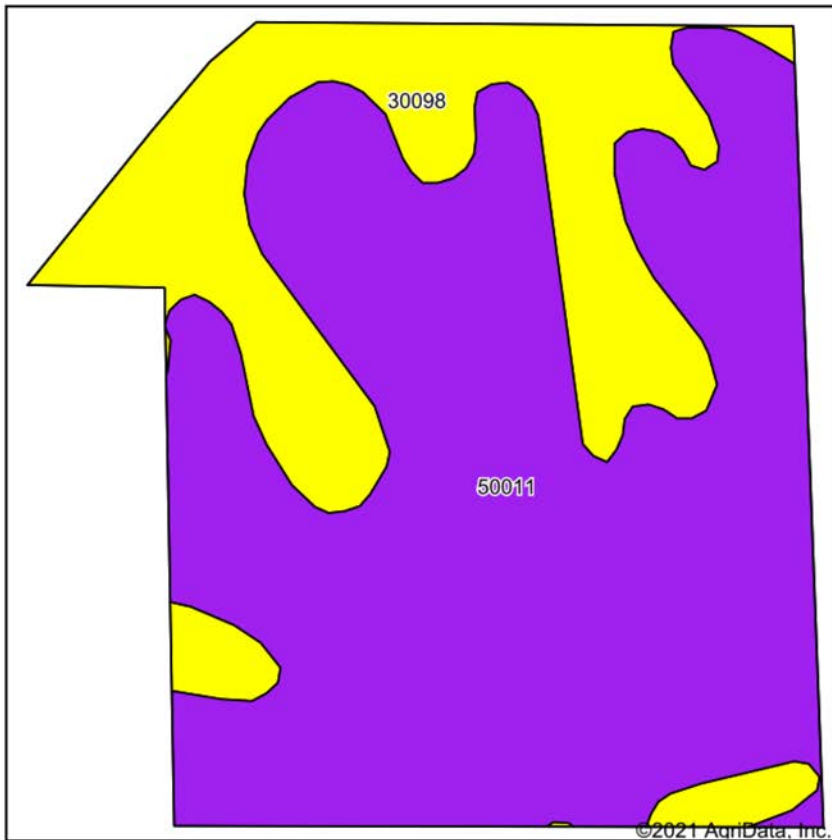


5/17/2021

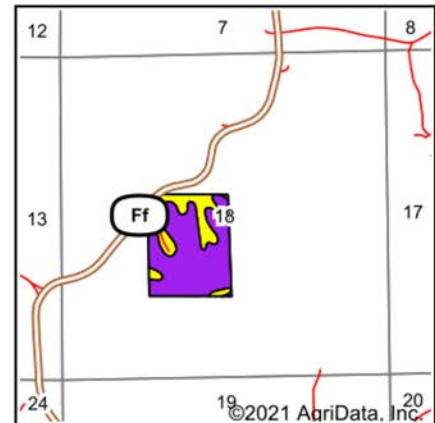
Field borders provided by Farm Service Agency as of 5/21/2008.



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Putnam**  
 Location: **18-65N-16W**  
 Township: **Elm**  
 Acres: **51.72**  
 Date: **5/17/2021**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Corn	*n NCCPI Soybeans
50011	Winnegan loam, 20 to 35 percent slopes	37.35	72.2%		Vle	5	8	7	8	7	8	17	7
30098	Keswick loam, 5 to 14 percent slopes, eroded	14.37	27.8%		IVe	5	8	7	8	7	8	52	47
Weighted Average						5	8	7	8	7	8	*n 26.7	*n 18.1

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

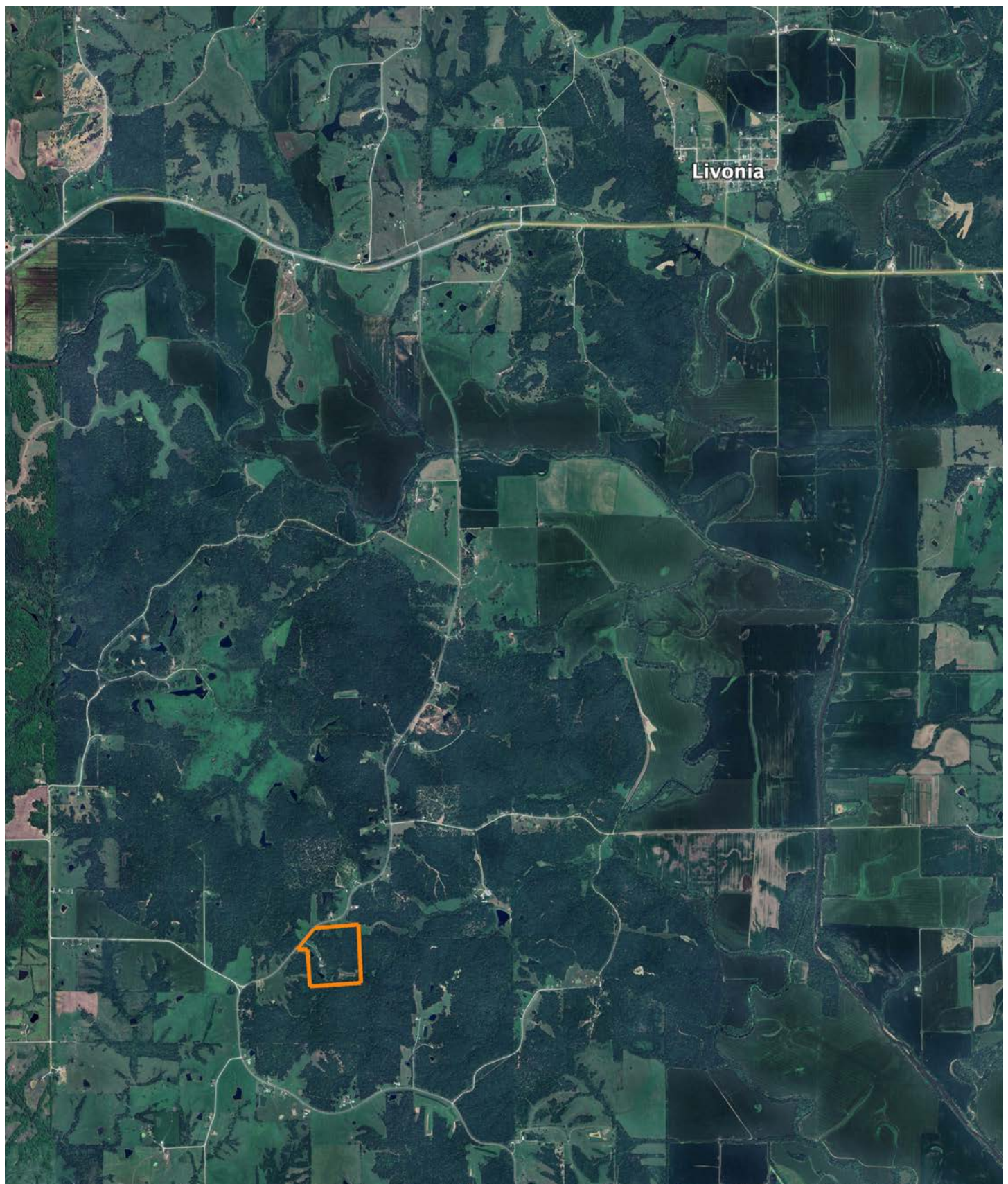
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# 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**

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## MidwestLandGroup.com

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