

MIDWEST LAND GROUP PRESENTS

15 ACRES
GASCONADE COUNTY, MO

1733 OLD FERRY ROAD, MORRISON, MISSOURI 65061



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ULTIMATE HOMESTEAD ON 15 +/- ACRES - COMPLETELY TURN-KEY WITH WILDLIFE GALORE

Welcome to your own slice of heaven. Tucked away in the serene countryside of Morrison, Missouri, this charming 15 +/- acre homestead has everything you need to live a self-sufficient lifestyle while enjoying the comfort of a completely renovated, spacious farmhouse. Built in 1891, this historic home features 2 bedrooms and 2 bathrooms, contemporary finishes, updated utilities, and a warm, inviting interior that reflects the rustic beauty of the land and the original integrity of the home.

Upon walking through the front door, you will find a large dining room complete with gorgeous hardwood floors original to the home. The living room boasts rustic charm with exposed ceiling beams and shiplap in its raw original state. Off the living room, you will find the master bedroom which is a spacious sanctuary in itself. With ample size to house a king bed, reading nook, and additional furniture without feeling crowded, it's the perfect place to enjoy a quiet weekend morning.

Upstairs you will find the second cozy bedroom retreat, filled with farmhouse charm and modern updates. Vaulted ceilings and exposed beams add character, while large windows invite in natural light and peaceful views of the surrounding countryside, and two large walk-in closets for ample storage. Truly your own private haven for relaxing at the end of the day.

The modern farmhouse kitchen is the heart of the home, blending sleek updates with timeless charm. It features crisp white cabinetry, quartz countertops, stainless steel appliances, and a large center island perfect for gathering or meal prep. Additionally, the kitchen houses a quaint wood-burning stove, perfect for heating up a hearty pot of soup and keeping the home toasty warm on those cold winter days. Just off the kitchen, a spacious sunroom opens up with walls of windows, flooding the area with natural light and offering panoramic views of the backyard and surrounding landscape.

Stepping outside you'll find everything you need to live the homestead lifestyle: a 32'x50' metal shed perfect for equipment or workshop space, a small barn - perfect for animals, a functional chicken coop, and a greenhouse ready for year-round gardening. The land itself is a mix of open pasture and woods, teeming with wildlife like deer, turkey, and other native species. Whether you're looking to garden, raise animals, or simply enjoy the peace and quiet of nature, this property offers room to grow and breathe.

Across the gravel road, you will enjoy a 10-acre wooded tract that is a true outdoorsman's paradise, offering excellent hunting and unmatched natural beauty. Dense with mature hardwoods and wildlife, the property provides a prime habitat for deer and turkey, making it

ideal for seasoned hunters and nature lovers alike. Just at the bottom of the hill, you will find the Richland Creek which lies just steps from the junction of the Gasconade River—perfect for fishing, kayaking, or simply enjoying

the tranquil sound of flowing water. With a boat ramp for the Gasconade located less than a mile down the road, this is the ultimate property of anyone who loves the outdoors.



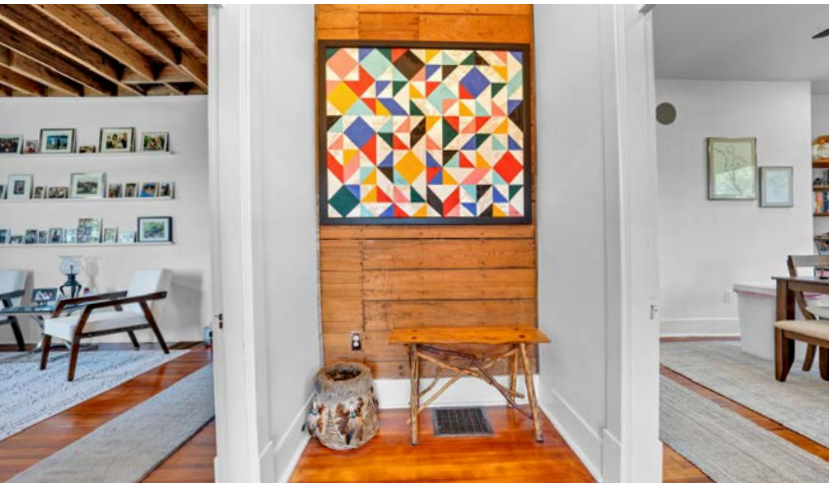
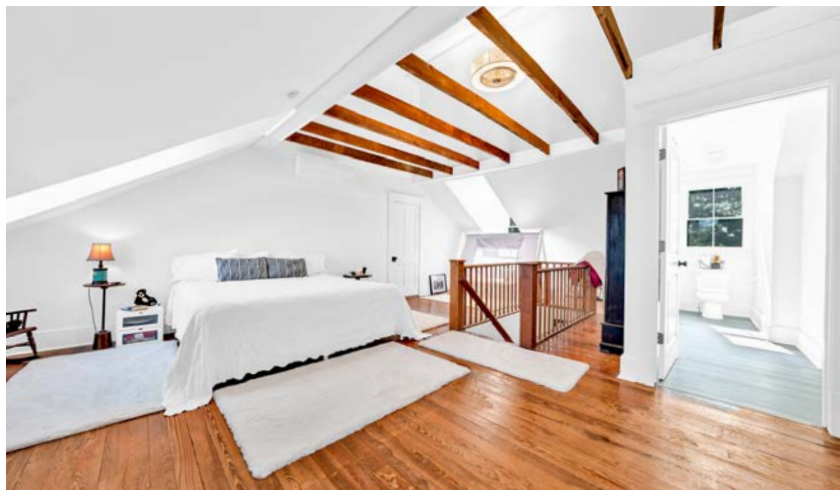
PROPERTY FEATURES

PRICE: **\$479,500** | COUNTY: **GASCONADE** | STATE: **MISSOURI** | ACRES: **15**

- Beautifully restored farmhouse
- Gorgeous views
- 2 bedrooms
- 2 bathrooms
- Chef's kitchen
- Large sunroom
- Spacious back deck
- 30'x50' shop
- Perfect homestead site
- Abundance of wildlife
- Mature timber
- Greenhouse
- River access
- Fenced pastures
- New roof and windows
- 25 minutes to Hermann
- 25 minutes to Linn

BEAUTIFULLY RESTORED FARMHOUSE

Built in 1891, this historic home features 2 bedrooms and 2 bathrooms, contemporary finishes, updated utilities, and a warm, inviting interior that reflects the rustic beauty of the land and the original integrity of the home.



SPACIOUS BACK DECK



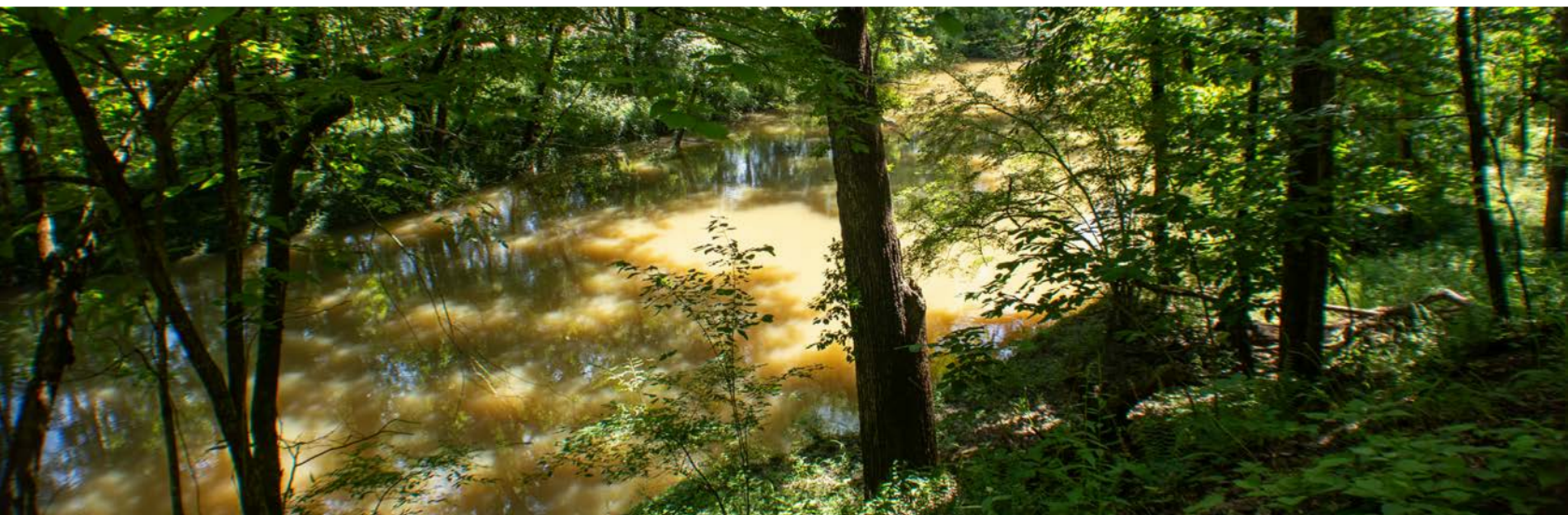
CHEF'S KITCHEN



MATURE TIMBER



RIVER ACCESS

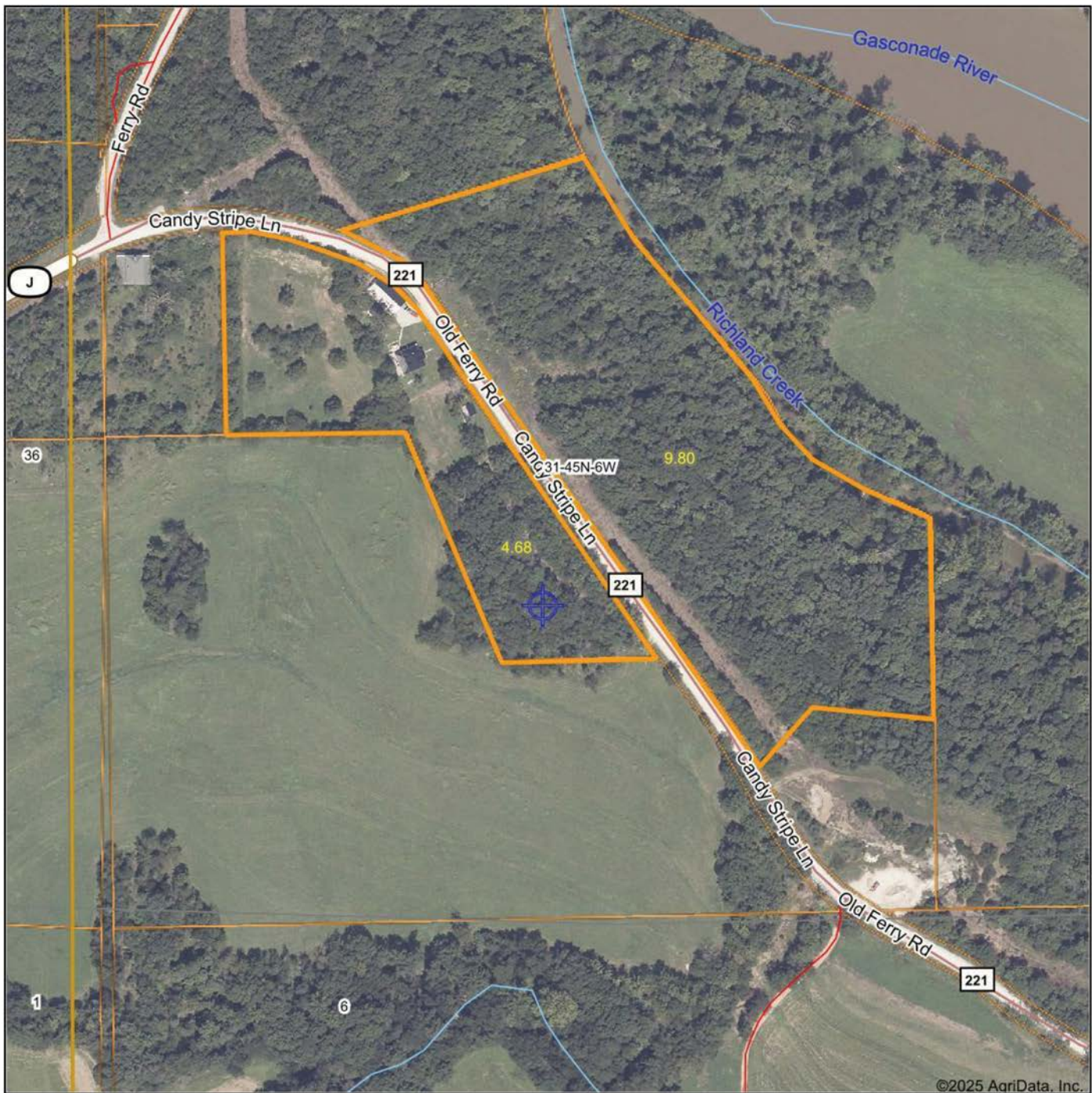


PERFECT HOMESTEAD SITE

Stepping outside you'll find everything you need to live the homestead lifestyle: a 32'x50' metal shed perfect for equipment or workshop space, a small barn - perfect for animals, a functional chicken coop, and a greenhouse ready for year-round gardening.



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 36' 12.41, -91° 38' 18.96

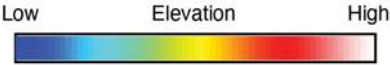
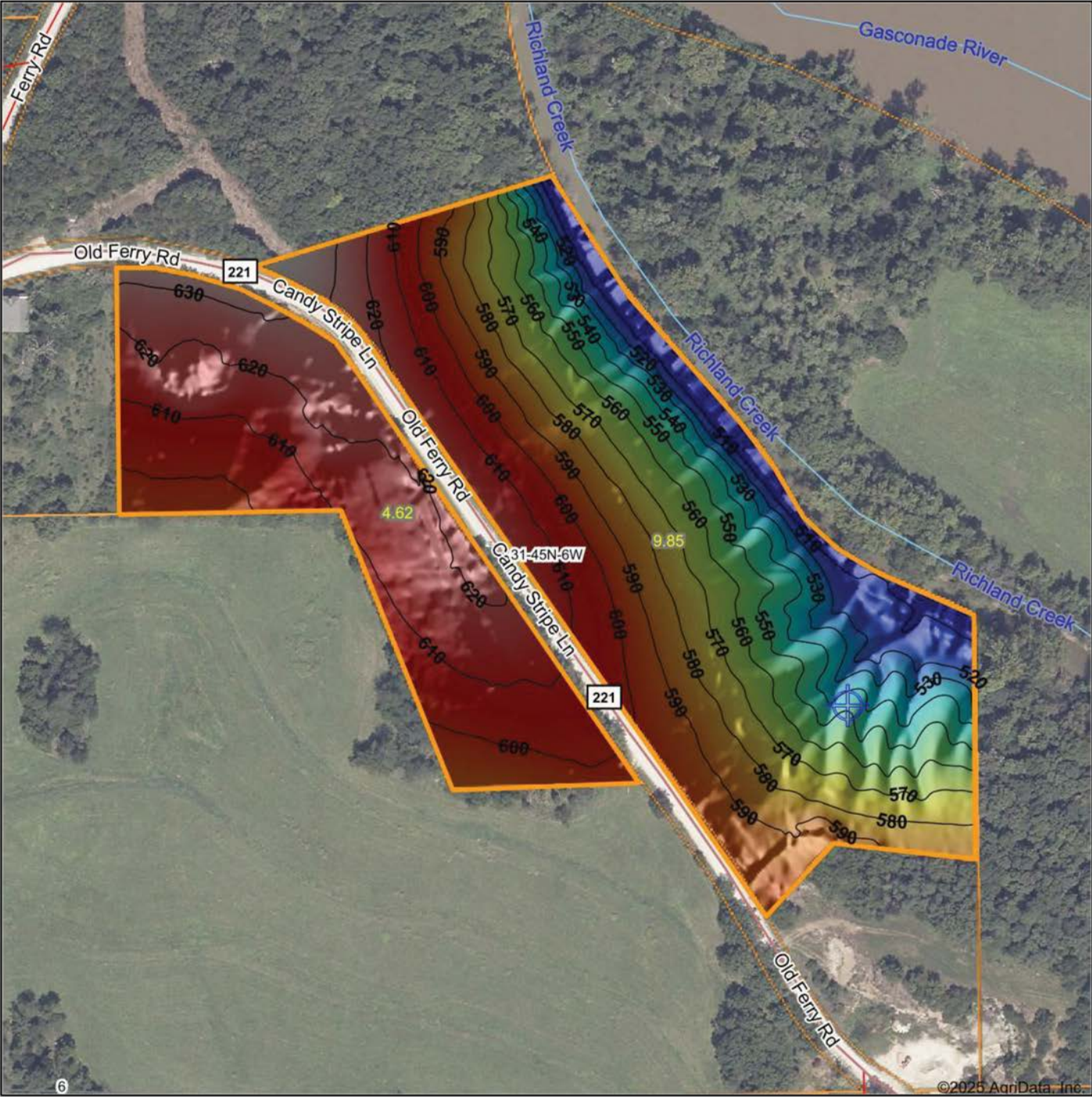
31-45N-6W
Gasconade County
Missouri

0ft 267ft 535ft



6/11/2025

HILLSHADE MAP



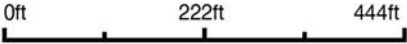
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 505.2
Max: 640.1
Range: 134.9
Average: 582.9
Standard Deviation: 33.89 ft

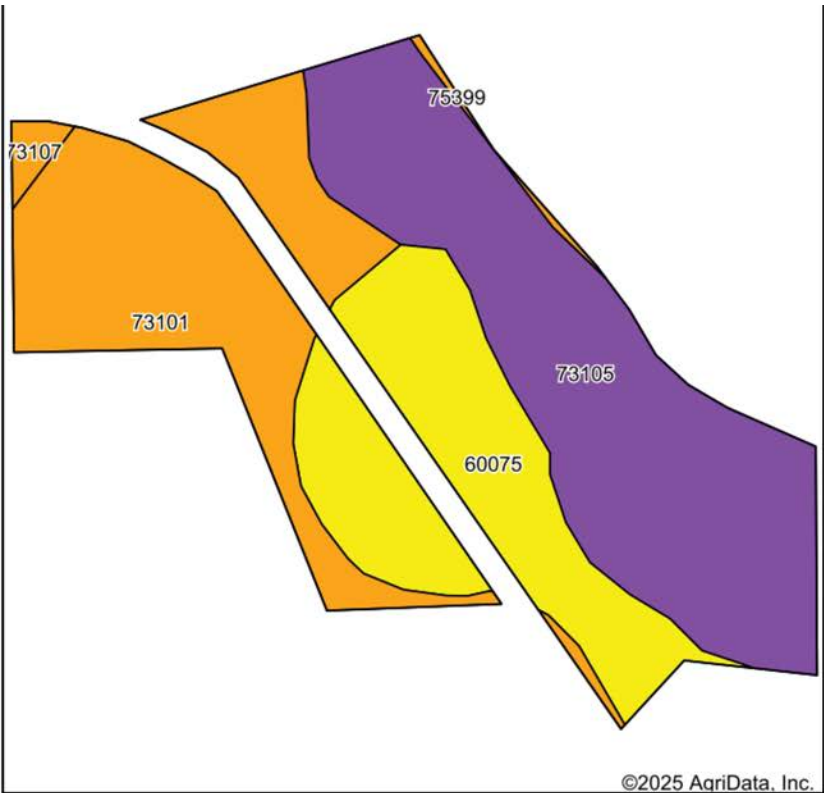


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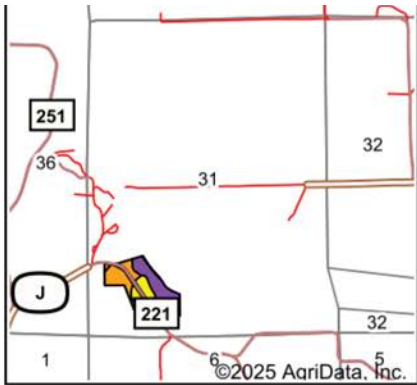
31-45N-6W
Gasconade County
Missouri

Boundary Center: 38° 36' 12.42, -91° 38' 18.96

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Gasconade**
Location: **31-45N-6W**
Township: **Richland**
Acres: **14.47**
Date: **6/11/2025**



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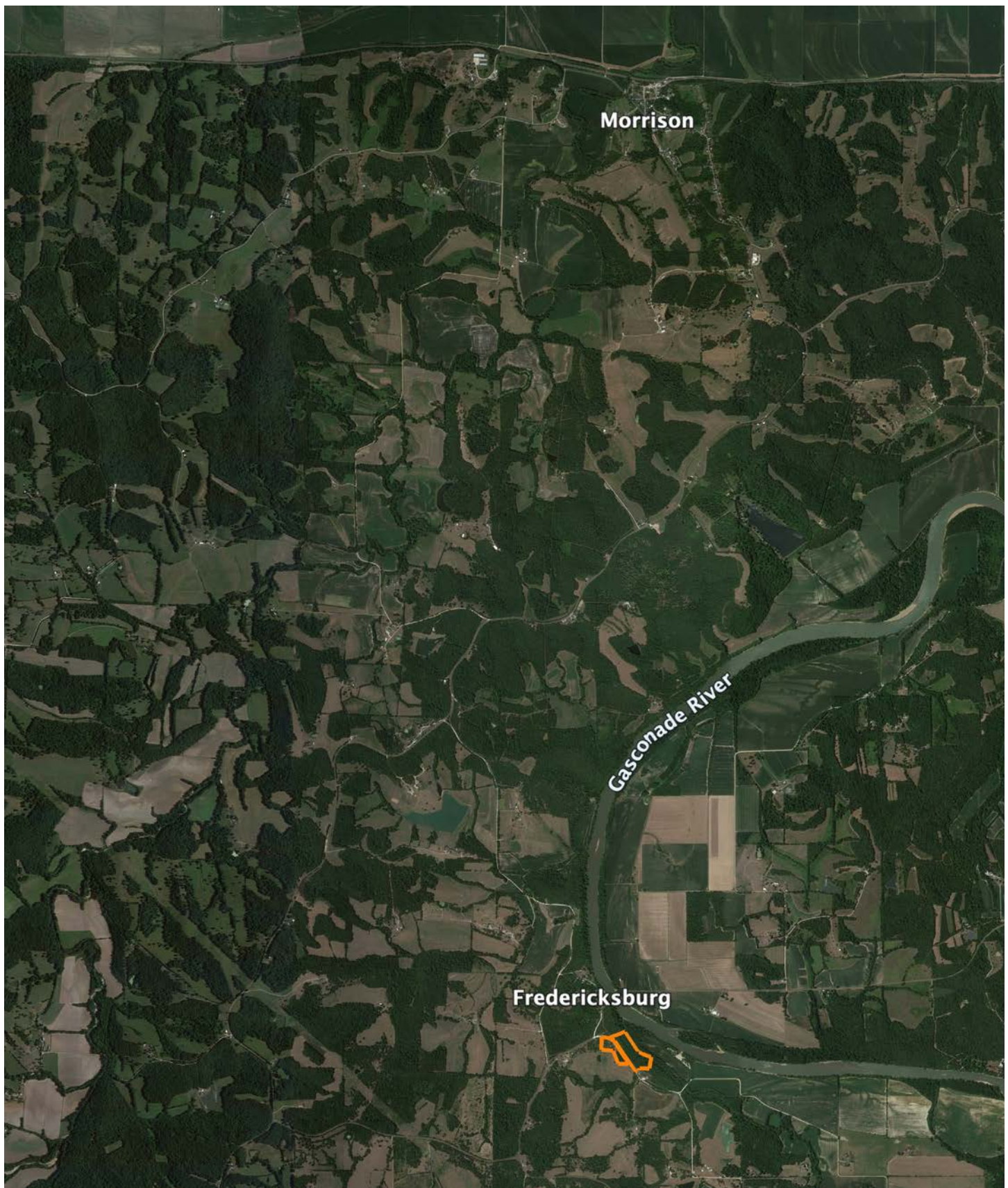


Area Symbol: MO073, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
73105	Wrengart-Gatewood complex, 14 to 35 percent slopes	6.02	41.7%		2.5ft. (Fragipan)	Vle	12	12	10	6	11
73101	Wrengart silt loam, 5 to 9 percent slopes	4.39	30.3%		3ft. (Undefined)	Ille	73	73	60	68	
60075	Useful-Beemont-Moko complex, 3 to 15 percent slopes	3.84	26.5%		4.4ft. (Lithic bedrock)	IVe	55	46	52	36	31
73107	Wrengart-Swiss complex, 5 to 9 percent slopes	0.15	1.0%		3ft. (Undefined)	Ille	63	63	54	56	
75399	Jamesfin silt loam, 0 to 3 percent slopes, frequently flooded	0.07	0.5%		> 6.5ft.	Illw	65	65	54	55	23
Weighted Average						4.51	*n 42.7	*n 40.3	*n 37	*n 33.5	*n 12.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



NICOLE HART

LAND AGENT

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