



MIDWEST LAND GROUP  
PRESENTS

# SCHUYLER COUNTY MISSOURI

100 ACRES





MIDWEST LAND GROUP IS HONORED TO PRESENT

# TOP TIER NORTH MISSOURI FARM

This farm is a dream for anyone looking for a country escape. Located 175 yards from the Iowa border lies this exceptional Combination Farm. The main drainage coming out of Iowa is a known travel corridor in this area. This, combined with the numerous connecting fingers and small blocks of timber, creates an ideal wildlife habitat. All the fingers have a mix of walnut and oak trees, providing additional value. There are also 66.36 +/- acres of CRP income that total \$7,623.00 annually.

Rural water and electricity are easily accessible on the west border of Cedar Drive. Numerous locations would

make perfect build sites. Cedar Drive is graveled up to this property. These roads are secluded but also close to amenities in Lancaster, Missouri, and Bloomfield, Iowa.

This farm is set up to hunt. Two 360 pro blinds convey with the sale, as well as three Big Game ladder stands. Three food plots (beans and clover) are in place, and there is a good history of bucks that made it through last year on camera. Numerous landowners in this area are managing for older age-class deer and turkey habitat.



## PROPERTY FEATURES

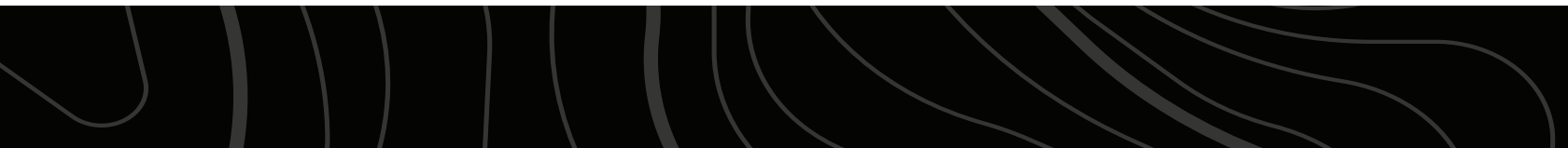
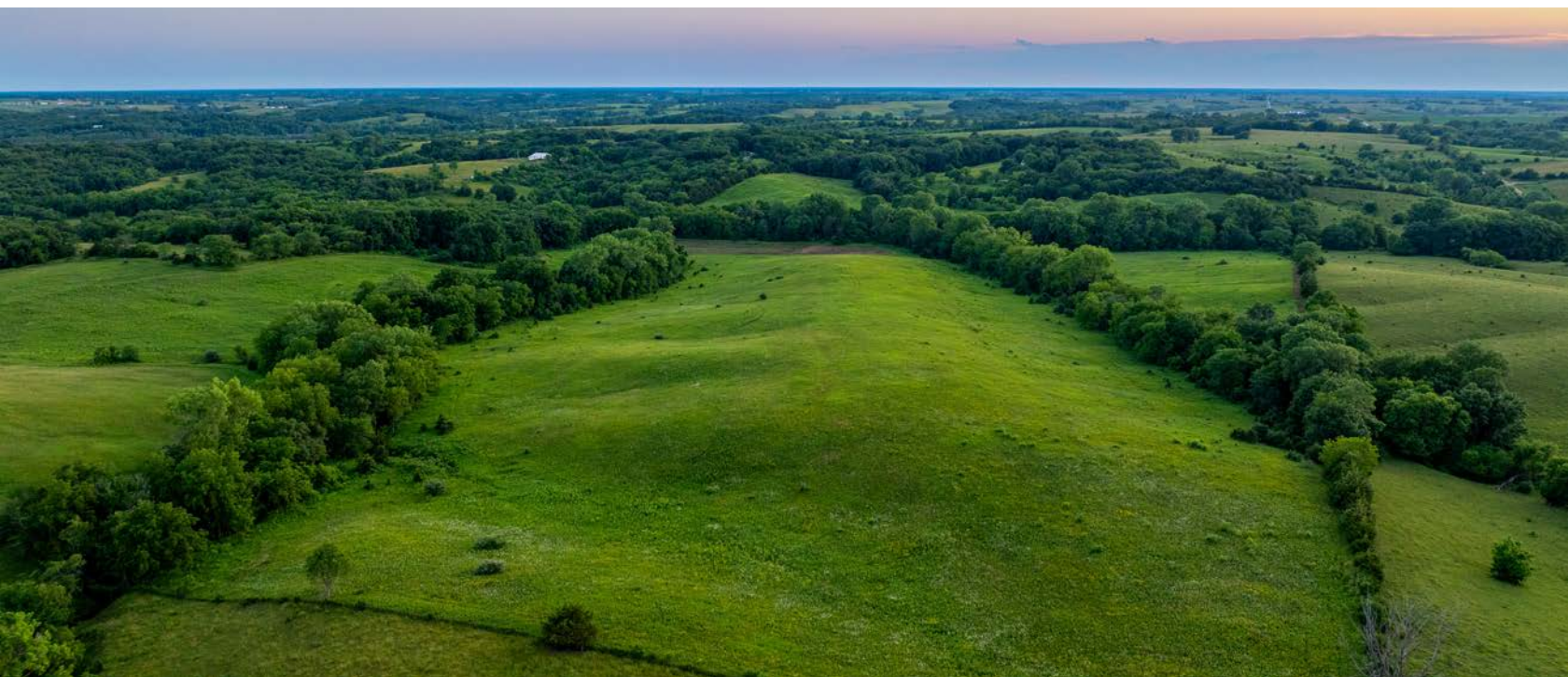
PRICE: **\$590,000** | COUNTY: **SCHUYLER** | STATE: **MISSOURI** | ACRES: **100**

- Hunting on the Iowa border
- CRP income until 2032, \$7,623 annually
- \$53,361 remaining on this contract
- Great building sites with views
- Water and electric available at the road
- 2 blinds, 3 tree stands, and 3.5 acres of food plots already planted
- Close to amenities in Lancaster, Missouri, and Bloomfield, Iowa
- Secluded feeling but still close to stores
- Great Deer and Turkey Numbers in this area
- Habitat Management Company is willing to stay on with new owners



# CRP INCOME

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# WATER AND ELECTRIC AT THE ROAD

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## SECLUDED BUT NEARBY AMENITIES

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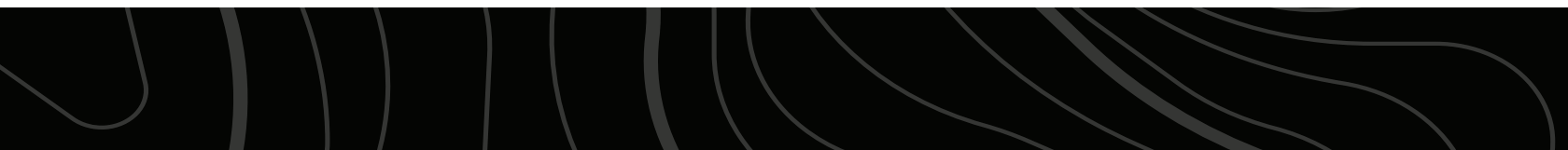




# HUNTING OPPORTUNITIES

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Three food plots (beans and clover) are in place, and there is a good history of bucks that made it through last year on camera. Numerous landowners in this area are managing for older age-class deer and turkey habitat.





# TRAIL CAM PHOTOS

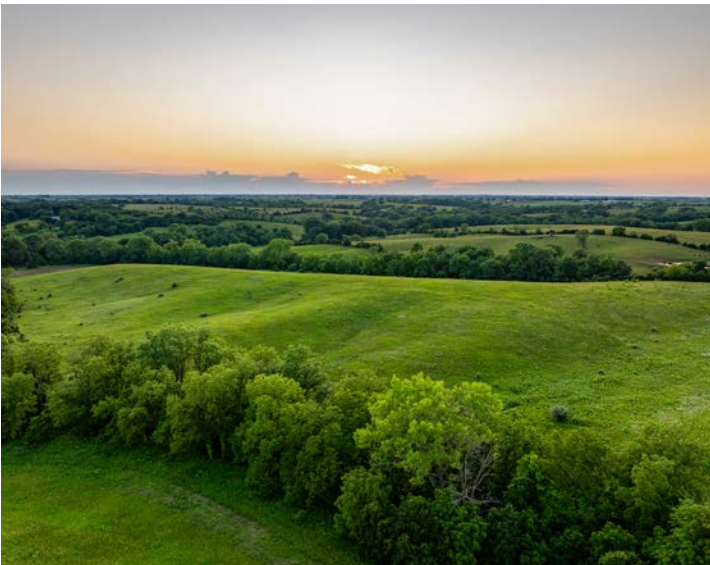
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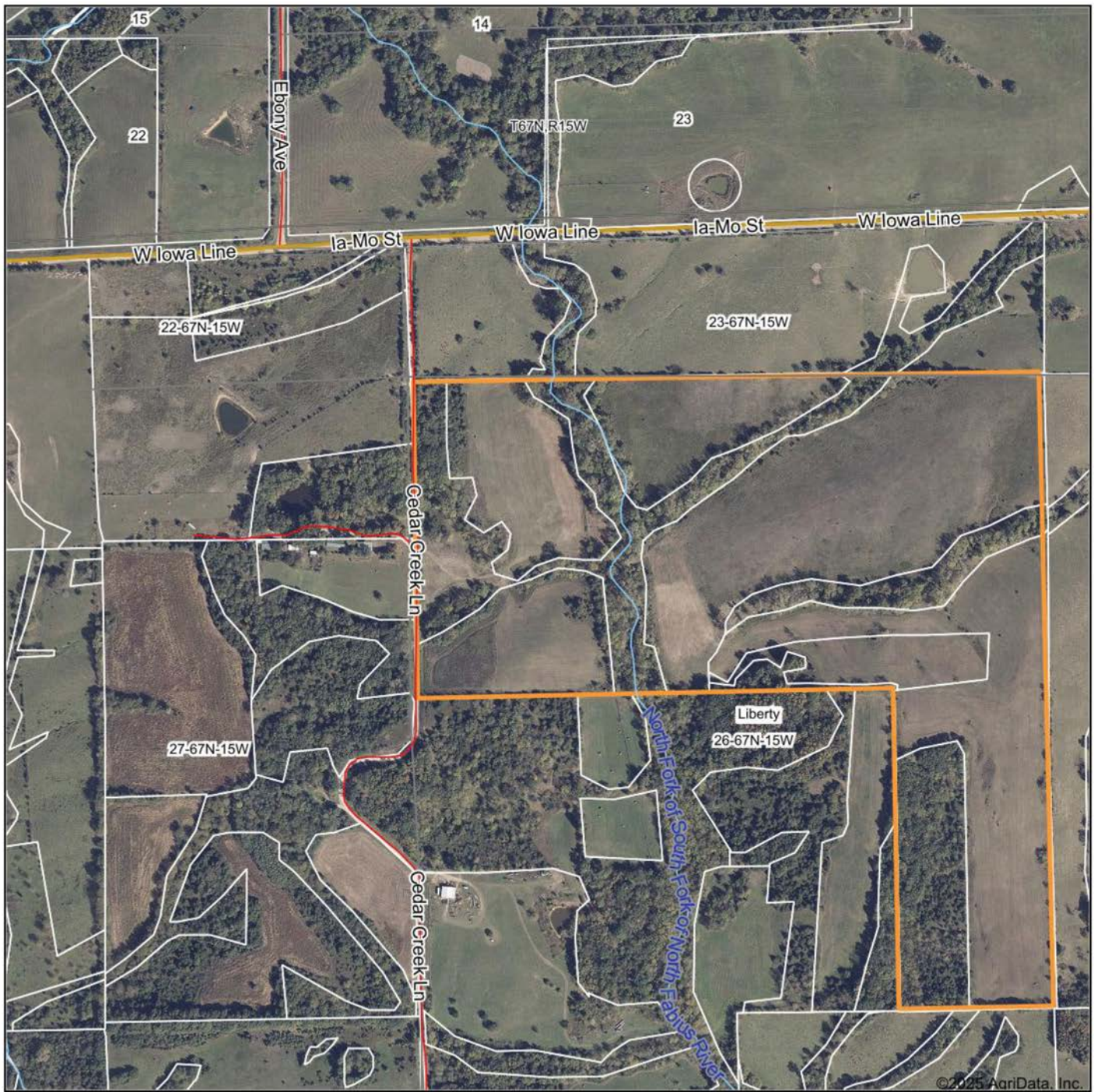
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 40° 35' 15.78, -92° 33' 16.38

0ft 643ft 1287ft



Maps Provided By:



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**26-67N-15W**  
**Schuyler County**  
**Missouri**



6/30/2025

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



# TOPOGRAPHY MAP



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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 852.5

Max: 951.4

Range: 98.9

Average: 904.0

Standard Deviation: 26.51 ft

0ft 459ft 918ft



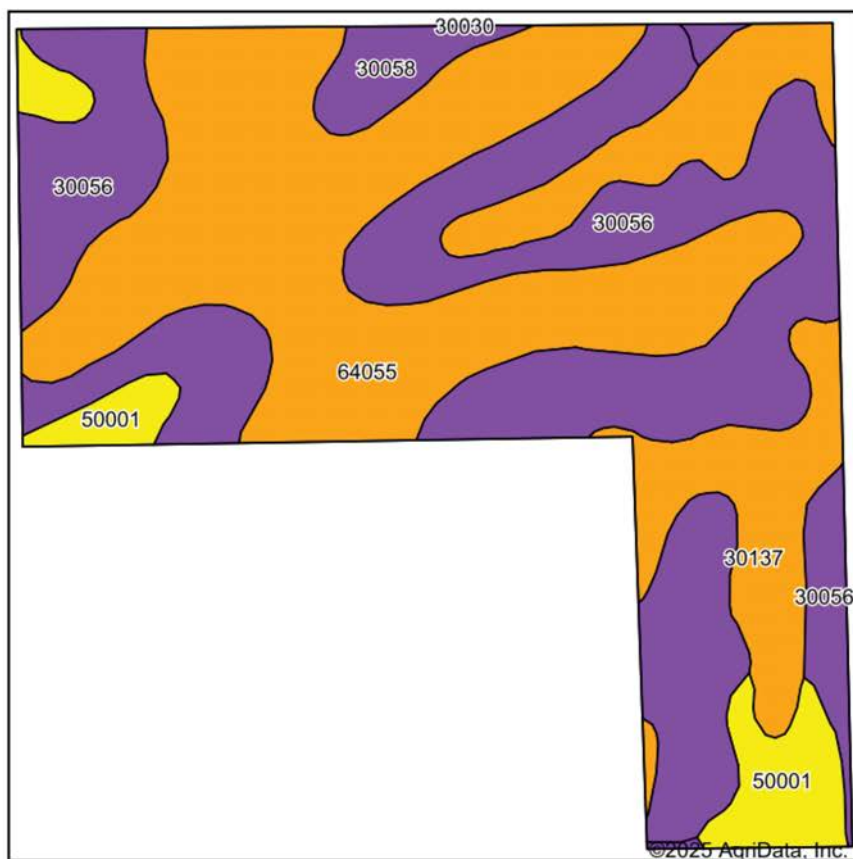
6/29/2025

26-67N-15W  
Schuyler County  
Missouri

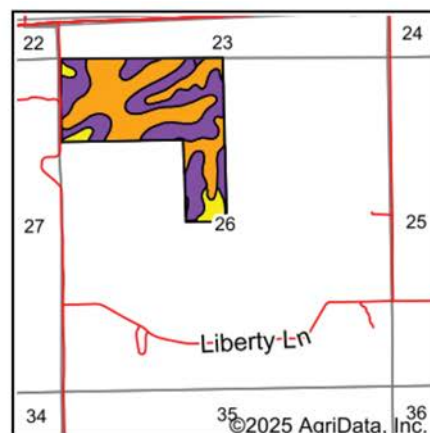
Boundary Center: 40° 35' 15.74, -92° 33' 16.12



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Schuyler**  
 Location: **26-67N-15W**  
 Township: **Liberty**  
 Acres: **99.08**  
 Date: **6/29/2025**



Maps Provided By:



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Area Symbol: MO197, Soil Area Version: 27

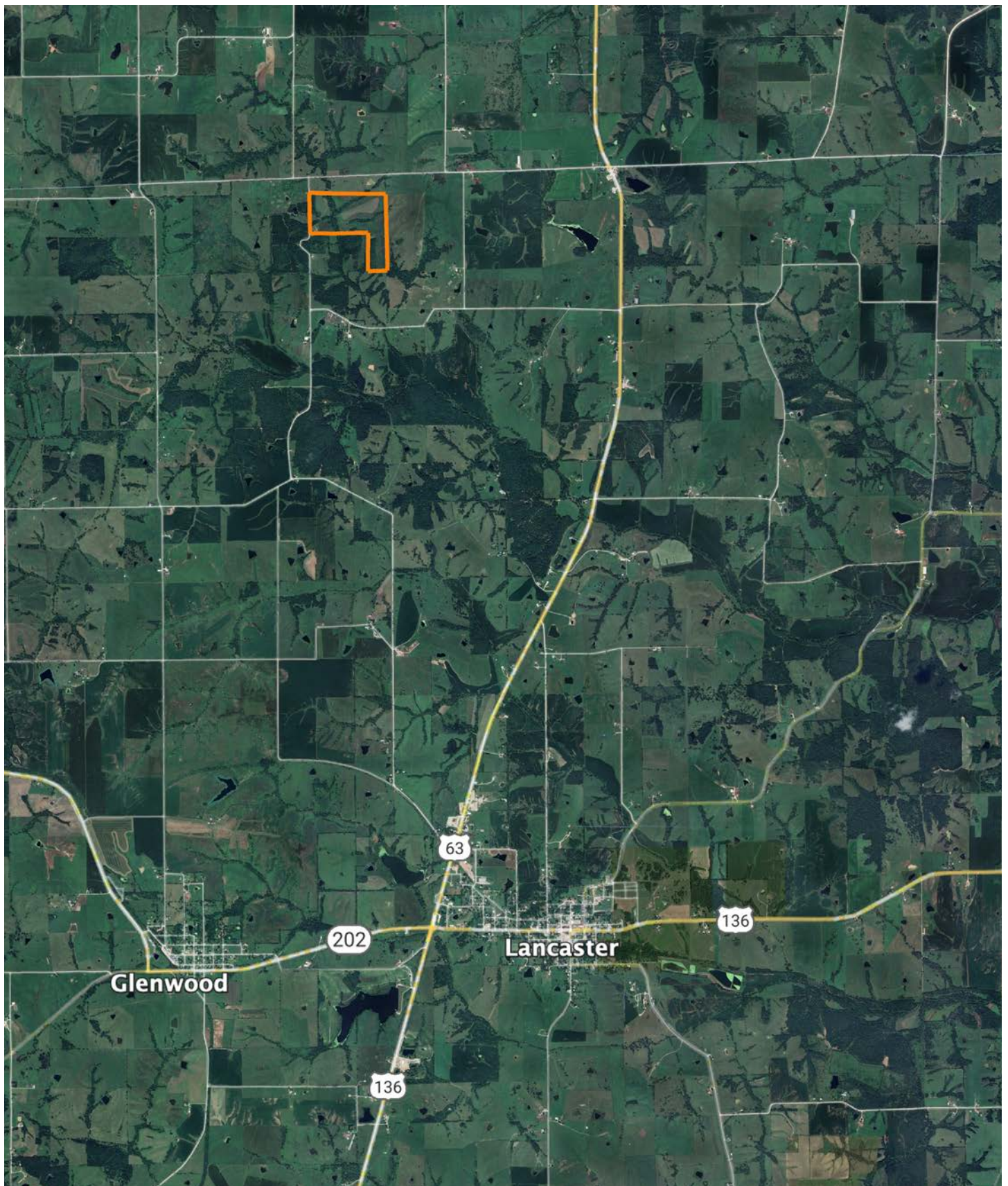
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30056	Gara fine sandy loam, 20 to 35 percent slopes, eroded	40.67	41.0%		> 6.5ft.	Vlle	17	17	13	10
64055	Vigar-Zook-Excello complex, 1 to 5 percent slopes	34.44	34.8%		> 6.5ft.	Illw	82	82	66	67
30137	Lamoni loam, 5 to 9 percent slopes, eroded	14.63	14.8%		> 6.5ft.	Illle	72	72	58	56
50001	Armstrong loam, 5 to 9 percent slopes, eroded	6.26	6.3%		> 6.5ft.	IVe	66	66	60	49
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	3.08	3.1%		> 6.5ft.	Vlle	62	62	49	44
Weighted Average						4.80	*n 52.2	*n 52.2	*n 42.2	*n 40.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





## AGENT CONTACT

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George Cole understands land from every angle — as a hunter, a manager, an owner, and a former business operator who's improved thousands of acres for wildlife and investment. Based in Kirksville, Missouri, he brings a hands-on approach shaped by years of designing food plots, restoring native habitat, managing timber, and building out recreational properties for clients and himself alike.

A former NCAA Division I ski racer, police officer, and small business owner, George thrives on challenge and connection. As a prior owner of a rural property improvement company, he managed more than 20 farms across 4,200 acres, gaining deep experience in property planning, conservation practices, and revenue programs. Today, he puts that knowledge to work helping buyers find the full potential in a piece of ground — and helping sellers showcase it.

Whether it's identifying invasive species, navigating farm contracts, or simply finding the place that feels like home, George brings a practical, trustworthy perspective built on a lifetime of boots in the dirt.



**GEORGE COLE,**

LAND AGENT

**660.357.0907**

GCole@MidwestLandGroup.com



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## MidwestLandGroup.com

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