

MIDWEST LAND GROUP PRESENTS



SCHUYLER COUNTY, MO

160 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

160 +/- ACRE TIMBERED WHITETAIL HAVEN

Just off the lush Chariton River bottoms lies this incredible timber and wildlife farm. With a large percentage of the timber being white and red oak, deer flock to this block in early October. Some incredible deer have been harvested in this area, and numerous landowners are involved in wildlife management programs. This property is improved with a comfortable 2 bed, one bath cabin, 4 different food plots, 3 enclosed blinds, and numerous ladder stands.

In January 2025, six different bedding areas were cut to enhance the hunting and keep the deer on the property. Food plots are in clover and brassicas. The

property also has a trail system for entry and exit routes. A secluded pond in the center of the farm provides a year-round water source, and the trails to this pond are unbelievable. This area of Schuyler County is known for producing high-scoring deer.

Turkey hunting on these ridgetop trails is second to none. Northern Missouri has always been a go-to for turkey hunters, and this farm is exceptional.

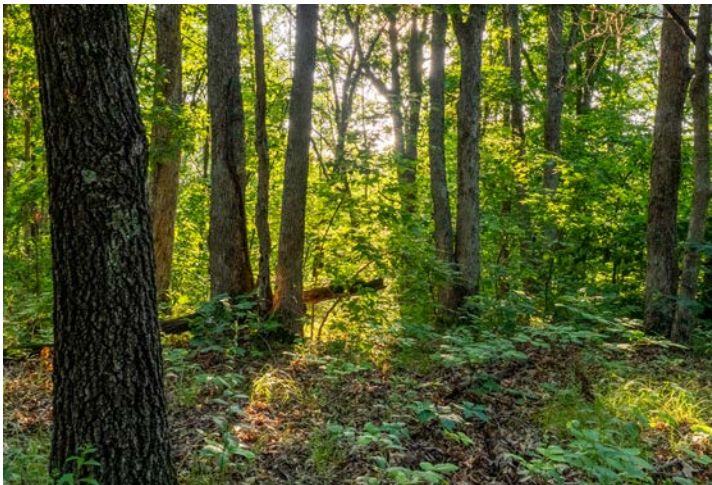
This farm is on a paved road and conveniently located in Queen City, Missouri, and 35 minutes from Kirksville, Missouri.



PROPERTY FEATURES

PRICE: **\$784,000** | COUNTY: **SCHUYLER** | STATE: **MISSOURI** | ACRES: **160**

- Timber farm
- Excellent hunting
- Numerous water sources
- Cabin is clean and in great shape
- Paved road frontage
- Close to Queen City (6 miles)
- Kirksville, Missouri (35 minutes)
- Airport is 45 minutes with free parking
- Food plots
- Access from exterior pathways on the south, east, and west
- Habitat Management Company is willing to stay on with new owners



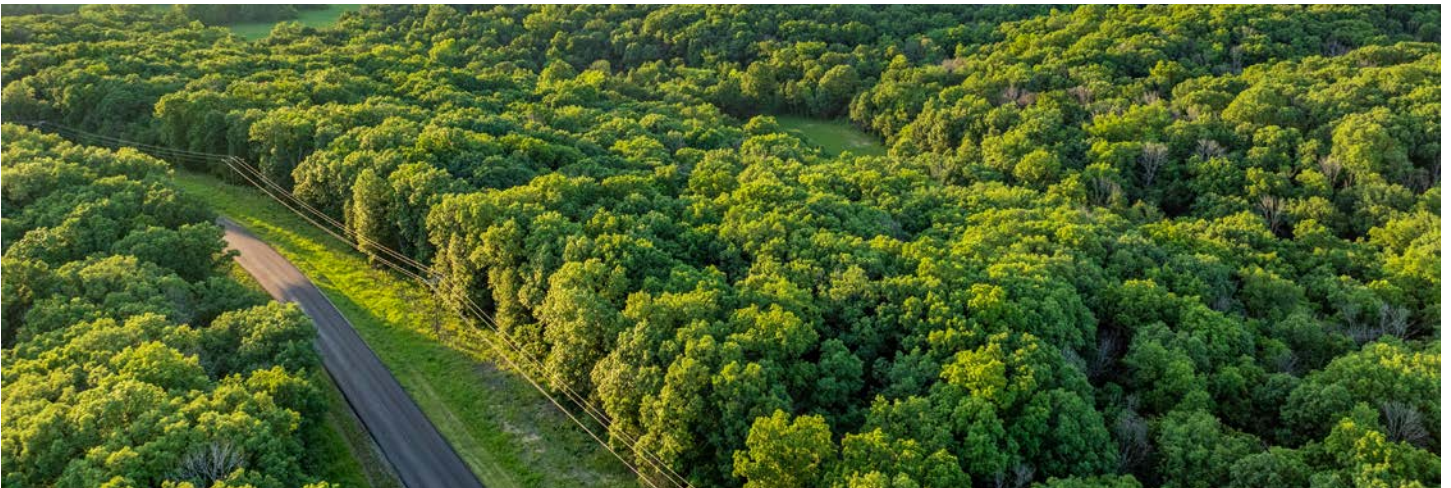
2 BED, 1 BATH CABIN



WATER SOURCES

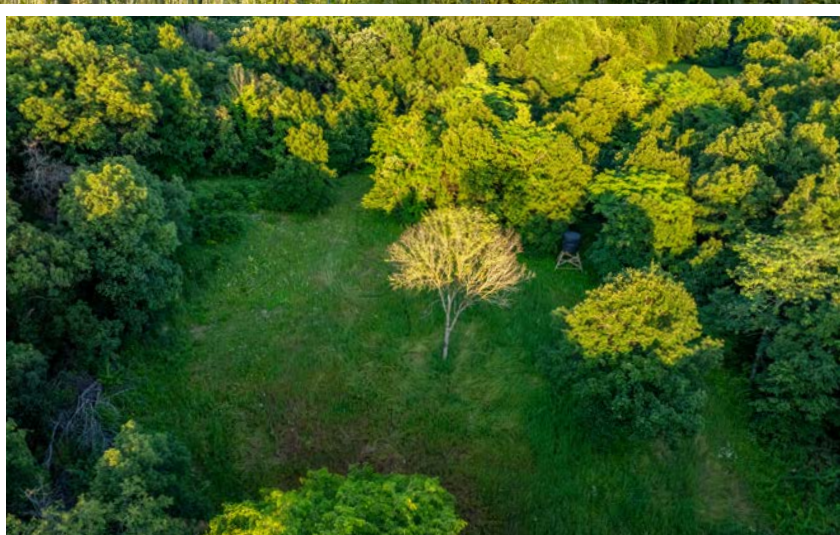
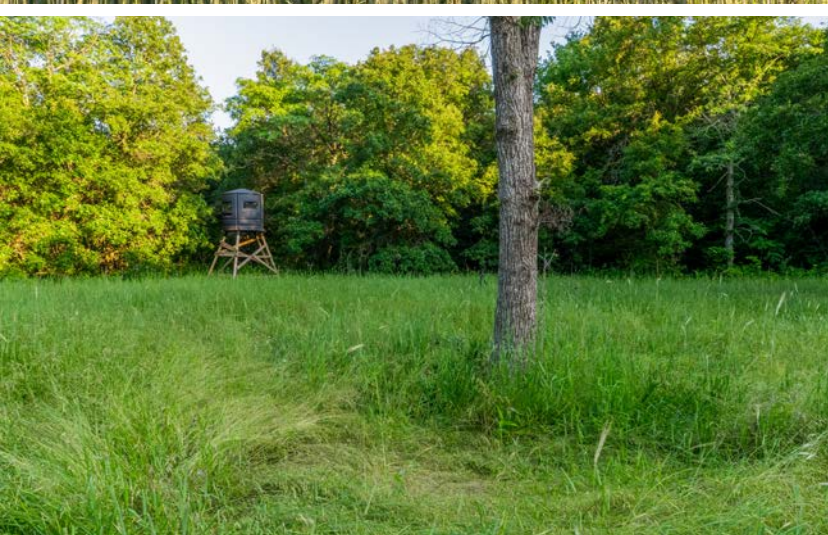


PAVED ROAD FRONTAGE

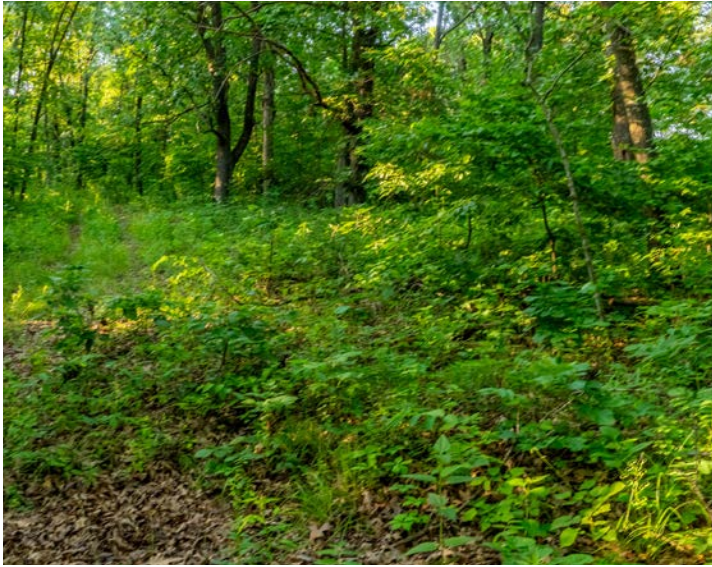


HUNTING OPPORTUNITIES

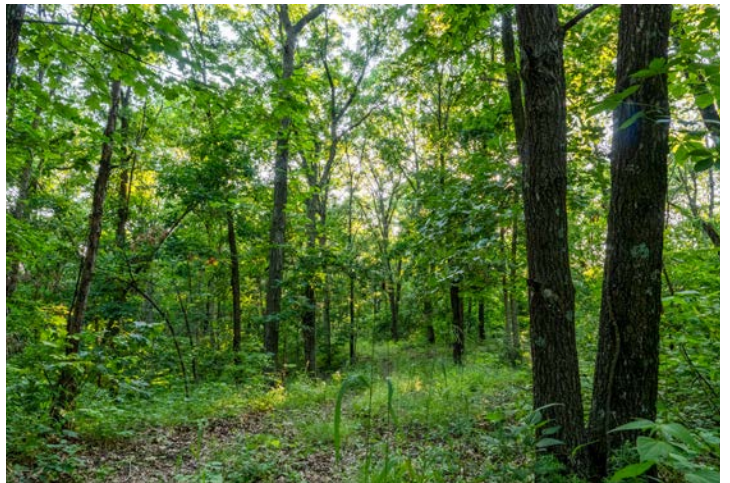
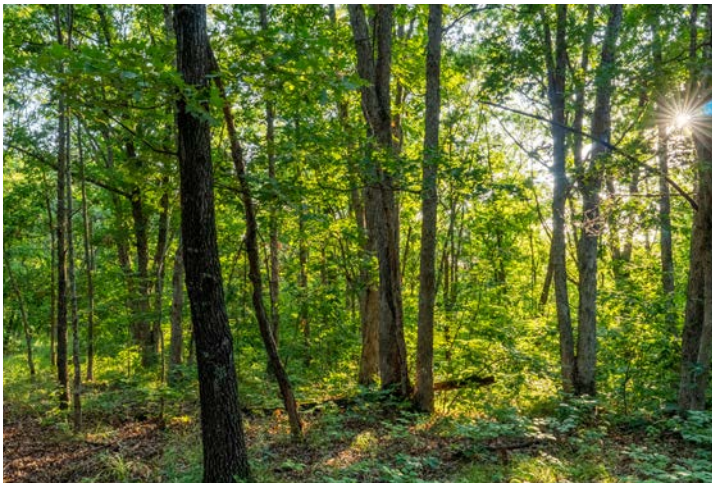
In January 2025, six different bedding areas were cut to enhance the hunting and keep the deer on the property. Food plots are in clover and brassicas. There are also 3 enclosed blinds, and numerous ladder stands.



TRAIL SYSTEM



TIMBER FARM



AERIAL MAP



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Boundary Center: 40° 25' 35.62, -92° 38' 22.08

24-65N-16W
Schuyler County
Missouri

0ft 814ft 1629ft



6/29/2025

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 817.9
Max: 968.7
Range: 150.8
Average: 895.7
Standard Deviation: 33.79 ft

0ft 514ft 1029ft

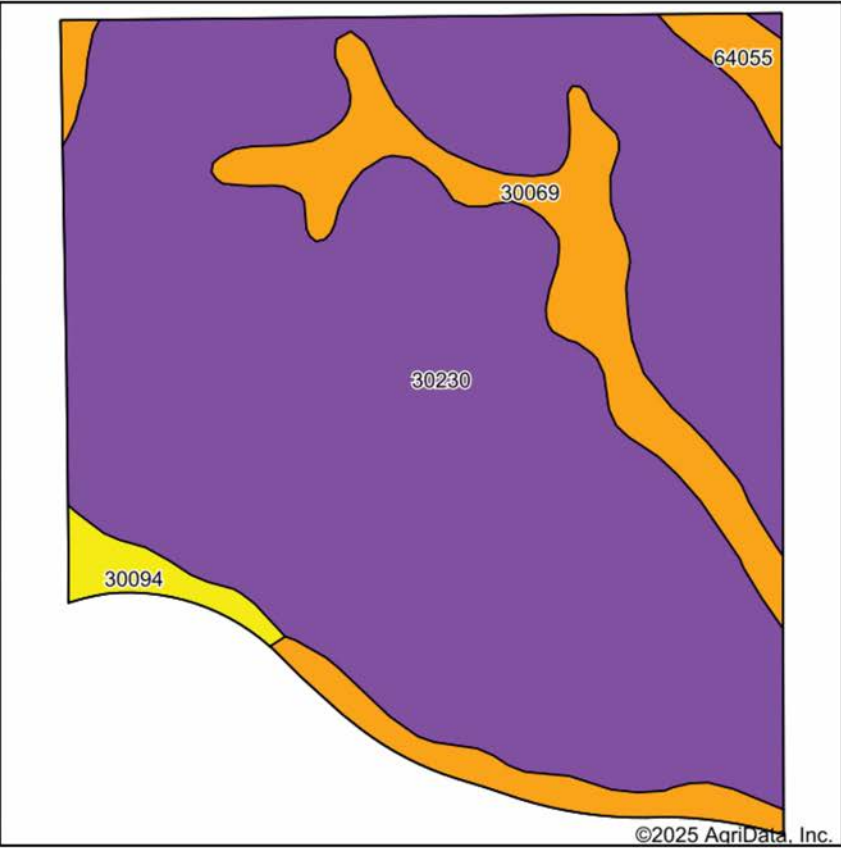


6/29/2025

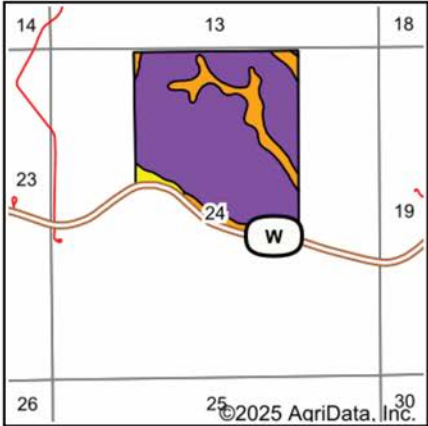
24-65N-16W
Schuyler County
Missouri

Boundary Center: 40° 25' 35.62, -92° 38' 22.08

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Schuyler**
Location: **24-65N-16W**
Township: **Prairie**
Acres: **158.82**
Date: **6/29/2025**



Maps Provided By:



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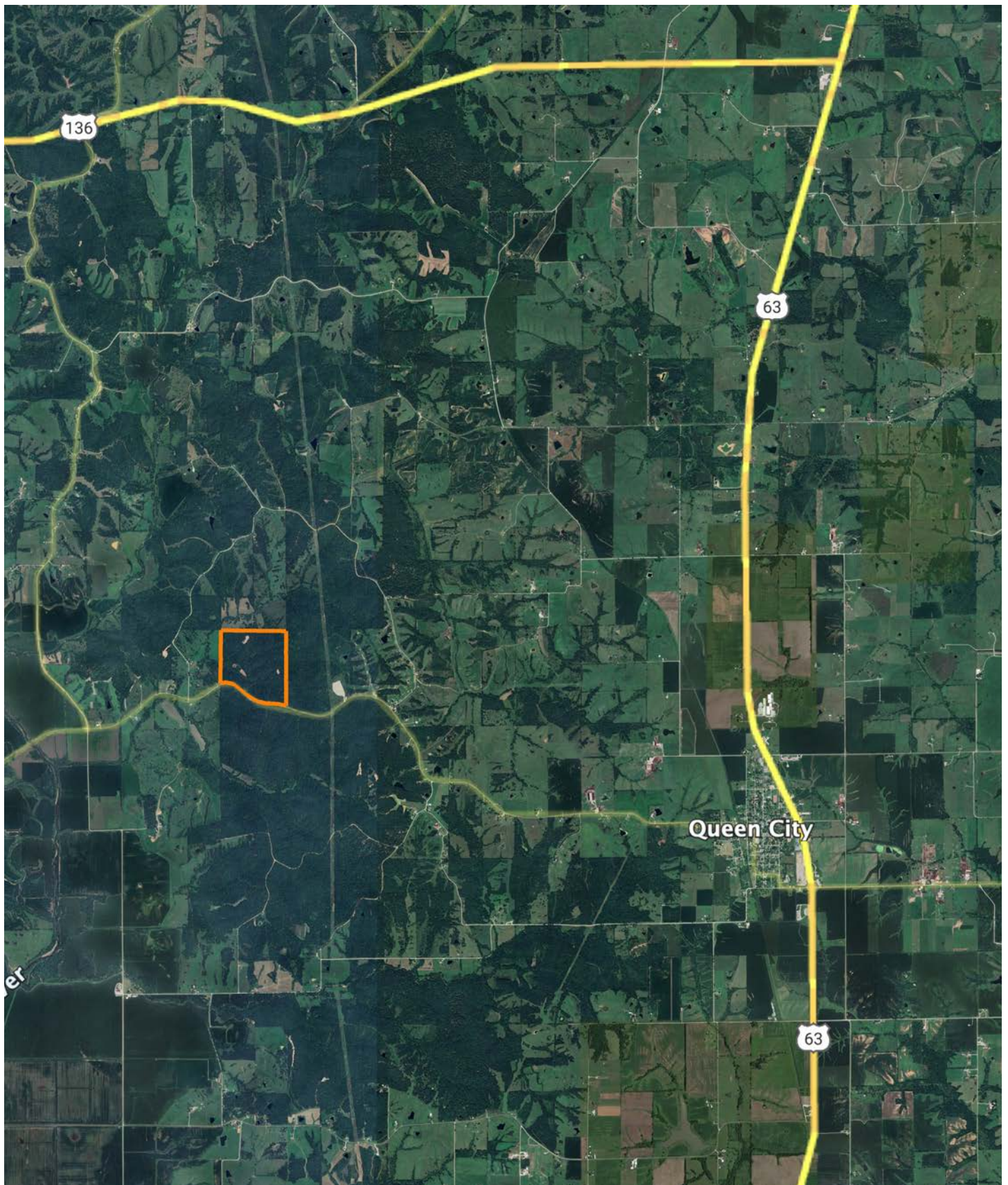
Area Symbol: MO197, Soil Area Version: 27

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
30230	Winnegan loam, 20 to 35 percent slopes, eroded	133.33	83.9%		> 6.5ft.	Vle	19	19	16	10
30069	Gorin silty clay loam, 3 to 9 percent slopes, eroded	19.66	12.4%		2.2ft. (Abrupt textural change)	IIle	66	66	60	55
64055	Vigar-Zook-Excelllo complex, 1 to 5 percent slopes	3.03	1.9%		> 6.5ft.	IIIw	82	82	66	67
30094	Keswick clay loam, 5 to 14 percent slopes, eroded	2.80	1.8%		> 6.5ft.	IVe	57	57	53	44
Weighted Average						5.54	*n 26.7	*n 26.7	*n 23.1	*n 17.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

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



MidwestLandGroup.com

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