

MIDWEST LAND GROUP PRESENTS

66 ACRES IN

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# WARREN COUNTY MISSOURI



[MidwestLandGroup.com](https://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# GREAT RECREATIONAL FARM THAT CHECKS ALL THE BOXES

This is what everyone is looking for and checks all the boxes only being 35 minutes from Wentzville. This 66 +/- acre farm is perfectly situated for those seeking adventure, and relaxation. This remarkable estate features a beautiful and newly remodeled 2 bedroom, 1 bath cabin and is turn-key, fully furnished. There is a barn and multiple outbuildings equipped with electric and offer abundant storage and workspace, ideal for agricultural projects and hobbies.

This property features not one but two stocked ponds, perfect for fishing or simply soaking in the serene views. Enjoy the afternoons by the beautiful flowing creek that meanders through the property, offering the ideal setting for picnics, nature walks, or simply unwinding to the

soothing sounds of water. With 12 acres of tillable land, it will be great for crops, pasture for cattle or horses, or food plots for wildlife, the possibilities are endless! This property is a hunter's haven, with an abundance of deer and turkey, it's an ideal spot for hunting. The expansive woods have ample trails for cruising your UTV or hiking to enjoy the outdoors.

Looking for a way to supplement your income? This property presents exciting opportunities for Airbnb rentals or hunting leases. With its stunning landscape and cozy accommodations, your cabin can generate income all year round, inviting guests to experience the beauty of nature. Don't miss your chance to own this incredible retreat, schedule a showing today.





# PROPERTY FEATURES

PRICE: **\$669,000** | COUNTY: **WARREN** | STATE: **MISSOURI** | ACRES: **66**

- 66 +/- acres
- 35 minutes from Wentzville
- 55 minutes from Chesterfield
- Cozy cabin
- Multiple outbuildings
- 2 stocked ponds
- UTV trails
- Flowing creek
- Food plots
- Beautiful woods
- Deer and turkey
- Air BNB income





# COZY CABIN

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This remarkable estate features a beautiful and newly remodeled 2 bedroom, 1 bath cabin and is turn-key, fully furnished.





# STOCKED PONDS AND FLOWING CREEK

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## UTV TRAILS

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# HUNTING OPPORTUNITIES

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This property is a hunter's haven, with an abundance of deer and turkey, it's an ideal spot for hunting. The expansive woods have ample trails for cruising your UTV or hiking to enjoy the outdoors.





# MULTIPLE OUTBUILDINGS

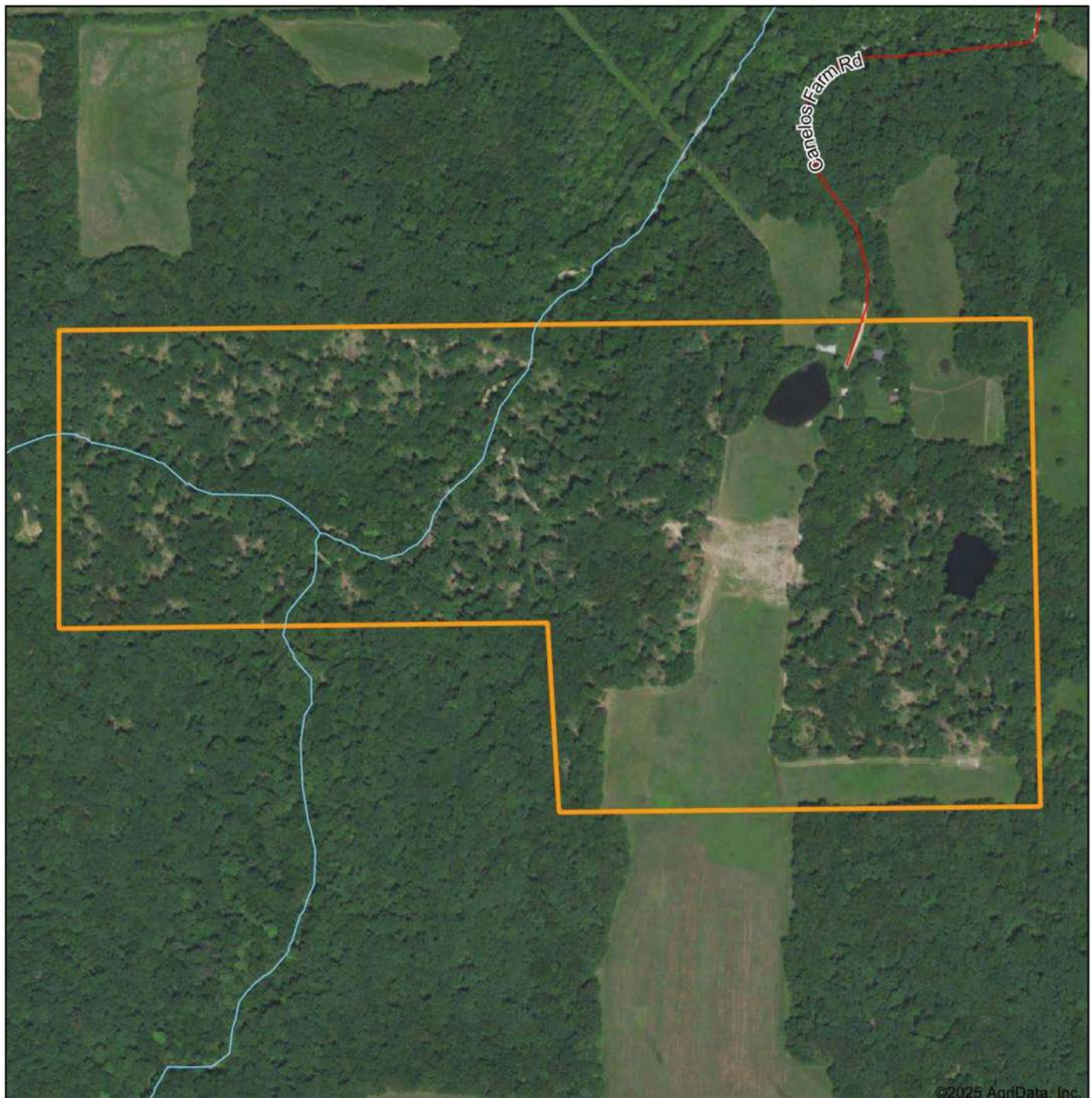
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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 57' 55.12, -91° 14' 44.84

**33-49N-3W**  
**Warren County**  
**Missouri**

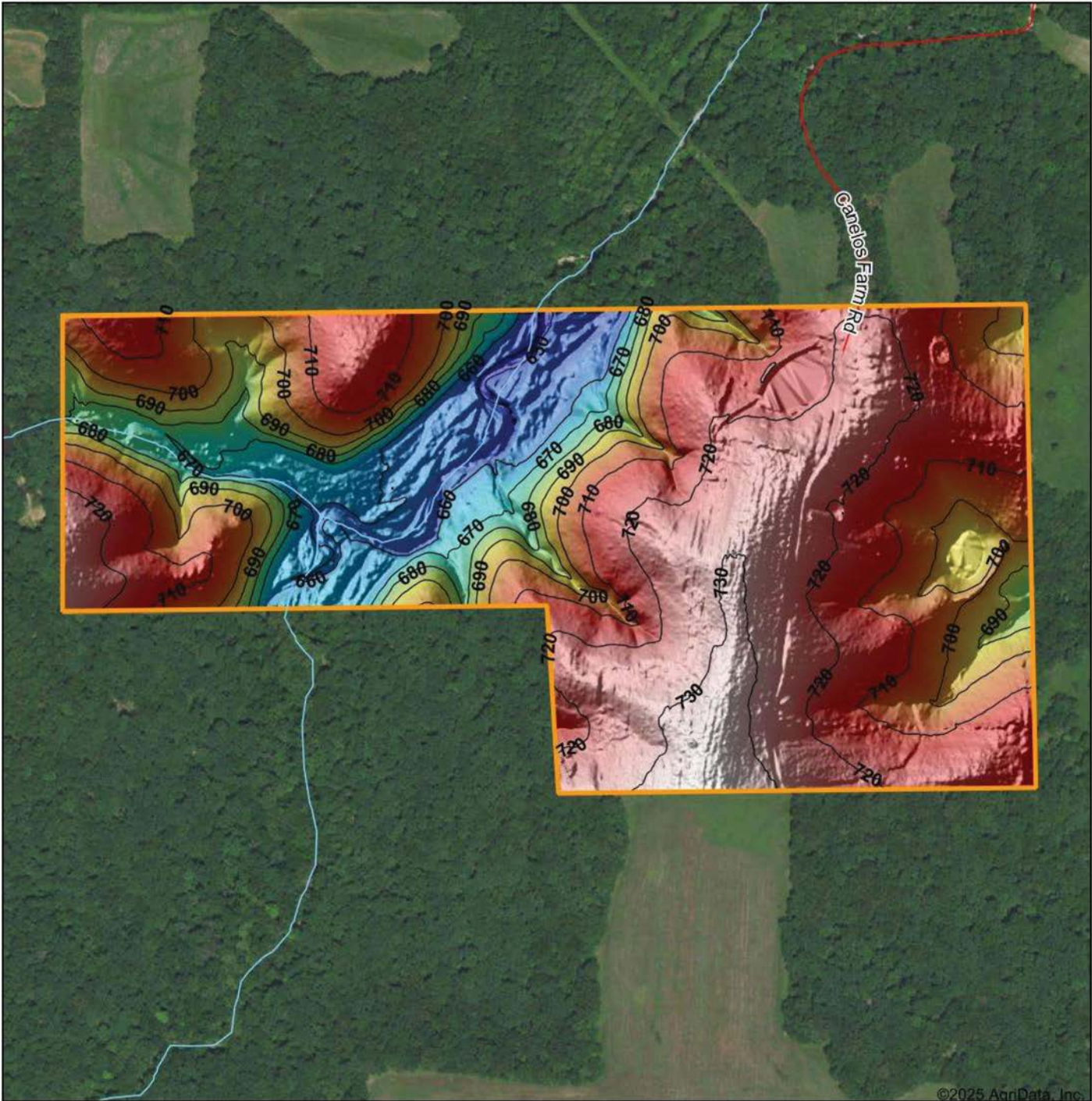
0ft 426ft 853ft



5/14/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 646.6  
Max: 735.1  
Range: 88.5  
Average: 702.7  
Standard Deviation: 22.44 ft

0ft 432ft 865ft



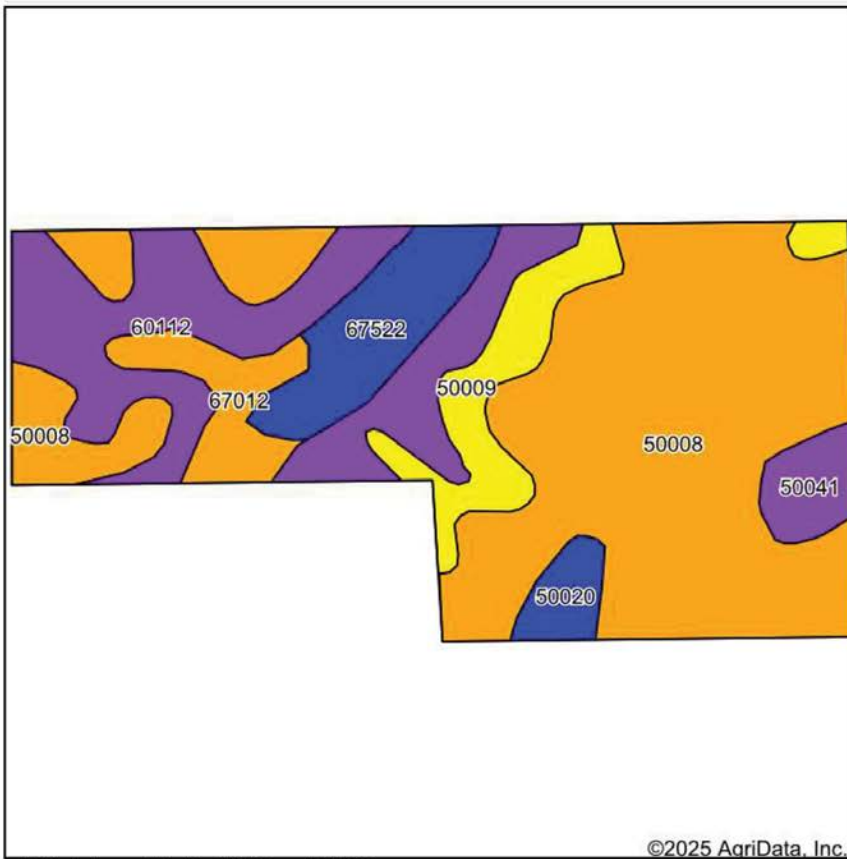
5/14/2025

33-49N-3W  
Warren County  
Missouri

Boundary Center: 38° 57' 55.12, -91° 14' 44.84

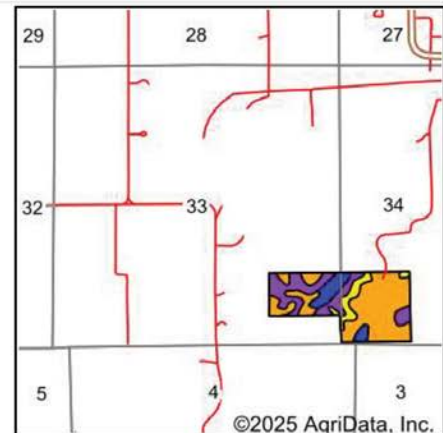


# SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**  
County: **Warren**  
Location: **33-49N-3W**  
Township: **Camp Branch**  
Acres: **66.01**  
Date: **5/14/2025**



Maps Provided By:



Area Symbol: MO219, Soil Area Version: 25

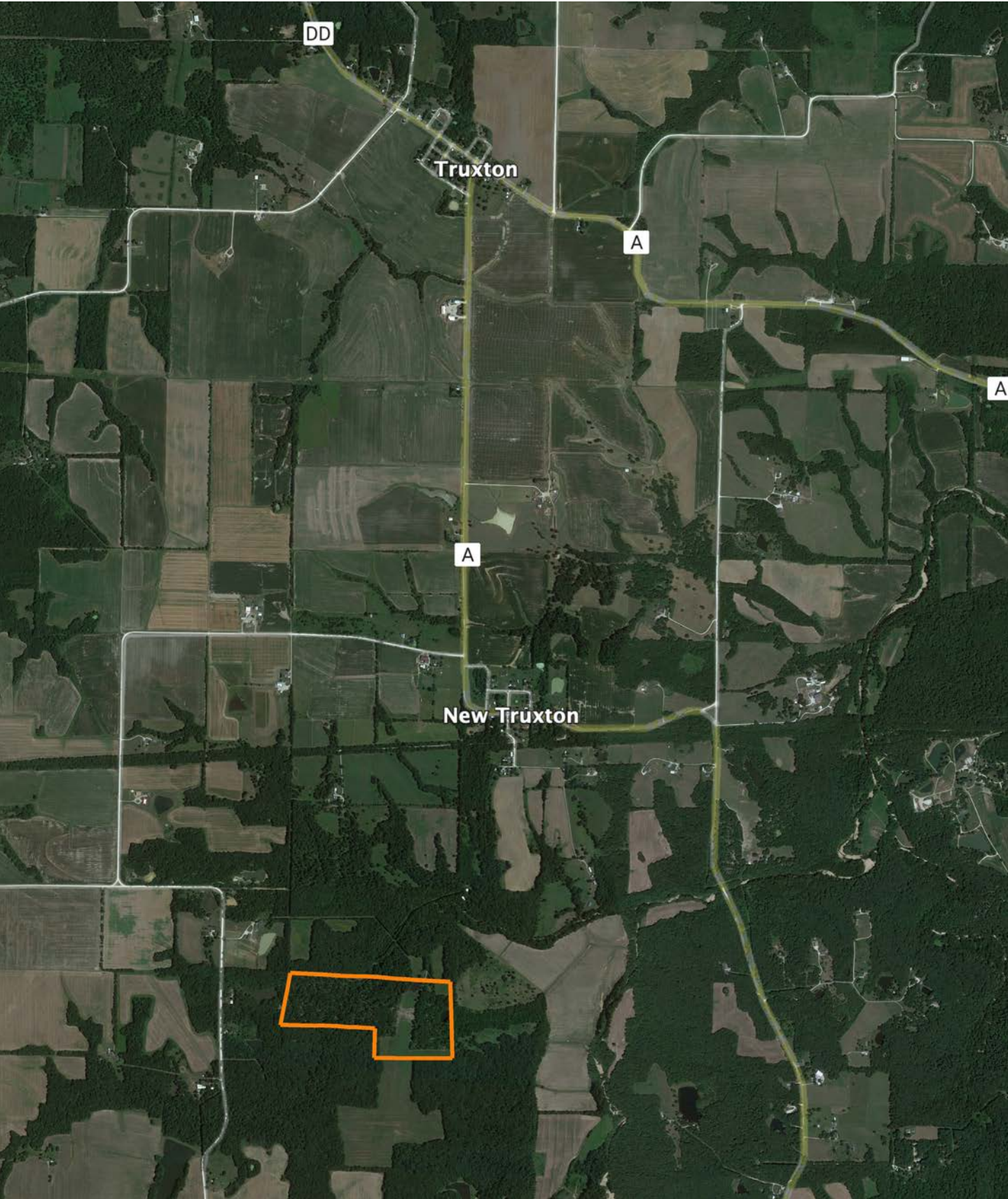
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	34.33	52.0%		> 6.5ft.	IIIe	59	59	55	47	
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	14.29	21.6%		> 6.5ft.	VIIe	15	15	12	6	
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	5.35	8.1%		> 6.5ft.	IVe	63	63	54	46	
67522	Cedargap silt loam, 0 to 2 percent slopes, frequently flooded, cool	5.16	7.8%		> 6.5ft.	IIIs	72	72	57	60	8
67012	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded, cool	3.27	5.0%		> 6.5ft.	IIIw	66	66	52	55	
50041	Lindley loam, 14 to 40 percent slopes	2.03	3.1%		> 6.5ft.	VIe	22	22	19	12	
50020	Calwoods silt loam, 2 to 5 percent slopes	1.58	2.4%		> 6.5ft.	IIe	67	66	66	58	
<b>Weighted Average</b>						<b>3.94</b>	<b>*n 50.2</b>	<b>*n 50.2</b>	<b>*n 44.8</b>	<b>*n 38.6</b>	<b>*n 0.6</b>

\*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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Jake Feldmann is a dedicated land agent at Midwest Land Group, dedicated to serving clients throughout Eastern Missouri and Western Illinois. Born and raised in Flint Hill, Missouri, Jake's roots run deep in the heartland. As a lifelong resident of Flint Hill, Jake's connection to the land is personal and profound. He grew up on a family farm, where the rhythms of nature and the art of cultivation were a part of daily life. This upbringing instilled in him not only a love for the land but also a wealth of knowledge and skills, from farming to hunting, that he is eager to pass on to his next generation—Carter, Clayton, and Klaira, alongside his wife, Kristal. Jake was drawn to land sales out of his love for the outdoors and his desire to serve others. His previous role managing a warehouse honed his people skills, preparing him for the intricacies of real estate transactions. What truly sets Jake apart is his firsthand experience with the land. Whether it's understanding the nuances of terrain through hunting or recognizing the potential of tillable ground for cash crops, Jake brings a unique perspective to his clients. Jake is not just an agent; he's a neighbor, a friend, and a steward of the land. His deep-seated passion for the land, coupled with his extensive local network and family support, make him an unparalleled choice for anyone looking to buy or sell property in the heartland. Choose Jake Feldmann to guide you through your land journey, where trust, expertise, and a shared love for the land come together to realize your property dreams.



**JAKE FELDMANN**

LAND AGENT

**314.675.0899**

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



## MidwestLandGroup.com

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