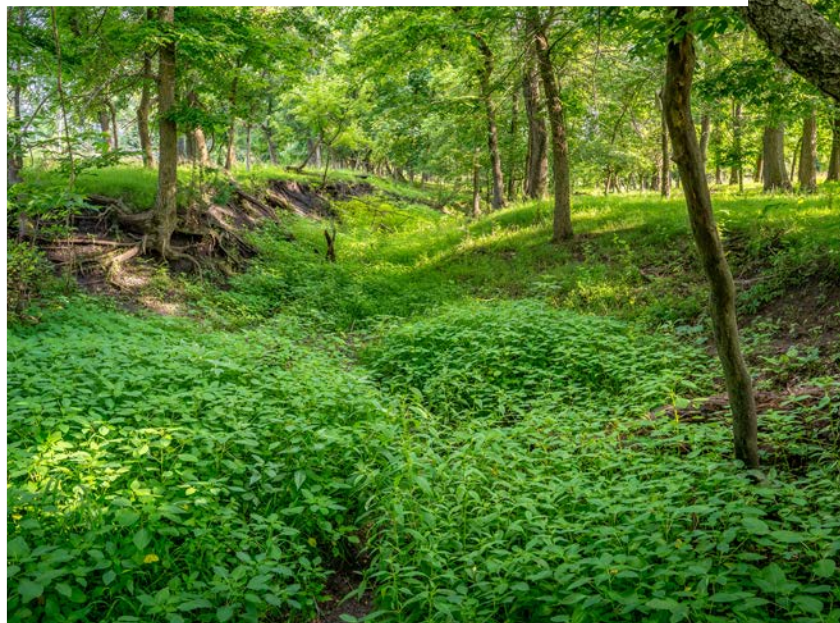


MIDWEST LAND GROUP PRESENTS



30 ACRES  
**ADAIR COUNTY, MO**

24912 Banner Lane, Gibbs, Missouri 63540





MIDWEST LAND GROUP IS HONORED TO PRESENT

## 30 +/- ACRE HOBBY FARM

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Located 13 miles southeast of Kirksville in Adair County, you will find the perfect 30 +/- acre farm. This farm features an excellent mixture of pasture and timber that creates not only the ideal composition for all your livestock but also provides ample hunting opportunities. The perimeter of the farm is fenced, and cross-fencing is in place for rotational grazing or separate paddocks for a wide array of animals. There is one pond and a wet-weather creek running through the middle of the property.

This property features a 5-bedroom, 1 ½ bathroom home that was built in 2001. The main level is home to the kitchen, living room, one bedroom, and one full bath. The basement has two smaller bedrooms, a laundry room with a half bath, a second living space,

and a large mechanical room. Two additional bedrooms are located on the upstairs level. There is a 30'x36' shop with power and two sliding doors. There is a 32'x42' barn with concrete floors, horse stalls, and a hay loft. There are numerous apple trees, an established garden area, an older chicken coop, and a livestock shelter already in place.

This property checks a ton of boxes and is situated in a setting that will allow for peaceful country living with close access to all the amenities of the city. If you have been searching for a farm with abundant wildlife and room for all your animals, this one has it all. Give Land Agent Brad Prater a call to schedule your private showing.





# PROPERTY FEATURES

PRICE: **\$350,000** | COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **30**

- Peaceful setting
- Pond
- Creek
- 5-bedroom, 1 ½ bath home
- 30'x36' shop
- 32'x42' barn
- Fenced
- Abundant wildlife
- 13 miles southeast of Kirksville





# 5-BED, 1 ½-BATH HOME

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The main level is home to the kitchen, living room, one bedroom, and one full bath. The basement has two smaller bedrooms, a laundry room with a half bath, a second living space, and a large mechanical room.





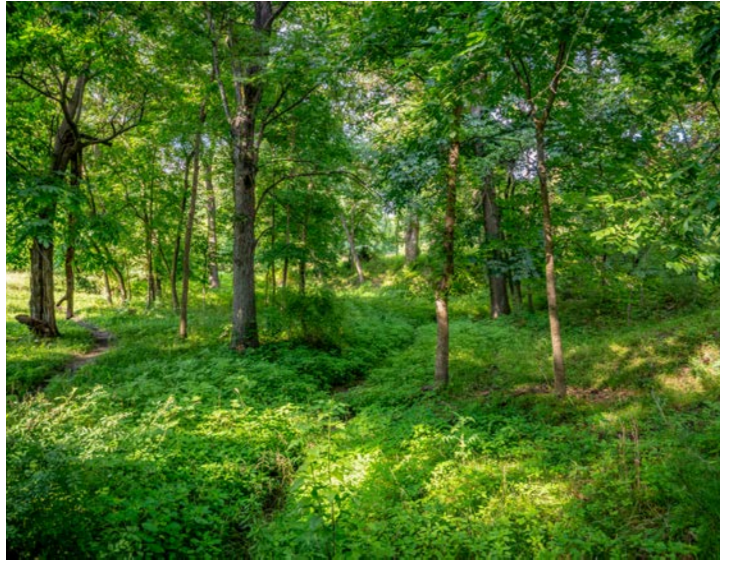
# INTERIOR PHOTOS





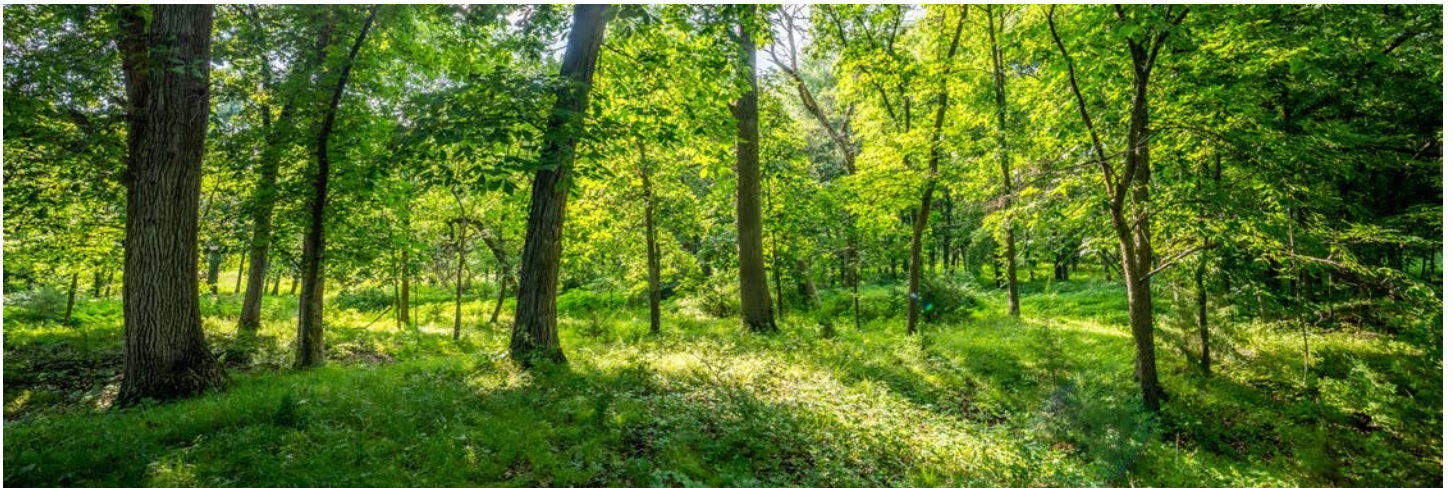
# POND AND WET-WEATHER CREEK

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## ABUNDANT WILDLIFE

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# SHOP AND BARN

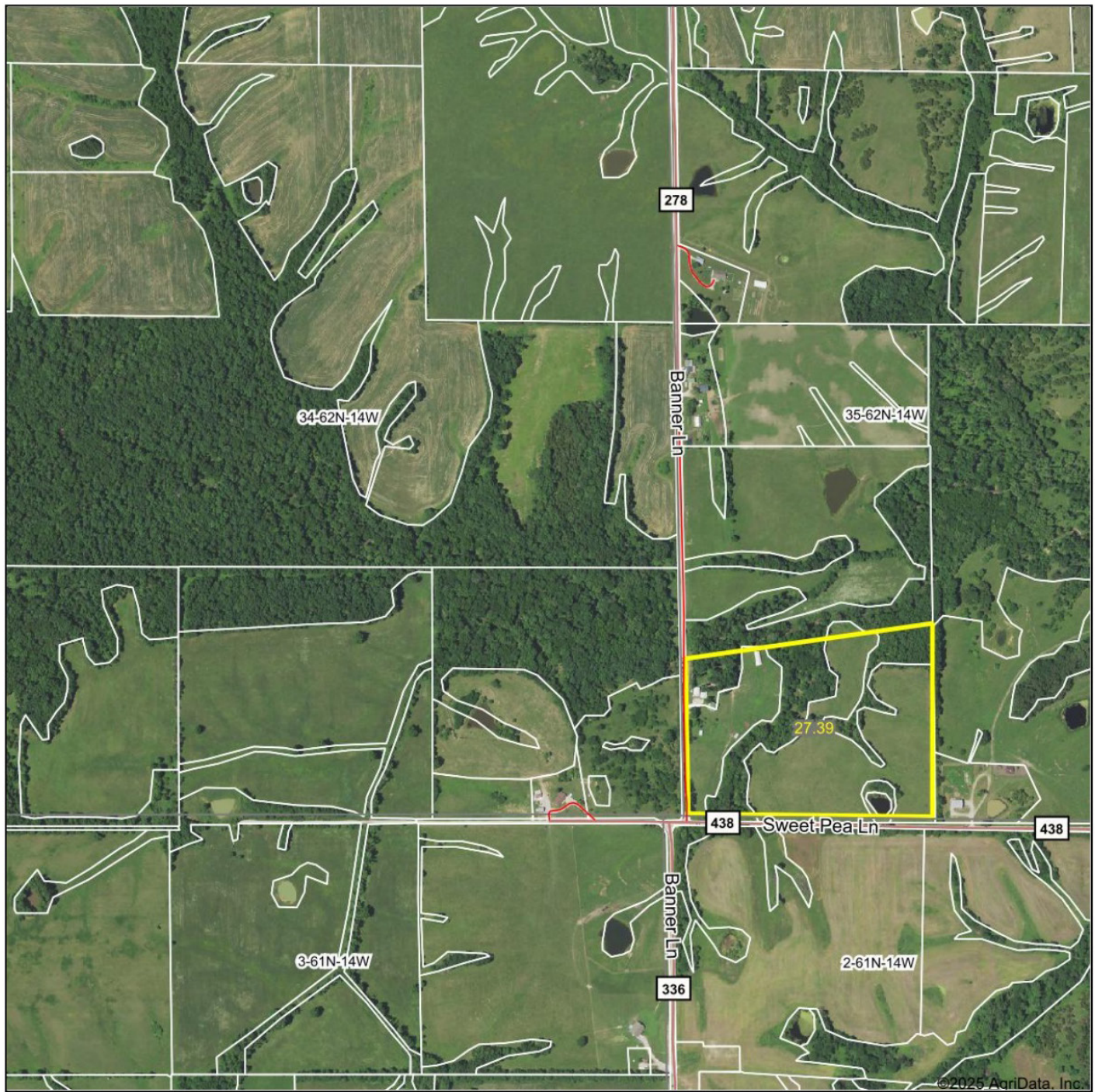
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There is a 30'x36' shop with power and two sliding doors. There is a 32'x42' barn with concrete floors, horse stalls, and a hay loft.





# AERIAL MAP



Boundary Center: 40° 7' 33.58, -92° 26' 16.47

0ft 819ft 1637ft



Maps Provided By:



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**35-62N-14W**  
**Adair County**  
**Missouri**

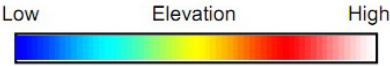
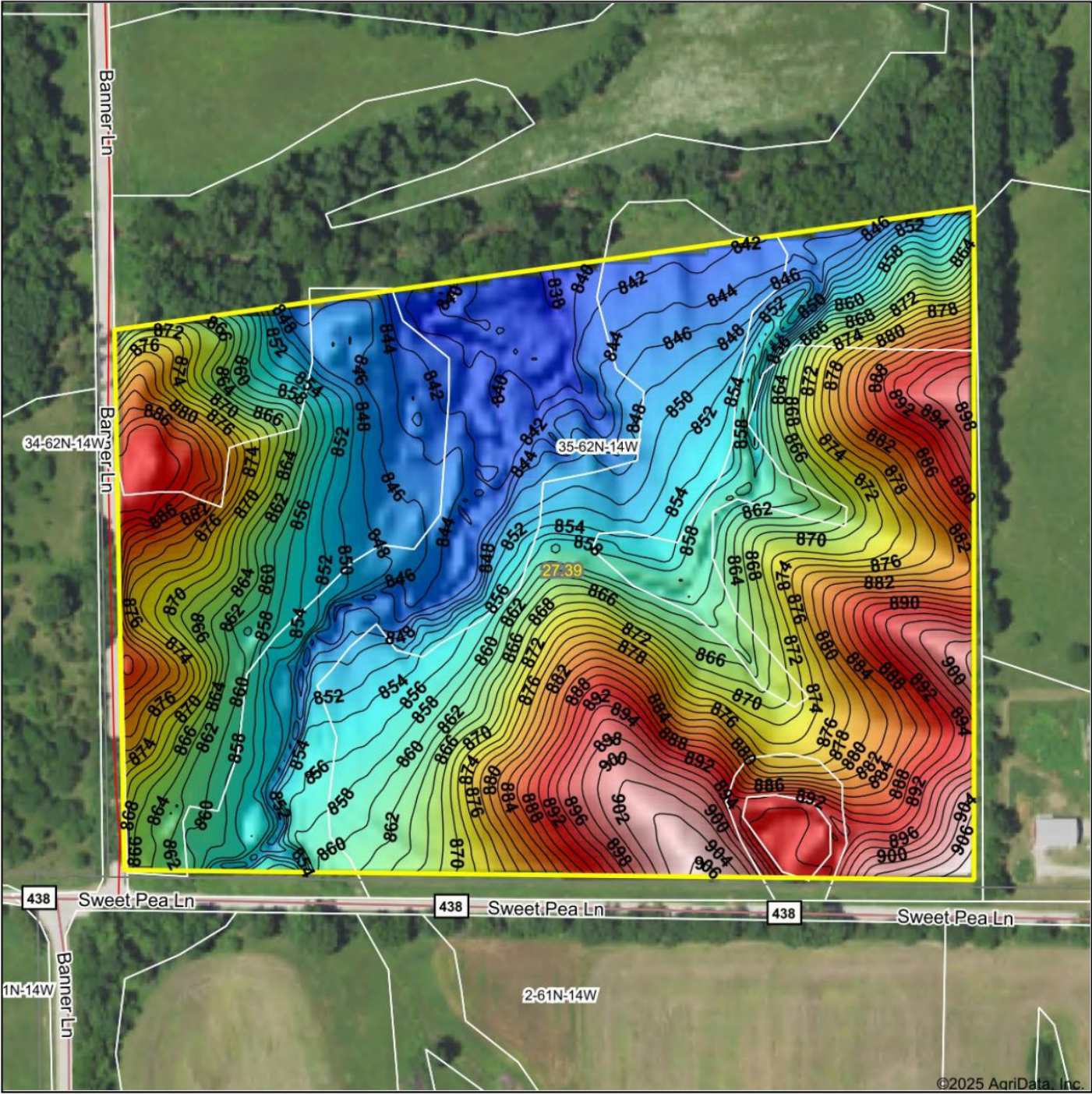


4/17/2025

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



# HILLSHADE MAP



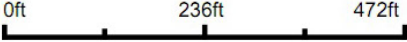
Maps Provided By:



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

Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 836.1  
Max: 908.8  
Range: 72.7  
Average: 866.0  
Standard Deviation: 17.88 ft

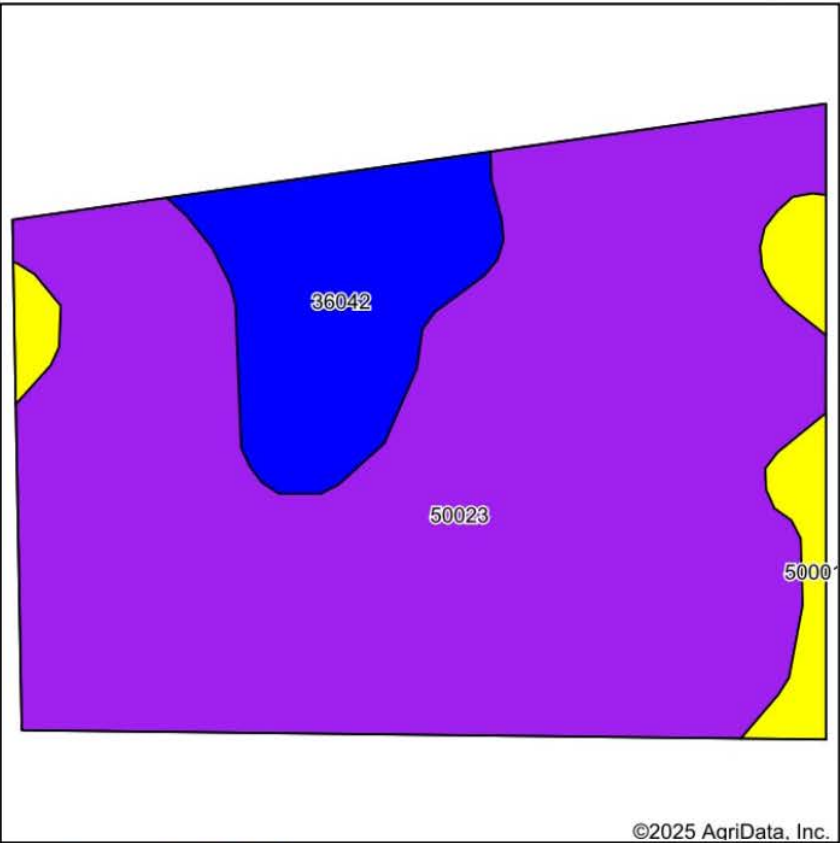


35-62N-14W  
Adair County  
Missouri

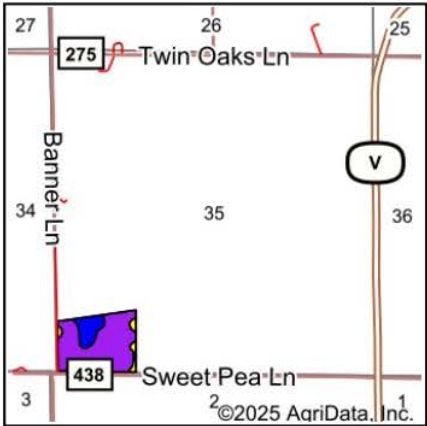
Boundary Center: 40° 7' 33.58, -92° 26' 16.47



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Adair**  
Location: **35-62N-14W**  
Township: **Salt River**  
Acres: **27.39**  
Date: **4/17/2025**



Maps Provided By:



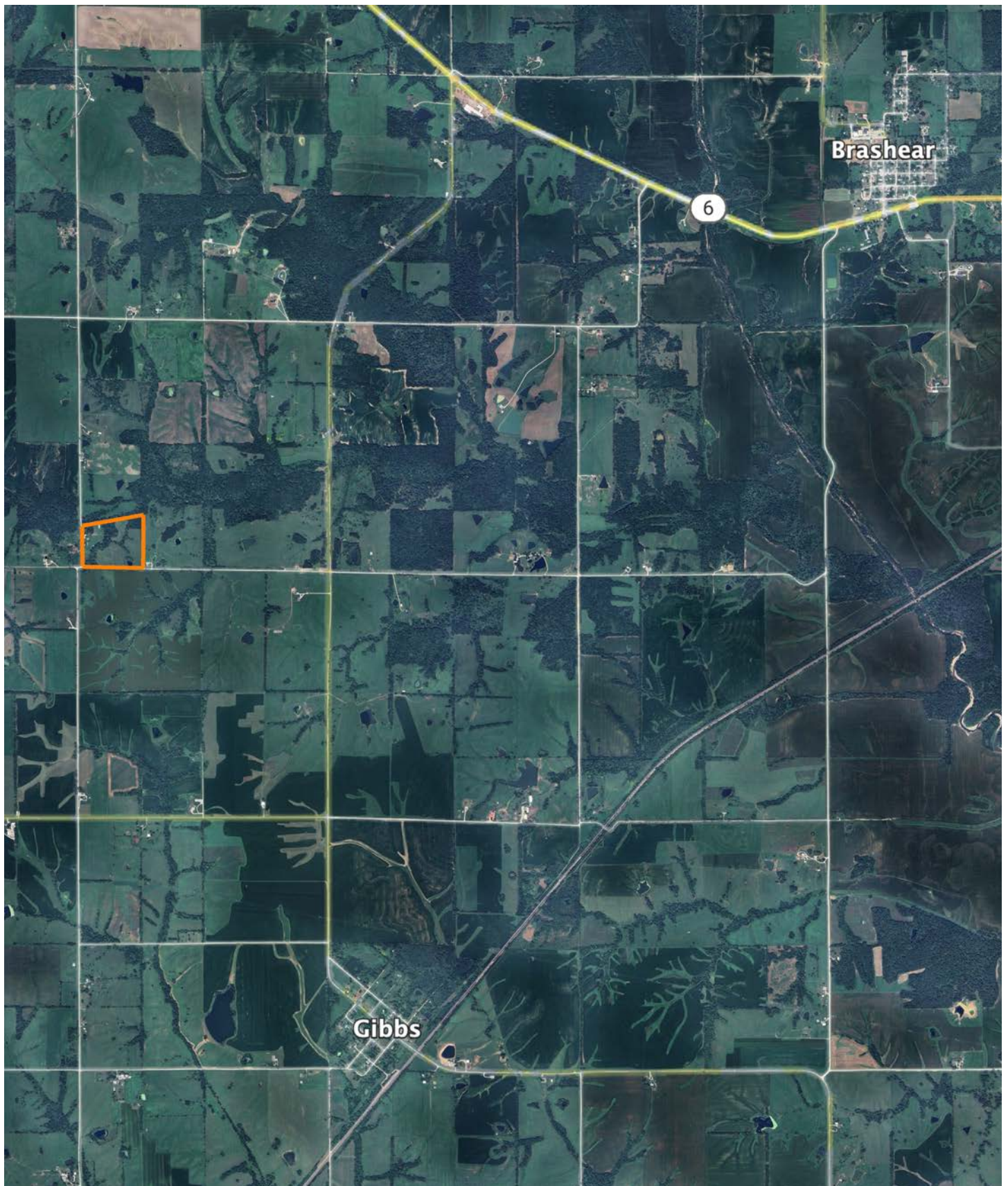
Area Symbol: MO001, Soil Area Version: 29													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	22.05	80.5%		Vle	7	8	7	7	7	8	61	53
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	3.94	14.4%		Ilw							75	94
50001	Armstrong loam, 5 to 9 percent slopes, eroded	1.40	5.1%		IVe							66	49
Weighted Average					5.32	5.6	6.4	5.6	5.6	5.6	6.4	*n 63.3	*n 58.7

\*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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If there's one agent who has a passion for land and a keen eye for habitat potential, management, and improvement, it's Brad Prater. He's managed hunting properties in different geographical areas, from the Caprock Canyon region of West Texas to prime whitetail properties in the Midwest. He's guided spring turkey hunts for years and has a solid background in beef cattle production having run a cow calf operation.

Born and raised in Missouri, Brad attended Buffalo High School near Springfield. For over a decade, he owned and operated a residential construction company. He also bought and sold several investment properties as a means to build his portfolio. At Midwest Land Group, his determination, drive, and hard work are seen in every transaction. Clients enjoy working with him due to his passion, integrity, and knowledge.

Brad's always been involved in ministry of some capacity. With his sisters, he sang gospel music professionally and traveled nationally. He helped start a teenage outreach ministry, LifeTree Legacies in Amarillo, Texas, and is currently a senior pastor at Rural Dale Baptist Church, east of Trenton. This ongoing involvement in ministry shows just how dedicated Brad is to helping people, meeting the needs of a variety of individuals and circumstances. He currently serves on the stockholder advisory committee for FCS Financial and, when he's not working, enjoys hunting, fishing, habitat management, and baseball. Brad lives in Trenton, MO, with his wife Courtney and daughter Kennison.



**BRAD PRATER**, LAND AGENT  
**660.236.4281**

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



## MidwestLandGroup.com

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