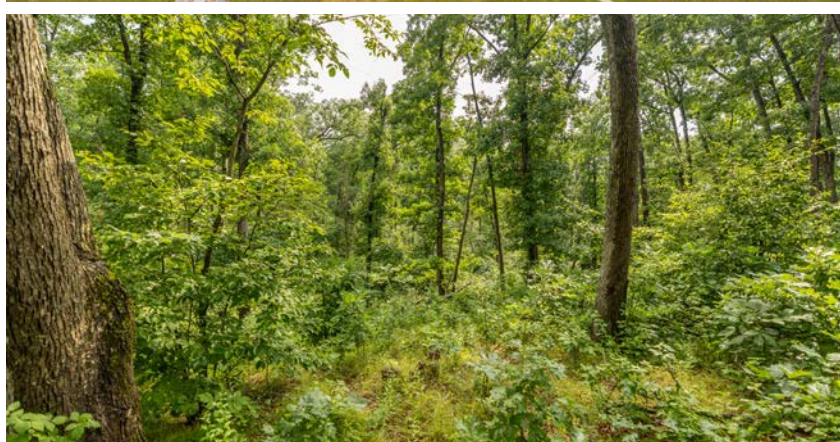


MIDWEST LAND GROUP PRESENTS



ADAIR COUNTY, MO

861 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ONCE IN A LIFETIME OPPORTUNITY

Large, contiguous tracts of land are in very short supply. This 861 acres, located just northwest of Novinger, Missouri, is a culmination of almost 40 years of parcel accumulation by one man. What has been assembled here is one of the most beautiful properties you could find in northern Missouri. These rolling hills offer some of the most dramatic views in the state, and the feelings of peace and serenity it invokes in you will make it difficult to leave. This multi-use farm has so much potential for a new owner. Historically, there have been approximately 300 acres in hay production. This has generated an average of \$14,000 in annual income. There are three homes and multiple farm buildings on the property as well. There is a gentleman who resides in one of the homes and has acted as a caretaker for the property for the last 10 years. He knows the property exceptionally well and is willing to help a new owner in the same capacity if desired. The other two homes have active tenants in them, and each home generates \$600/month in rent. There is also a private cabin in the middle of the property that the owner kept for himself when he stayed at the property. This cabin would be dynamite used as a weekend getaway or hunting retreat. This exceptionally remote & private location overlooks two stocked ponds. There are several other ponds on the property, and a total of three have fish in them.

For the outdoorsman, this is truly a farm that dreams are made of. The outstanding diversity of habitat provides the perfect home for whitetail deer, turkey, quail, and other wildlife. There are several hundred acres of white

oak-dominated timber. Access to larger tracts can be an issue, but not here. There is an extensive internal trail system throughout the property. Combined with perimeter roads on the west, north, and south, you can get to where you need to hunt regardless of wind direction. This property could easily be sculpted into a textbook hunting farm. There are dozens of areas, in close proximity to thick cover, that lend themselves to strategic food plot locations. There are other areas that could be converted from hay to production row crops, including high-yielding creek bottom ground. And speaking of creeks, there are several seasonal creeks that meander the farm, providing incredible travel corridors for deer and great roosting locations for turkeys. The rolling terrain is going to make this farm hunt and walk like a property twice its size. One glance at the aerial map and it's easy to picture just how special this farm could be.

For the rancher, this farm has the foundation to build an outstanding grazing & livestock operation. With ample water and tremendous grass, a simple shoring up of fencing is all that's needed to bring this into reality. Many of the farm structures are solid enough to be utilized for livestock handling.

This farm is truly one of one. You will not find anything like it, or even close to it, in northern Missouri. This is an opportunity to purchase a property that most people could only dream of. Seeing is believing, so please call David Brothers to schedule your tour at (660) 240-3243.

PROPERTY FEATURES

PRICE: **\$3,874,500** | COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **861**

- 861 +/- acres
- Phenomenal scenic views
- Rolling terrain
- Excellent deer & turkey hunting
- 300 acres of fertilized hay ground
- \$14,000 average annual hay income
- Hundreds of acres of oak-dominated timber
- Fantastic wildlife habitat
- Outstanding access & trail system
- Many ponds (3 of them stocked)
- Three rentable homes (current tenants paying \$600/month)
- Great hunters' cabin
- Knowledgeable caretaker available to stay in same capacity
- Utilities already here



861 +/- ACRES



PHENOMENAL SCENIC VIEWS



MANY PONDS



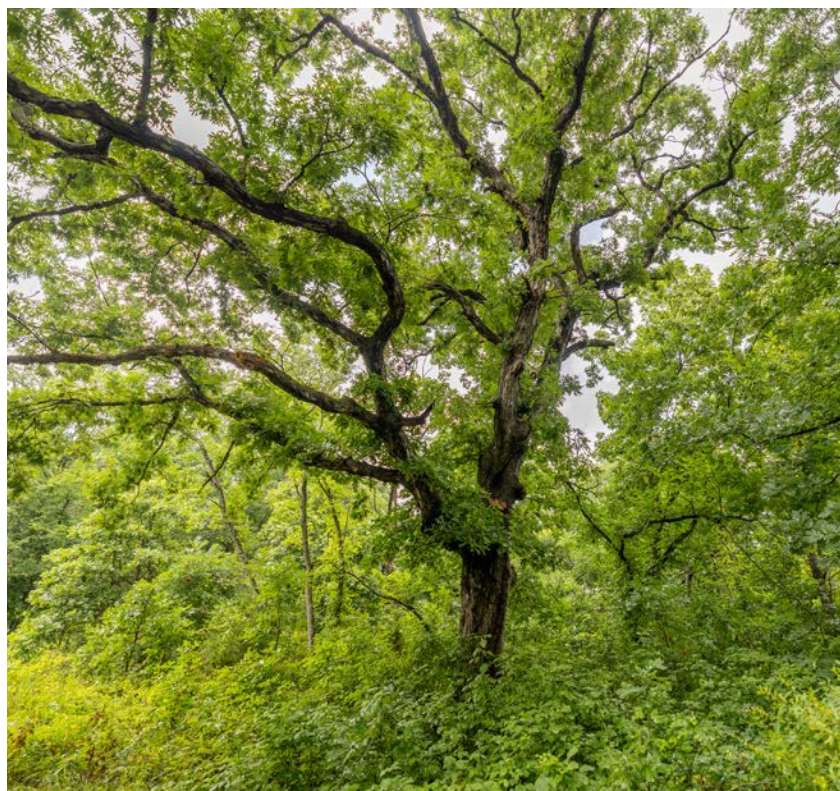
300 ACRES OF FERTILIZED HAY GROUND

Historically, there have been approximately 300 acres in hay production. This has generated an average of \$14,000 in annual income.



HUNDREDS OF ACRES OF OAK-DOMINATED

There are several hundred acres of white oak-dominated timber.



OUTSTANDING ACCESS & TRAIL SYSTEM

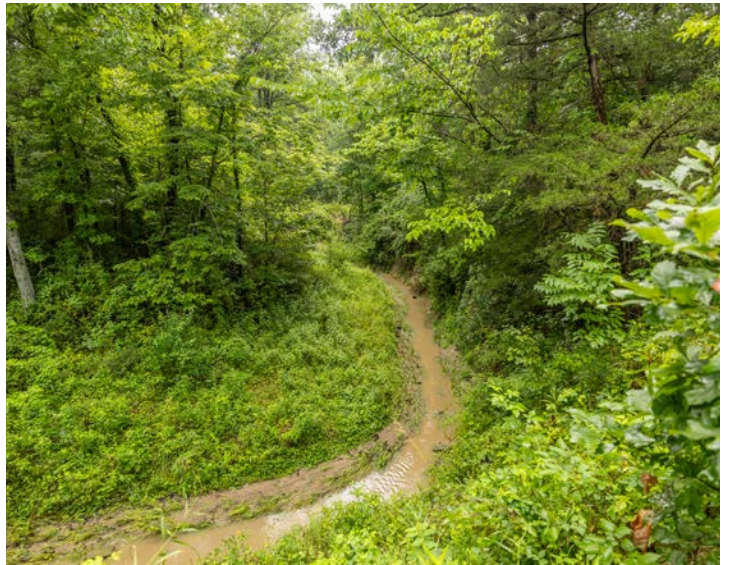
Access to larger tracts can be an issue, but not here. There is an extensive internal trail system throughout the property. Combined with perimeter roads on the west, north, and south, you can get to where you need to hunt regardless of wind direction.



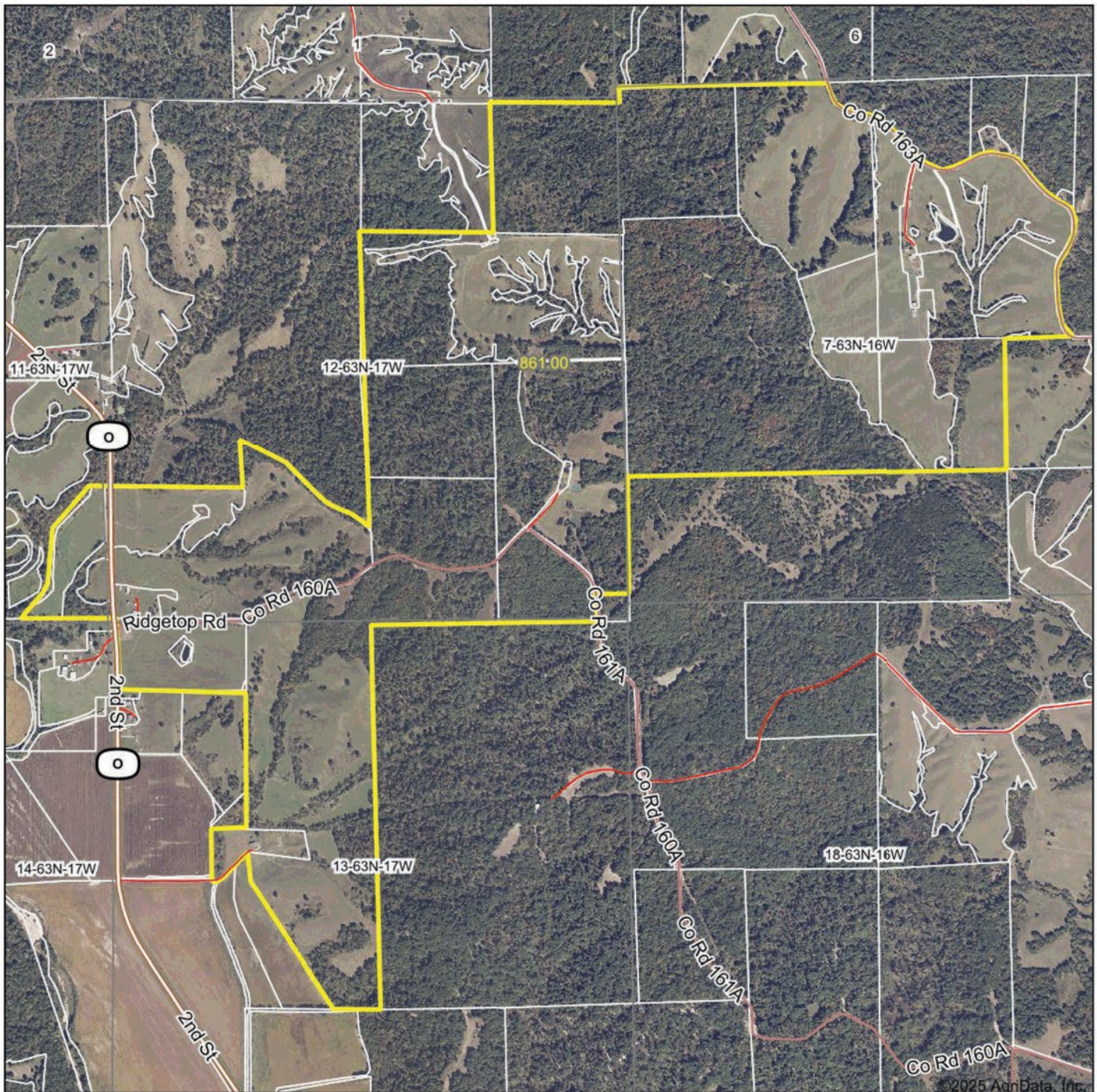
THREE RENTABLE HOMES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 16' 19.78, -92° 44' 48.02

0ft 1579ft 3159ft



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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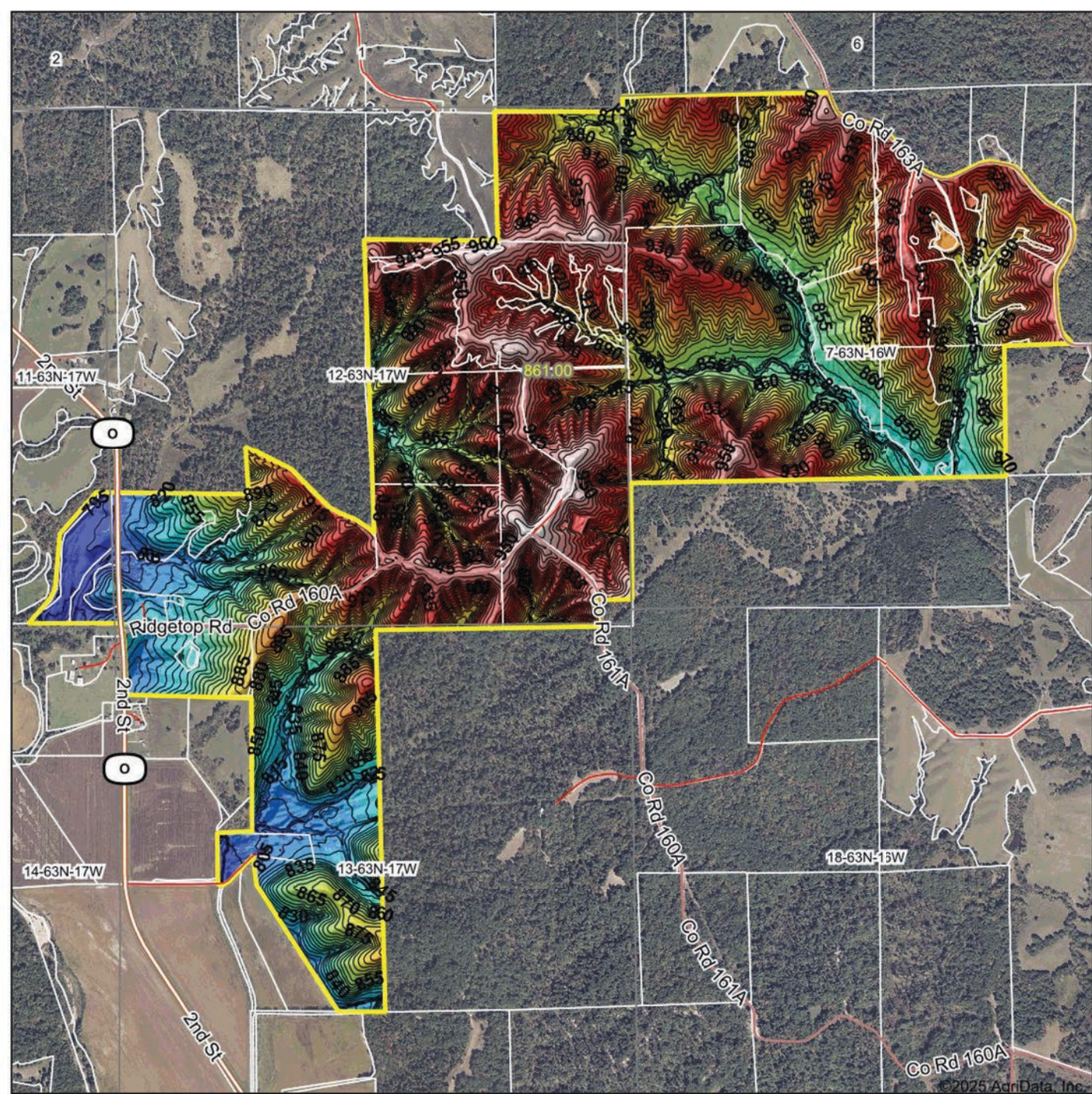
12-63N-17W
Adair County
Missouri



8/11/2025

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

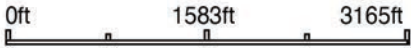
HILLSHADE MAP



Source: USGS 3 meter dem
Interval(ft): 5

Min: 787.9
Max: 973.1
Range: 185.2
Average: 889.7

Standard Deviation: 41.73 ft



12-63N-17W
Adair County
Missouri

Boundary Center: 40° 16' 19.78, -92° 44' 48.02



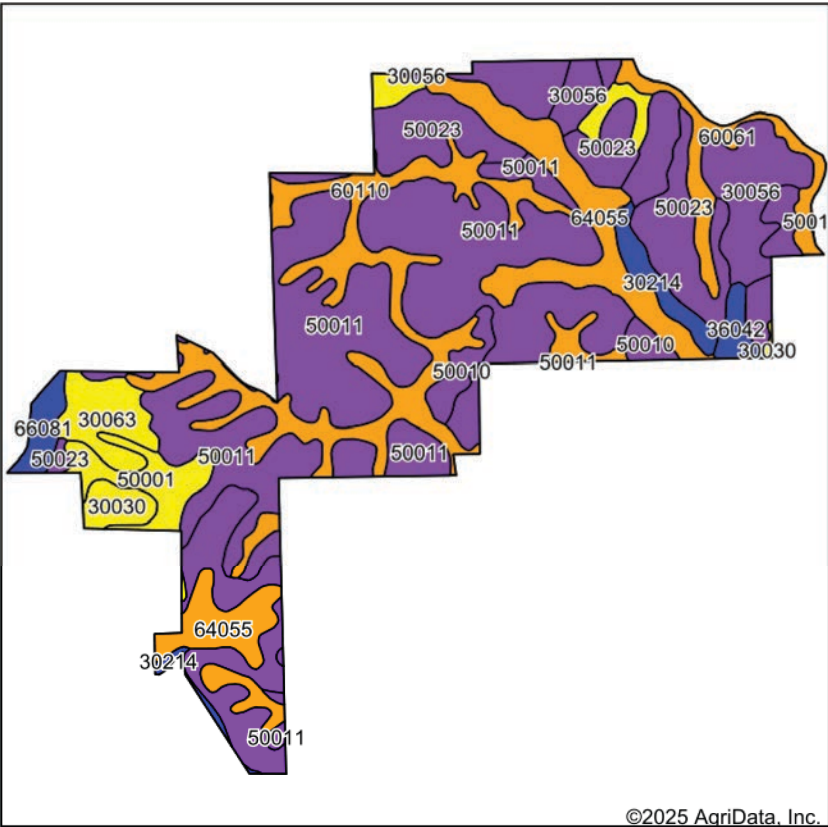
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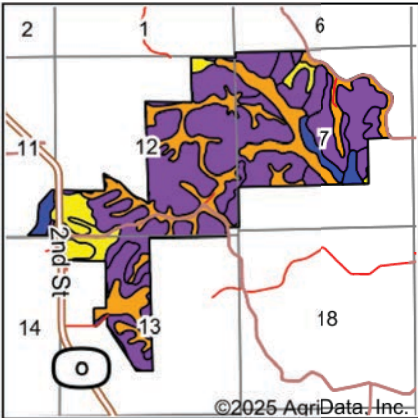
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Adair**
Location: **12-63N-17W**
Township: **Morrow**
Acres: **861**
Date: **8/11/2025**












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
50011	Winnegan loam, 20 to 35 percent slopes	288.99	33.4%		Vle	5	7	6	7	6	7	19	10
60110	Gorin-Winnegan complex, 5 to 14 percent slopes, eroded	114.39	13.3%		IIle	5	8	7	8	7	8	67	54
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	113.50	13.2%		Vle	7	8	7	7	7	8	61	53
64055	Vigar-Zook-Excello complex, 1 to 5 percent slopes	78.46	9.1%		IIIw			8	8	8	10	82	67
30056	Gara fine sandy loam, 20 to 35 percent slopes, eroded	62.75	7.3%		Vlle	7	8	7	7	7	8	17	10

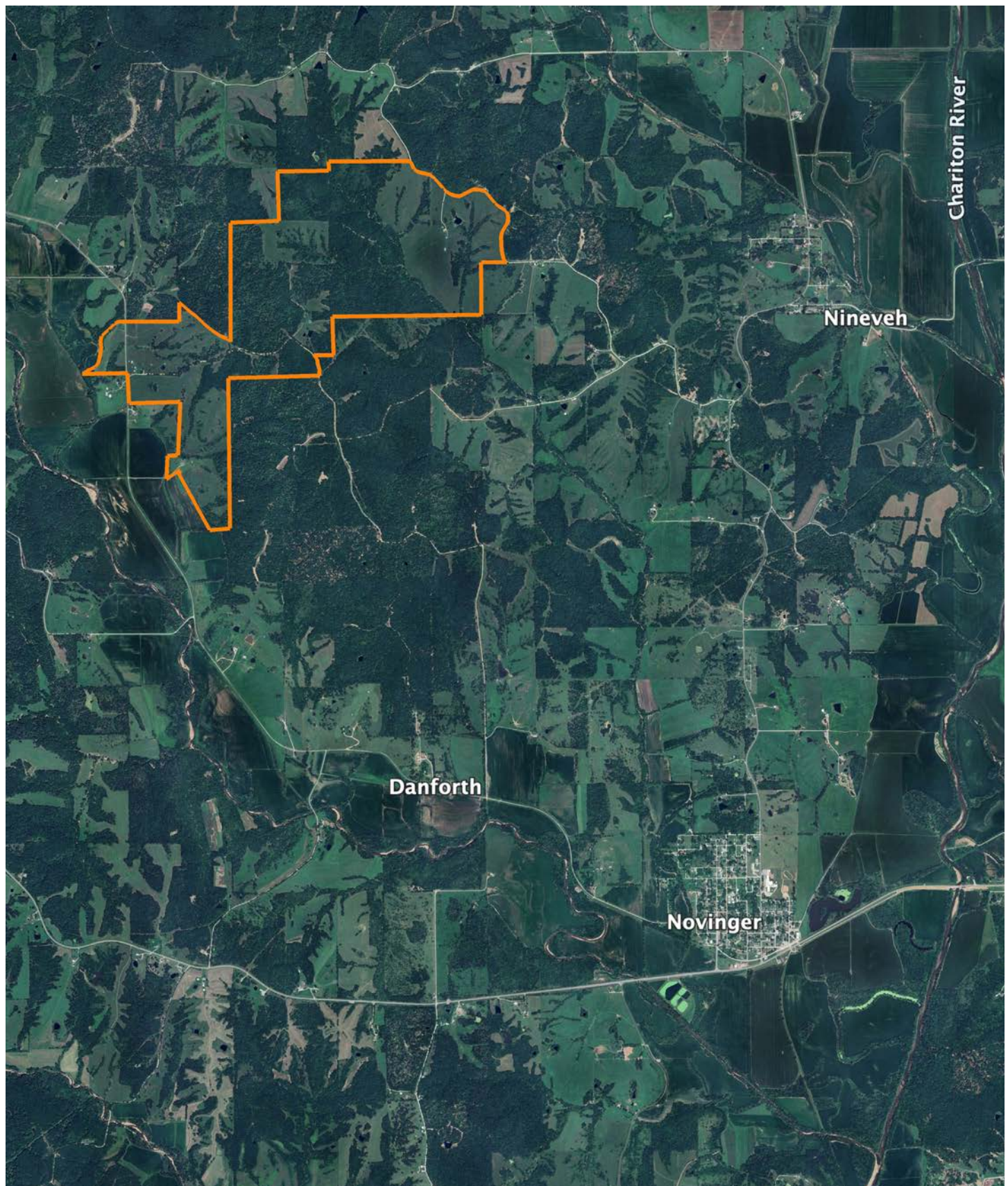
SOILS MAP

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
30211	Vanmeter silty clay loam, 14 to 30 percent slopes	48.51	5.6%		Vle	3	6	3	5	4	6	41	30
50001	Armstrong loam, 5 to 9 percent slopes, eroded	32.55	3.8%		IVe							66	49
30063	Gara loam, 9 to 14 percent slopes, moderately eroded	30.72	3.6%		IVe							66	48
60061	Bevier silty clay loam, 3 to 8 percent slopes	28.06	3.3%		IIIe							69	55
50010	Winnegan loam, 14 to 20 percent slopes, eroded	16.53	1.9%		Vle	5	7	6	7	6	7	58	38
30214	Vigar loam, 2 to 5 percent slopes, rarely flooded	15.98	1.9%		Ile			8	9	8	10	91	82
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	11.77	1.4%		IVe							58	41
66081	Dockery and Tice silt loams, 0 to 2 percent slopes, occasionally flooded	11.00	1.3%		IIw			8	9	8	10	78	70
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	7.79	0.9%		IIw							75	94
Weighted Average					4.97	4	5.5	5.6	6.3	5.7	6.7	*n 46.7	*n 36

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

David comes from a military family. He was born in Germany, grew up in Syracuse, New York and attended college in Florida. David wanted to become a pilot, but at the time, Vietnam veterans were returning from the war and taking those positions with the airlines. "I saw the writing on the wall and decided to earn a dual degree in aeronautical and computer science. Becoming a commercial pilot was going to be nearly impossible since I was competing with experienced pilots, so I ended up in computer programming for 20 years," says David. What he calls his mid-life crisis resulted in David starting an insurance agency in 2005, which specializes in farm and ranch insurance. In 2002, he bought a 320-acre farm and spent years turning it into a hunter's paradise. "I built a wildlife habitat management company called Habitat Development Solutions. I used it to improve food plots and crops on my land, and I worked with conservation groups and land owners to create a rich habitat for game and farming on other properties.

Land stewardship means taking care of land so it can meet its God-given potential. It involves leaving the land better than you found it," David explains. That is what he's doing with the 805 acres he purchased in 2013 in Mercer County on the Missouri/Iowa border where he runs a successful row crop farm and pursues his passion, bow hunting Midwest white tails and hard gobbling eastern turkeys. He has the invaluable eye you need when it comes to evaluating a property's food, water and cover. More importantly, he can offer advice on how to improve these conditions for better farming and hunting. A lifetime of insuring farms and ranches, designing wildlife habitat, raising crops and hunting means David has extraordinary knowledge you can count on to help you find the land you're looking for and develop it to its full potential.

David raised one daughter and has two stepsons at home. His dream is to retire on land, maybe his 805 acres, with his wife. Until then he is enjoying connecting people with land that meets their goals. Whether you're a hunter, farmer or both, talk to David about what to look for. All it takes is a few minutes with him to see helping people buy and sell land is his passion.



DAVID BROTHERS,
LAND AGENT

660.240.3243

DBrothers@MidwestLandGroup.com



MidwestLandGroup.com

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