

MIDWEST LAND GROUP PRESENTS



LINN COUNTY, MO

261 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP-NOTCH 261 +/- ACRE HUNTING AND RECREATIONAL FARM WITH INCOME

In a market of mediocracy, I am proud to present the top-notch hunting and recreational farm that is so hard to find. Great hunting, a perfect layout, and income-producing tillable acres make this tract in Linn County, Missouri, nothing short of exceptional. The only thing this place is missing is you.

This farm fits the criteria of anyone looking for a next-level hunting tract. Food, water, and cover are essential keys to whitetail hunting, but let's take it one step further. Access makes or breaks a property. With road frontage on the east and south allows for ideal access when the wind direction shifts and the temps drop. There is a total of over 1 mile of road frontage that creates plentiful access points. Pair that with drainages, ditches, and the natural topography of the land; getting to and from your stands undetected is only limited by your creativity. The mixture of timber is extremely diverse, with the upland acres being mostly oak and cedars. Several pockets of marsh-like lowland create a place that a buck won't need to ever leave throughout all seasons. If you are a gun hunter, the open acres allow for great visibility and opportunities. Serious bowhunters will love all the pinch points, funnels, thickets, and numerous spots to hang a stand. My personal favorite area is the very back 30 +/- acres in the very NW corner. When walking this farm in

the winter, the amount of buck sign was incredible - with scrapes and rubs everywhere. This spot is a sanctuary you leave alone until the conditions are absolutely perfect during the peak days of the rut. It was truly some of the most impressive rub lines I have seen. The current owners have had great success hunting, and it's obvious the neighborhood has great genetics. Both deer and turkey numbers are very strong (see recent trail camera pictures). The property also features 5 ponds.

Currently, there are 130 +/- acres in row crop production with an oral lease for 2025. The income-producing acres lie well and are comprised primarily of Class II and III soils, rotating between soybeans and corn year to year. Multiple areas left in standing grain would make for fantastic late-season hunting. Mineral rights are intact and will be transferred to the buyer at closing. With utilities along Highway M, there are several locations to build a cabin or your dream country home, as well as enjoy the property outside of hunting hours.

Productive tillable farms with an ideal hunting layout rarely become available; don't miss out on this opportunity! Contact Drew Yarkosky at (816) 599-3647 for additional information, disclosures, or to schedule a showing.

PROPERTY FEATURES

PRICE: **\$1,512,495** | COUNTY: **LINN** | STATE: **MISSOURI** | ACRES: **261**

- 261 +/- total acres
- Incredible deer hunting and genetics
- Great access and trail system
- Blacktop and gravel road frontage
- Water and electric available along Highway M
- Total of 5 ponds
- 130 +/- tillable acres
- Class II and III soils
- Diverse hardwoods, cedar thickets, and marsh habitat
- 101 +/- feet of elevation change
- Abundant whitetail deer and turkey
- Mineral rights intact and transfer
- Oral year-to-year lease agreement on tillable acres
- 2024 taxes: \$545.05
- 9 miles from Brookfield, MO



261 +/- TOTAL ACRES



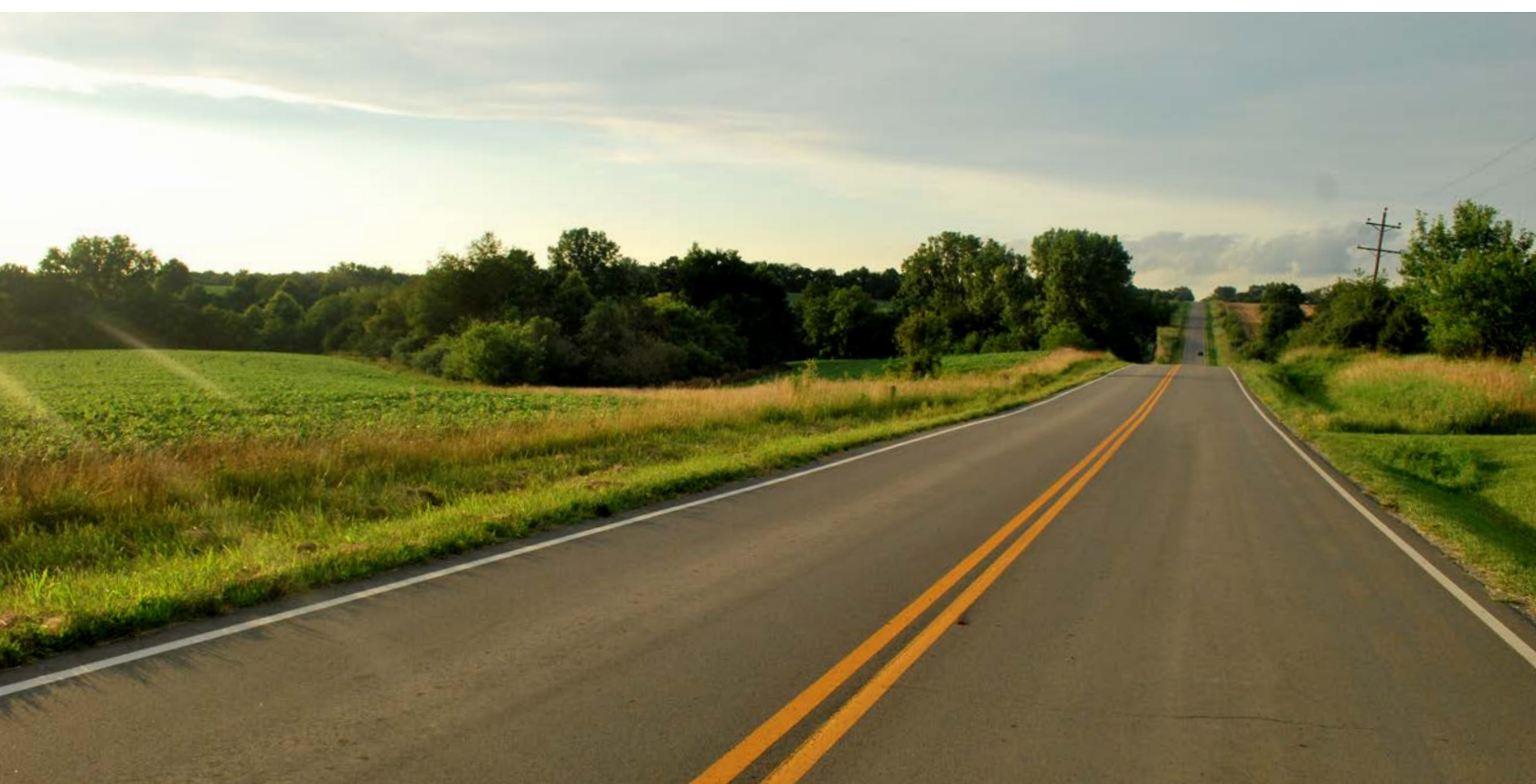
INCREDIBLE DEER HUNTING AND GENETICS



GREAT ACCESS AND TRAIL SYSTEM



BLACKTOP AND GRAVEL ROAD FRONTAGE



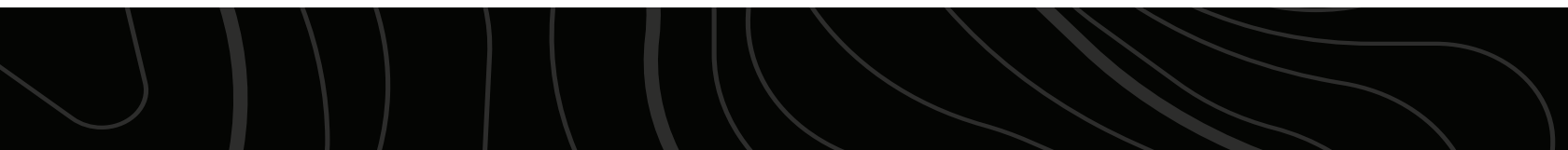
TOTAL OF 5 PONDS



130 +/- TILLABLE ACRES



DIVERSE TOPOGRAPHY



TRAIL CAM + HARVEST PHOTOS



AERIAL MAP



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 39° 56' 4.35, -93° 4' 55.41

13-59N-20W
Linn County
Missouri

0ft 823ft 1645ft



1/6/2025



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 778.4

Max: 879.7

Range: 101.3

Average: 822.5

Standard Deviation: 21.13 ft

0ft 656ft 1311ft



1/6/2025

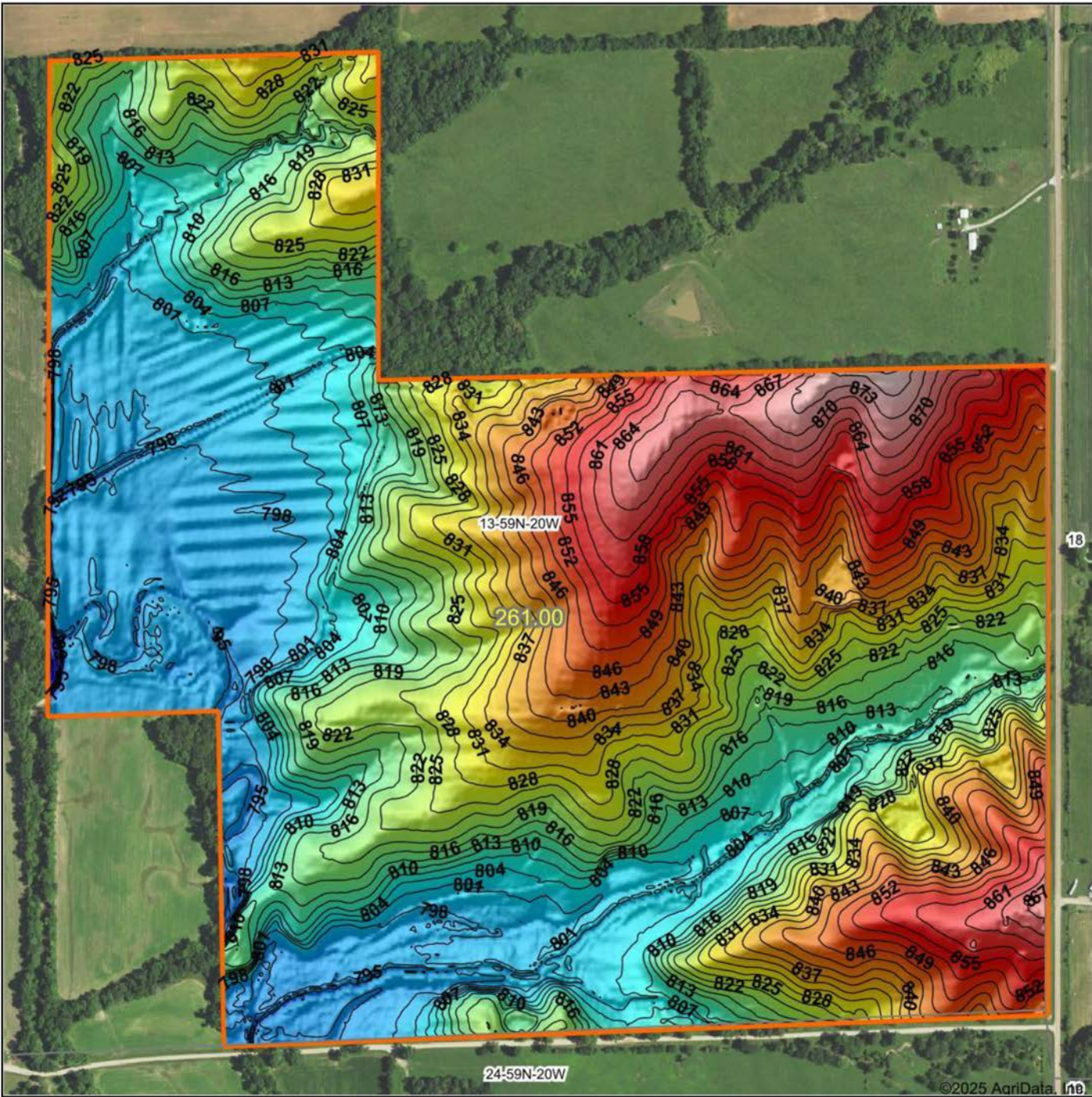
13-59N-20W

Linn County

Missouri

Boundary Center: 39° 56' 4.35, -93° 4' 55.41

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 3

Min: 778.4

Max: 879.7

Range: 101.3

Average: 822.5

Standard Deviation: 21.13 ft

0ft 625ft 1251ft

N
W E
S

1/6/2025

13-59N-20W
Linn County
Missouri

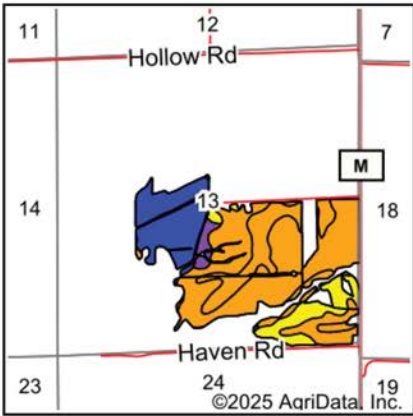
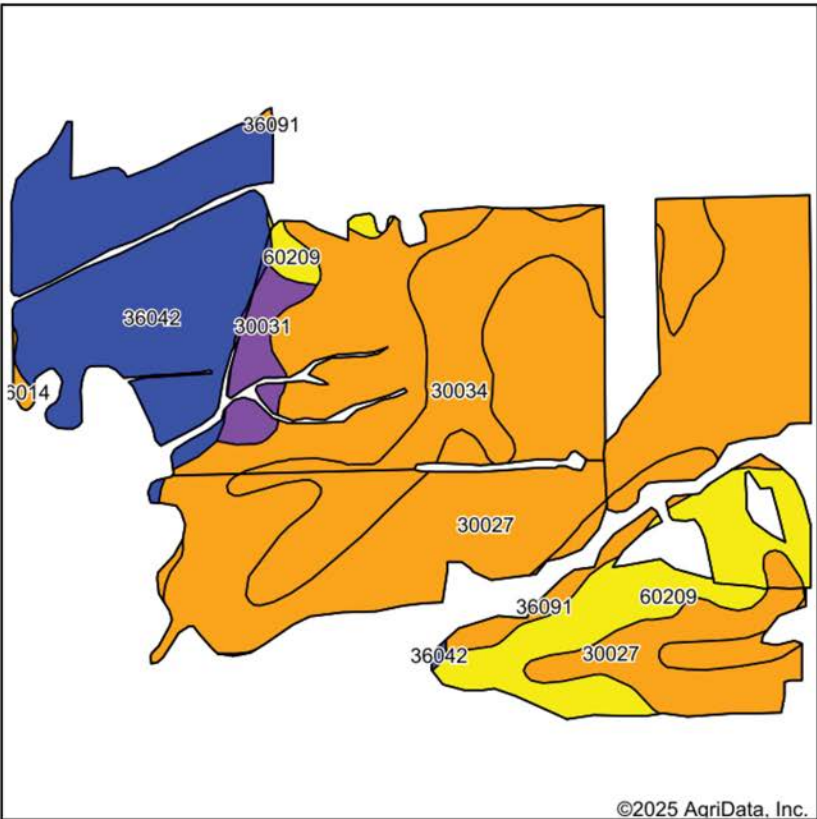
Boundary Center: 39° 56' 4.35, -93° 4' 55.41

Maps Provided By:

CUSTOMIZED ONLINE MAPPING

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SOILS MAP



State: **Missouri**
County: **Linn**
Location: **13-59N-20W**
Township: **Grantsville**
Acres: **178.43**
Date: **8/10/2025**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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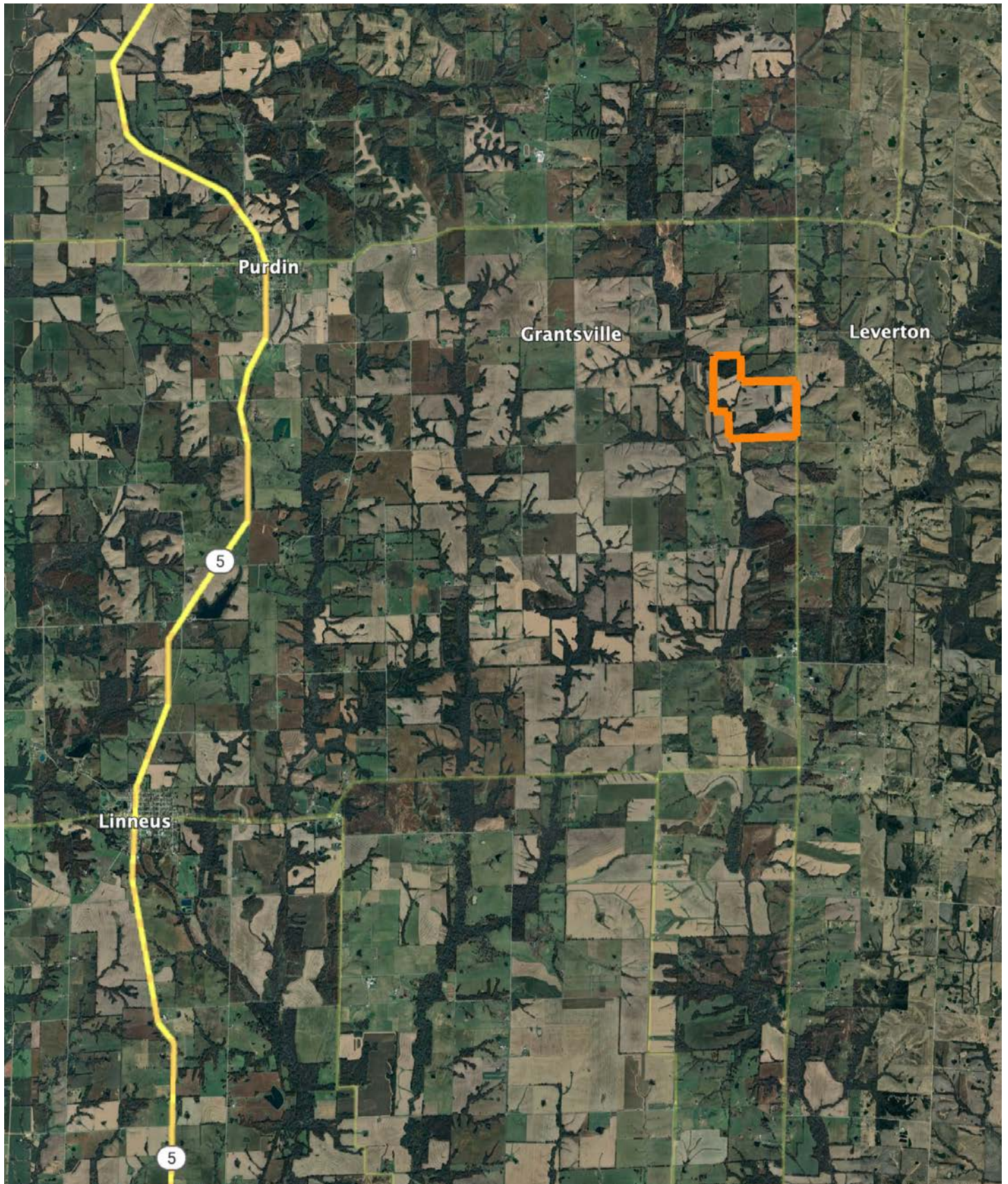


Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	89.54	50.1%		Ille	60	60	41
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	34.73	19.5%		Ilw	94	75	94
30034	Armstrong loam, 2 to 5 percent slopes, eroded	26.40	14.8%		Ille	68	68	50
60209	Purdin loam, 9 to 14 percent slopes, eroded	18.15	10.2%		IVe	54	54	51
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	4.63	2.6%		Illw	80	78	79
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	4.33	2.4%		Vle	51	51	32
36014	Fatima silt loam, 0 to 2 percent slopes, frequently flooded	0.65	0.4%		Illw	77	60	56
Weighted Average					2.98	*n 67.6	*n 63.7	*n 54.5

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

816.599.3647

DYarkosky@MidwestLandGroup.com



MidwestLandGroup.com

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