

MIDWEST LAND GROUP PRESENTS

32 ACRES IN

PUTNAM COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 32 +/- ACRE BUILD OR RECREATION SITE IN PUTNAM COUNTY, MISSOURI

Great building locations with area to roam! Parcels this size are very hard to come by in this area, and with paved frontage along Route N on the west side of the property and an old roadway along the south, this property has ample access. Along Route N is rural water, electric, and fiber optic cable/internet. There have been two areas already cleared as possible building sites, with other options available if you would like to be further into the property. There are also trails cleared through the property to make movement around the property easy.

The barn on the south edge of the property can be transformed into storage easily. Structurally, the barn is

strong but would need some new siding/roof, and could be turned into a rustic cabin.

On the recreation side of things, this area has been managed for years. Connecting land owners with management-minded owners. The current owner has two food plot locations on this piece and has an impressive amount of quality deer on camera this summer. The 360 blind does convey with the sale.

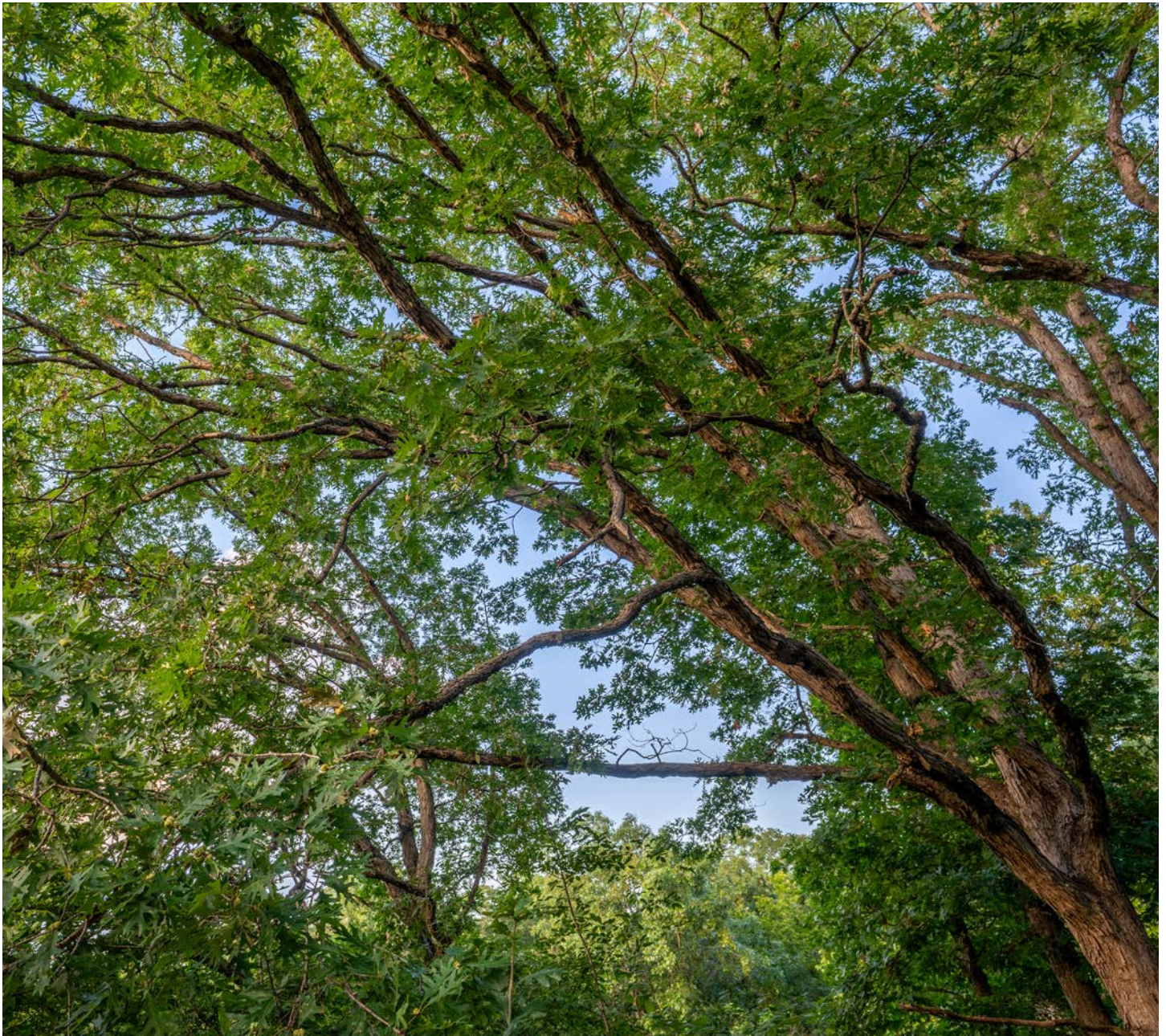
Whether you want to build your forever home or enjoy a recreational getaway, this property shouldn't be missed.



PROPERTY FEATURES

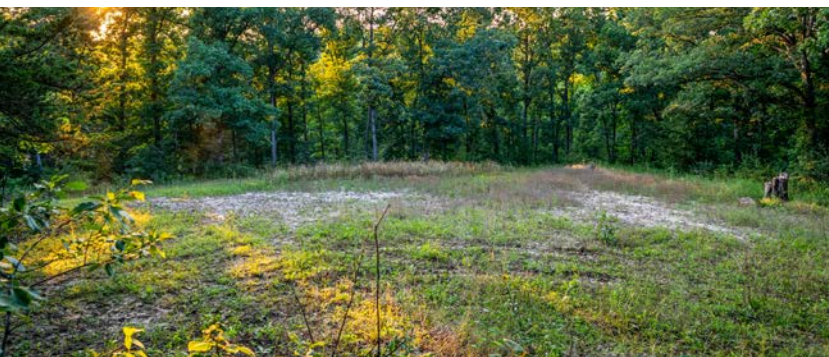
PRICE: **\$169,600** | COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **32**

- Great, paved access and a secondary entrance on the south property line
- Electric, fiber optic cable, and rural water are available at the road
- Two build sites have already been cleared
- White oak-dominated timber.
- Trails cut throughout for access or enjoyment
- 360 blind conveys with sale
- Impressive inventory of deer on camera.
- Two food plot areas
- Management-minded neighbors
- 35 minutes to Kirksville, MO
- 20 minutes to Unionville, MO
- 17 minutes to Lancaster, MO

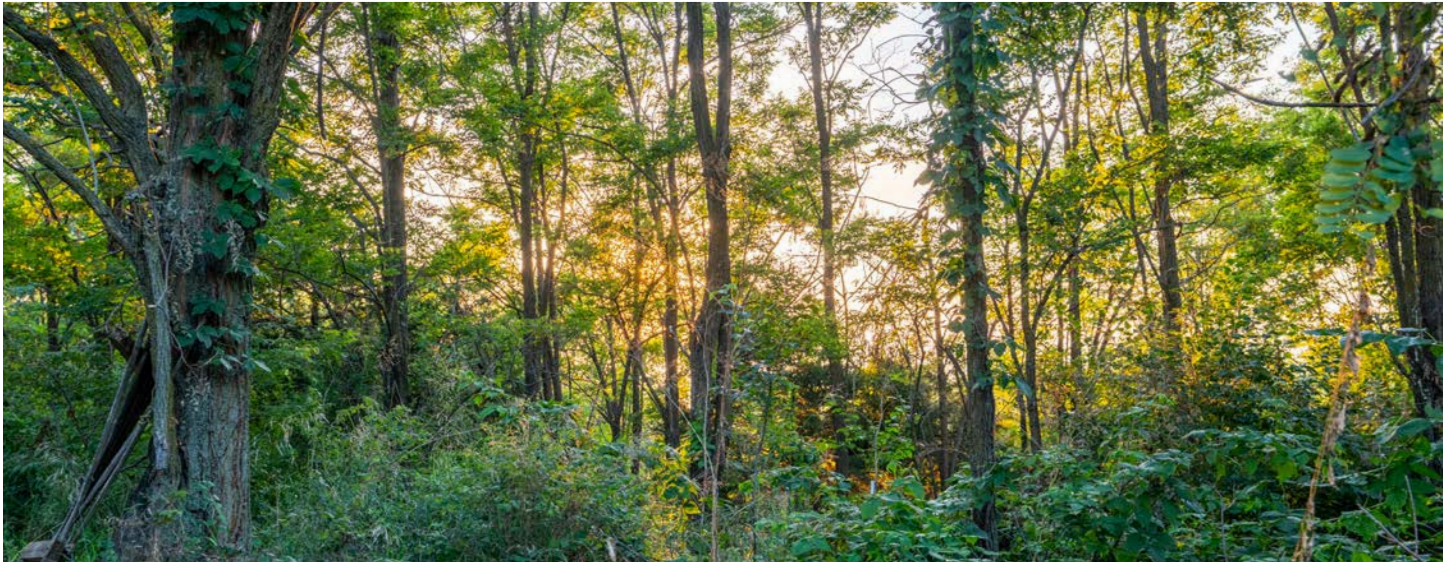


BUILD SITES

Along Route N is rural water, electric, and fiber optic cable/internet. There have been two areas already cleared as possible building sites, with other options available if you would like to be further into the property.



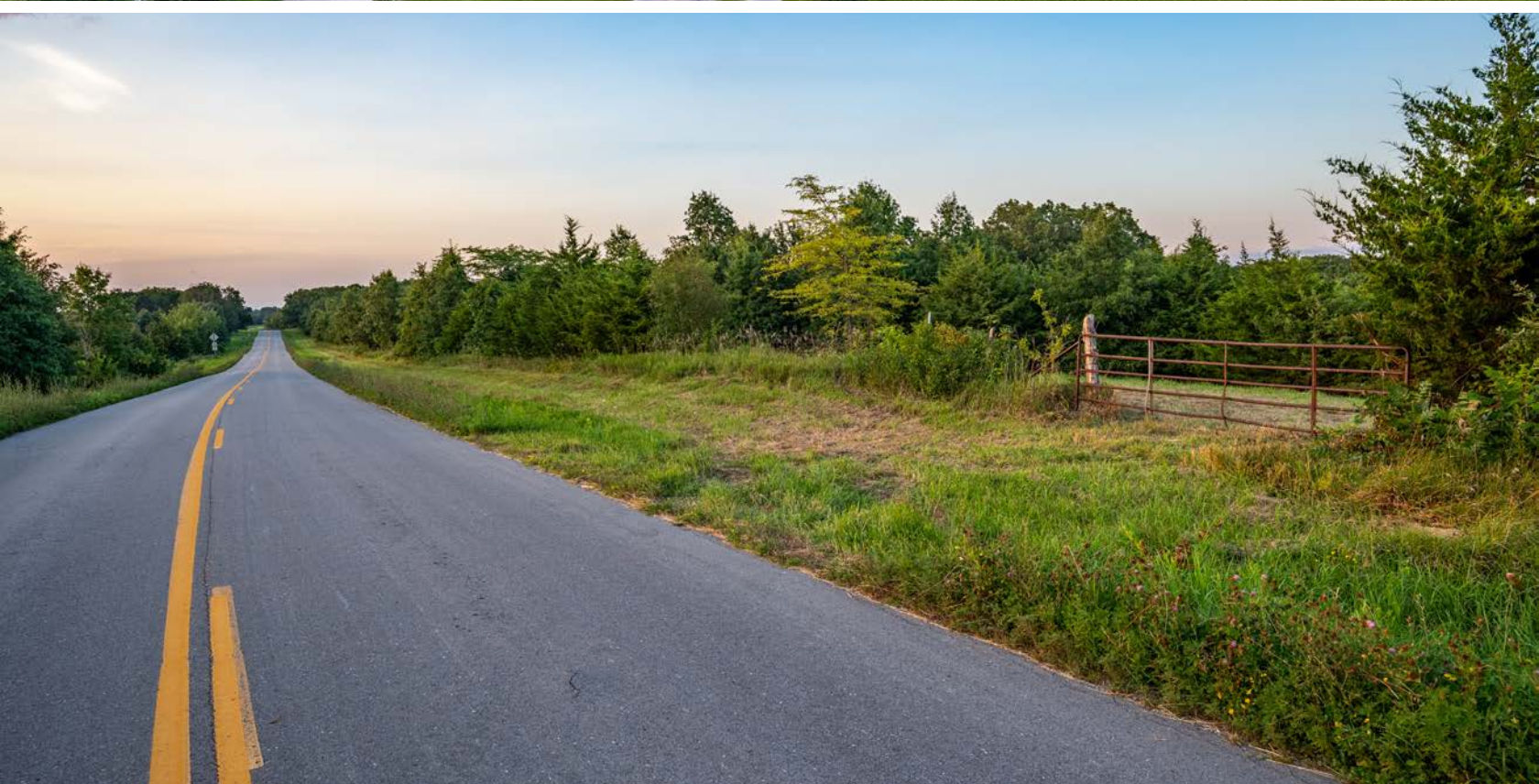
WHITE OAK DOMINATED TIMBER



360 BLIND CONVEYS WITH SALE



PAVED ACCESS AND SECOND ENTRANCE



HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



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Map Center: 40° 30' 38.03, -92° 43' 18.84

20-66N-16W
Putnam County
Missouri

0ft 280ft 559ft



7/26/2025

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 856.1

Max: 978.5

Range: 122.4

Average: 929.4

Standard Deviation: 27.2 ft

0ft 299ft 597ft

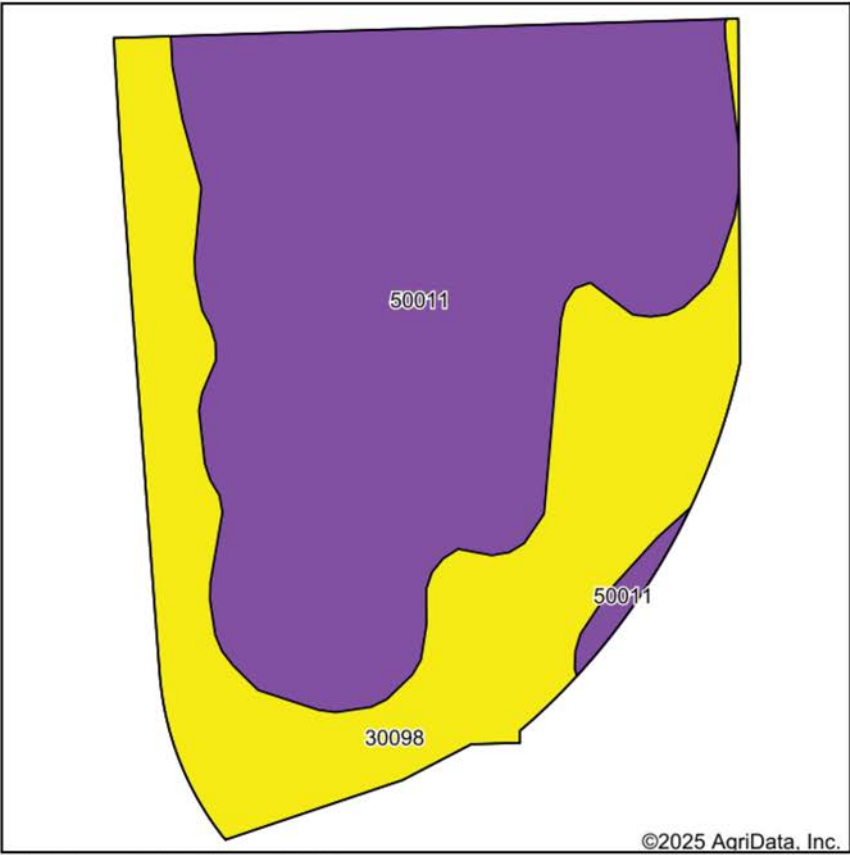


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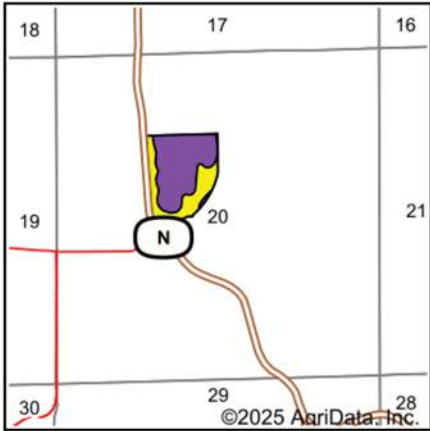
20-66N-16W
Putnam County
Missouri

Boundary Center: 40° 30' 37.82, -92° 43' 17.57

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Putnam**
Location: **20-66N-16W**
Township: **Grant**
Acres: **32.65**
Date: **7/26/2025**



Maps Provided By:



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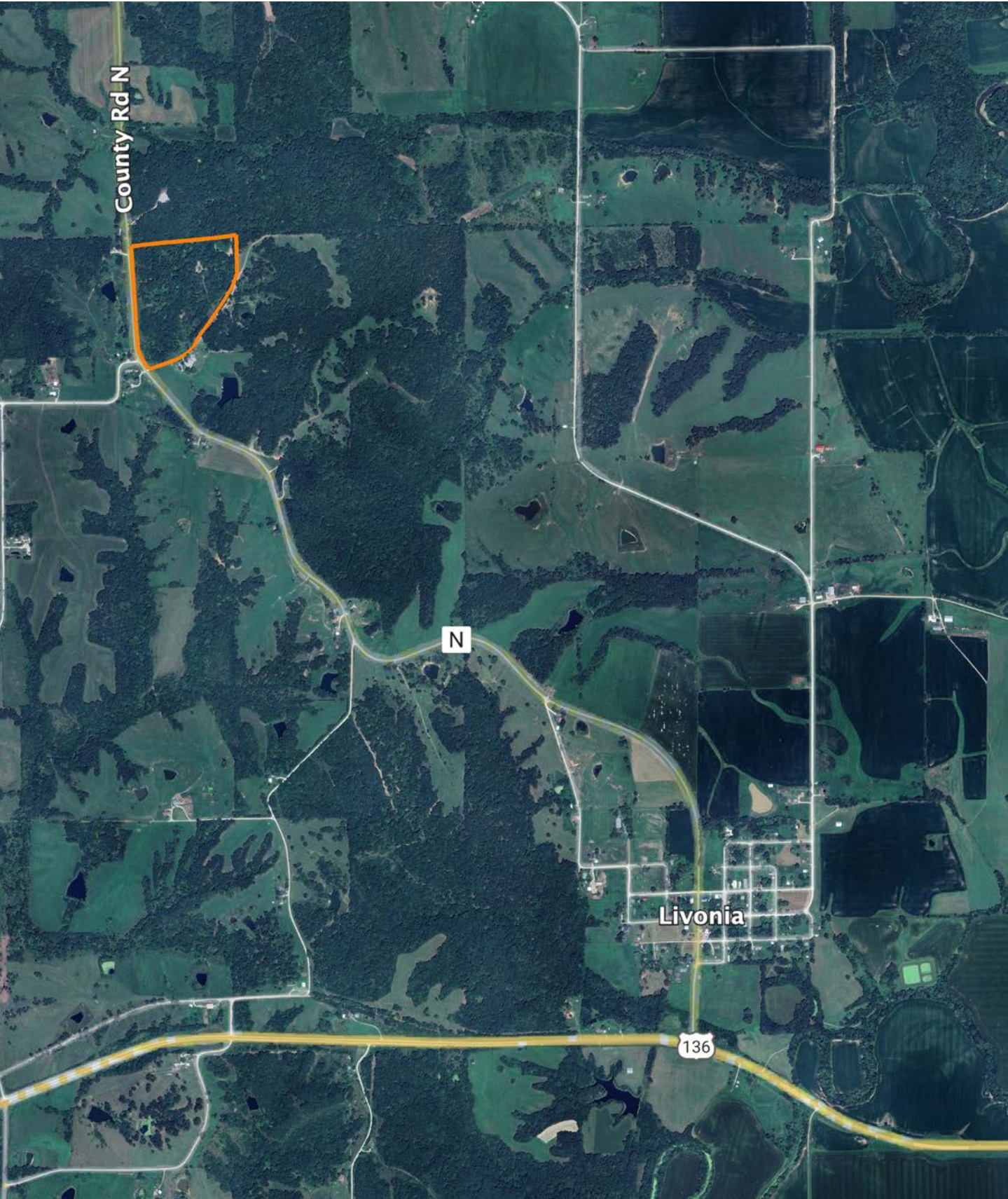
Area Symbol: MO171, Soil Area Version: 26

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
50011	Winnegan loam, 20 to 35 percent slopes	21.19	64.9%		> 6.5ft.	Vle	19	19	16	10
30098	Keswick loam, 5 to 14 percent slopes, eroded	11.46	35.1%		> 6.5ft.	IVe	55	52	55	47
Weighted Average						5.30	*n 31.6	*n 30.6	*n 29.7	*n 23

*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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