

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

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# PUTNAM COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUCK'S BEDROOM - IMPECCABLE 120 +/- ACRE CRP FARM

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Located in the heart of Northern Missouri lies this impeccable 120 +/- acre CRP farm. Big Blue, switchgrass, and indian grass are dominant throughout the farm, providing the needed cover to this area. Most farms south of Unionville are row-cropped or pastured, making this property the hub of this square when it comes to wildlife. Along with ditches containing numerous oak trees and willow thickets, this is sure to house some impressive animals. Food plots have

been planted in the past and are allowed to be 10 percent of the total CRP acreage. West access to the ground is a bonus for the wildlife-minded buyer.

This convenient location is only 6 miles from Unionville, Missouri, while feeling you are away from it all. Fiber optic, rural water, and electric are all located at the road. Beautiful sunsets await from a gorgeous build site.





# PROPERTY FEATURES

PRICE: **\$630,000** | COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **120**

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- Convenient location - 6 miles to Unionville
- 25 miles to Milan
- 45 miles to Kirksville
- \$7,020 annual income contracted through 2030 (\$35,100 total)
- Great bedding in an area that needs quality cover for wildlife
- Beautiful views
- Numerous building locations
- Utilities available at the road
- Tall native grasses with forbs for browse
- Food plot totaling 10% of CRP acreage allowed

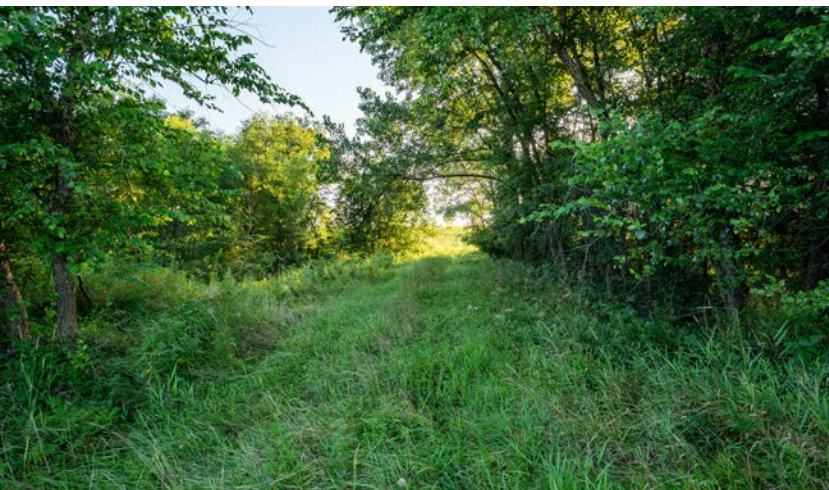




# CRP FARM

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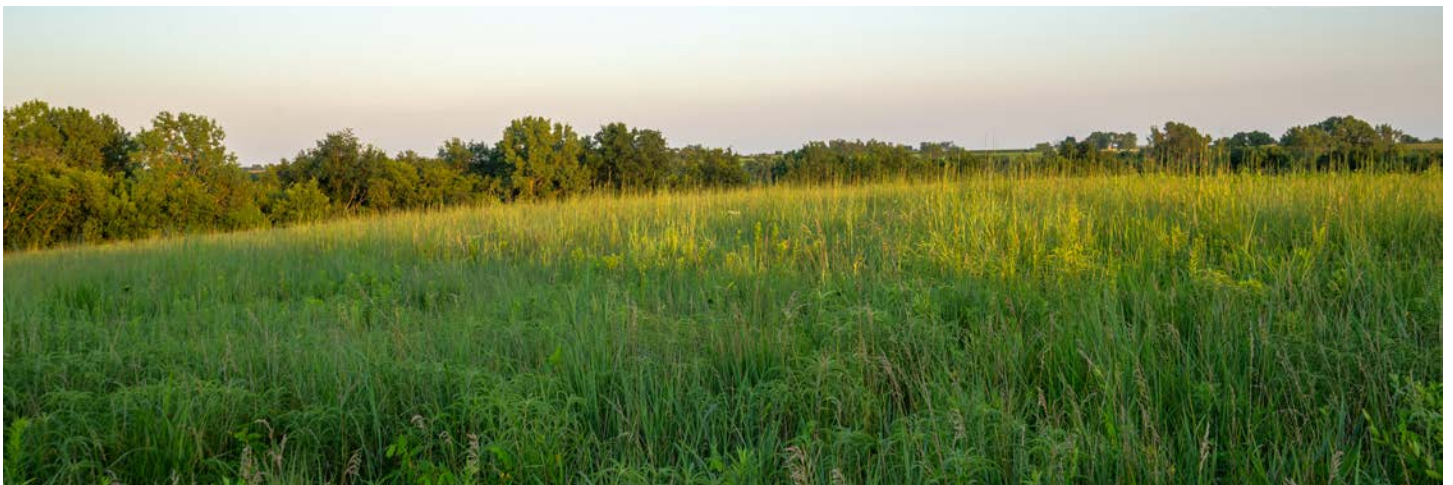
## BEAUTIFUL VIEWS

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## NUMEROUS BUILDING LOCATIONS

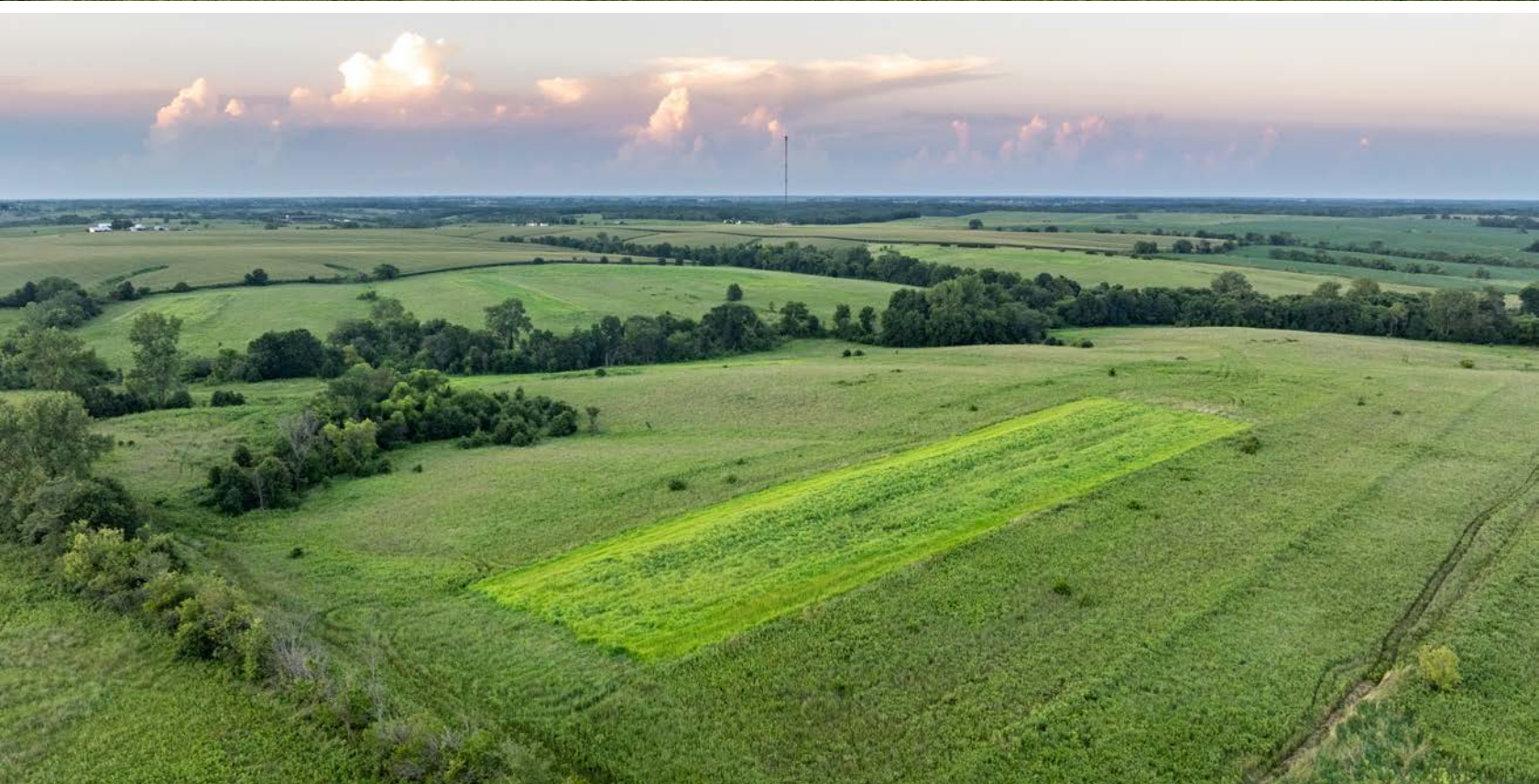
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# FOOD PLOTS

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# ADDITIONAL PHOTOS

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# AERIAL MAP



©2025 AgriData, Inc.

Map Center: 40° 25' 3.18, -93° 0' 41.05

0ft 639ft 1278ft



Maps Provided By:



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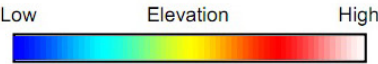
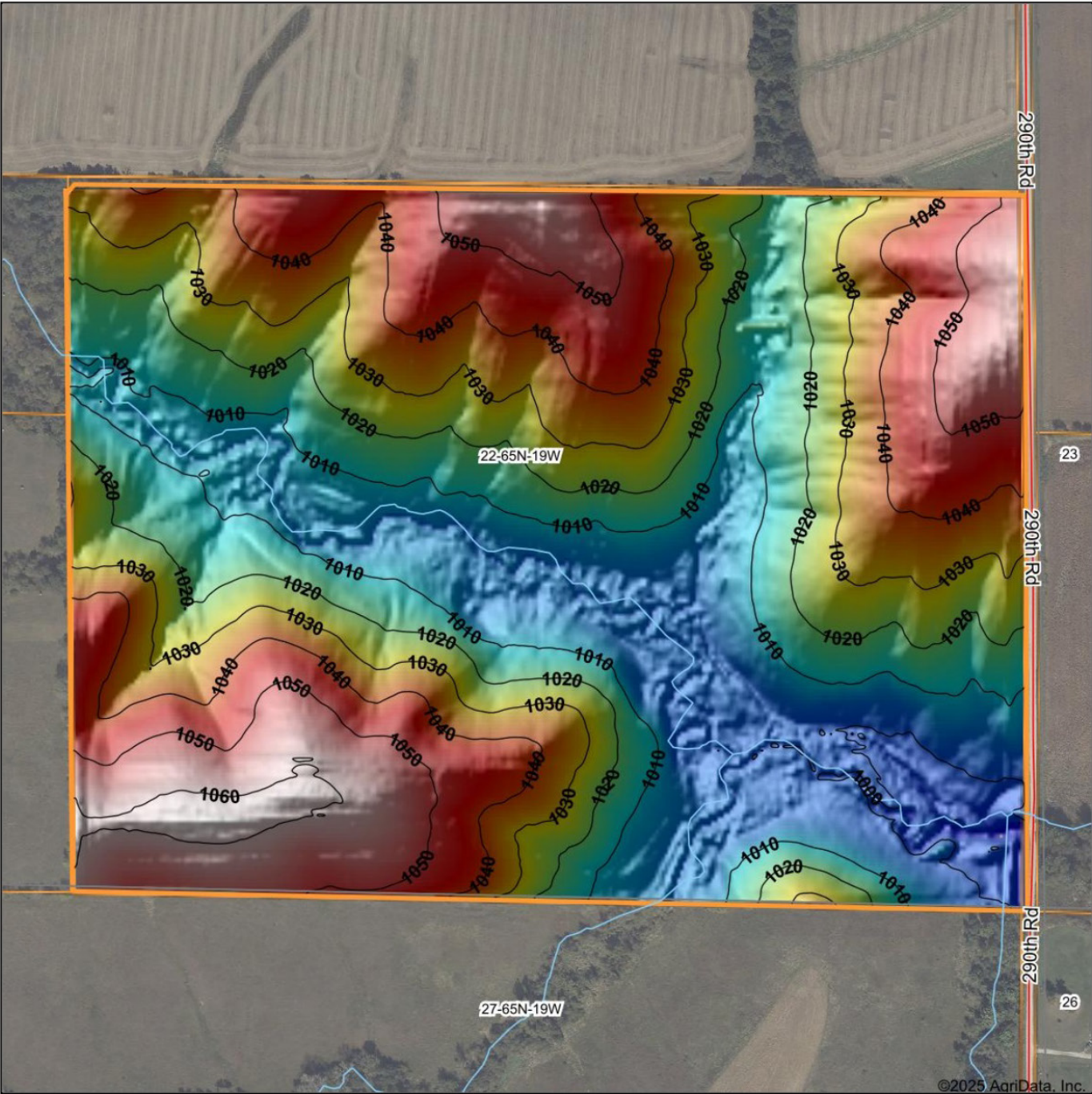
**22-65N-19W**  
**Putnam County**  
**Missouri**



7/17/2025



# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 3 meter dem  
Interval(ft): 10  
Min: 994.5  
Max: 1,062.0  
Range: 67.5  
Average: 1,026.6  
Standard Deviation: 17.81 ft

0ft 431ft 863ft



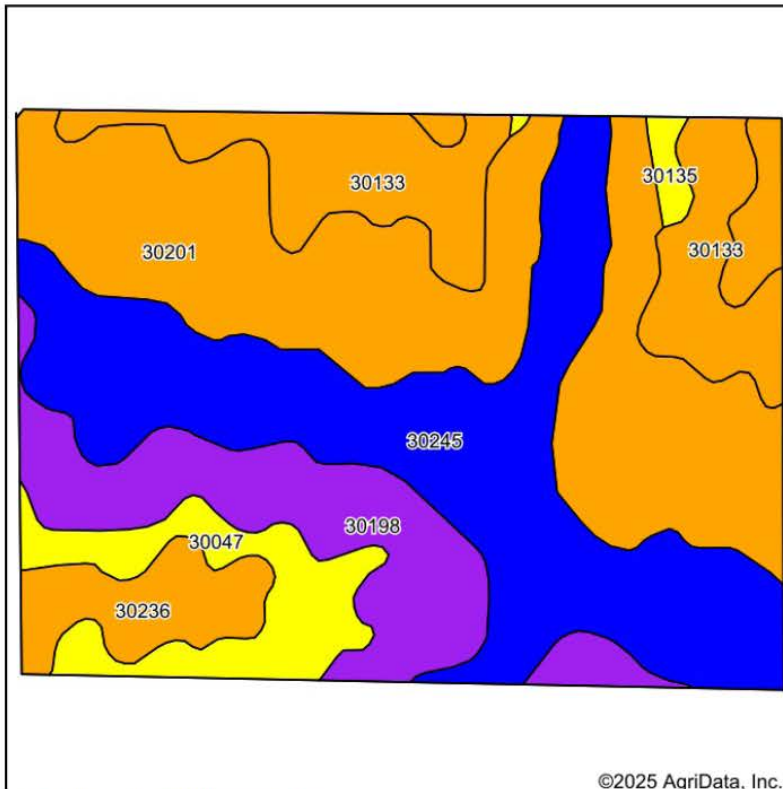
7/17/2025

**22-65N-19W**  
**Putnam County**  
**Missouri**

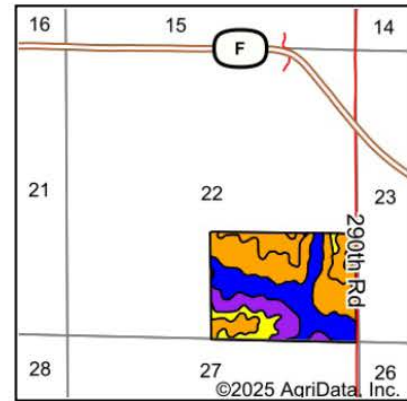
Boundary Center: 40° 25' 2.94, -93° 0' 40.7



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Putnam**  
 Location: **22-65N-19W**  
 Township: **Wilson**  
 Acres: **119.75**  
 Date: **7/17/2025**



Maps Provided By:



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 |
|------------------|--|-------|------------------|----------------------|-------------------|------------------|------------------|---------------|-----------------------|-------------------|
| 30201            | Shelby loam, 9 to 14 percent slopes, moderately eroded             | 36.85 | 30.8%            |                      | > 6.5ft.          | IIIe             | 68               | 68            | 56                    | 53                |
| 30245            | Vigiar-Zook-Nodaway complex, 2 to 5 percent slopes                 | 34.30 | 28.6%            |                      | > 6.5ft.          | IIW              | 64               | 59            | 56                    | 52                |
| 30198            | Shelby loam, 14 to 20 percent slopes, eroded                       | 15.70 | 13.1%            |                      | > 6.5ft.          | VIe              | 68               | 68            | 54                    | 51                |
| 30133            | Lamoni clay loam, 5 to 9 percent slopes, eroded                    | 15.55 | 13.0%            |                      | > 6.5ft.          | IIIe             | 59               | 59            | 53                    | 47                |
| 30047            | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 8.34  | 7.0%             |                      | > 6.5ft.          | IVW              | 54               | 54            | 46                    | 42                |
| 30236            | Seymour silty clay loam, 2 to 5 percent slopes, moderately eroded  | 8.03  | 6.7%             |                      | > 6.5ft.          | IIIe             | 64               | 64            | 61                    | 60                |
| 30135            | Lamoni clay loam, 9 to 14 percent slopes, moderately eroded        | 0.98  | 0.8%             |                      | > 6.5ft.          | IVe              | 63               | 63            | 58                    | 44                |
| Weighted Average |  |       |                  |                      |                   | 3.18             | *n 64.4          | *n 63         | *n 55                 | *n 51.3           |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 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

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## MidwestLandGroup.com

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