

MIDWEST LAND GROUP PRESENTS

130 ACRES IN

HARRISON COUNTY MISSOURI



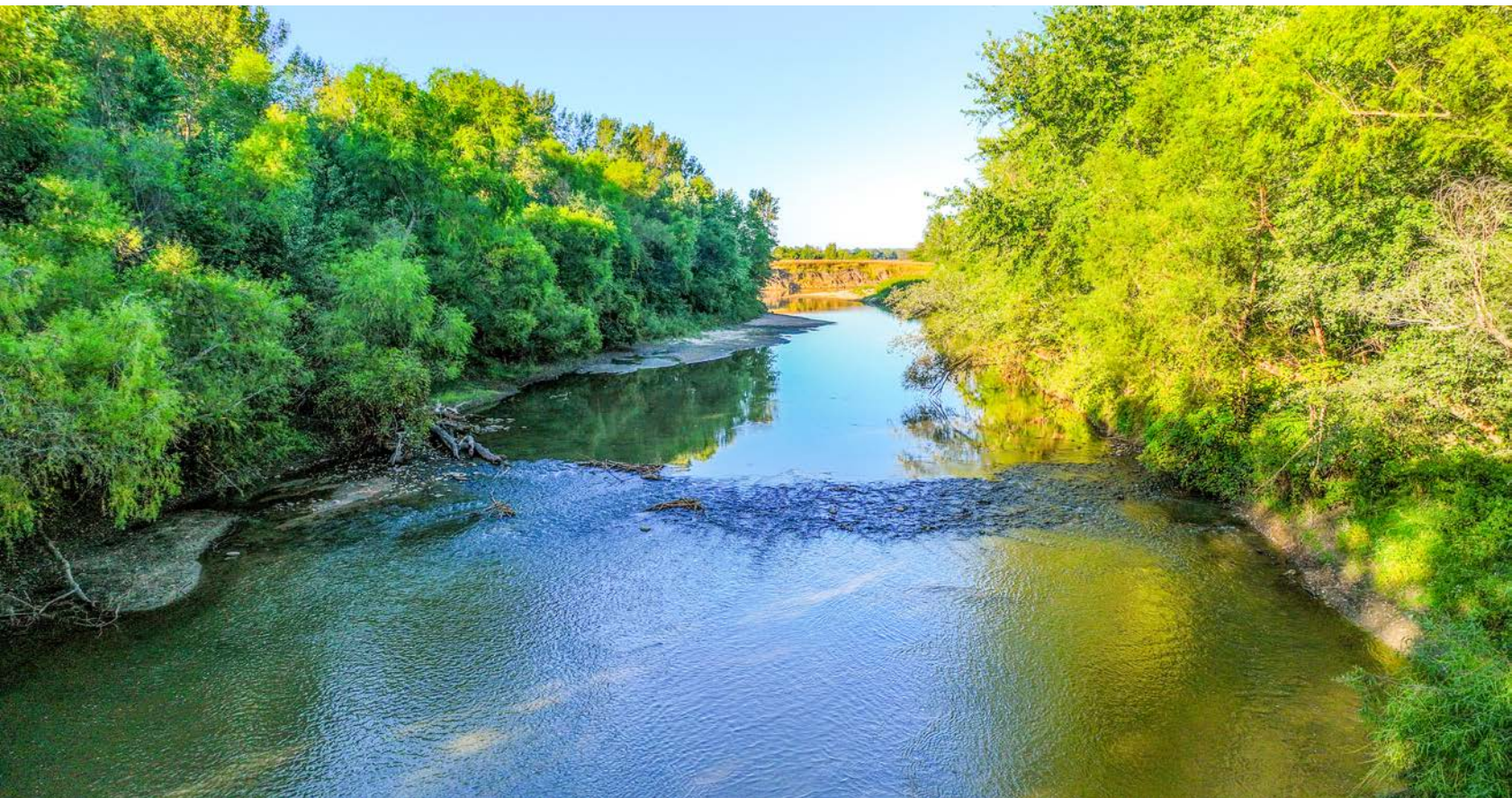
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THOMPSON RIVER BOTTOM TILLABLE FARM WITH EXCELLENT HUNTING

Midwest Land Group is proud to present this amazing 130 +/- acre combination farm located just 1/4 mile south of the Iowa line in Harrison County. The farm features 65 +/- acres of productive bottom ground that you could add to your current operation or will provide significant income for an investor or hunter. The Thompson River borders the east side of the farm and then meanders back into the property in the center, providing nearly a mile and a quarter of riverfrontage. The farm also features 5.1 acres enrolled in CRP on the southwest corner, providing added cover and an additional \$600 income annually. The farm currently has open tenancy for 2026.

When it comes to hunting, this one is a showstopper. With its proximity to Iowa, the food, cover, and water availability, the stage is set. With three separate blocks of timber on the south end of the farm and the CRP, ample bedding and cover for multiple bucks are present. With predominantly large landowners surrounding the farm and its seclusion, this property is a rare gem in a proven giant-producing neighborhood of northern Missouri. For more information or to schedule your private tour of this incredible farm, give Land Agent Brad Prater a call today.



PROPERTY FEATURES

PRICE: **\$1,066,000** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **130**

- 65 +/- acres of bottom ground tillable
- 1 ¼ mile of Thompson River frontage
- CRP
- Seclusion
- Excellent bedding
- Proven deer hunting neighborhood
- ¼ mile south of the Iowa line
- 8.8 miles to I-35 and Lamon
- 5 miles south of Davis City



65 +/- ACRES BOTTOM GROUND

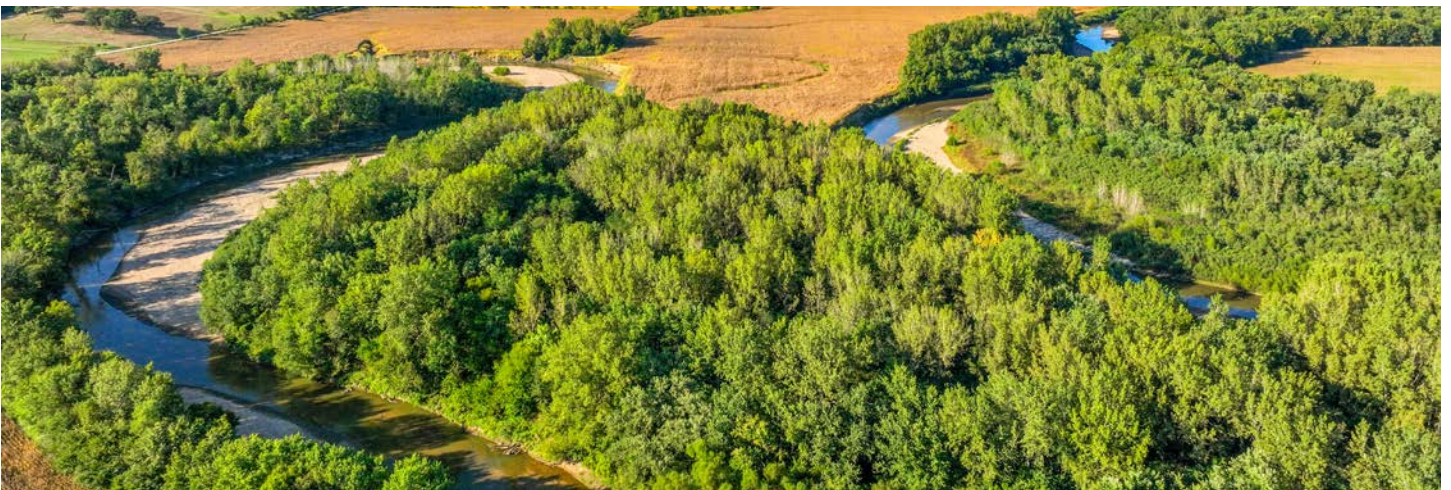
The farm features 65 +/- acres of productive bottom ground that you could add to your current operation or will provide significant income for an investor or hunter.



EXCELLENT BEDDING



THOMPSON RIVER FRONTAGE



CRP ACREAGE

The farm also features 5.1 acres enrolled in CRP on the southwest corner, providing added cover and an additional \$600 income annually. The farm currently has open tenancy for 2026.

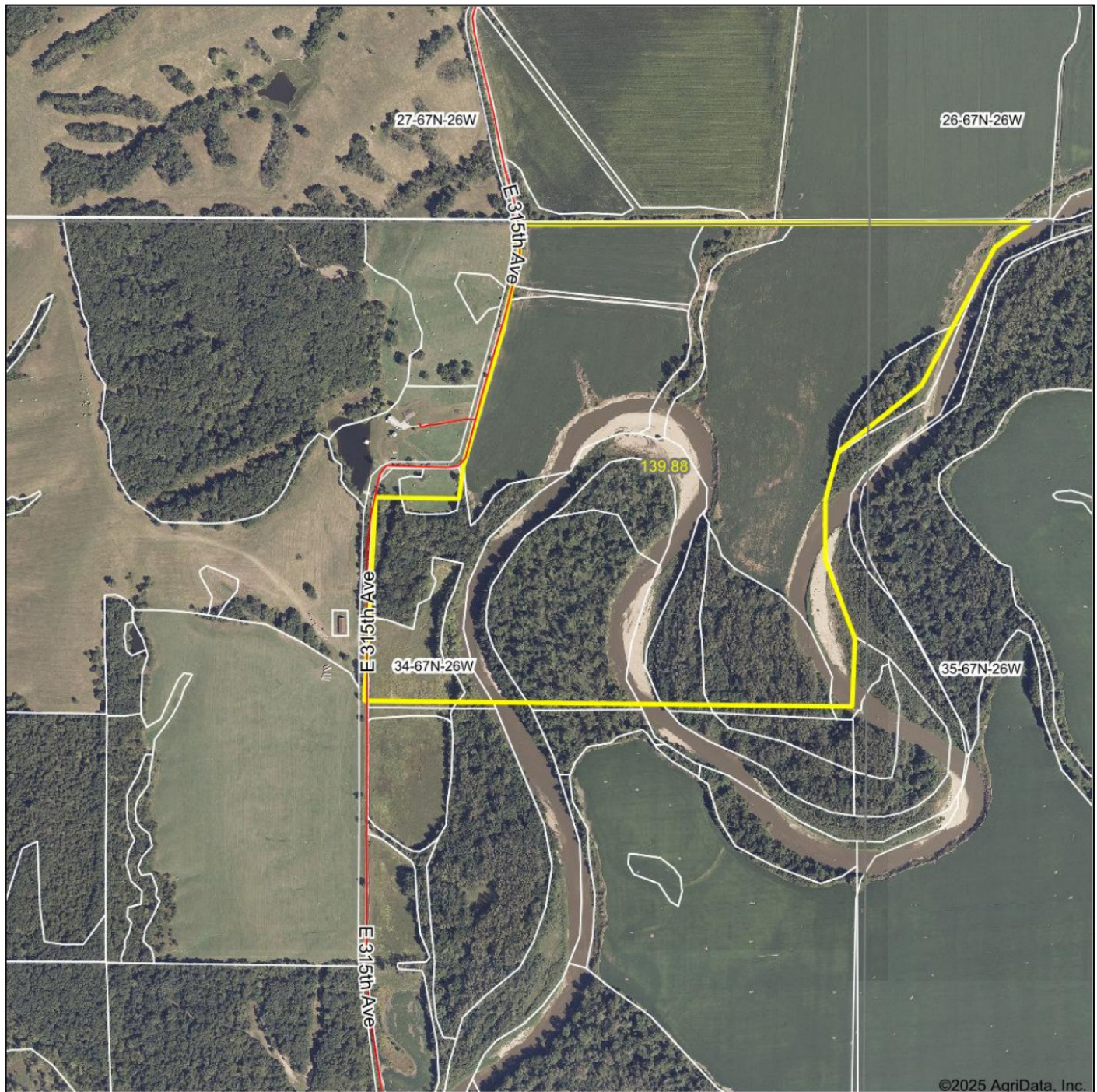


PROVEN DEER HUNTING NEIGHBORHOOD

When it comes to hunting, this one is a showstopper. With its proximity to Iowa, the food, cover, and water availability, the stage is set. With three separate blocks of timber on the south end of the farm and the CRP, ample bedding and cover for multiple bucks are present.



AERIAL MAP



Boundary Center: 40° 34' 12.59, -93° 48' 55.16

0ft 828ft 1655ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

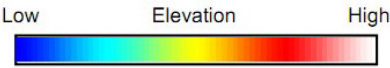
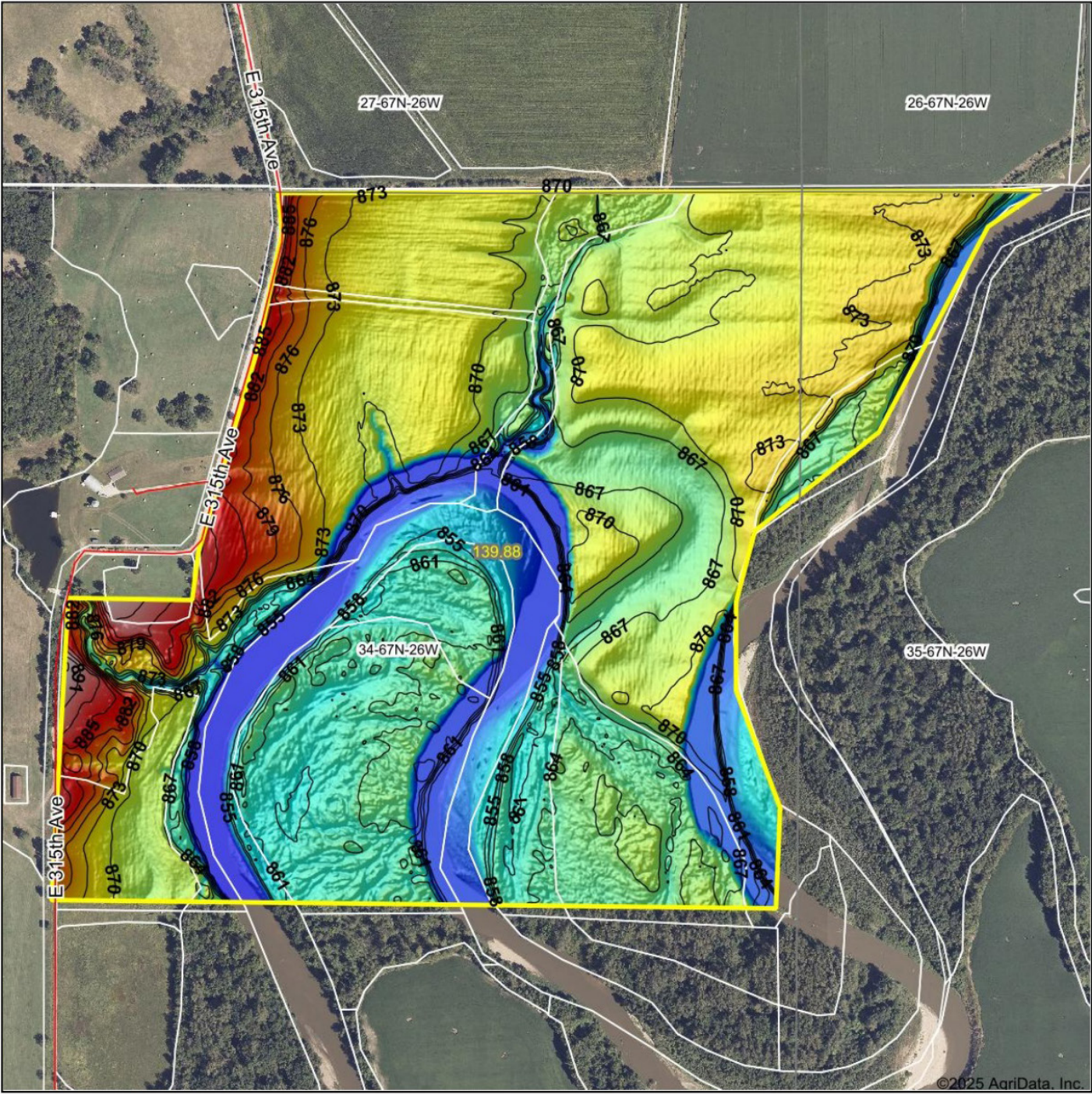
34-67N-26W
Harrison County
Missouri



9/18/2025

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

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 3 meter dem
Interval(ft): 3
Min: 848.9
Max: 894.6
Range: 45.7
Average: 866.4
Standard Deviation: 8.23 ft

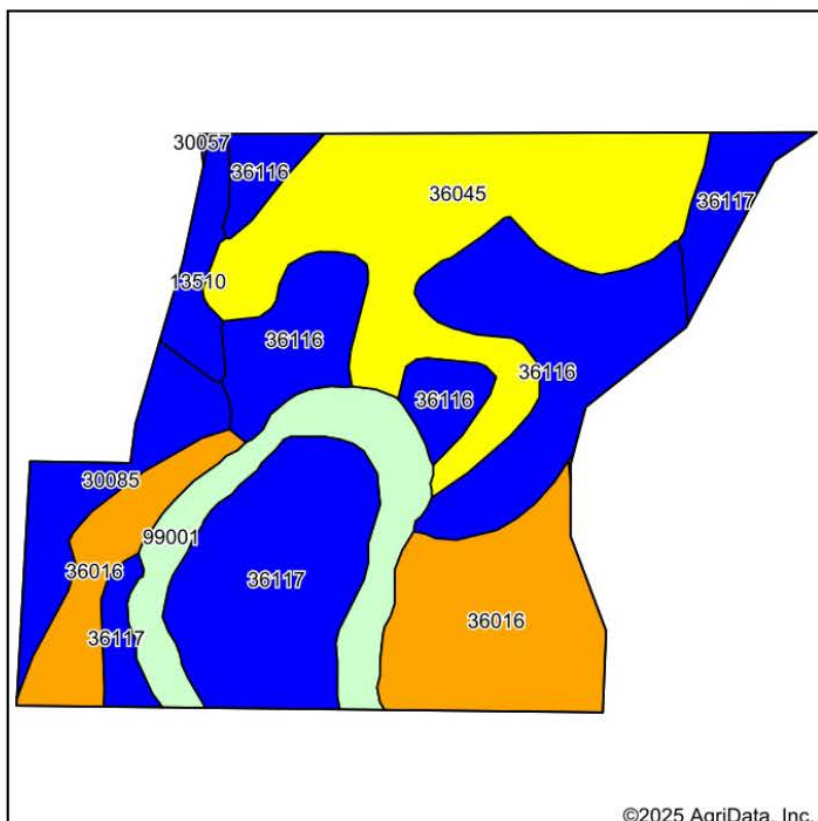


9/18/2025

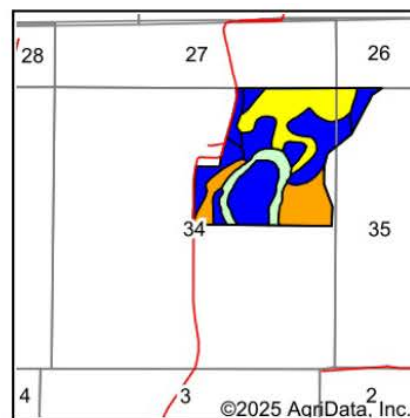
34-67N-26W
Harrison County
Missouri

Boundary Center: 40° 34' 12.59, -93° 48' 55.16

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Harrison**
 Location: **34-67N-26W**
 Township: **Clay**
 Acres: **139.88**
 Date: **9/18/2025**



Maps Provided By:



© AgriData, Inc. 2023

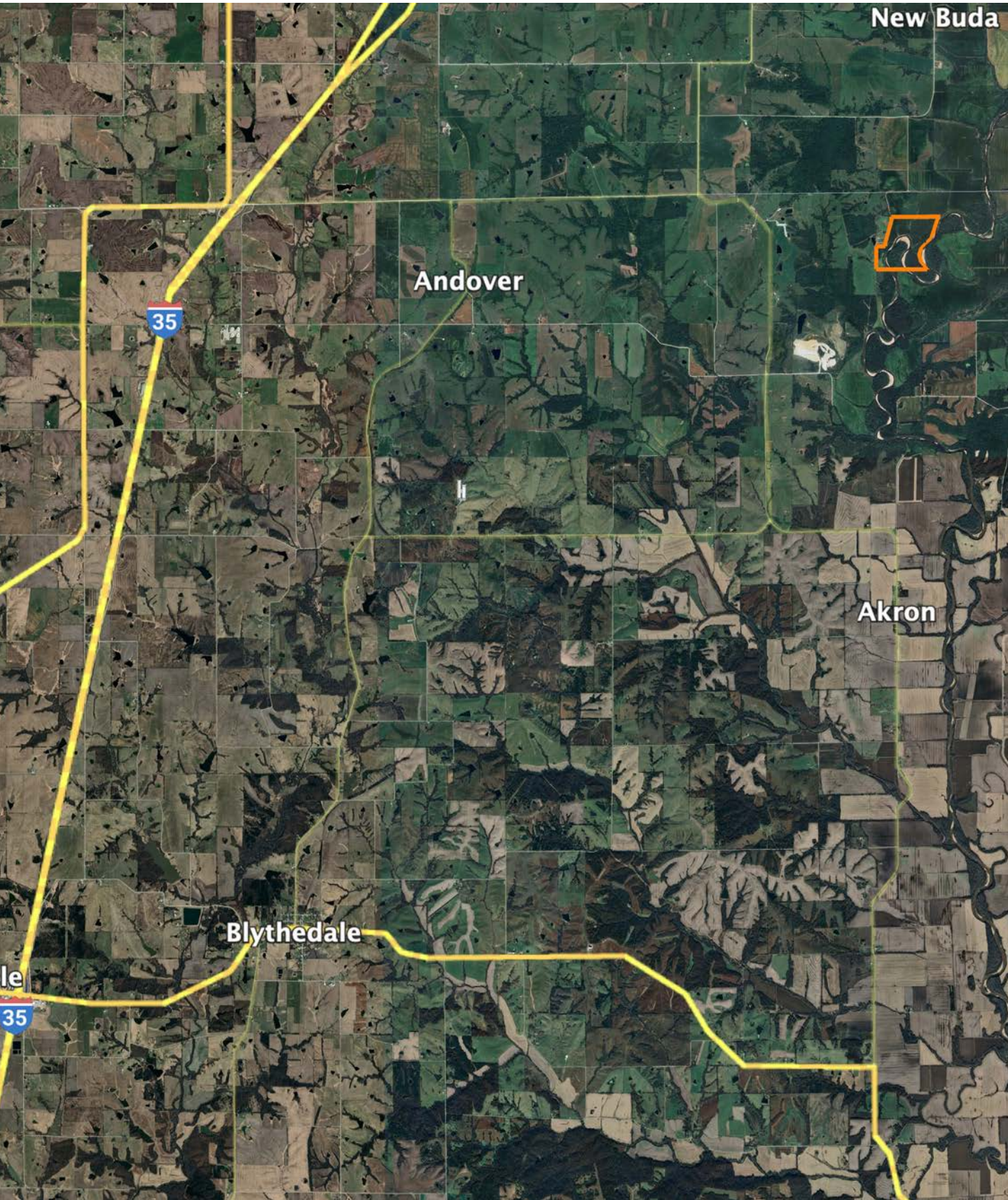
www.AgriDataInc.com



Area Symbol: MO081, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	32.88	23.3%		IVw	7	6	7	8	9	6
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	30.44	21.8%		IIw					74	67
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	25.67	18.4%		IIw					80	78
36016	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	25.11	18.0%		IIIw					90	80
99001	Water	13.66	9.8%								
30085	Grundy silt loam, 2 to 5 percent slopes	8.25	5.9%		Ile					74	64
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.87	2.8%		IIw					94	86
Weighted Average					*-	1.6	1.4	1.6	1.9	*n 56	*n 50.8

OVERVIEW MAP



AGENT CONTACT

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



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.