

MIDWEST LAND GROUP PRESENTS

42 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

42 +/- ACRES OF PRIME HUNTING AND RECREATION

Midwest Land Group is pleased to present this exceptional 42 +/- acre hunting property in Sullivan County, Missouri, just Southwest of Milan, Missouri. This secluded retreat offers a mix of rich wildlife habitat and strategic topography that caters to prime hunting. Located right off 6 Highway, providing phenomenal easy access to the farm.

As I first stepped foot on this farm, it had the wow factor. Offering everything you could ask for in a small hunting recreational piece of land. Row crop income, food source for wildlife, a beautiful pond that was recently redone, and not to mention the abundance of mature oak trees across the whole property. This farm is truly a blank canvas with great bones to tailor into an extraordinary hunting farm. First being the southern access favors

typical cold front winds and makes ingress and egress to and from your stand ideal. Multiple native grasses and forbs fields that could easily be converted into food plots to offer ideal green to grain transitions. There are so many avenues to add your touch to complete this standout recreation farm!

The land's natural topography funnels deer toward designated food plot areas, ensuring frequent wildlife traffic. The northern slope, with its southwest-facing exposure, provides abundant bedding cover and creates a haven for local wildlife. This creek bottom flows right off of this, making an ideal location for a food source right off the bedding area. This is a farm you must see for yourself to appreciate. From the mature oak timber to the pond for fishing! This farm checks all the boxes!

PROPERTY FEATURES

PRICE: **\$252,000** | COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **42**

- Row crop
- Water & electric
- Blacktop frontage
- Whitetail
- Turkeys
- Great access
- Recreation
- Spring-fed creek
- Pond
- Beautiful build site



ROW CROP



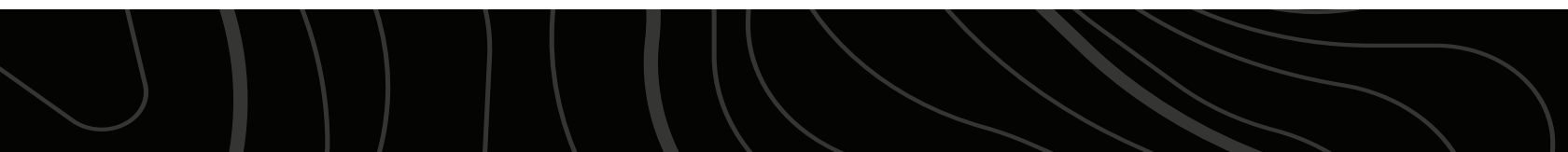
WATER & ELECTRIC



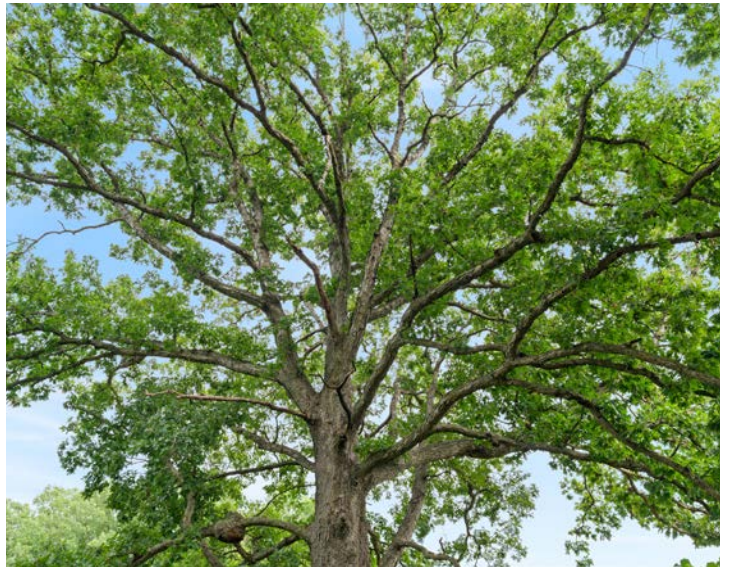
BLACKTOP FRONTAGE



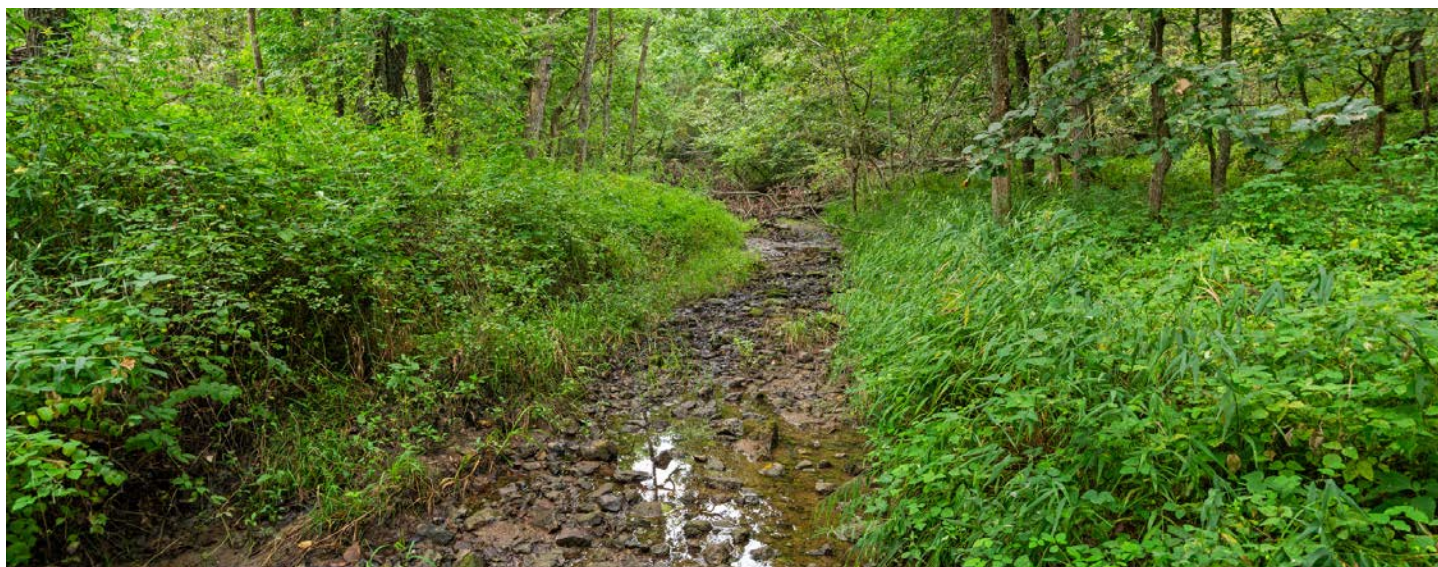
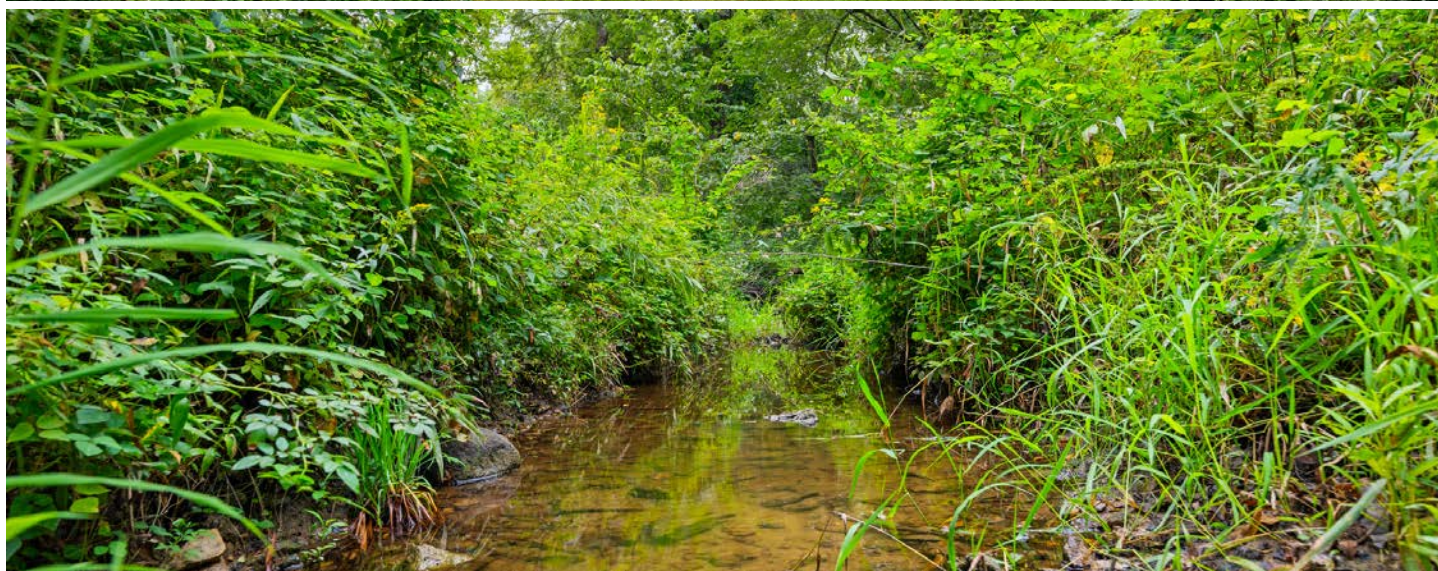
BEAUTIFUL BUILD SITE



MATURE OAK TIMBER



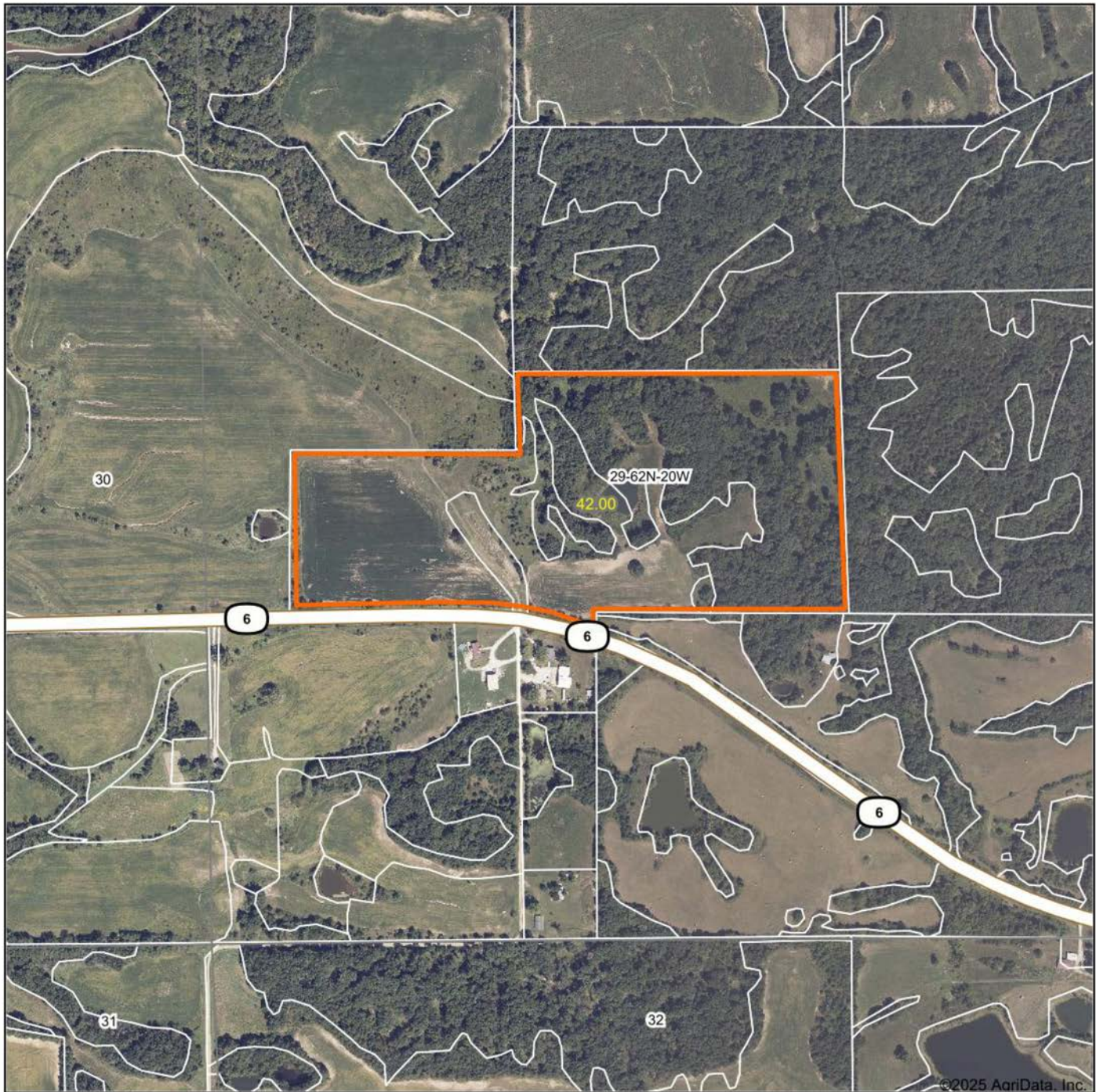
SPRING-FED CREEK & POND



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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

Boundary Center: 40° 8' 35.63, -93° 10' 23.01

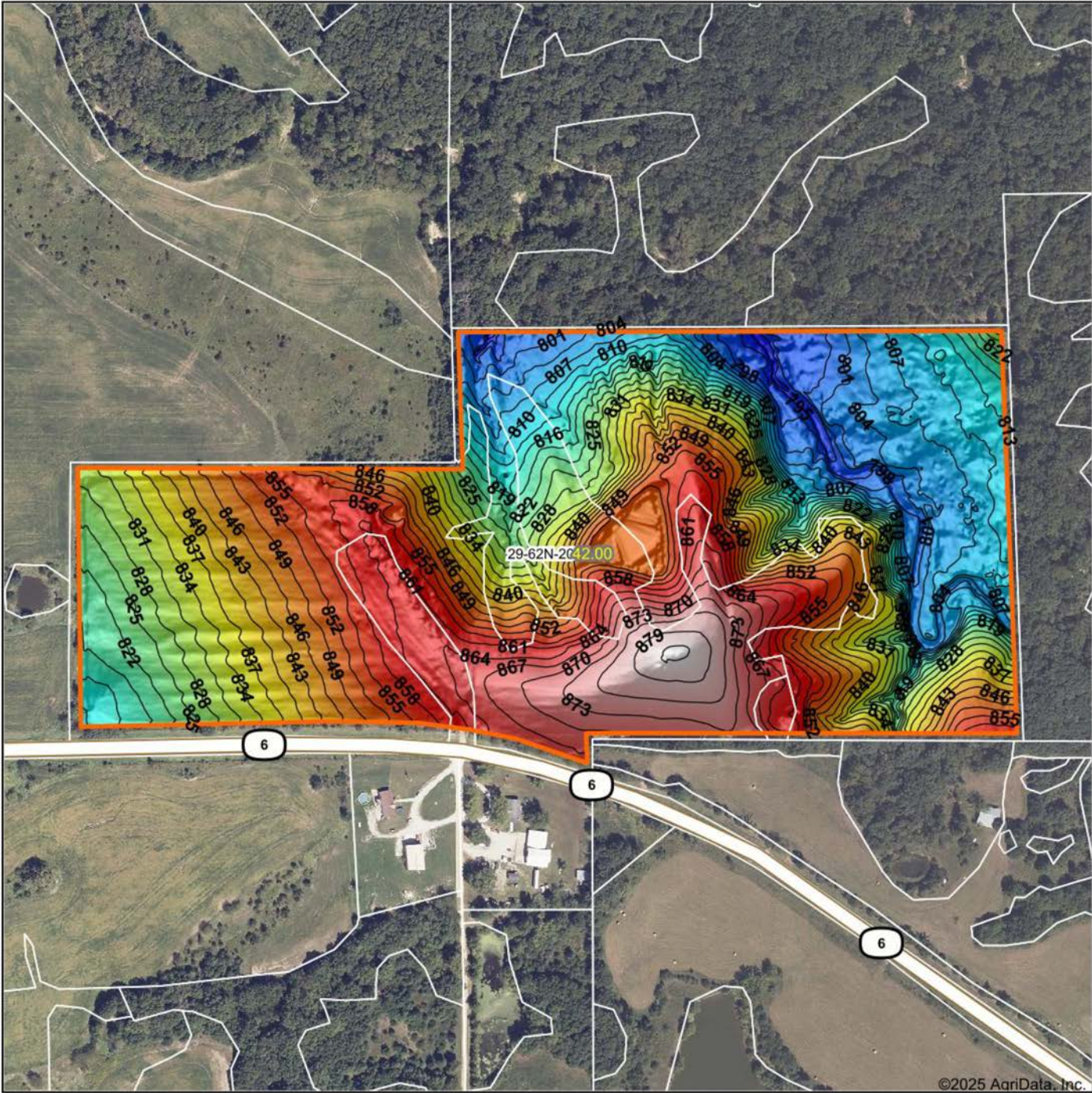
0ft 635ft 1270ft

29-62N-20W
Sullivan County
Missouri

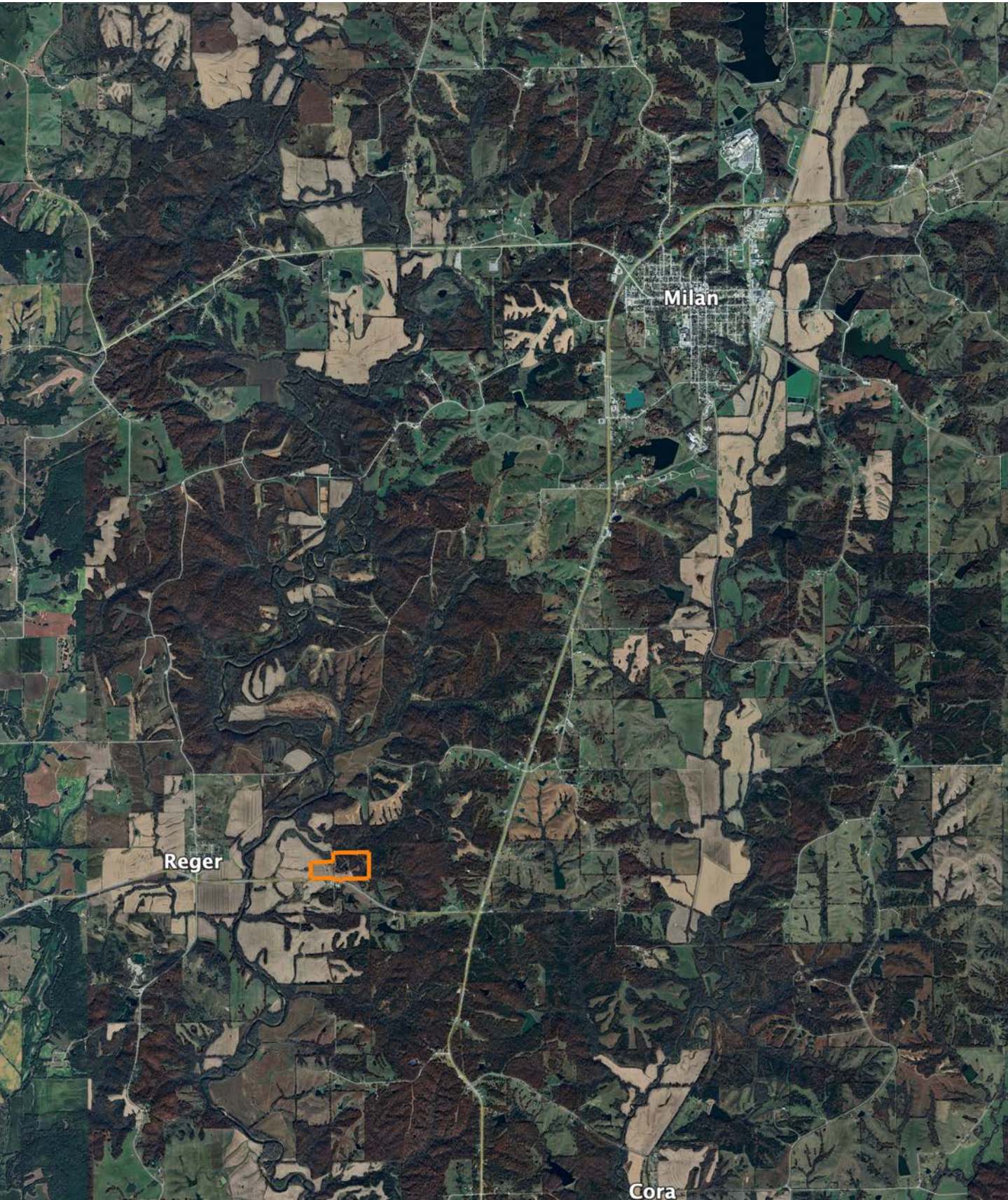


8/27/2025

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



JORDAN BABB,

LAND AGENT

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