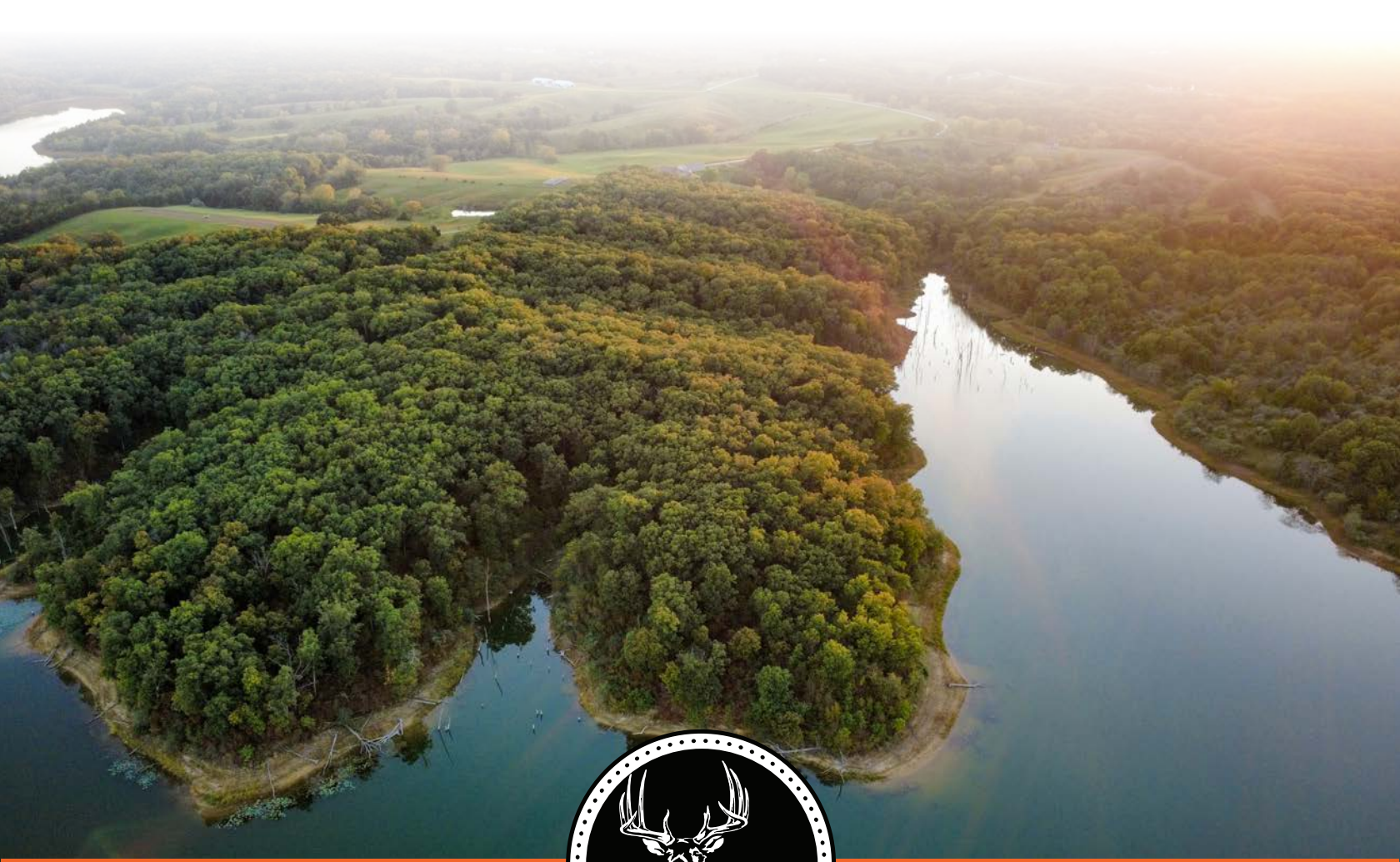


MIDWEST LAND GROUP PRESENTS

9.6 ACRES IN

ADAIR COUNTY MISSOURI



MidwestLandGroup.com

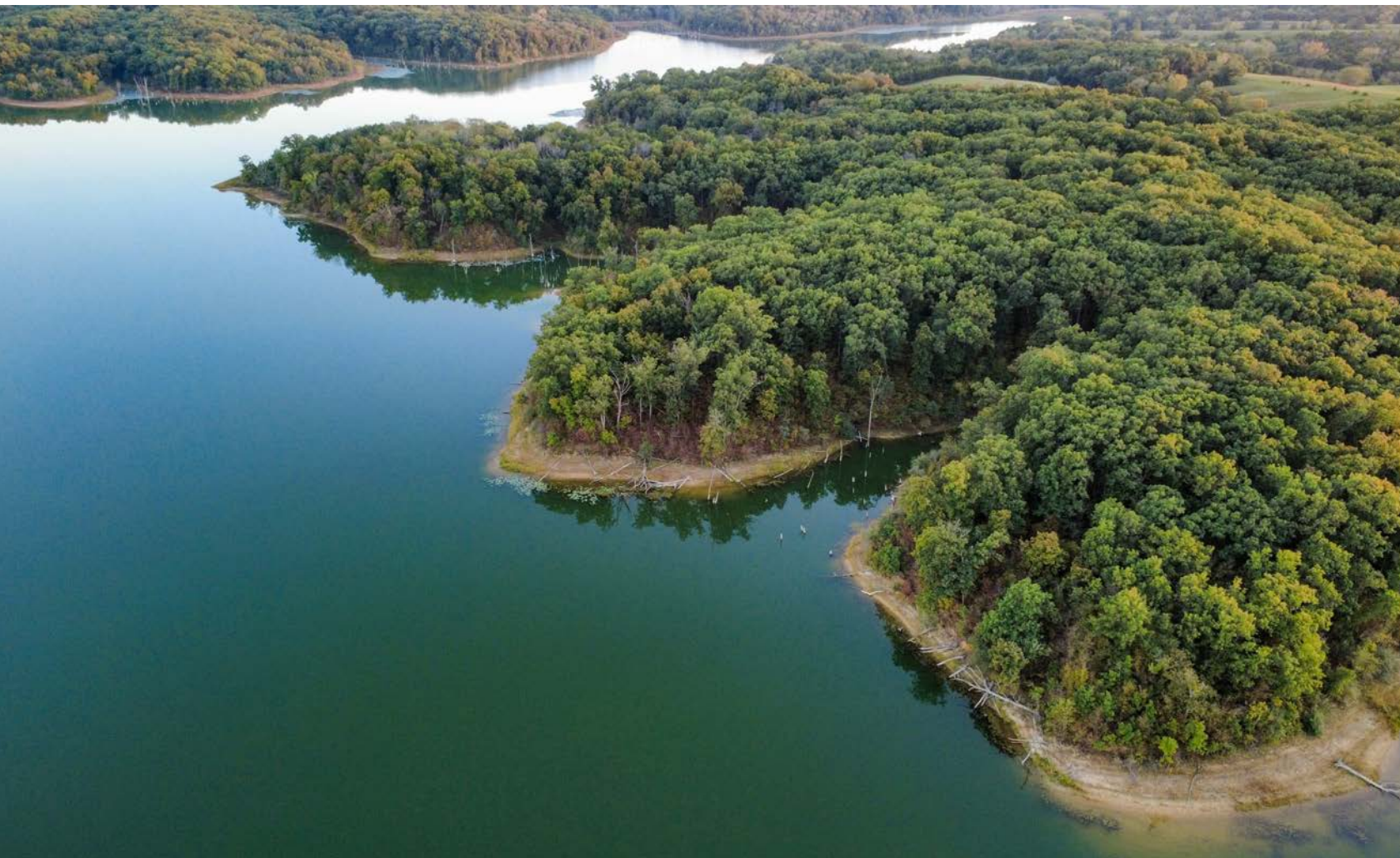
MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED WATERFRONT PARADISE WITH RECREATION ALL AROUND

Escape to an unparalleled waterfront retreat with this exceptional 10-acre parcel, a truly unique offering in the Kirksville area. Seldom does a property combine such rare natural features with convenient proximity to town, making this a generational opportunity. This spectacular piece is ready to become someone's place to call home. Whether you dream of a home for your family or a quiet cabin retreat, this is the parcel for your vision.

This property is located at the end of Redbud Road offering seclusion, and naturally buffered by over 1,200 acres of public ground which offers hunting and fishing opportunities with limited access. Filled with mature oak trees, this property and adjoining public ground create a haven for deer and wildlife.

Don't miss the chance to own a piece of rare, waterfront paradise in Northeast Missouri.



PROPERTY FEATURES

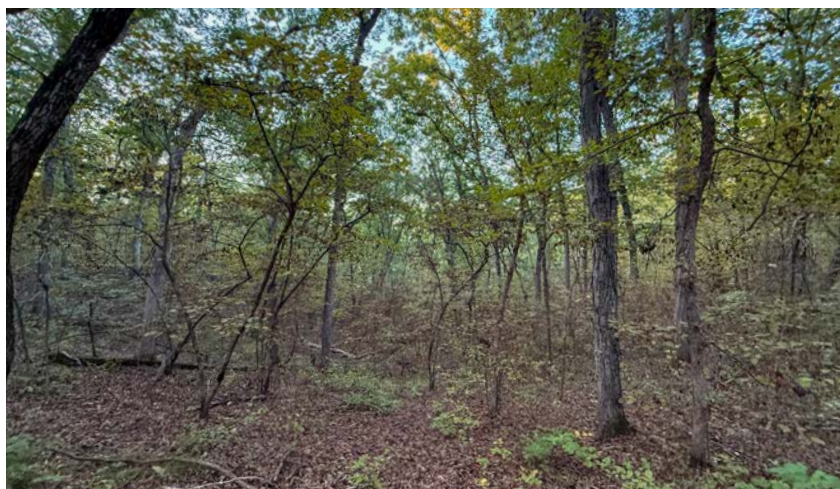
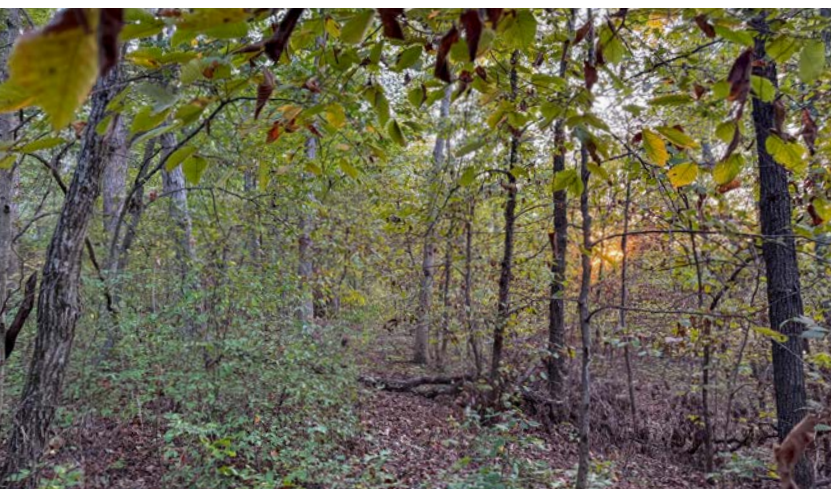
PRICE: **\$175,000** | COUNTY: **ADAIR** | STATE: **MISSOURI** | ACRES: **9.6**

- Waterfront on Hazel Creek Lake (530 acres)
- 1 of 2 lots that are privately owned with lake frontage
- Adjoins 1,276 acres of public hunting/fishing area
- Beautiful Area with large homes and rolling open hills
- Kirksville is 10 miles away for shopping and conveniences
- Mature white and red oak dominate the forest
- Incredible building sites with beautiful views
- Located at the end of the road for privacy
- Kirksville School District
- No HOA
- Live, work, and play on this parcel
- Endless rest and relaxation
- Permanent natural buffer
- Building versatility



10 +/- ACRES

This spectacular piece is ready to become someone's place to call home. Whether you dream of a home for your family or a quiet cabin retreat, this is the parcel for your vision.



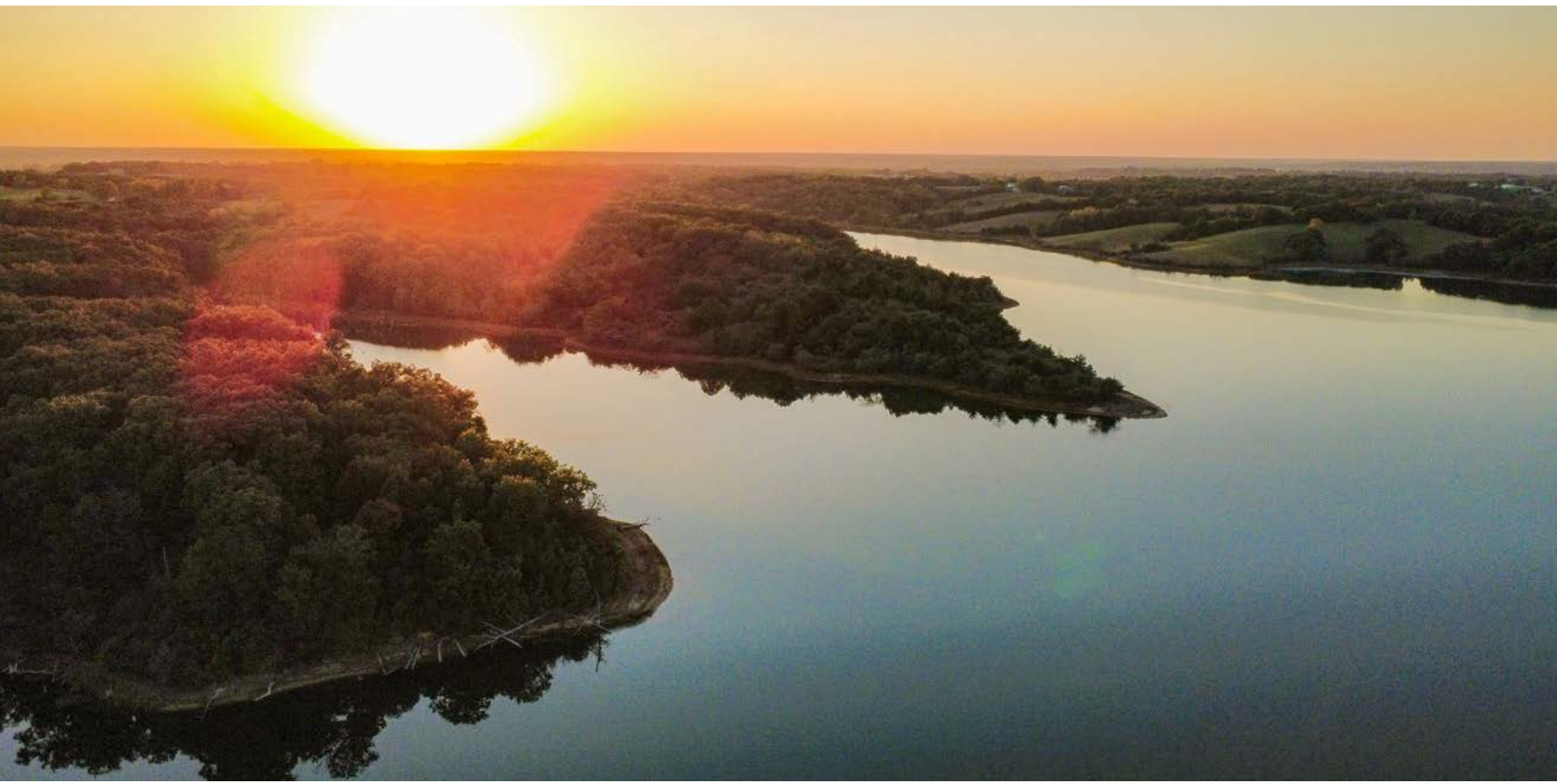
SECLUDED LOCATION



MATURE TIMBER



WATERFRONT ON HAZEL CREEK LAKE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 40° 17' 16.84, -92° 37' 31.68

6-63N-15W
Adair County
Missouri

0ft 178ft 356ft



10/1/2025

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

TOPOGRAPHY MAP



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

Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 845.1

Max: 929.1

Range: 84.0

Average: 891.8

Standard Deviation: 18.31 ft

0ft 211ft 422ft

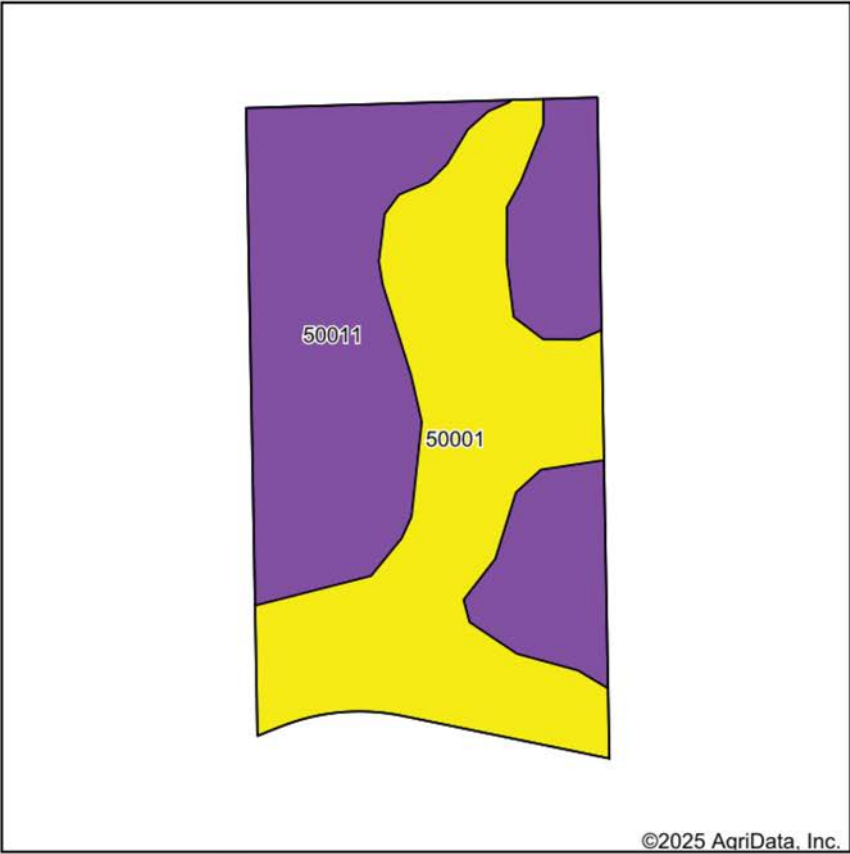


10/1/2025

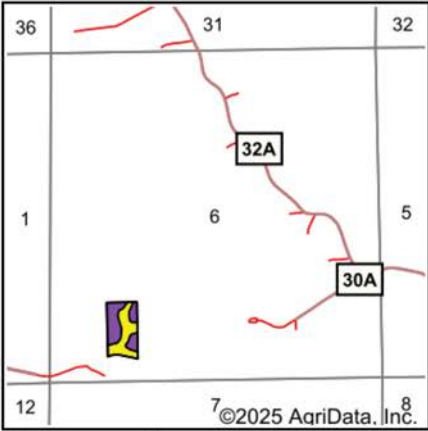
6-63N-15W
Adair County
Missouri

Boundary Center: 40° 17' 16.84, -92° 37' 31.68

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Adair**
Location: **6-63N-15W**
Township: **Polk**
Acres: **9.62**
Date: **10/1/2025**



Maps Provided By:



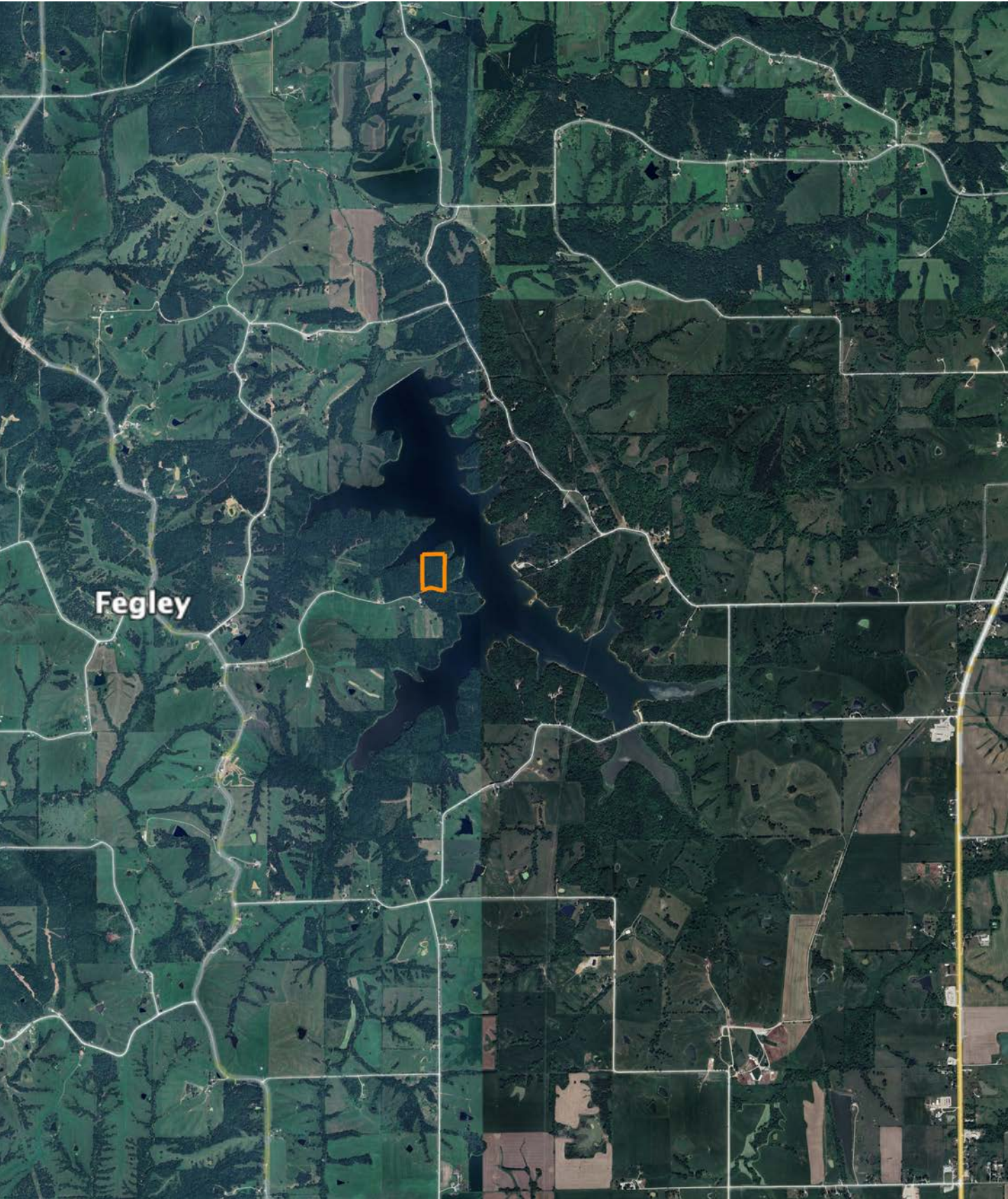
Area Symbol: MO001, Soil Area Version: 29

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	5.18	53.8%		> 6.5ft.	Vle	19	19	16	10
50001	Armstrong loam, 5 to 9 percent slopes, eroded	4.44	46.2%		> 6.5ft.	IVe	66	66	60	49
Weighted Average						5.08	*n 40.7	*n 40.7	*n 36.3	*n 28

*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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