



MIDWEST LAND GROUP
PRESENTS

SCHUYLER COUNTY

MISSOURI

37 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING WITH INCOME

Step into your legacy in the heart of prime northeast Missouri hunting country! This exceptional 37 +/- acre property combines the best of recreational hunting, CRP income, and convenient living—all accessible via a well-maintained paved road.

The acreage is perfectly balanced, featuring a mix of cover and open ground managed for wildlife and income production. This is classic northeast Missouri habitat, known nationwide for its incredible deer and turkey hunting. Treestands on the property convey with

the sale, making this parcel ready for you this fall. The CRP contract runs through 9/30/2034 with a pay rate of \$2,034 annually.

Resting on the property is a functional and inviting 1,065 square-foot home with 3 bedrooms and 1.5 baths, providing the perfect base for your hunting trips or a quiet country lifestyle. Sitting 25 minutes from Kirksville, Missouri, and 45 minutes from the airport, this property is conveniently located while giving you a secluded feel.



PROPERTY FEATURES

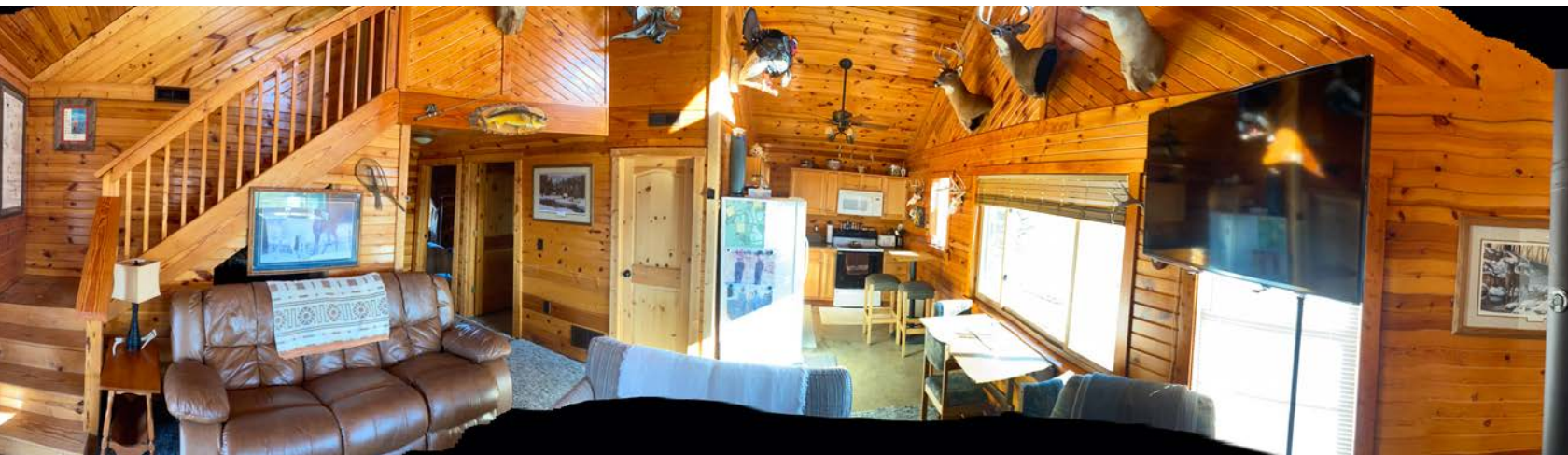
PRICE: **\$399,000** | COUNTY: **SCHUYLER** | STATE: **MISSOURI** | ACRES: **37**

- Charming 1,065 square-foot home
- Full-length porch
- Central heat/air
- Paved frontage
- CRP income
- Appliances, furniture, and treestands convey with the sale
- 20 minutes to Kirksville, MO
- 5 minutes to Queen City, MO
- Recent trail cam photos showing recreation possibilities
- Harvest history
- 2-sided access to the property from the north and west sides



CHARMING 1,065 SQUARE-FOOT HOME

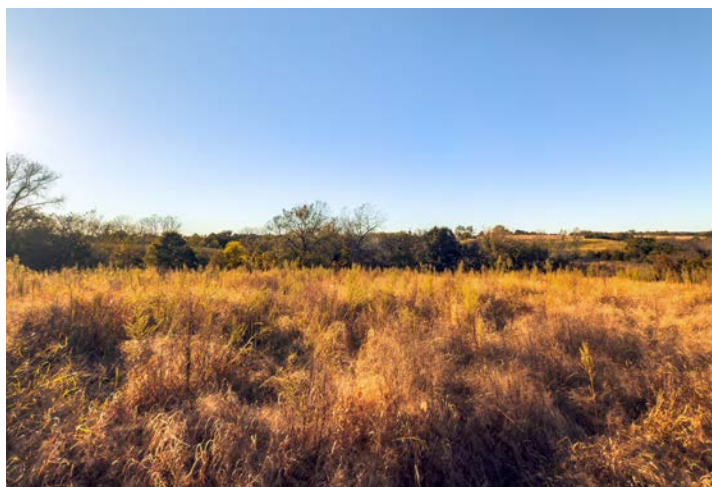
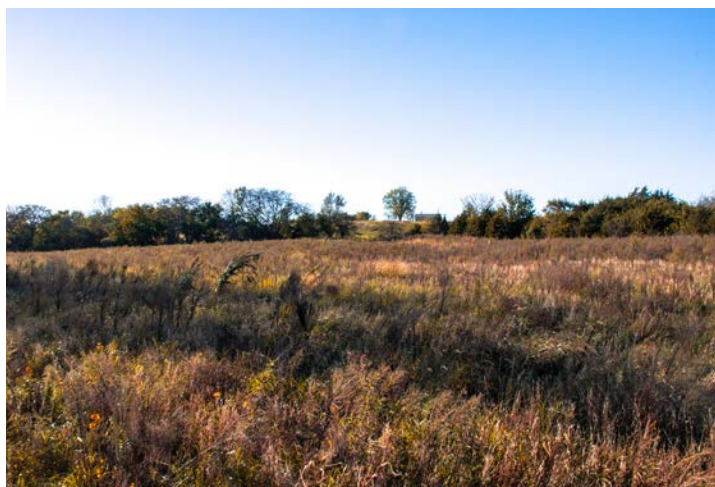
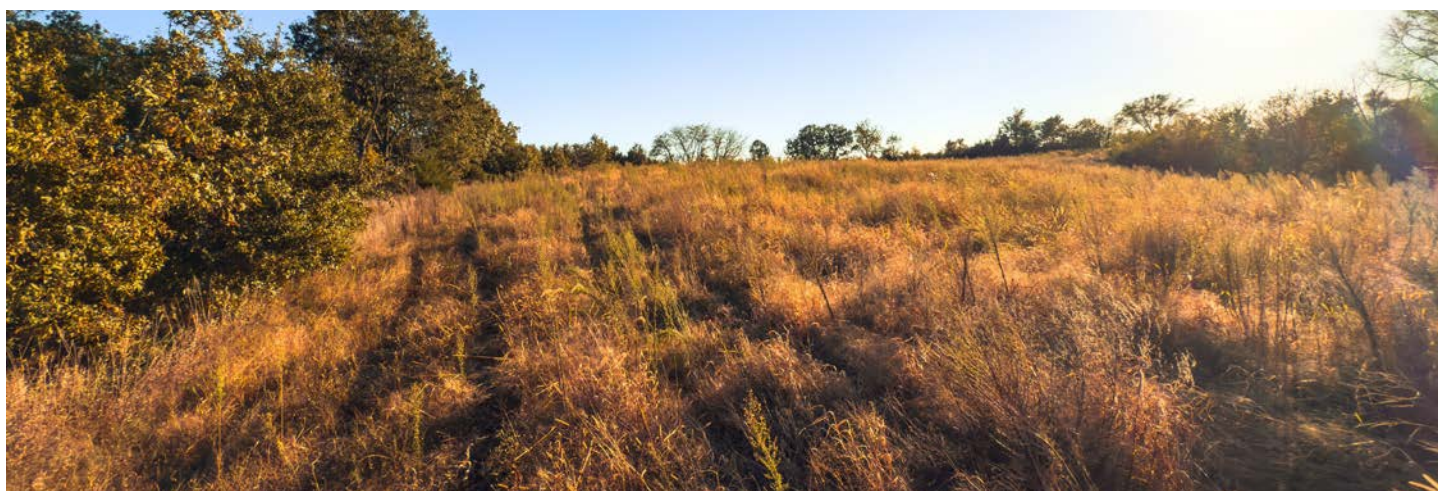
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2-SIDED ACCESS TO THE PROPERTY



CRP INCOME

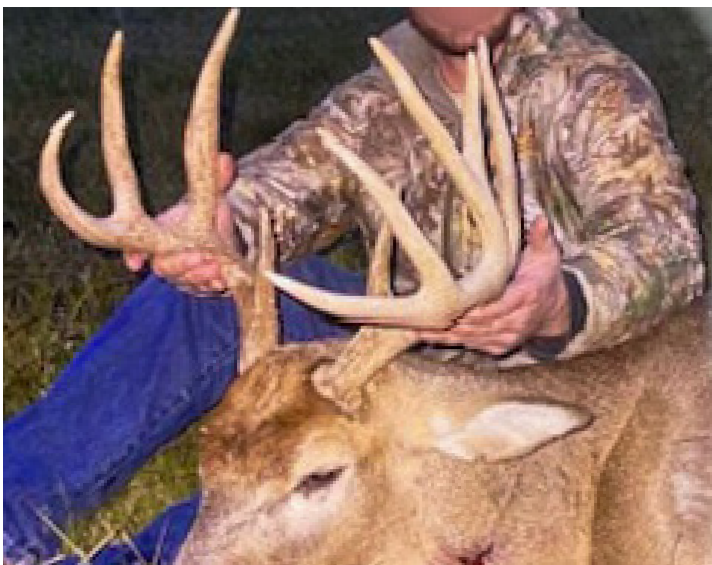


HARVEST HISTORY

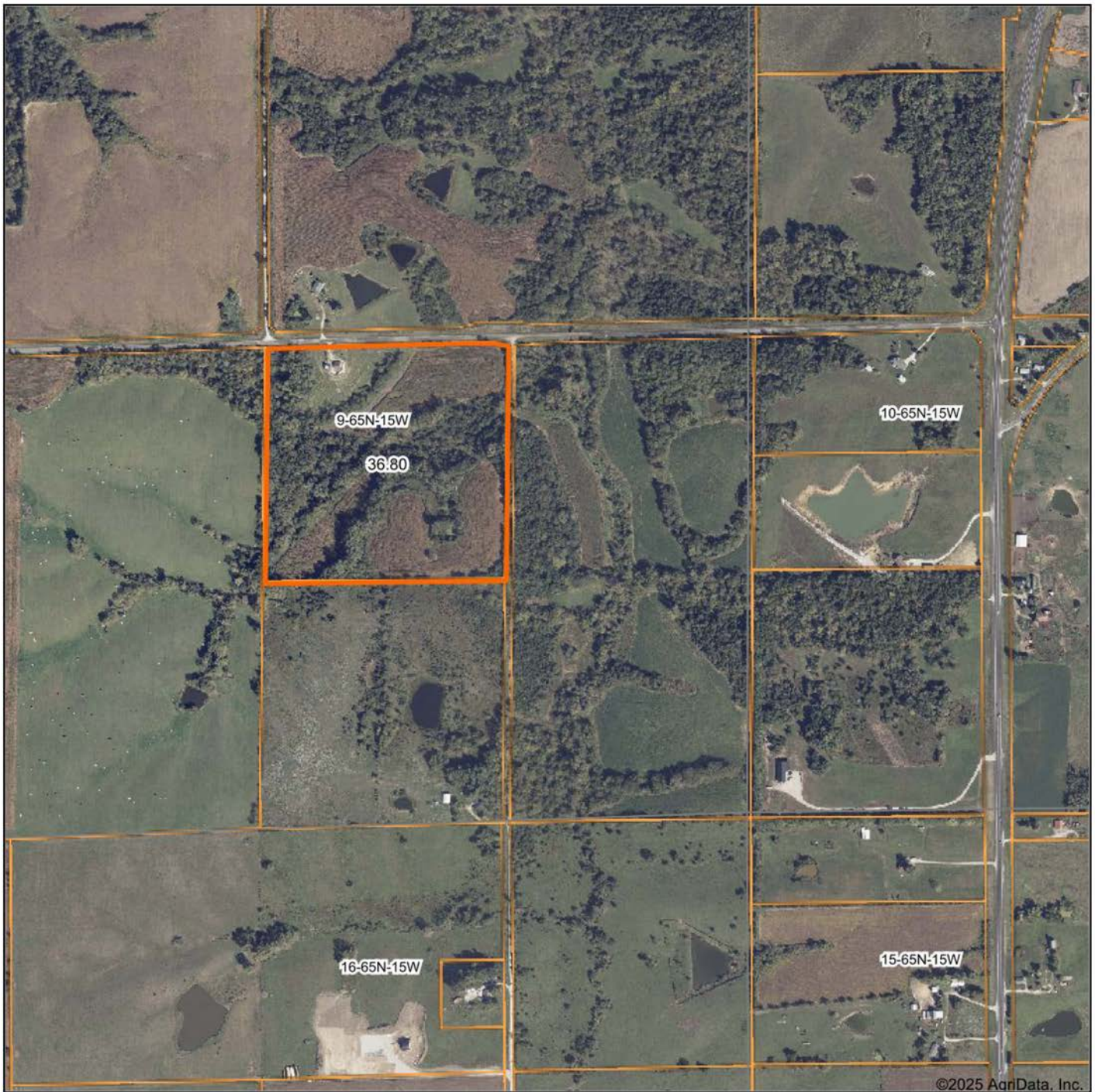
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ADDITIONAL HARVEST PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 27' 4.52, -92° 34' 49.29

9-65N-15W
Schuyler County
Missouri

0ft 823ft 1645ft



10/24/2025

TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 901.8

Max: 986.1

Range: 84.3

Average: 936.2

Standard Deviation: 21.49 ft

0ft 265ft 530ft

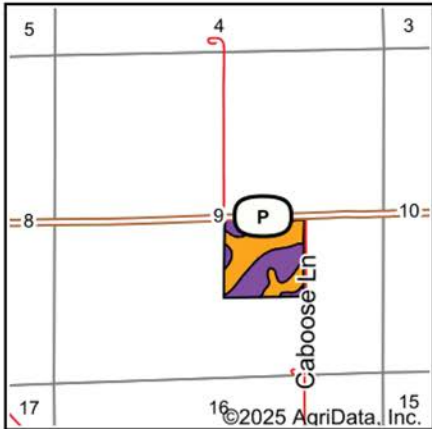
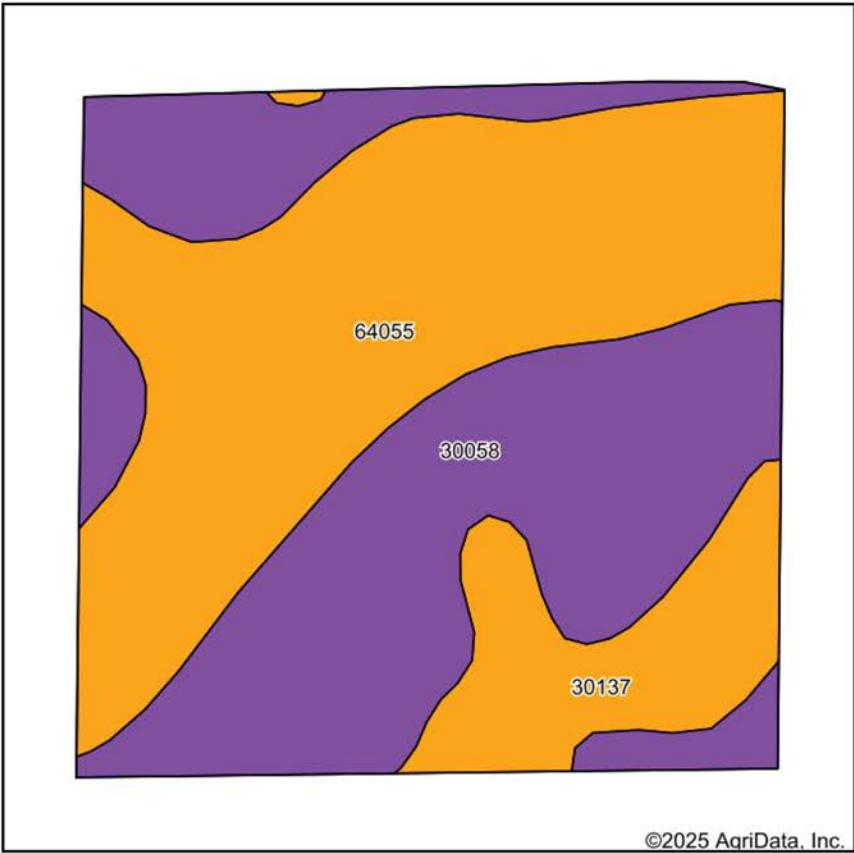


10/24/2025

9-65N-15W
Schuyler County
Missouri

Boundary Center: 40° 27' 4.52, -92° 34' 49.29

SOILS MAP



State: **Missouri**
County: **Schuyler**
Location: **9-65N-15W**
Township: **Prairie**
Acres: **36.83**
Date: **10/24/2025**



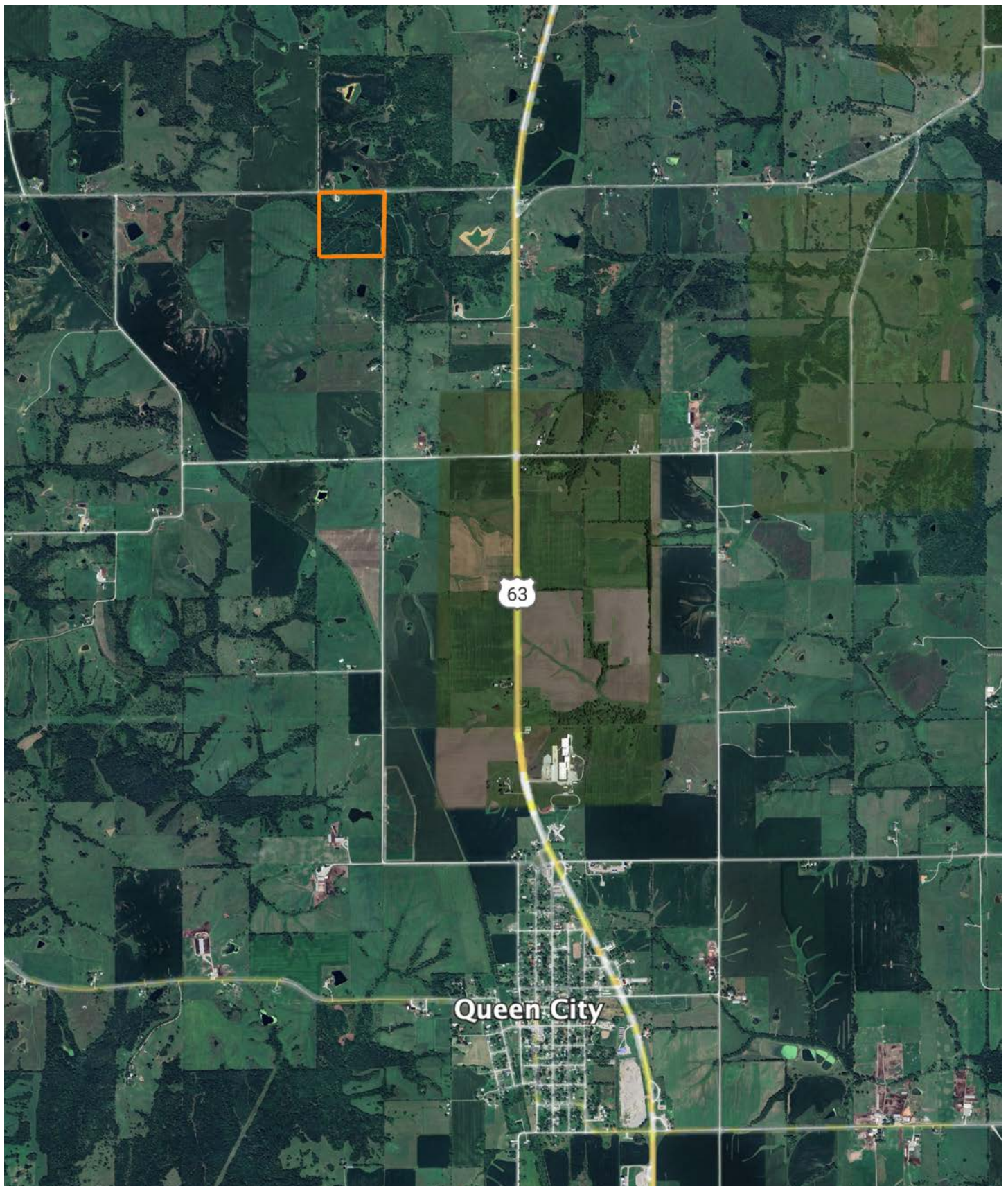
Maps Provided By:



Area Symbol: MO197, Soil Area Version: 28										
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
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	16.50	44.8%		> 6.5ft.	Vle	62	62	49	44
64055	Vigar-Zook-Excello complex, 1 to 5 percent slopes	15.82	43.0%		> 6.5ft.	Illw	82	82	66	67
30137	Lamoni loam, 5 to 9 percent slopes, eroded	4.51	12.2%		> 6.5ft.	Illle	72	72	58	56
Weighted Average						4.34	*n 71.8	*n 71.8	*n 57.4	*n 55.3

*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

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