

MIDWEST LAND GROUP PRESENTS

38.5 ACRES IN

SCHUYLER COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

38.5 ACRE BUILD, FARM, OR RELAX WITH THE WILDLIFE

This 38.5 +/- acre parcel has all the possibilities. The new owners could build here, could clean up the property for production, or place a couple of deer blinds on it for the outdoorsman. This farm was enrolled in CRP up until 3 years ago, allowing some small cedar trees and brush to start developing wildlife cover. The pond on the south boundary serves as a watering hole, and food plots could be very easily established.

Building here would be a breeze and would provide easy and ample access to get off the road and enjoy the scenery of this area of Northern Missouri. Views of sunrises and sunsets are incredible in this area. This farm could also be brought back into production easily. It has not had herbicide on it in decades, so qualifying for organic production could be a possibility. Available as one 77 +/- acre parcel or two 38.5 +/- acre tracts.

PROPERTY FEATURES

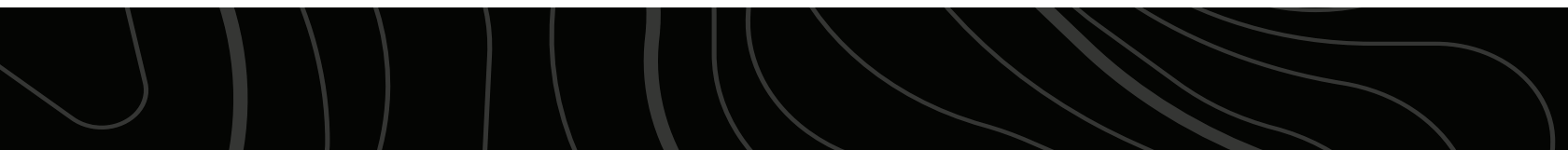
PRICE: **\$186,648** | COUNTY: **SCHUYLER** | STATE: **MISSOURI** | ACRES: **38.5**

- Expired CRP farm that could be cleaned up for hay, pasture, or crop
- Excellent wildlife area
- 4 miles from the Iowa border
- Great building sites
- Ponds for watering or wildlife
- Minutes to town for amenities
- Surrounded by crop ground
- 30 minutes to Kirksville, MO
- 45 minutes to Ottumwa, IA
- Country living at its finest
- Perfect for homesteading
- Water, electric, and Fiber Optic is available along the road



EXPIRED CRP FARM

The new owners could build here, could clean up the property for production, or place a couple of deer blinds on it for the outdoorsman. This farm was enrolled in CRP up until 3 years ago, allowing some small cedar trees and brush to start developing wildlife cover.



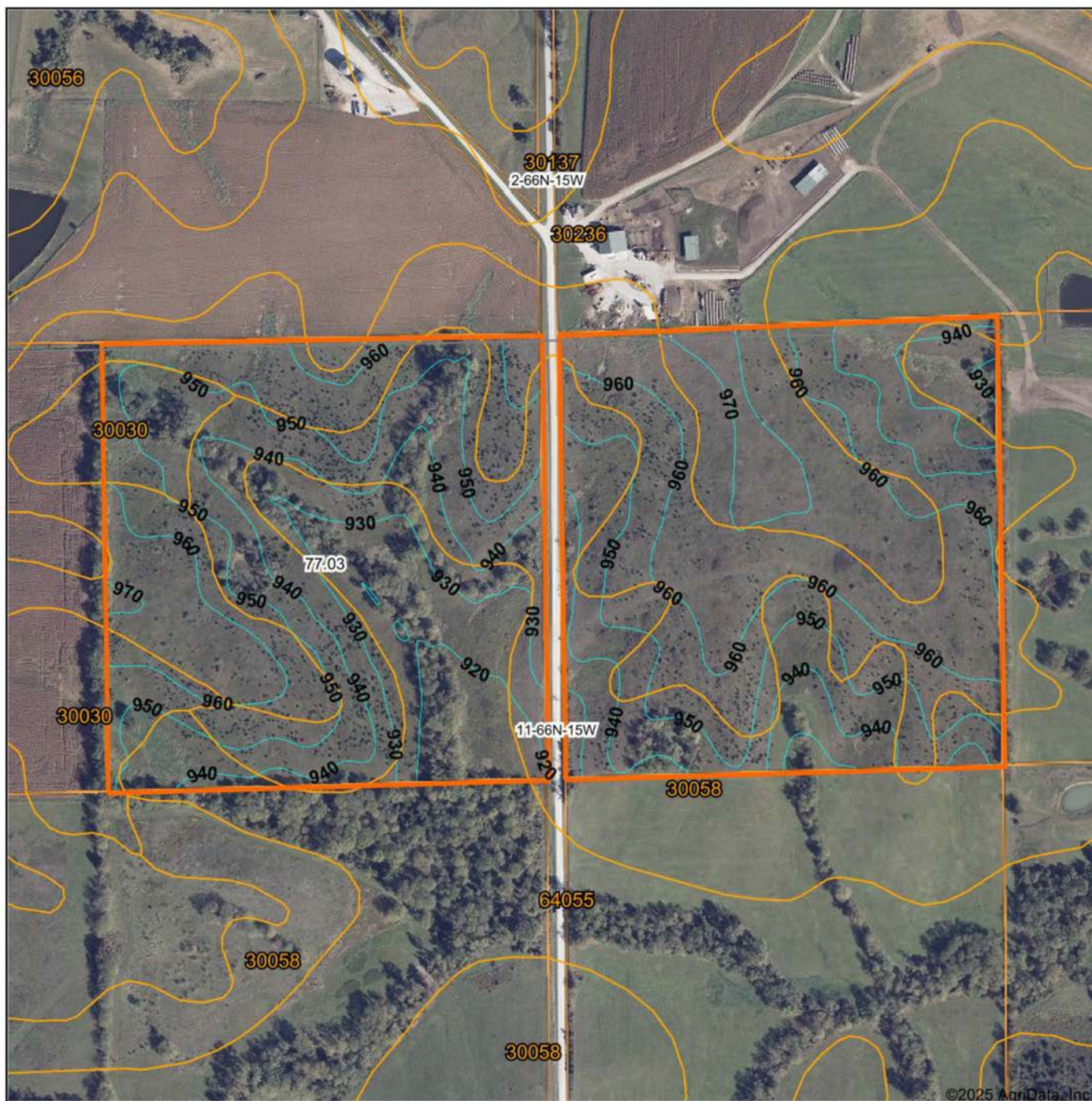
GRAVEL ROAD FRONTAGE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 908.8

Max: 971.2

Range: 62.4

Average: 948.6

Standard Deviation: 14.07 ft

0ft 456ft 912ft

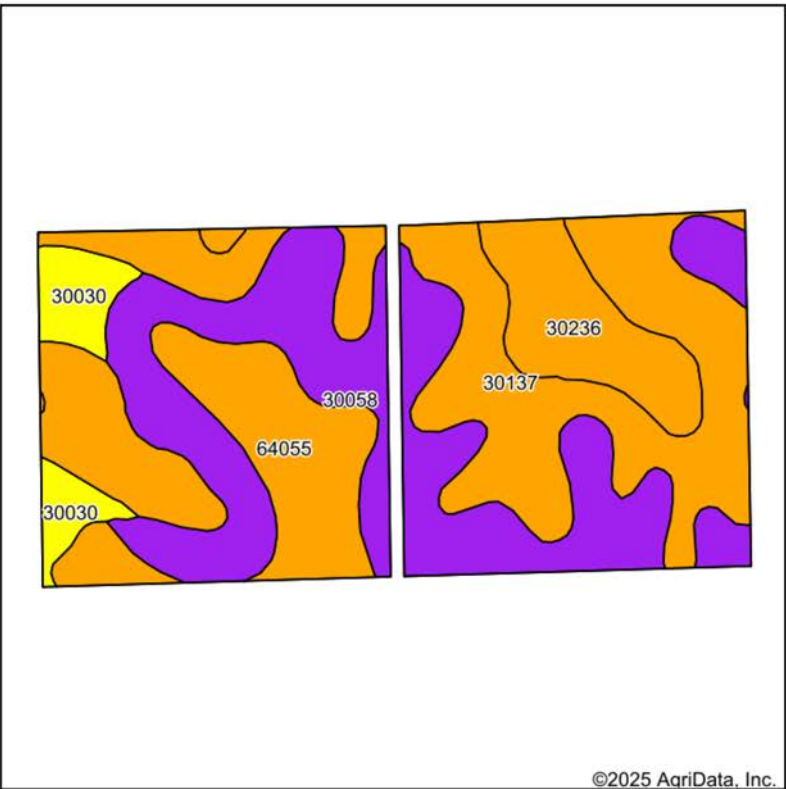


10/22/2025

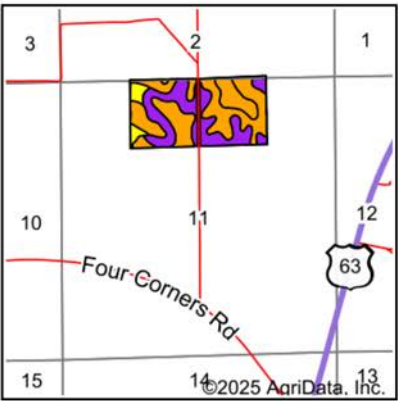
11-66N-15W
Schuyler County
Missouri

Boundary Center: 40° 32' 45.88, -92° 32' 56.18

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Schuyler**
Location: **11-66N-15W**
Township: **Liberty**
Acres: **77.03**
Date: **10/22/2025**



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
30137	Lamoni loam, 5 to 9 percent slopes, eroded	28.22	36.6%		> 6.5ft.	IIIe	72	72	58	56
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	27.09	35.2%		> 6.5ft.	VIe	62	62	49	44
64055	Vigar-Zook-Excello complex, 1 to 5 percent slopes	10.22	13.3%		> 6.5ft.	IIIw	82	82	66	67
30236	Seymour silty clay loam, 2 to 5 percent slopes, moderately eroded	7.51	9.7%		> 6.5ft.	IIIe	64	64	61	60
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.99	5.2%		> 6.5ft.	IVe	58	58	50	41
Weighted Average						4.11	*n 68.3	*n 68.3	*n 55.8	*n 52.9

*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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