

MIDWEST LAND GROUP PRESENTS



CALDWELL COUNTY, MO

71 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

71 +/- ACRES OF EXCELLENT TILLABLE WITH ABUNDANT RECREATION

Welcome to a rare opportunity in Caldwell County, 71 +/- acres of thoughtfully improved farmland with a strong recreational backbone. Approximately 39 +/- acres are currently in production and actively farmed, while another 12 +/- acres of expired CRP hold potential for additional tillable ground. The land is tiled and terraced, presenting a well-maintained, highly functional row crop layout for immediate use.

The natural features of this farm make it a standout. Three ponds are situated on the property, flanked by

native grasses that offer ideal habitat for whitetail deer, turkeys, and quail. Whether your passion is whitetail, upland hunting, or simply exploring the outdoors, this farm offers an immersive experience all year round.

The property boasts strong access, making it suitable for everything from equipment. Whether you envision leasing the ag ground, expanding your operation, or escaping to your own piece of rural paradise, this farm delivers the income and adventure every landowner seeks.



PROPERTY FEATURES

COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **71**

- 71 +/- acres
- 39 +/- currently in production
- 12 +/- expired CRP that could be converted to tillable
- Row crop
- Native grasses
- Whitetail
- Turkeys
- Quail
- Great access
- Caldwell county
- Recreation
- 3 ponds



71 +/- ACRES



39 +/- CURRENTLY IN PRODUCTION



ROW CROP



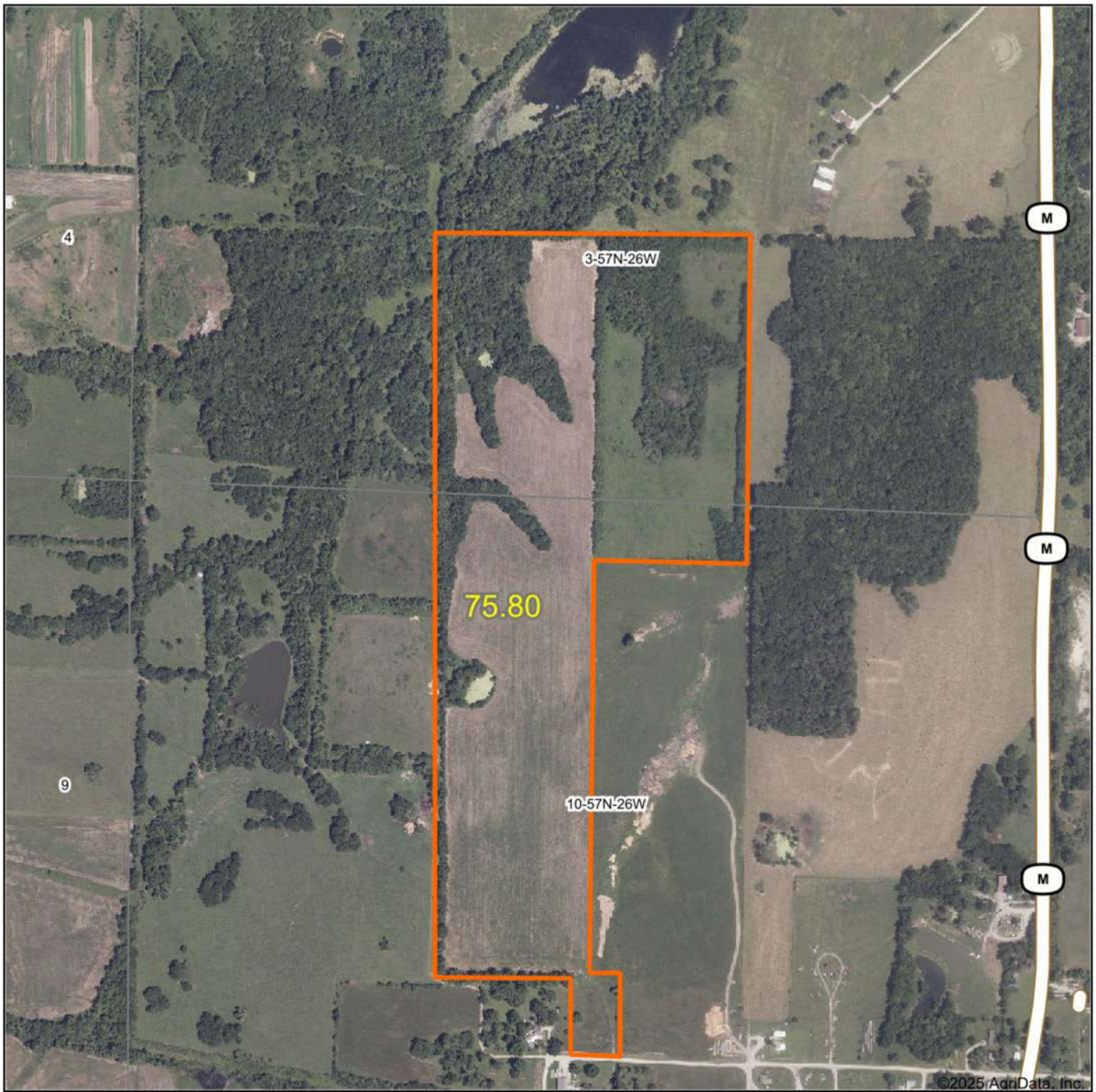
NATIVE GRASSES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 46' 12.07, -93° 48' 29.41

0ft 679ft 1359ft



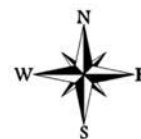
Maps Provided By:



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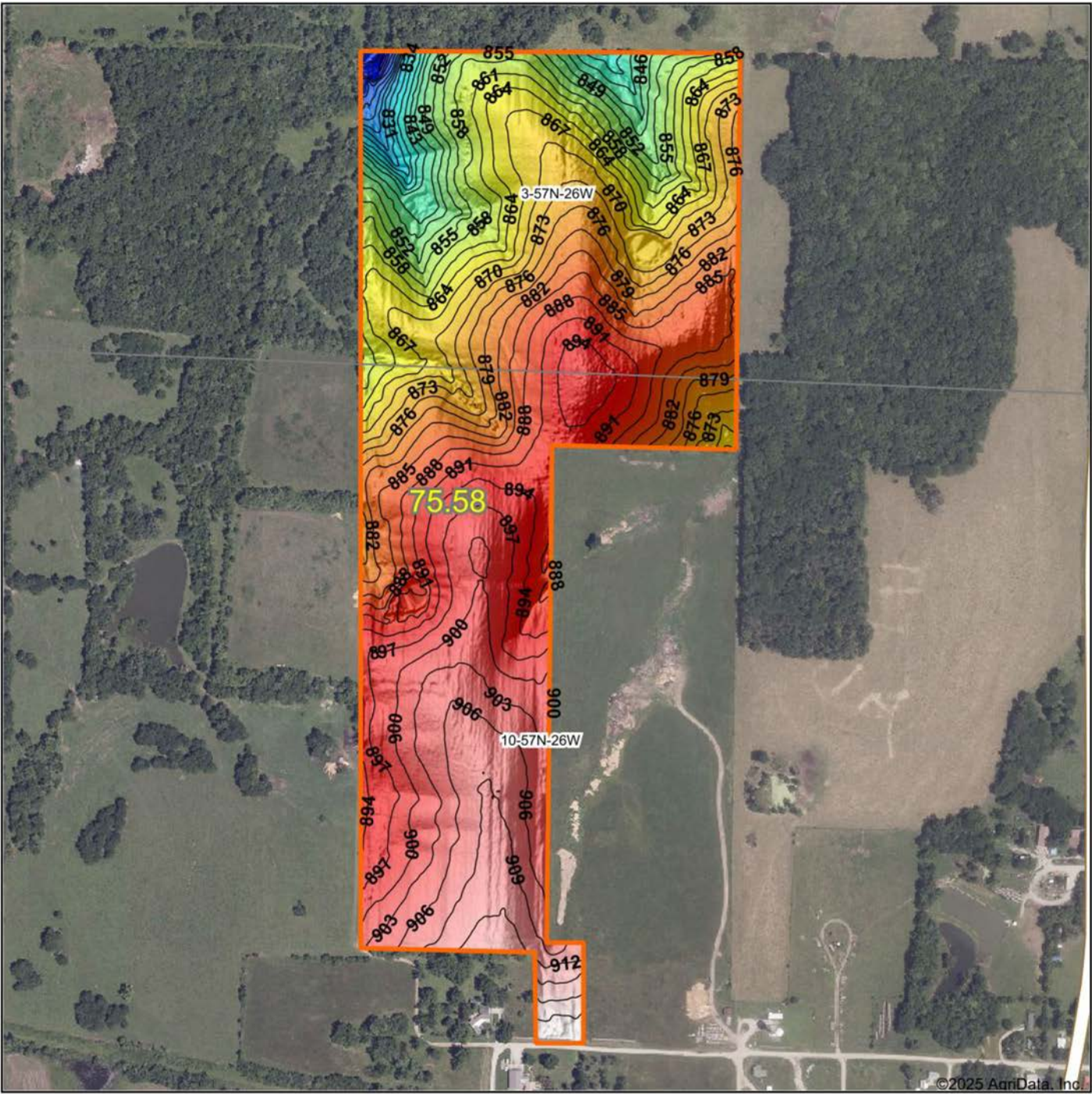
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10-57N-26W
Caldwell County
Missouri



11/4/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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Source: USGS 3 meter dem
Interval(ft): 3
Min: 805.8
Max: 923.5
Range: 117.7
Average: 881.4
Standard Deviation: 20.54 ft

0ft 565ft 1130ft



11/4/2025

10-57N-26W
Caldwell County
Missouri

Boundary Center: 39° 46' 12.06, -93° 48' 29.41

The map shows the study area in Burlington, VT. The study site is highlighted in yellow and blue, located between NE Burlington Rd and Maple St. The map includes a scale bar (0 to 0.5 miles) and a north arrow. The map also shows the locations of S 4th St, S 12th St, and S 14th St. The map is labeled with '141' and '© 2025 AqriData, Inc.'.

Maps Provided By:

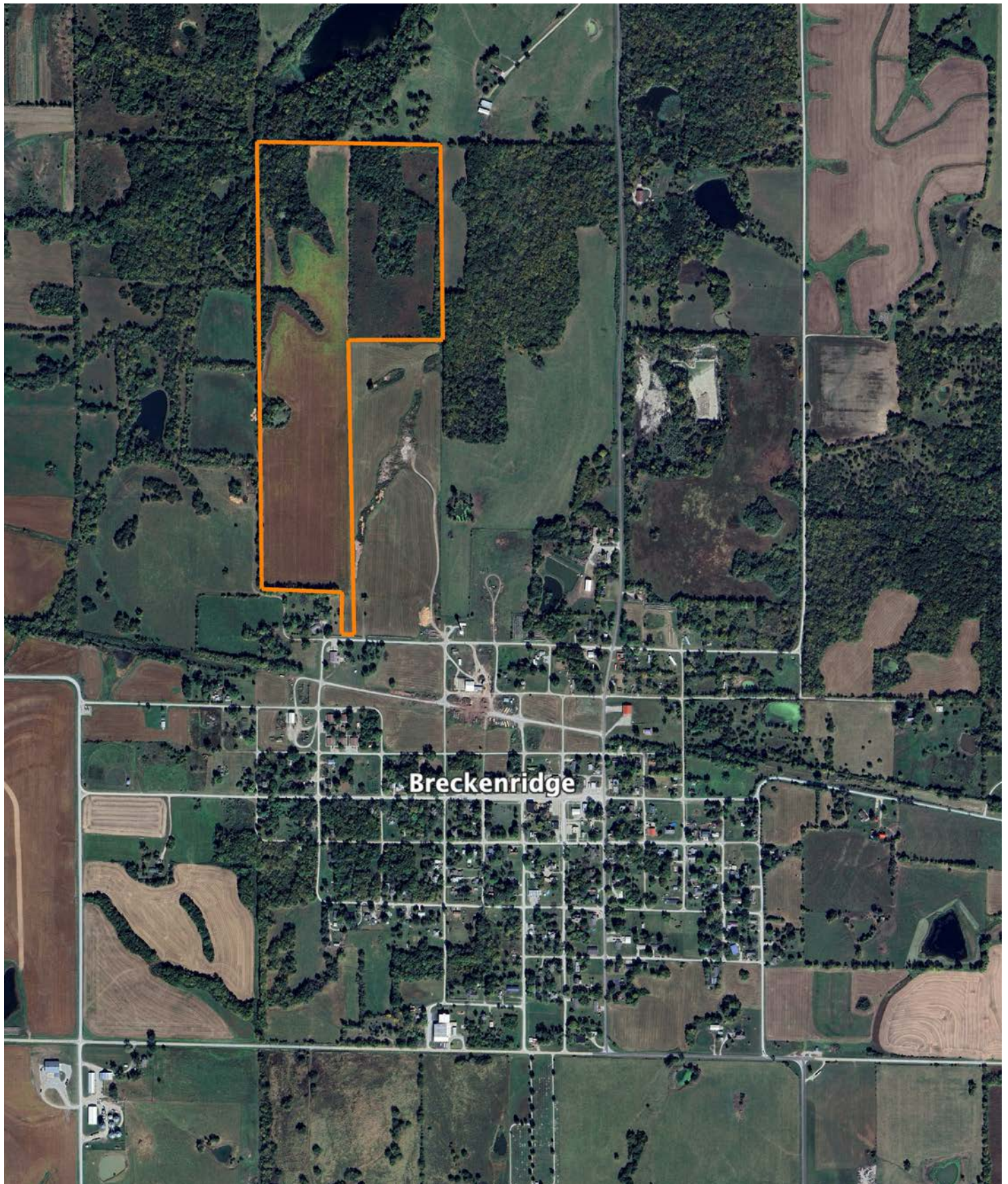
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*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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