

MIDWEST LAND GROUP PRESENTS

79 ACRES IN

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# CALDWELL COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 79 +/- ACRES OF EXCELLENT TILLABLE WITH ABUNDANT RECREATION

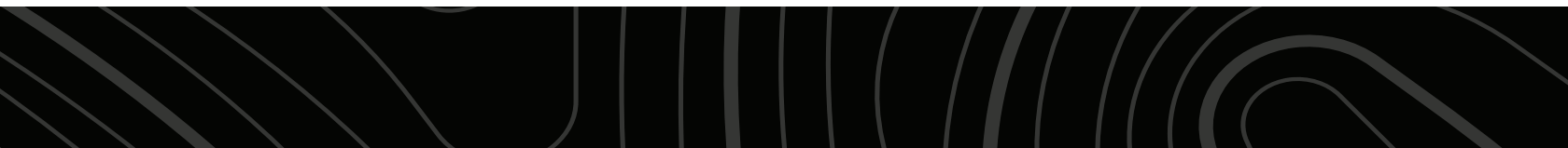
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This 79 +/- acre farm in Caldwell County is ready to produce. With 47 +/- acres already in row crop and an additional 15 +/- acres of expired CRP just waiting to be converted or re-enrolled with some work, the majority of this property is tillable and income-generating. Tiling and terracing are already in place, ensuring the land is optimized for drainage and long-term productivity.

But it's not just about yield - this farm delivers on recreation, too. A spring-fed creek runs through the property, providing a year-round water source that

draws in wildlife. The combination of native grasses and wooded draws makes for a haven of whitetail, turkey, and upland game, with clear trails and bedding areas already established.

Easy access and a clean layout make this property turnkey for farmers, investors, or sportsmen alike. Whether you're looking to expand your farming footprint, build a hunting legacy, or enjoy weekends with family outdoors, this property checks every box.





# PROPERTY FEATURES

COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **79**

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- 47 +/- acres currently in production
- 15 +/- acres expired CRP that could be converted to tillable
- Row crop
- Terraced
- Tiled
- Native grasses
- Whitetail
- Turkeys
- Quail
- Great access
- Caldwell County
- Recreation
- Spring-fed creek





# 47 +/- ACRES CURRENTLY IN PRODUCTION

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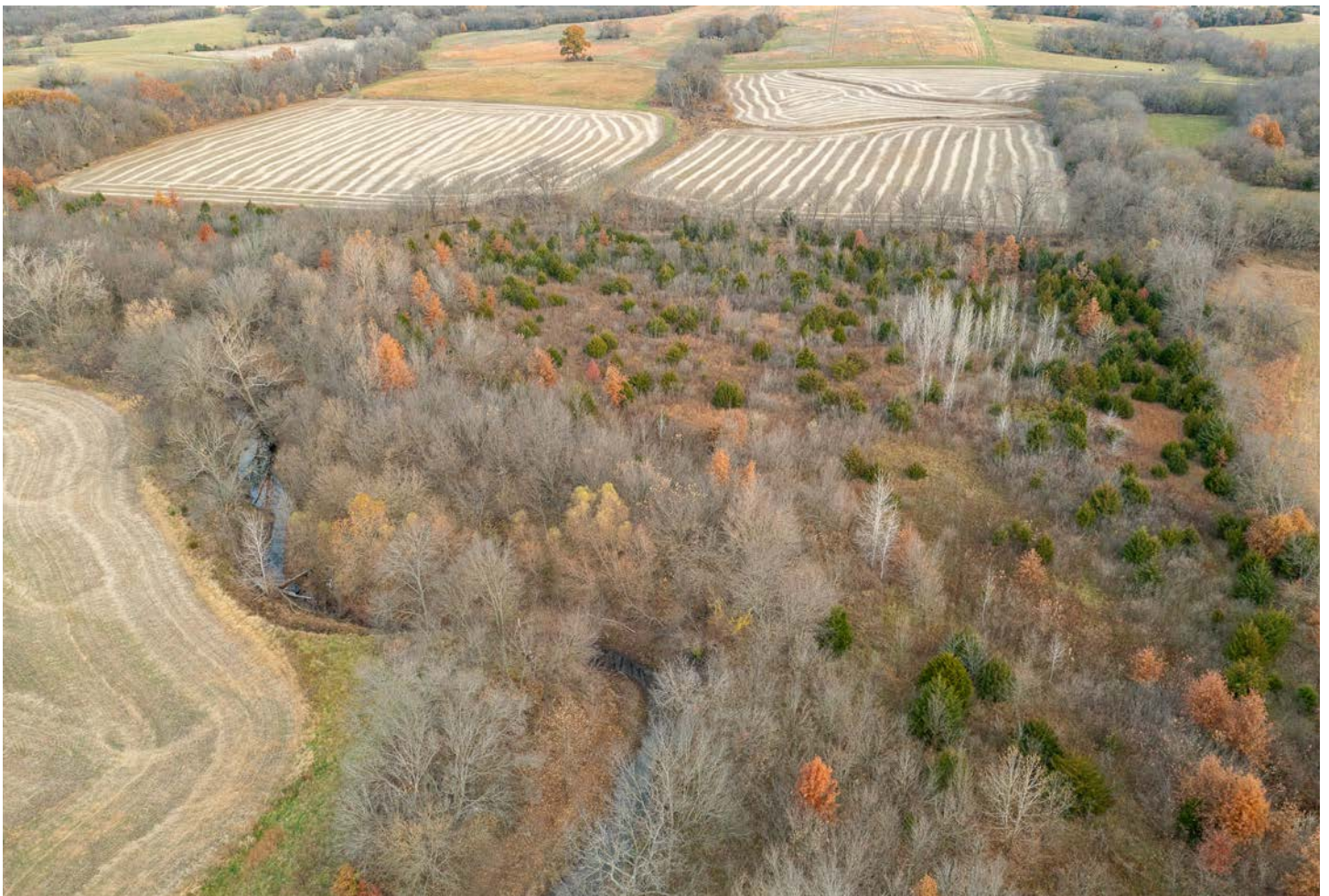
# SPRING-FED CREEK

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15 +/- ACRES EXPIRED CRP

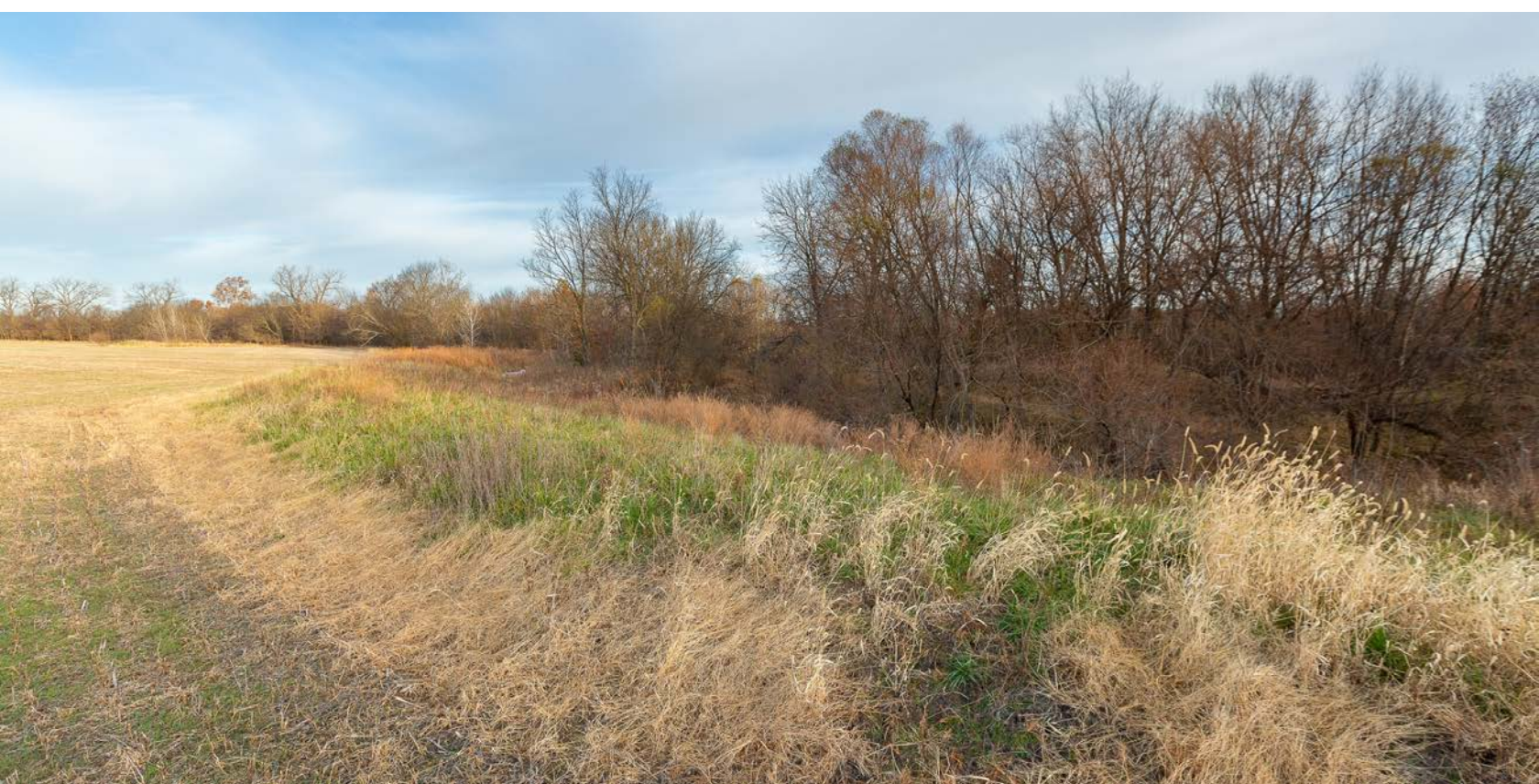
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# TERRACED & TILED

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 36' 26.26, -93° 51' 57.84

**6-55N-26W**  
**Caldwell County**  
**Missouri**

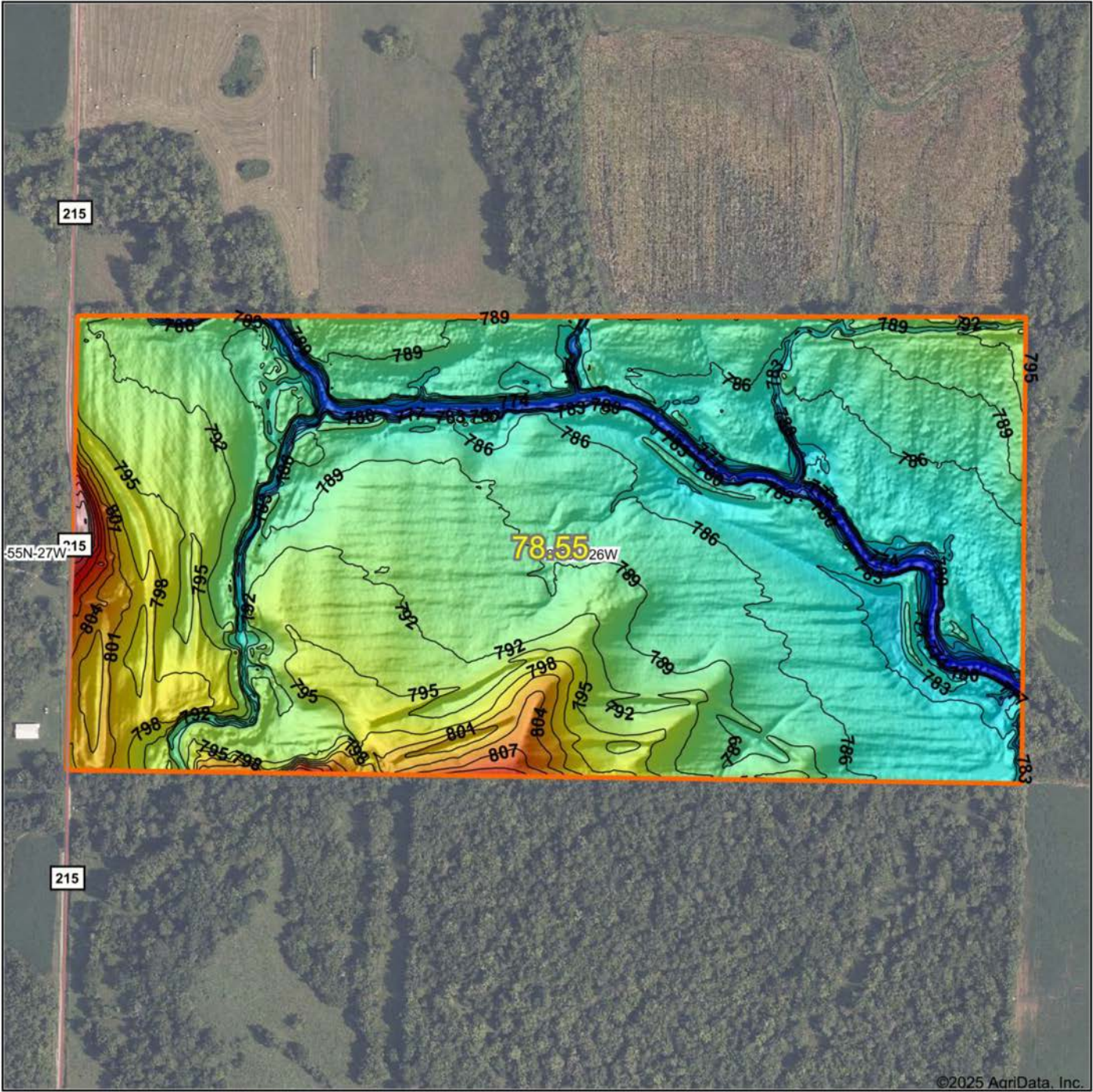
0ft 641ft 1281ft



11/4/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 768.2  
Max: 827.5  
Range: 59.3  
Average: 789.5  
Standard Deviation: 6.46 ft

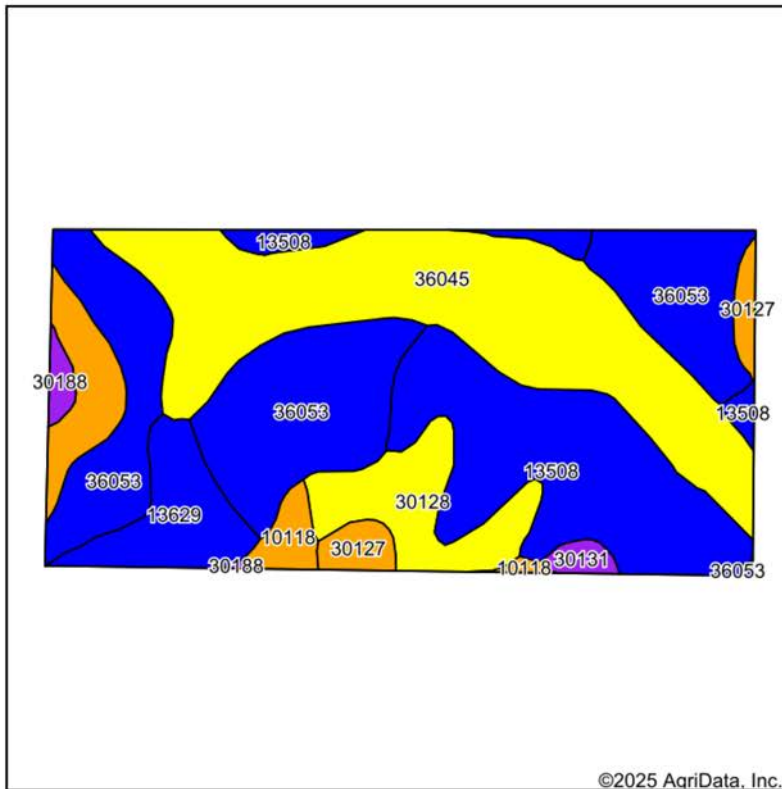
0ft 434ft 868ft



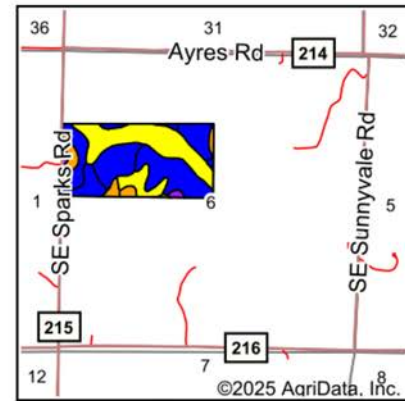
6-55N-26W  
Caldwell County  
Missouri  
11/4/2025  
Boundary Center: 39° 36' 26.26, -93° 51' 57.84



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Caldwell**  
 Location: **6-55N-26W**  
 Township: **Davis**  
 Acres: **78.55**  
 Date: **11/4/2025**



Maps Provided By:



Area Symbol: MO025, Soil Area Version: 28

| Code             | Soil Description                                                | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans |
|------------------|-----------------------------------------------------------------|-------|------------------|----------------------|------------------|------------------|---------------|-------------------|
| 36045            | Wabash silty clay, 0 to 2 percent slopes, frequently flooded    | 22.57 | 28.7%            |                      | IVw              | 18               | 9             | 6                 |
| 36053            | Zook silty clay, 0 to 2 percent slopes, frequently flooded      | 21.99 | 28.0%            |                      | IIw              | 59               | 54            | 59                |
| 13508            | Colo silt loam, 0 to 2 percent slopes, occasionally flooded     | 16.42 | 20.9%            |                      | IIw              | 86               | 85            | 68                |
| 30128            | Lamoni and Adair soils, 5 to 9 percent slopes, severely eroded  | 5.50  | 7.0%             |                      | IVe              | 59               | 59            | 45                |
| 13629            | Colo silt loam, 1 to 4 percent slopes, occasionally flooded     | 4.52  | 5.8%             |                      | IIw              | 81               | 72            | 81                |
| 10118            | Sampsel silty clay loam, 5 to 9 percent slopes, eroded          | 4.45  | 5.7%             |                      | IIIe             | 64               | 64            | 52                |
| 30127            | Lamoni and Adair soils, 5 to 9 percent slopes, eroded           | 1.84  | 2.3%             |                      | IIIe             | 64               | 63            | 51                |
| 30131            | Lamoni and Adair soils, 9 to 14 percent slopes, severely eroded | 0.64  | 0.8%             |                      | Vle              | 50               | 50            | 36                |
| 30188            | Chillicothe silt loam, 5 to 14 percent slopes, eroded, rocky    | 0.62  | 0.8%             |                      | Vle              | 62               | 62            | 49                |
| Weighted Average |                                                                 |       |                  |                      | 2.86             | *n 54.5          | *n 49.7       | *n 45.1           |

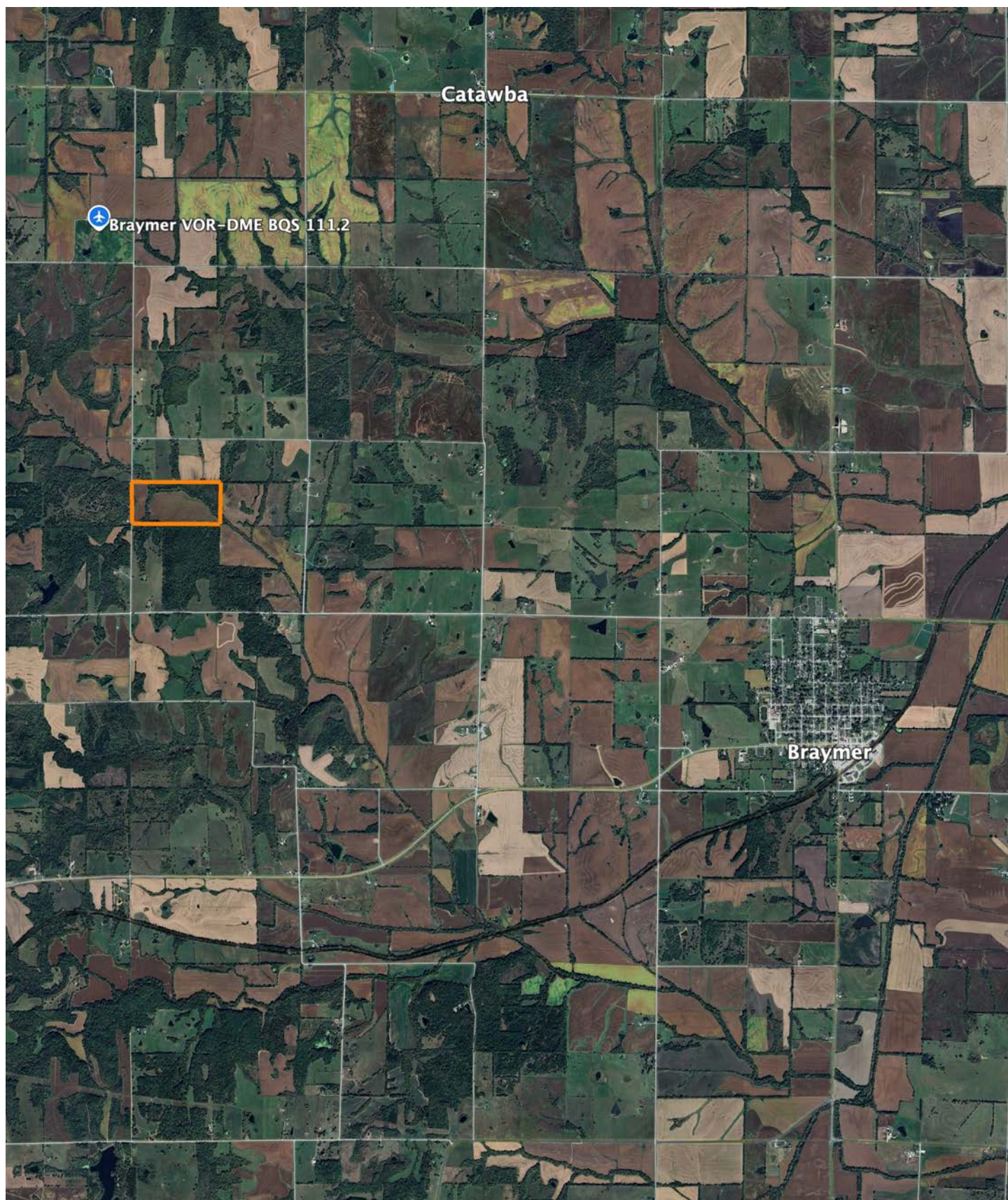
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

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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## MidwestLandGroup.com

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