

MIDWEST LAND GROUP PRESENTS

6 ACRES IN

MONTGOMERY COUNTY MISSOURI

17 DEEKER ROAD, NEW FLORENCE, MO 63363



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE 3 BED + 3 BATH COUNTRY OASIS JUST MINUTES FROM I-70

Escape to your own private slice of the countryside on this beautiful 6-acre property, located just minutes from I-70. Tucked back off Highway 19 and surrounded by mature woods, this peaceful retreat features a spacious 3 bedroom, 3 bath modular home on a full basement - offering plenty of room for comfortable living and future expansion. Enjoy evenings overlooking your own private lake, ideal for fishing, relaxing, or simply taking

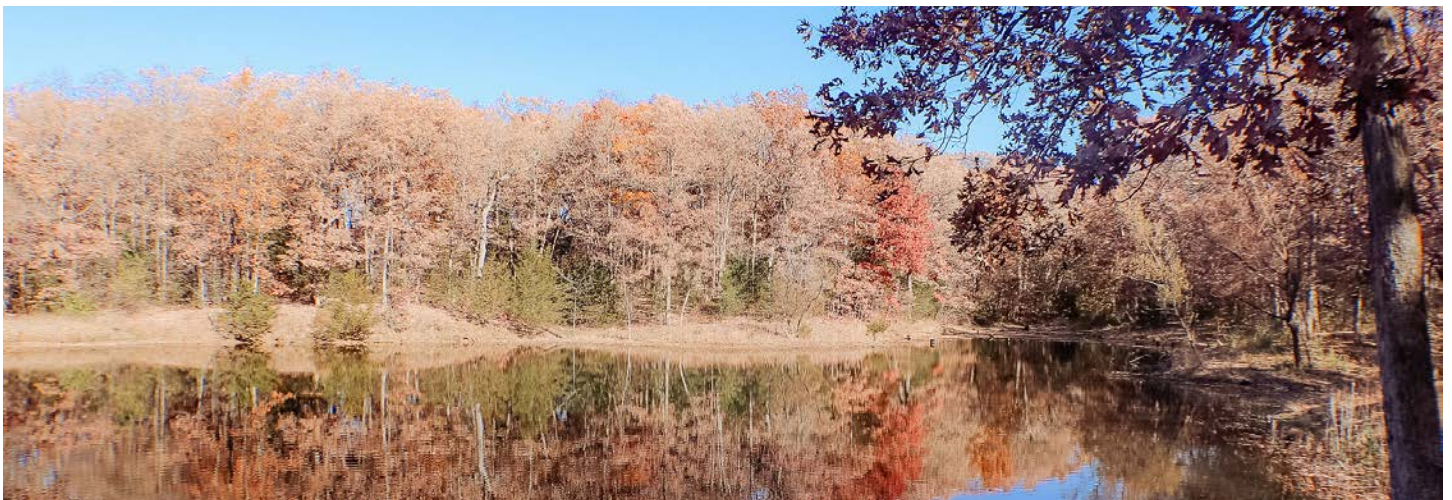
in the quiet scenery. A handy shed adds extra storage for equipment, tools, or hobby space. Whether you're looking for a full-time residence or a weekend getaway, this property delivers the privacy, space, and natural beauty you've been dreaming of.

For an in-person showing, contact Nicole Hart at (573) 658-9135.

PROPERTY FEATURES

COUNTY: **MONTGOMERY** | STATE: **MISSOURI** | ACRES: **6**

- 3 bed/3 bath home
- Full basement
- Large shop
- Gorgeous stocked lake
- Prime location
- Minutes from I-70
- Right off Highway 19
- Secluded
- New flooring
- Wood stove
- Montgomery County School District



3 BED/3 BATH HOME



ADDITIONAL INTERIOR PHOTOS



FULL BASEMENT



LARGE SHOP



GORGEOUS STOCKED LAKE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 52' 15.11, -91° 26' 33.09

0ft 135ft 269ft



Maps Provided By:



© AgriData, Inc. 2023

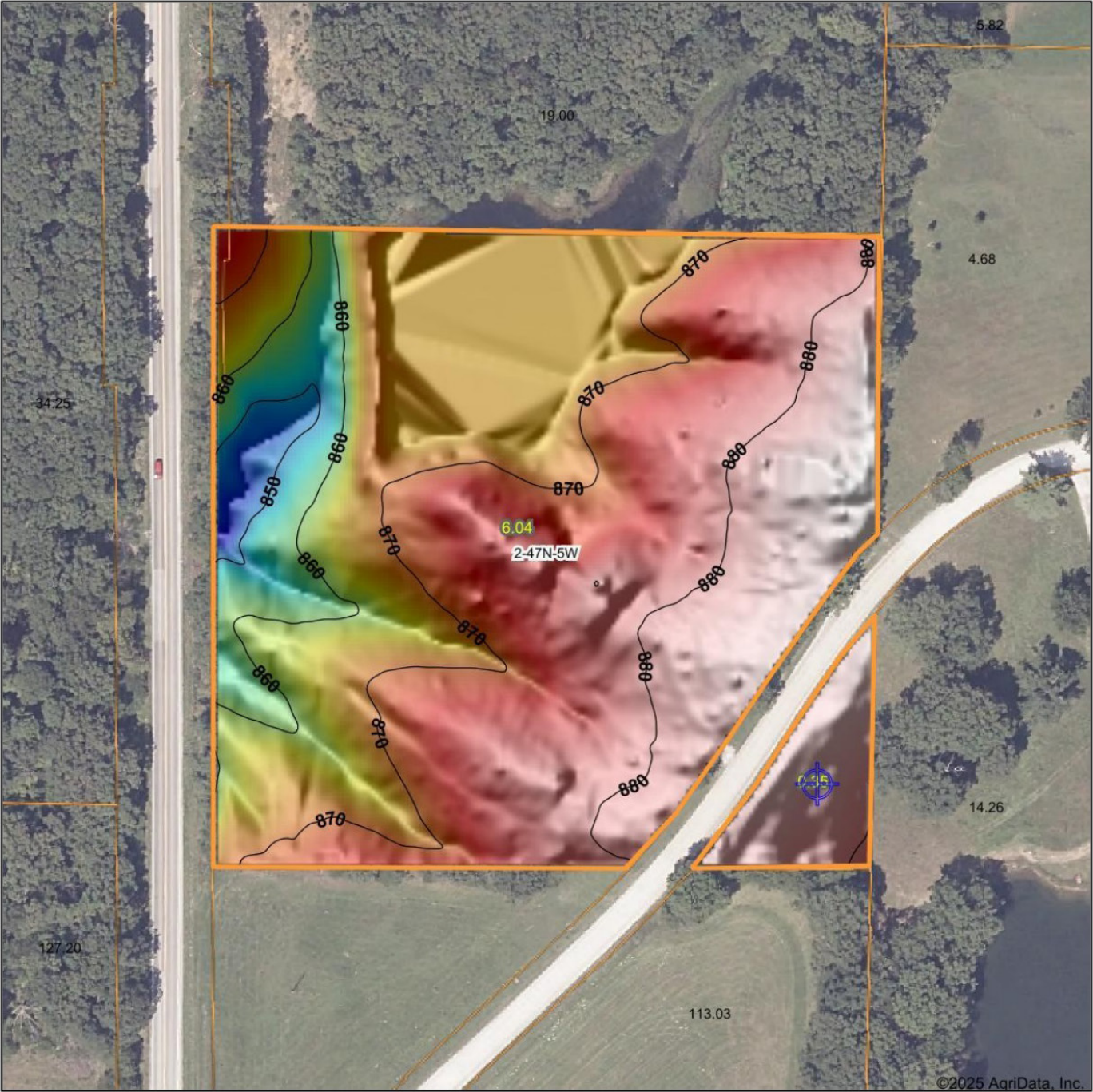
www.AgriDataInc.com

2-47N-5W
Montgomery County
Missouri

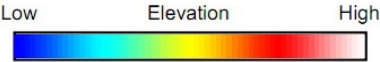


9/19/2025

HILLSHADE MAP



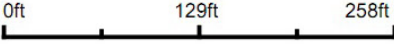
©2025 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 842.5
Max: 884.6
Range: 42.1
Average: 871.4
Standard Deviation: 8.6 ft

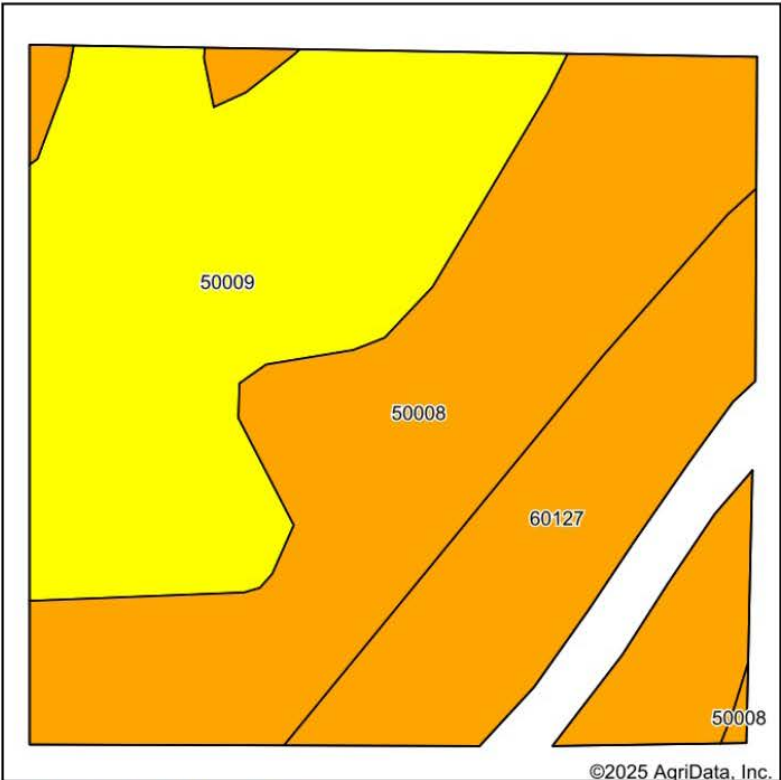


9/19/2025

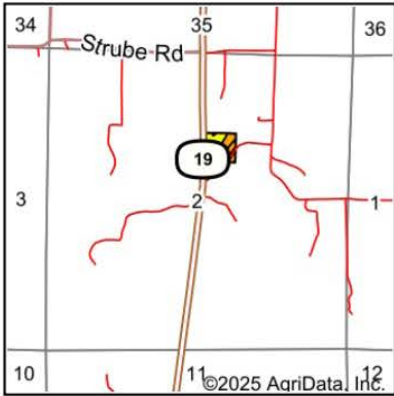
2-47N-5W
Montgomery County
Missouri

Boundary Center: 38° 52' 15.11, -91° 26' 33.09

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Montgomery**
Location: **2-47N-5W**
Township: **Danville**
Acres: **6.39**
Date: **9/19/2025**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com



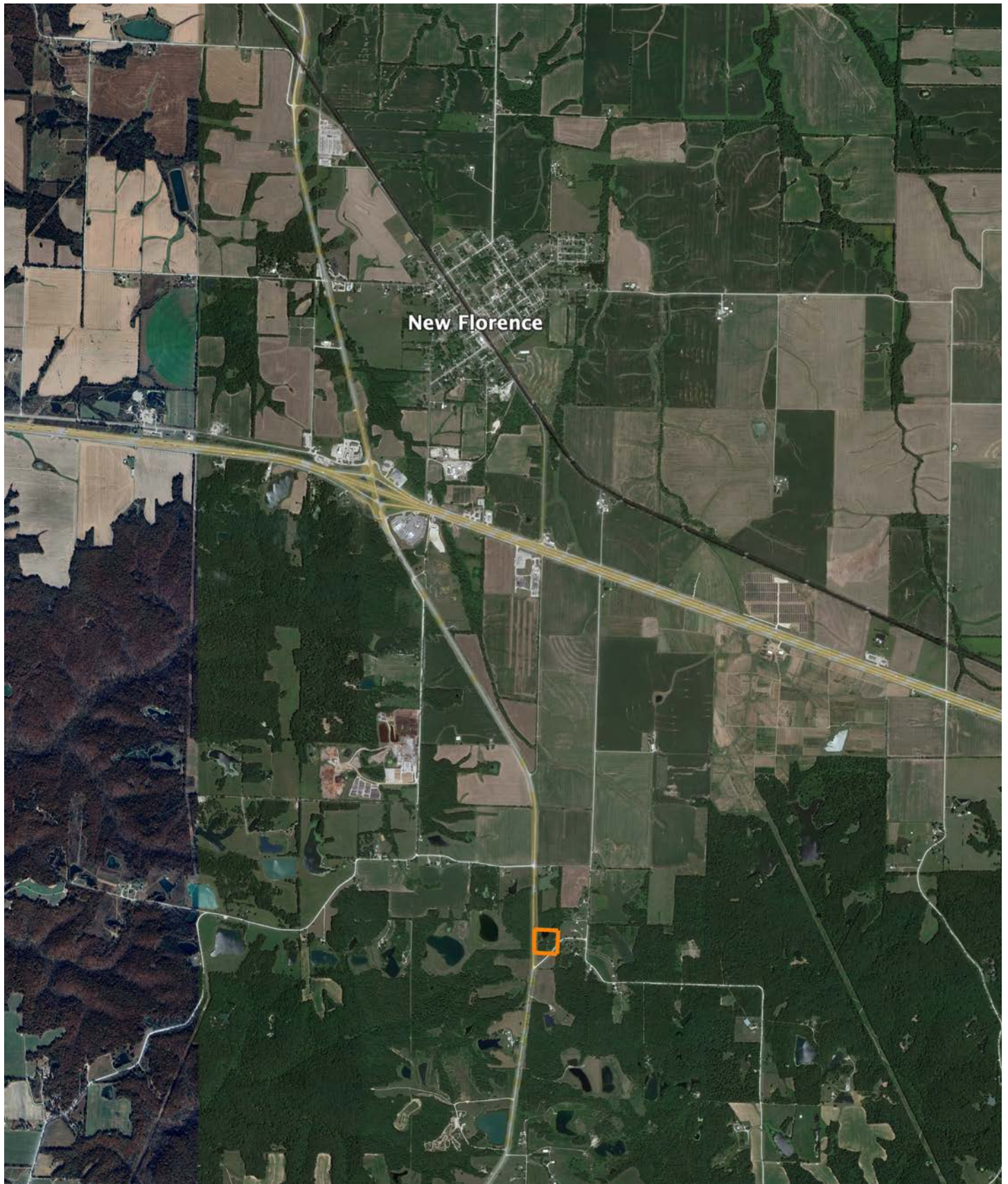
Area Symbol: MO139, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	2.50	39.1%		> 6.5ft.	IVe	63	63	54	46
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	2.42	37.9%		> 6.5ft.	IIIe	59	59	55	47
60127	Hatton silt loam, 3 to 9 percent slopes	1.47	23.0%		2.6ft. (Undefined)	IIIe	58	53	58	50
Weighted Average						3.39	*n 60.3	*n 59.2	*n 55.3	*n 47.3

*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

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



NICOLE HART

LAND AGENT

573.658.9135

NHart@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.