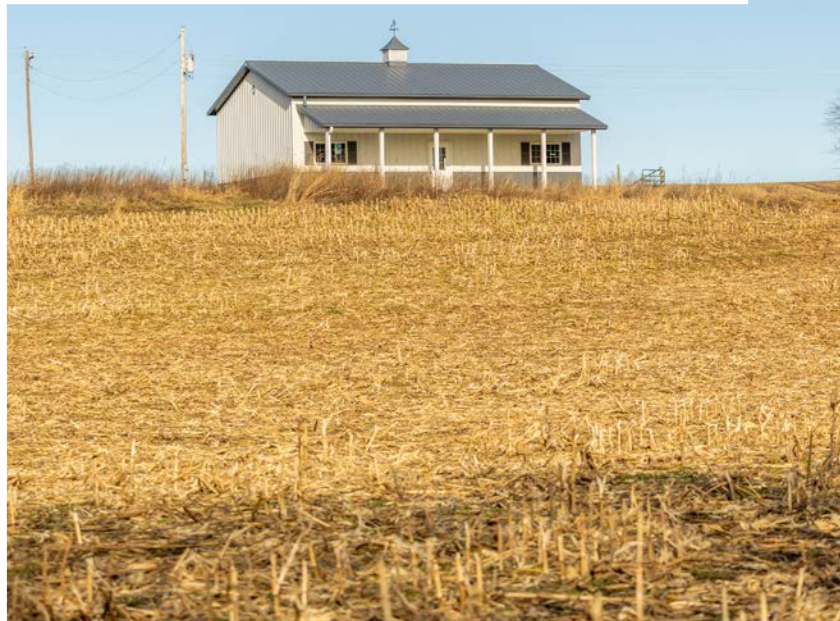


MIDWEST LAND GROUP PRESENTS



252 ACRES
LINN COUNTY, MO

Jansen Road, Saint Catharine, Missouri 64628



MIDWEST LAND GROUP IS HONORED TO PRESENT

REMARKABLE WHITETAIL HUNTING, INCOME, AND NEW BUILDING

Located north of Saint Catharine and only ½ mile off blacktop Highway 11, this exceptional 252 +/- acre farm offers a rare blend of immediate income, elite hunting, and long-term investment potential. Approximately 140 +/- tillable acres are cash rented for the 2026 crop year, providing a dependable return while enhancing the property's ability to hold and grow mature whitetails. This is a proven hunting farm, with numerous trophy deer harvested and photographed over the past several years. The diverse habitat also supports strong populations of turkeys and small game, making it a well-rounded recreational property. With nearly 100 feet of total elevation change, the landscape is defined by high open ridges, wooded slopes, and deep timbered draws that naturally funnel into creek bottoms. Multiple creeks and ponds provide reliable, year-round water sources.

The property's size and layout—stretching a mile deep—create exceptional seclusion, low hunting pressure, and outstanding wildlife management opportunities. The mix of terrain and cover produces ideal bedding areas,

staging zones, food sources, travel corridors, and pinch points. Several elevated blinds and strategically placed treestands are already in place, allowing the next owner to hunt immediately. Established creek crossings offer efficient, low-impact access throughout the farm for both hunting and farming operations. The hardwood timber shows solid age structure and includes a number of walnut trees that may be suitable for a future select harvest.

Designed with a hunting camp in mind, a brand-new 30'x40' Morton building has been constructed and is fully insulated with power in place. Interior walls have been framed and plumbing roughed in, allowing the buyer to easily customize living quarters to fit their needs. Additional features include a covered concrete patio and an overhead door with an opener. Two 40-foot shipping containers provide additional secure storage for equipment, tools, gear, and toys. The property is located within the Brookfield School District.



PROPERTY FEATURES

COUNTY: **LINN** | STATE: **MISSOURI** | ACRES: **252**

- 140 +/- tillable acres
- Cash farm rent
- Proven trophy whitetail hunting
- Brand new 30'x40' Morton building
- Two 40' shipping containers
- Elevated blinds
- Tree stands
- Hilly topography
- Deep layout
- Hardwood timber
- Walnuts
- Wooded slopes and draws
- Creeks
- Ponds
- Turkeys and other wildlife
- Power in-place
- ½ mile from blacktop highway
- Brookfield schools

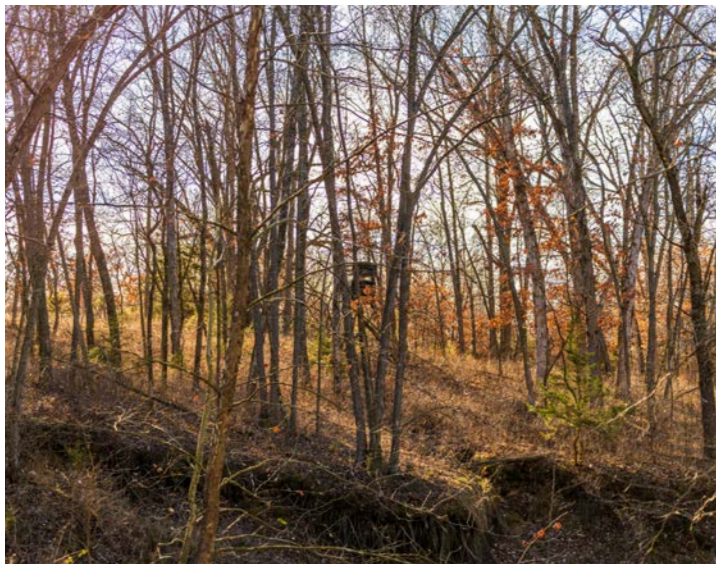


BRAND NEW 30'X40' MORTON BUILDING

Interior walls have been framed and plumbing roughed in, allowing the buyer to easily customize living quarters to fit their needs. Additional features include a covered concrete patio and an overhead door with an opener.



HARDWOOD TIMBER

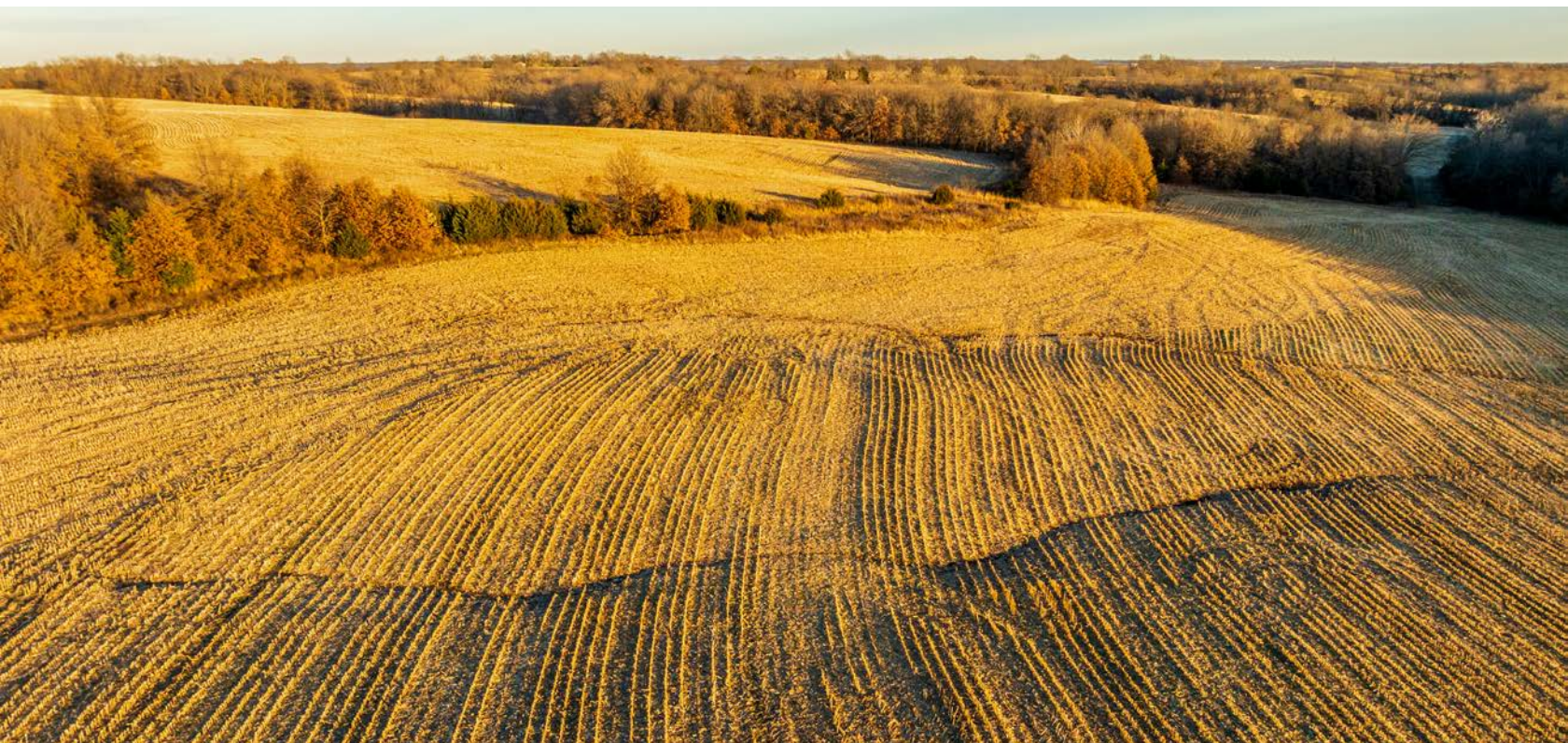


CREEKS AND PONDS



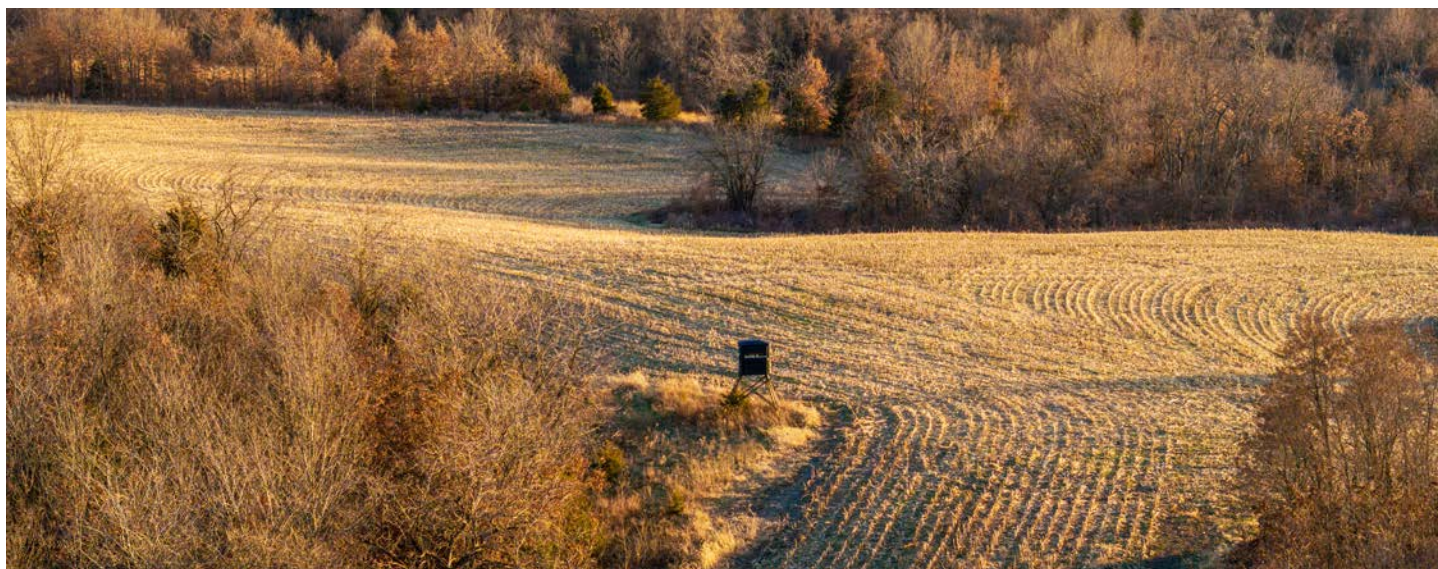
140 +/- TILLABLE ACRES

Approximately 140 +/- tillable acres are cash rented for the 2026 crop year, providing a dependable return while enhancing the property's ability to hold and grow mature whitetails.

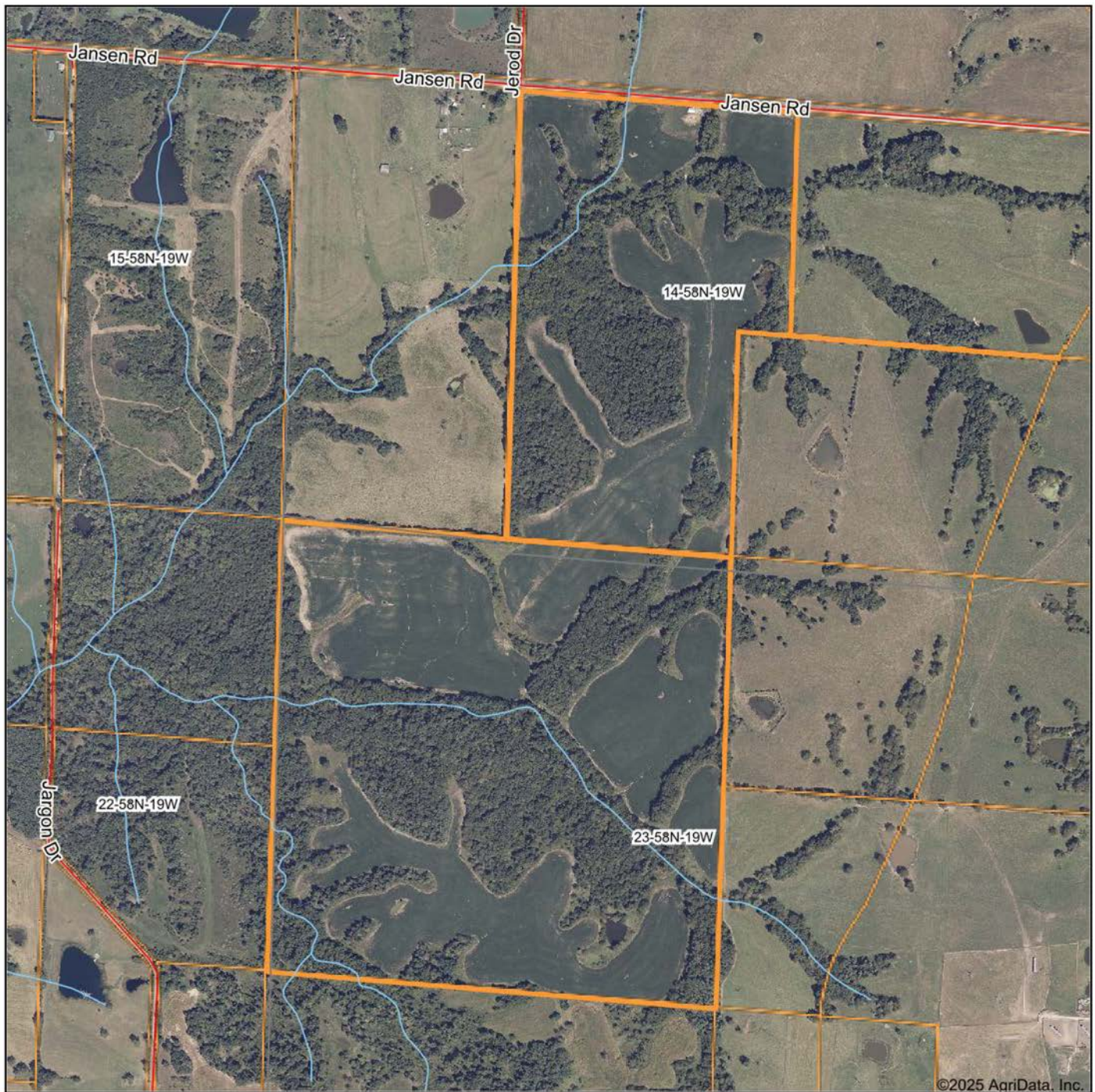


TROPHY WHITETAIL, TURKEY, AND OTHERS

This is a proven hunting farm, with numerous trophy deer harvested and photographed over the past several years. The diverse habitat also supports strong populations of turkeys and small game, making it a well-rounded recreational property.



AERIAL MAP



Boundary Center: 39° 50' 6.93, -92° 59' 48.18

0ft 914ft 1827ft



Maps Provided By:



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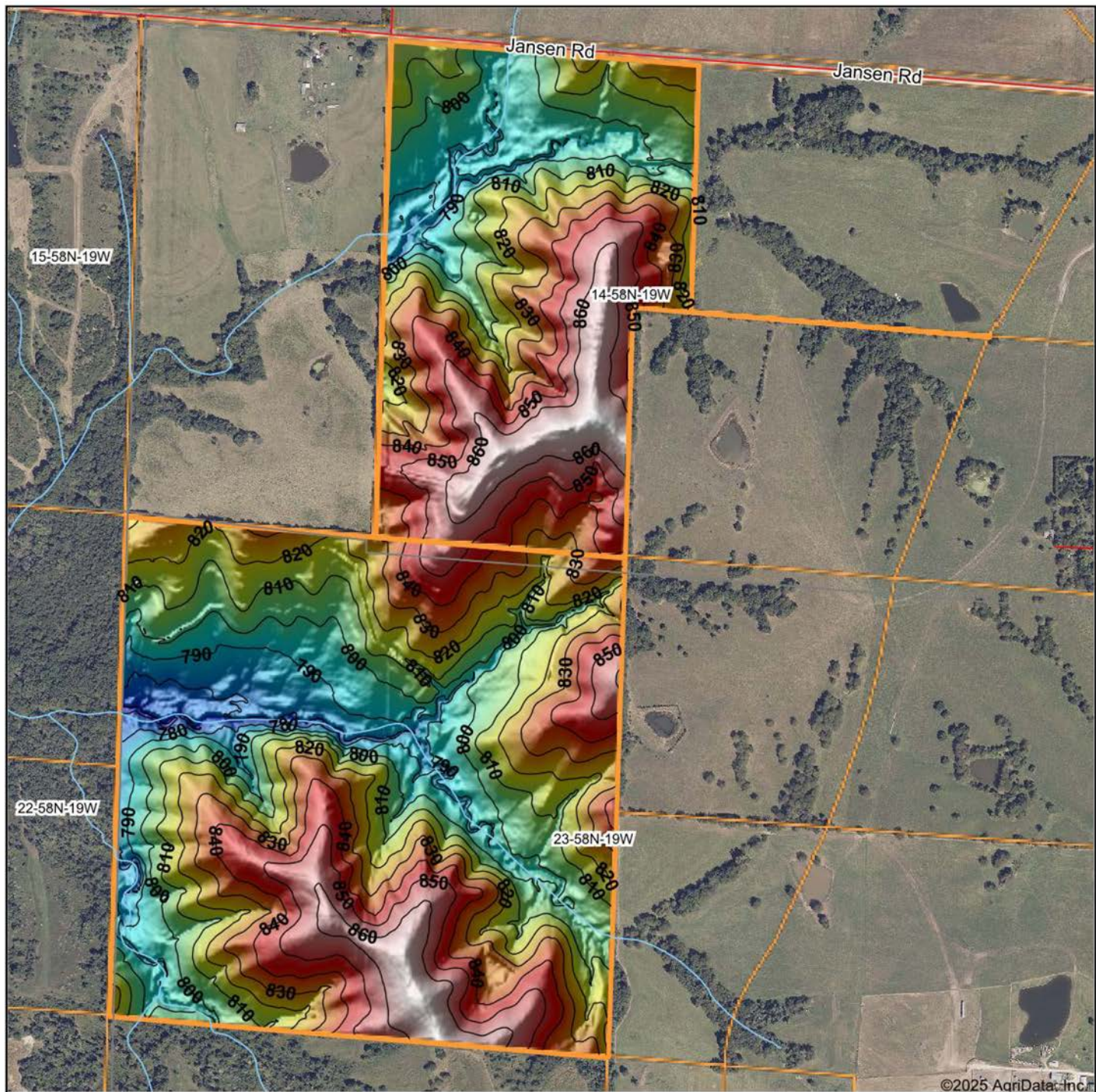
www.AgriDataInc.com

14-58N-19W
Linn County
Missouri

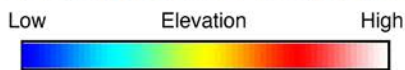


8/16/2025

HILLSHADE MAP



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 766.1
Max: 869.4
Range: 103.3
Average: 821.3
Standard Deviation: 23.33 ft



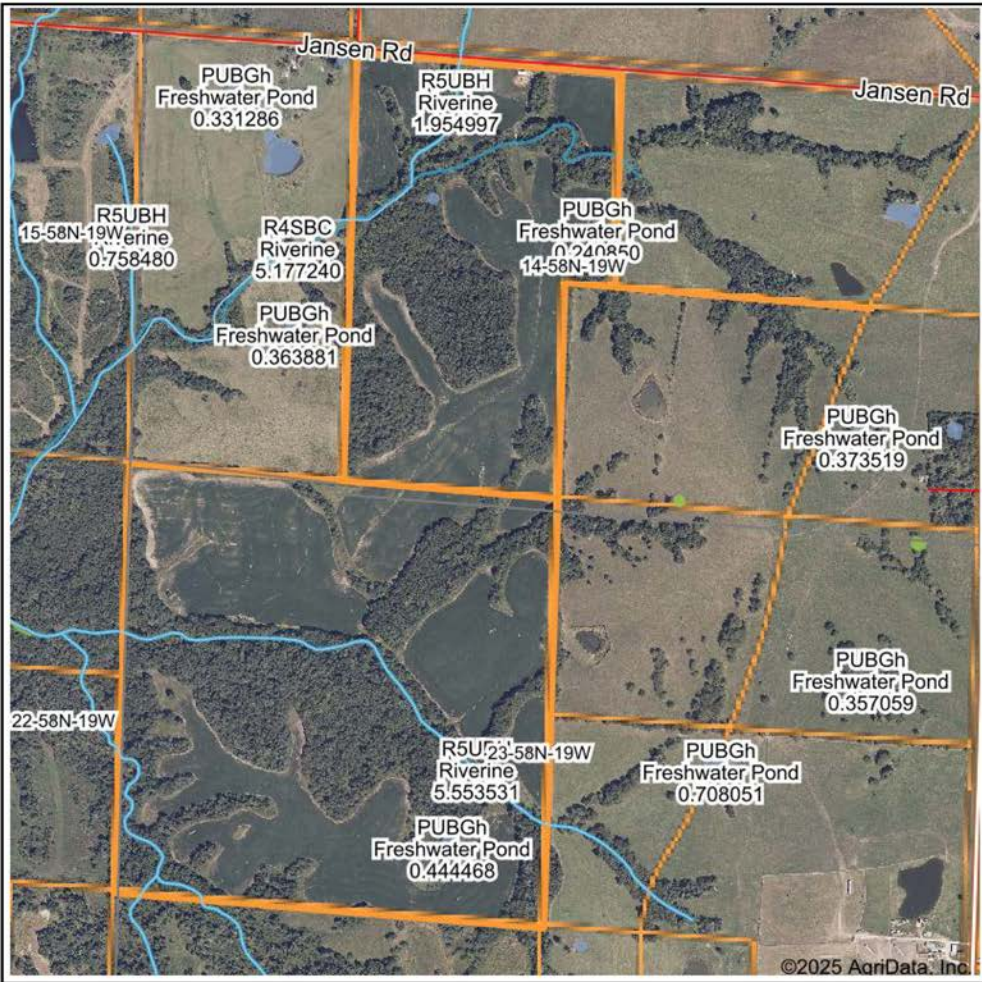
14-58N-19W
Linn County
Missouri

Boundary Center: 39° 50' 6.93, -92° 59' 48.18



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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WETLANDS MAP



State: **Missouri**
Location: **14-58N-19W**
County: **Linn**
Township: **Yellow Creek**
Date: **8/16/2025**



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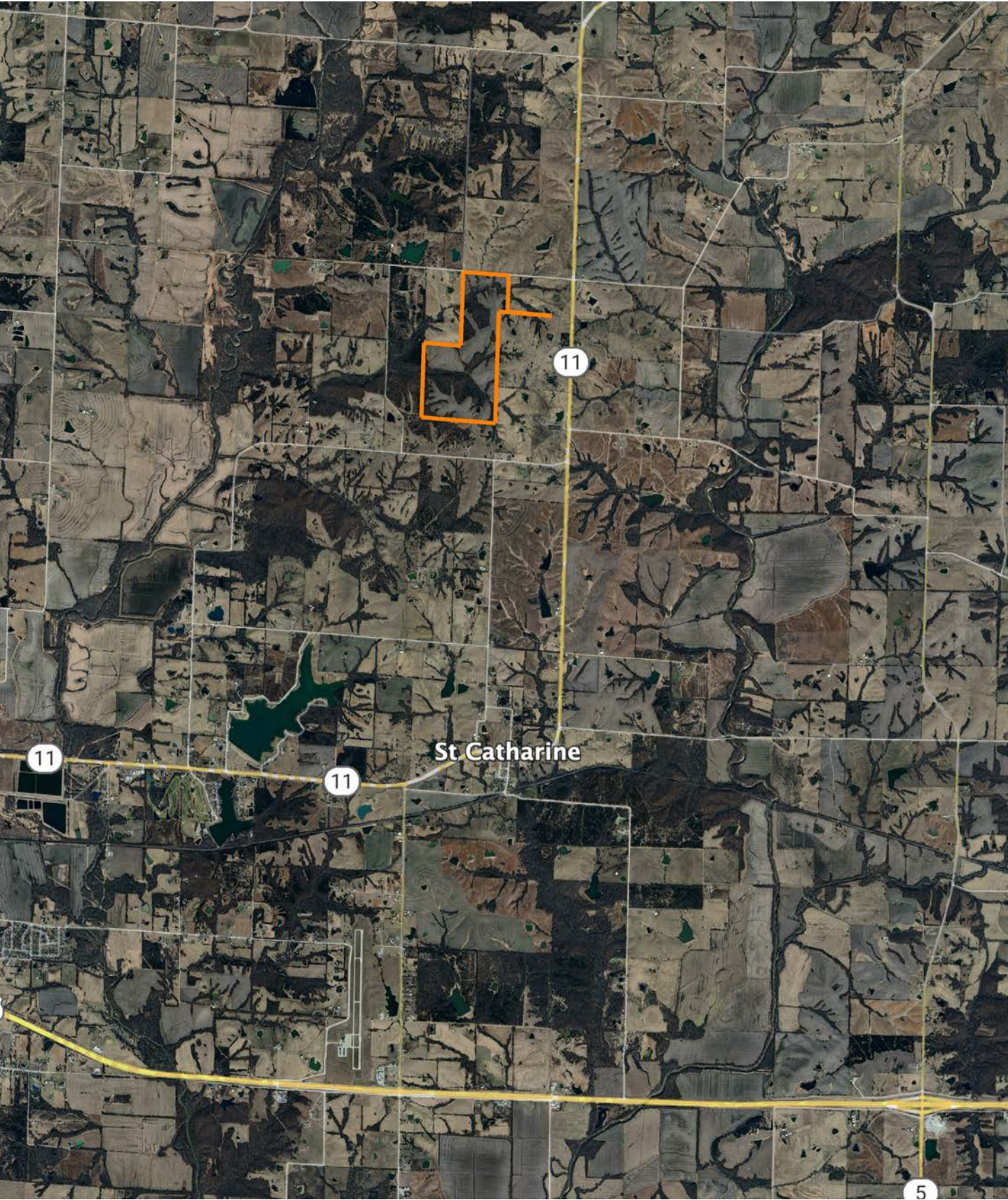


0ft 1243ft 2486ft

Classification Code	Type	Acres
R5UBH	Riverine	3.33
R4SBC	Riverine	0.94
PUBGh	Freshwater Pond	0.68
PUBFh	Freshwater Pond	0.10
Total Acres		5.05

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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MidwestLandGroup.com

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