

MIDWEST LAND GROUP PRESENTS

80 ACRES
LINN COUNTY, MO

15974 HIGHWAY 129, NEW BOSTON, MISSOURI, 63557



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE HUNTING AND RECREATIONAL PARADISE IN NEW BOSTON, MISSOURI

This 80 +/- acre property has it all in Linn County, Missouri! The land is conveniently located along Highway 129 and just south of New Boston.

If you are looking for an amazing hunting and recreational property, this is it! The property is loaded with deer and turkey, and it is easy to see why. The east 53 +/- acres offers a great mix of big timbered ridges along with open ridgetops. The open areas are set up great for food plot locations and longer distance shooting opportunities. The heavily wooded ridges set up great for bowhunting with several pinch points. The southwest corner has two nice ponds, and there is plenty of cover to hold deer and turkey year-round.

It gets even better with the 3 bedroom, 2 bathroom home included with the sale. The 1,824 square foot home

was built in 1956 and features a full kitchen, living room, and oversized bedrooms. The 2-car garage is handy for storing gear, equipment, and vehicles. This would make for a great permanent home or hunting cabin. Imagine being able to hunt and explore right out the back door!

Across the highway lies the additional 27 +/- acres that are currently in hay production. If you wish to add to your crop production, the ground could be converted over to tillable acres. Rural water and electricity run along the road, making it a fantastic location for a shop building or new home.

Properties like this don't pop up very often! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **LINN** | STATE: **MISSOURI** | ACRES: **80**

- Amazing deer and turkey hunting
- Big timbered ridges
- Perfect open ridgetops for food plots
- 2 ponds for wildlife or livestock
- Pasture ground
- 1956 3 bed, 2 bath home
- Approximately 1,824 square feet
- Oversized bedrooms
- Full kitchen and living room
- 2-car garage
- Blacktop road frontage along Highway 129
- Rural water and electricity along the road
- Half mile south of New Boston, MO
- 32 miles to Kirksville, MO
- 23 miles to Brookfield, MO



1956 3 BED, 2 BATH HOME



BIG TIMBERED RIDGES



PASTURE GROUND



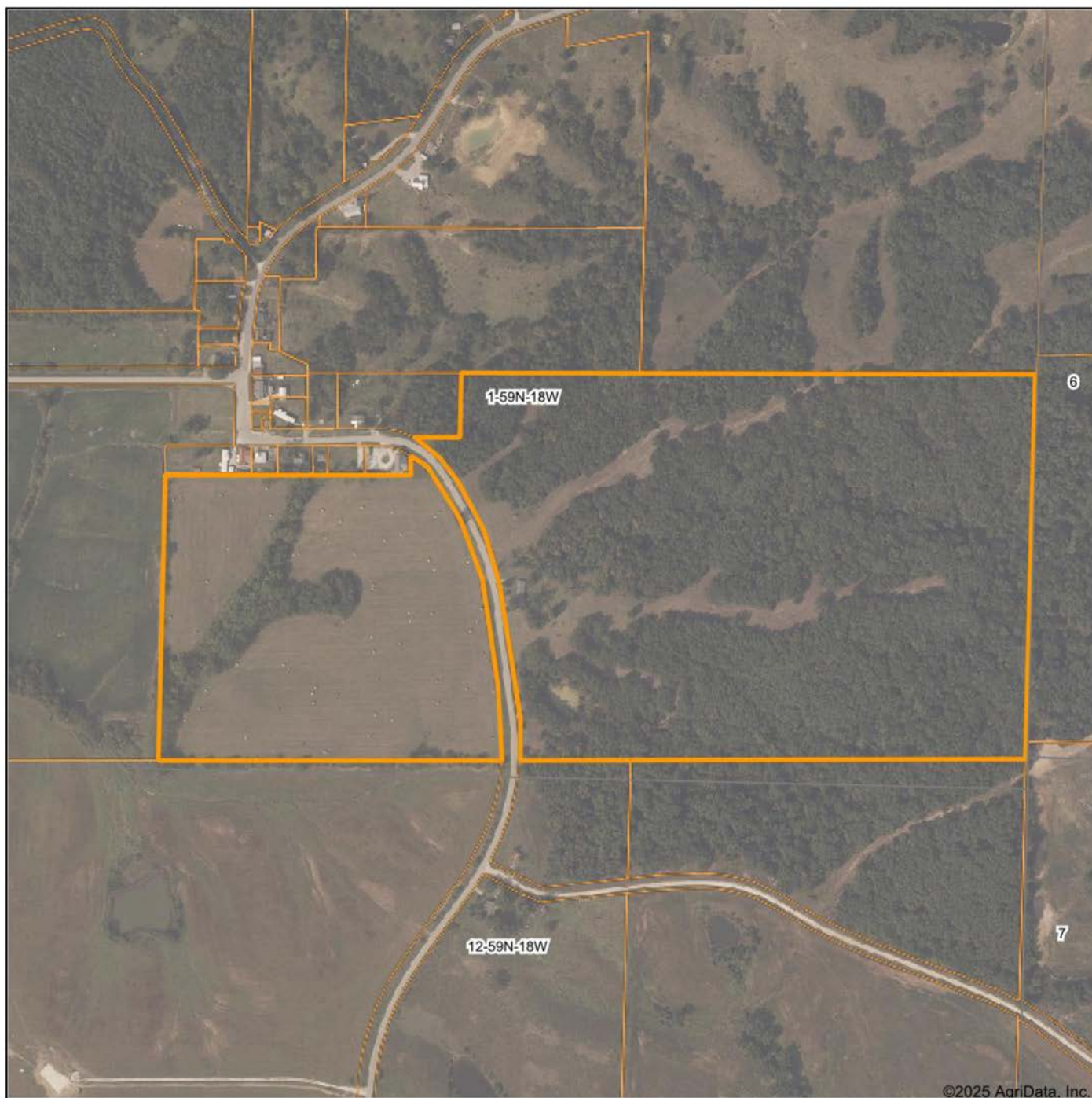
2 PONDS



AMAZING DEER AND TURKEY HUNTING



AERIAL MAP



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Boundary Center: 39° 57' 1.35, -92° 51' 20

0ft 532ft 1064ft



Maps Provided By:



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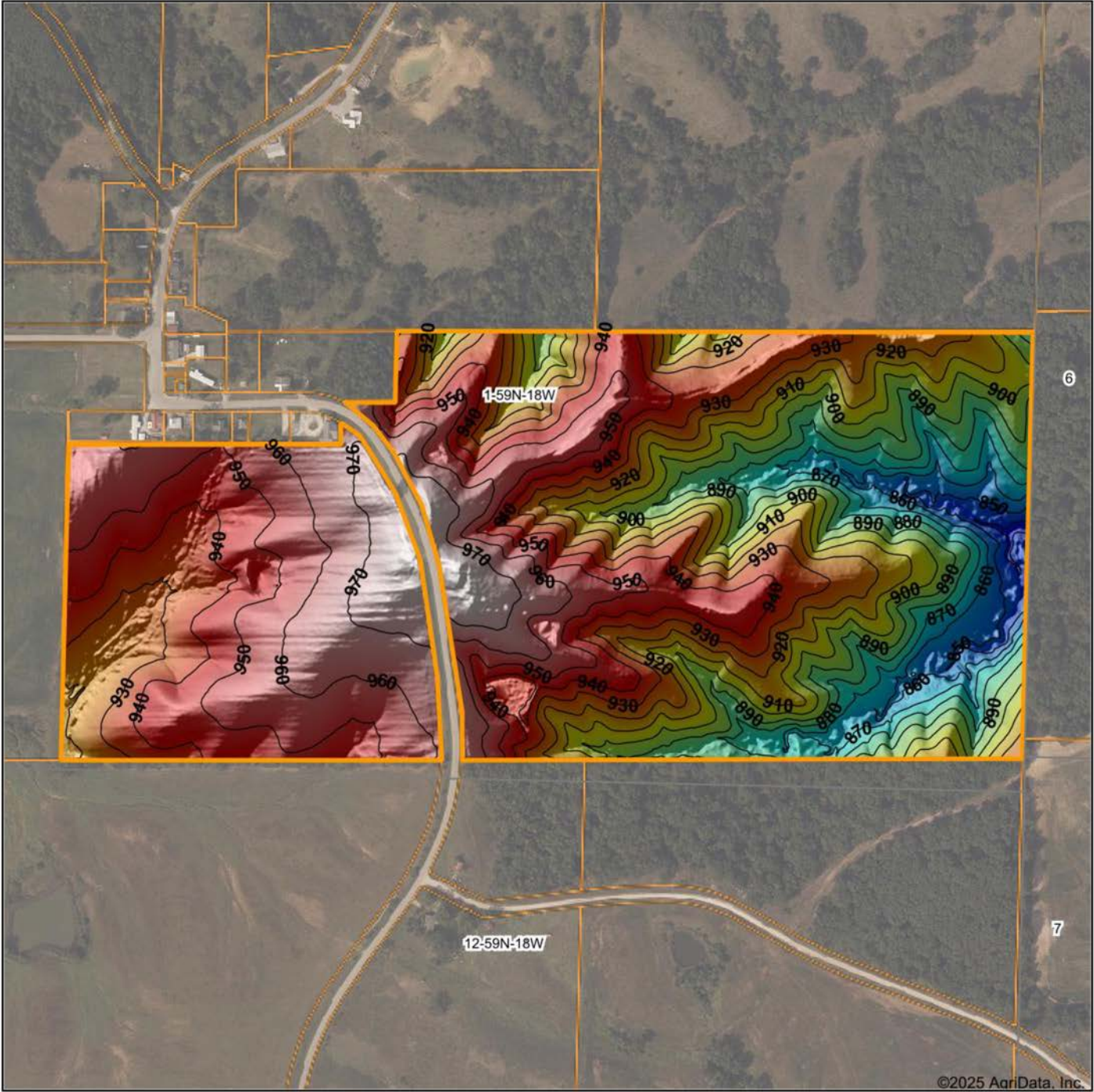
www.AgriDataInc.com

1-59N-18W
Linn County
Missouri



12/22/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 835.2

Max: 978.7

Range: 143.5

Average: 924.9

Standard Deviation: 32.35 ft

0ft 479ft 958ft

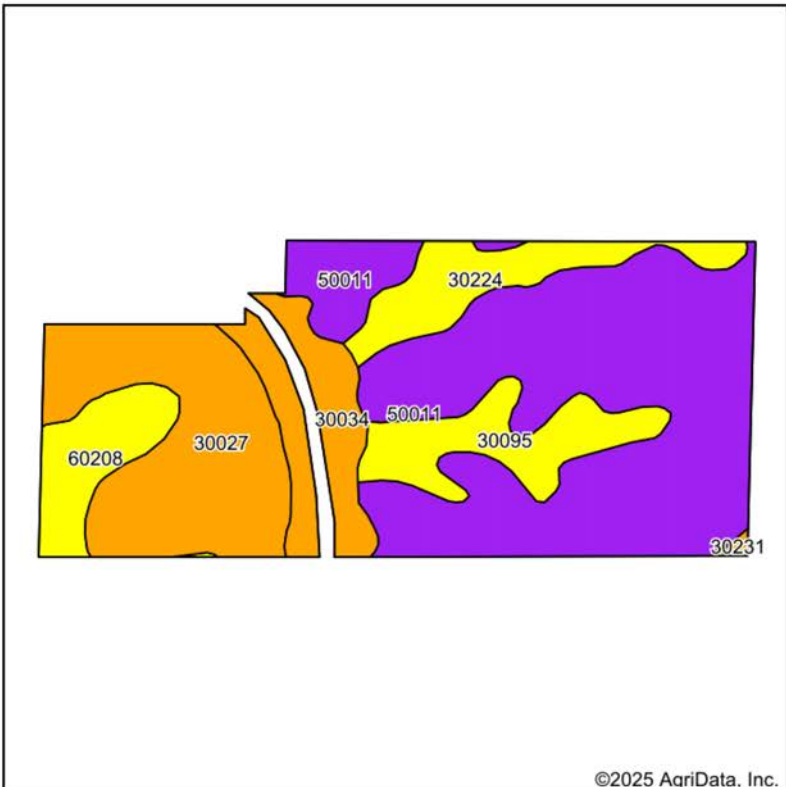


12/22/2025

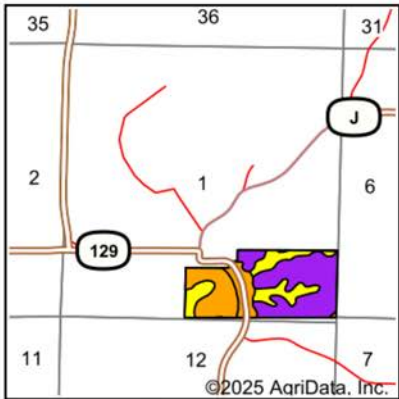
1-59N-18W
Linn County
Missouri

Boundary Center: 39° 57' 1.35, -92° 51' 20

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Linn**
Location: **1-59N-18W**
Township: **Baker**
Acres: **80.58**
Date: **12/22/2025**



Maps Provided By:



Area Symbol: MO115, Soil Area Version: 30

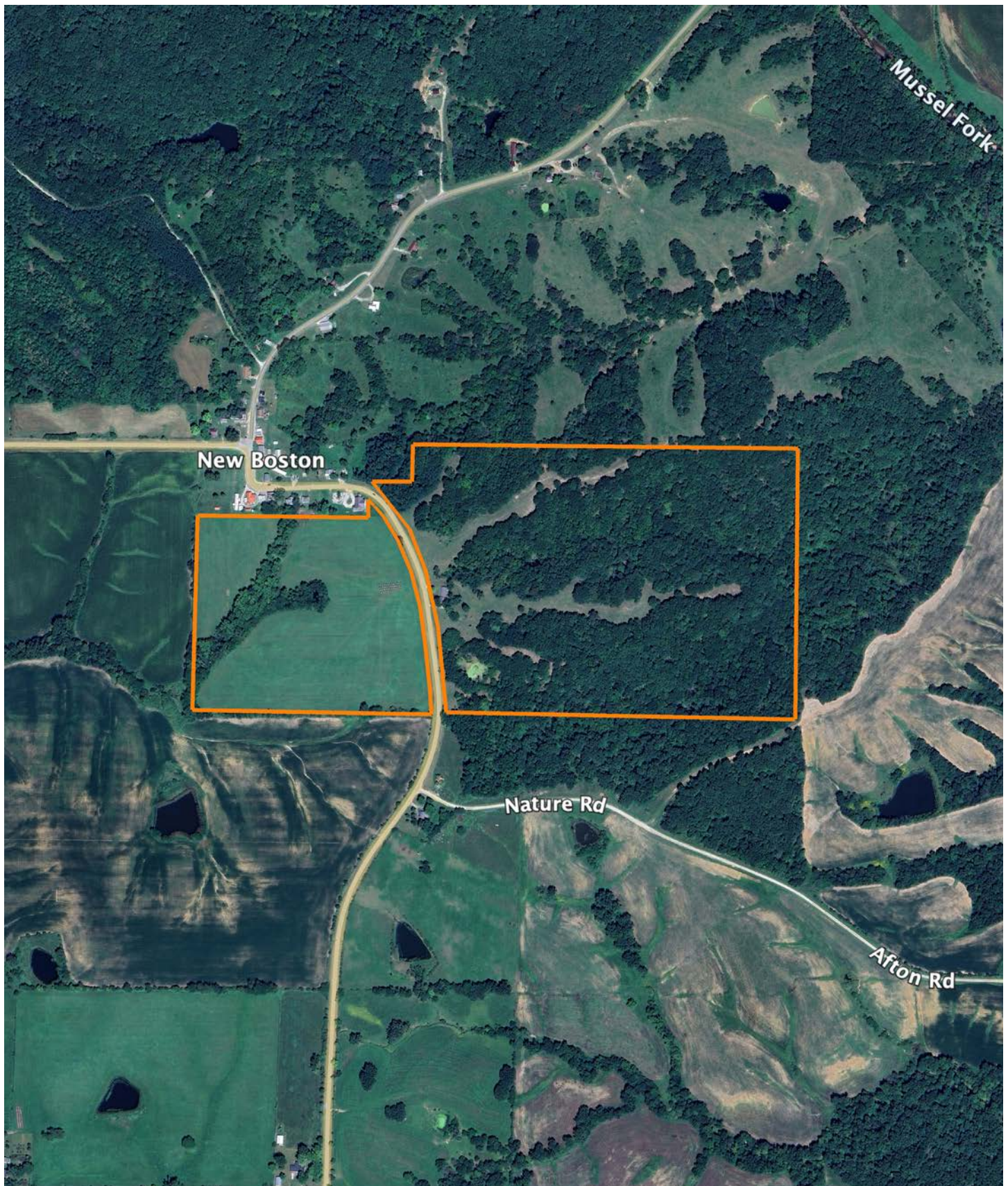
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
50011	Winnegan loam, 20 to 35 percent slopes	38.52	47.8%		> 6.5ft.	Vle	19	19	16	10
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	16.38	20.3%		> 6.5ft.	Ille	60	60	54	41
30034	Armstrong loam, 2 to 5 percent slopes, eroded	7.20	8.9%		> 6.5ft.	Ille	68	68	58	50
30095	Keswick clay loam, 5 to 9 percent slopes, eroded	6.91	8.6%		> 6.5ft.	Ive	55	49	54	42
30224	Winnegan clay loam, 9 to 14 percent slopes, eroded	6.17	7.7%		> 6.5ft.	Ive	59	59	54	46
60208	Purdin clay loam, 9 to 14 percent slopes, severely eroded	5.23	6.5%		> 6.5ft.	Ive	54	54	49	46
30231	Winnegan loam, 5 to 9 percent slopes	0.17	0.2%		> 6.5ft.	Ille	74	74	61	57
Weighted Average						4.66	*n 40.3	*n 39.7	*n 35.9	*n 27.8

*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

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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