

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

# MONTGOMERY COUNTY MISSOURI



120 DEER ROAD, MONTGOMERY CITY, MO 63361



MIDWEST LAND GROUP IS HONORED TO PRESENT

# RARE 70 +/- ACRE HOMESTEAD WITH DEVELOPMENT POTENTIAL NEAR I-70 CORRIDOR

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Located just minutes from I-70 between New Florence and Danville, this outstanding 70 +/- acre property offers the ideal combination of accessibility, functionality, and rural beauty. The land features a desirable mix of open pasture and mature timber, making it perfectly suited for livestock operations, recreation, hunting, and future development.

The earth-contact home is thoughtfully positioned on the property, featuring 3 beds, 2 baths, and a large open floor plan. Next door, you will find a spacious 3-car garage, offering extra living space, bonus rooms, and a large workshop area. Supporting the agricultural operation is a full cattle working facility, complemented by brand-new automatic waterers designed for efficiency and ease of use.

Outbuildings include a 32'x32' machine shed, along with two additional sheds—one dedicated to hay storage and another for equipment—providing ample space for all your farm and recreational needs.

Recreational opportunities abound with excellent hunting throughout the property. A quick drive through the well-curated trail system, and you will easily see the strong presence of whitetail throughout the timbered areas. The land is already equipped with multiple hunting blinds and is known for strong wildlife activity. A large creek along the backside of the property adds both scenic appeal and natural habitat, further enhancing its recreational value.

With strong access to transportation routes and a balance of cleared and timbered ground, this property is suitable for estate-style homesites, recreational development, agricultural continuation, or potential land division. With existing improvements already in place, this property offers a rare opportunity to acquire a sizable, adaptable tract with both immediate functionality and future upside in a growing central Missouri corridor.

Contact Nicole Hart at (913) 674-8010 to schedule your in-person showing of this one-of-a-kind offering. Let's envision your dreams together!



# PROPERTY FEATURES

COUNTY: **MONTGOMERY** | STATE: **MISSOURI** | ACRES: **70**

- Prime location near I-70
- Earth-contact home
- Large detached 3-car garage
- Additional living quarters
- Full cattle working facility
- Brand-new automatic livestock waterers
- 32'x32' machine shed
- 30'x46' hay shed
- 36'x36' equipment shed
- Open pasture with fencing
- Mature timber
- Beautiful creek
- Excellent hunting and wildlife habitat
- Hunting blinds
- Gently rolling topography
- Interim income potential
- Potential for future development or land division
- Ideal for farming, recreation, estate living, or investment holding





# EARTH-CONTACT HOME

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The earth-contact home is thoughtfully positioned on the property, featuring 3 beds, 2 baths, and a large open floor plan.





# BEAUTIFUL CREEK

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# EXCELLENT HUNTING

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# OUTBUILDINGS

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Outbuildings include a 32'x32' machine shed, along with two additional sheds—one dedicated to hay storage and another for equipment—providing ample space for all your farm and recreational needs.





# CATTLE OPERATION

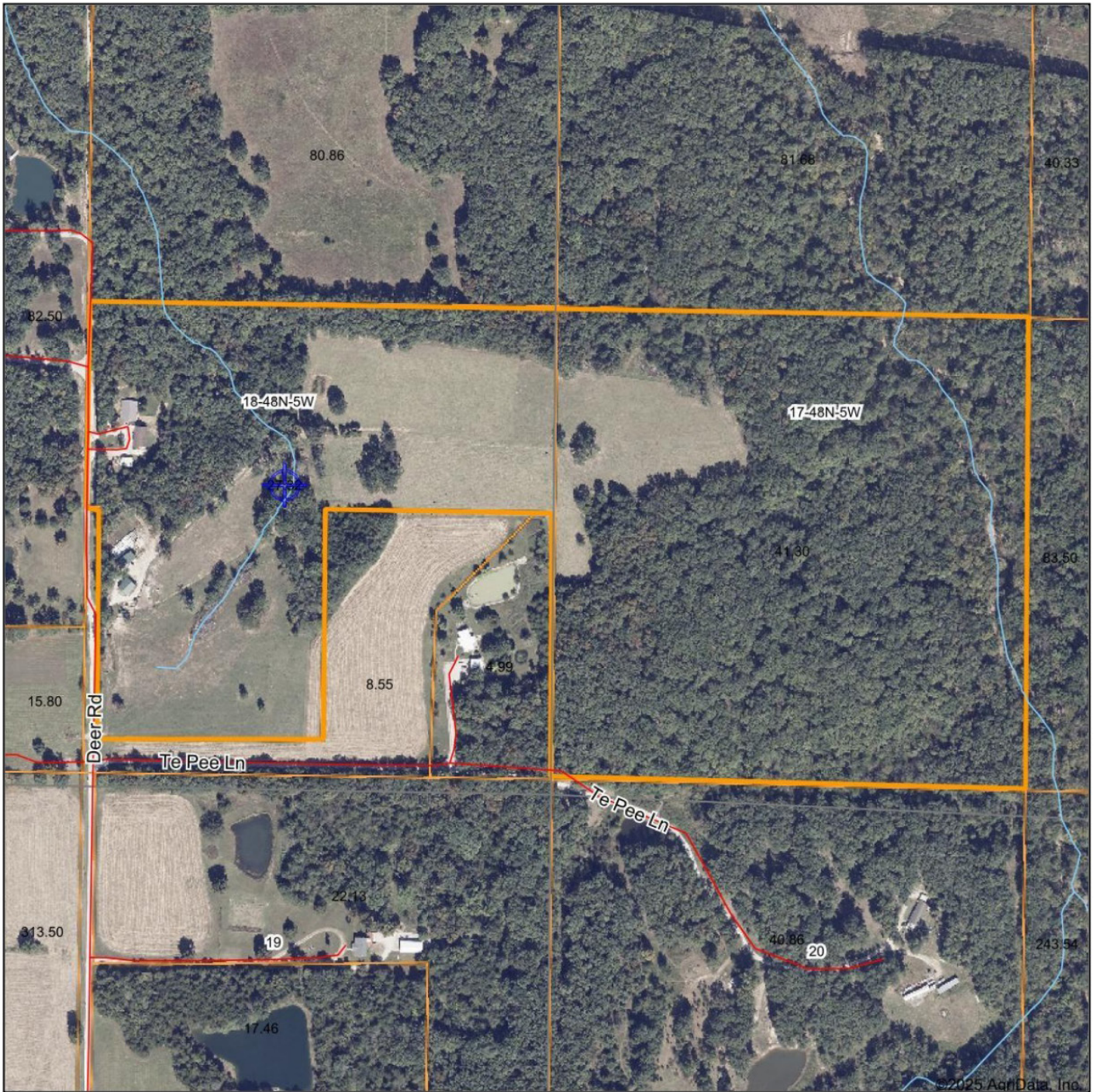
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Supporting the agricultural operation is a full cattle working facility, complemented by brand-new automatic waterers designed for efficiency and ease of use.





# AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 55' 25.56, -91° 30' 29.65

0ft 441ft 881ft

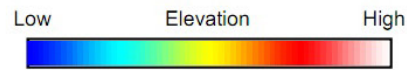
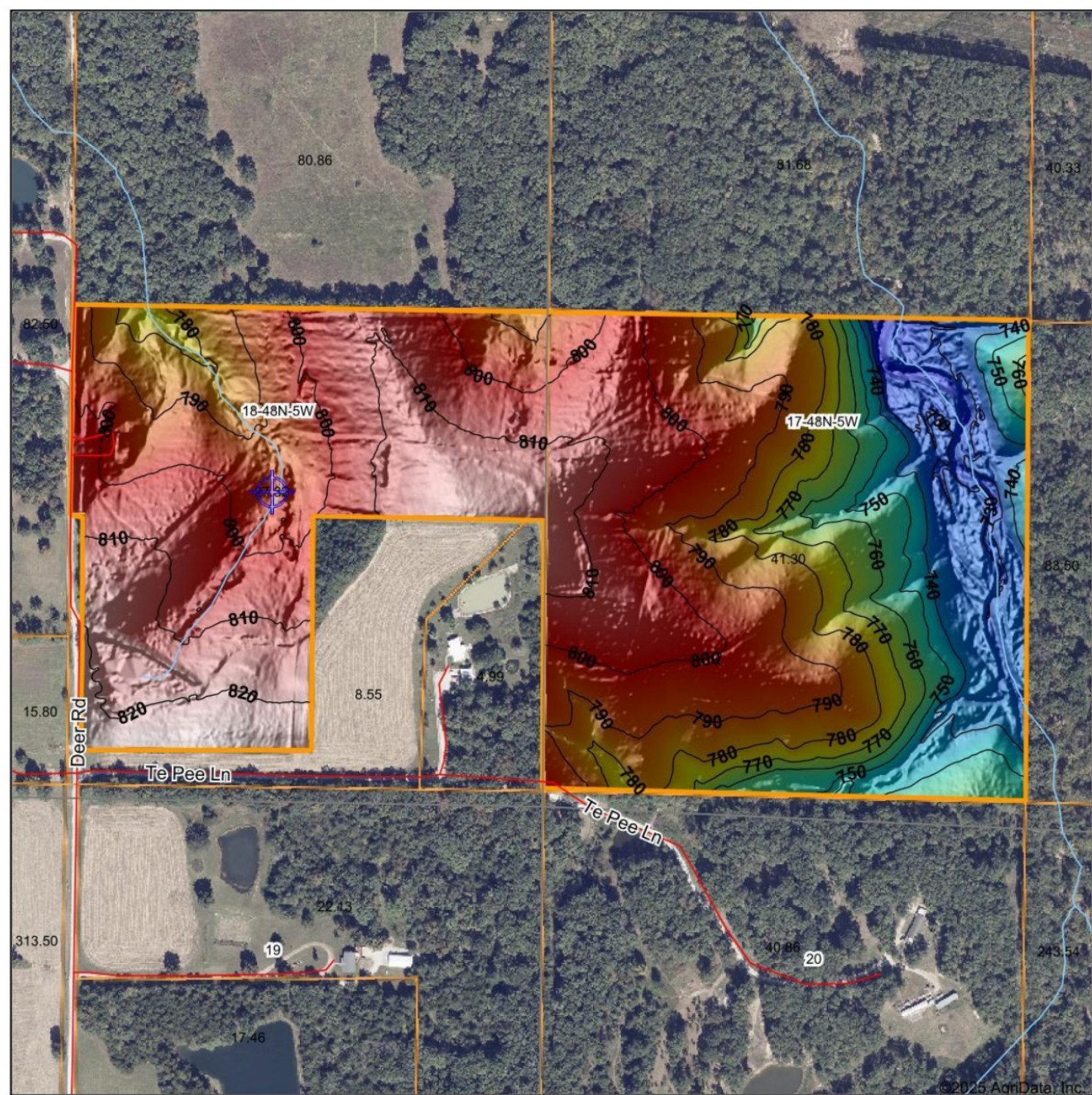


17-48N-5W  
Montgomery County  
Missouri

11/10/2025



# HILLSHADE MAP



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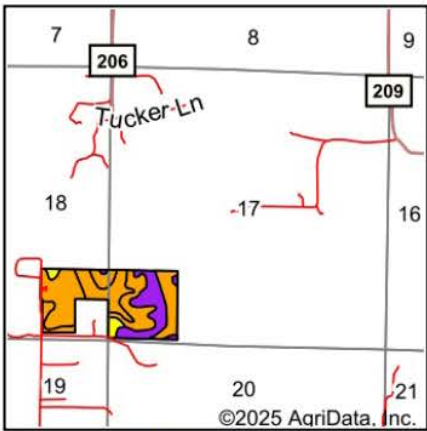
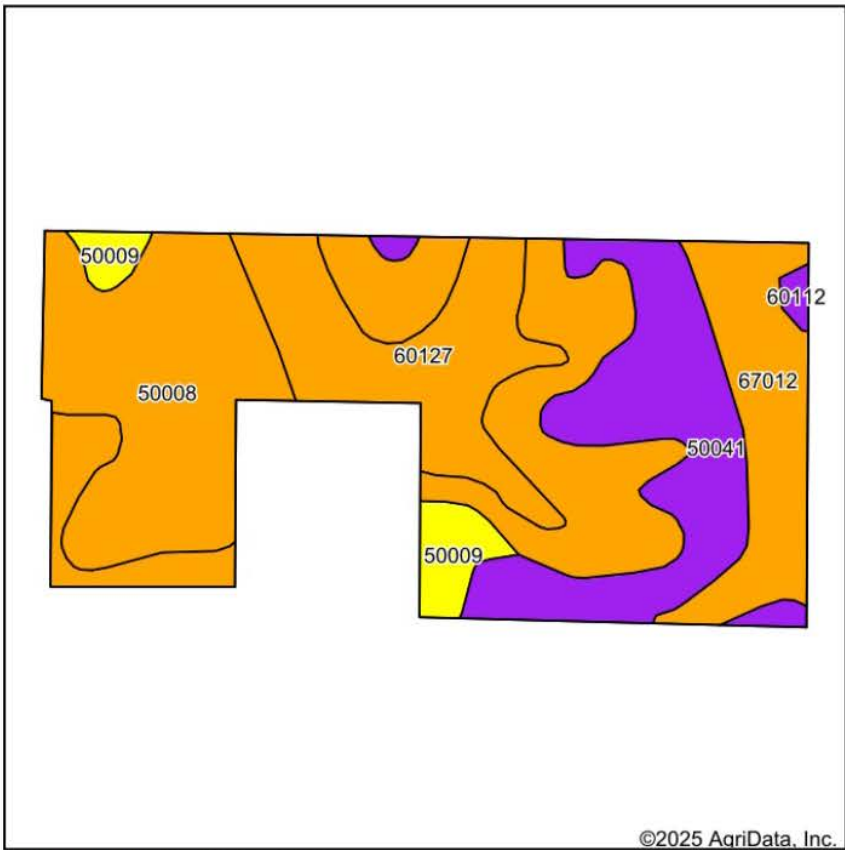
Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 722.1  
Max: 826.8  
Range: 104.7  
Average: 786.3  
Standard Deviation: 26.31 ft



11/10/2025  
**17-48N-5W**  
**Montgomery County**  
**Missouri**  
Boundary Center: 38° 55' 25.56, -91° 30' 29.65



# SOILS MAP



State: **Missouri**  
County: **Montgomery**  
Location: **17-48N-5W**  
Township: **Danville**  
Acres: **68.53**  
Date: **11/10/2025**



Maps Provided By:  
**surety**  
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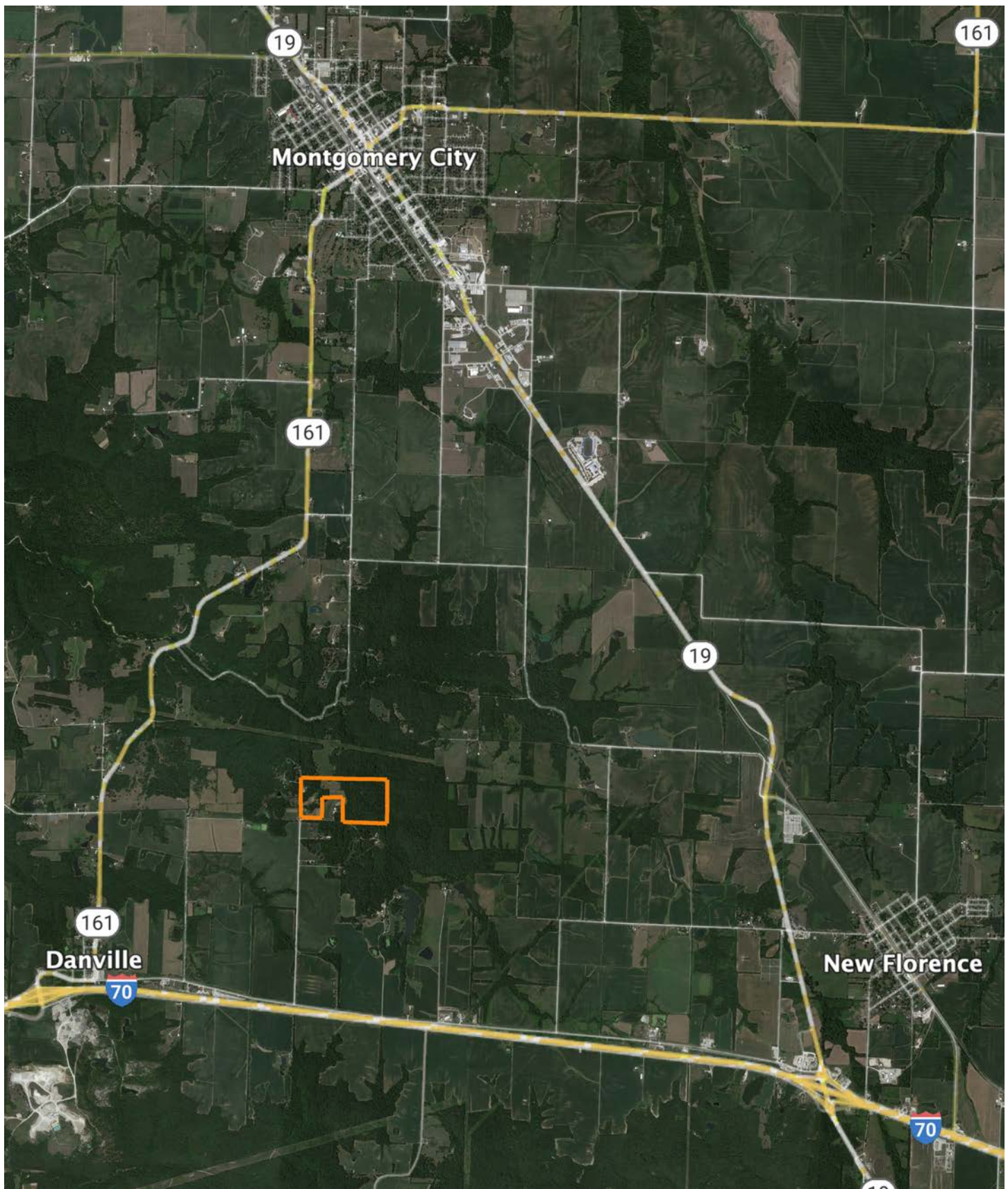


Area Symbol: MO139, Soil Area Version: 26											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
50008	Keswick silt loam, 5 to 9 percent slopes, eroded	29.13	42.5%		> 6.5ft.	IIIe	59	59	55	47	
60127	Hatton silt loam, 3 to 9 percent slopes	14.12	20.6%		2.6ft. (Undefined)	IIIe	58	53	58	50	
50041	Lindley loam, 14 to 40 percent slopes	13.63	19.9%		> 6.5ft.	VIe	22	22	19	12	
67012	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded, cool	8.35	12.2%		> 6.5ft.	IIIw	66	66	52	55	
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	2.90	4.2%		> 6.5ft.	IVe	63	63	54	46	
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	0.40	0.6%		> 6.5ft.	VIIe	15	15	12	6	
Weighted Average						3.66	*n 52.2	*n 51.2	*n 47.8	*n 41.4	

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



# 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

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## MidwestLandGroup.com

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