

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AMAZING 40 ACRE PASTURE GROUND - WINIGAN, MISSOURI

This 40 +/- acre property is a must-see in Sullivan County, Missouri! The land is conveniently located along Highway 129 and just a mile north of Winigan.

This property offers a blank canvas with so many options. The farm is currently in hay production, but could easily be grazed with cattle. If you wish to add to your crop production, the ground could be converted to tillable acres. If hunting is up your alley, do not overlook this open ground. The property is surrounded by food and cover. Check out the big bucks in the trail camera photos.

This acreage even lays out great for a great build site overlooking the countryside. Access is ideal with the blacktop road frontage. Rural water and electricity run along the road, making it a real possibility to build the home of your dreams.

Do not miss out on this versatile property offering so many possibilities. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **40**

- 40.6 +/- acres
- Hay pasture with tillable possibilities
- Highway 129 road frontage
- Electricity and rural water along the road
- Beautiful home build site
- Deer hunting opportunities
- 1 mile north of Winigan, Missouri
- 27 miles to Kirksville, Missouri
- 28 miles to Brookfield, Missouri

HAY PASTURE



HIGHWAY FRONTAGE



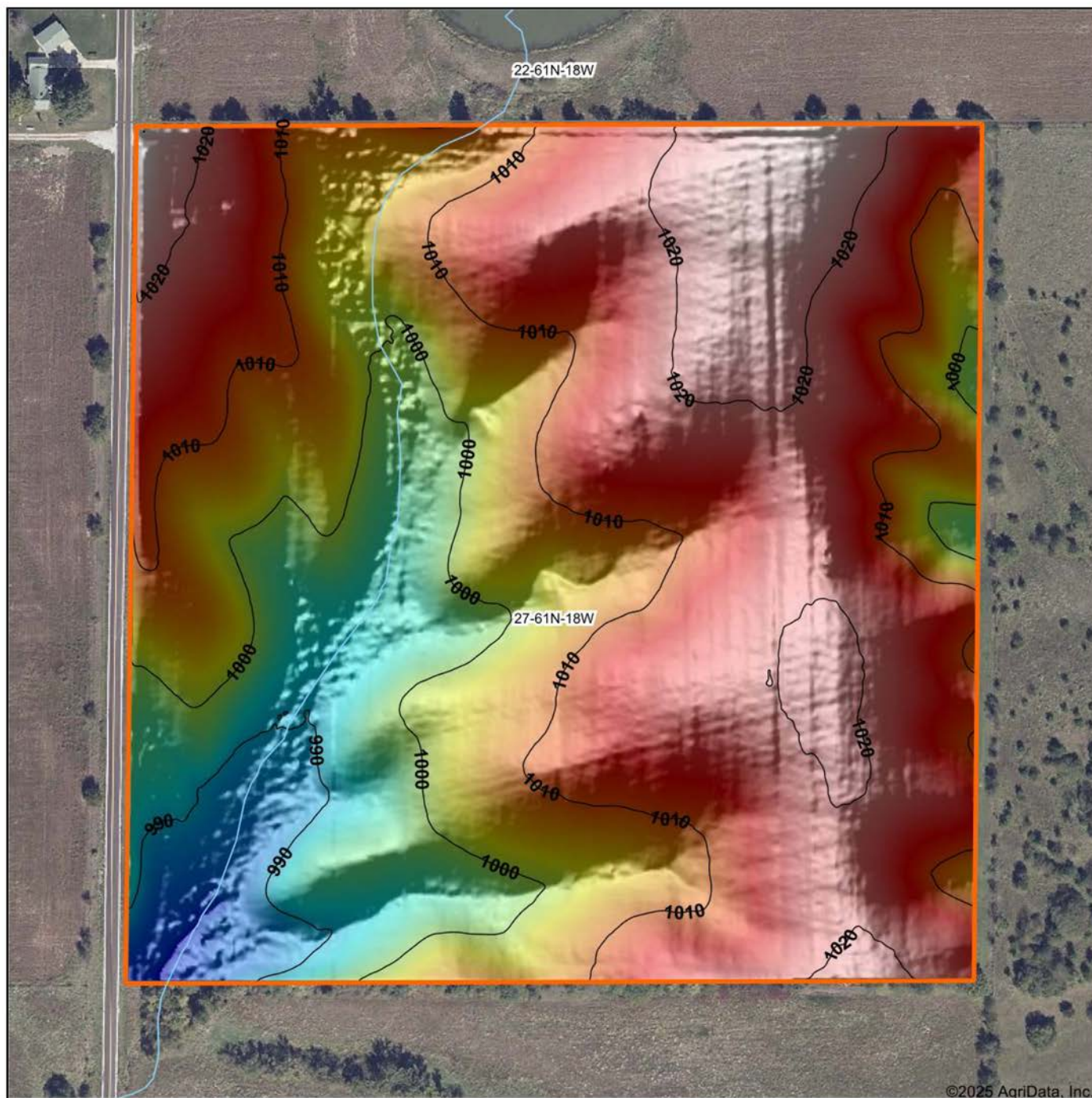
BUILD SITE



HUNTING OPPORTUNITIES



TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10

Min: 981.2

Max: 1,024.9

Range: 43.7

Average: 1,008.6

Standard Deviation: 9.71 ft

0ft 240ft 479ft

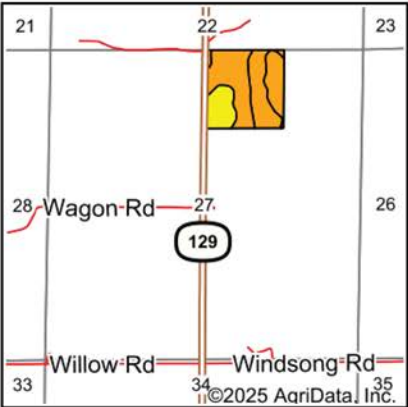
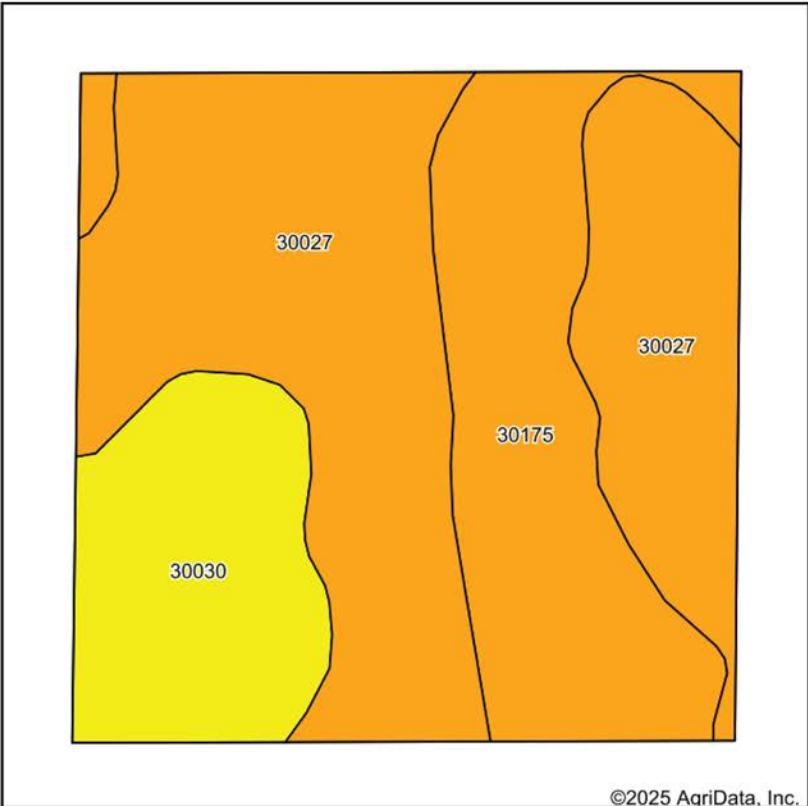


12/3/2025

27-61N-18W
Sullivan County
Missouri

Boundary Center: 40° 3' 49.88, -92° 54' 2.92

SOILS MAP



State: **Missouri**
County: **Sullivan**
Location: **27-61N-18W**
Township: **Morris**
Acres: **39.35**
Date: **12/3/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

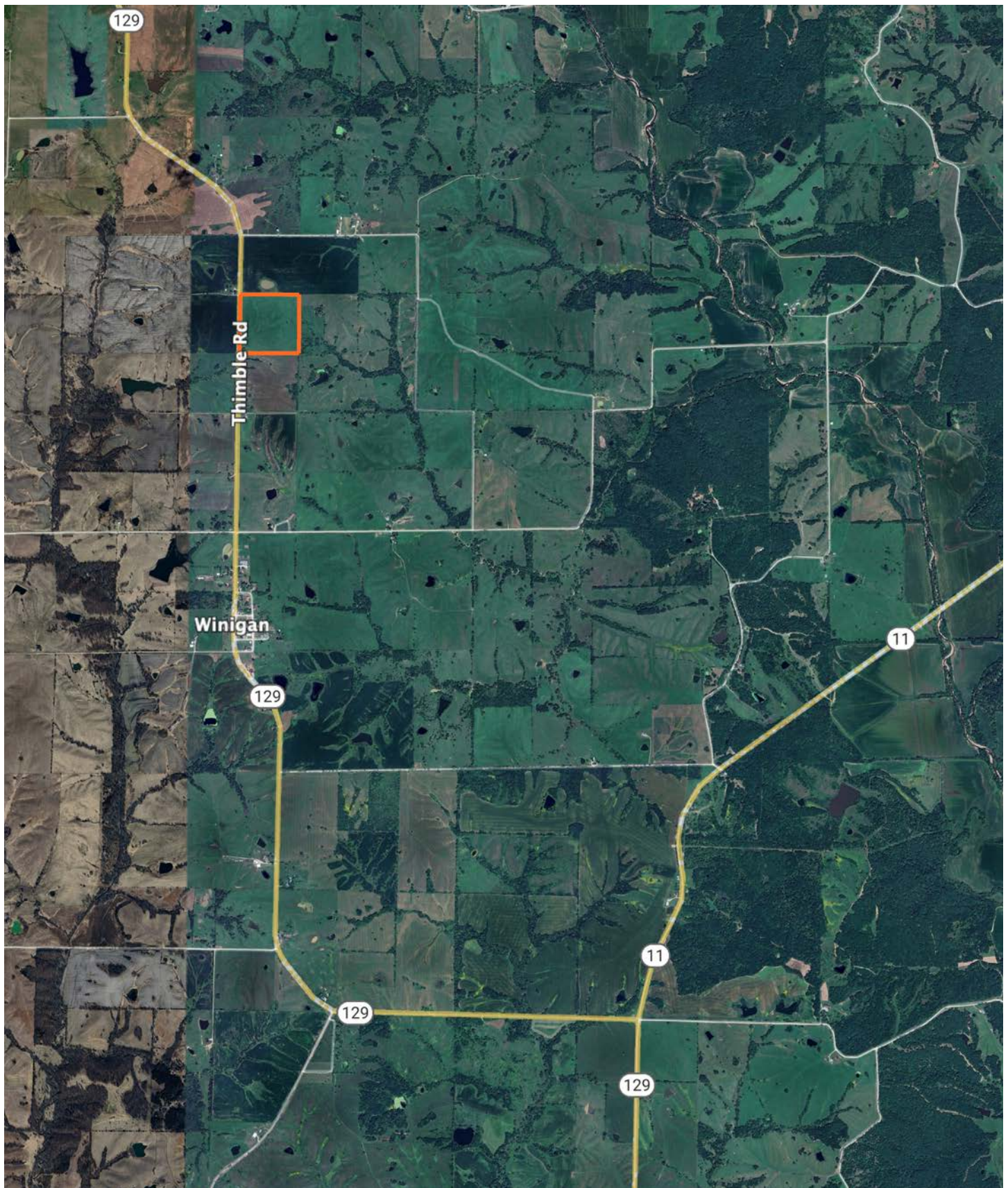
Area Symbol: MO211, Soil Area Version: 28

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
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	21.28	54.1%		> 6.5ft.	IIIe	60	60	54	41
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	10.72	27.2%		> 6.5ft.	IIIe	65	65	60	54
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	7.35	18.7%		> 6.5ft.	IVe	58	58	50	41
Weighted Average						3.19	*n 61	*n 61	*n 54.9	*n 44.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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