

MIDWEST LAND GROUP PRESENTS

77 ACRES IN

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# SULLIVAN COUNTY MISSOURI



[MidwestLandGroup.com](https://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE 77 ACRES OF CATTLE PASTURE IN WINIGAN, MISSOURI

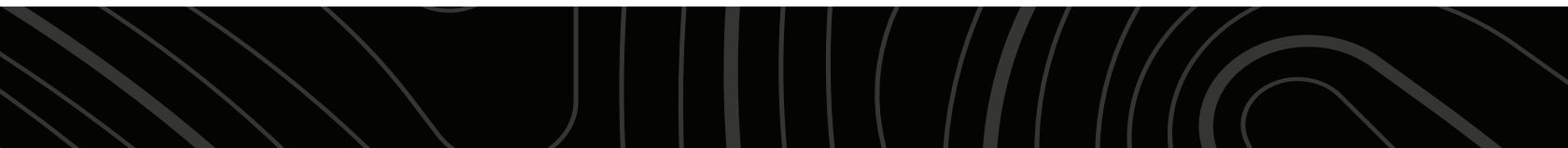
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This 77.2 +/- acre property lays out beautifully in Sullivan County, Missouri! The land is conveniently located just a quarter mile off Highway 129 and straight west of Winigan.

If you are looking to add to your cattle fleet, this is it! The property is fully fenced and is currently being grazed with cattle. The land features two awesome ponds. The biggest is approximately 5 acres and offers great fishing opportunities. If hunting is up your alley, don't overlook this pasture ground. The property is surrounded by food and cover. Winigan Creek winds through the southwest corner and is a great place for cruising bucks.

This acreage also lays out great for a great build site overlooking the countryside. The north end of the property has views for miles. Access is ideal with gravel road frontage on the north and south end. Electricity is close by, and rural water runs along both roads, making it a real possibility to build the home of your dreams.

Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



# PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **77**

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- 77.2 +/- acres
- Cattle pasture
- 5-acre fishing pond
- Winigan Creek
- Quarter mile off Highway 129
- Rural water along the road
- Electricity close by
- Beautiful home build site
- Deer hunting opportunities
- Quarter mile west of Winigan, MO
- 28 miles to Kirksville, MO
- 27 miles to Brookfield, MO



# FENCED PASTURE

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If you are looking to add to your cattle fleet, this is it! The property is fully fenced and is currently being grazed with cattle.



# WINIGAN CREEK

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## HUNTING & FISHING

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# 5 ACRE POND

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The land features two awesome ponds. The biggest is approximately 5 acres and offers great fishing opportunities.

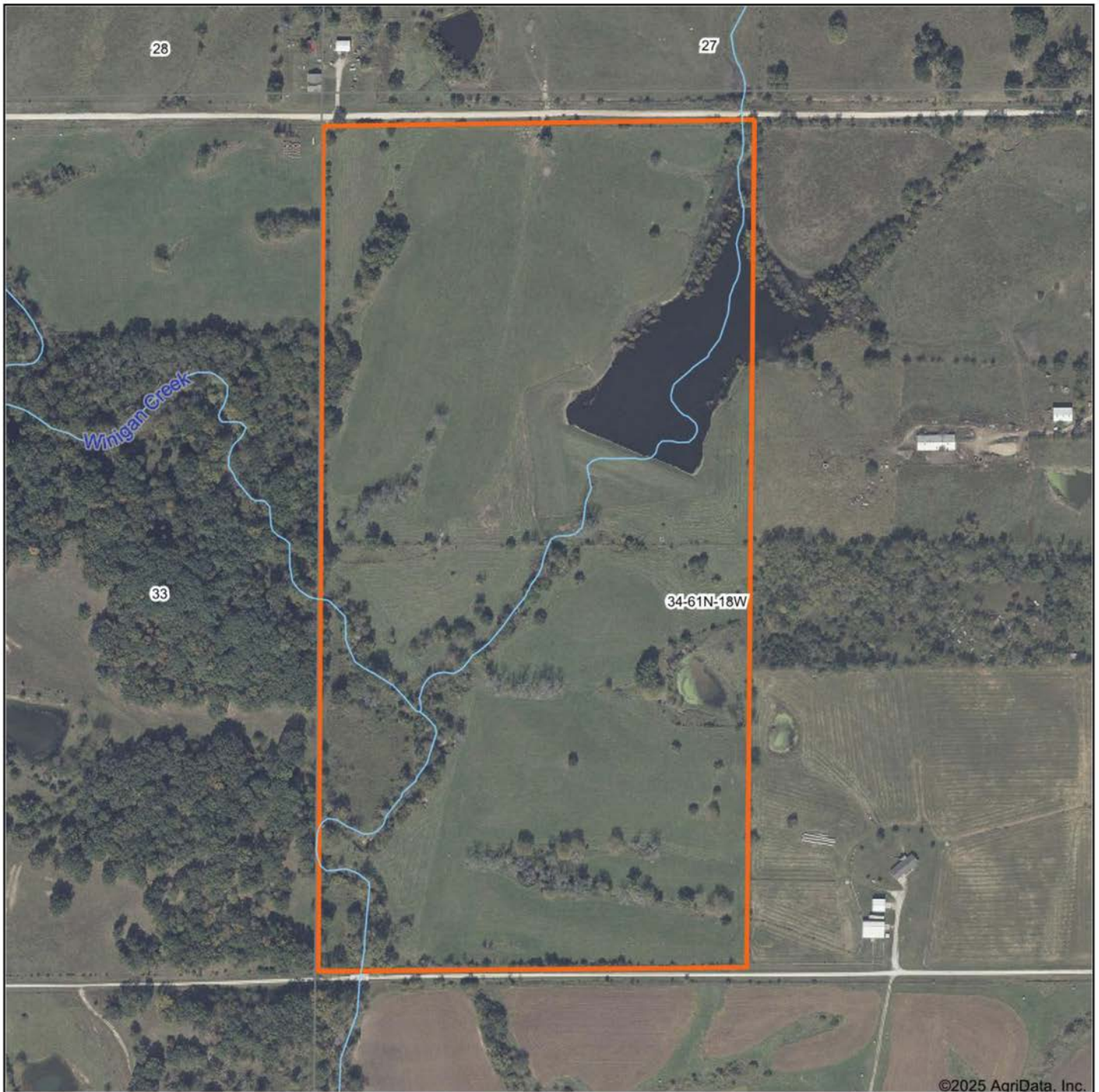


# BEAUTIFUL BUILD SITE

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# AERIAL MAP



Boundary Center: 40° 2' 50.94, -92° 54' 37.88

0ft 478ft 955ft



Maps Provided By:



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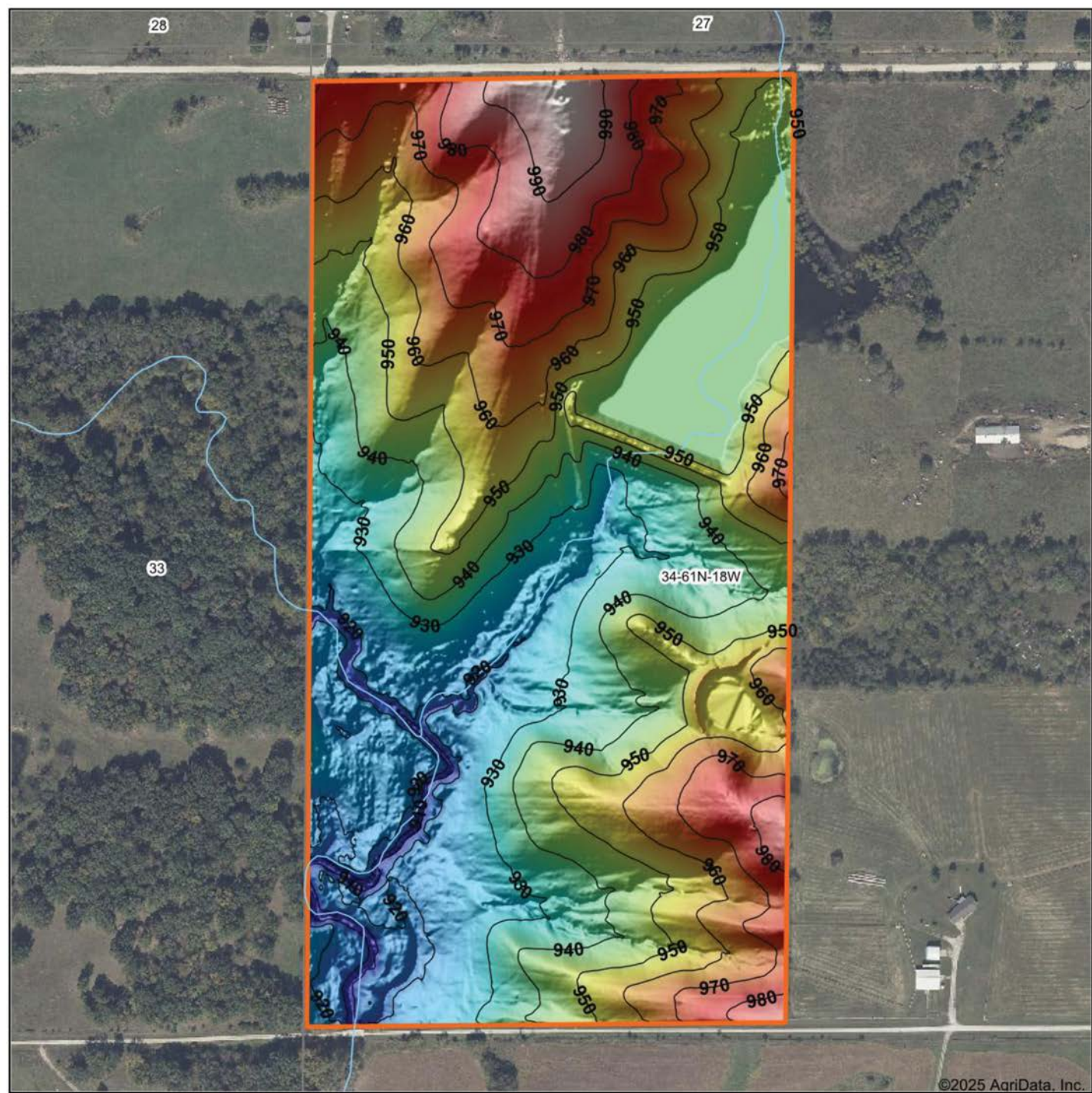
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**34-61N-18W**  
**Sullivan County**  
**Missouri**

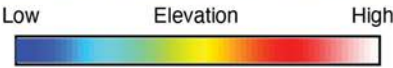


12/3/2025

# HILLSHADE MAP



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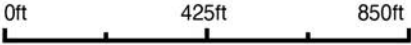
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 906.7  
Max: 999.4  
Range: 92.7  
Average: 947.3  
Standard Deviation: 19.91 ft

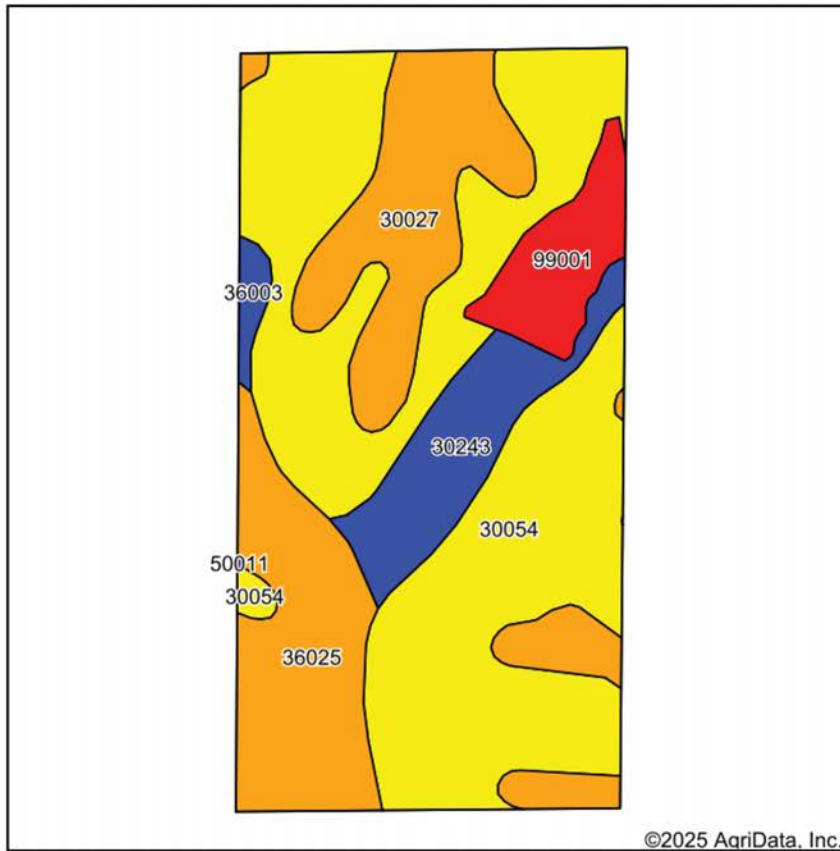


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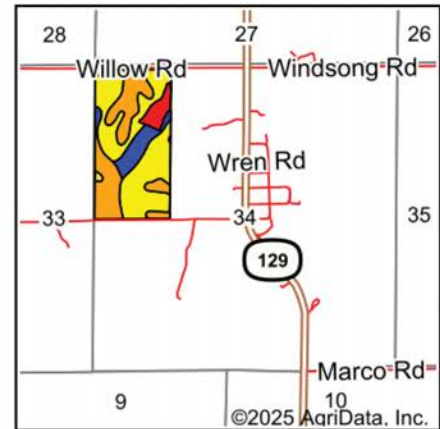
**34-61N-18W**  
**Sullivan County**  
**Missouri**

Boundary Center: 40° 2' 50.94, -92° 54' 37.88

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Sullivan**  
 Location: **34-61N-18W**  
 Township: **Morris**  
 Acres: **78.85**  
 Date: **12/3/2025**



Maps Provided By:  
**surety**  
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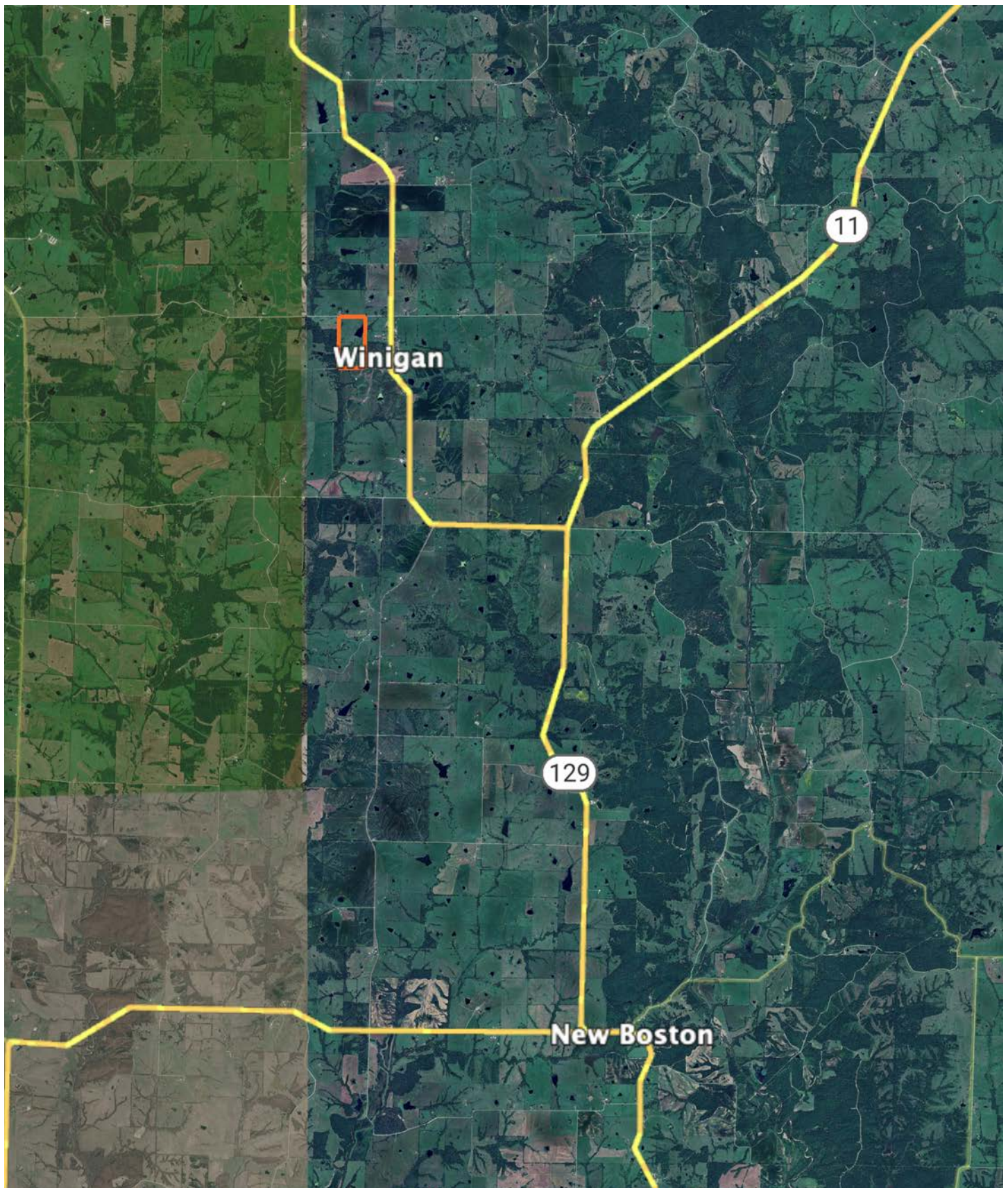
Area Symbol: MO211, Soil Area Version: 28

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	*n NCCPI Cotton
30054	Gara clay loam, 9 to 14 percent slopes, eroded	41.42	52.6%		> 6.5ft.	IVe	68	68	51	47	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	13.90	17.6%		> 6.5ft.	IIIe	60	60	54	41	
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	11.14	14.1%		> 6.5ft.	IIIw	67	55	64	45	8
30243	Vigar loam, 3 to 5 percent slopes, rarely flooded	6.93	8.8%		> 6.5ft.	Ile	91	91	79	82	
99001	Water	4.60	5.8%		> 6.5ft.	VIII					
36003	Arbela silt loam, 0 to 2 percent slopes, occasionally flooded	0.86	1.1%		> 6.5ft.	IIw	87	87	66	77	
Weighted Average						3.72	*n 64.7	*n 63	*n 53	*n 46.3	*n 1.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

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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

**816.500.0168**

[SWirsig@MidwestLandGroup.com](mailto:SWirsig@MidwestLandGroup.com)



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## MidwestLandGroup.com

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