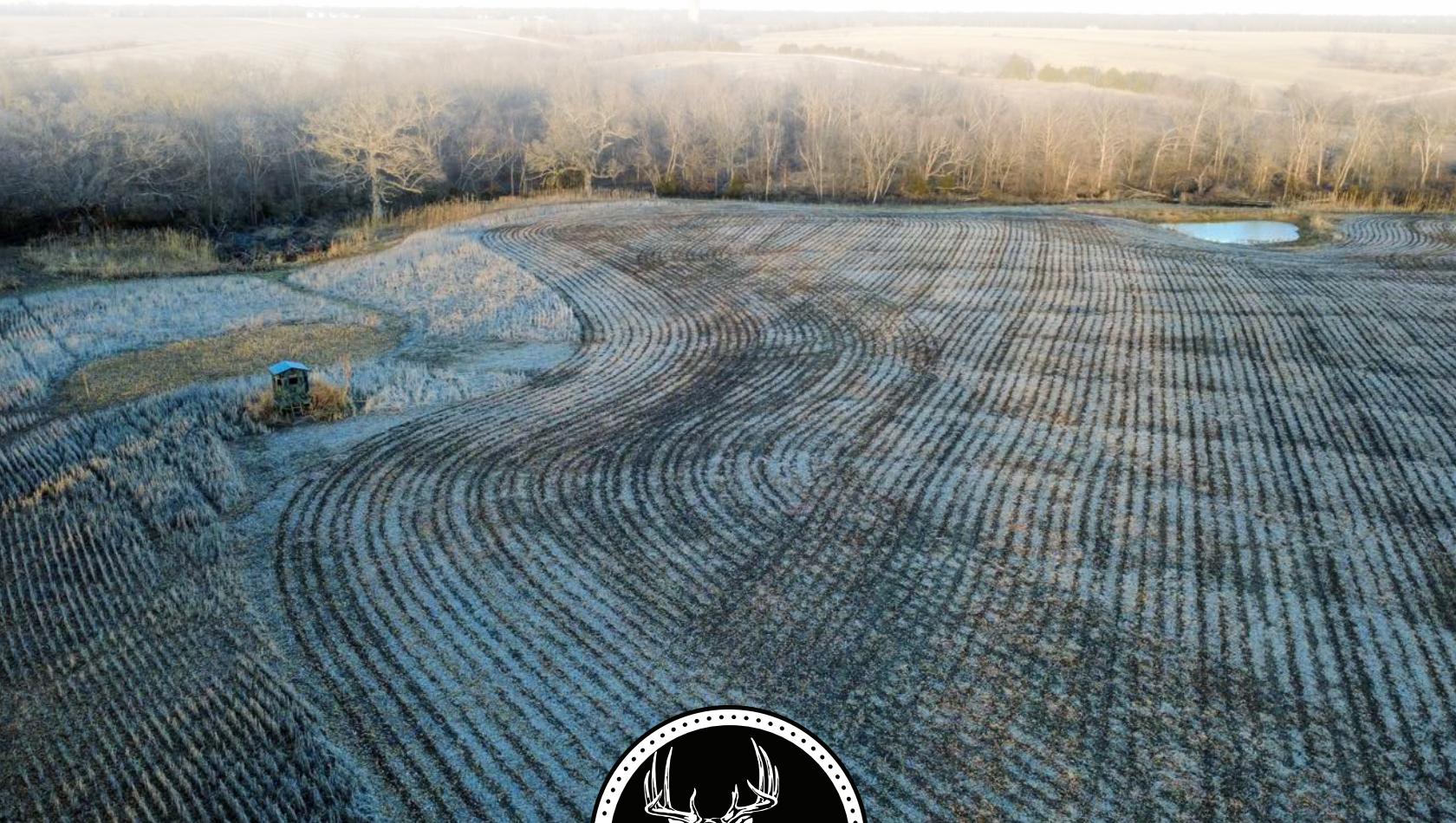


MIDWEST LAND GROUP PRESENTS

38.5 ACRES IN

KNOX COUNTY

MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE DREAM 40 WITH BIG HISTORY

Everyone wants that farm that checks all the boxes and is truly ready to hunt. This location in Southern Knox County has what an outdoorsman dreams of. 17 tillable acres providing income and feeding numerous mature deer. This parcel contains year-round water sources in the form of a stream and a pond, specifically built near year-round standing food plots. This farm even has planted berms to hide wildlife from the road. All this with convenient access off of Route 6.

The tillable acreage provides some high-quality bottom ground that is improved with drainage tile. Currently, the farm contract is open for 2026. If the new owner would like, the farmer is open to a 3-year contract and would also plant food plots for the new owner. All the stands have access that allows you to slide right in close. The hunting in this proximity is nothing short of world-class. This area, where Knox, Lewis, and Shelby Counties all meet, is truly special.



PROPERTY FEATURES

COUNTY: **KNOX** | STATE: **MISSOURI** | ACRES: **38.5**

- 17 tillable acres that are improved with drainage tile
- Food plot locations
- 170+ inch deer history, harvest, and trail cam photos
- Blinds and tree stands are negotiable
- Access from the east
- Numerous stands for different wind directions
- Stream and watering pond for wildlife
- Farmer will plant barriers and food plots as part of the agreement
- Great genetics and deer population in this area
- Extensive trail camera data from the last couple of years
- 2.5 hours from St Louis, MO area
- 1 hour from Hannibal, MO
- 45 minutes to Quincy, IL
- Knox, Shelby, and Lewis County border



17 TILLABLE ACRES



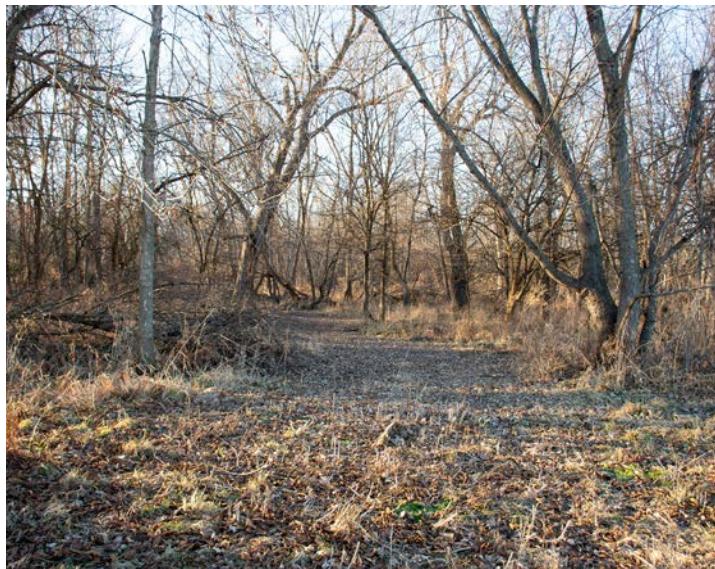
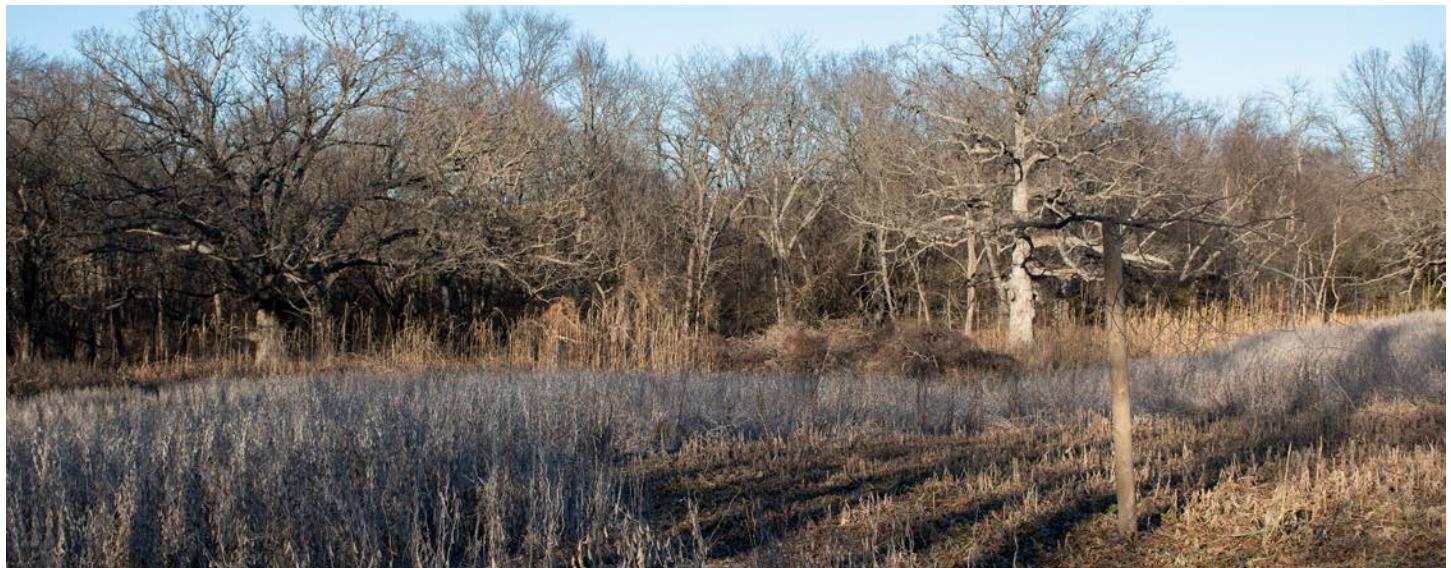
DRAINAGE TILE



STREAM AND WATERING POND



ACCESS & FOOD PLOT LOCATIONS



TRAIL CAM PICTURES & HARVEST PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2025

Boundary Center: 40° 6' 37.27, -91° 57' 9.08

0ft 277ft 553ft

1-61N-10W
Knox County
Missouri



1/11/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

0ft 270ft 541ft

Interval(ft): 10.0

Min: 673.1

Max: 724.5

Range: 51.4

Average: 681.7

Standard Deviation: 12.96 ft

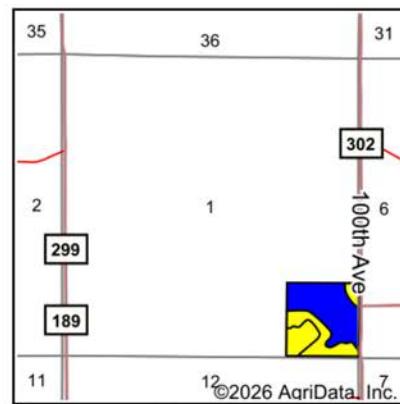
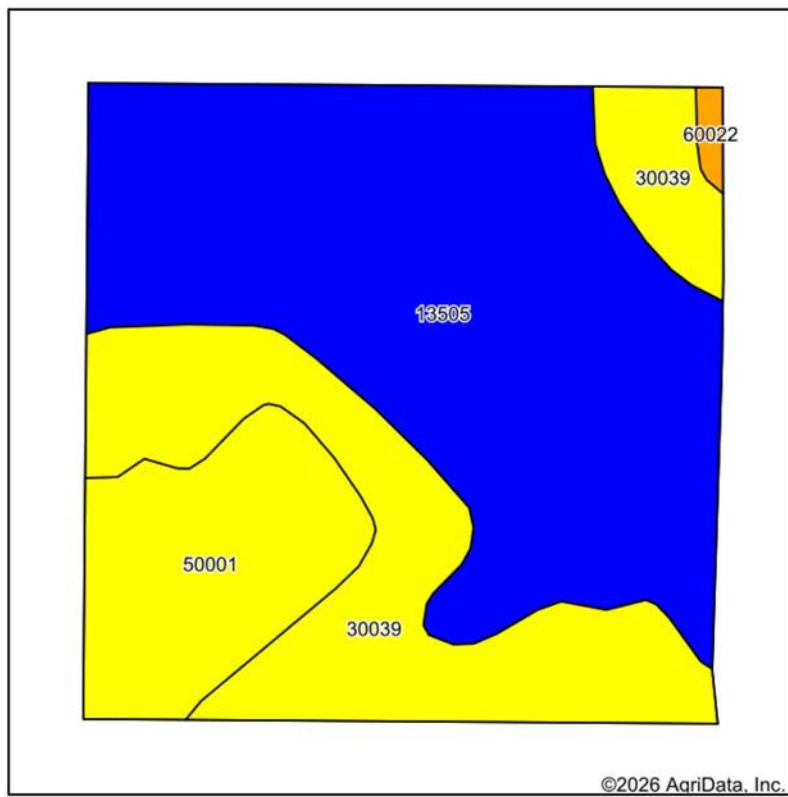


1-61N-10W
Knox County
Missouri

1/11/2026

Boundary Center: 40° 6' 37.27", -91° 57' 9.08"

SOILS MAP



State: **Missouri**
 County: **Knox**
 Location: **1-61N-10W**
 Township: **Jeddo**
 Acres: **37.87**
 Date: **1/11/2026**



Maps Provided By:
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Area Symbol: MO103, Soil Area Version: 27

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
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	21.13	55.8%	Blue	> 6.5ft.	llw	77	67	67	76
30039	Armstrong loam, 9 to 14 percent slopes, eroded	10.74	28.4%	Yellow	> 6.5ft.	lVe	64	64	57	46
50001	Armstrong loam, 5 to 9 percent slopes, eroded	5.77	15.2%	Yellow	> 6.5ft.	lVe	66	66	60	49
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	0.23	0.6%	Orange	> 6.5ft.	llle	61	61	58	51
Weighted Average							2.88	*n 71.5	*n 66	*n 63
*n										*n 63.2

*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

George Cole understands land from every angle — as a hunter, a manager, an owner, and a former business operator who's improved thousands of acres for wildlife and investment. Based in Kirksville, Missouri, he brings a hands-on approach shaped by years of designing food plots, restoring native habitat, managing timber, and building out recreational properties for clients and himself alike.

A former NCAA Division I ski racer, police officer, and small business owner, George thrives on challenge and connection. As a prior owner of a rural property improvement company, he managed more than 20 farms across 4,200 acres, gaining deep experience in property planning, conservation practices, and revenue programs. Today, he puts that knowledge to work helping buyers find the full potential in a piece of ground — and helping sellers showcase it.

Whether it's identifying invasive species, navigating farm contracts, or simply finding the place that feels like home, George brings a practical, trustworthy perspective built on a lifetime of boots in the dirt.



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MidwestLandGroup.com

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