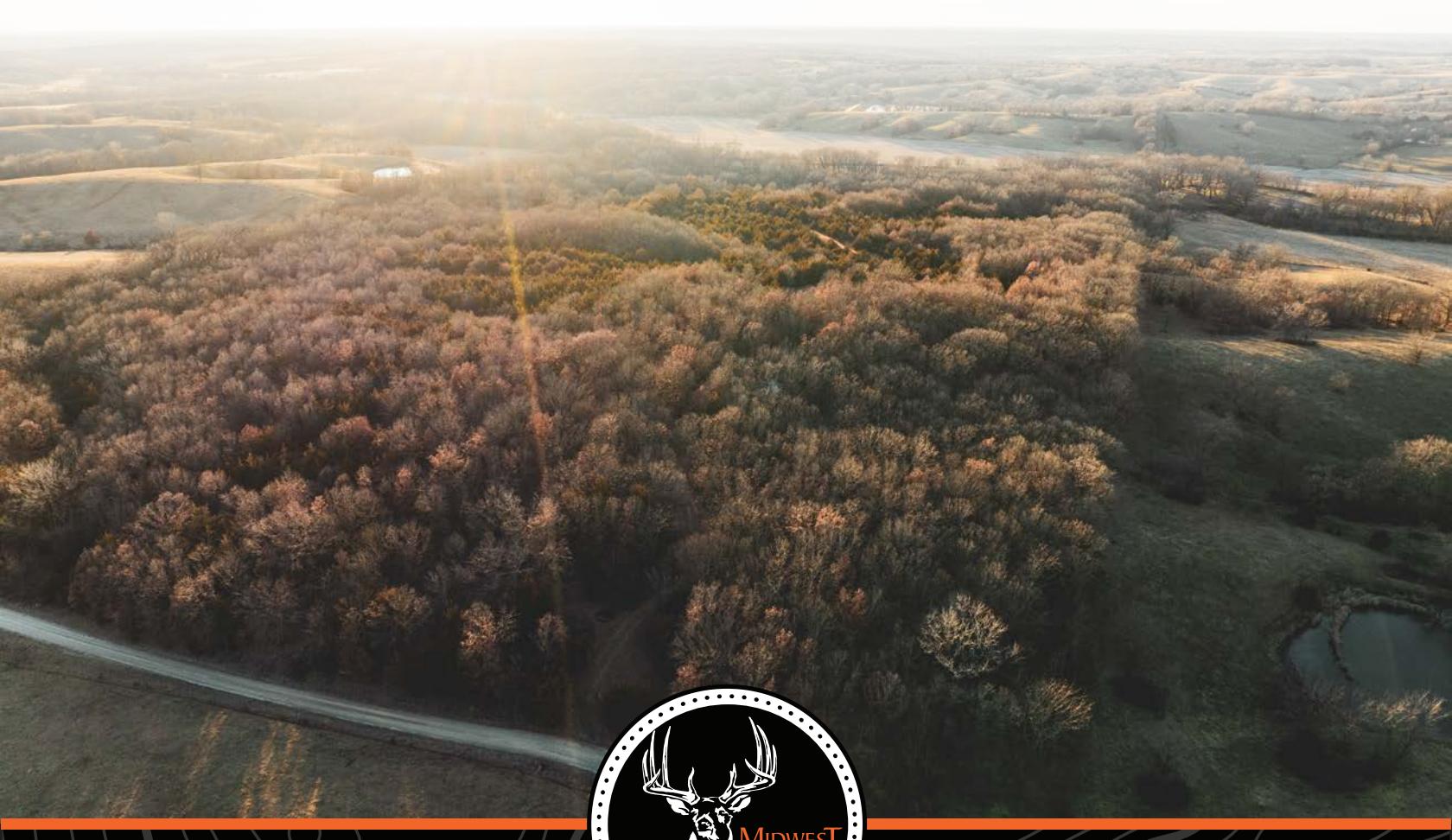


MIDWEST LAND GROUP PRESENTS

75 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SULLIVAN COUNTY RECREATIONAL FARM

This 75 +/- acre property offers an exceptional mix of natural beauty and recreational opportunity, featuring diverse habitat that includes mature hardwood timber, cedar thickets, and native warm-season grasses. A small pond and wet-weather creek enhance the landscape and attract abundant wildlife, while established trails make the property easy to explore year-round. Known for strong whitetail deer and turkey hunting, the land is well-suited for outdoor enthusiasts looking for a private retreat or hunting honey-hole. Deer and turkey numbers are very strong in the area, and trail cam pics show plenty of great bucks. A small cabin/shack provides a functional

basecamp, with electricity available at the road and rural water nearby for future improvements.

Access is easy via a well-maintained, all-season gravel road, and the property is conveniently located just 6.4 miles from Milan, Missouri, with Kirksville and Trenton both within a short drive. Mineral rights are intact and will transfer with the sale. This property represents an outstanding value for a recreational tract, weekend getaway, or long-term land investment in northern Missouri. Call Drew Yarkosky at (816) 599-3647 for more details or to schedule a showing today.



PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **75**

- 75 +/- total acres
- Diverse habitat
- Hardwood timber
- Cedar thickets
- Native warm-season grasses
- Small pond
- Wet-weather creek
- Established trails
- Whitetail deer and turkey hunting
- Small cabin/shack
- Electricity at the road
- Rural water nearby
- Well-maintained, year-round gravel road
- Mineral rights intact and transfer
- No active farm leases or tenants' rights are currently in place
- 2024 taxes: \$88.59
- 6.4 miles from Milan, MO
- 33 miles from Kirksville, MO
- 34 miles from Trenton, MO

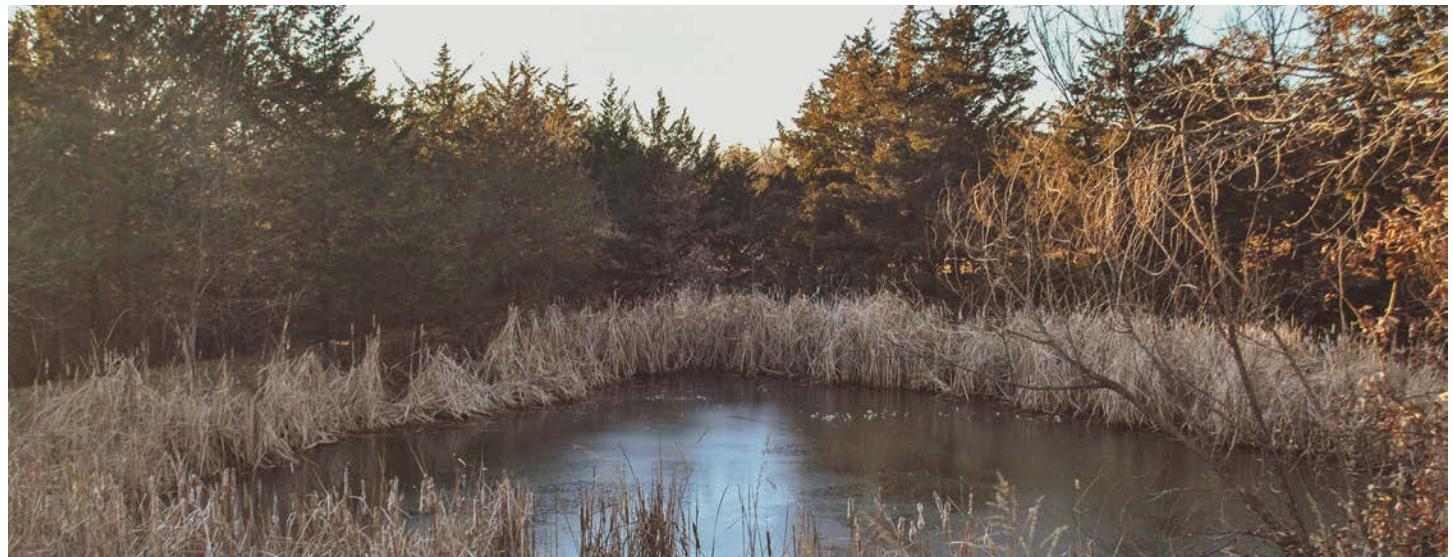


DIVERSE HABITAT

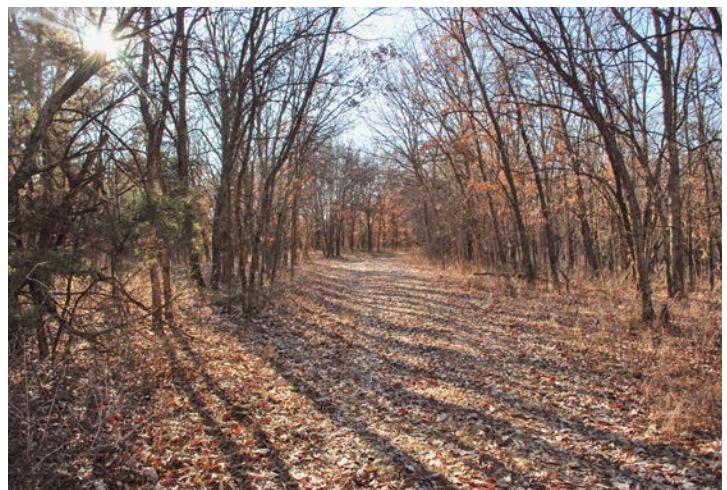
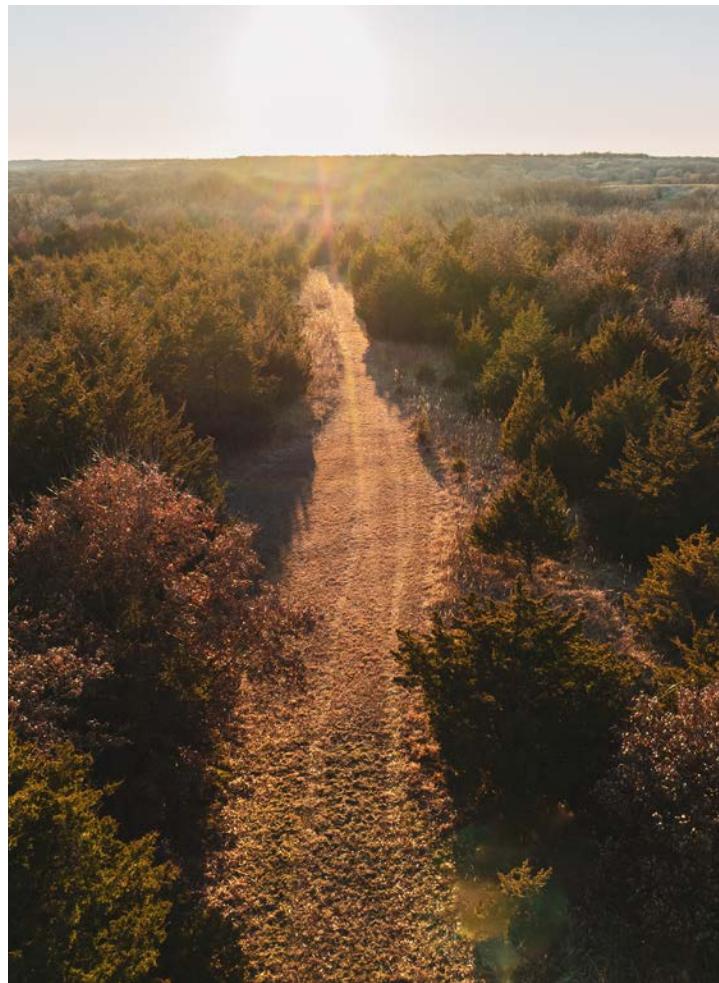
This 75 +/- acre property offers an exceptional mix of natural beauty and recreational opportunity, featuring diverse habitat that includes mature hardwood timber, cedar thickets, and native warm-season grasses.



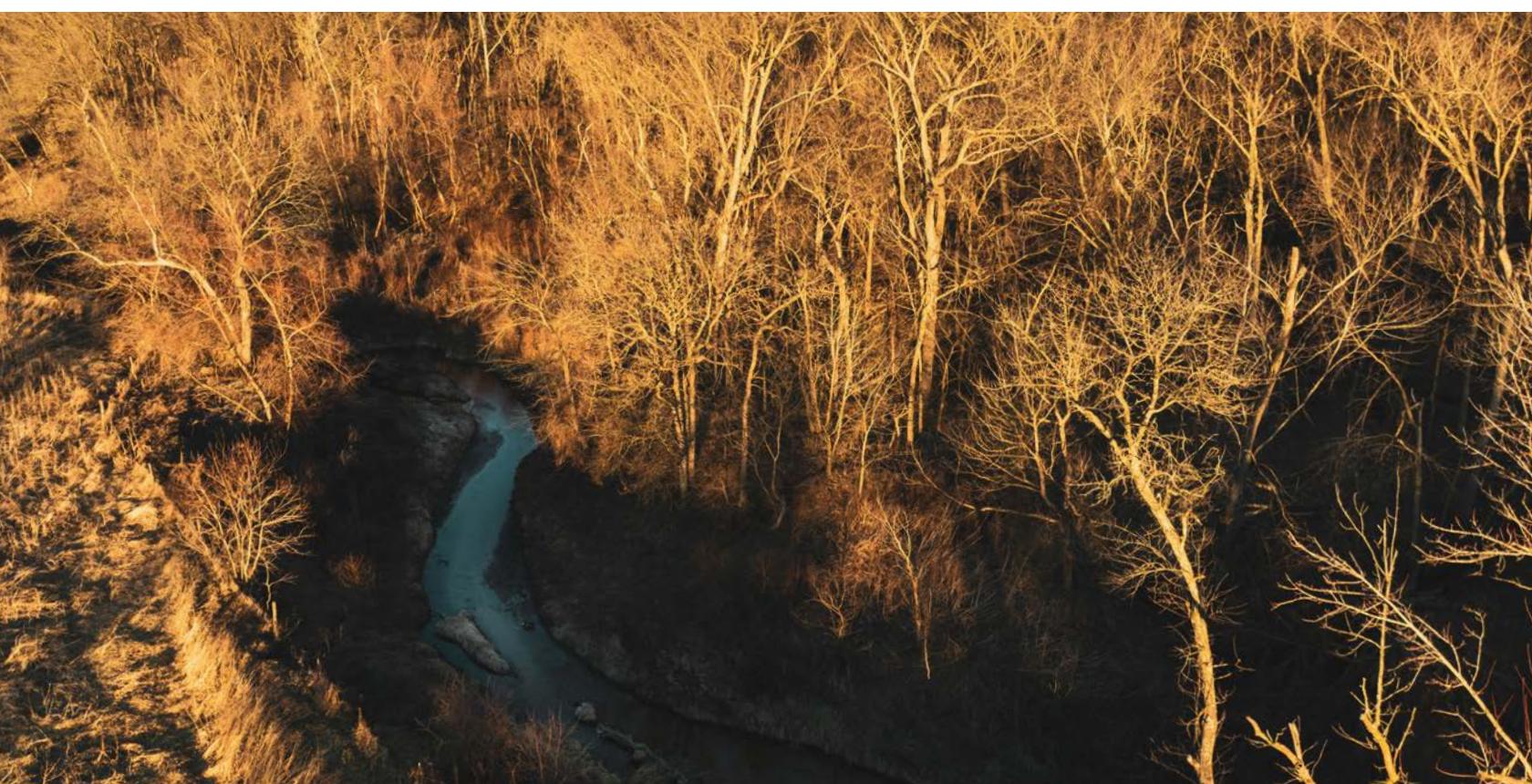
SMALL POND



ESTABLISHED TRAILS



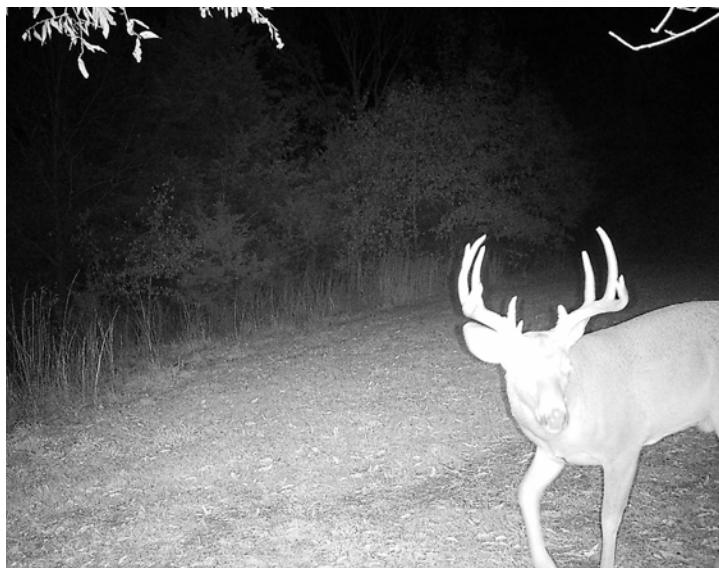
WET-WEATHER CREEK



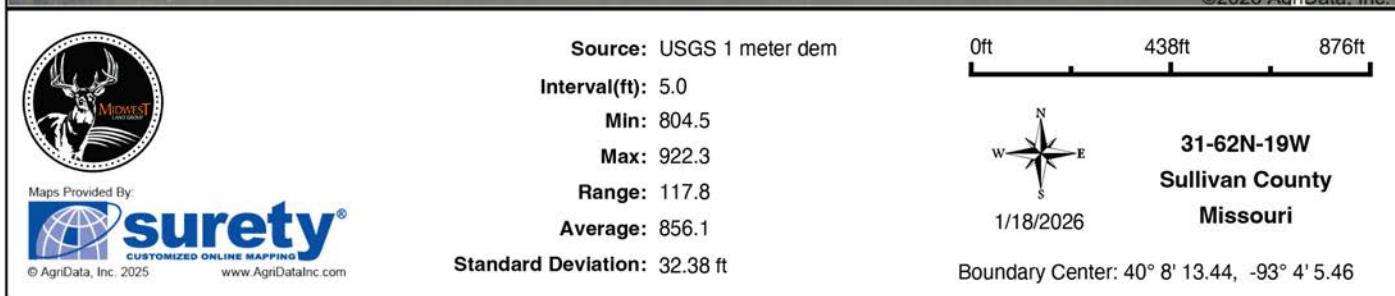
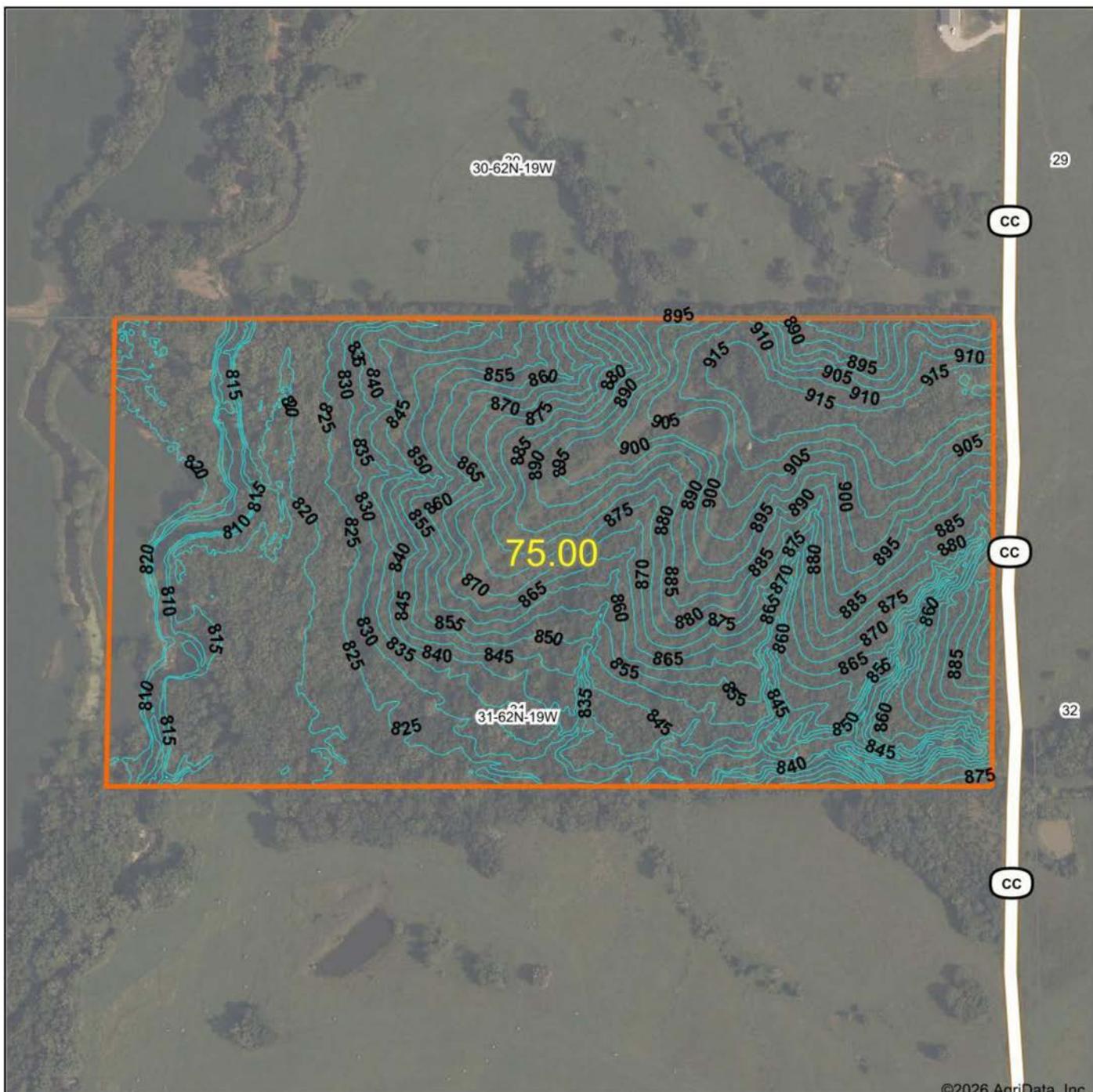
DEER SIGN



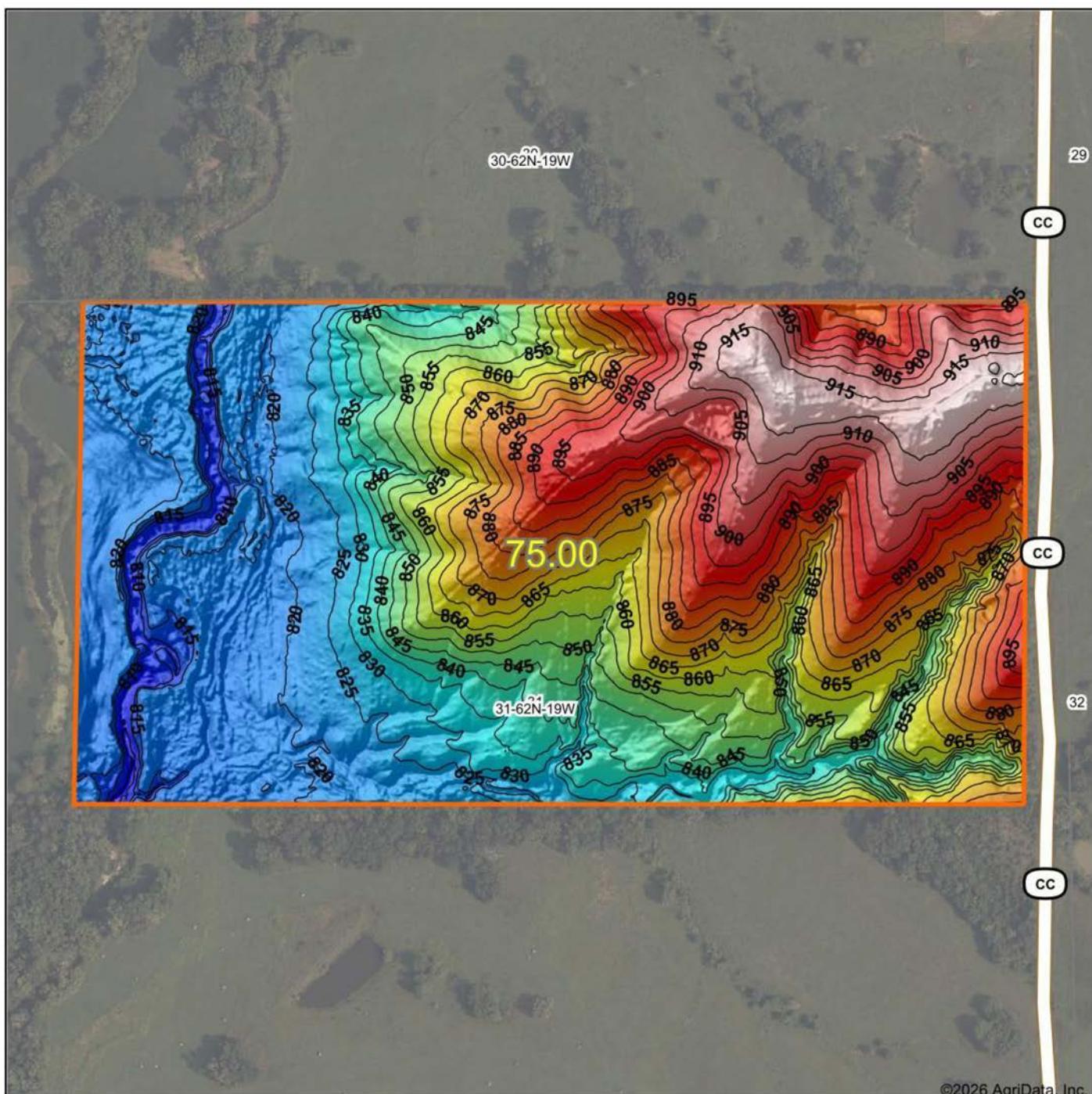
TRAIL CAM PICTURES



TOPOGRAPHY MAP



HILLSHADE MAP



Low Elevation High



Source: USGS 1 meter dem

0ft 408ft 815ft

Interval(ft): 5

Min: 804.5

Max: 922.3

Range: 117.8

Average: 856.1

Standard Deviation: 32.38 ft



31-62N-19W
Sullivan County
Missouri

1/18/2026 Boundary Center: 40° 8' 13.44, -93° 4' 5.46

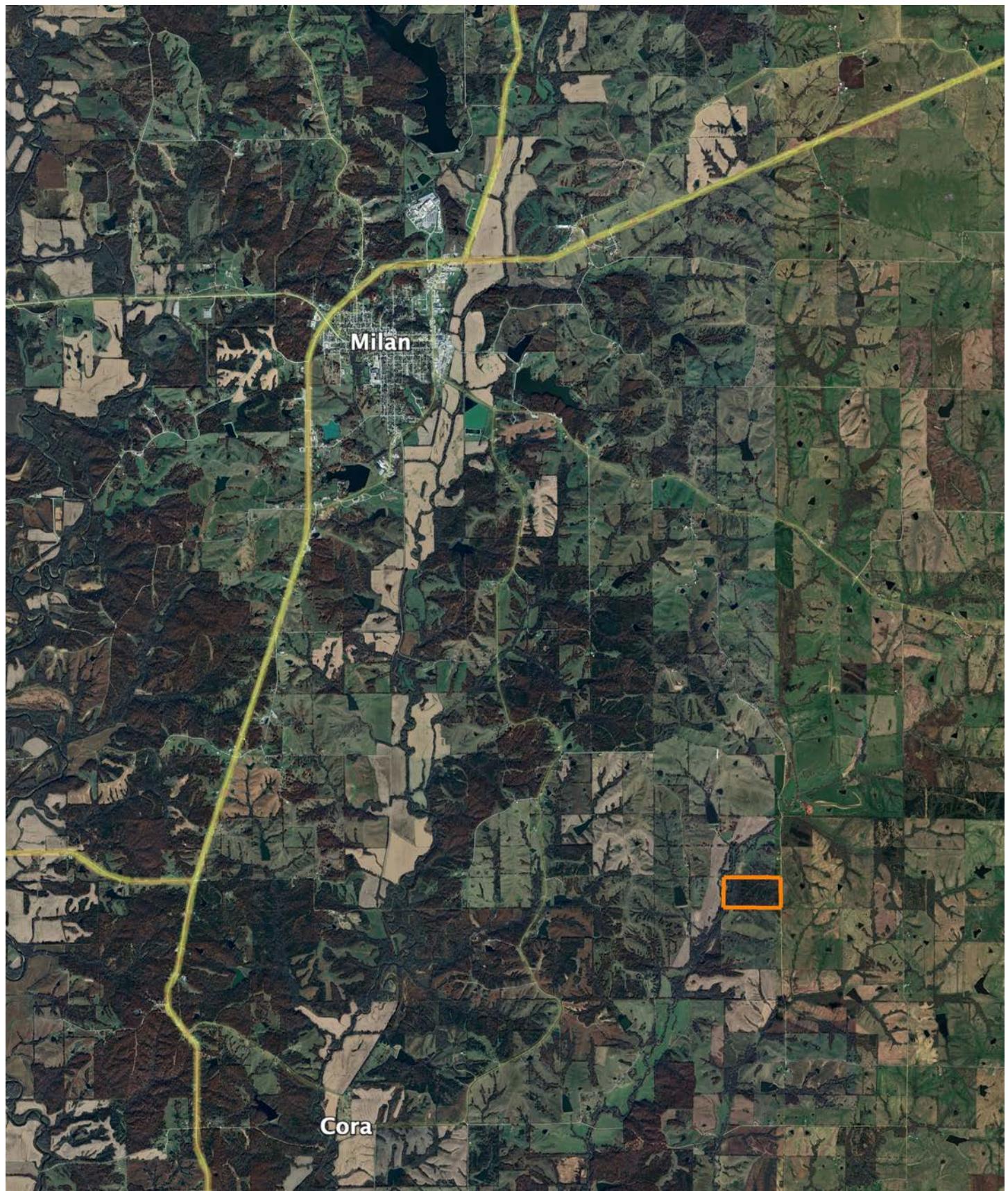


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
www.AgniDataInc.com

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OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

816.599.3647

DYarkosky@MidwestLandGroup.com



MidwestLandGroup.com

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