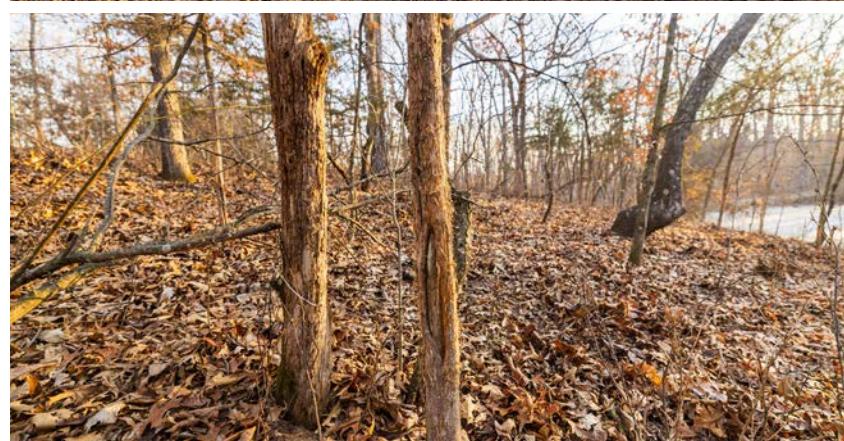


MIDWEST LAND GROUP PRESENTS



CHARITON COUNTY, MO

79 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

79 +/- ACRES - TIMBER & WILDLIFE HAVEN

Tucked away in a quiet, private setting, this all-timbered hunting tract offers a true retreat for the dedicated outdoorsman. Mature white oaks and hickories dominate the landscape, creating a classic hardwood forest that is both visually stunning and highly productive. An abundance of mast supports a thriving wildlife population, with numerous buck rubs scattered throughout the timber - clear evidence of consistent and established deer activity.

Turkey presence is equally impressive, with frequent sign and regular sightings across the property. Two ponds provide a dependable water source for wildlife while

enhancing the tract's overall recreational appeal. A natural ditch winds through the land, adding terrain diversity and serving as a natural travel corridor for game.

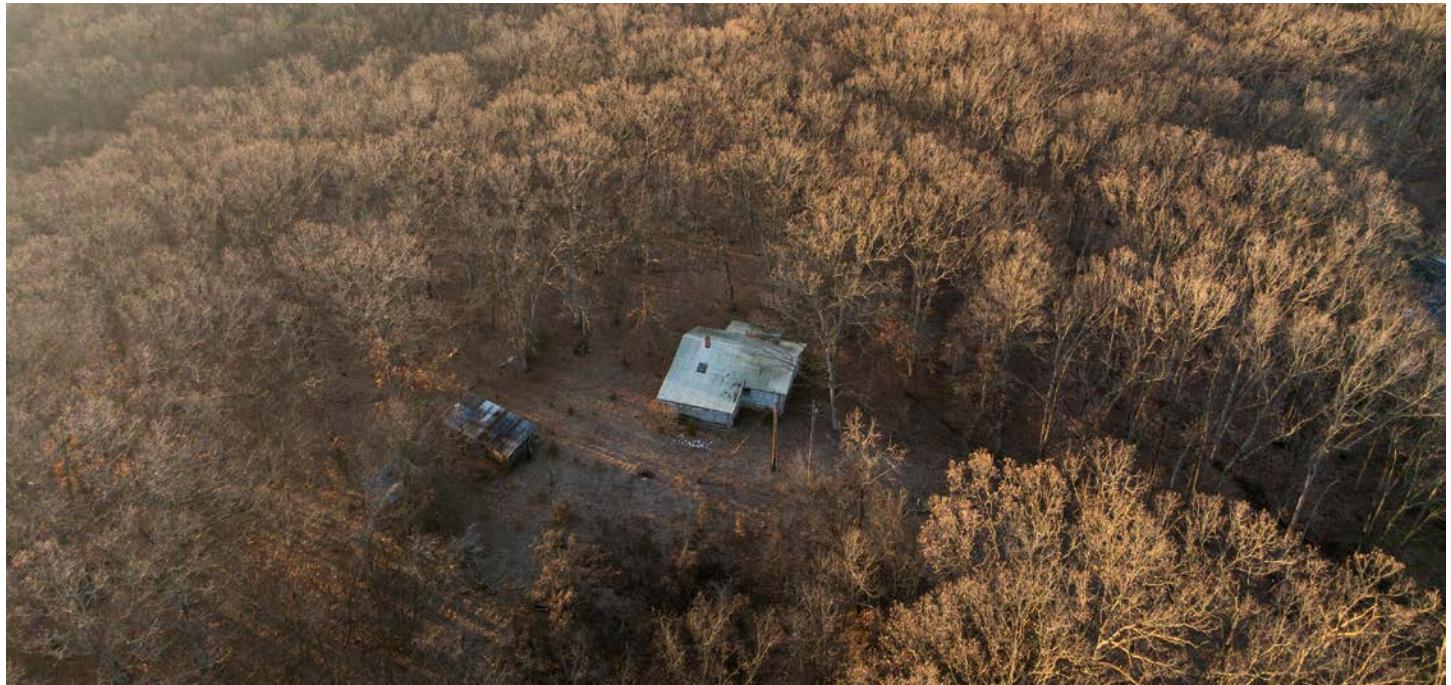
A secluded trapper-style cabin further enhances the property's appeal. Rustic in nature, the cabin offers a solid foundation for a customized hunting camp or weekend getaway, with the potential to reconnect water and electricity already located on the property. With quality timber, proven wildlife activity, diverse natural features, and exceptional seclusion, this tract presents a rare opportunity for recreational enjoyment and long-term investment value.



PROPERTY FEATURES

COUNTY: **CHARITON** | STATE: **MISSOURI** | ACRES: **79**

- 79 +/- acres
- White oak and hickory timber
- Trapper-style cabin
- 2 ponds
- Utilities available
- 2 gated entrances
- State Highway O frontage
- 16 miles to Marceline
- 11 miles to Keytesville
- 5 minutes from Lake Nehai



PROVEN WILDLIFE ACTIVITY



TRAPPER-STYLE CABIN

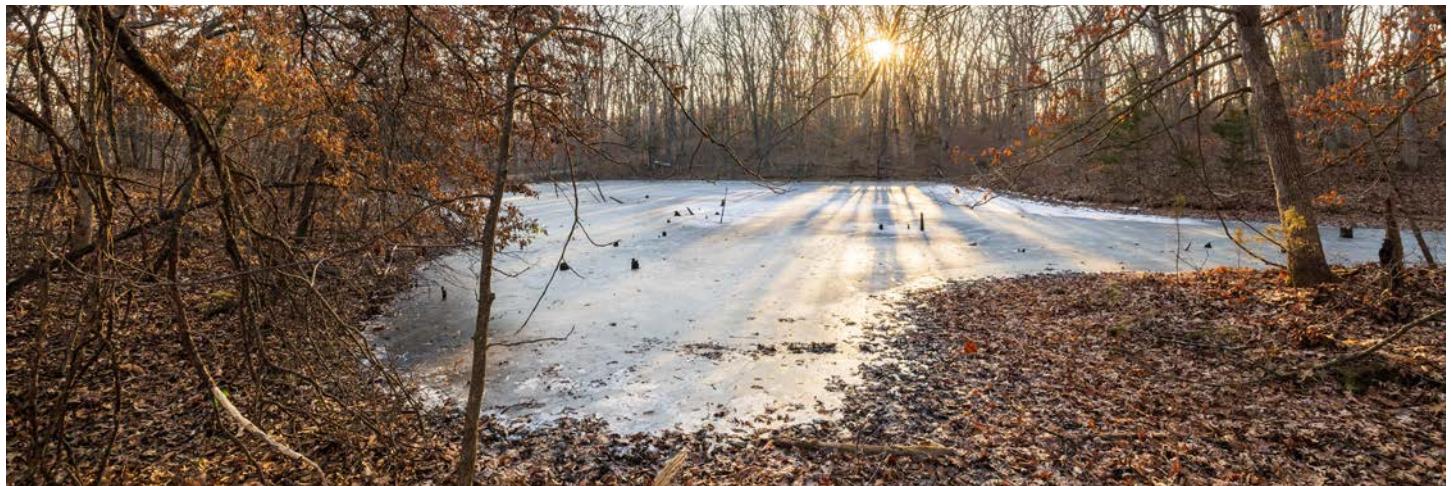
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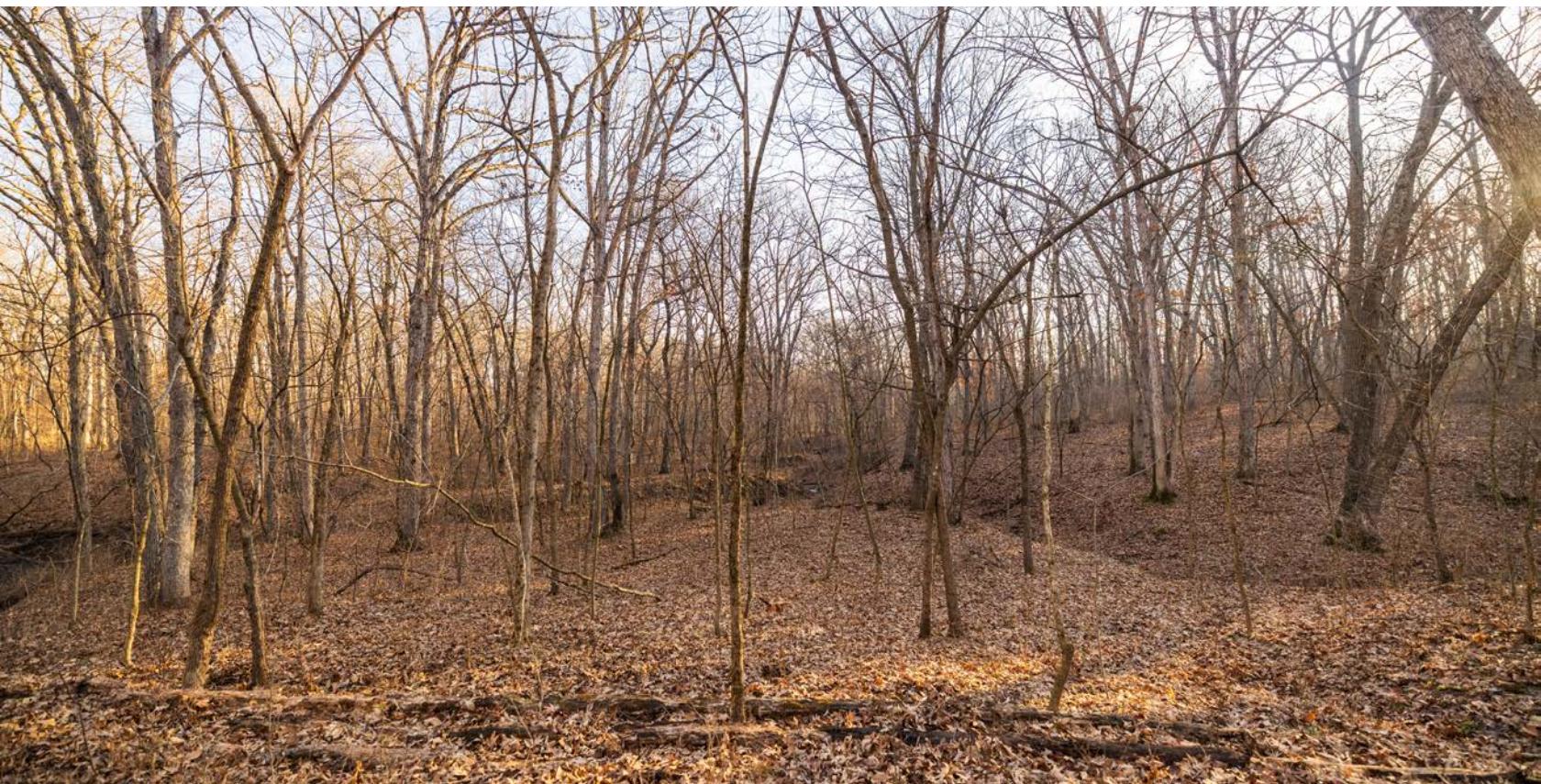
STATE HIGHWAY O FRONTAGE



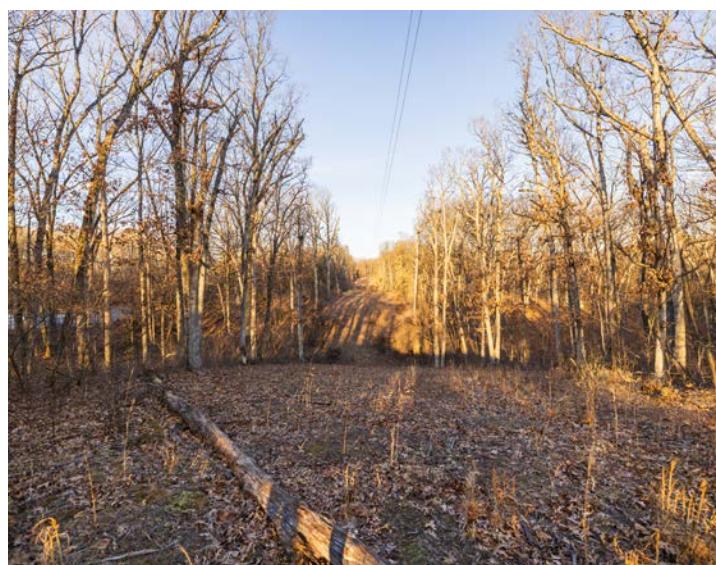
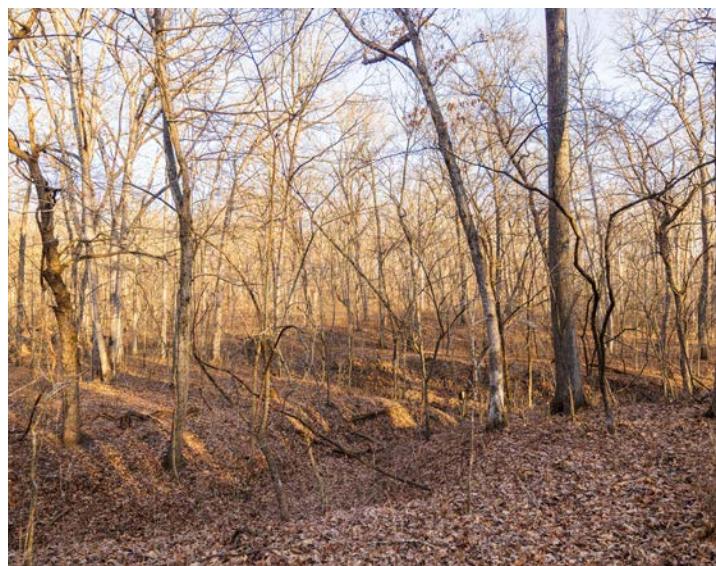
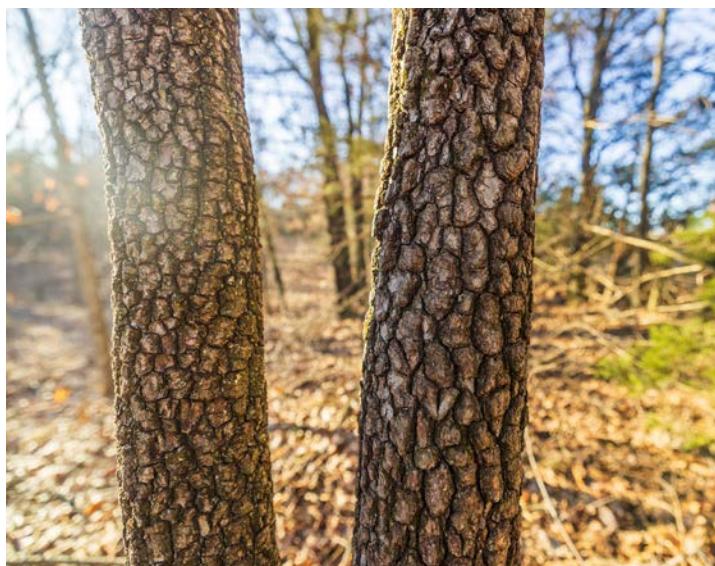
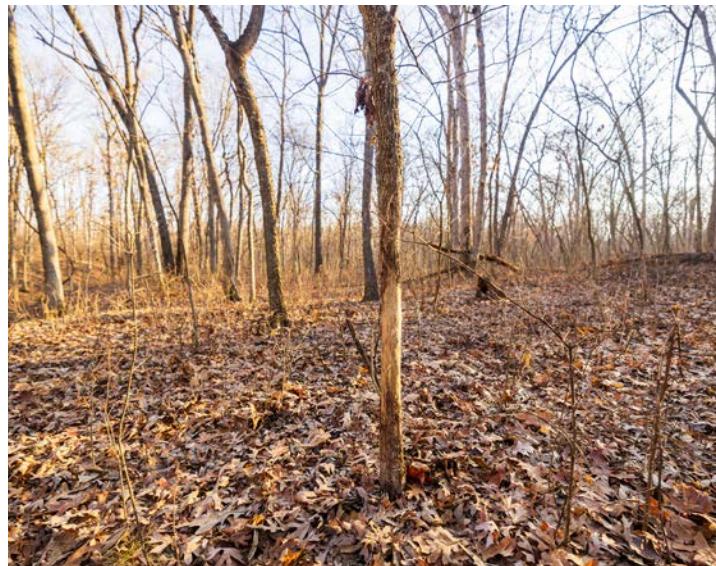
2 PONDS



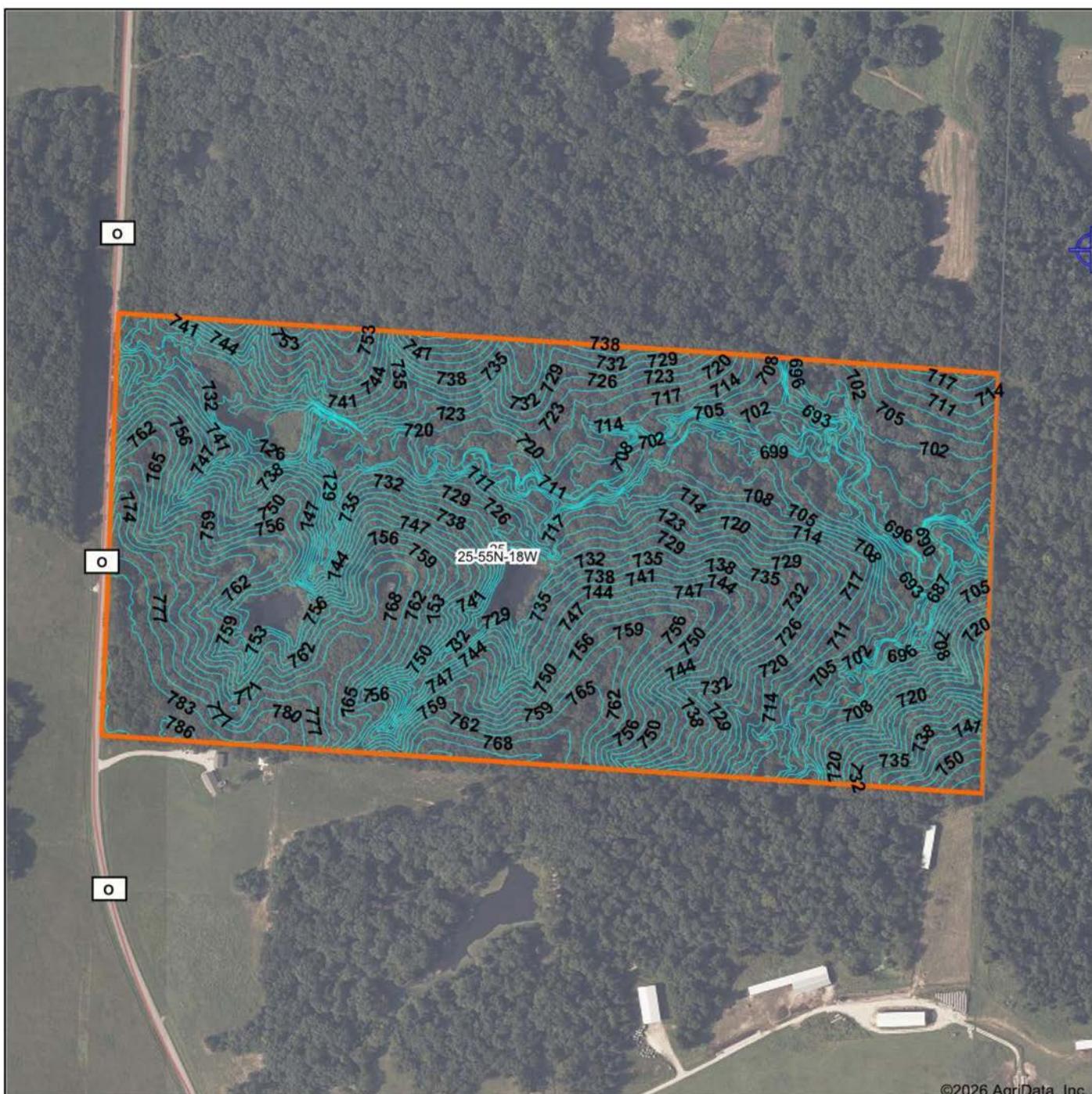
WHITE OAK AND HICKORY TIMBER



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2025

www.AgroDataInc.com

Source: USGS 1 meter dem

0ft 459ft 918ft

Interval(ft): 3.0

Min: 682.7

Max: 786.6

Range: 103.9

Average: 735.0

Standard Deviation: 24.84 ft

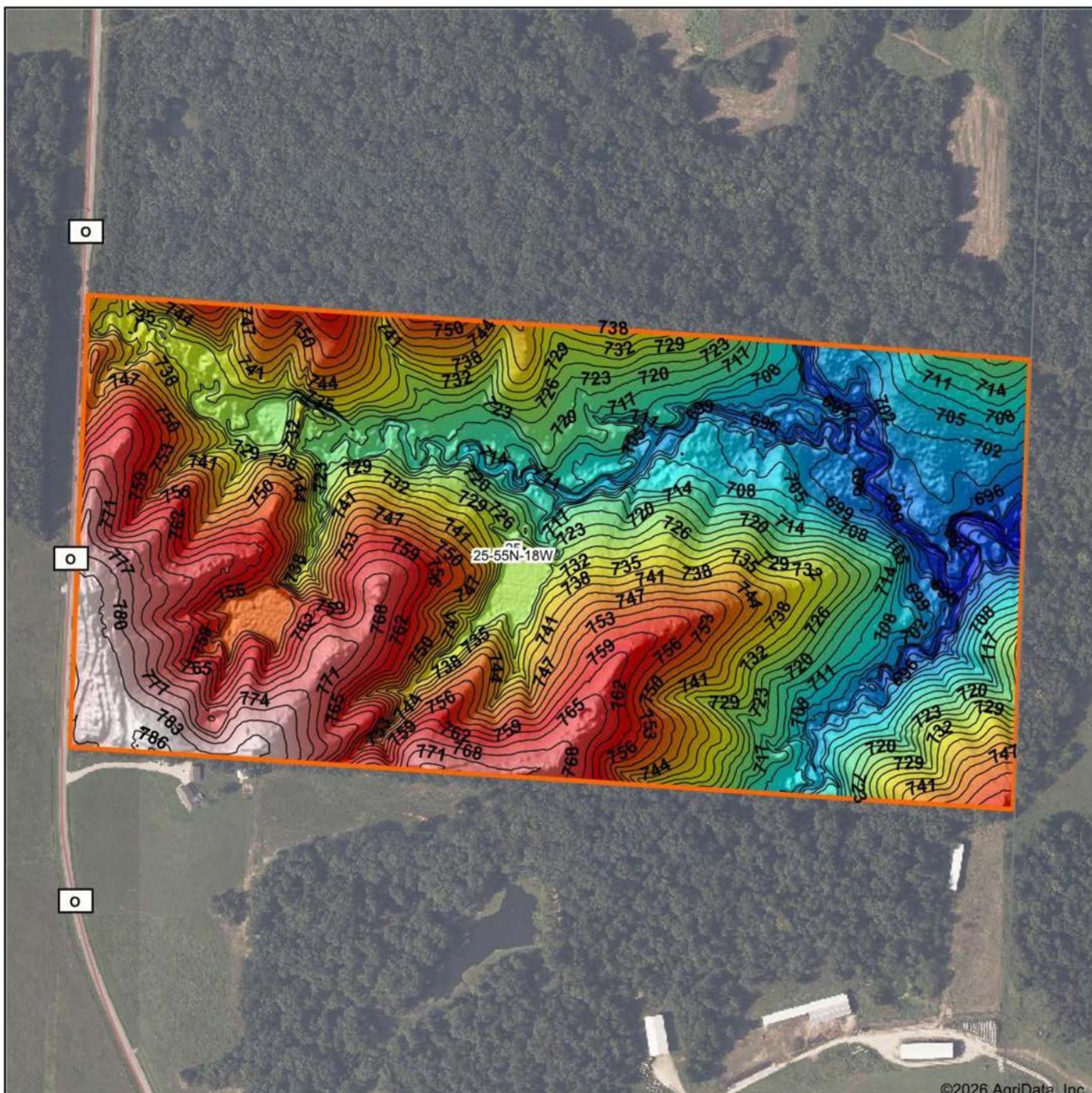


25-55N-18W
Chariton County
Missouri

2/9/2026

Boundary Center: 39° 32' 31.87", -92° 52' 16.16"

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety®
CUSTOMIZED ONLINE MAPPING
www.AgniDataInc.com

Source: USGS 1 meter dem

0ft

429ft

858ft

Interval(ft): 3

Min: 682.7

Max: 786.6

Range: 103.9

Average: 735.0

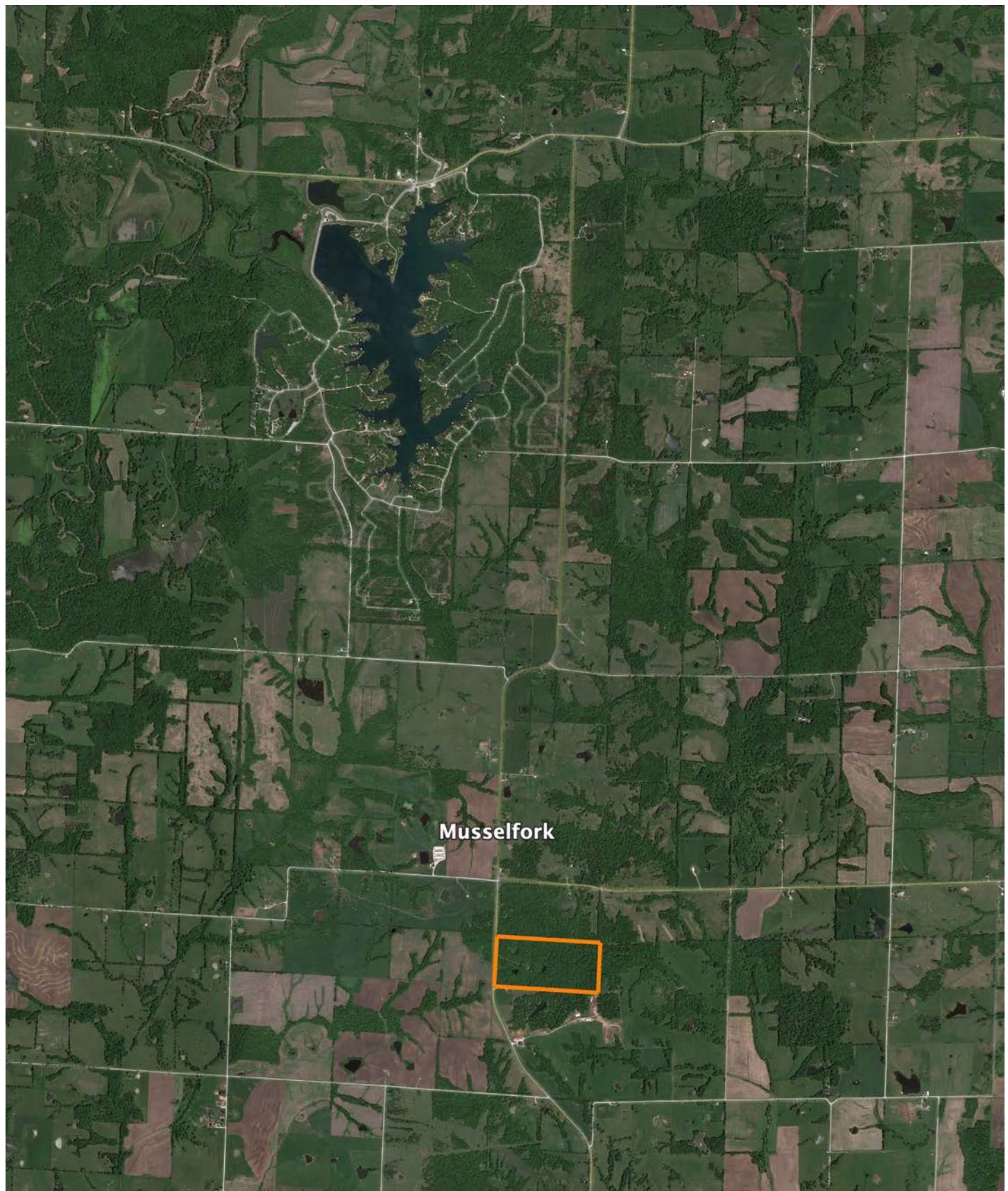
Standard Deviation: 24.84 ft



25-55N-18W
Chariton County
Missouri
2/9/2026

Boundary Center: 39° 32' 31.87", -92° 52' 16.16"

OVERVIEW MAP



AGENT CONTACT

Gunnar Carpenter is a Missouri native whose roots in Kearney have shaped both his work ethic and his lifelong connection to the land. Growing up hunting family property in northern Missouri gave him an early appreciation for what rural land represents, both as an investment and as a legacy worth protecting.

Gunnar attended Northwest Missouri State University, where he earned a degree in criminology and played college football. That experience instilled discipline, accountability, and a team-first mindset that carries over into how he serves his clients today. His passion for land took hold at a young age after harvesting his first archery deer at just 10 years old, sparking a lifelong interest in bowhunting and hands-on land management. Today, he remains deeply involved in improving habitat through food plots, timber improvement, and prescribed burns, often working alongside his father, who taught him the importance of responsible land stewardship.

Before transitioning into land sales, Gunnar spent 3.5 years on Midwest Land Group's internal sales team, where he worked closely with dozens of agents across many regions. That experience allowed him to learn the rural real estate business from the inside out and be part of successful transactions from start to finish. He also brings a sharp eye for property potential, frequently analyzing mapping data and management strategies to help landowners maximize value.

Known for his personable approach and "burn the ships" mentality, Gunnar treats every transaction as if it were his own. When you're ready to buy or sell land in Missouri, Gunnar is the agent you call for honest guidance, steady support, and a results-driven approach focused on your goals.



GUNNAR CARPENTER,
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