

MIDWEST LAND GROUP PRESENTS

134 ACRES IN

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# GRUNDY COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 134 +/- ACRES OF VERSATILE OPPORTUNITY: THE ULTIMATE MULTI-USE TRACT

Whether you are looking to expand your cattle portfolio, enjoy premier hunting, or invest in a rural retreat, this 134 +/- acre property in Grundy County, Missouri, offers the perfect blend of utility and natural beauty. This is a rare find where high-quality pasture meets prime wildlife habitat with an exceptional ROI.

With several income streams established, including 40.52 acres of CRP, a current pasture lease, and a

hunting lease, this is truly a versatile property. Timber and brush areas provide cover for wildlife, while 4 distinct ponds create excellent water sources.

Properties of this size, as functional with this sort of potential, don't hit the market often. This tract offers the perfect trifecta of income, recreational enjoyment, and long-term land appreciation. Call to schedule your tour today.

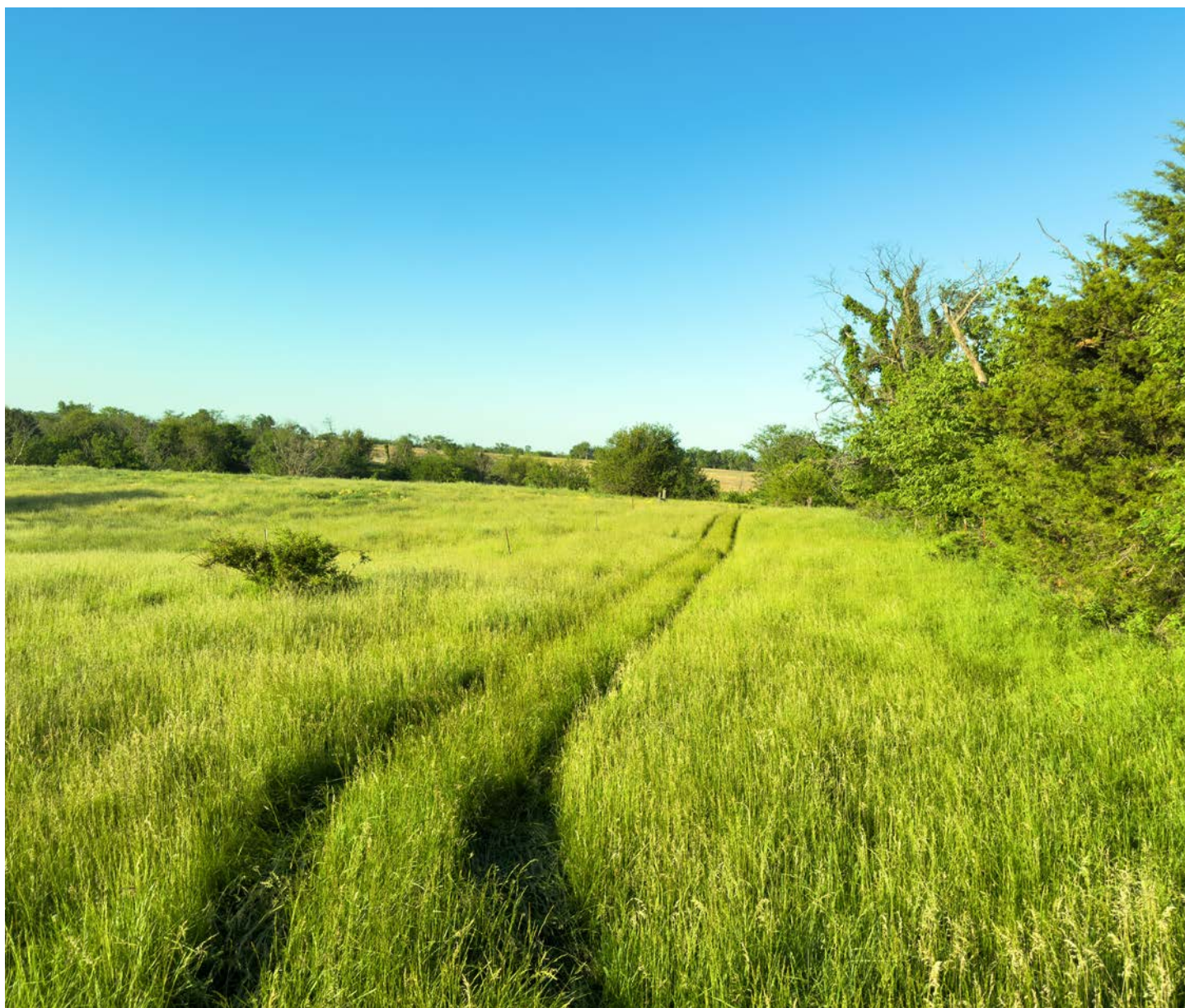


# PROPERTY FEATURES

COUNTY: **GRUNDY** | STATE: **MISSOURI** | ACRES: **134**

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- 40.52 acres of CRP - expires 9/2031 (\$5,491/year)
- 4 established ponds
- Timber and brush areas
- Current pasture lease with ag buildings and feed lot (\$8,000/year)
- 60'x60' metal storage building with gravel floor
- Hunting lease \$3500/year
- Paved road frontage
- 20 minutes from Princeton, MO
- 30 minutes from Trenton, MO
- 2 hours to Kansas City
- Electric, fiber optic internet, and rural water available at roadway
- Feed lot includes fenced in area with feed storage silo and ability to mechanically load feed troughs



# FEED LOT INFRASTRUCTURE

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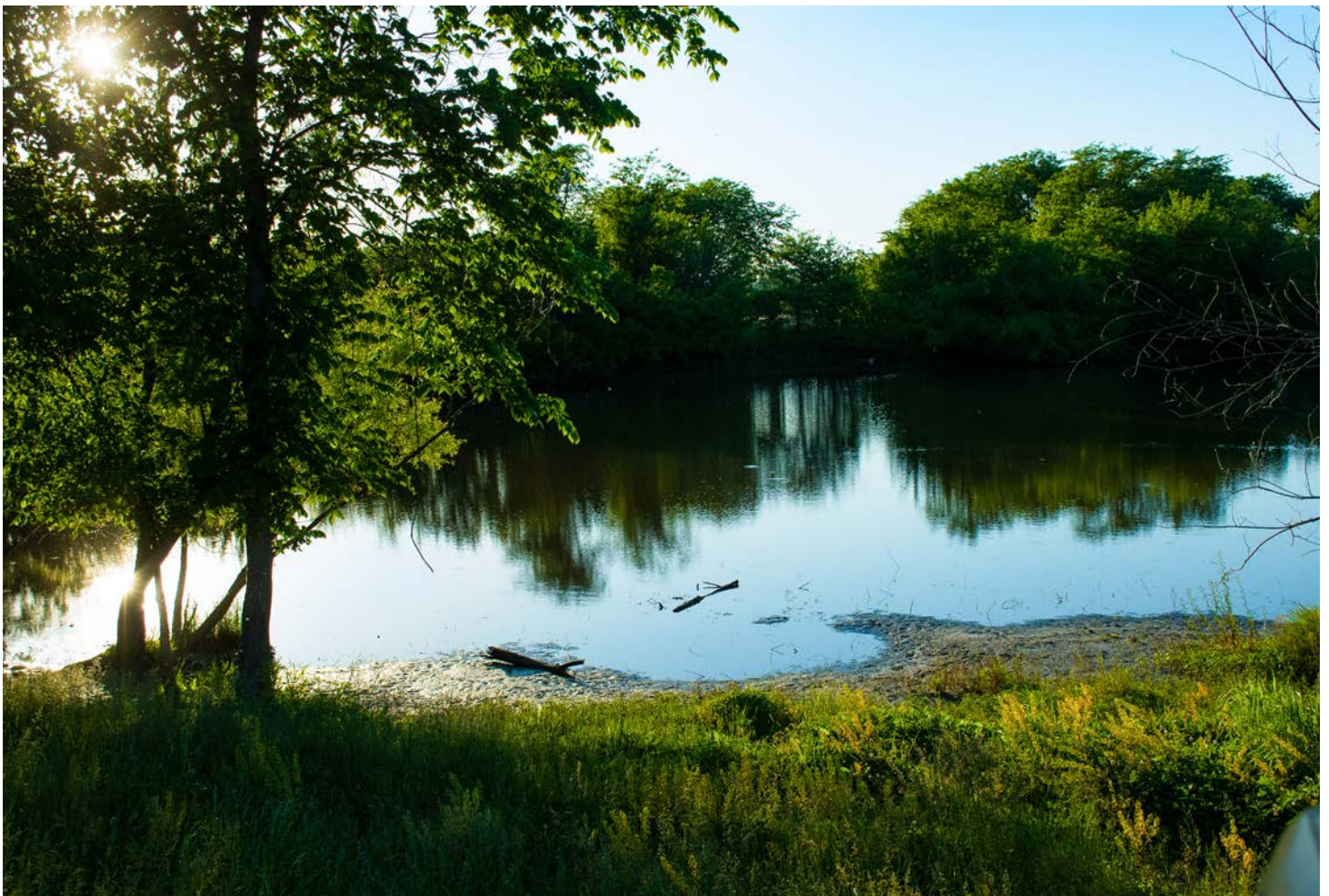
## 40.52 ACRES OF CRP

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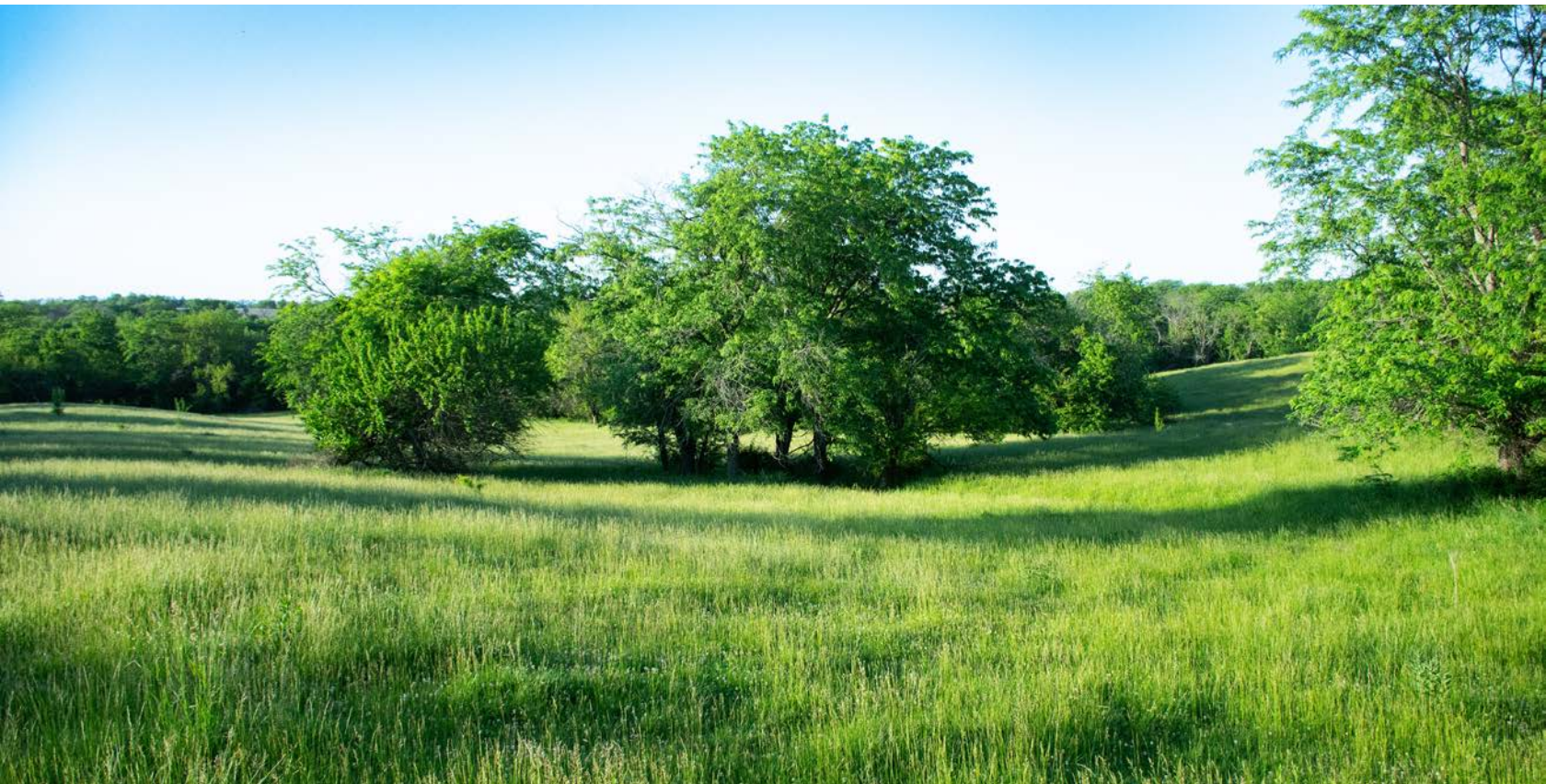
## 4 ESTABLISHED PONDS

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# CURRENT PASTURE LEASE

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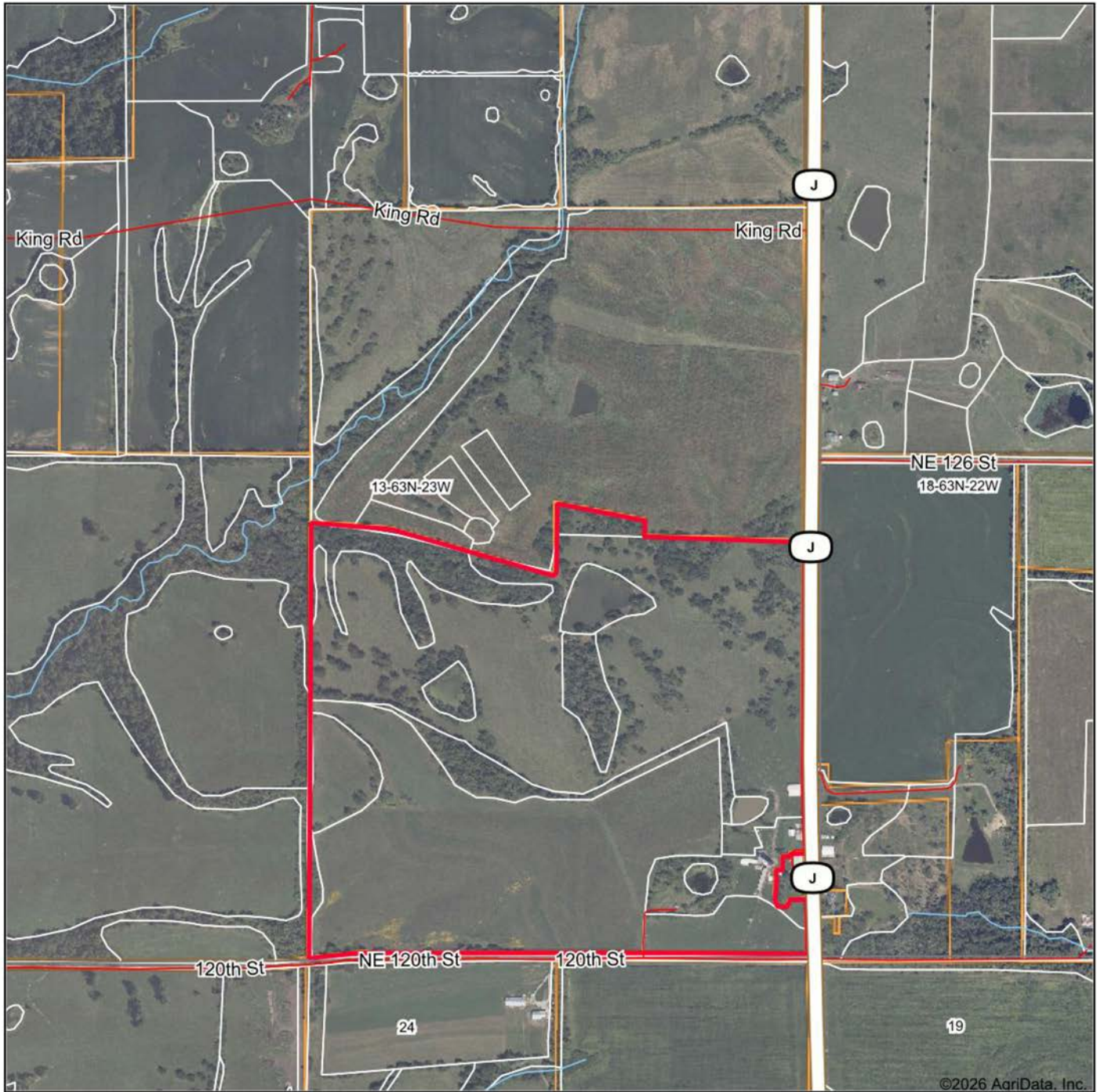


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 40° 15' 15.37, -93° 25' 41.22



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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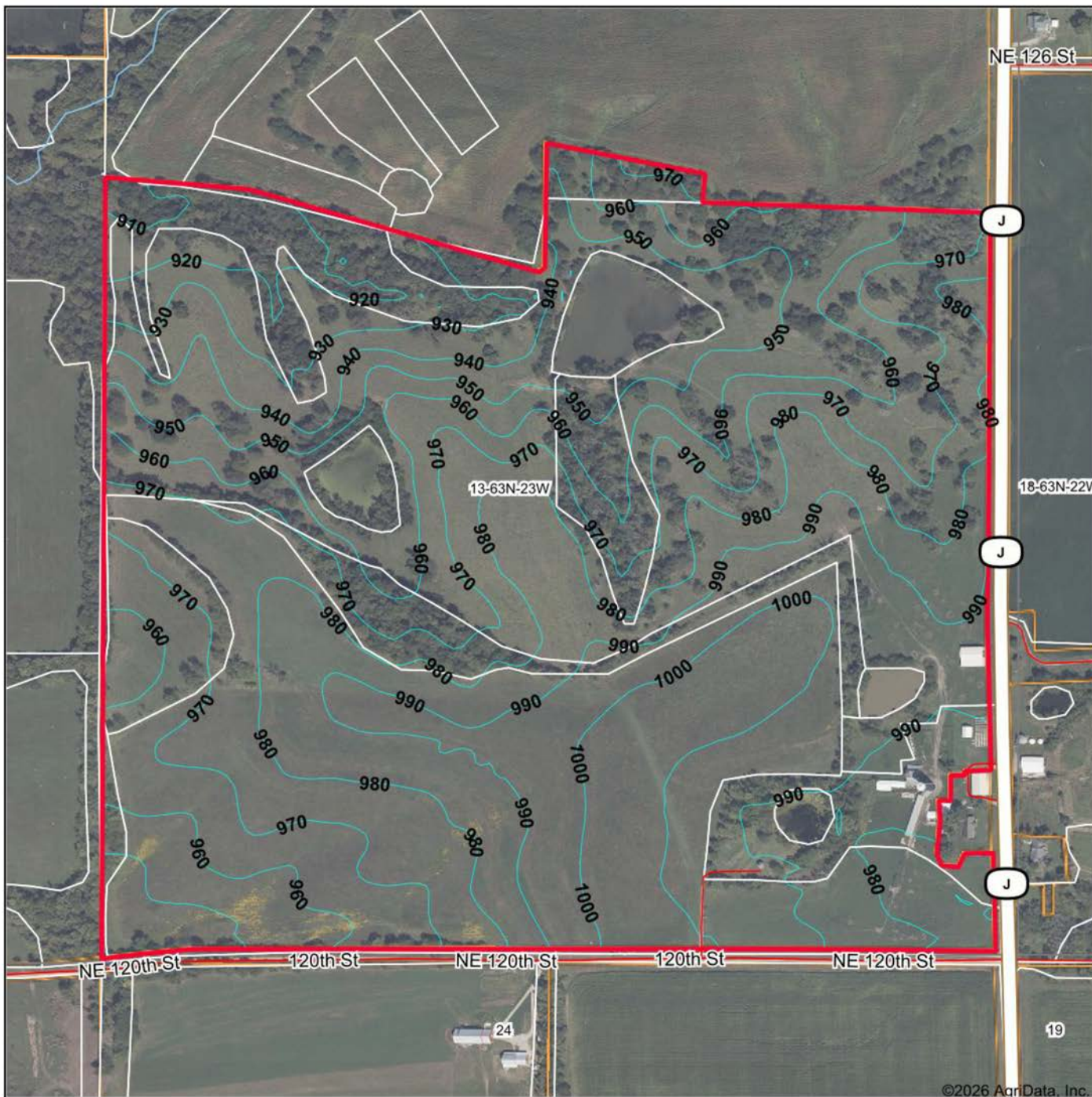
**13-63N-23W**  
**Grundy County**  
**Missouri**



2/3/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

# TOPOGRAPHY MAP



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
 Interval(ft): 10.0  
 Min: 903.7  
 Max: 1,003.7  
 Range: 100.0  
 Average: 969.3  
 Standard Deviation: 22.21 ft

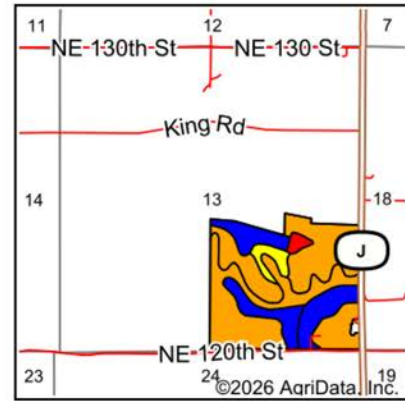
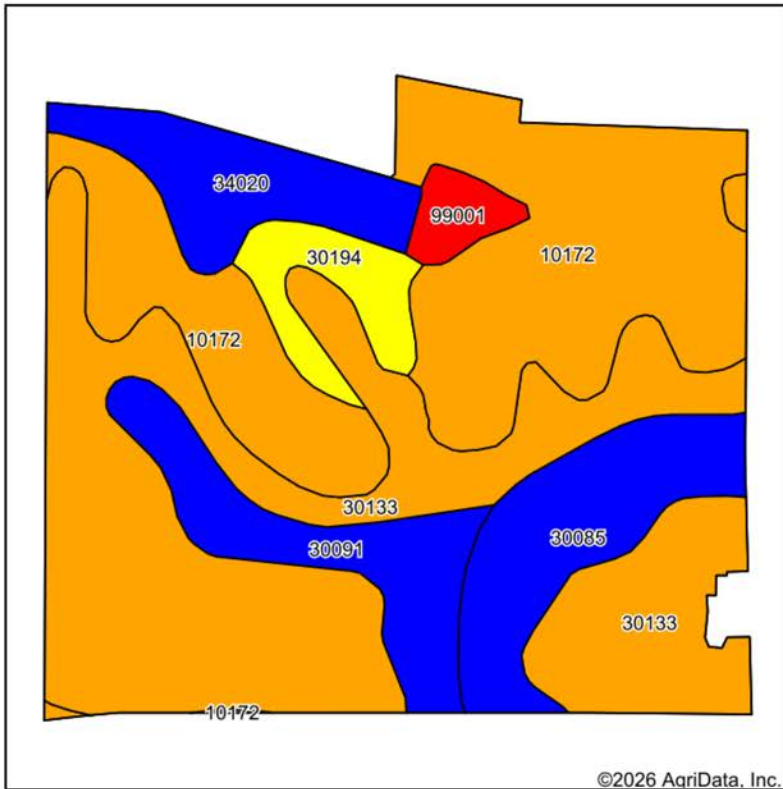


2/3/2026

**13-63N-23W**  
**Grundy County**  
**Missouri**

Boundary Center: 40° 15' 15.37, -93° 25' 41.22

# SOILS MAP



State: **Missouri**  
 County: **Grundy**  
 Location: **13-63N-23W**  
 Township: **Myers**  
 Acres: **131.9**  
 Date: **2/3/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: MO079, Soil Area Version: 29

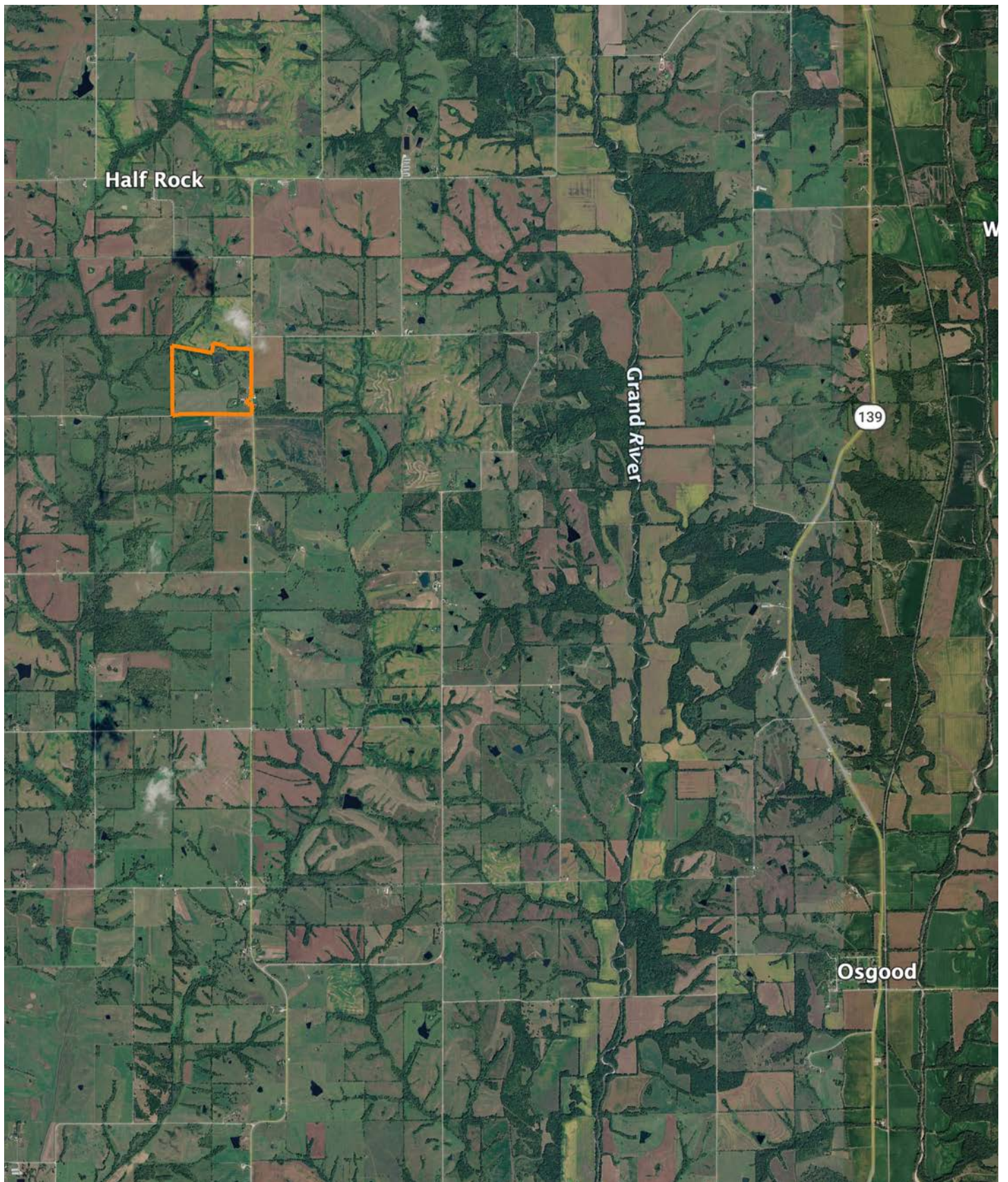
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	52.23	39.6%		> 6.5ft.	IIIe	59	59	47
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	39.87	30.2%		> 6.5ft.	IIIe	70	70	54
30085	Grundy silt loam, 2 to 5 percent slopes	12.28	9.3%		> 6.5ft.	Ile	74	74	64
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	10.66	8.1%		> 6.5ft.	Ile	74	74	65
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	9.13	6.9%		> 6.5ft.	Ilw	78	78	59
30194	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	5.39	4.1%		> 6.5ft.	IVe	66	66	49
99001	Water	2.34	1.8%		> 6.5ft.	VIII			
<b>Weighted Average</b>						<b>2.89</b>	<b>*n 65.5</b>	<b>*n 65.5</b>	<b>*n 52.2</b>

\*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.



**GEORGE COLE,**

LAND AGENT

**660.357.0907**

GCole@MidwestLandGroup.com



**MidwestLandGroup.com**

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