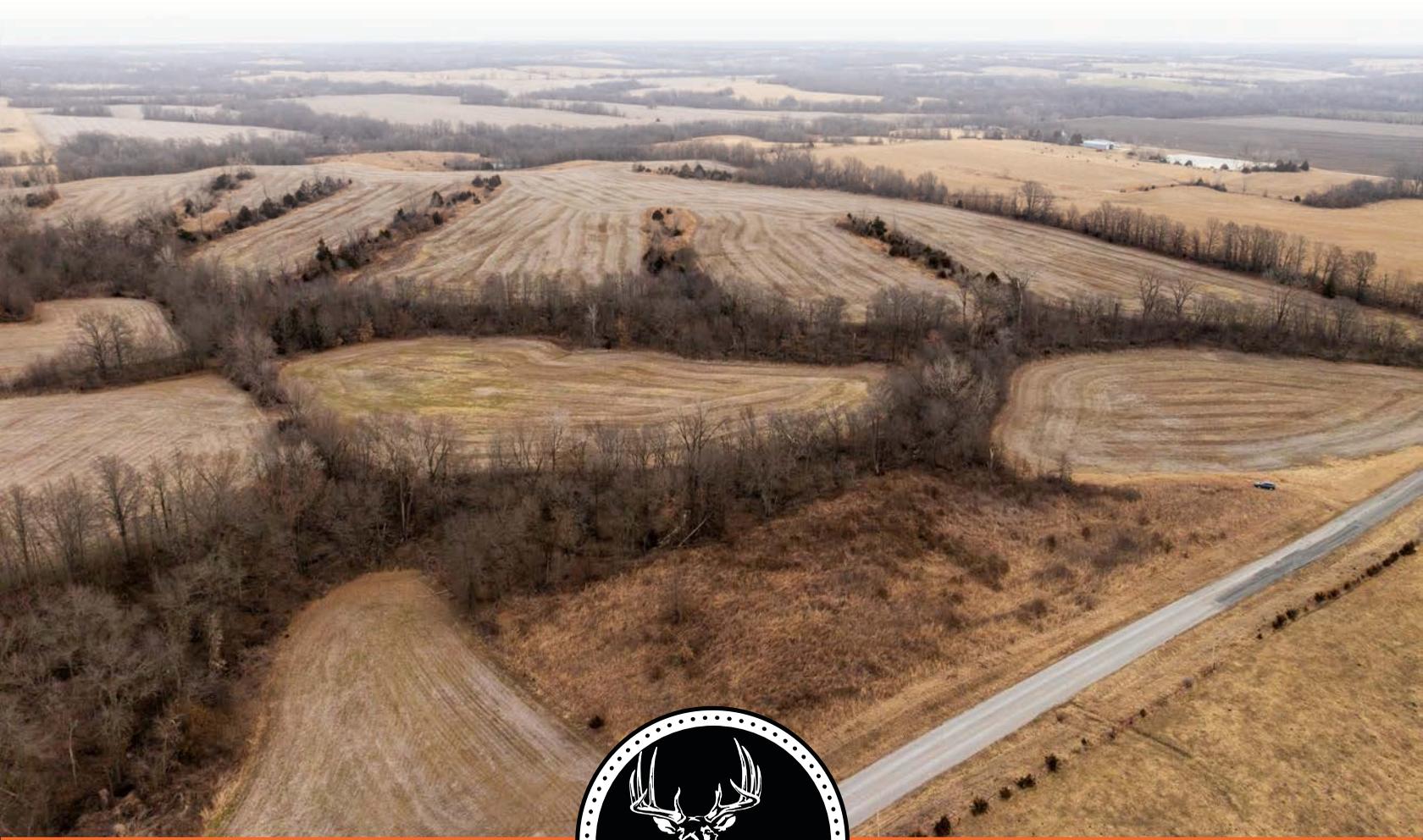


MIDWEST LAND GROUP PRESENTS

140 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

140 +/- ACRE NORTH MISSOURI FARM WITH TILLABLE INCOME AND GREAT HUNTING

Here's your chance to own a slice of heaven right on the Sullivan and Linn County line! This 140 +/- acre property is located off blacktop Highway MM just west of Browning, Missouri. An amazing area known for big bucks! It consists of a great mix of tillable ground, CRP cover, food plots, and wooded fingers. This farm has proven big buck history with years of trail camera photos! Plus, it has income!

Access to the farm is ideal with blacktop road frontage on the south end and a dead-end gravel road to the west. Perfect for sneaking in and out of hunting spots with different wind directions. The topography and views across the farm are amazing! There are several paths that allow great access throughout the property, which is a major key. One path leads to a beautiful pond surrounded by CRP and hardwood cover. Also, there are a couple of hidden fields that allow for an incredible

opportunity to plant secluded food plots.

Approximately 74 acres of tillable income brings in \$10,000 annually. The current farmer would like to continue production with the new owner. Also, there are 35.84 acres enrolled CRP, bringing \$3,496 of income annually.

Opportunities at farms with so many possibilities don't pop up like this very often. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.

CRP BREAKDOWN:

29.58 at \$2,573 until 2030

6.26 at \$923 until 2031

35.84 total acres at \$3,496

74 +/- acres tillable at \$135/ac totaling \$10,000.



PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **140**

- 74 +/- acres tillable \$10,000 annual income
- 35.84 CRP with \$3,496 annual income
- Beautiful topography and views
- Big buck history
- Secluded food plots
- Amazing access
- Ponds
- Trails
- Rural water at the road
- Electricity at the road
- 6 miles west of Browning
- 19 miles to Milan
- 30 miles to Brookfield
- 33 miles to Chillicothe
- 2 hours to Kansas City



140 +/- ACRES



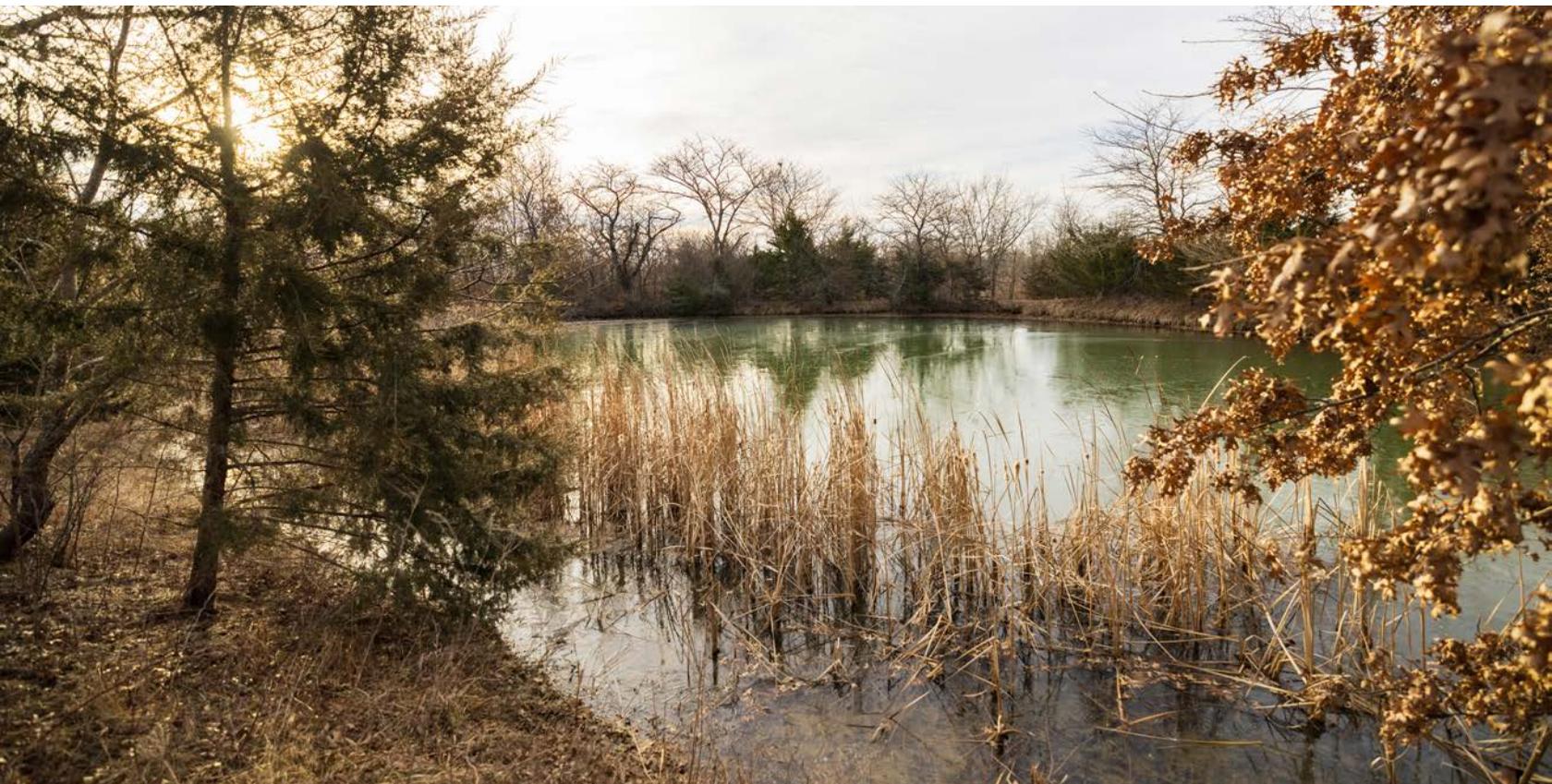
74 +/- ACRES TILLABLE



BEAUTIFUL TOPOGRAPHY



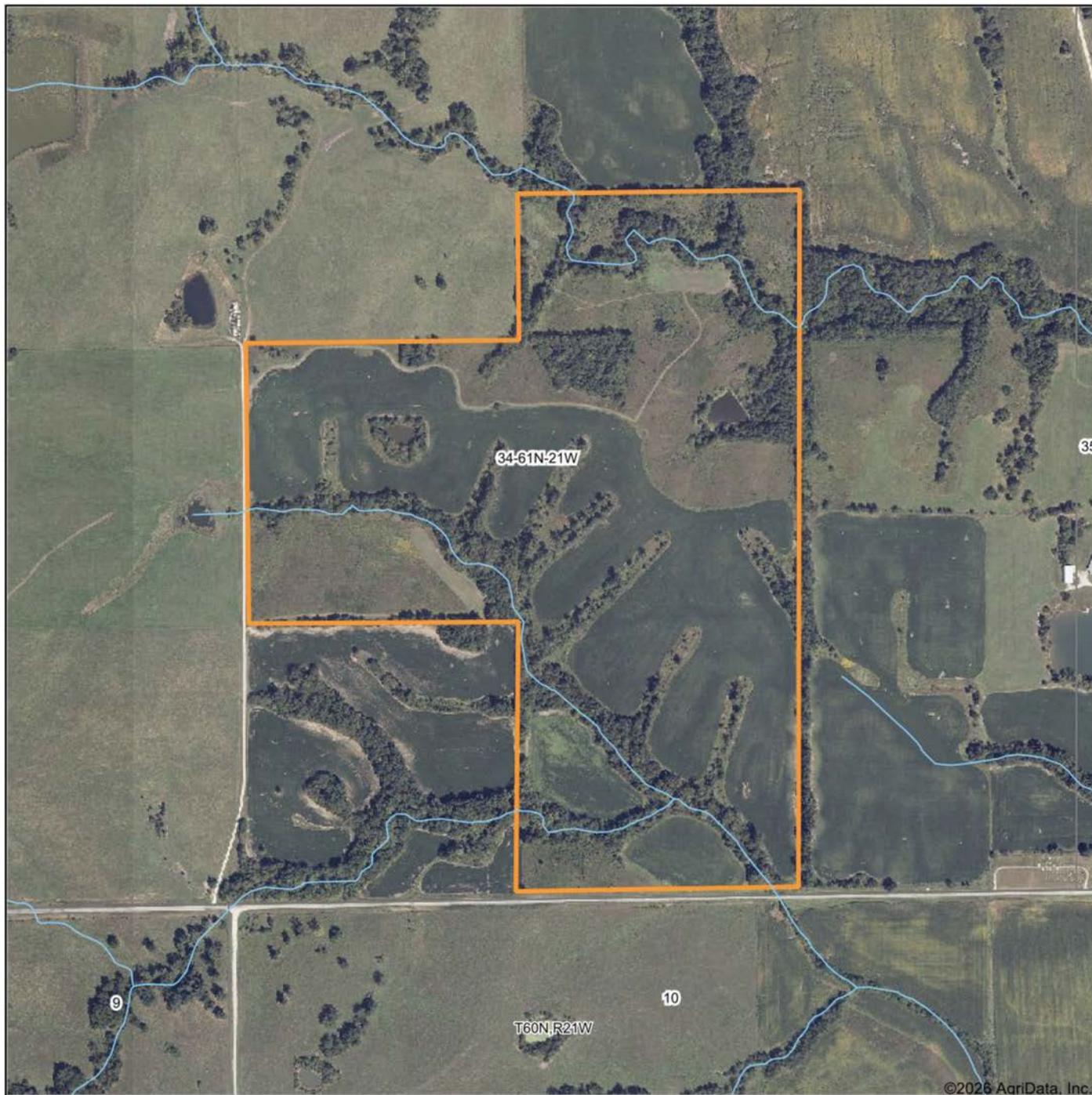
PONDS



BIG BUCK HISTORY



AERIAL MAP



Boundary Center: 40° 2' 23.09, -93° 14' 37.3

0ft 738ft 1476ft



Maps Provided By:



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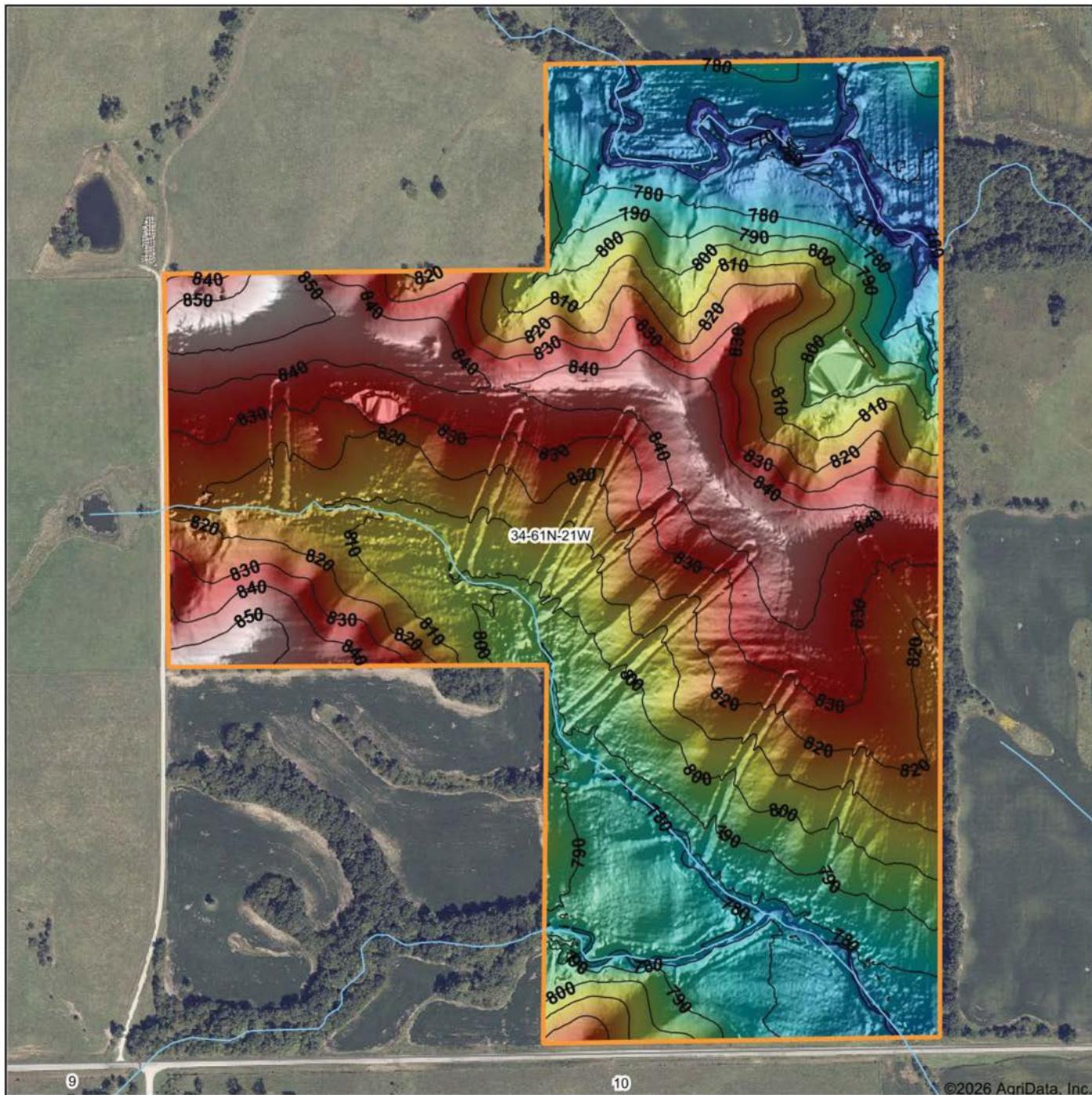
www.AgriDataInc.com

34-61N-21W
Sullivan County
Missouri



2/18/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10

Min: 756.7

Max: 857.2

Range: 100.5

Average: 809.7

Standard Deviation: 24.02 ft

0ft 526ft 1052ft

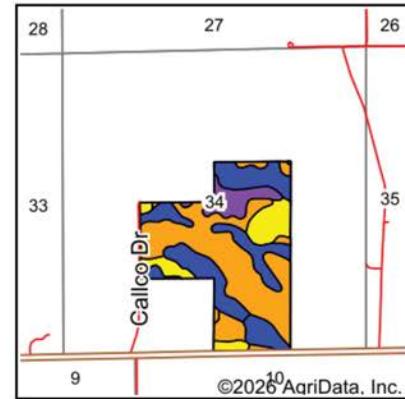
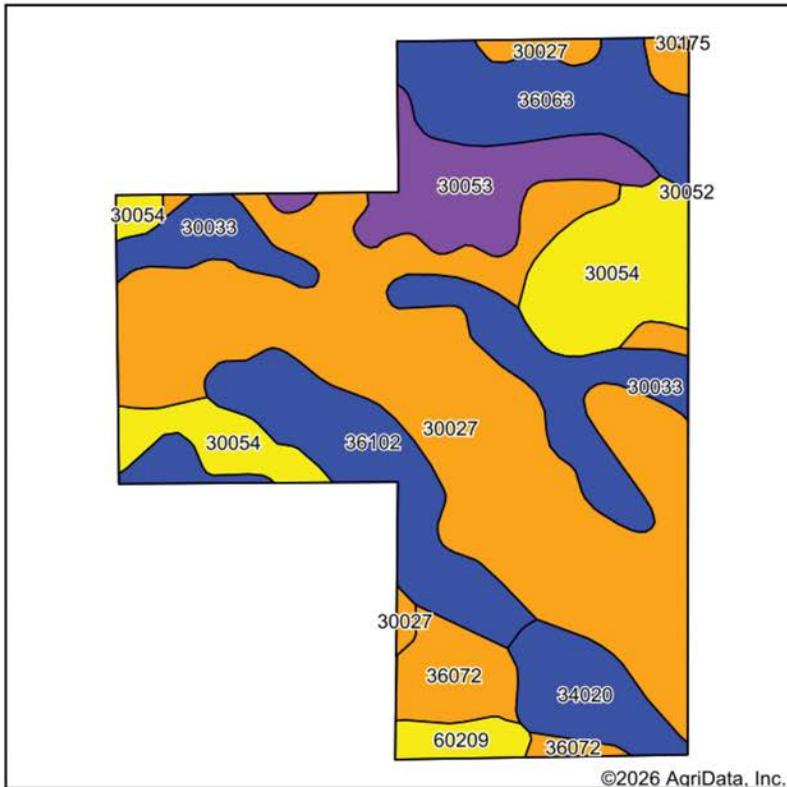


2/18/2026

34-61N-21W
Sullivan County
Missouri

Boundary Center: 40° 2' 23.09, -93° 14' 37.3

SOILS MAP



State: **Missouri**
 County: **Sullivan**
 Location: **34-61N-21W**
 Township: **Duncan**
 Acres: **140.11**
 Date: **2/18/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO211, Soil Area Version: 28

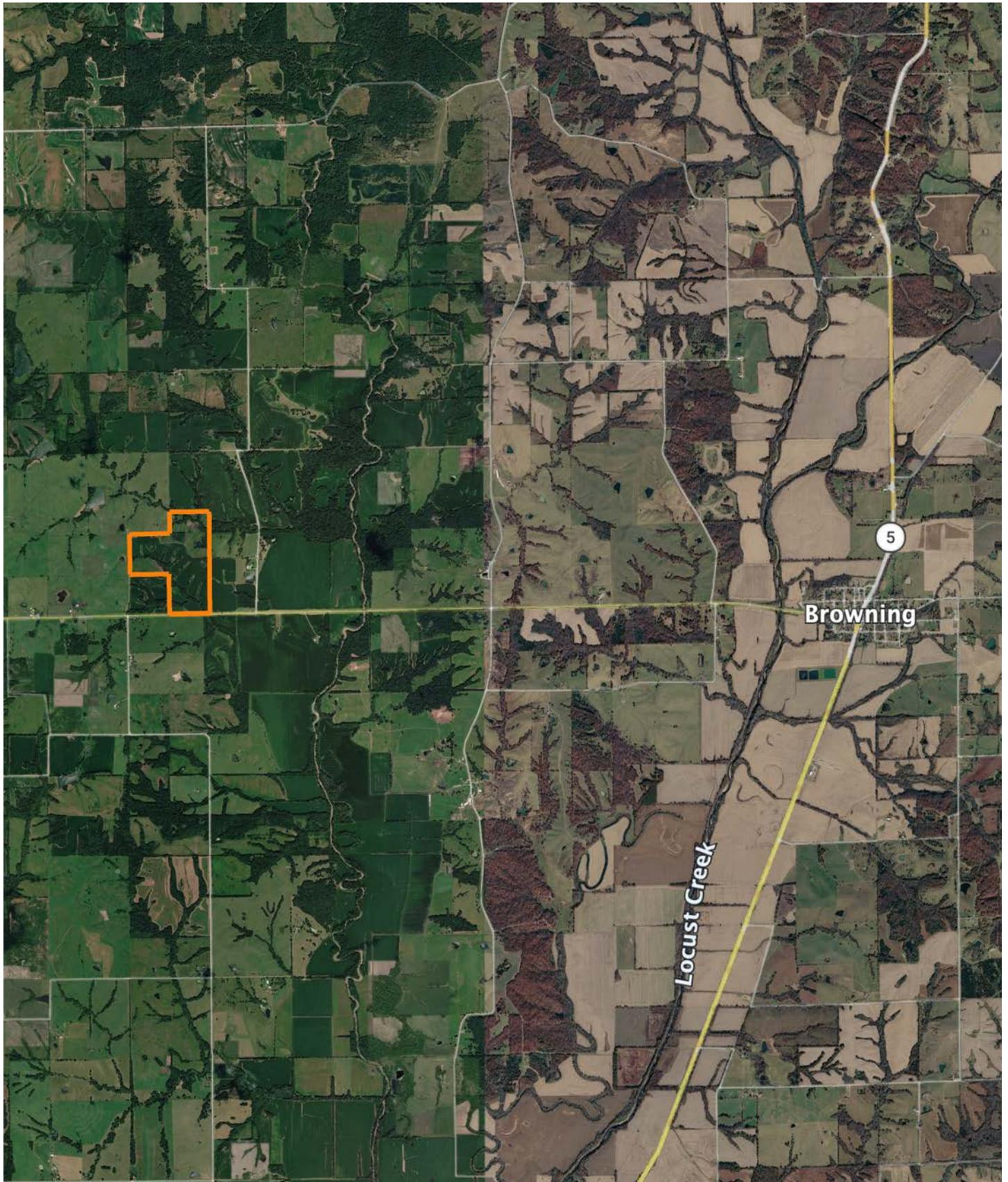
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	56.83	40.5%		> 6.5ft.	Ille	60	60	41
30033	Armstrong loam, 2 to 5 percent slopes	16.13	11.5%		> 6.5ft.	Ile	71	71	56
30054	Gara clay loam, 9 to 14 percent slopes, eroded	15.91	11.4%		> 6.5ft.	IVe	68	68	47
36102	Zook silty clay loam, 1 to 5 percent slopes, rarely flooded	12.91	9.2%		> 6.5ft.	Ilw	74	74	67
36063	Zook silty clay loam, 1 to 4 percent slopes, rarely flooded	12.46	8.9%		> 6.5ft.	Ilw	86	86	69
30053	Gara clay loam, 14 to 20 percent slopes, severely eroded	10.59	7.6%		> 6.5ft.	Vle	60	60	37
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	6.85	4.9%		> 6.5ft.	Ilw	78	78	59
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	5.97	4.3%		> 6.5ft.	Illw	71	64	70
60209	Purdin loam, 9 to 14 percent slopes, eroded	2.39	1.7%		> 6.5ft.	IVe	54	54	51
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	0.07	0.0%		> 6.5ft.	Ille	65	65	54
Weighted Average						3.01	*n 67	*n 66.7	*n 50.3

*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

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

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MidwestLandGroup.com

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