

MIDWEST LAND GROUP PRESENTS

64 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

64 +/- ACRE NORTH MISSOURI GEM WITH CABIN AND POND

This 64 +/- acre property lies out beautifully in Sullivan County, Missouri! The land is conveniently located off T Highway and southeast of Milan.

The farm offers so many options with a great mix of pasture, wooded draws, a creek, and two ponds. The biggest pond is a half-acre in size and is ready for fishing adventures. The pasture ground is gently rolling and ideal for your livestock needs.

If deer and turkey hunting is up your alley, don't overlook this one! It sets up well with several access points and long-range shooting opportunities. The secluded, hidden fields would make for perfect food plot locations, and the creek running through the southeast corner is a great place for ambushing cruising bucks.

This north Missouri gem gets even better with a log cabin that overlooks the countryside. It would make for an amazing weekend getaway or permanent residence. You will absolutely fall in love with the knotty pine and cedar interior throughout. The main level features a bedroom, 1.5 bathrooms, a full kitchen, and a living room. Upstairs, there are two bedrooms and a full bathroom. The best part is the porch with incredible views overlooking the property. The sunrises and sunsets will be hard to beat! Added bonuses include a detached garage and equipment shed for additional storage needs.

Opportunities at properties like this don't pop up very often. Turn this into your very own country homestead and outdoor paradise. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **64**

- T Highway blacktop frontage
- Rolling pasture and woods
- Incredible views
- 2 ponds and a creek
- Deer and turkey hunting
- Amazing log cabin
- 1,332 square feet
- 3 bedroom, 2.5 bathroom
- Knotty pine and cedar interior
- Unfinished walkout basement
- Rural water and electricity
- Detached garage
- 30'x40' equipment shed
- 3 miles southeast of Milan, MO
- 35 miles to Kirksville, MO
- 34 miles to Trenton, MO
- 2 hours to the Kansas City area



1,332 SQUARE FOOT CABIN

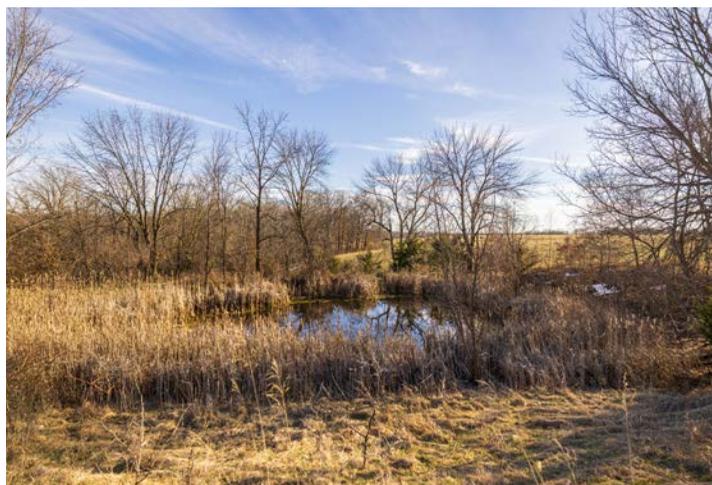
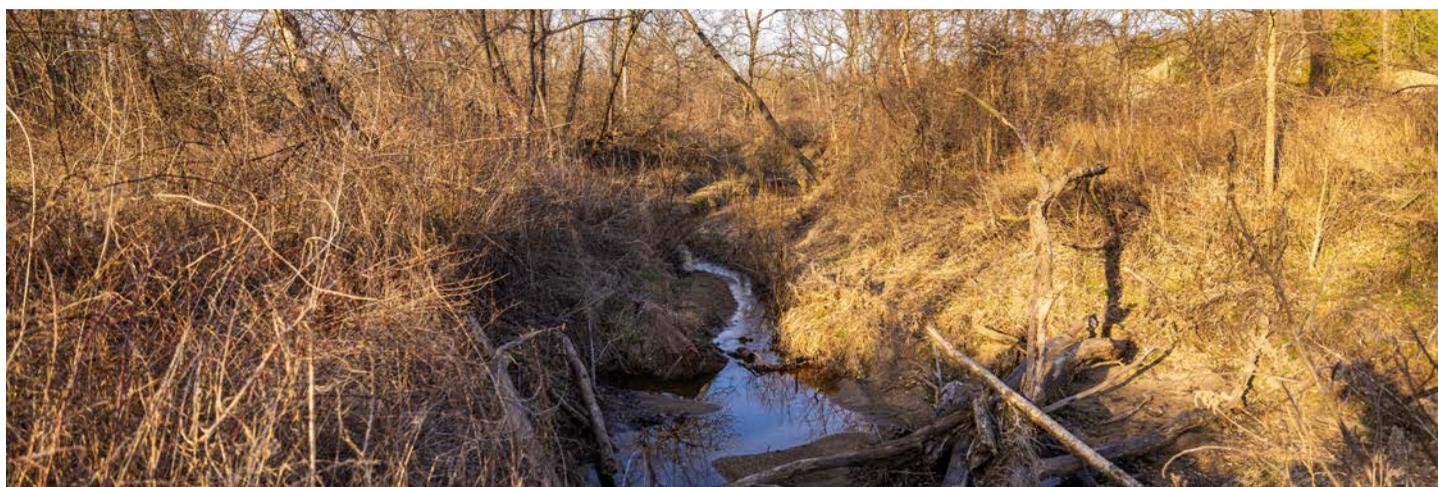
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30'X40' EQUIPMENT SHED



2 PONDS AND A CREEK



T HIGHWAY BLACKTOP FRONTAGE



ROLLING PASTURE AND WOODS

The farm offers so many options with a great mix of pasture, wooded draws, a creek, and two ponds. The pasture ground is gently rolling and ideal for your livestock needs.



AERIAL MAP



Boundary Center: 40° 10' 17.67, -93° 6' 18.19



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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14-62N-20W
Sullivan County
Missouri



3/1/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 822.3
Max: 944.3
Range: 122.0
Average: 881.3
Standard Deviation: 27.89 ft

0ft 451ft 901ft

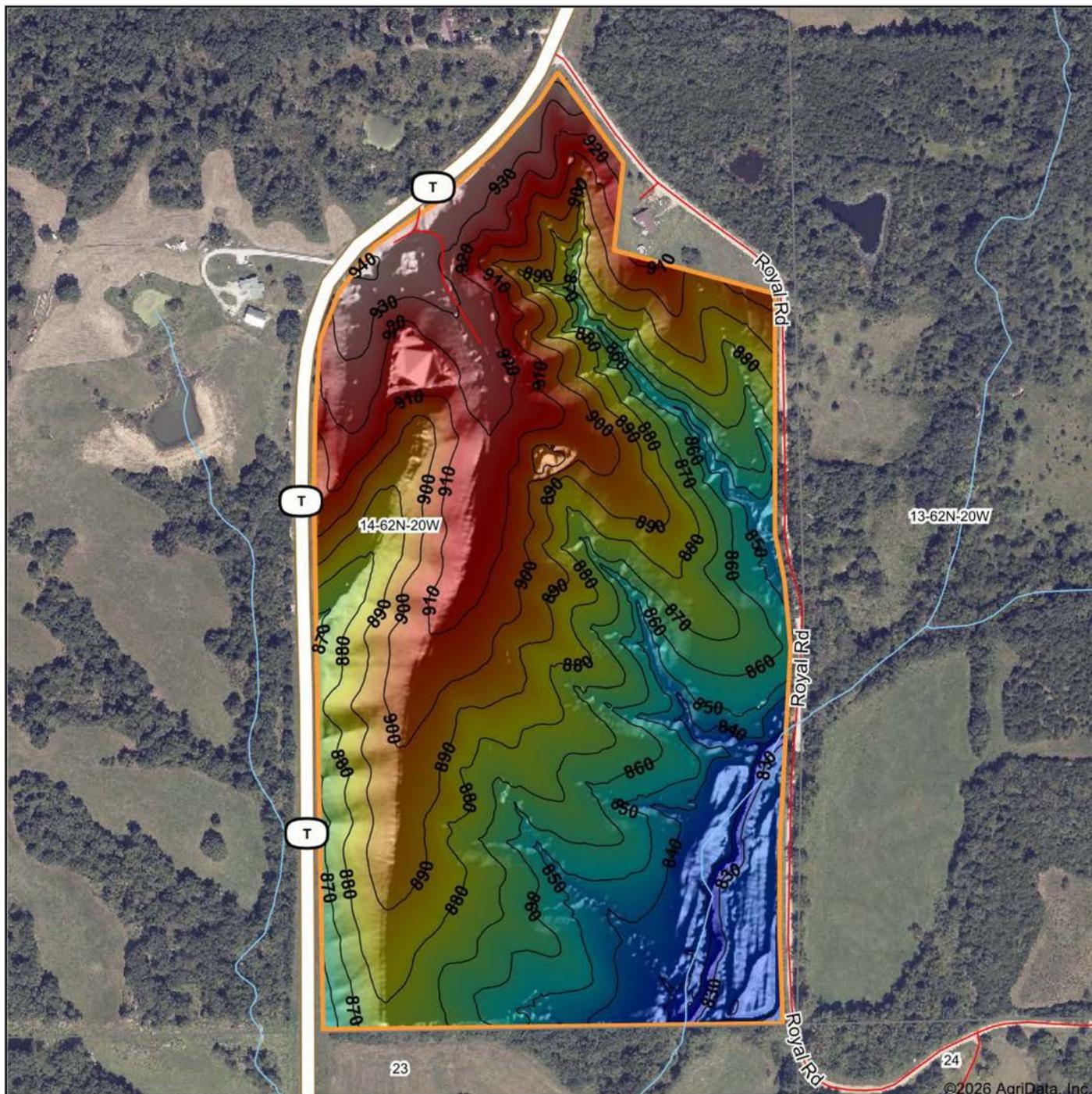


3/1/2026

14-62N-20W
Sullivan County
Missouri

Boundary Center: 40° 10' 17.67, -93° 6' 18.19

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 822.3
 Max: 944.3
 Range: 122.0
 Average: 881.3
 Standard Deviation: 27.89 ft



14-62N-20W
 Sullivan County
 Missouri

Boundary Center: 40° 10' 17.67, -93° 6' 18.19

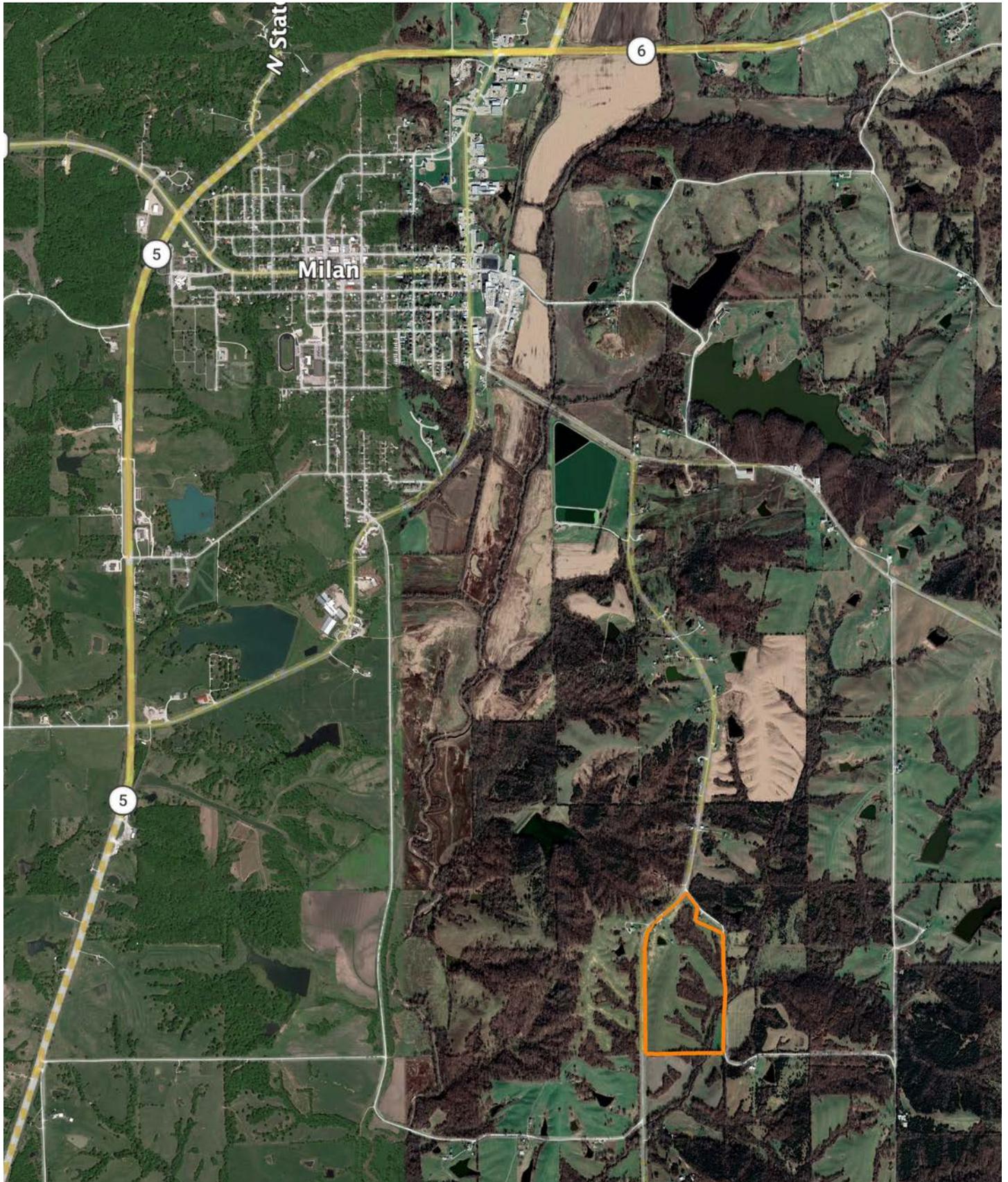


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OVERVIEW MAP



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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