

MIDWEST LAND GROUP PRESENTS

650 TOTAL ACRES

CLARK COUNTY, MO

COUNTY ROAD 179, KAHOKA, MISSOURI, 63445



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE OPPORTUNITY: 480 +/- ACRE INCOME-PRODUCING OPPORTUNITY IN CLARK COUNTY

Discover a versatile and expansive 480 +/- acre tract that masterfully balances immediate ROI with premier recreation and agricultural utility. This unique property is a rare find for the serious investor, outdoor enthusiast, or agricultural producer looking to diversify their portfolio.

The property features an active, leased quarry. This operation provides a steady, reliable income stream, making the land work for you from day one.

For the dedicated sportsman, this acreage is a standout. The land is teeming with incredible deer sign, including established bedding areas and natural funnels. The

sheer scale and varied terrain offer the privacy and habitat necessary to grow and hold mature whitetails.

Properties of this size with triple-threat utility-industrial income, agricultural production, and world-class recreation are incredibly scarce. Whether you are looking for a legacy holding, a strategic tax hedge, or a weekend retreat that pays for itself, this 480 +/- acre powerhouse delivers on every front.

Experience the scale and potential of this land firsthand. Contact me today to schedule a private showing and explore the terrain.

PROPERTY FEATURES

COUNTY: **CLARK** | STATE: **MISSOURI** | ACRES: **480**

- Established, active quarry currently under lease, providing a consistent and reliable industrial income stream
- Steady annual returns through leased crop acreage, maximizing the land's financial productivity
- 215 +/- acres of tillable ground
- Incredible deer sign throughout
- Premier destination for serious whitetail hunters with natural funnels and heavy cover
- Utilities are all available: water, electric, and fiber optic
- Numerous ponds
- 50+ deer observed during inspection
- Significant road frontage for easy equipment transport for agricultural work and convenient year-round access
- Minutes from the Kahoka town center, providing a perfect balance of rural privacy and quick access to local amenities and supplies
- Agricultural ground meets rugged bedding terrain and cover that allows the new owner to not only make money off their investment, but experience high-level hunting opportunities
- Existing leases and established ground, ready for immediate operation without the need for extensive start-up costs

ESTABLISHED, ACTIVE QUARRY

The property features an active, leased quarry. This operation provides a steady, reliable income stream, making the land work for you from day one.



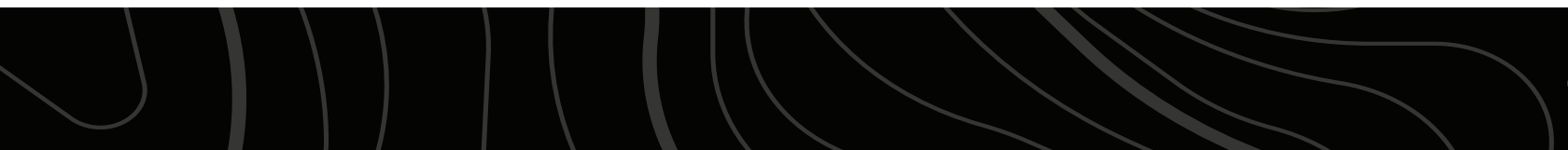
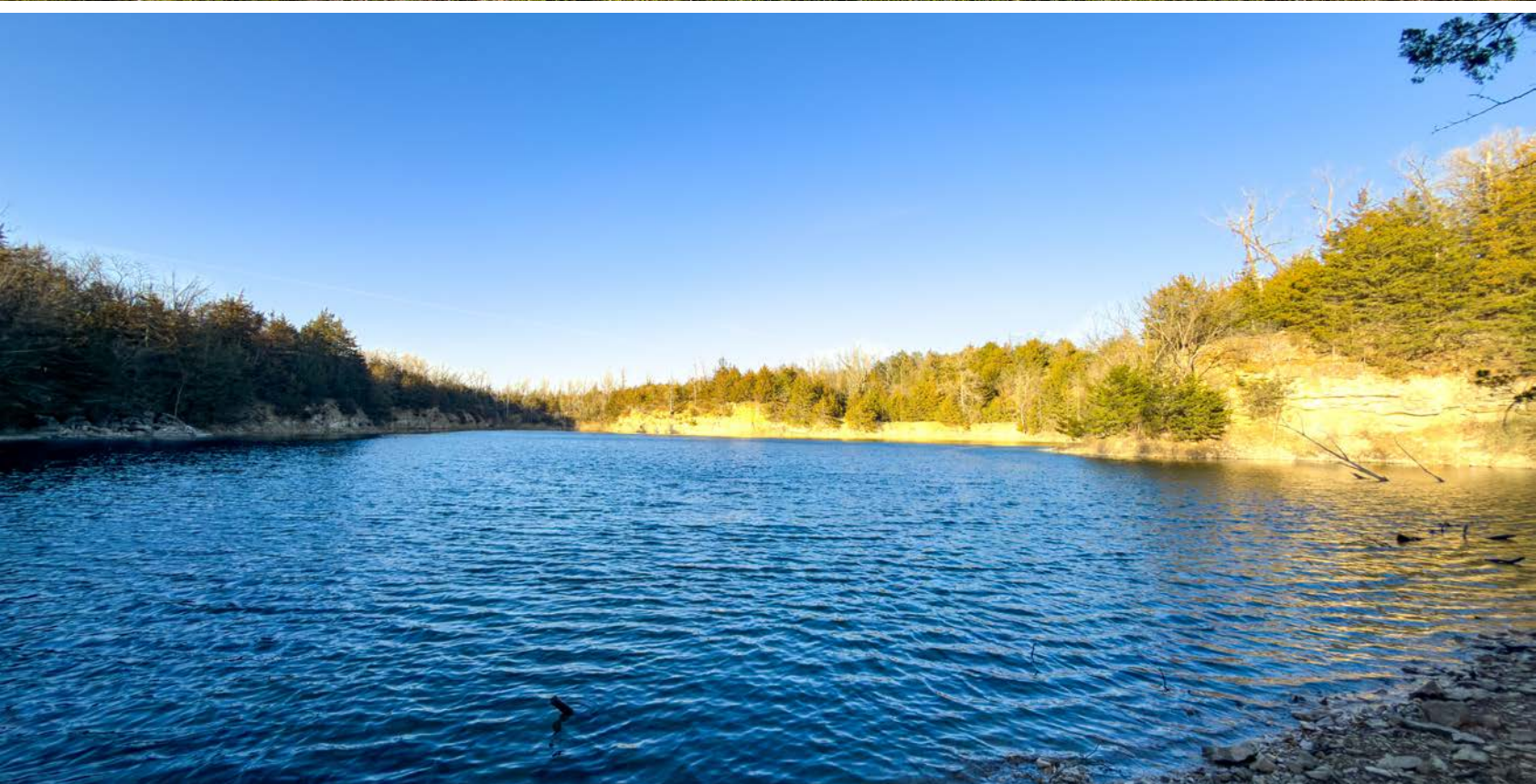
215 +/- ACRES OF TILLABLE GROUND



INCREDIBLE DEER SIGN



NUMEROUS PONDS



MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME 100 +/- ACRE MULTI-USE TRACT IN CLARK COUNTY

Discover the perfect balance of recreation and ROI with this exceptional 100 +/- acre Clark County property. Perfectly situated in a region renowned for top-notch whitetail deer genetics, this parcel offers a rare opportunity for avid hunters, land investors, and those seeking a private rural retreat.

Take advantage of the high-quality soil on the property. Already leased, this provides a steady stream of passive income with 40 tillable acres available. Located with convenient road access on the west, south, and east

sides, moving equipment in or reaching your favorite blind is effortless in any season.

Whether you are looking to diversify your portfolio with productive Missouri ground or searching for a legacy hunting property to pass down through generations, this tract delivers. Clark County land is highly sought after for its consistent agricultural yields and its reputation as a destination for the outdoorsman. Don't miss your chance to own a piece of Northeast Missouri's finest.

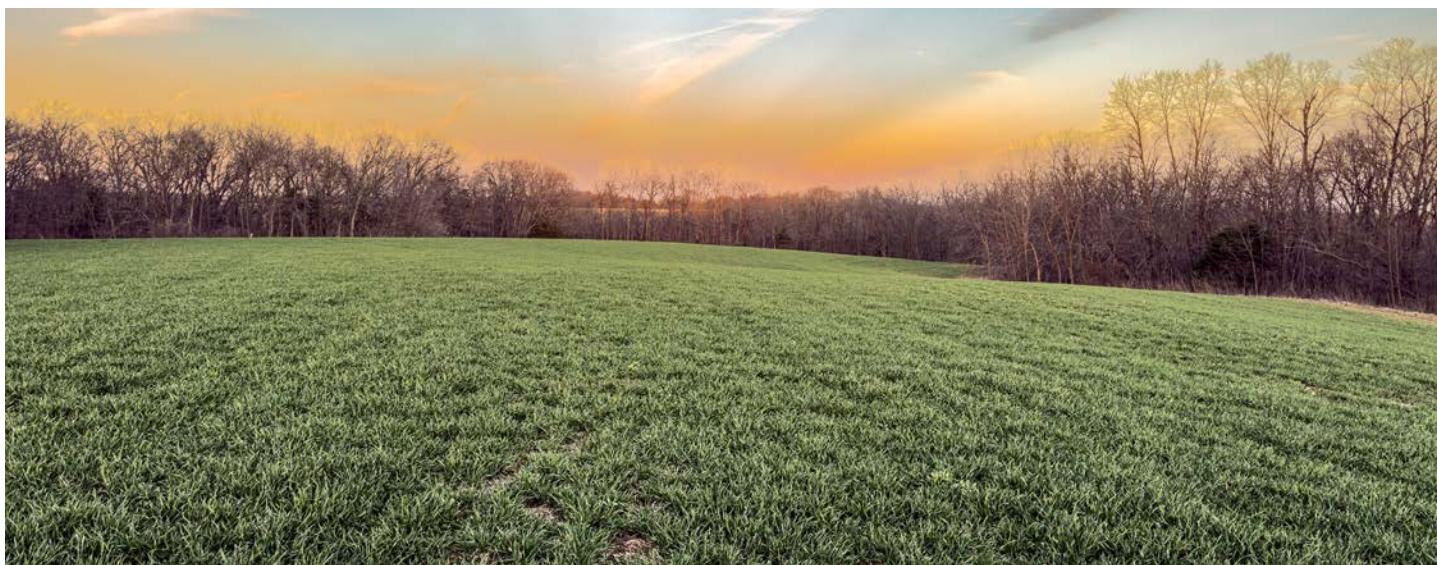


PROPERTY FEATURES

COUNTY: **CLARK** | STATE: **MISSOURI** | ACRES: **100**

- Nestled in the heart of Clark County, MO
- Proven whitetail deer habitat
- Income-producing tillable acreage for consistent passive ROI
- Located minutes from the Kahoka town center for easy access to fuel, dining, and supplies
- Water, electric, and fiber optic available
- Excellent road frontage providing easy entry for equipment and vehicles
- Strategic mix of open fields and natural cover for diverse wildlife management
- Prime locations for food plot installation to enhance hunting potential
- 50+ deer observed during inspection
- 40 acres of tillable ground

INCOME-PRODUCING TILLABLE ACREAGE



OPEN FIELDS AND NATURAL COVER



MIDWEST LAND GROUP IS HONORED TO PRESENT

70 +/- ACRE MULTI-PURPOSE INVESTMENT PARCEL IN CLARK COUNTY

Whether you are looking to diversify your investment portfolio or seeking a private sanctuary to call your own, this 70 +/- acre tract offers the perfect balance of immediate utility and long-term potential.

At the heart of this property is 30 acres of tillable acreage, providing consistent annual cash rent. The soil quality is robust, making it a reliable producer for row

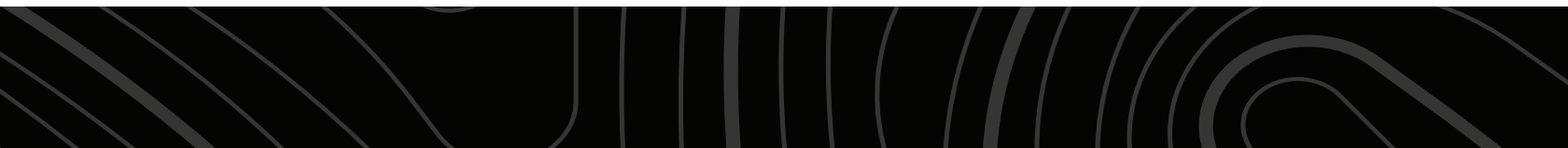
crops. For the investor, this represents an asset where the land helps pay for itself from day one.

Along with the property transitions into a prime habitat designed for wildlife management. With strategically located cover, the land is a magnet for local game. This will have any outdoorsman dreaming of fall.

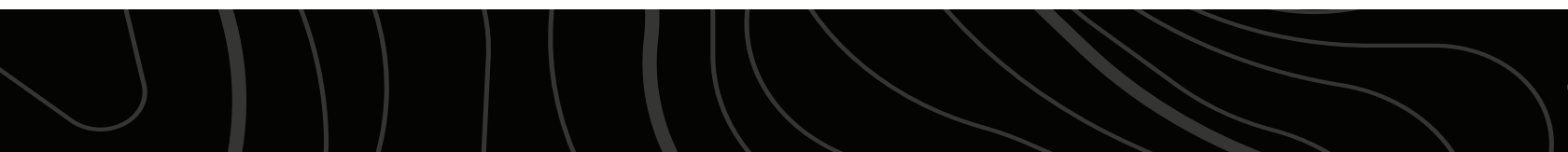
PROPERTY FEATURES

COUNTY: **CLARK** | STATE: **MISSOURI** | ACRES: **70**

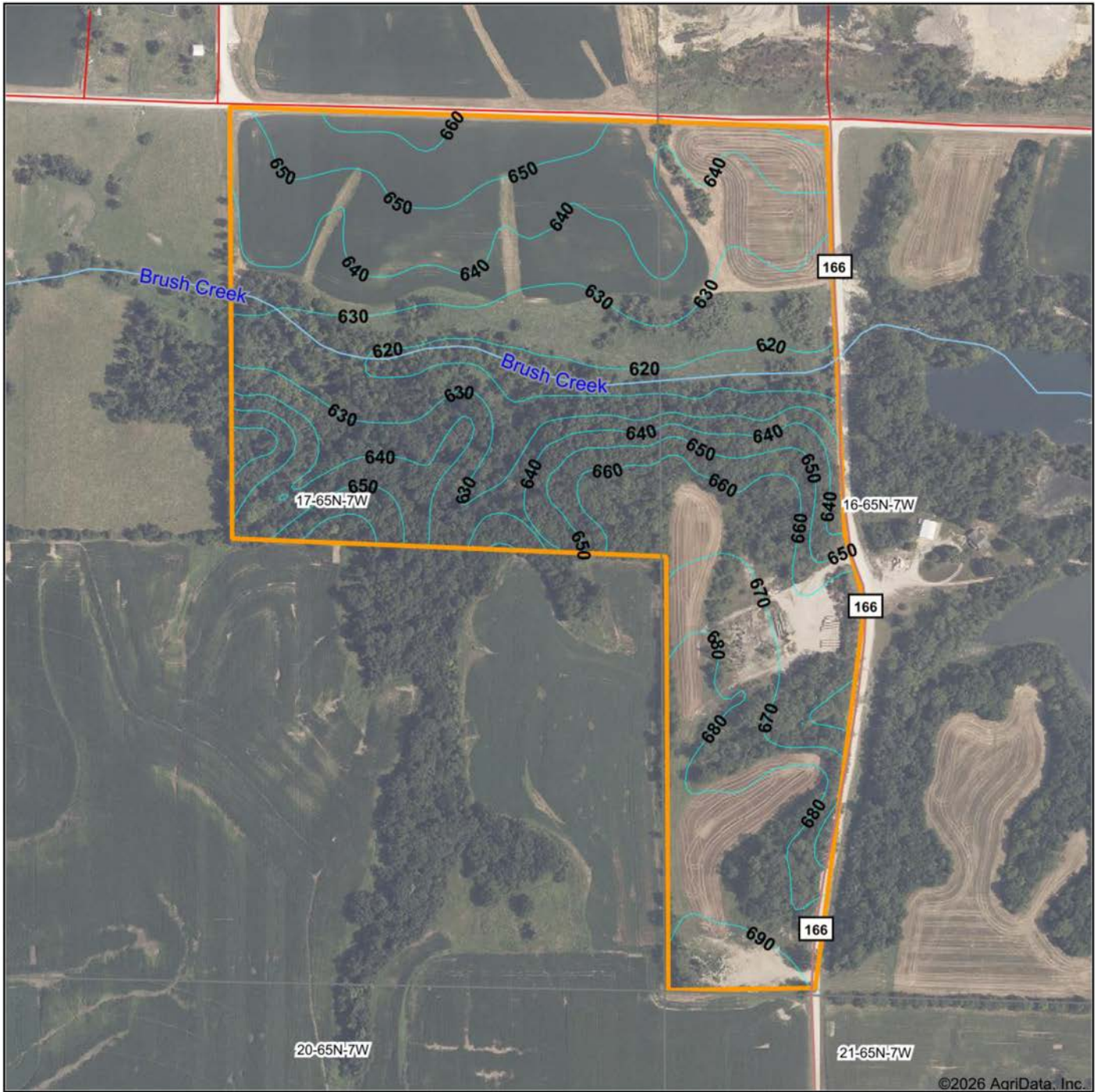
- Versatile tract - perfect balance between a manageable hobby farm and a high-yield investment property
- High-quality ground currently in production (immediate annual cash rent)
- Thriving population of whitetail deer and wild turkey
- Dedicated timbered draws and edge habitat, develop custom food plots or sanctuary bedding areas
- Easy access for large farm equipment and personal vehicles year-round
- Enjoy the peace of the countryside
- Local dining, fuel, and supplies just a short drive away
- Rock-solid "dirt" investment
- Road access
- Future home site or hunting cabin
- 30 tillable acres and clear boundaries, see a return on day one
- Water, electric, and fiber optic available
- 50+ deer observed during inspection



VERSATILE TRACT



70 +/- ACRES - TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 616.3
 Max: 695.0
 Range: 78.7
 Average: 647.4
 Standard Deviation: 19.72 ft

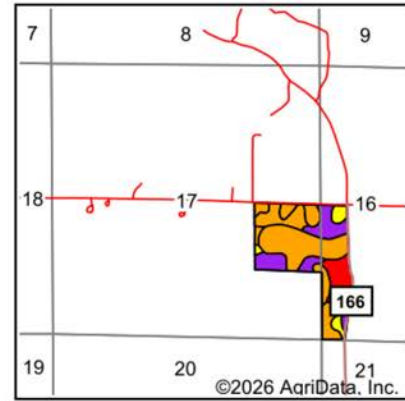
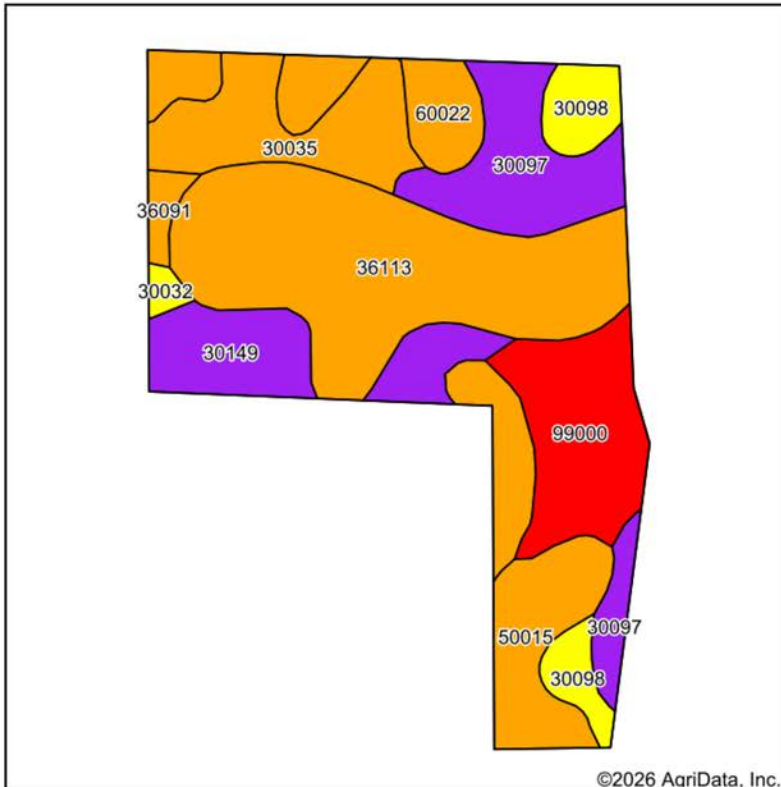


4/2/2026

17-65N-7W
Clark County
Missouri

Boundary Center: 40° 25' 50.23, -91° 41' 1.27

70 +/- ACRES - SOILS MAP



State: **Missouri**
 County: **Clark**
 Location: **17-65N-7W**
 Township: **Madison**
 Acres: **70.94**
 Date: **4/2/2026**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: MO045, Soil Area Version: 30

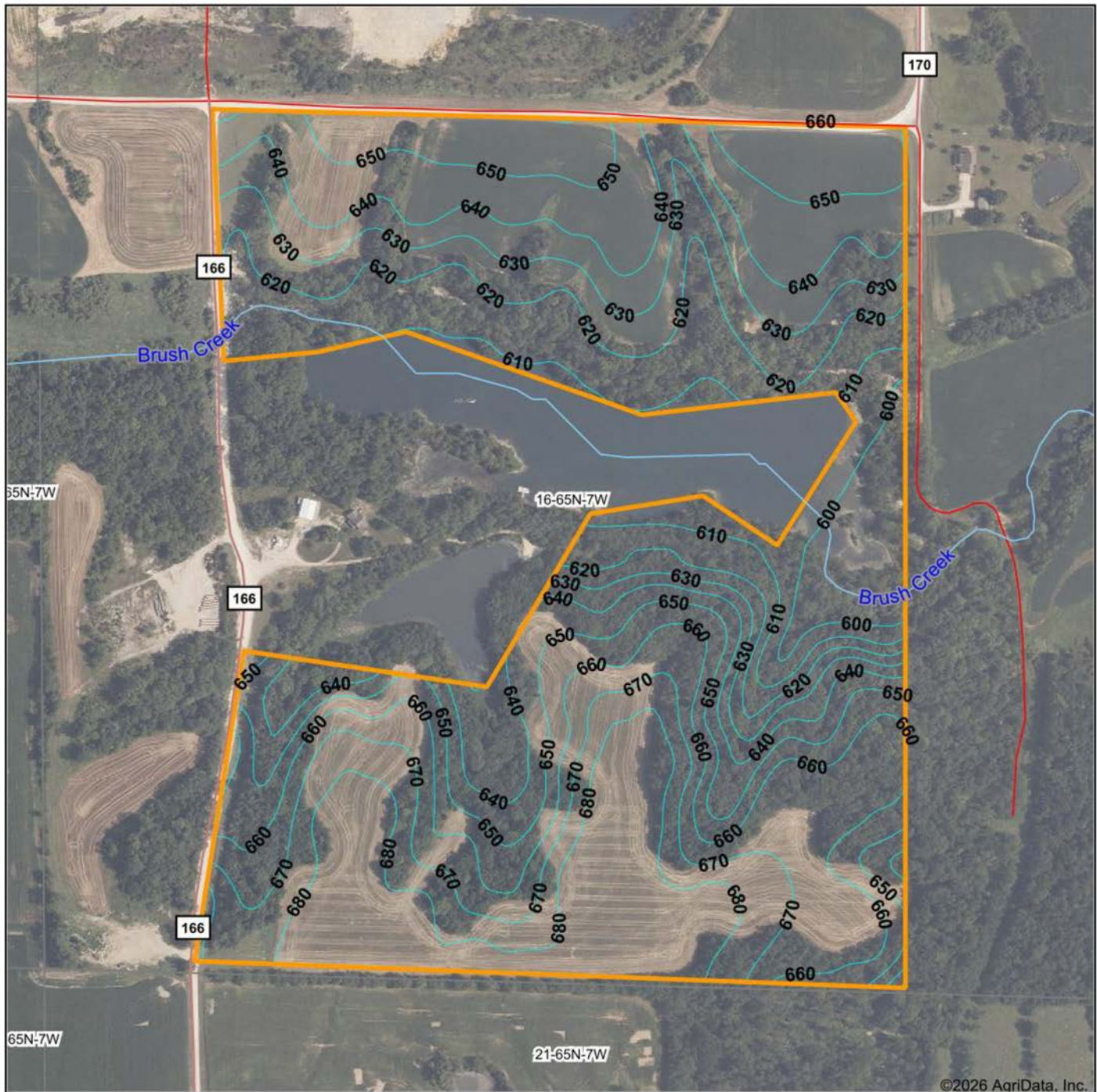
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
36113	Klum fine sandy loam, 1 to 3 percent slopes, frequently flooded	20.84	29.4%		> 6.5ft.	Illw	62	61	48
30035	Armstrong loam, 5 to 12 percent slopes, eroded	10.24	14.4%		> 6.5ft.	Ille	70	70	50
30097	Keswick loam, 12 to 18 percent slopes, eroded	8.56	12.1%		> 6.5ft.	Vle	49	48	42
99000	Pits, quarry	8.27	11.7%		> 6.5ft.	VIII			
30149	Lindley loam, 14 to 40 percent slopes	6.82	9.6%		> 6.5ft.	Vle	22	22	12
50015	Adco silt loam, 1 to 5 percent slopes	5.68	8.0%		1.3ft. (Abrupt textural change)	Ille	64	62	56
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	5.44	7.7%		> 6.5ft.	Ille	61	61	51
30098	Keswick loam, 5 to 14 percent slopes, eroded	3.65	5.1%		> 6.5ft.	IVe	55	52	47
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	0.91	1.3%		> 6.5ft.	Illw	80	78	79
30032	Armstrong loam, 12 to 18 percent slopes, eroded	0.53	0.7%		> 6.5ft.	IVe	63	63	45
Weighted Average						4.29	*n 50.5	*n 49.7	*n 39.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

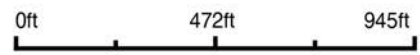
Soils data provided by USDA and NRCS.

100 +/- ACRES - TOPOGRAPHY MAP



Maps Provided By:
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Source: USGS 10 meter dem
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 Min: 595.2
 Max: 686.2
 Range: 91.0
 Average: 647.0
 Standard Deviation: 24.57 ft

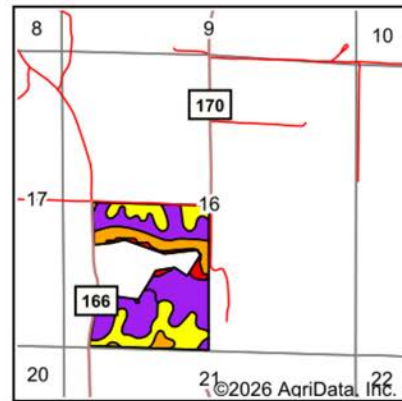
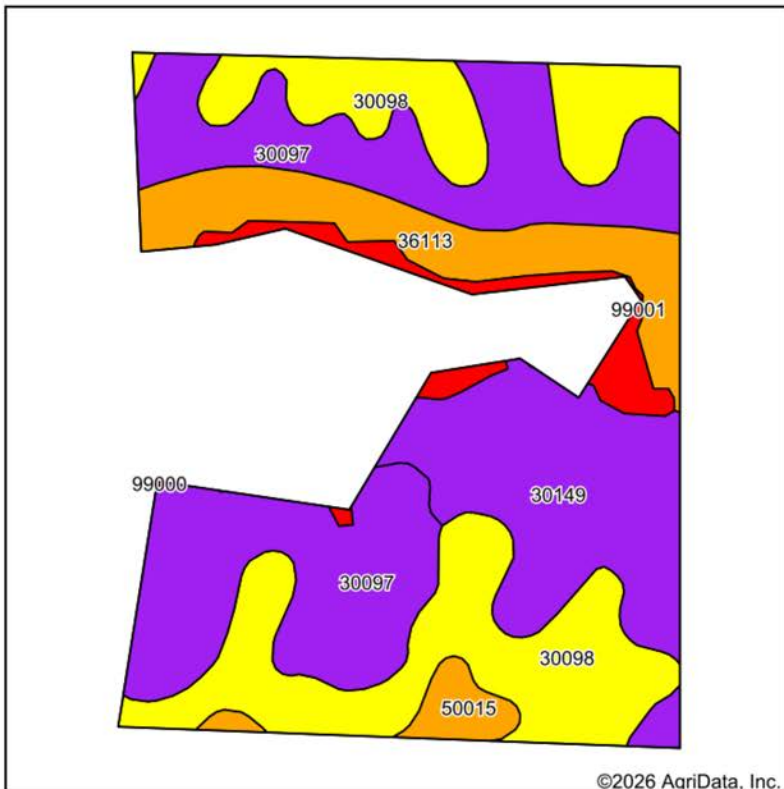


4/2/2026

16-65N-7W
Clark County
Missouri

Boundary Center: 40° 25' 49.3, -91° 40' 36.86

100 +/- ACRES - SOILS MAP



State: **Missouri**
 County: **Clark**
 Location: **16-65N-7W**
 Township: **Madison**
 Acres: **96.3**
 Date: **4/2/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: MO045, Soil Area Version: 30

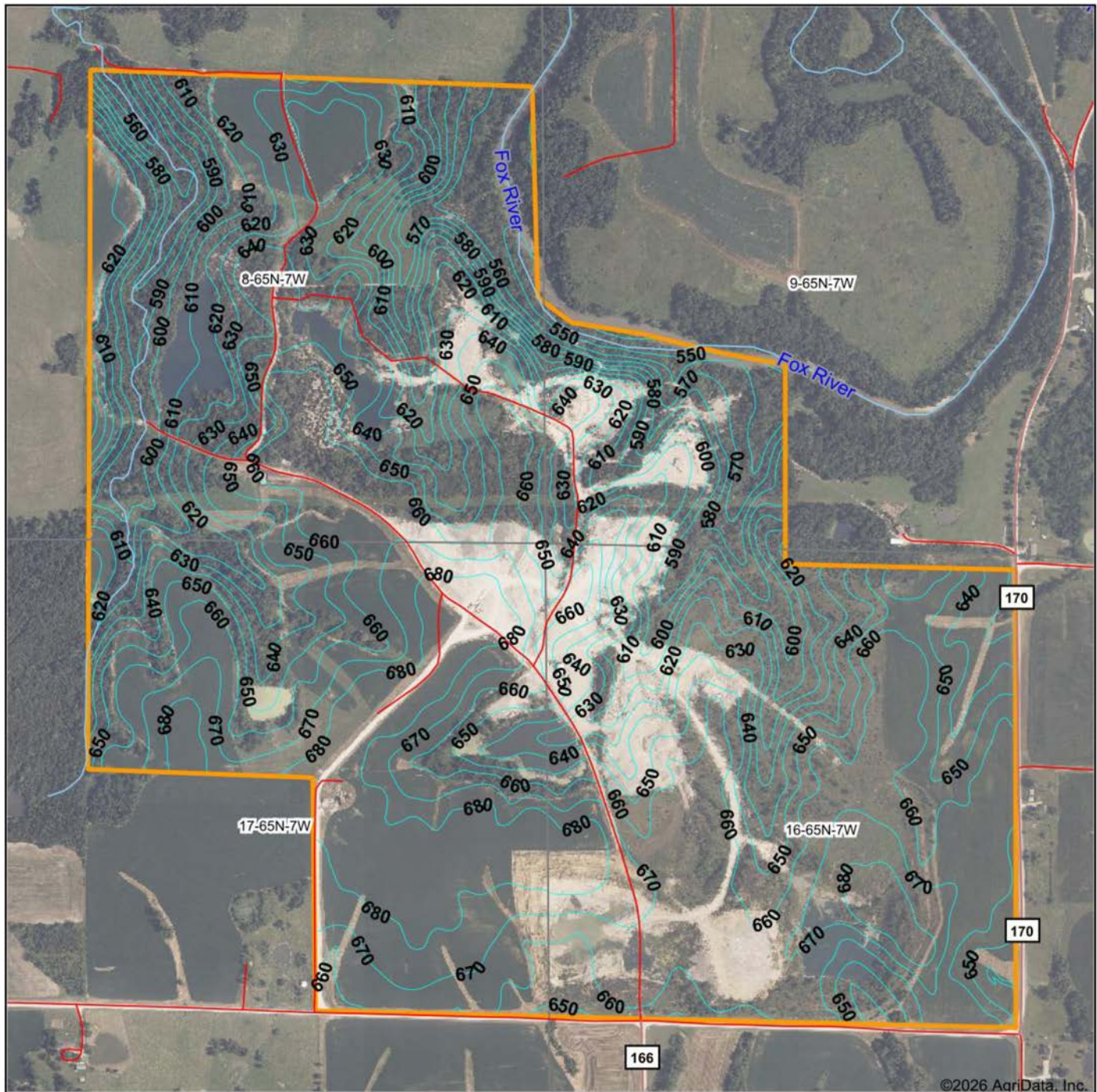
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30097	Keswick loam, 12 to 18 percent slopes, eroded	32.51	33.7%		> 6.5ft.	Vle	49	48	42
30098	Keswick loam, 5 to 14 percent slopes, eroded	27.91	29.0%		> 6.5ft.	Ive	55	52	47
30149	Lindley loam, 14 to 40 percent slopes	18.26	19.0%		> 6.5ft.	Vle	22	22	12
36113	Klum fine sandy loam, 1 to 3 percent slopes, frequently floded	11.27	11.7%		> 6.5ft.	Illw	62	61	48
99001	Water	3.98	4.1%		> 6.5ft.	VIII			
50015	Adco silt loam, 1 to 5 percent slopes	2.37	2.5%		1.3ft. (Abrupt textural change)	Ille	64	62	56
Weighted Average						5.08	*n 45.5	*n 44.1	*n 37.1

*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.

480 +/- ACRES - TOPOGRAPHY MAP



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Maps Provided By:
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Source: USGS 10 meter dem

Interval(ft): 10.0

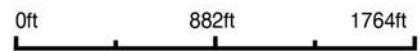
Min: 546.5

Max: 686.2

Range: 139.7

Average: 640.1

Standard Deviation: 32.94 ft

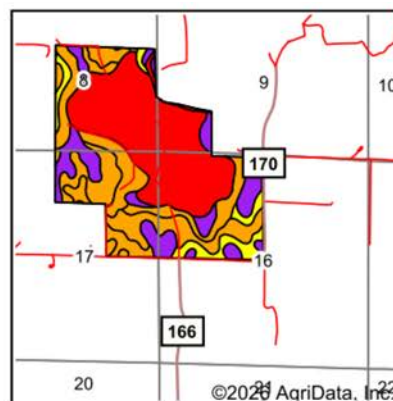
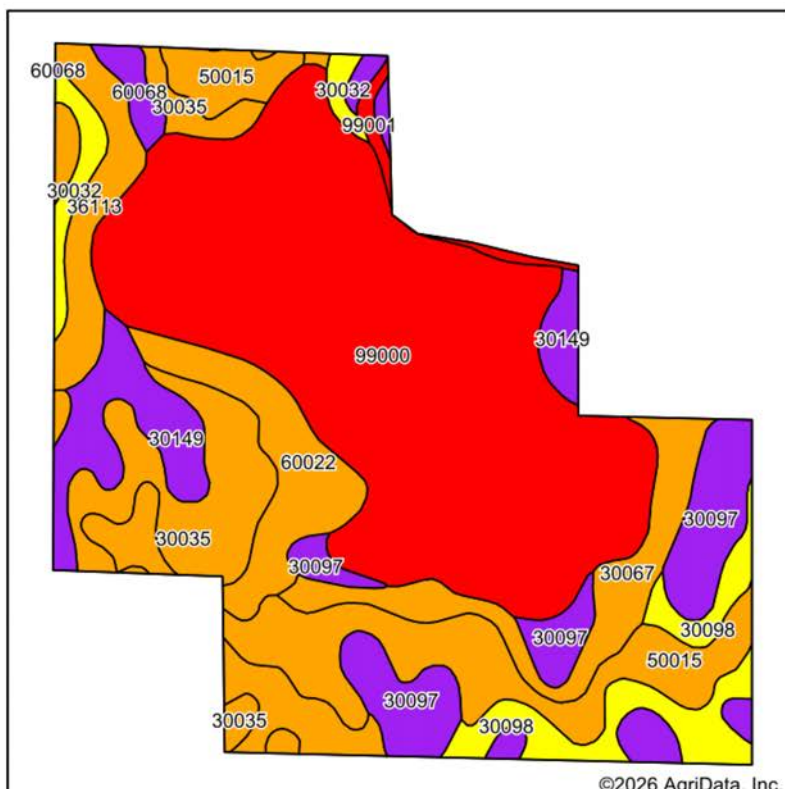


4/2/2026

16-65N-7W
Clark County
Missouri

Boundary Center: 40° 26' 29.49, -91° 40' 56.14

480 +/- ACRES - SOILS MAP



State: **Missouri**
 County: **Clark**
 Location: **16-65N-7W**
 Township: **Madison**
 Acres: **472.57**
 Date: **4/2/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: MO045, Soil Area Version: 30

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
99000	Pits, quarry	195.04	41.4%		> 6.5ft.	VIII			
50015	Adco silt loam, 1 to 5 percent slopes	48.70	10.3%		1.3ft. (Abrupt textural change)	IIIe	64	62	56
30097	Keswick loam, 12 to 18 percent slopes, eroded	40.49	8.6%		> 6.5ft.	VIe	49	48	42
30035	Armstrong loam, 5 to 12 percent slopes, eroded	40.31	8.5%		> 6.5ft.	IIIe	70	70	50
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	40.26	8.5%		> 6.5ft.	IIIe	61	61	51
30149	Lindley loam, 14 to 40 percent slopes	25.93	5.5%		> 6.5ft.	VIe	22	22	12
30067	Gorin silt loam, 3 to 9 percent slopes, eroded	25.18	5.3%		1ft. (Abrupt textural change)	IIIe	70	70	59
30098	Keswick loam, 5 to 14 percent slopes, eroded	22.23	4.7%		> 6.5ft.	IVe	55	52	47
36113	Klum fine sandy loam, 1 to 3 percent slopes, frequently floded	16.74	3.5%		> 6.5ft.	IIIw	62	61	48
30032	Armstrong loam, 12 to 18 percent slopes, eroded	8.52	1.8%		> 6.5ft.	IVe	63	63	45
60068	Bucklick silt loam, 18 to 35 percent slopes	5.74	1.2%		4.4ft. (Lithic bedrock)	VIe	18	18	11
99001	Water	3.43	0.7%		> 6.5ft.	VIII			
Weighted Average						5.62	*n 33	*n 32.6	*n 26.6

*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.

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

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GCole@MidwestLandGroup.com



MidwestLandGroup.com

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