

MIDWEST LAND GROUP PRESENTS

52 ACRES IN

DAVISS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GRAND RIVER BOTTOM FARM WITH INCOME, HUNTING & SECLUSION

Opportunities like this don't come around often. Located at the end of a dead-end road, this secluded tract offers the kind of privacy and access that's getting harder to find—paired with direct frontage on the Grand River.

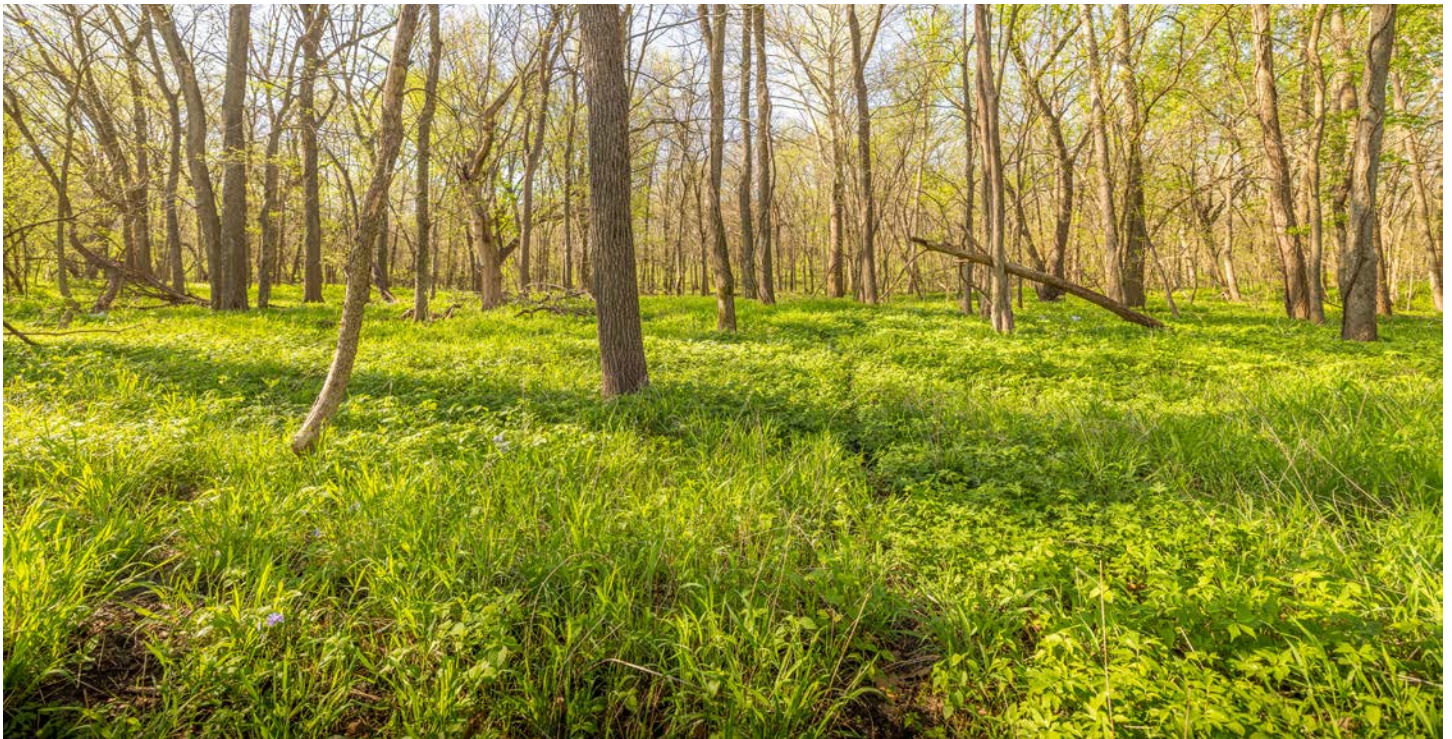
The farm combines income-producing cropland with quality wildlife habitat, creating a well-rounded property suited for both investment and recreation. The mix of open ground and timbered edges provides excellent cover and travel corridors for deer and turkey, while the river system adds another layer of habitat and year-round attraction.

Currently, 42 +/- acres are in production, generating \$8,000 annually in cash rent, with payment received

March 1st. The farm boasts strong soils, primarily Nodaway silt loam and Lagonda silty clay loam, and carries a 78.5 NCCPI rating, supporting its reputation as a productive row crop property.

Beyond the income, the Grand River frontage offers fishing, water access, and a scenic setting, making it just as appealing for weekend use as it is for long-term ownership. The property is assessed at 78.89 acres, with approximately 52 acres considered usable based on mapping.

Whether your goal is to invest, hunt, or simply own a quiet piece of riverfront ground, this farm offers a rare combination of seclusion, income, and recreational value.



PROPERTY FEATURES

COUNTY: **DAVISS** | STATE: **MISSOURI** | ACRES: **52**

- Secluded location at the end of a dead-end road
- Direct frontage on the Grand River
- Strong deer and turkey hunting habitat
- Balanced mix of cropland and timber
- 42 +/- acres of income-producing tillable ground
- \$8,000 annual cash rent (paid March 1st)
- Highly productive soils (Nodaway silt loam & Lagonda silty clay loam)
- 78.5 NCCPI rating for strong crop production
- Fishing and recreational opportunities along the river
- Close proximity to I-35



INCOME-PRODUCING TILLABLE GROUND

Currently, 42 +/- acres are in production, generating \$8,000 annually in cash rent, with payment received March 1st. The farm boasts strong soils, primarily Nodaway silt loam and Lagonda silty clay loam, and carries a 78.5 NCCPI rating, supporting its reputation as a productive row crop property.



DEER AND TURKEY HUNTING HABITAT



TIMBERED EDGES



DIRECT FRONTAGE ON THE GRAND RIVER

Beyond the income, the Grand River frontage offers fishing, water access, and a scenic setting, making it just as appealing for weekend use as it is for long-term ownership.



AERIAL MAP



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Boundary Center: 40° 2' 11.67, -94° 11' 54.09

0ft 640ft 1280ft



Maps Provided By:



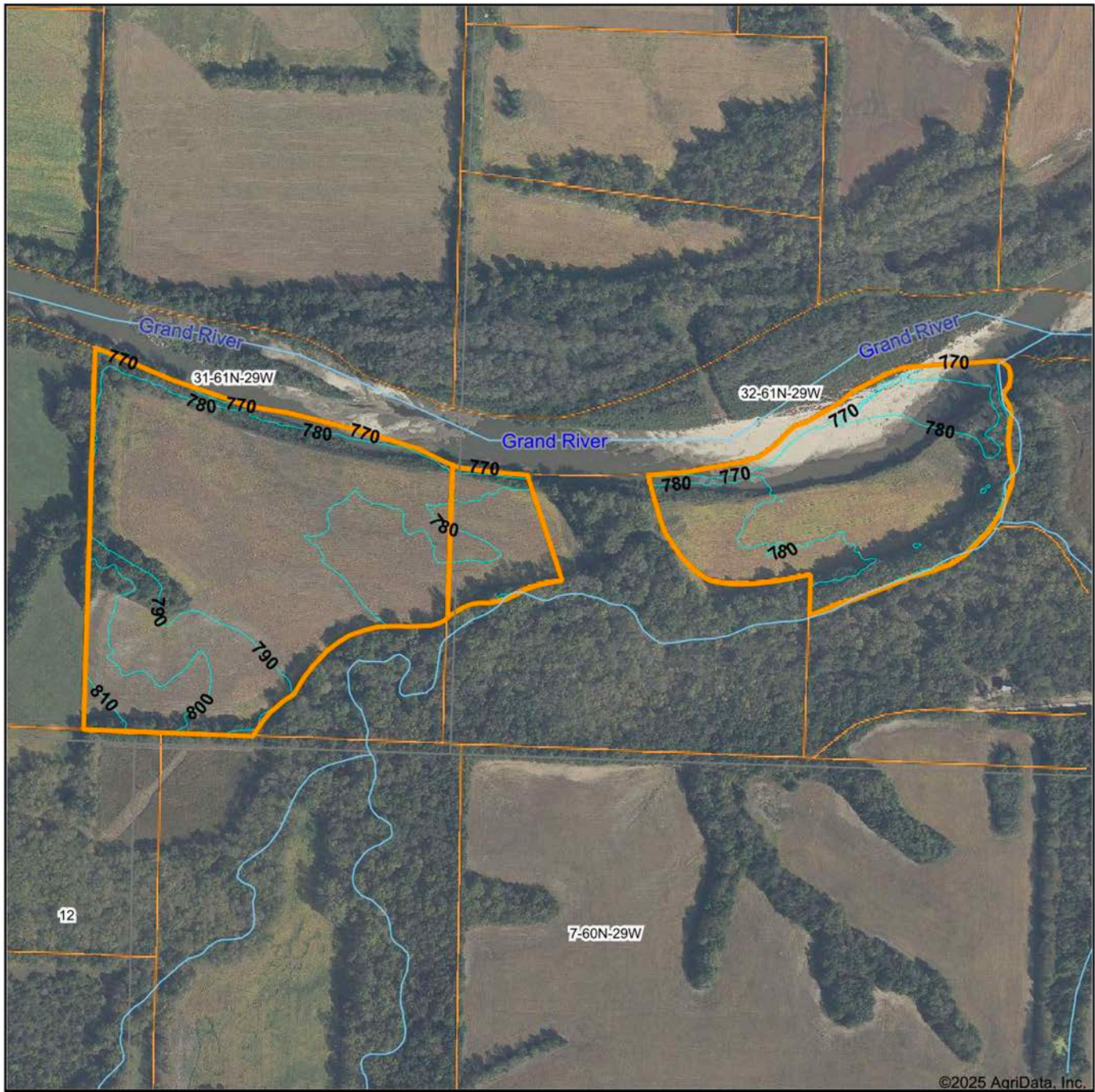
CUSTOMIZED ONLINE MAPPING
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32-61N-29W
Daviess County
Missouri



9/29/2025

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 763.1

Max: 815.7

Range: 52.6

Average: 781.8

Standard Deviation: 9.58 ft

0ft 569ft 1138ft

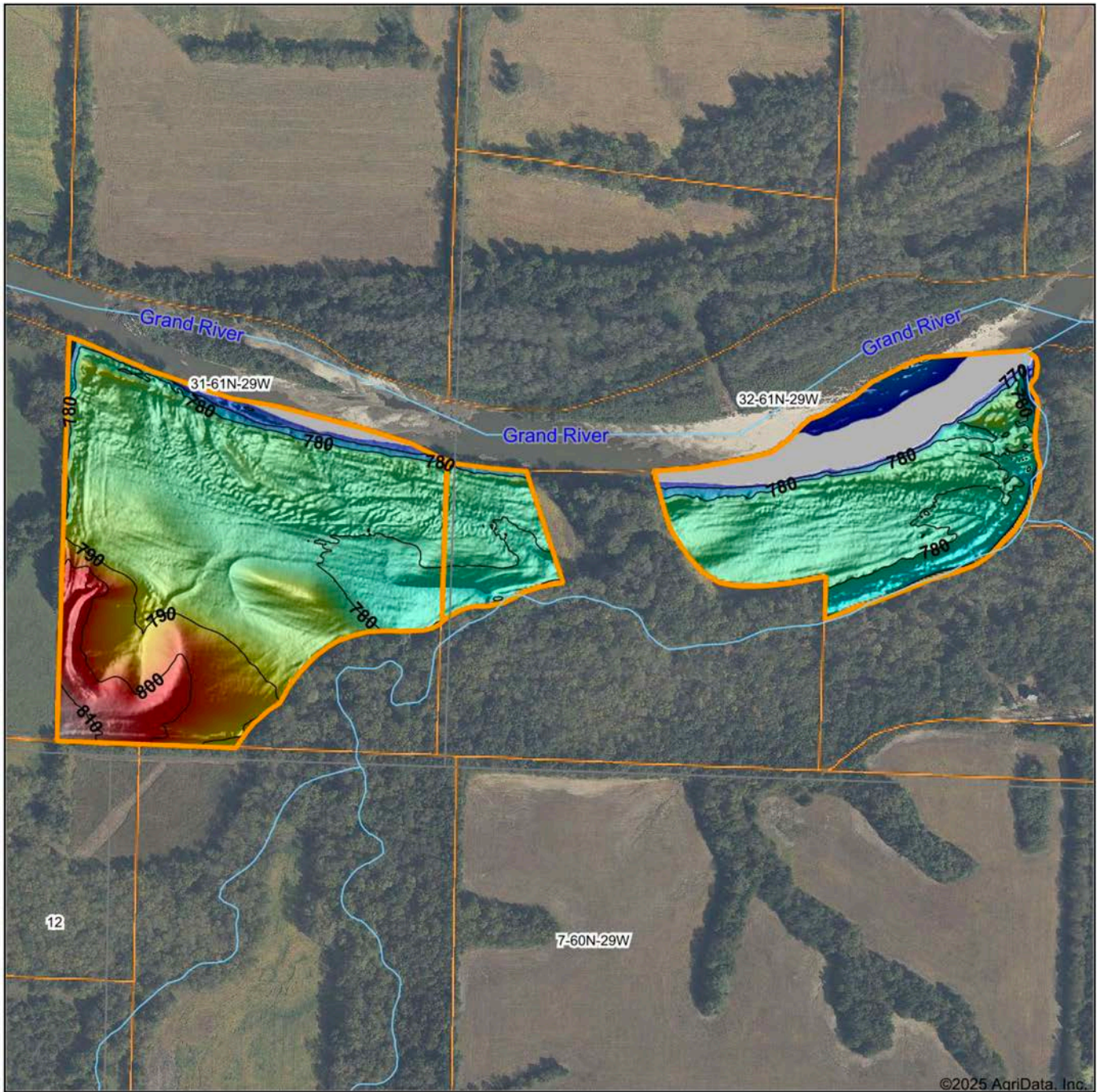


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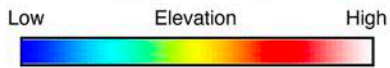
32-61N-29W
Daviess County
Missouri

Boundary Center: 40° 2' 11.67, -94° 11' 54.09

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 763.1
 Max: 815.7
 Range: 52.6
 Average: 781.8
 Standard Deviation: 9.58 ft

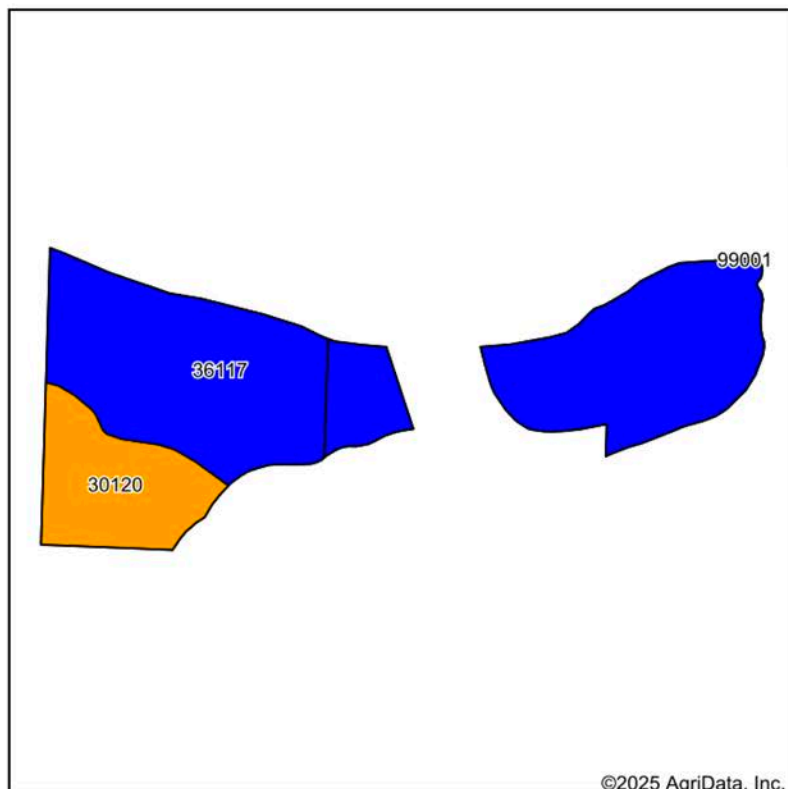


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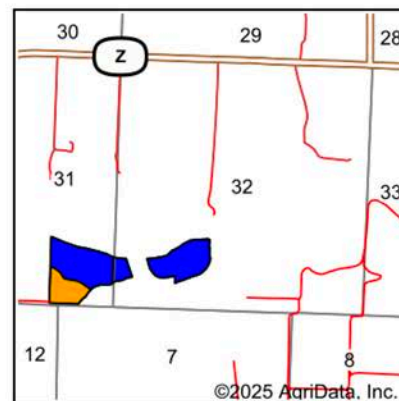
32-61N-29W
Daviess County
Missouri

Boundary Center: 40° 2' 11.67, -94° 11' 54.09

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Daviess**
 Location: **32-61N-29W**
 Township: **Benton**
 Acres: **52.9**
 Date: **9/29/2025**



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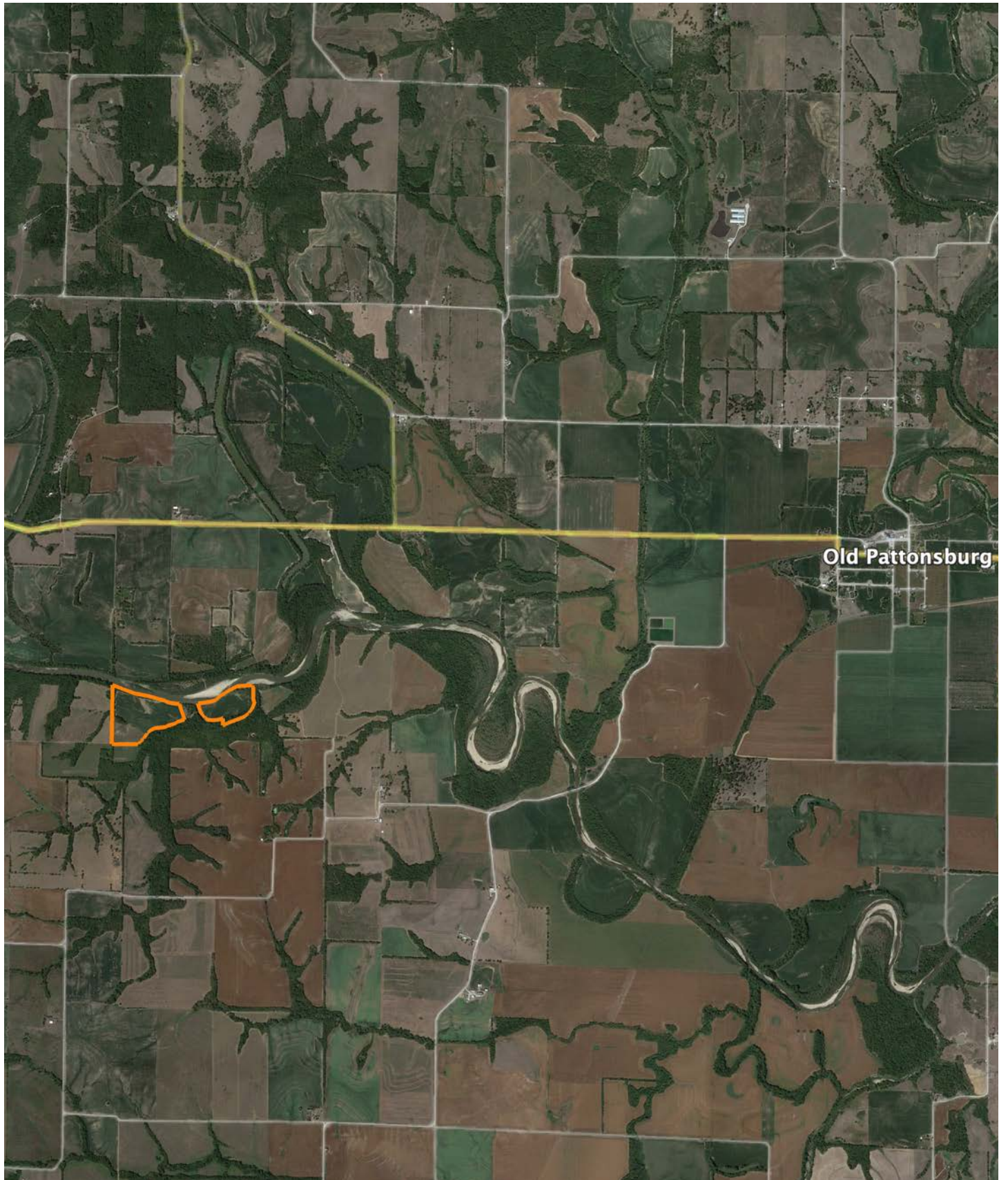
Area Symbol: MO061, Soil Area Version: 27

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 Small Grains	*n NCCPI Soybeans	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	43.08	81.4%		> 6.5ft.	llw	80	80	74	78	
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	9.82	18.6%		> 6.5ft.	llle	70	68	68	59	
Weighted Average							2.19	*n 78.1	*n 77.8	*n 72.9	*n 74.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Princeton and now residing there with his wife Jordan and son Tanner, Clint has spent his entire life immersed in the farming and outdoor lifestyle that defines the region. He grew up working on his family's farm, where he now raises beef cattle and grows corn and soybeans. That lifelong connection to the land shaped his passion for agriculture, hunting, and land stewardship, ultimately inspiring his career in land sales.

Clint holds a degree in Horticulture with an emphasis in Turfgrass Management from Northwest Missouri State University, where he was also a student-athlete. His professional background spans row crop and cattle operations, ranch management, and work on high-end golf resorts in Montana and Mexico—experiences that taught him the value of detail, diligence, and land improvement.

A devoted outdoorsman, Clint especially enjoys upland bird hunting for quail and pheasant, and he's passionate about sharing his knowledge of wildlife habitat and land enhancement with clients. Whether you're selling the family farm or searching for your dream hunting tract, Clint brings unmatched work ethic, local insight, and a genuine passion for helping others achieve their land ownership goals.



CLINT MOORE

LAND AGENT

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