

MIDWEST LAND GROUP PRESENTS

7 ACRES

SULLIVAN COUNTY, MO

DUNCAN DRIVE, MILAN, MISSOURI 63556



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HUNTING LODGE ON 7 +/- ACRES IN SULLIVAN COUNTY

This 7 +/- acre property in Sullivan County, Missouri, presents an excellent opportunity for both recreational use and potential income. The turn-key hunting lodge features a fully furnished 3 bedroom, 3 bath cabin that comfortably sleeps 6–8, making it ideal for personal use or as a short-term rental targeting outdoor enthusiasts.

The property includes a 1 +/- acre pond and is located in a highly regarded hunting area, offering strong appeal for those seeking a reliable basecamp. With manageable acreage and quality improvements already in place, this

property requires minimal upfront investment to begin enjoying or generating returns.

A metal-sided shop provides valuable storage space for equipment and gear, while the property's location near State Route 6 ensures easy access. Just five miles from Milan, you'll benefit from nearby amenities without sacrificing the quiet, rural setting. Whether you're expanding your portfolio or searching for a ready-to-use getaway, this property delivers immediate value.

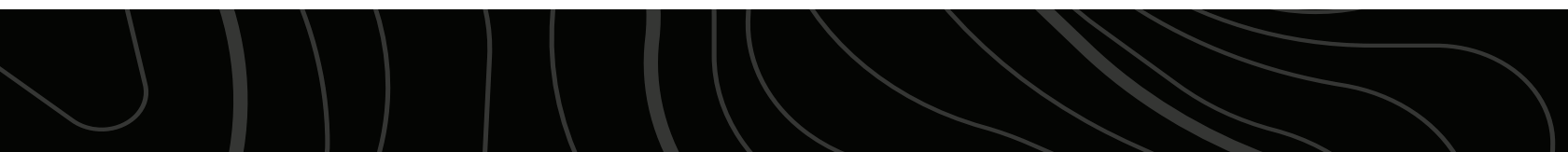
PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **7**

- Turn-key hunting lodge on 7 +/- acres
- 3 bed, 3 bath cabin (fully furnished)
- Sleeps 6–8 Comfortably
- 1 +/- acre pond
- Excellent hunting location
- Metal-sided shop for equipment & storage
- Convenient access to State Route 6
- Just 5 miles from Milan



7 +/- ACRES



TURN-KEY HUNTING LODGE

The turn-key hunting lodge features a fully furnished 3 bedroom, 3 bath cabin that comfortably sleeps 6–8, making it ideal for personal use or as a short-term rental targeting outdoor enthusiasts.



ADDITIONAL INTERIOR PHOTOS



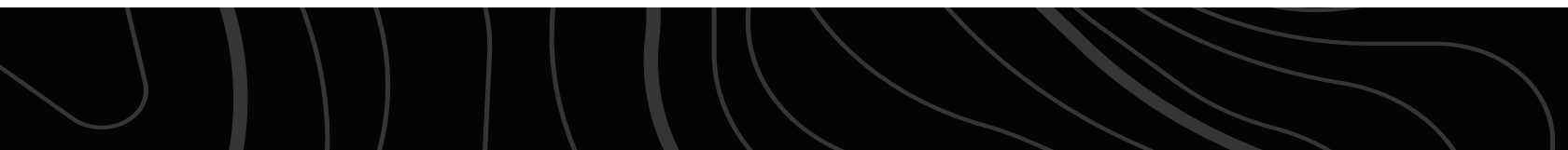
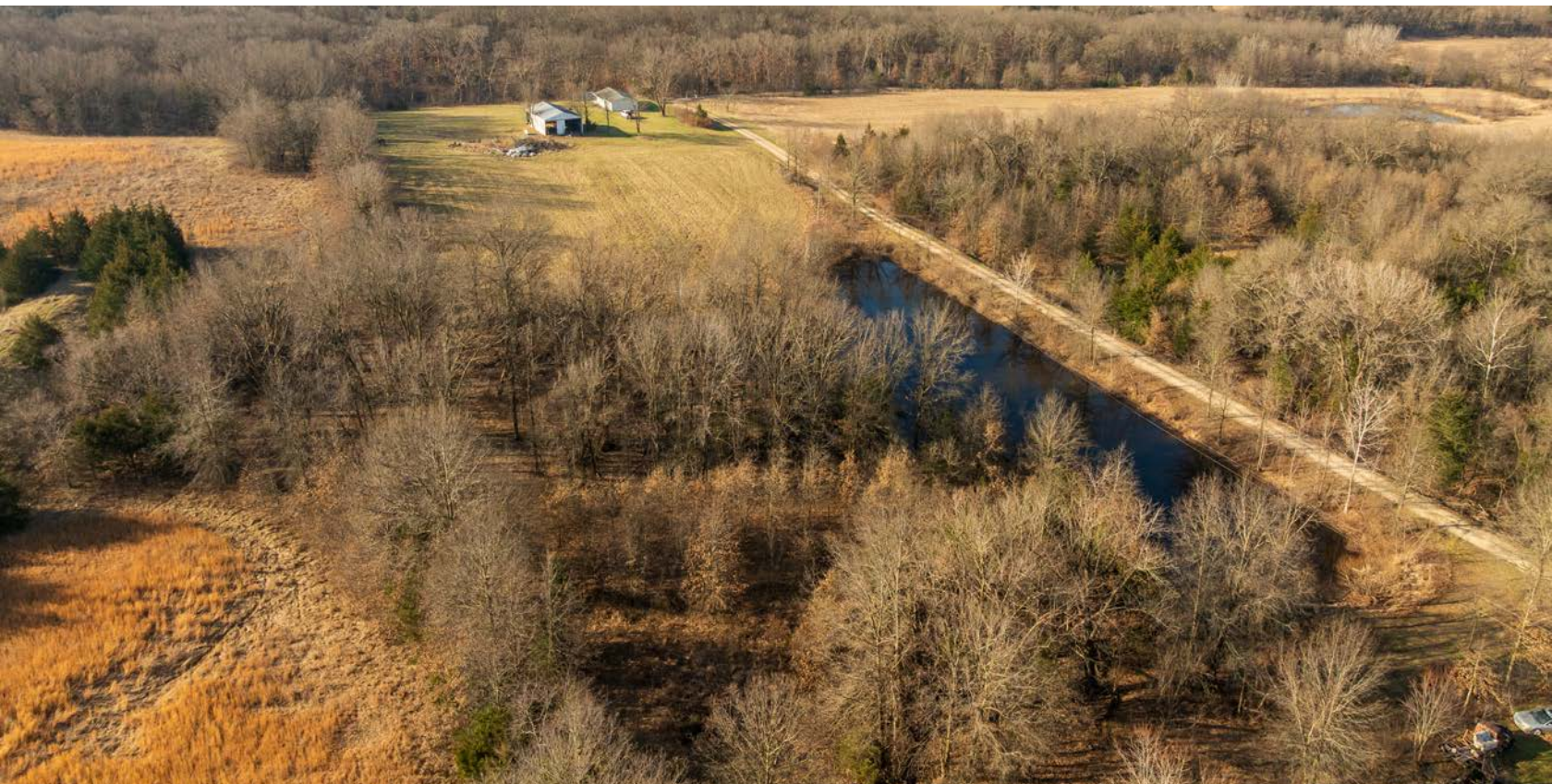
1 +/- ACRE POND



METAL-SIDED SHOP



EXCELLENT HUNTING LOCATION



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 8' 22.48, -93° 10' 23.53

0ft 214ft 428ft



Maps Provided By:



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29-62N-20W
Sullivan County
Missouri



4/1/2026

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

TOPOGRAPHY MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 2.0
 Min: 825.6
 Max: 863.3
 Range: 37.7
 Average: 840.3
 Standard Deviation: 10.53 ft



3/25/2026

29-62N-20W
Sullivan County
Missouri

Boundary Center: 40° 8' 22.44, -93° 10' 23.45

OVERVIEW MAP



AGENT CONTACT

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



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