

MIDWEST LAND GROUP PRESENTS

63 ACRES

CALLAWAY COUNTY, MO

7723 HIGHWAY 94, MOKANE, MISSOURI, 65059



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PICTURESQUE FARMSTEAD OVERLOOKING THE MISSOURI RIVER BOTTOMS

Perched high above the Missouri River Bottoms, this exceptional 63 +/- acre farm in southern Callaway County offers the kind of setting that rarely comes available. With rolling pasture, mature timber, and panoramic views stretching for miles, this property captures the very best of Missouri countryside living.

Ideally located right along scenic Highway 94 and the Katy Trail, between Mokane and Steedman. The farm features a beautiful early 1900s farmhouse full of character and timeless charm, offering generous living space ready for continued enjoyment or personalized updates. Whether you're looking for a working cattle operation, recreational retreat, homestead, or investment opportunity, this property delivers endless potential.

The land itself is a stunning blend of productive pasture and mature hardwood timber, perfectly suited for cattle, horses, hunting, or simply enjoying the peace and privacy of country life. Three large outbuildings provide excellent storage for equipment, livestock, hay, or workshop space, making the property as functional as it is picturesque.

From sunrise over the river bottoms to evenings spent overlooking the rolling hills, the views here are truly second to none. Properties with this combination of acreage, usability, improvements, highway frontage, and unforgettable scenery don't come along often. If you've been searching for a legacy property, this is it.



PROPERTY FEATURES

COUNTY: **CALLAWAY** | STATE: **MISSOURI** | ACRES: **63**

- Highway 94 frontage
- 1900s farmhouse
- 3 bed, 2 bath
- 2300 sq. ft. living space
- Gorgeous view
- 3 machine sheds
- Cattle working operation
- Fully fenced
- Mature timber
- Rolling pastures
- Cattle pond
- Grain bin
- Large flat yard
- South Callaway School District



1900S FARMHOUSE

The farm features a beautiful early 1900s farmhouse full of character and timeless charm, offering generous living space ready for continued enjoyment or personalized updates.



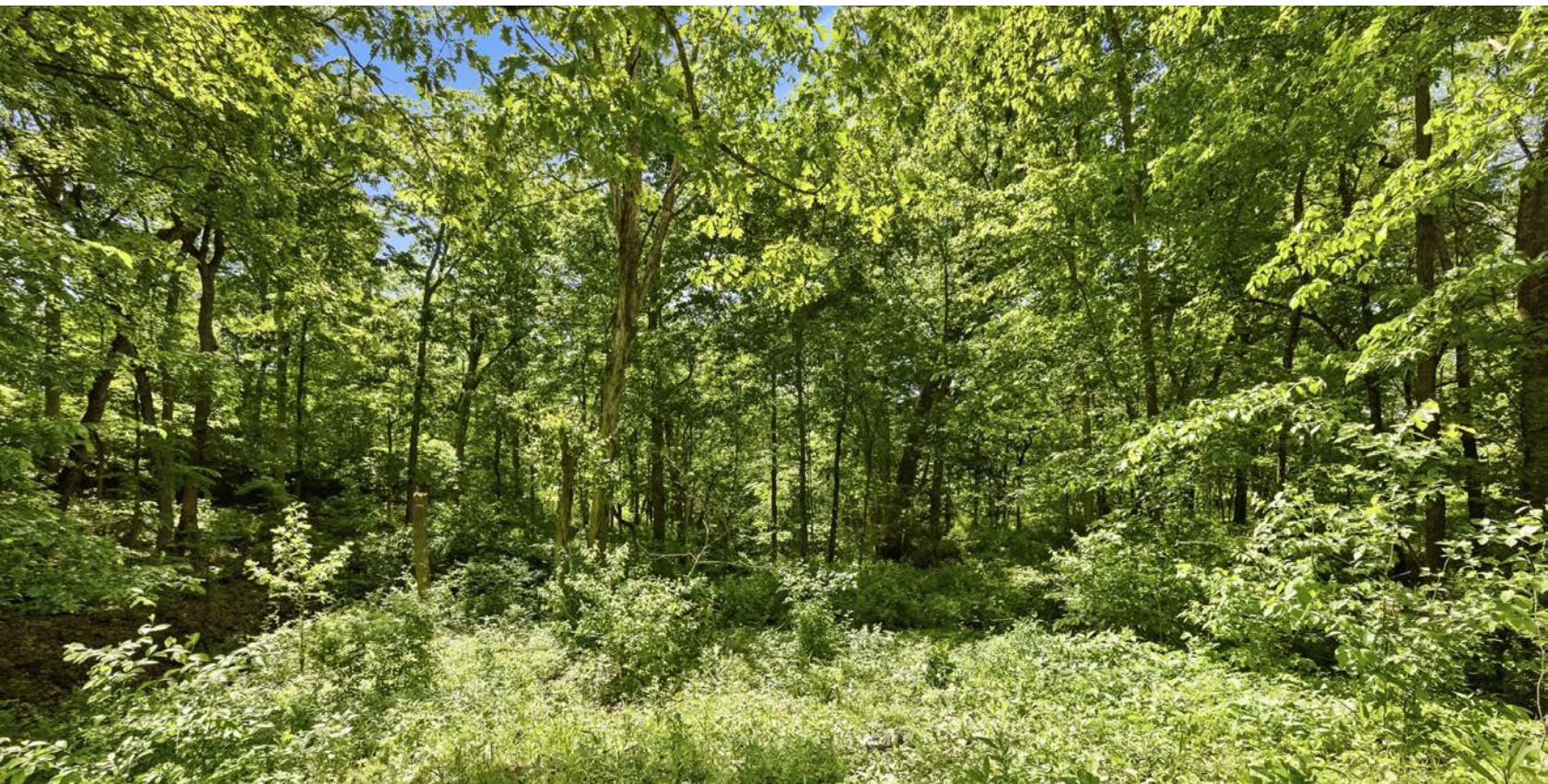
CATTLE WORKING OPERATION



3 MACHINE SHEDS



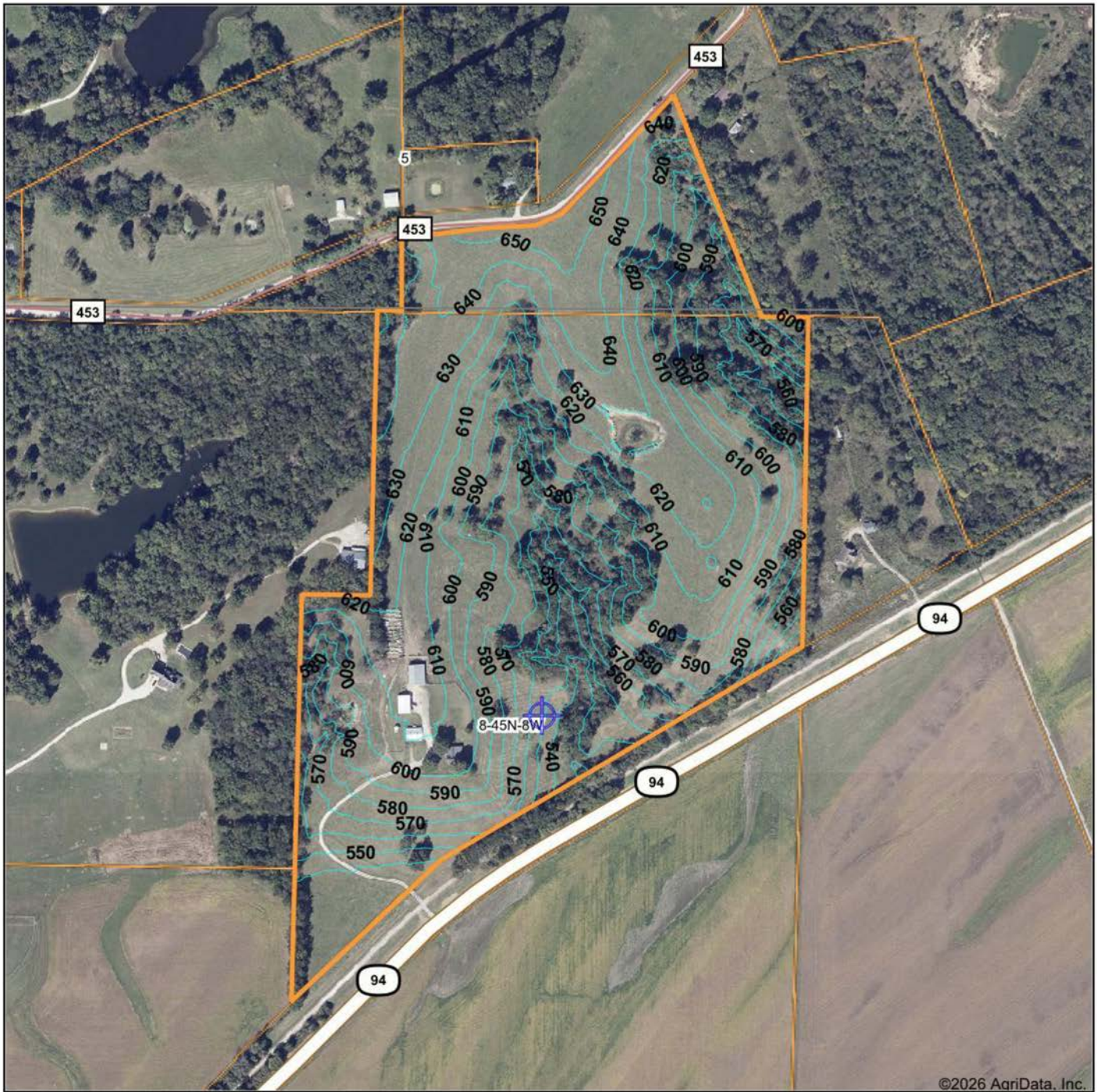
ROLLING PASTURES & MATURE TIMBER



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 528.1

Max: 659.0

Range: 130.9

Average: 597.1

Standard Deviation: 30.02 ft

0ft 494ft 989ft

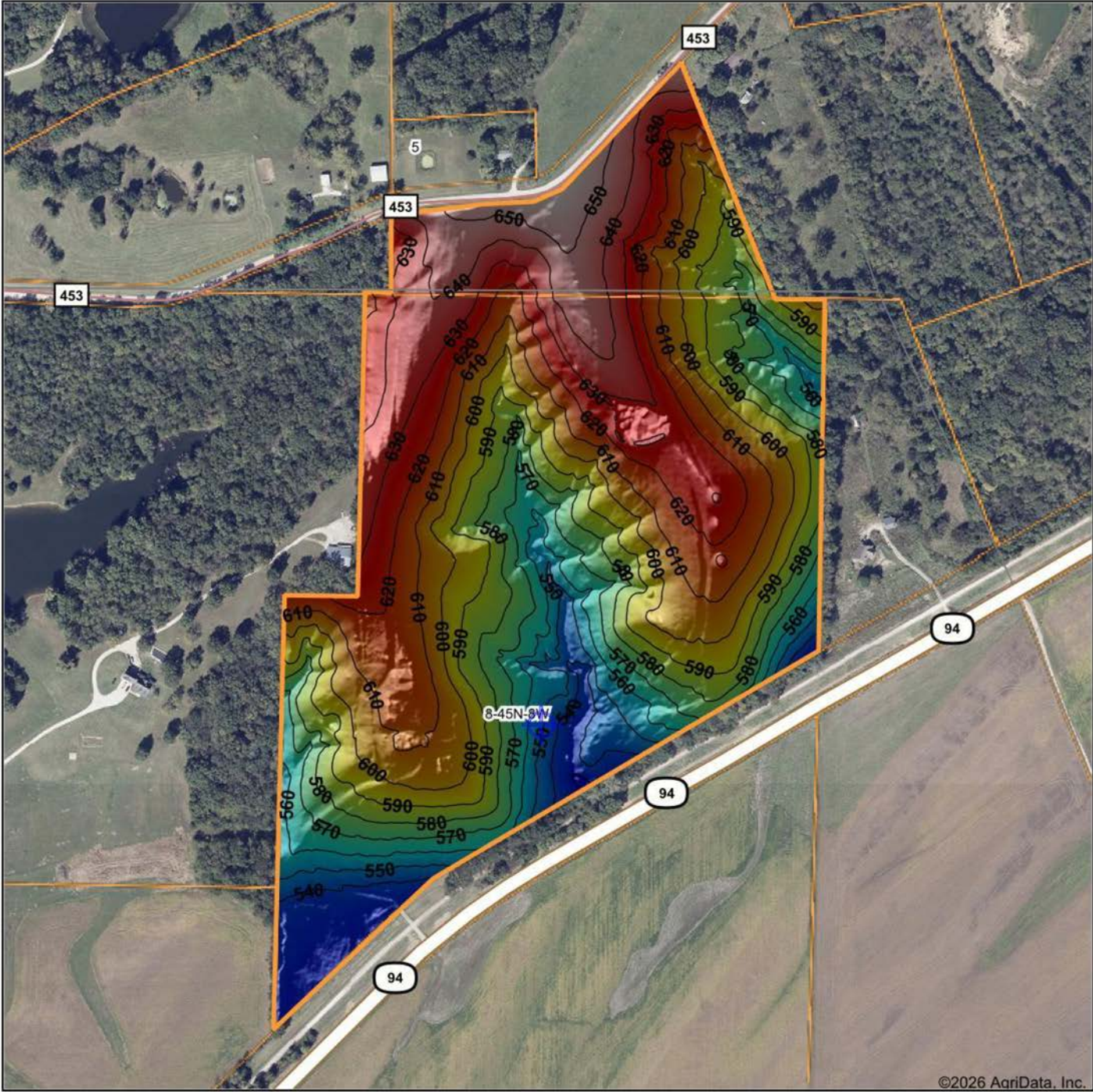


3/12/2026

8-45N-8W
Callaway County
Missouri

Boundary Center: 38° 41' 23.78, -91° 51' 1.42

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10

Min: 528.1

Max: 659.0

Range: 130.9

Average: 597.1

Standard Deviation: 30.02 ft

0ft 464ft 928ft

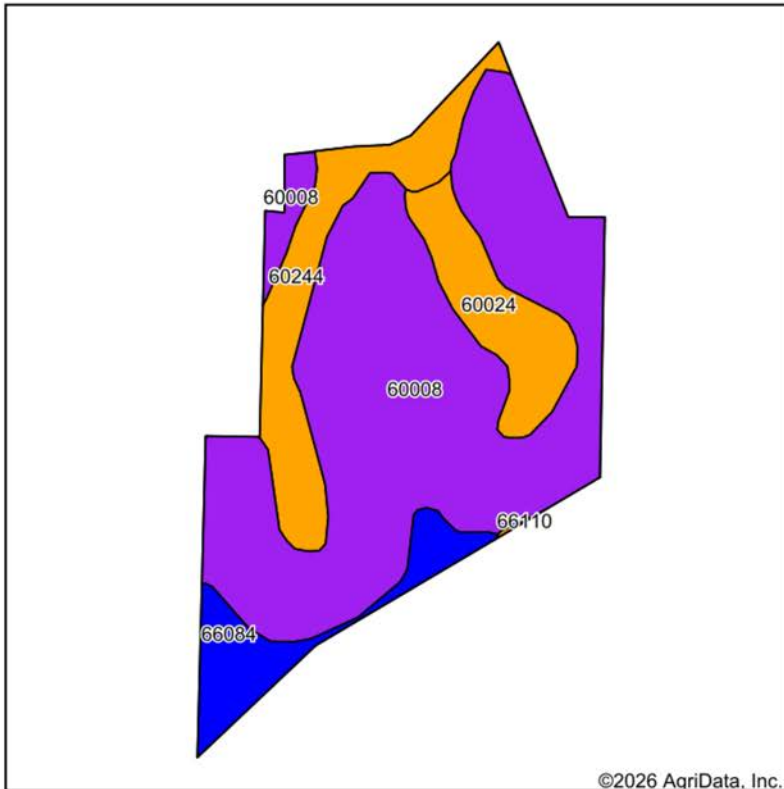


3/12/2026

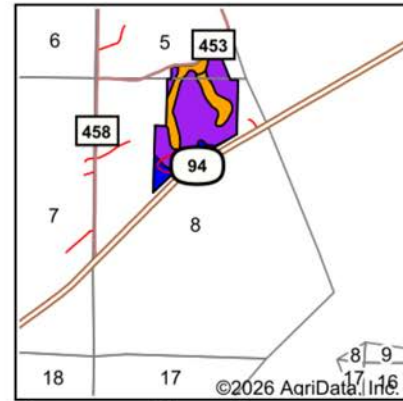
8-45N-8W
Callaway County
Missouri

Boundary Center: 38° 41' 23.78, -91° 51' 1.42

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Callaway**
 Location: **8-45N-8W**
 Township: **St. Aubert**
 Acres: **62.2**
 Date: **3/12/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: MO027, Soil Area Version: 29

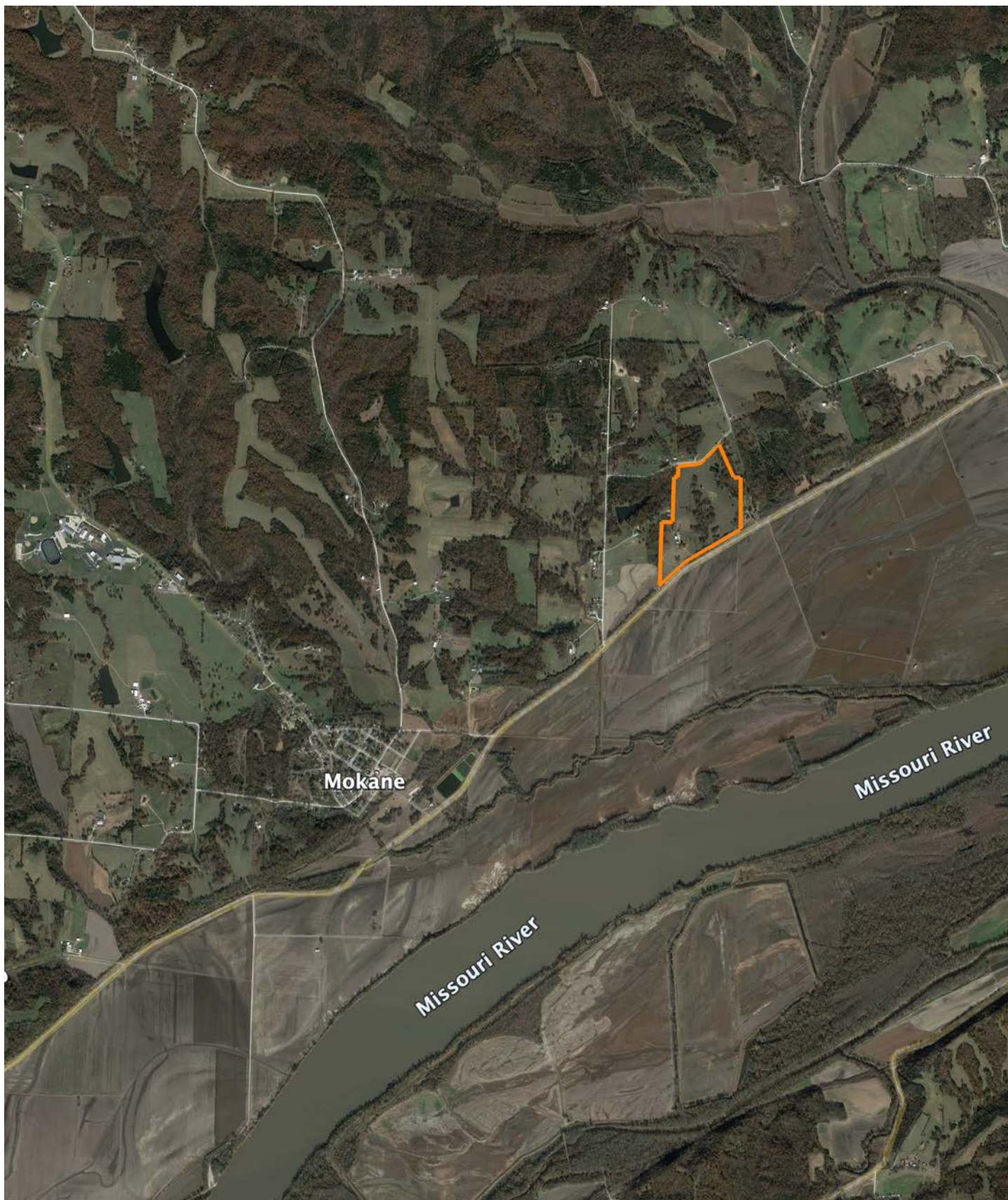
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
60008	Menfro silt loam, 20 to 45 percent slopes	42.34	68.0%		> 6.5ft.	Vle	19	19	9
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	8.77	14.1%		> 6.5ft.	Ille	79	79	65
60024	Menfro silt loam, 3 to 9 percent slopes, eroded	6.13	9.9%		> 6.5ft.	Ille	83	83	65
66084	Dupo silt loam, 0 to 2 percent slopes, occasionally flooded	4.96	8.0%		2.4ft. (Strongly contrasting textural stratification)	Ilw	81	80	66
Weighted Average						4.96	*n 38.7	*n 38.6	*n 27

*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

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



NICOLE HART

LAND AGENT

573.658.9135

NHart@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.