

MIDWEST LAND GROUP PRESENTS

80 ACRES

SCOTT COUNTY, MO

COUNTY ROAD 440, ORAN, MISSOURI 63771



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A LEGACY INVESTMENT: 80 +/- ACRE INCOME-PRODUCING TILLABLE FARM

For the first time in over 50 years, this prime 80 +/- acre Scott County tillable farm is available to the public. Located near Oran, Missouri, this property represents a rare generational opportunity to own some of the most productive dryland cropland in the region. This farm is a proven high-yield income producer that has been meticulously cared for by the same family and the same farmer for decades.

This farm has historically carried a 1/3-2/3 crop share agreement, providing a reliable, transparent annual income for the landowners. This long-standing "gold standard" agricultural investment arrangement reflects the high quality of the dirt and its consistent performance. Comprised of two tracts selling as one farm, the property is strategically positioned on the corner of two county roads in the heart of the Mississippi Alluvial Valley, offering effortless access for large equipment and transport. The farm features an elite and

diverse soil complex, including Broseley and Malden loamy fine sands, with approximately 50% Broseley soils providing exceptional drainage and early planting conditions; Clana and Libourn fine sandy loams known for excellent tilth and root development; and Sikeston and Dundee silt loams, along with Roellen silty clay soils that deliver the heavy-hitting fertility needed for top-tier crop yields.

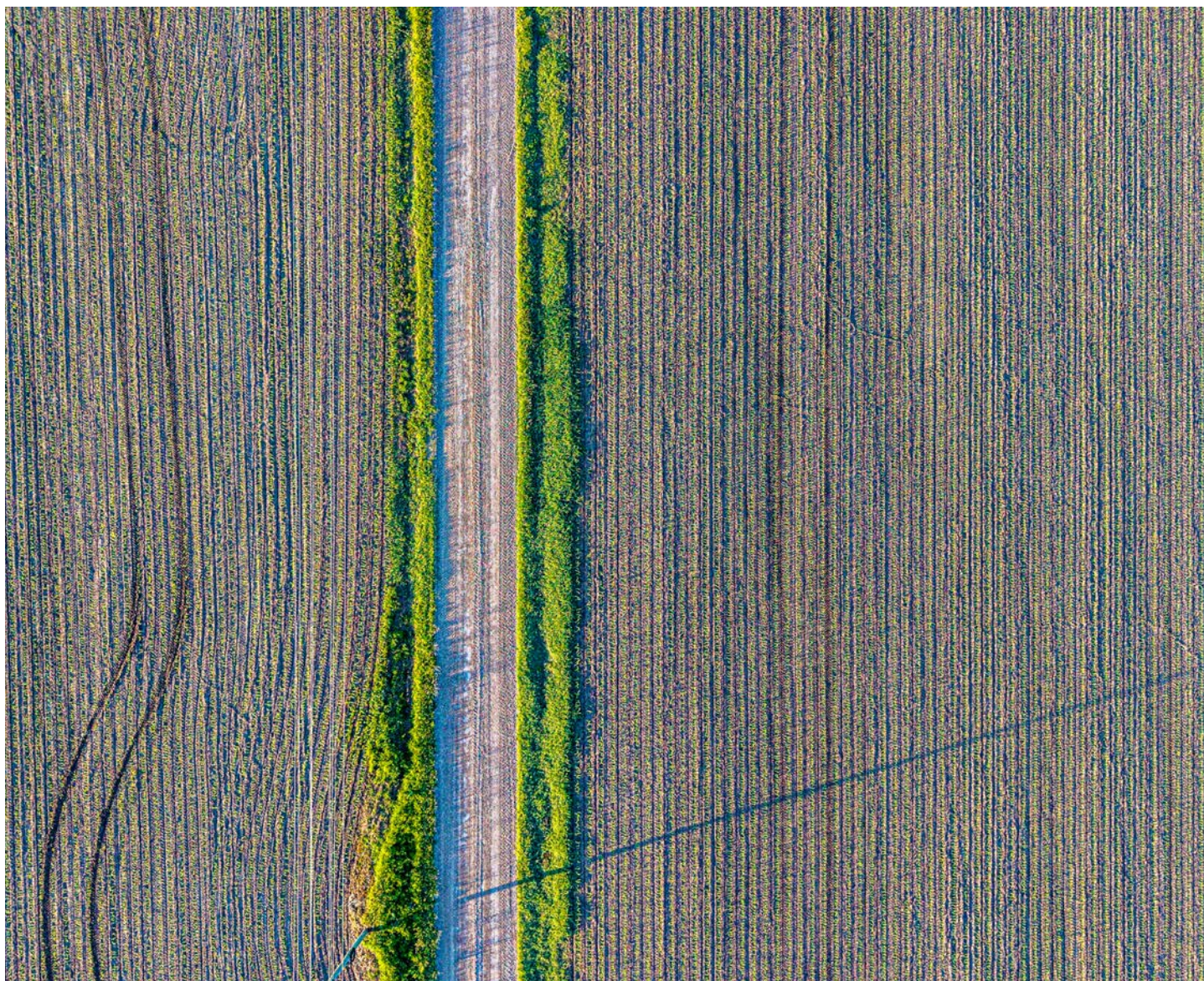
This specific "Upper Delta" mix has a decades-long track record in corn and soybeans, and its sandy loam components make it an ideal candidate for cotton. This is a rare chance to secure a turn-key, income-producing asset with half a century of family heritage and excellence. Whether you are looking to expand an existing operation or secure a stable agricultural asset with a legacy of excellence, this premier property is a rare find in a region where quality land is seldom traded.



PROPERTY FEATURES

COUNTY: **SCOTT** | STATE: **MISSOURI** | ACRES: **80**

- 80 +/- acres tillable ground (two tracts selling as one farm)
- Legacy farm: generational family farm, first time available
- Proven ROI: historically operated on a stable 1/3-2/3 crop share
- Elite soil: a robust mix of Broseley, Malden, Clana, Libourn, Sikeston, Dundee, and Roellen
- Historically excellent soil fertility
- Management: long-term stability, ensuring a well-maintained asset
- Strategic access: prominent corner frontage on two county roads
- Location: high-prestige farming ground near Oran, MO
- Crop versatility: elite history of corn and beans; ideally suited for cotton
- 35 minutes from Cape Girardeau
- 2 hours, 15 minutes from Saint Louis

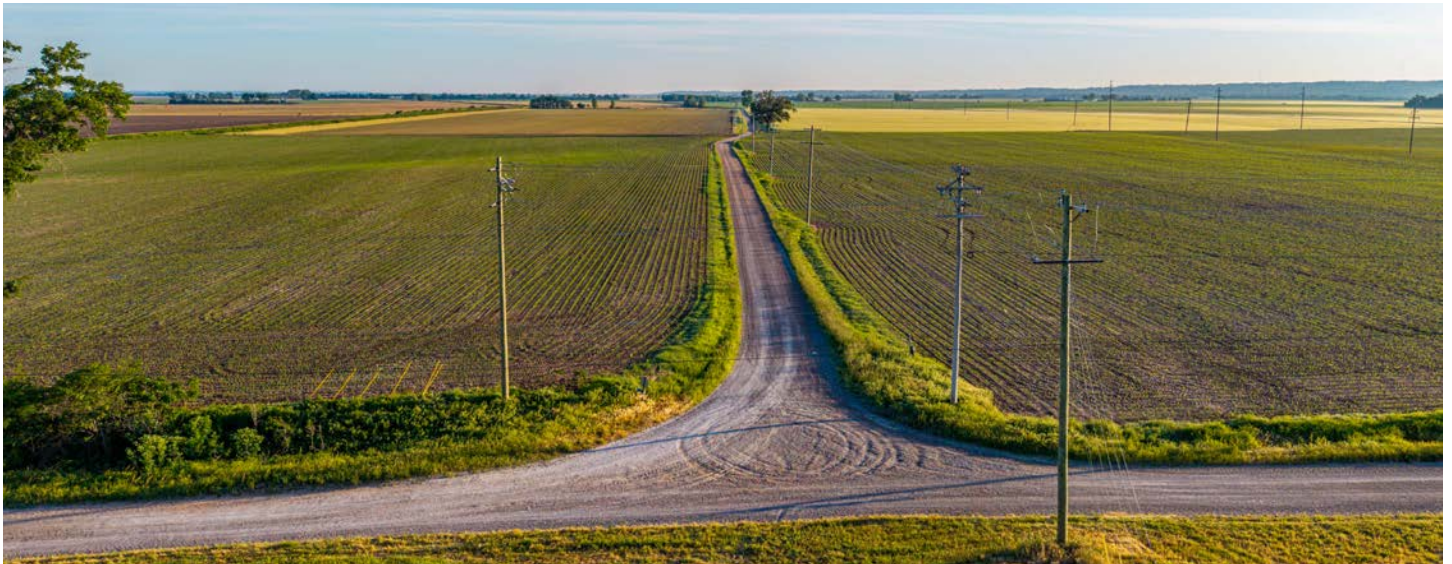


TILLABLE GROUND

This farm has historically carried a 1/3-2/3 crop share agreement, providing a reliable, transparent annual income for the landowners. This long-standing "gold standard" agricultural investment arrangement reflects the high quality of the dirt and its consistent performance.



PROMINENT CORNER FRONTAGE

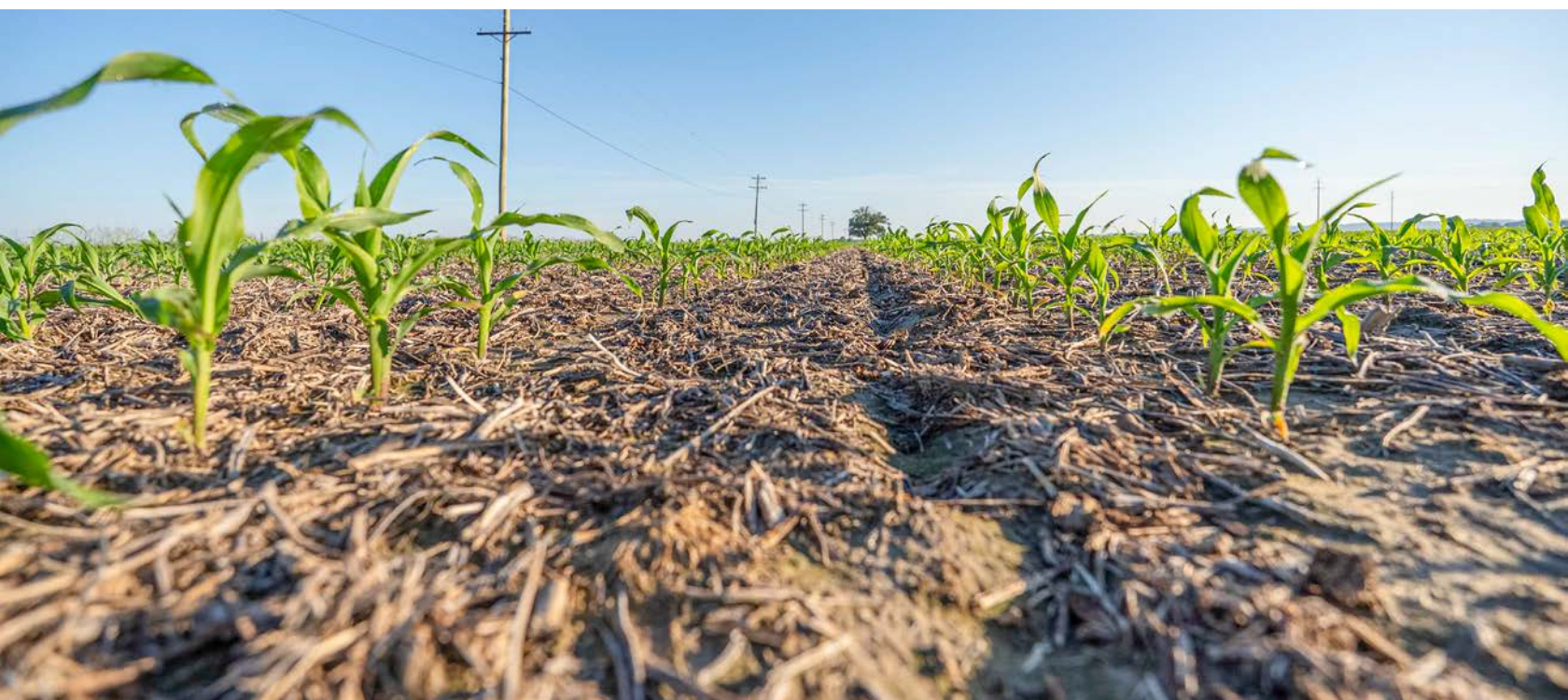


CROP VERSATILITY



ELITE SOIL

The farm features an elite and diverse soil complex, including Broseley and Malden loamy fine sands, with approximately 50% Broseley soils providing exceptional drainage and early planting conditions; Clana and Libourn fine sandy loams known for excellent tilth and root development; and Sikeston and Dundee silt loams, along with Roellen silty clay soils that deliver the heavy-hitting fertility needed for top-tier crop yields.



AERIAL MAP



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Boundary Center: 37° 1' 6.76, -89° 40' 7.09

0ft 594ft 1189ft



Maps Provided By:



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5-27N-13E
Scott County
Missouri



3/17/2026

HILLSHADE MAP



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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 5
 Min: 306.0
 Max: 323.9
 Range: 17.9
 Average: 318.2
 Standard Deviation: 2.72 ft

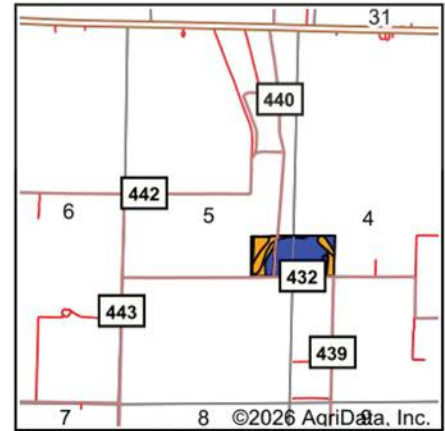
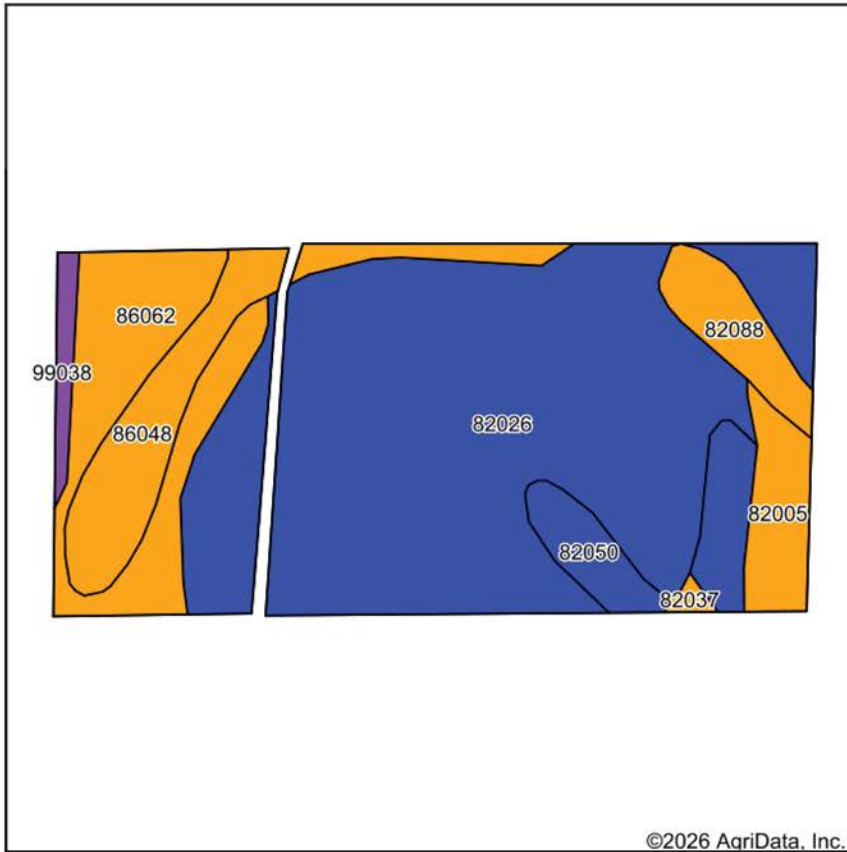


3/17/2026

5-27N-13E
Scott County
Missouri

Boundary Center: 37° 1' 6.76, -89° 40' 7.09

SOILS MAP



State: **Missouri**
 County: **Scott**
 Location: **5-27N-13E**
 Township: **Morley**
 Acres: **77.03**
 Date: **3/17/2026**



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Soils data provided by USDA and NRCS.

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Area Symbol: MO201, Soil Area Version: 28

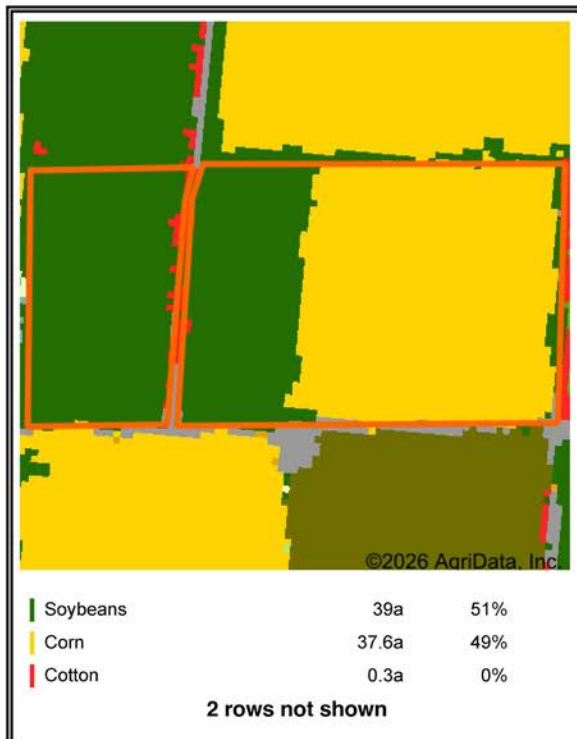
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
82026	Broseley loamy fine sand, 0 to 5 percent slopes	46.95	61.0%		Somewhat excessively drained	IIIs	63	56	47	32
86062	Sikeston loam, 0 to 1 percent slopes, occasionally flooded	9.80	12.7%		Poorly drained	IIIW	80	80	52	64
86048	Roellen silty clay, 0 to 1 percent slopes, occasionally flooded	7.46	9.7%		Poorly drained	IIIW	55	54	44	50
82050	Lilbourn fine sandy loam, 0 to 1 percent slopes	4.78	6.2%		Somewhat poorly drained	IIW	68	59	60	62
82005	Malden loamy fine sand, 0 to 3 percent slopes	3.35	4.3%		Excessively drained	IIIs	35	29	28	23
82088	Clana loamy fine sand, 0 to 1 percent slopes, rarely flooded	3.25	4.2%		Moderately well drained	IIIs	37	34	37	24
99038	Levees-Borrow pits complex, 0 to 25 percent slopes	1.13	1.5%		Somewhat poorly drained	Vle				
82037	Dundee silt loam, 0 to 1 percent slopes	0.31	0.4%		Somewhat poorly drained	IIIW	69	64	65	64
Weighted Average						2.37	*n 61.5	*n 56.2	*n 46.3	*n 38.6

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

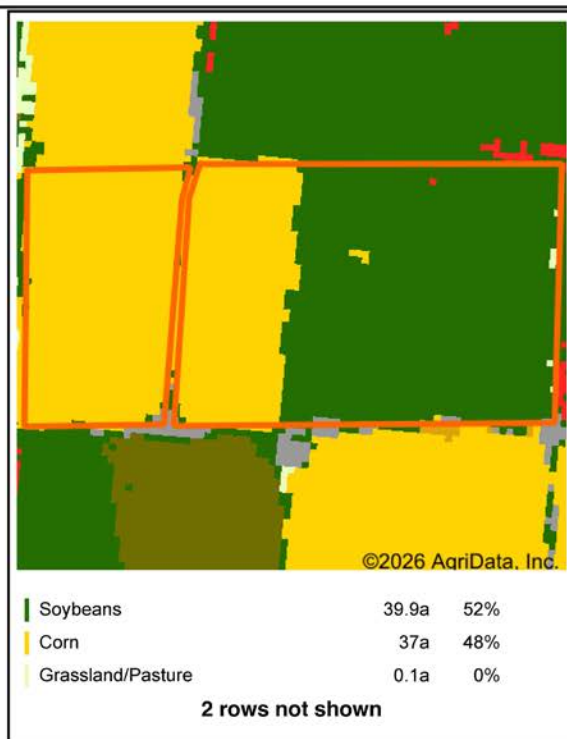
*c: Using Capabilities Class Dominant Condition Aggregation Method

CROP HISTORY MAP

Crop Year:



Crop Year:



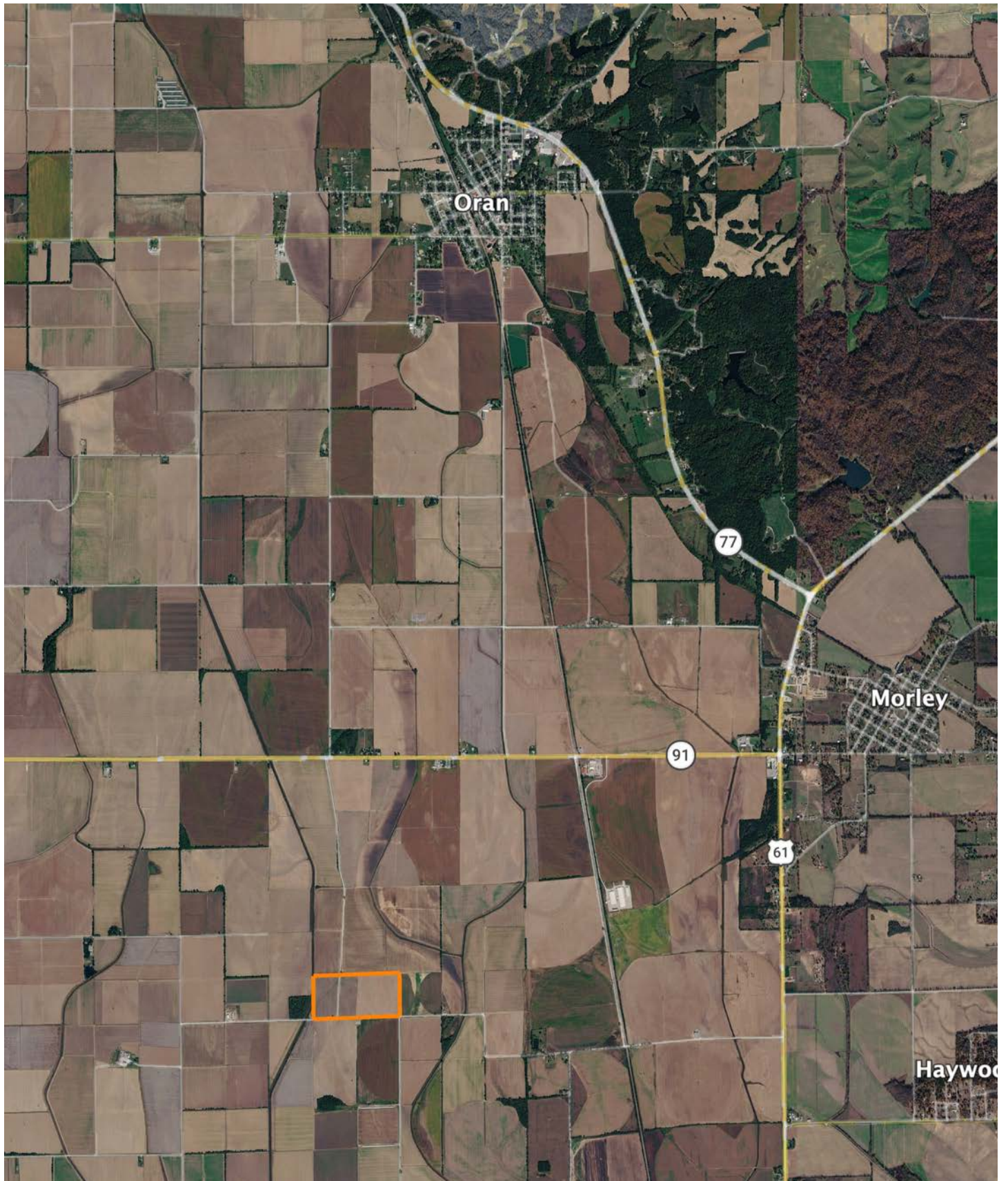
Crop Year:



Crop Year:



OVERVIEW MAP



AGENT CONTACT

Rooted in a lifelong love for the outdoors and a deep commitment to people, Andy Ogle brings passion, leadership, and integrity to every land transaction. Born in Knoxville, Tennessee and raised on a farm in Lenoir City, Andy grew up exploring springs, fishing a 10-acre pond, and learning firsthand the value of working and stewarding the land. Today, he and his wife, Olivia, along with their three children, Wyatt, Boone, and Josie—call Cape Girardeau, Missouri home, where their family life continues to center around faith, family, and the outdoors.

For nearly 25 years, Andy served in full-time ministry, including 22 years on staff with Young Life, building teams, leading organizations, and investing deeply in people. His professional background also includes outside sales in construction materials, general management of a motorcycle dealership, national account management within the outdoor industry, deer management services, and owning and operating a Christmas tree farm. These roles refined his ability to lead, negotiate, solve problems, and follow through with consistency.

Andy is an avid whitetail hunter, Certified Hunt Master in Tennessee, and hands-on land manager who understands habitat improvement, property potential, and the long-term value of ground. He believes knowing a property means walking it, learning its story, understanding its neighbors, and maximizing its strengths. As he often says, "If I don't know it, I'll find out."

His relational approach, business acumen, and unwavering work ethic position him to serve his clients with excellence. If you're ready to buy or sell land, Andy Ogle is ready to work relentlessly on your behalf and steward your property as if it were his own.



ANDY OGLE

LAND AGENT

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