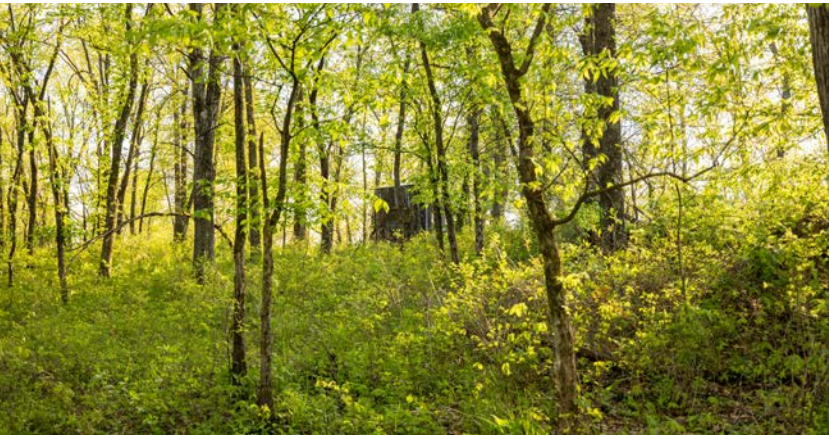


MIDWEST LAND GROUP PRESENTS



# SULLIVAN COUNTY, MO

165 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE RECREATIONAL FARM

Situated in eastern Sullivan County, close to the Adair County line, sits this 165 +/- acre recreational farm with tremendous potential. The gated long driveway easement access is graveled and gives you the utmost privacy and seclusion. As you enter the property, you will come to a 2 bedroom 1 bath cabin situated looking over the Mussel Fork Creek bottoms with beautiful sunset views off the covered patio. The cabin has electric hooked up and currently has a water holding tank for showers, kitchen, and bath. Behind the cabin sits one of the 3 ponds on the farm. There is no shortage of water on this property, including a good portion of Mussel

Fork Creek that flows along the northwest side. The ridges have multiple large food plots that have been cleared and are ready to plant, which would make ideal locations for sneaking to a blind. Access around the farm via UTV is easy with the large trail system that is in place, with ample opportunity to easily add additional trails. With diverse features and layout, this farm checks a lot of boxes. Creek bottoms, high ridges, and cleared food plots with varying topography. Come enjoy what Sullivan County has to offer with incredible deer and turkey hunting. Call Paul Lowry for your private showing today at (816) 500-2513.

## PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **165**

- 2 bed, 1 bath cabin
- Electric to cabin
- Secluded gravel easement driveway
- 3 ponds
- Mussel Fork Creek
- Large cleared food plots
- Great trail system
- Thick cover
- Beautiful views
- Diverse terrain



# CABIN

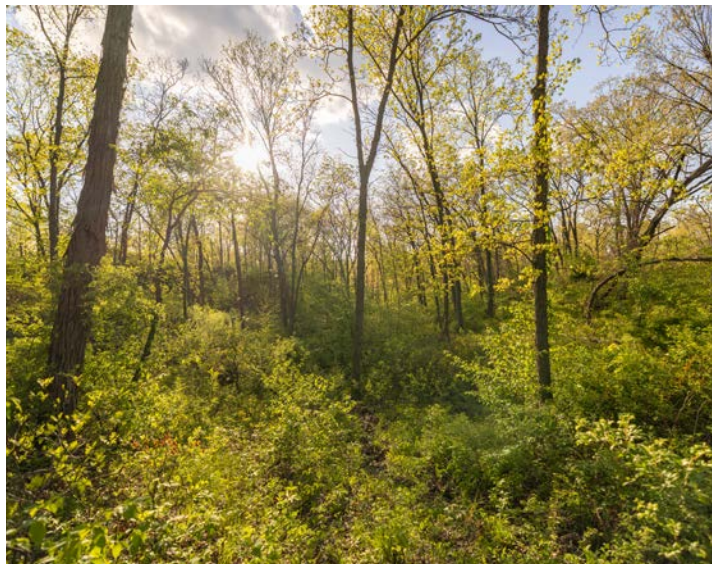
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As you enter the property, you will come to a 2 bedroom 1 bath cabin situated looking over the Mussel Fork Creek bottoms with beautiful sunset views off the covered patio. The cabin has electric hooked up and currently has a water holding tank for showers, kitchen, and bath.



# DIVERSE TERRAIN

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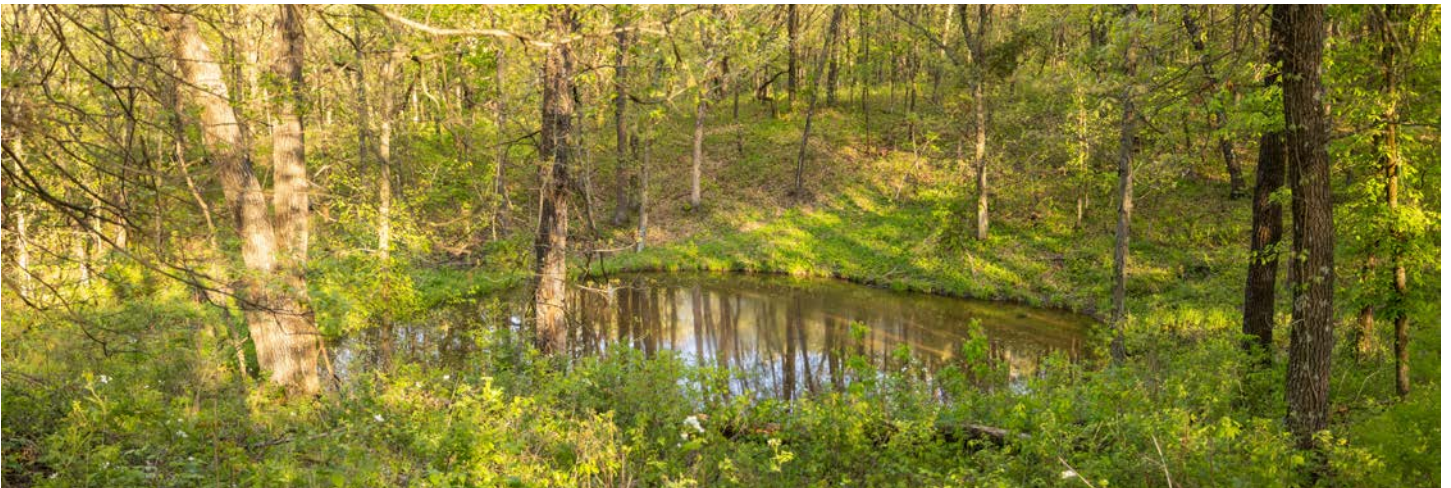
# MUSSEL FORK CREEK

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## 3 PONDS

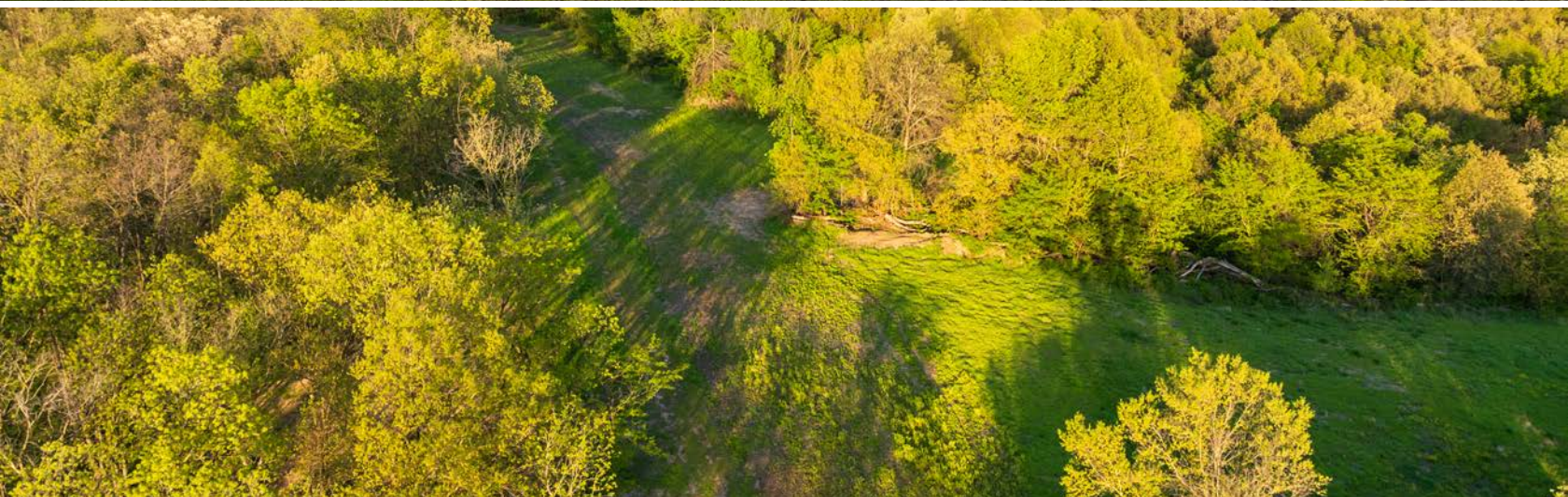
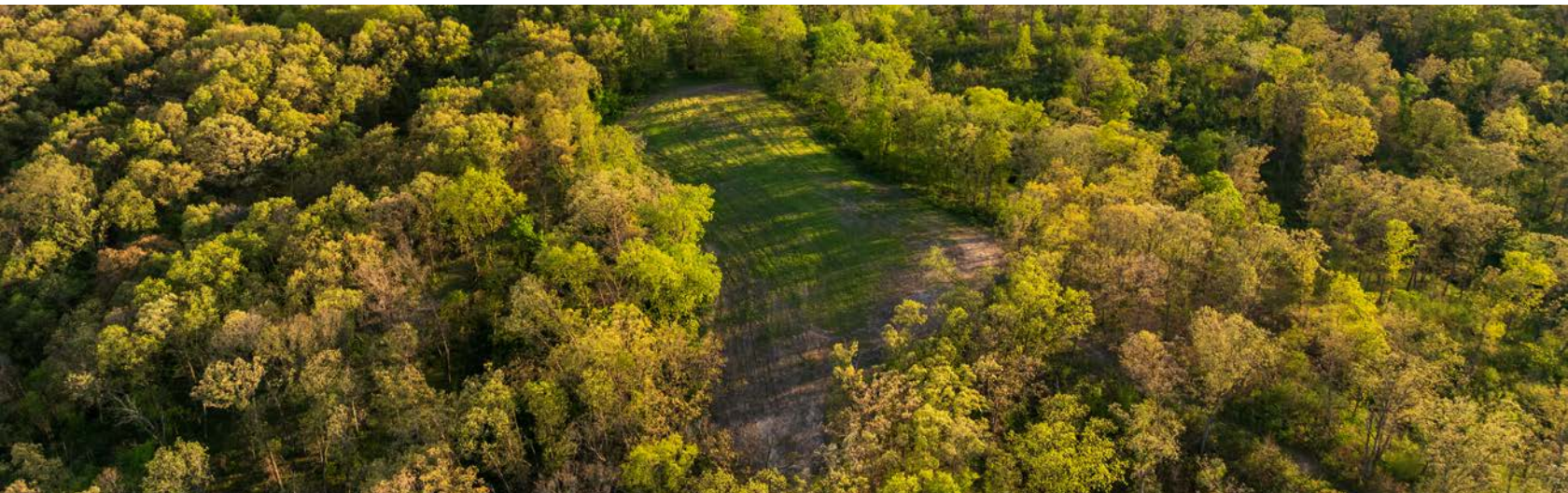
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# LARGE CLEARED FOOD PLOTS

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The ridges have multiple large food plots that have been cleared and are ready to plant, which would make ideal locations for sneaking to a blind.

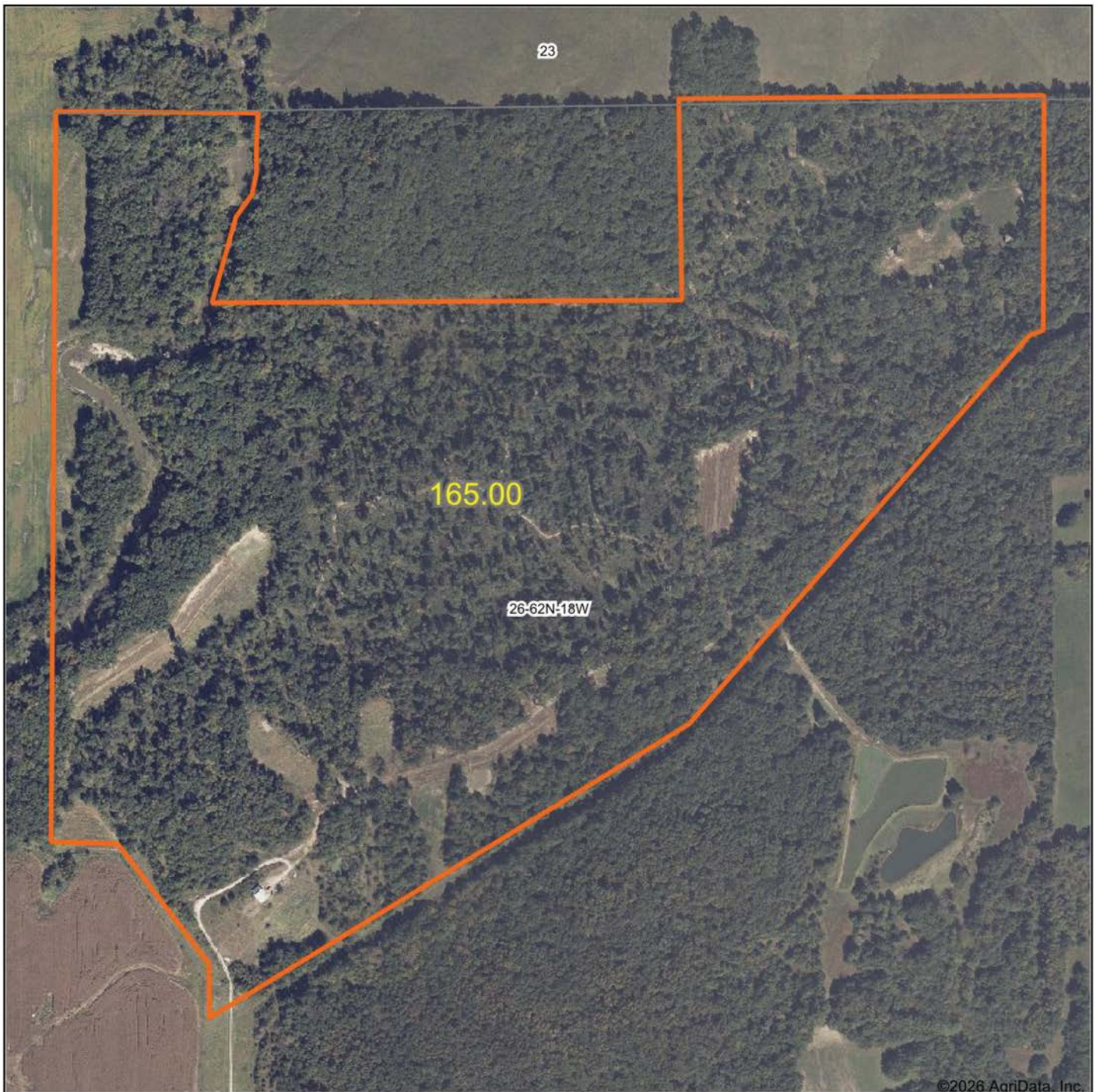


# TRAIL CAM PICS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 40° 8' 56.37, -92° 53' 9.53

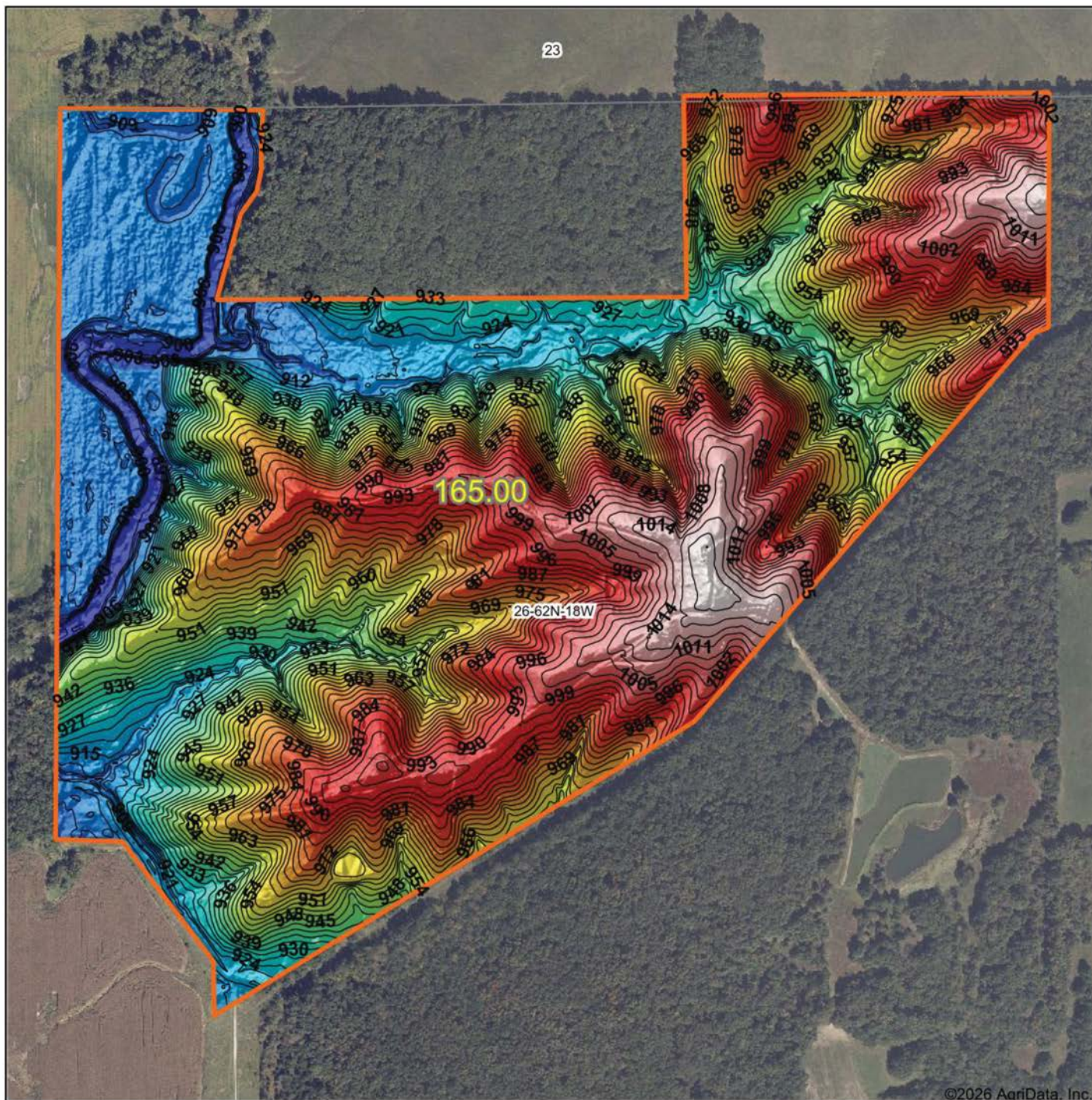
0ft 561ft 1122ft

**26-62N-18W**  
**Sullivan County**  
**Missouri**



4/27/2026

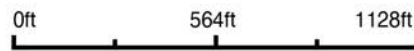
# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 893.1  
 Max: 1,022.2  
 Range: 129.1  
 Average: 957.1  
 Standard Deviation: 32.74 ft



4/27/2026

**26-62N-18W**  
**Sullivan County**  
**Missouri**

Boundary Center: 40° 8' 56.37, -92° 53' 9.53



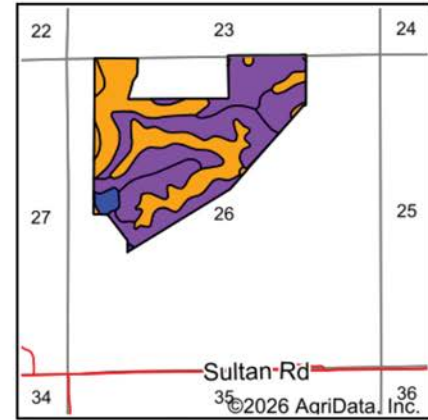
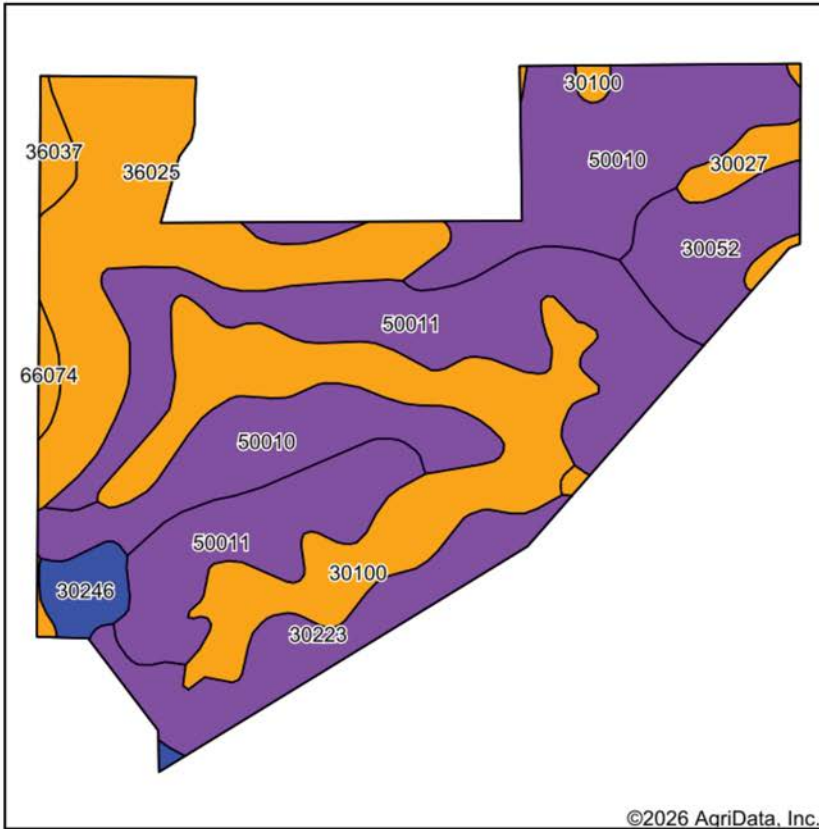
Maps Provided By:



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# SOILS MAP



State: **Missouri**  
 County: **Sullivan**  
 Location: **26-62N-18W**  
 Township: **Union**  
 Acres: **165**  
 Date: **4/27/2026**



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

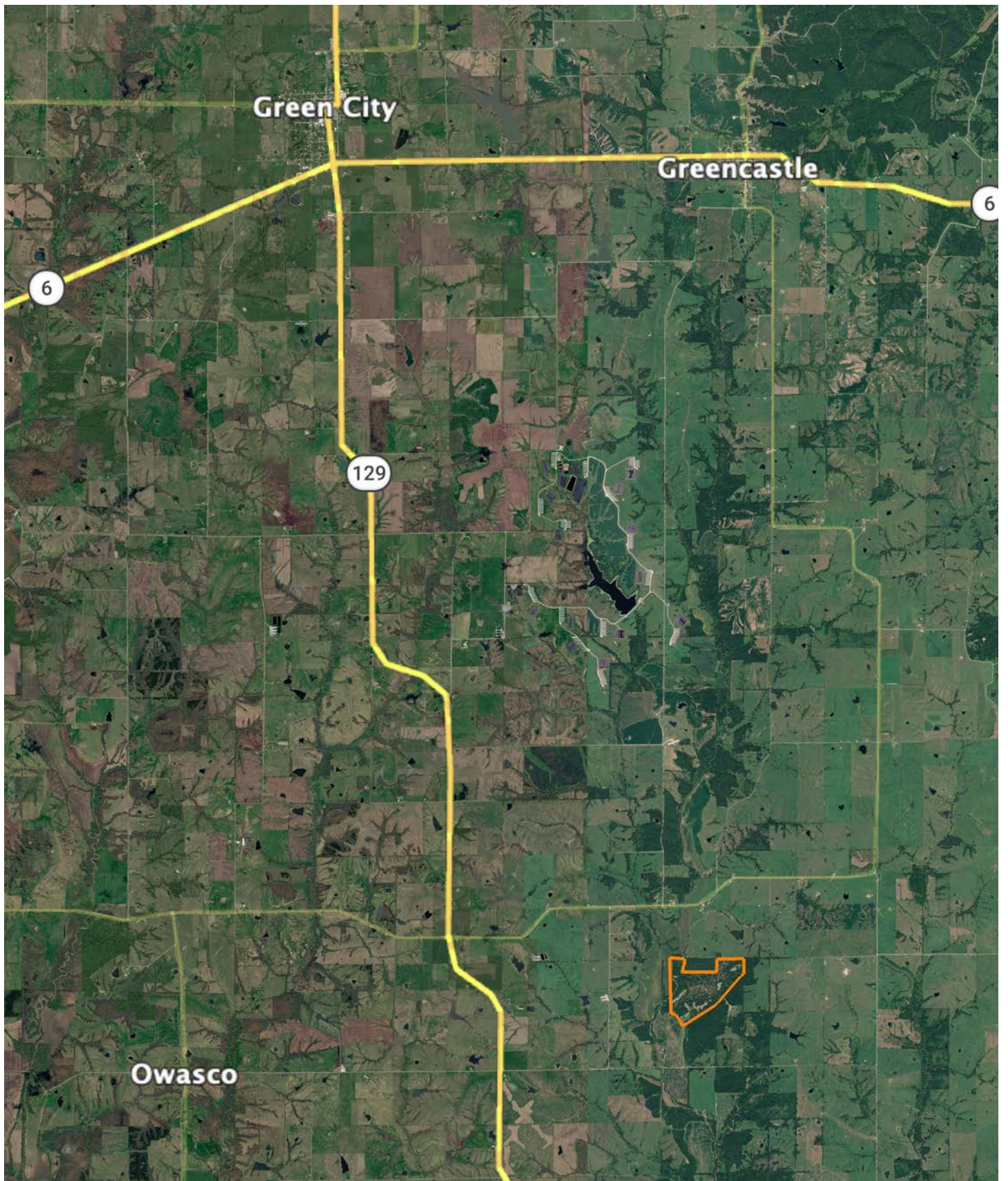
Area Symbol: MO211, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
50011	Winnegan loam, 20 to 35 percent slopes	40.62	24.6%		Vle			19	19	10	
50010	Winnegan loam, 14 to 20 percent slopes, eroded	35.68	21.6%		Vle			58	58	38	
30100	Keswick loam, 5 to 9 percent slopes, eroded	30.31	18.4%		Ille			57	54	49	
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	26.60	16.1%		Illw			67	55	45	
30223	Winnegan clay loam, 14 to 20 percent slopes, severely eroded	12.84	7.8%		Vle			53	53	37	
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	9.23	5.6%		Vle			62	62	42	
30246	Olmitz loam, heavy till, 2 to 5 percent slopes	3.57	2.2%		Ile	152	41	91	91	77	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	3.41	2.1%		Ille			60	60	41	
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	1.70	1.0%		Illw			61	55	49	
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	1.04	0.6%		Illw			23	10	6	
<b>Weighted Average</b>						<b>4.77</b>	<b>3.3</b>	<b>0.9</b>	<b>*n 50.1</b>	<b>*n 47.4</b>	<b>*n 35.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



**PAUL LOWRY**, LAND AGENT  
**816.500.2513**  
PLowry@MidwestLandGroup.com



## MidwestLandGroup.com

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