

MIDWEST LAND GROUP PRESENTS

25 ACRES IN

SULLIVAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE 25-ACRE HUNTING & BUILD TRACT IN SULLIVAN COUNTY

Located in Sullivan County just south of Harris on blacktop WW Highway, this exceptional 25-acre tract offers the perfect blend of seclusion, build potential, and premier hunting. With a water meter already in place, the property is ready for your dream home or weekend getaway.

Two stunning build sites provide excellent options, each offering scenic views and privacy. A diverse mix of cedar and mature hardwoods creates ideal habitat and cover for wildlife, while the thick cedar lining along the road ensures outstanding seclusion from the moment you enter.

For the outdoorsman, this property truly stands out. Potential food plot locations and great tree stand areas provide the foundation for a strong hunting setup. The area is well-known for producing quality whitetails, and this tract offers some of the best hunting potential you'll find in a property of this size.

Small properties with this much to offer rarely hit the market. Whether you're looking to build, hunt, or invest, this one checks all the boxes and presents an incredible opportunity in a highly sought-after area.



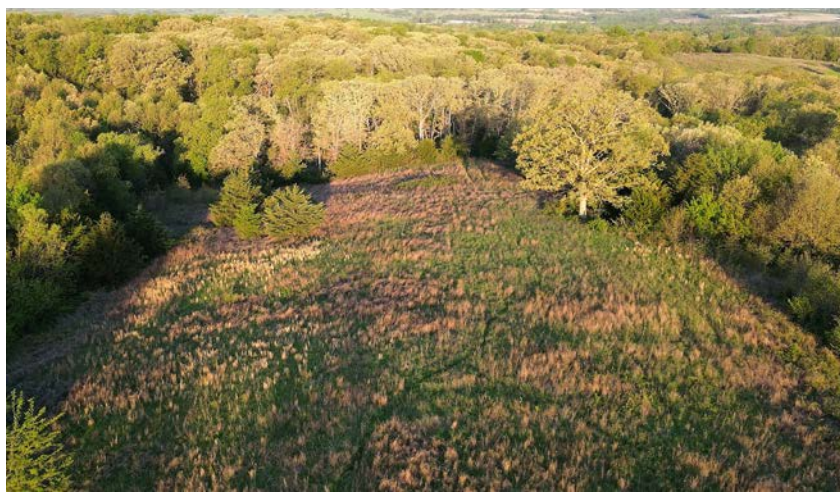
PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **MISSOURI** | ACRES: **25**

- 25 +/- acres in Sullivan County
- Located just south of Harris
- Blacktop frontage on WW Highway
- Water meter already on site
- Two excellent build site locations
- Mix of cedar and mature hardwood timber
- Thick cover ideal for wildlife habitat
- Established travel corridors for deer
- Potential food plot locations
- Great tree stand setup opportunities
- Proven area for quality whitetail hunting
- Cedar-lined road frontage for added privacy
- Secluded setting with easy access
- Rare small-acreage tract with exceptional recreational value



25 +/- ACRES IN SULLIVAN COUNTY



BLACKTOP FRONTAGE ON WW HIGHWAY



TWO EXCELLENT BUILD SITE LOCATIONS



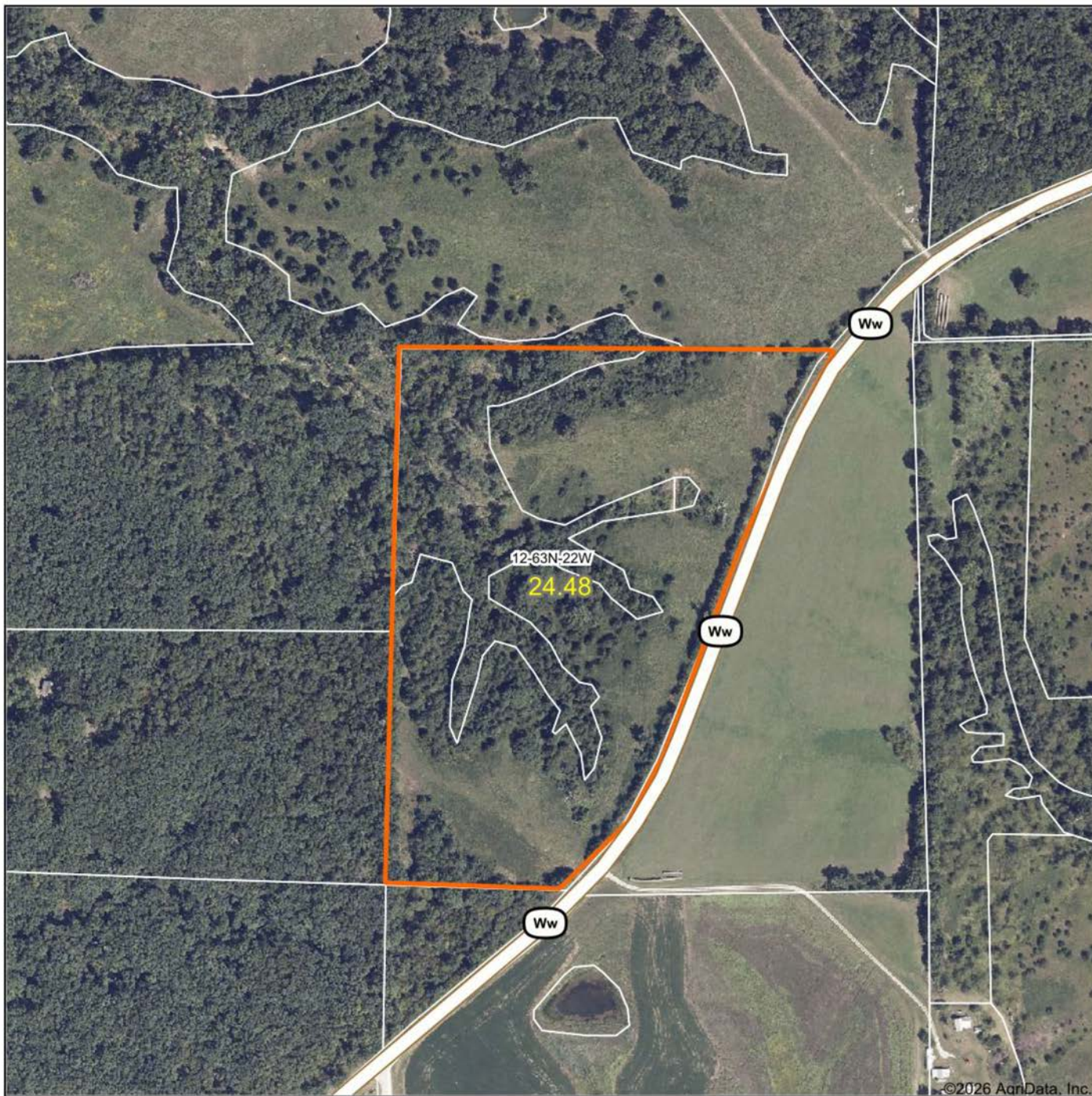
CEDAR AND MATURE HARDWOOD TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 16' 34.37, -93° 19' 3.74

0ft 387ft 775ft



Maps Provided By:



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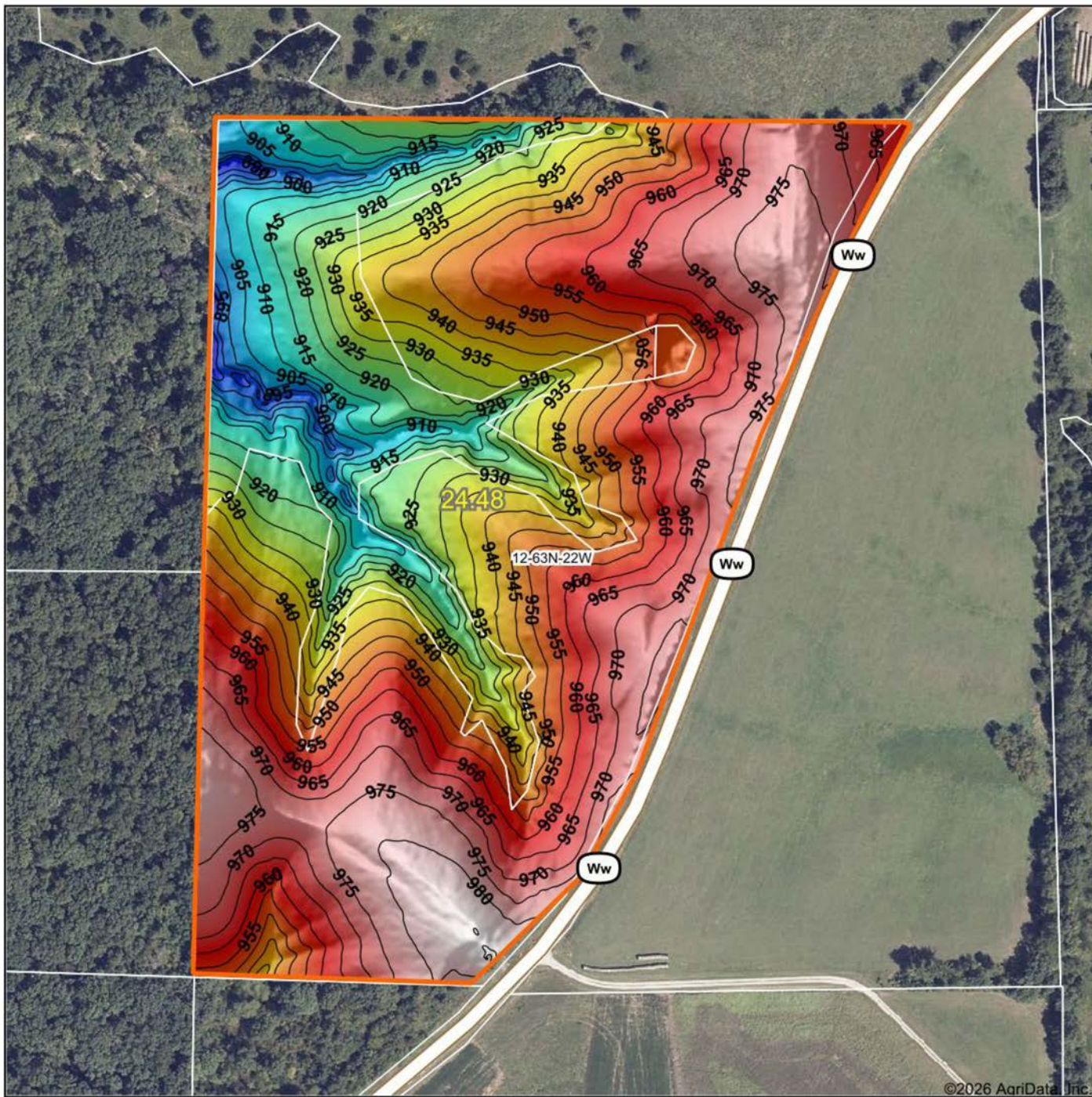
12-63N-22W
Sullivan County
Missouri



4/7/2026

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

HILLSHADE MAP



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Low Elevation High



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

Source: USGS 1 meter dem

Interval(ft): 5

Min: 883.7

Max: 985.2

Range: 101.5

Average: 947.2

Standard Deviation: 23.2 ft

0ft 242ft 485ft

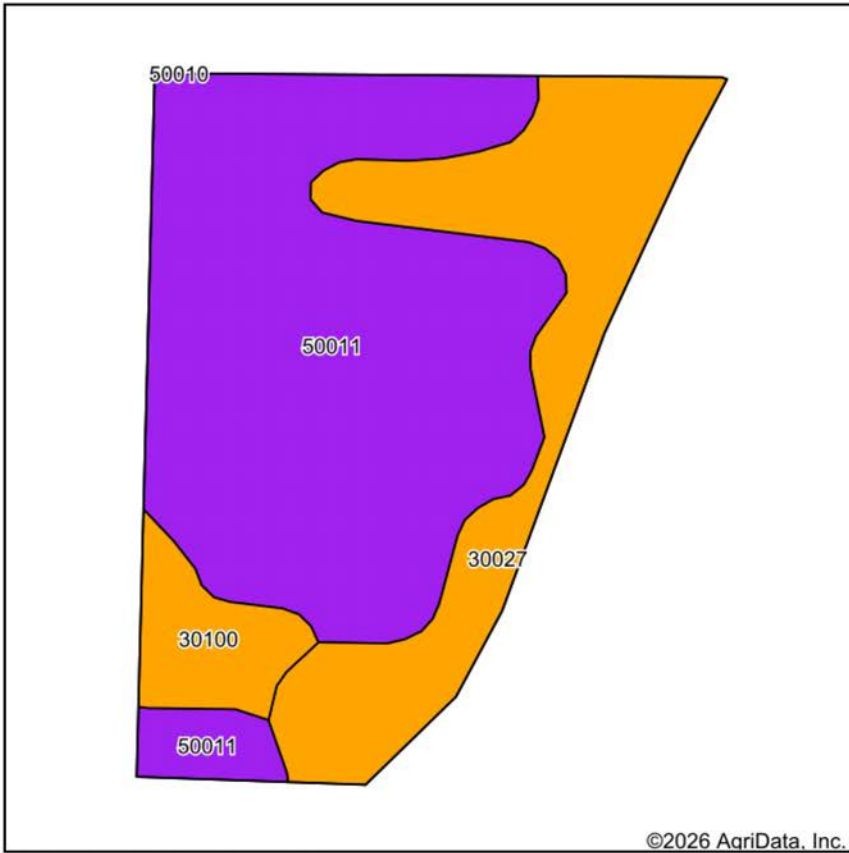


4/7/2026

12-63N-22W
Sullivan County
Missouri

Boundary Center: 40° 16' 34.37, -93° 19' 3.74

SOILS MAP



State: **Missouri**
 County: **Sullivan**
 Location: **12-63N-22W**
 Township: **Liberty**
 Acres: **24.48**
 Date: **4/7/2026**



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Soils data provided by USDA and NRCS.

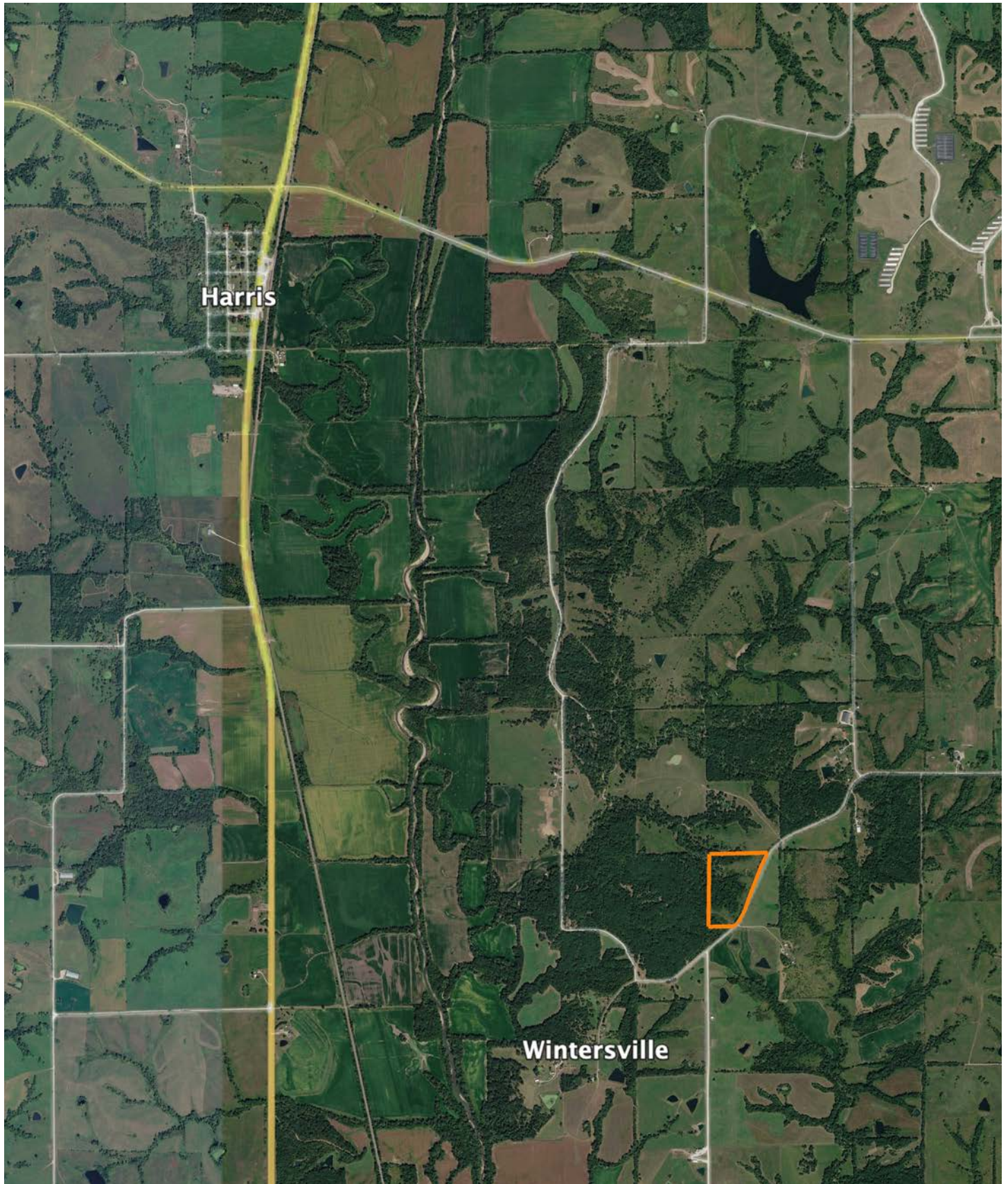
Area Symbol: MO211, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
50011	Winnegan loam, 20 to 35 percent slopes	15.82	64.6%		Vle	19	19	1	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	7.00	28.6%		Ille	60	60	4	
30100	Keswick loam, 5 to 9 percent slopes, eroded	1.66	6.8%		Ille	57	54	4	
Weighted Average						4.94	*n 33.3	*n 33.1	*n 21.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



BRETT ROBERTS

LAND AGENT

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