

MIDWEST LAND GROUP PRESENTS

146 ACRES IN

CALDWELL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

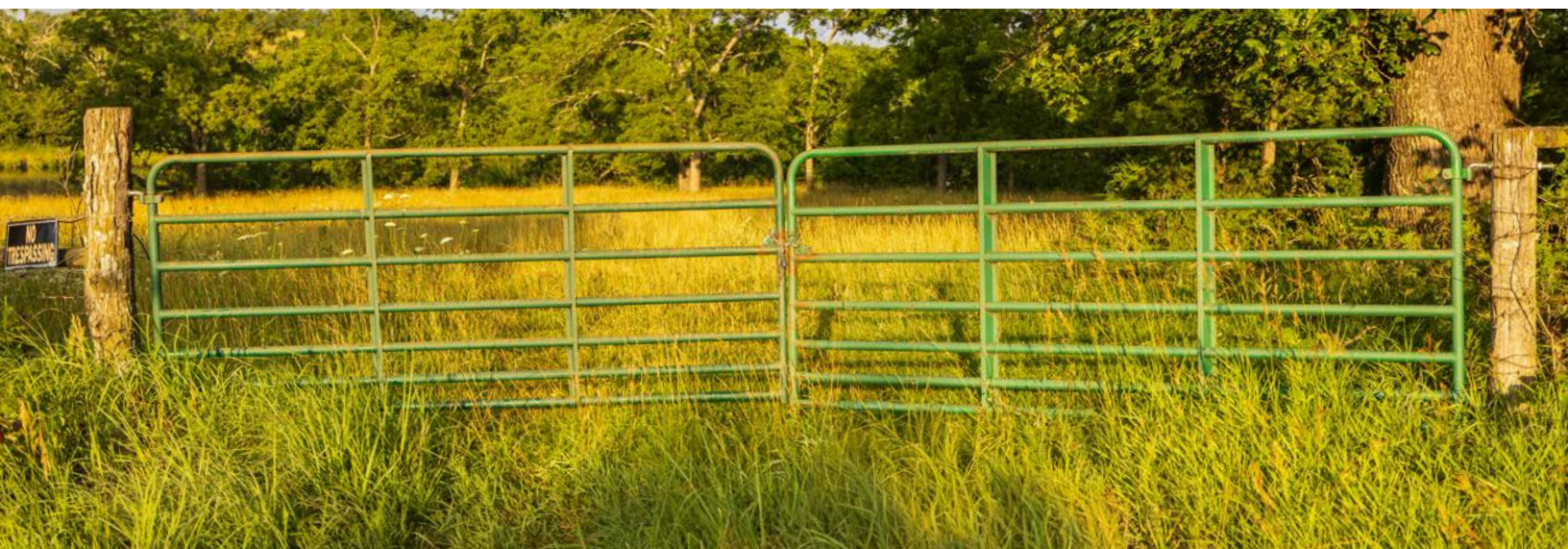
PICTURE-PERFECT 146 +/- ACRES WITH INCREDIBLE LAKE, PASTURE & HOMESITES

Discover the perfect blend of recreation, income potential, and scenic beauty on this exceptional 146 +/- acre property just outside Cowgill, Missouri. Featuring over 95 +/- acres of open pasture, this versatile farm offers outstanding opportunities for livestock, hay production, or future agricultural use while still providing incredible recreational appeal.

The centerpiece of the property is a breathtaking 8 +/- acre lake that offers outstanding fishing opportunities and creates a picturesque setting for a future home or weekend retreat. Two additional ponds and a wet-weather creek provide additional water sources for both livestock and wildlife. With multiple elevated build sites showcasing beautiful countryside views, this property is well-suited for anyone looking to build their dream home or country getaway.

Convenient access is provided by both blacktop and gravel road frontage, with utilities available at the road. The farm carries an overall weighted NCCPI average of 57.7. A farm lease for 2026 is already in place with a local tenant that carries throughout the year. Approximately 30 head of cattle are currently being run on the property. Mineral rights remain intact and will transfer to the new owner. The farm could also be turned into an incredible hunting farm with the abundance of deer and turkey in the area.

Whether you're searching for a productive farm, a scenic homesite, or a recreational escape with excellent fishing, this property offers a rare combination of features that are difficult to find in one package. Contact Drew Yarkosky at (641) 799-7279 for additional information or to schedule a private showing.



PROPERTY FEATURES

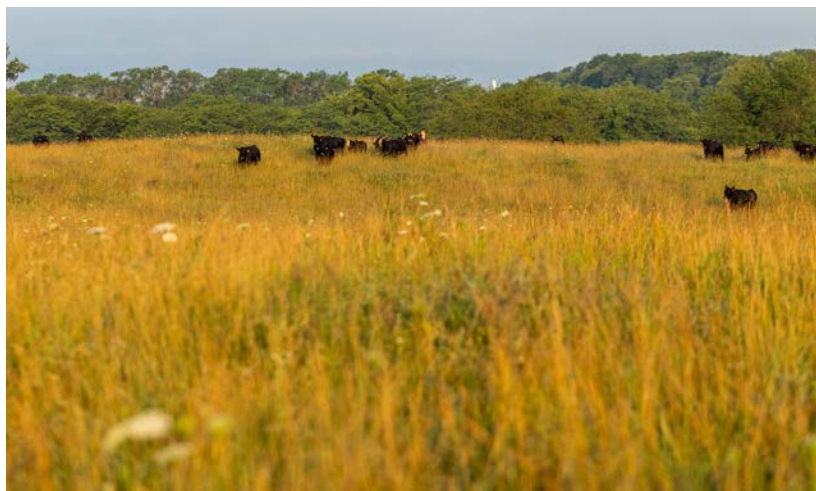
COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **146**

- Beautiful views
- 95 +/- open acres of pasture
- Two additional small ponds
- NCCPI overall weighted average of 57.7
- Gorgeous 8 +/- acre lake
- Incredible fishing opportunities
- Wet-weather creek
- Multiple build sites
- Blacktop and gravel road frontage
- Utilities available at the road
- Mineral rights intact and transfer
- 2026 farm lease agreement in place with local tenant
- 2 miles to Cowgill, Missouri
- 5 miles to Braymer, Missouri
- 44 miles to Liberty, Missouri



95 +/- OPEN ACRES OF PASTURE

Featuring over 95 +/- acres of open pasture, this versatile farm offers outstanding opportunities for livestock, hay production, or future agricultural use while still providing incredible recreational appeal.



2 SMALL PONDS

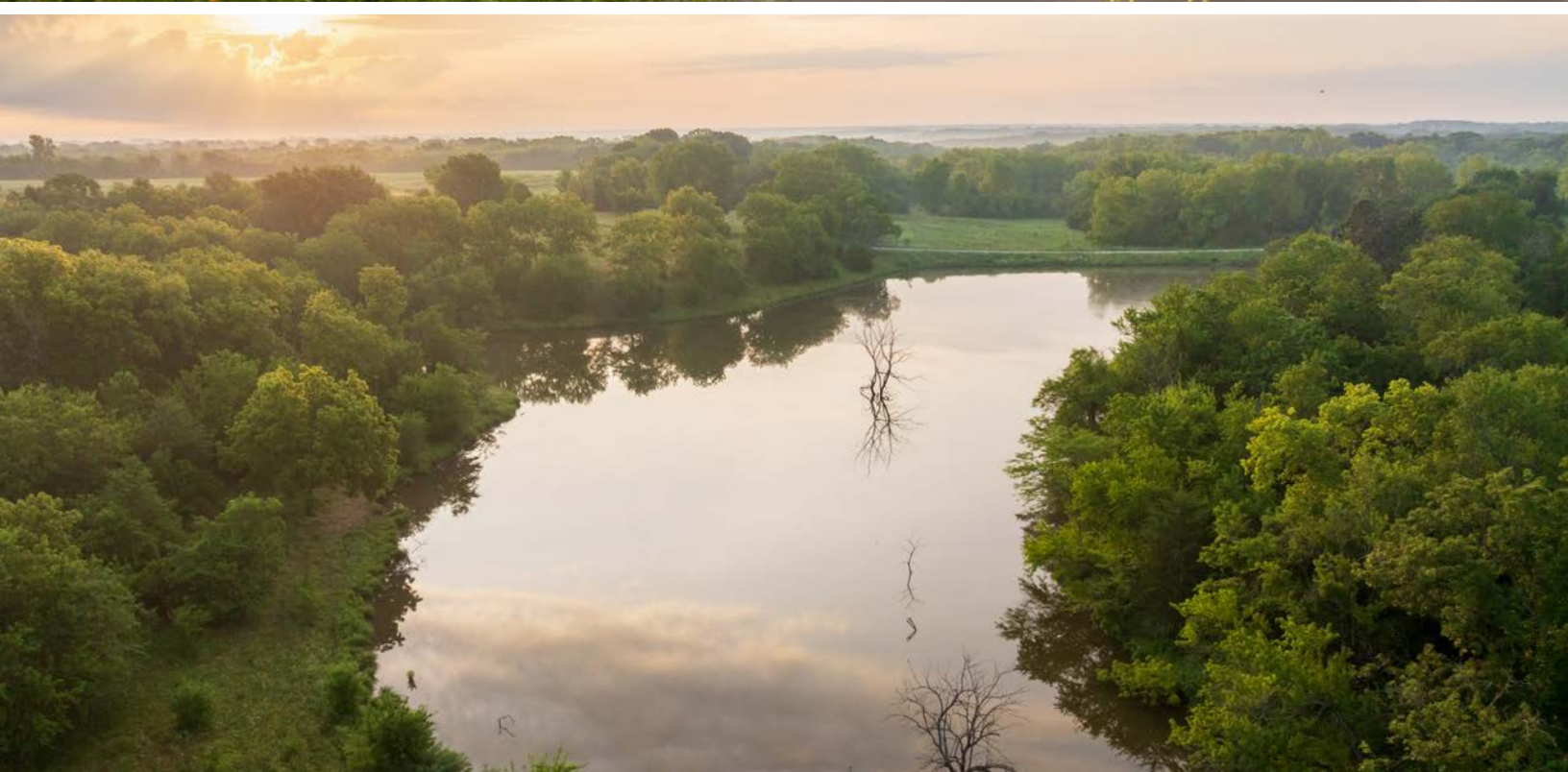


MULTIPLE BUILD SITES

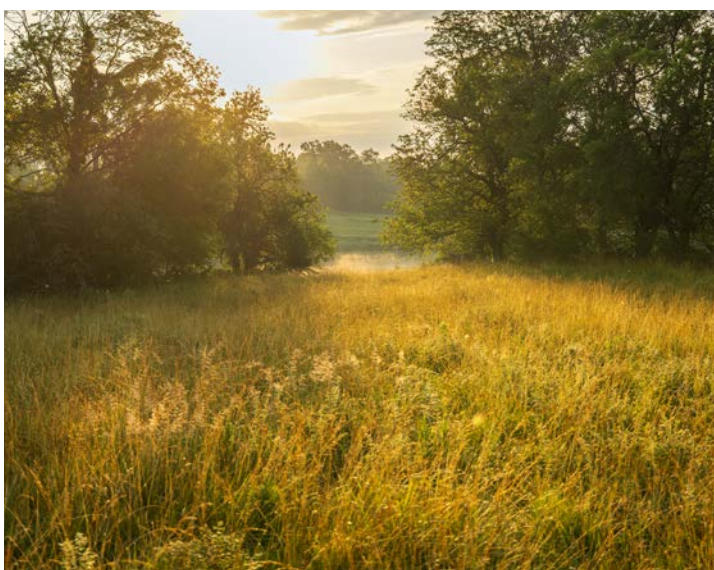
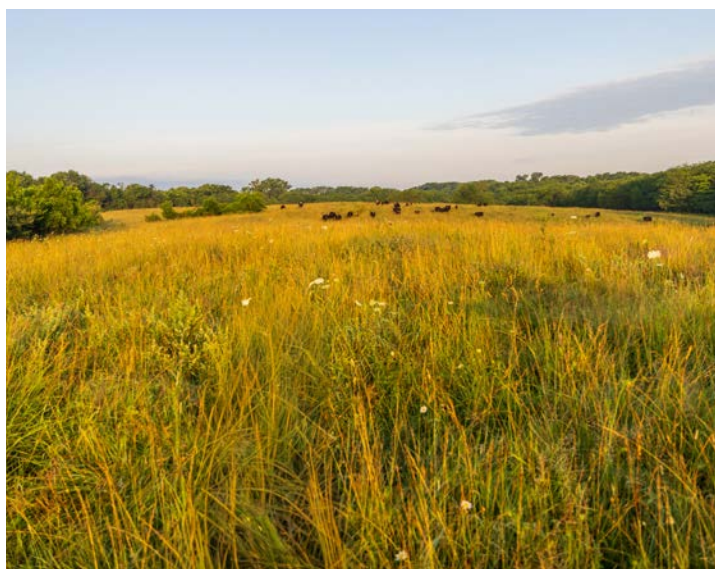
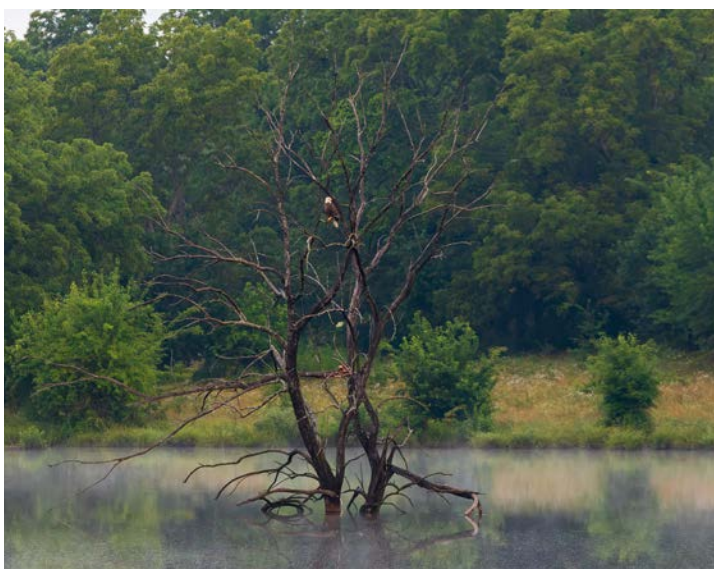


GORGEOUS 8 +/- ACRE LAKE

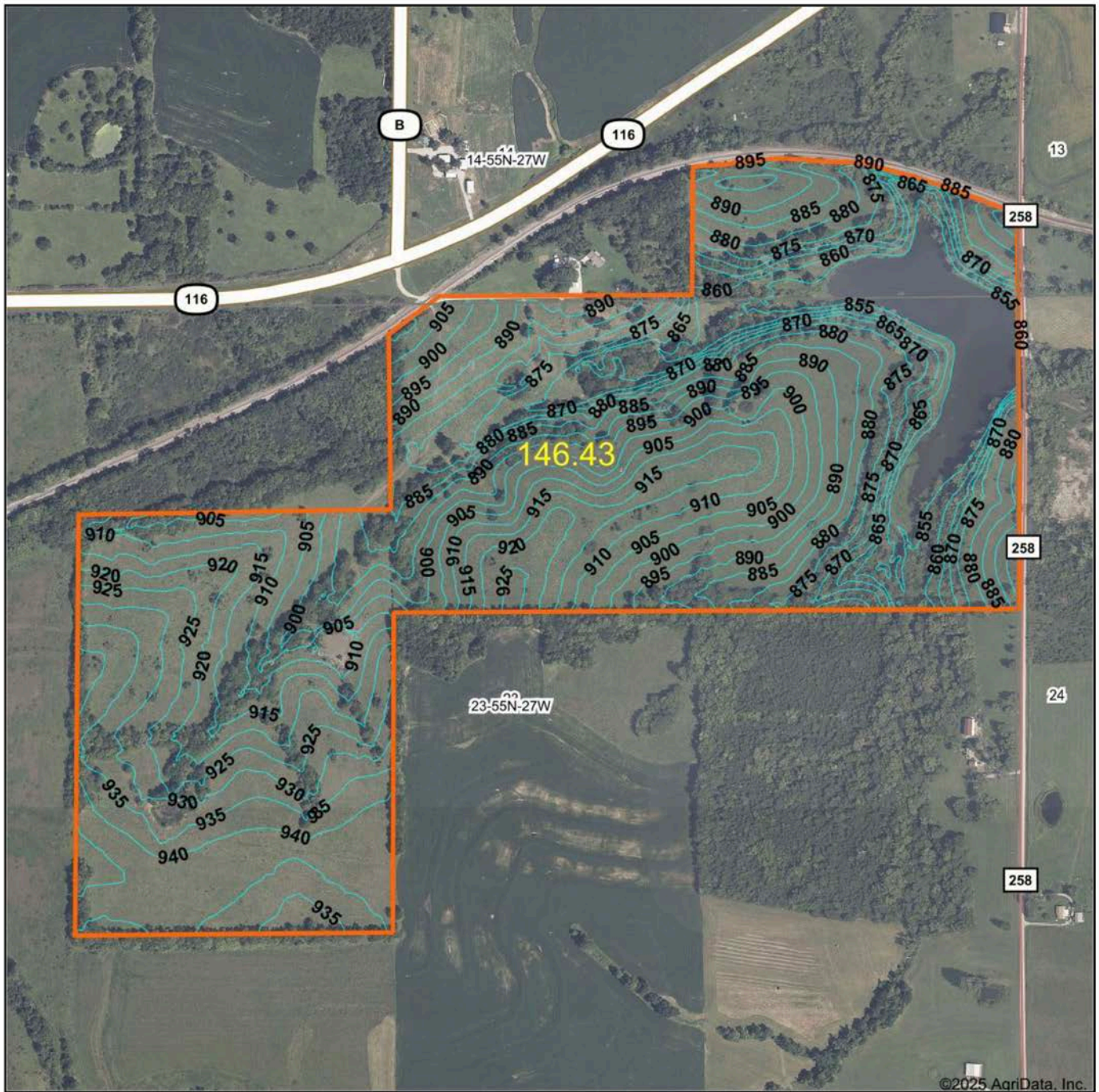
The centerpiece of the property is a breathtaking 8 +/- acre lake that offers outstanding fishing opportunities and creates a picturesque setting for a future home or weekend retreat.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 5.0

Min: 854.1

Max: 948.3

Range: 94.2

Average: 898.7

Standard Deviation: 26.9 ft

0ft 645ft 1289ft

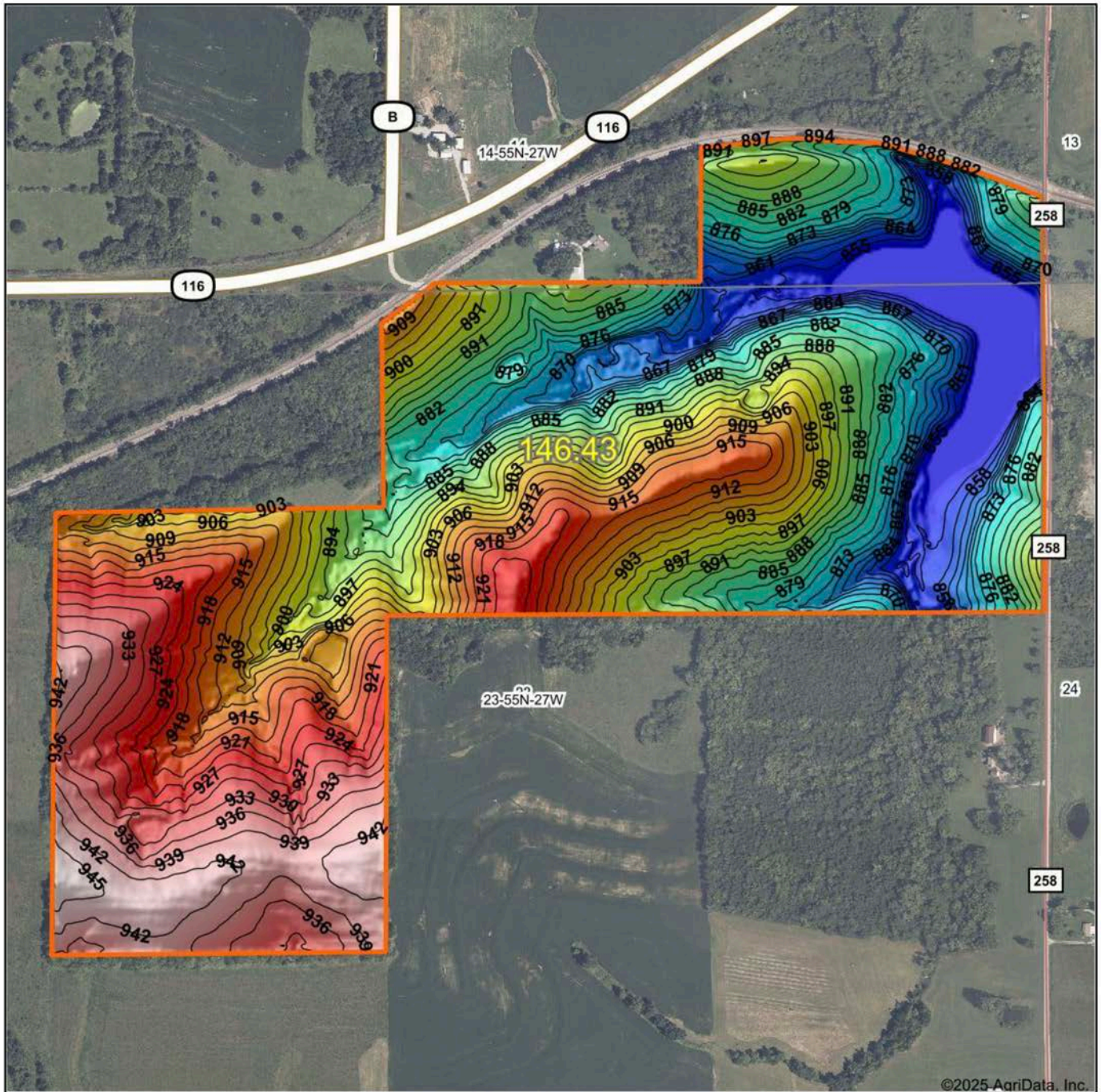


4/22/2025

23-55N-27W
Caldwell County
Missouri

Boundary Center: 39° 33' 57.15, -93° 53' 47.92

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem

Interval(ft): 3

Min: 854.1

Max: 948.3

Range: 94.2

Average: 898.7

Standard Deviation: 26.9 ft

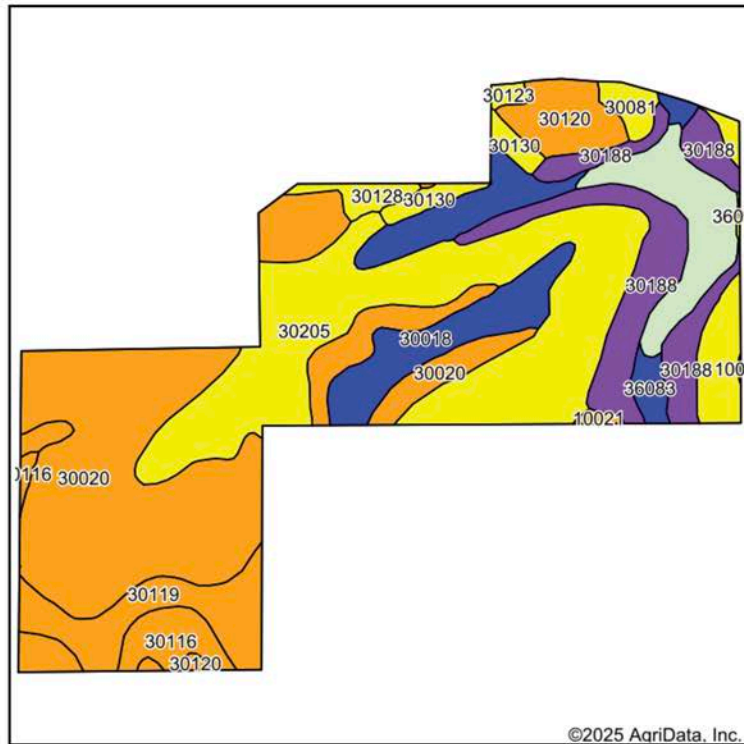
0ft 614ft 1229ft



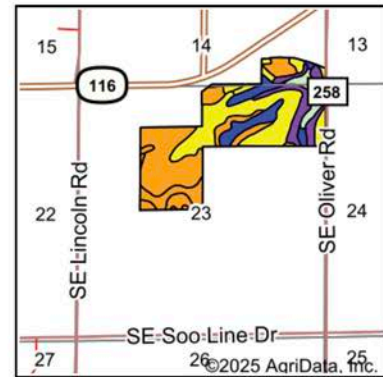
23-55N-27W
Caldwell County
Missouri

Boundary Center: 39° 33' 57.15, -93° 53' 47.92

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Caldwell**
Location: **23-55N-27W**
Township: **Lincoln**
Acres: **146.43**
Date: **4/22/2025**



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surety
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Area Symbol: MO025, Soil Area Version: 27

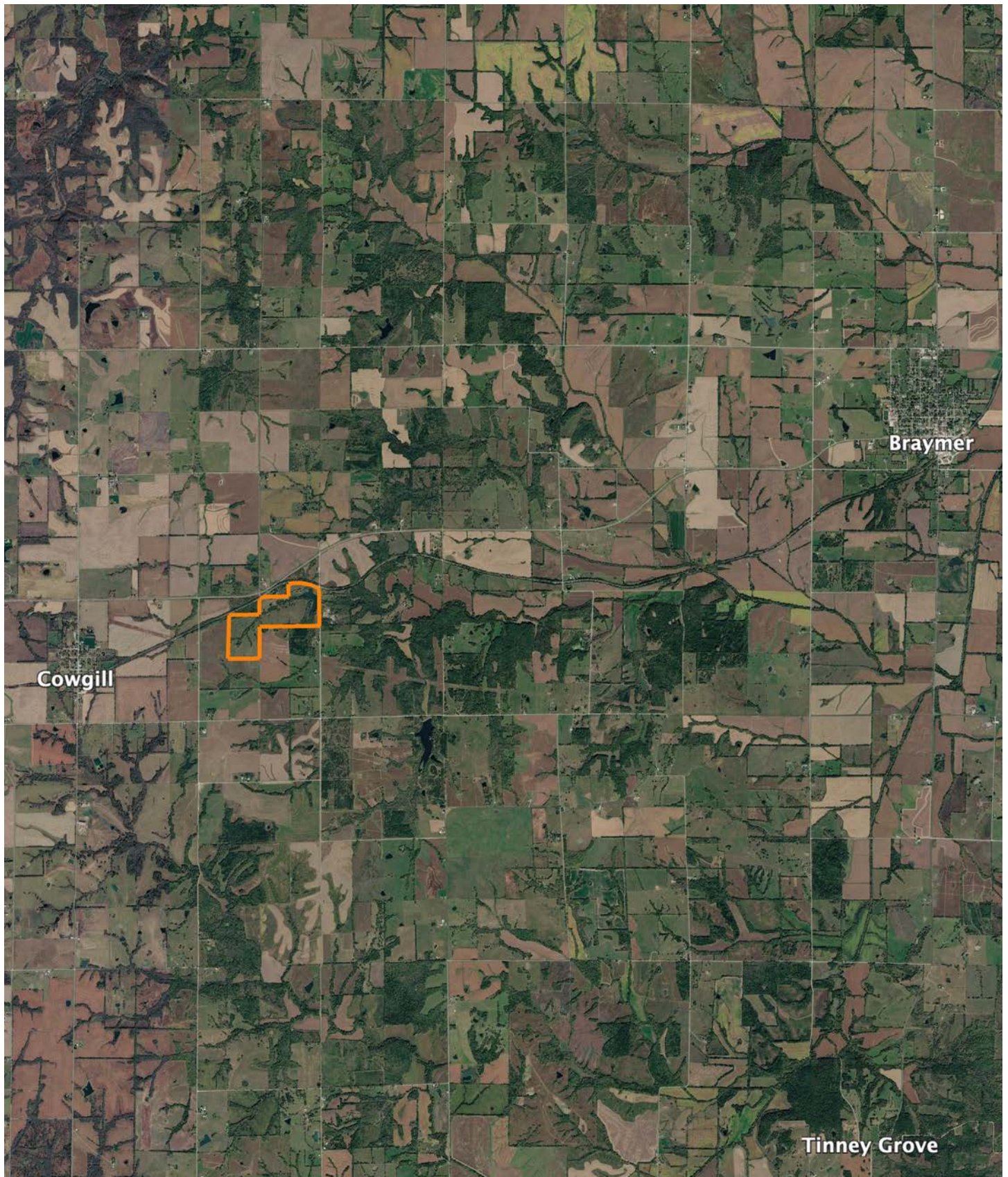
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	42.92	29.3%		IIIe	64	64	48
30205	Snead silty clay loam, 9 to 14 percent slopes, eroded	36.35	24.8%		IVe	48	48	31
30188	Chillicothe silt loam, 5 to 14 percent slopes, eroded, rocky	14.59	10.0%		VIe	62	62	49
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	8.97	6.1%		IIIe	73	73	58
99001	Water	8.05	5.5%					
30018	Armster loam, 2 to 5 percent slopes	7.76	5.3%		Ile	64	64	55
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	7.19	4.9%		IIw	86	85	70
30081	Greenton silty clay loam, 9 to 14 percent slopes, moderately eroded	5.66	3.9%		IVe	54	47	50
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	5.16	3.5%		IIIe	70	68	59
30116	Lagonda silt loam, 2 to 5 percent slopes, eroded	5.05	3.4%		IIIe	67	67	56
30130	Lamoni and Adair soils, 9 to 14 percent slopes, eroded	2.19	1.5%		IVe	60	60	48
30128	Lamoni and Adair soils, 5 to 9 percent slopes, severely eroded	1.59	1.1%		IVe	59	59	45
30123	Lagonda silty clay loam, 5 to 9 percent slopes, severely eroded	0.53	0.4%		IVe	56	56	44
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	0.34	0.2%		IIIe	55	55	45
36093	Wabash silty clay, 1 to 3 percent slopes, occasionally flooded	0.08	0.1%		IVw	48	45	46
Weighted Average					*-	*n 57.7	*n 57.3	*n 44

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

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