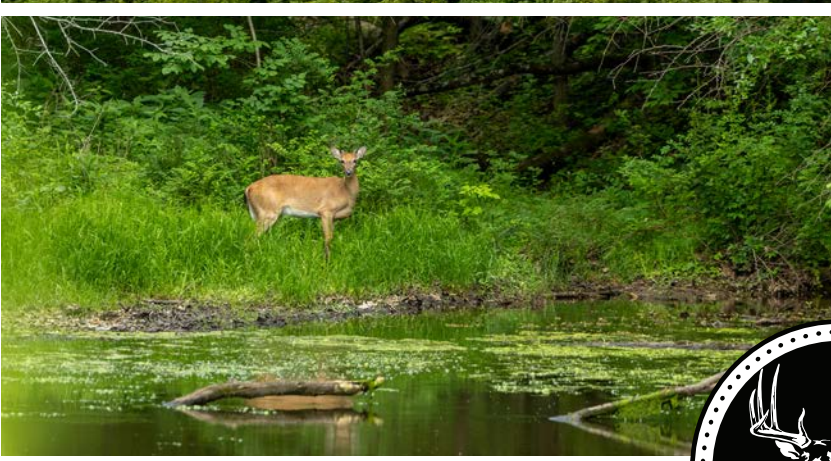


MIDWEST LAND GROUP PRESENTS

450 ACRES

LIVINGSTON COUNTY, MO

5997 LIVINGSTON COUNTY ROAD 504, TRENTON, MISSOURI, 64683



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL NORTHERN MISSOURI RECREATION

Congratulations on embarking on the discovery of one of the rarest finds in rural real estate. To simply say this 450 acres is unique would be doing it a great disservice. Located in northern Livingston County, this property lies approximately 6 miles southeast of Jamesport, Missouri, and 12 miles southwest of Trenton, Missouri. The western portion of the farm borders the 5,863-acre Poosey Conservation Area. Traversing the land from east to west, you will not find a property with greater diversity. The area contains unique fern-draped stone walls, heavily-timbered hills of oak, walnut, and hickory, rolling grass expanses, and a variety of wildlife. The foliage provides brilliant and showy fall colors. With its combination of hardwood forests and tall grass prairie, the area supports a thriving plant and animal community. There are six ponds on the farm, which includes a water feature known as Trager Lake which you would privately own. There is postcard beauty surrounding the lake area, and it is stocked with fish. There are several crystal clear, rock-bottom creeks that meander through the property. With the towering hills, it's as if this farm was plucked from the Ozark Mountains and gently placed here.

Whether on foot, horseback, or UTV, you can lose yourself for hours exploring the property, foraging, or stealthily entering & exiting a hunting area. There are literally miles upon miles of trails and multiple access points to all parts of the farm. The deer and

turkey hunting here is simply outstanding, in terms of both quality of game and numbers. This farm has a tremendous hunting history. There are a plethora of established food plots located throughout the farm near strategic ambush points. With 15 acres of alfalfa and a significant amount of available mast in the fall, there is ample food on this farm for all wildlife. The seller of this property has epitomized what land stewardship is all about. With the help of many federal & state agencies and their available landowner programs, this farm has been transformed over the years into a case study of what is possible in environmental diversity to benefit all species of plants, insects, and wildlife.

There are two CRP contracts on the farm. One consists of 24.32 acres that expires on 09/30/2026, however, it has been approved for renewal should a new owner opt in. The second consists of 57.69 acres and it runs through 09/30/2033. Together, these contracts generate \$17,528 in annual income. The alfalfa hay averages another \$1,500 per year.

On the west end of the property, there is a 3 bedroom, 2 bathroom home. The primary bedroom is located on the first floor. The open-concept living area has towering ceilings and a wood-burning stove. Located down in a beautiful hollow, the wrap-around porch provides views and a serenity that is unparalleled. Close to the home, there is a significant blackberry

grove planted as well as fruit trees such as apples, pears, peaches, and elderberries. There is also a large shop/garage across from the home. On the east side of the farm, there is another set of structures. A fantastic rustic cabin and two outbuildings that overlook Trager Lake. The cabin will bring you back to a nostalgic time

of an old traditional hunting camp. This would make an excellent private respite for guests and hunters alike. If you would like to experience a true "one of one", then call David Brothers to schedule your private tour at (660) 240-3243.

PROPERTY FEATURES

COUNTY: **LIVINGSTON** | STATE: **MISSOURI** | ACRES: **450**

- 450 +/- acres
- Unparalleled scenic beauty
- Fantastic deer & turkey hunting
- Established food plots
- Borders 5,863-acre Poosey Conservation Area
- Six ponds, some with great fishing
- Crystal clear creeks
- Private lake
- Miles of trails
- Great access to all parts of the property
- 3 bedroom, 2 bathroom open-concept home
- Several outbuildings/sheds
- Rustic cabin
- Very private
- Over \$19,000 in annual income
- 15 acres of alfalfa
- Row crop potential
- Highly managed CRP



OPEN-CONCEPT HOME

On the west end of the property there is a 3 bedroom, 2 bath home. The primary bedroom is located on the first floor. The open concept living area has towering ceilings and a wood burning stove.



WRAP-AROUND PORCH

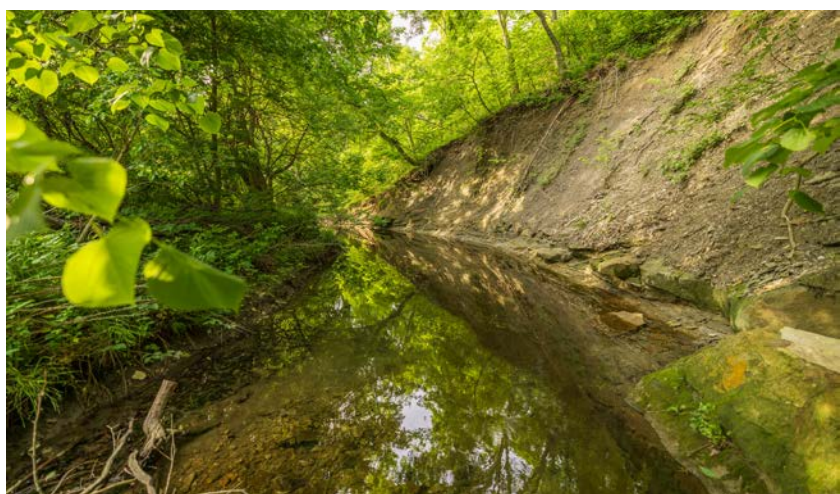


SEVERAL OUTBUILDINGS/SHEDS



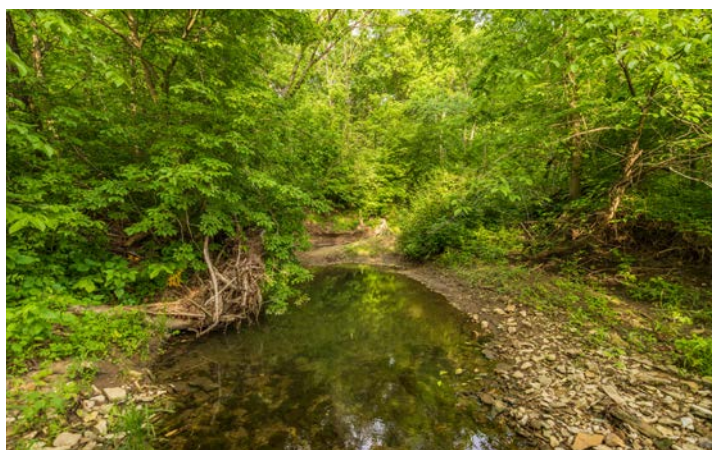
UNPARALLELED SCENIC BEAUTY

The area contains unique fern-draped stone walls, heavily-timbered hills of oak, walnut, and hickory, rolling grass expanses and a variety of wildlife. The foliage provides brilliant and showy fall colors.



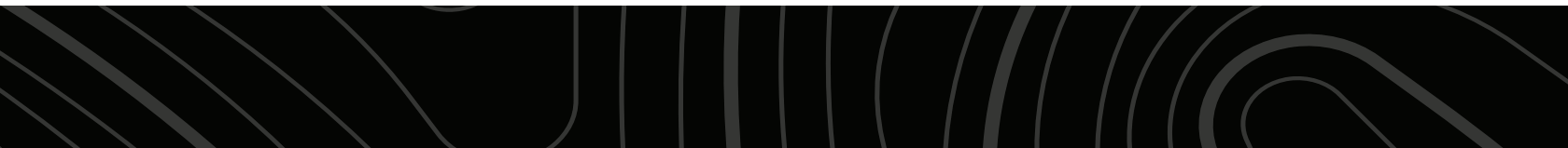
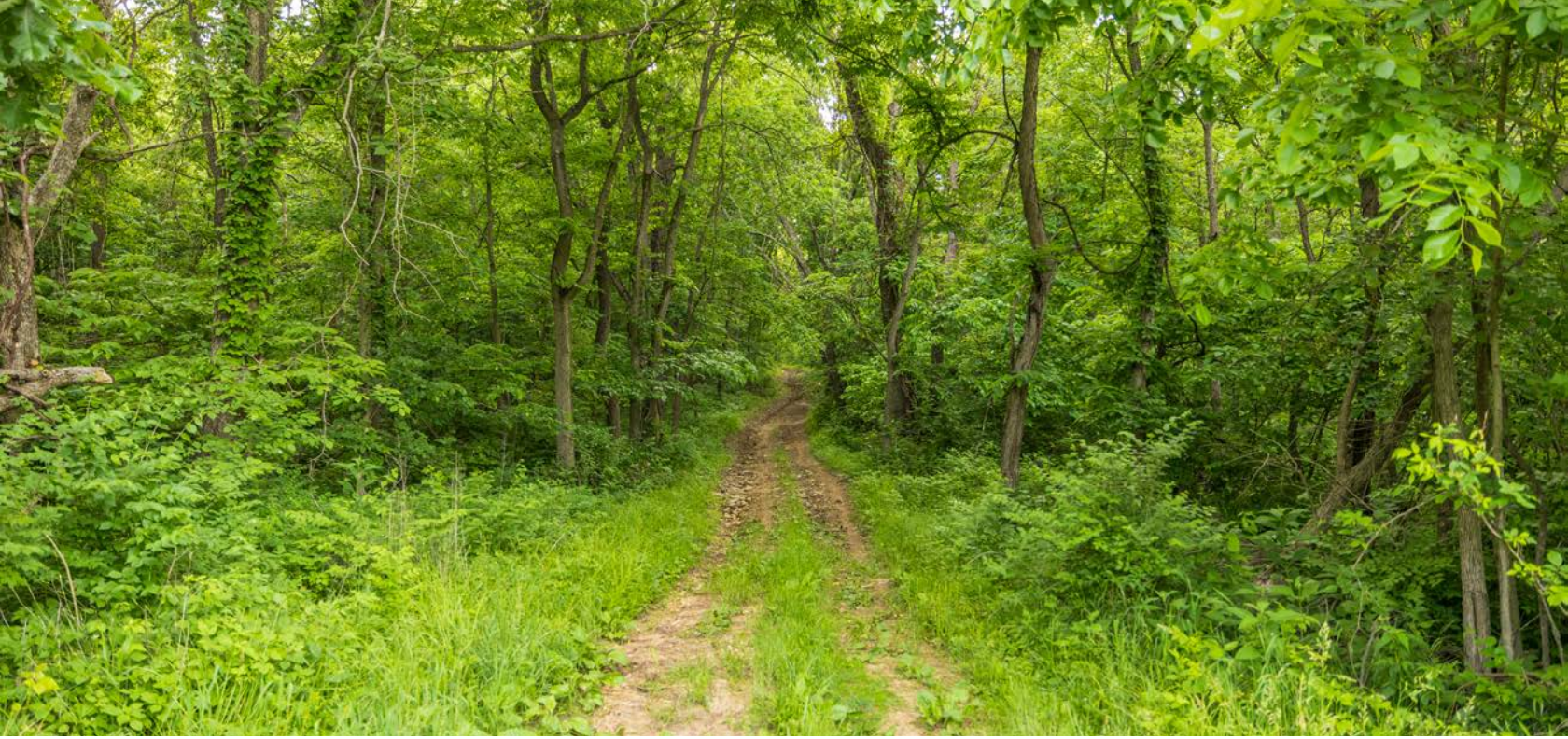
PRIVATE LAKE, PONDS & CREEKS

There are six ponds on the farm, which includes a water feature known as Trager Lake which you would privately own. There is postcard beauty surrounding the lake area, and it is stocked with fish. There are several crystal clear, rock-bottom creeks that meander through the property.



MILES OF TRAILS

Whether on foot, horseback, or UTV, you can lose yourself for hours exploring the property, foraging, or stealthily entering & exiting a hunting area. There are literally miles upon miles of trails and multiple access points to all parts of the farm.



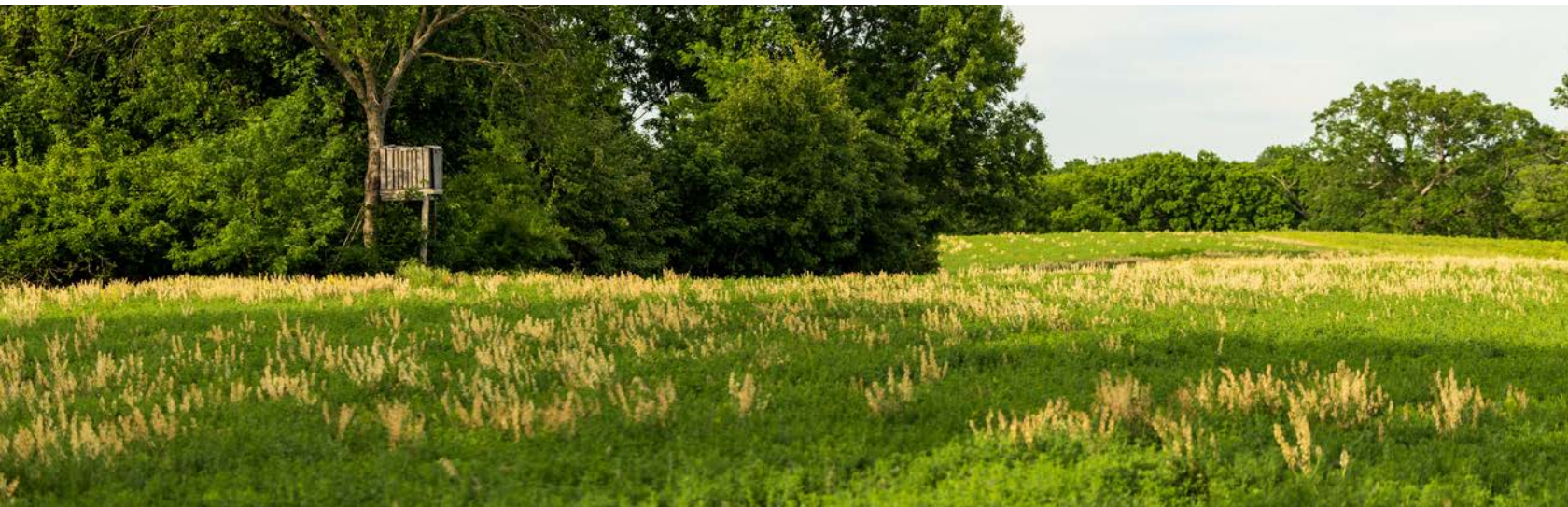
RUSTIC CABIN

On the east side of the farm, there is another set of structures. A fantastic rustic cabin and two outbuildings that overlook Trager Lake. The cabin will bring you back to a nostalgic time of an old traditional hunting camp.



FANTASTIC DEER & TURKEY HUNTING

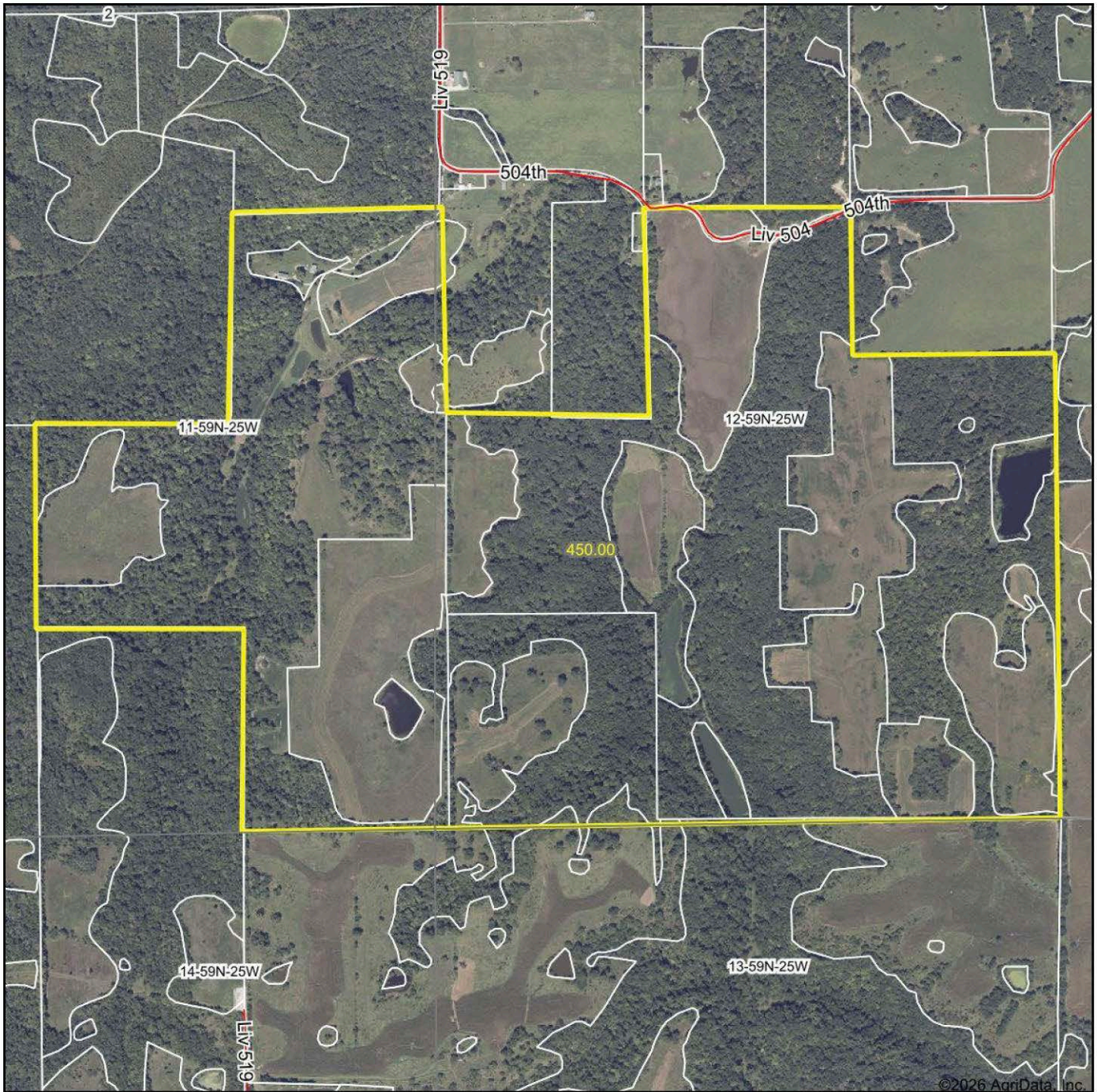
The deer and turkey hunting here is simply outstanding, in terms of both quality of game and numbers. This farm has a tremendous hunting history. There are a plethora of established food plots located throughout the farm near strategic ambush points.



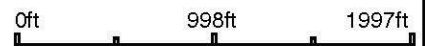
TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 39° 56' 16.76, -93° 39' 58.28



Maps Provided By:



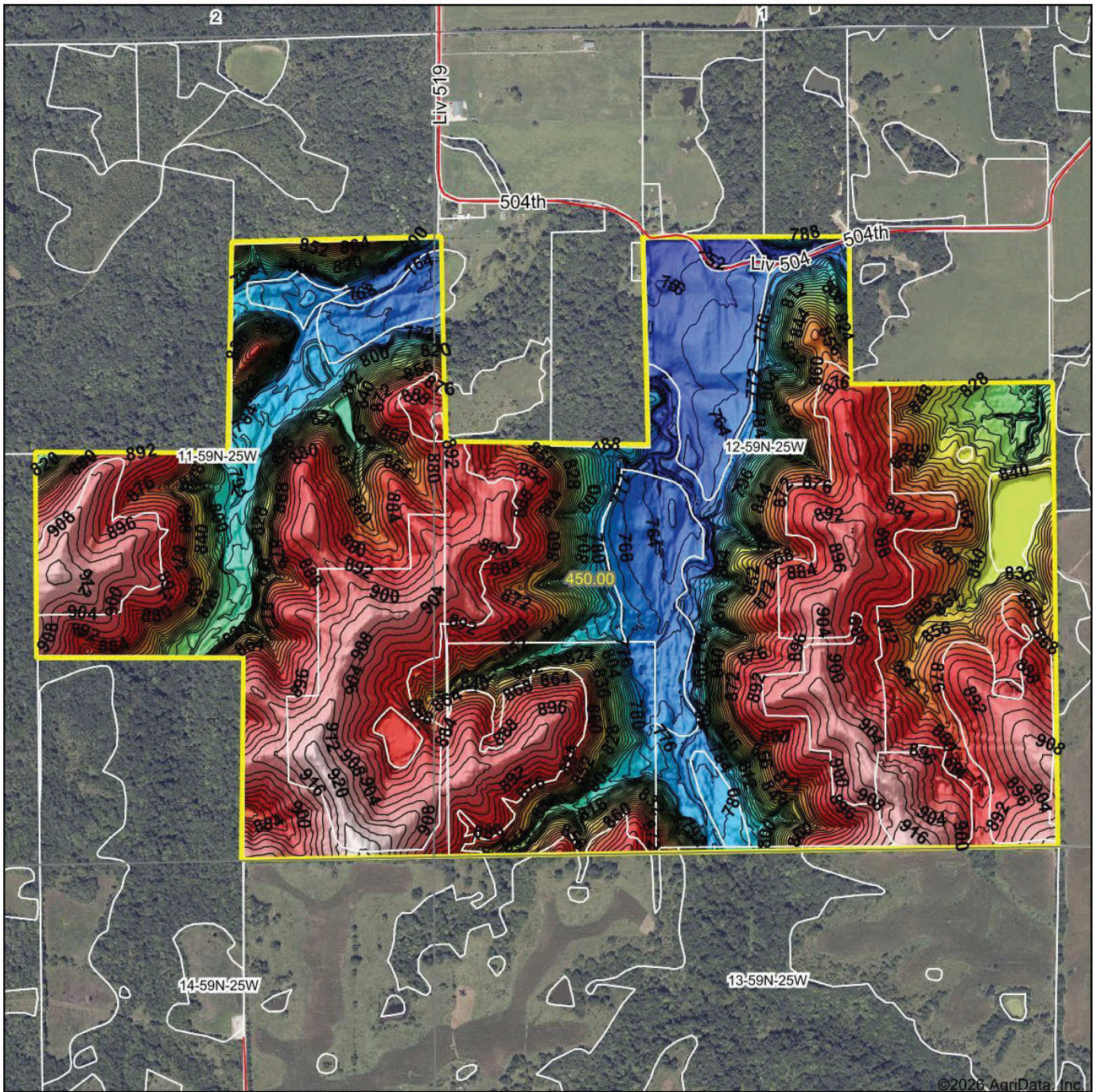
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12-59N-25W
Livingston County
Missouri

6/1/2026

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

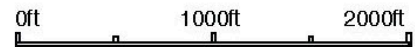
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 747.5
 Max: 930.1
 Range: 182.6
 Average: 850.9
 Standard Deviation: 49.61 ft



12-59N-25W
 Livingston County
 Missouri

Boundary Center: 39° 56' 16.76, -93° 39' 58.28

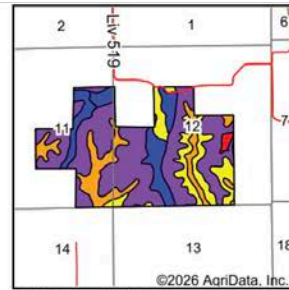
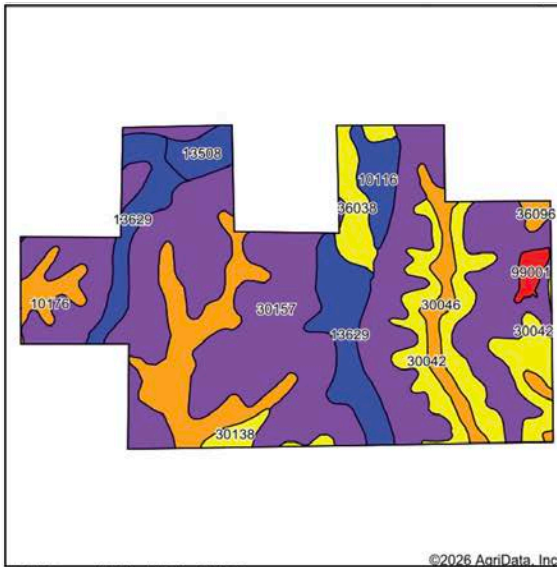


Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING

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

SOILS MAP



State: **Missouri**
 County: **Livingston**
 Location: **12-59N-25W**
 Township: **Jackson**
 Acres: **450**
 Date: **6/1/2026**



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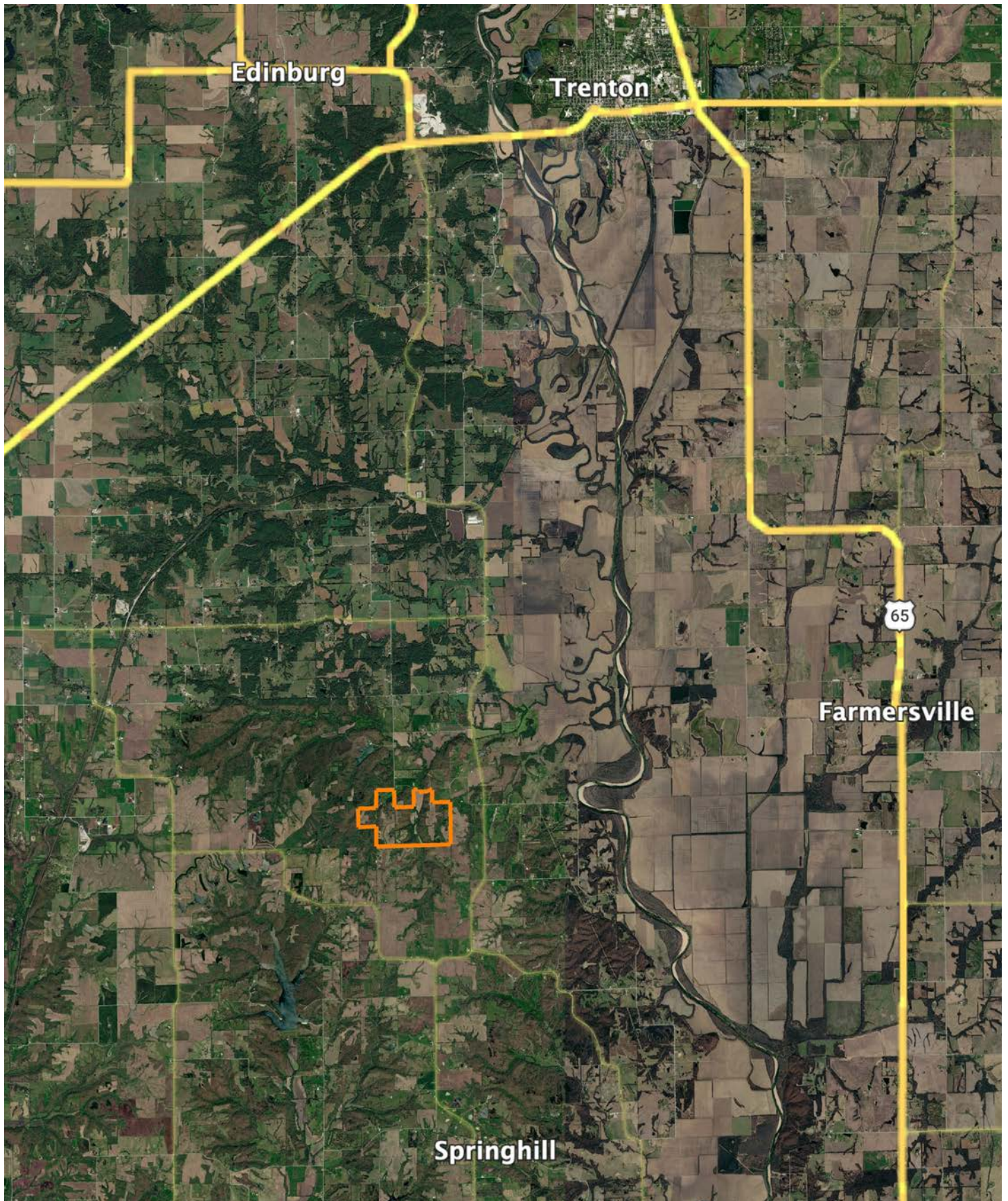
Soils data provided by USDA and NRCSS.

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Area Symbol: MO117, Soil Area Version: 28														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Com Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans
30157	Locksprings silty clay loam, 9 to 30 percent slopes	244.02	54.2%		Vls				0.9				43	32
30042	Caleb silt loam, 9 to 14 percent slopes, eroded	48.42	10.8%		IVe	5.8	3.5	83	2	42	3.4	28	74	62
10176	Weller silt loam, 3 to 9 percent slopes	48.05	10.7%		IIIe								82	63
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	46.10	10.2%		IIw								72	81
30046	Chillicothe silty clay loam, 5 to 9 percent slopes, eroded	16.84	3.7%		IIIe								65	55
36038	Tice silt loam, overwash, 0 to 2 percent slopes, frequently flooded	14.06	3.1%		IVw								63	43
10116	Sampsel silty clay loam, 2 to 5 percent slopes	11.93	2.7%		IIe								67	58
13508	Colo silt loam, 0 to 2 percent slopes, occasionally flooded	8.97	2.0%		IIw								85	68
30138	Lamoni loam, 9 to 14 percent slopes, eroded	5.29	1.2%		IVe								60	47
99001	Water	3.90	0.9%		VIII									
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	2.42	0.5%		IIIw								74	56
Weighted Average					4.67	0.6	0.4	8.9	0.7	4.5	0.4	3	*n 56.4	*n 46.2

*n: The aggregation method is "Weighted Average using all components"
 %c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

David comes from a military family. He was born in Germany, grew up in Syracuse, New York and attended college in Florida. David wanted to become a pilot, but at the time, Vietnam veterans were returning from the war and taking those positions with the airlines. "I saw the writing on the wall and decided to earn a dual degree in aeronautical and computer science. Becoming a commercial pilot was going to be nearly impossible since I was competing with experienced pilots, so I ended up in computer programming for 20 years," says David. What he calls his mid-life crisis resulted in David starting an insurance agency in 2005, which specializes in farm and ranch insurance. In 2002, he bought a 320-acre farm and spent years turning it into a hunter's paradise. "I built a wildlife habitat management company called Habitat Development Solutions. I used it to improve food plots and crops on my land, and I worked with conservation groups and land owners to create a rich habitat for game and farming on other properties.

Land stewardship means taking care of land so it can meet its God-given potential. It involves leaving the land better than you found it," David explains. That is what he's doing with the 805 acres he purchased in 2013 in Mercer County on the Missouri/Iowa border where he runs a successful row crop farm and pursues his passion, bow hunting Midwest white tails and hard gobbling eastern turkeys. He has the invaluable eye you need when it comes to evaluating a property's food, water and cover. More importantly, he can offer advice on how to improve these conditions for better farming and hunting. A lifetime of insuring farms and ranches, designing wildlife habitat, raising crops and hunting means David has extraordinary knowledge you can count on to help you find the land you're looking for and develop it to its full potential.

David raised one daughter and has two stepsons at home. His dream is to retire on land, maybe his 805 acres, with his wife. Until then he is enjoying connecting people with land that meets their goals. Whether you're a hunter, farmer or both, talk to David about what to look for. All it takes is a few minutes with him to see helping people buy and sell land is his passion.



DAVID BROTHERS,
LAND AGENT

660.240.3243

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MidwestLandGroup.com

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