

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

PUTNAM COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

120 +/- ACRE FARM PUTNAM COUNTY HOT SPOT

Deep in the heart of Putnam County, Missouri - widely recognized as one of the premier big-buck destinations in the Midwest - lies this exceptional 120 +/- acre wildlife property. Finding a tract that balances elite whitetail habitat with solid CRP income is truly a rare find. This farm checks both boxes perfectly, making it an ideal long-term investment for the serious outdoor enthusiast or conservation-minded buyer.

The layout of this farm maximizes its footprint. The well-maintained CRP acreage offers tall native grasses and premium thermal bedding cover, creating natural

edge lines and clear points for hunting setups. Because the farm has had no hunting pressure in 2 years and is surrounded by agricultural fields, this farm is a hub for daylight activity.

This tract represents a rare opportunity to step into a highly managed, income-producing wildlife refuge on day one.

Farms of this size in Putnam County that combine a strong ROI with a multi-year hunting vacancy do not last long. Contact us today to schedule your private showing.



PROPERTY FEATURES

COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **120**

- Putnam County is one of the top producers of quality whitetail deer in northern Missouri
- Rural water, electric, and fiber optic available at the road
- Food plots are part of this CRP program
- CRP income - \$7,010 annually
- Trail camera history with no hunting pressure for the last two years
- Surrounded by big agricultural fields, making this farm the hub of daylight activity
- Well-kept CRP ground with a high population of tall native grasses creating excellent bedding areas
- Access from the east side of the property for prevailing winds out of the west
- Topographical change, as well as dense cover and native warm-season grasses, makes for clean access in and out
- 10 minutes to the town of Unionville, MO for easy access to amenities



TRAIL CAMERA HISTORY



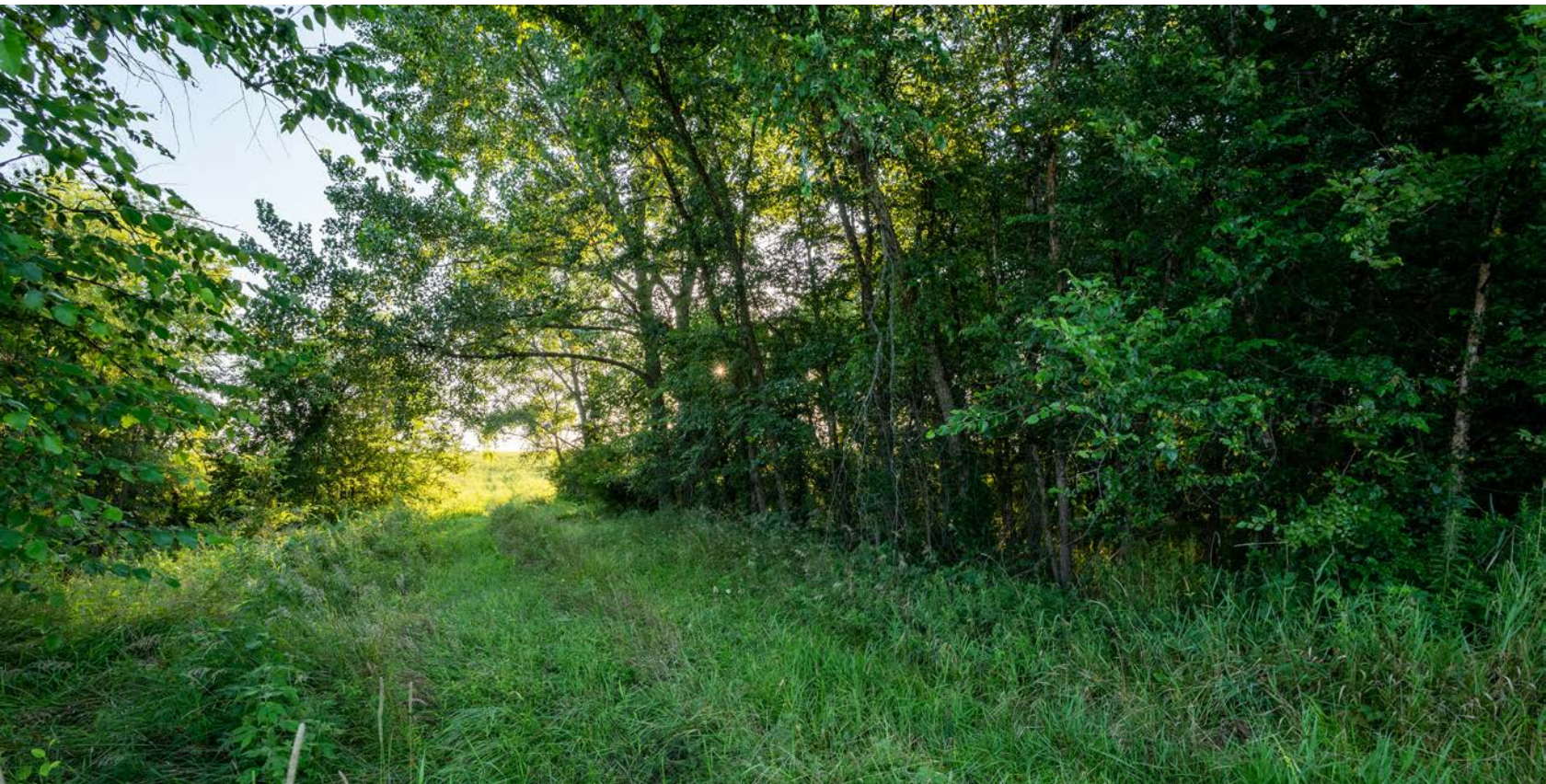
SURROUNDED BY BIG AGRICULTURAL FIELDS



WELL-KEPT CRP GROUND



DENSE COVER



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Map Center: 40° 25' 3.18, -93° 0' 41.05

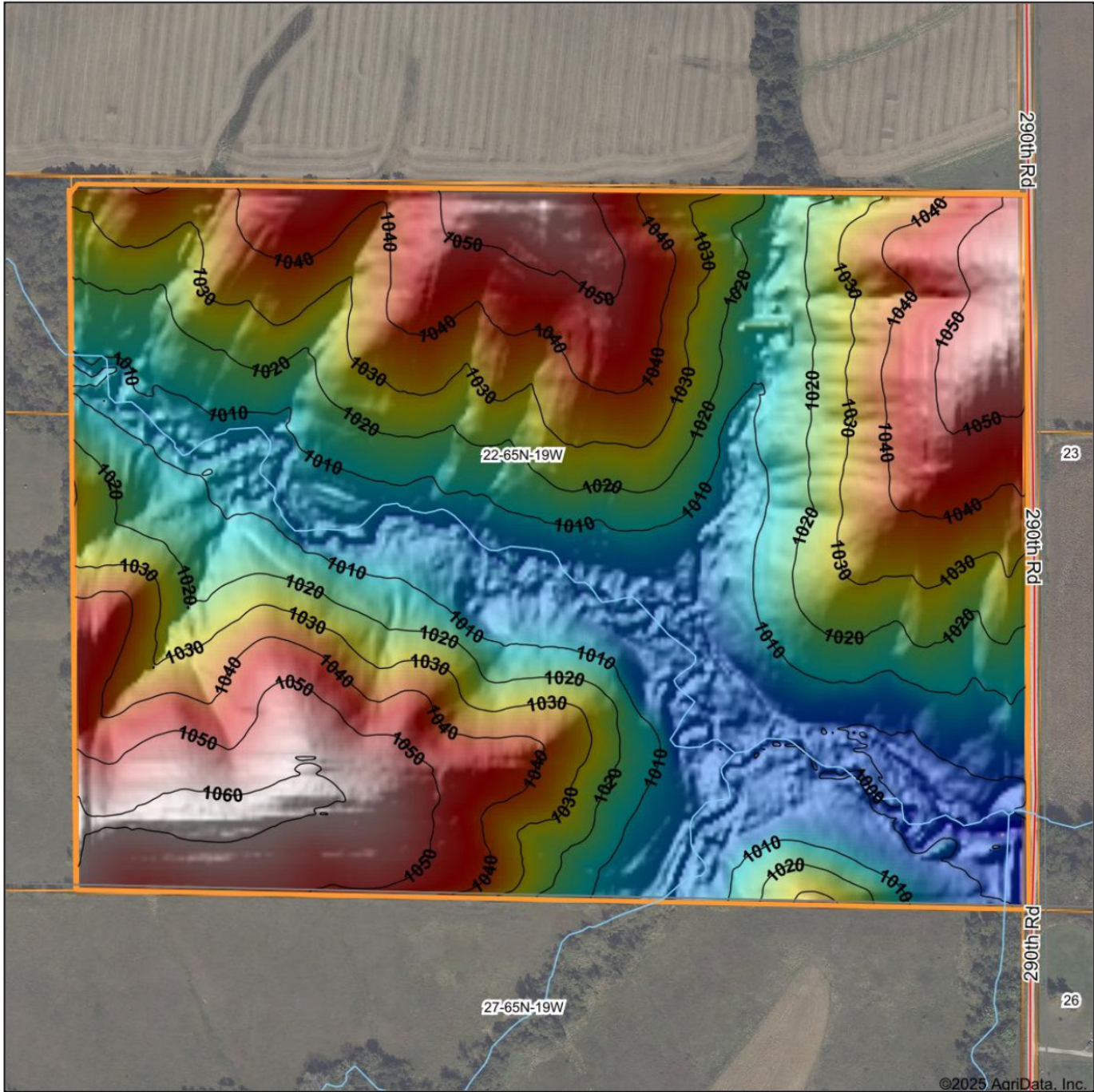
22-65N-19W
Putnam County
Missouri

0ft 639ft 1278ft



7/17/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 994.5
Max: 1,062.0
Range: 67.5
Average: 1,026.6
Standard Deviation: 17.81 ft

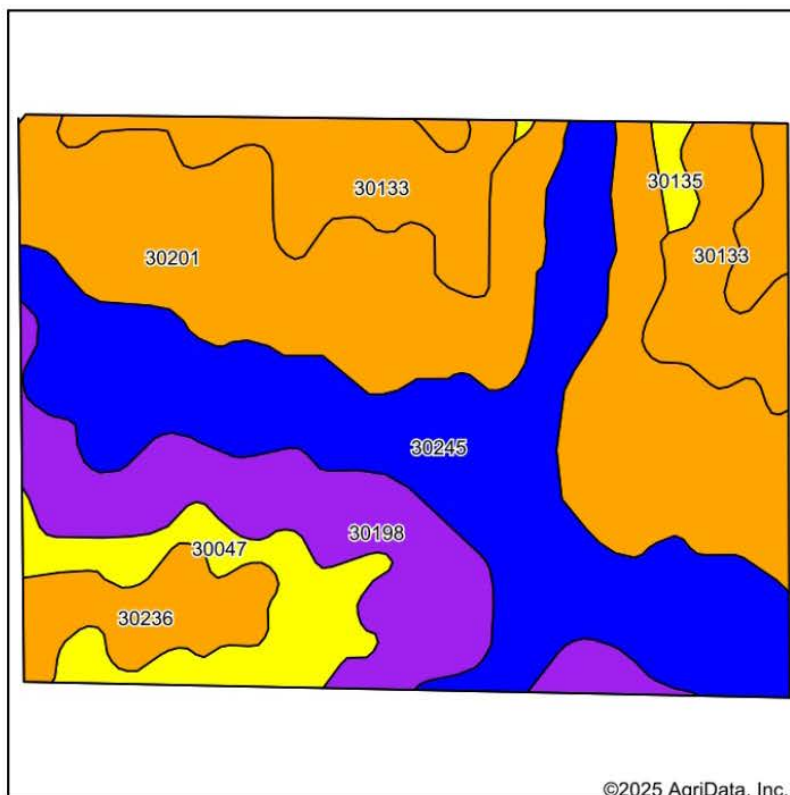


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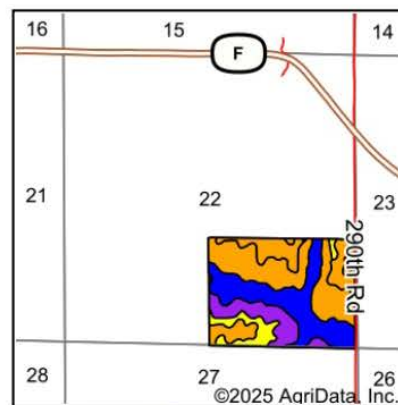
22-65N-19W
Putnam County
Missouri

Boundary Center: 40° 25' 2.94, -93° 0' 40.7

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Putnam**
 Location: **22-65N-19W**
 Township: **Wilson**
 Acres: **119.75**
 Date: **7/17/2025**



Maps Provided By:



Area Symbol: MO171, Soil Area Version: 26

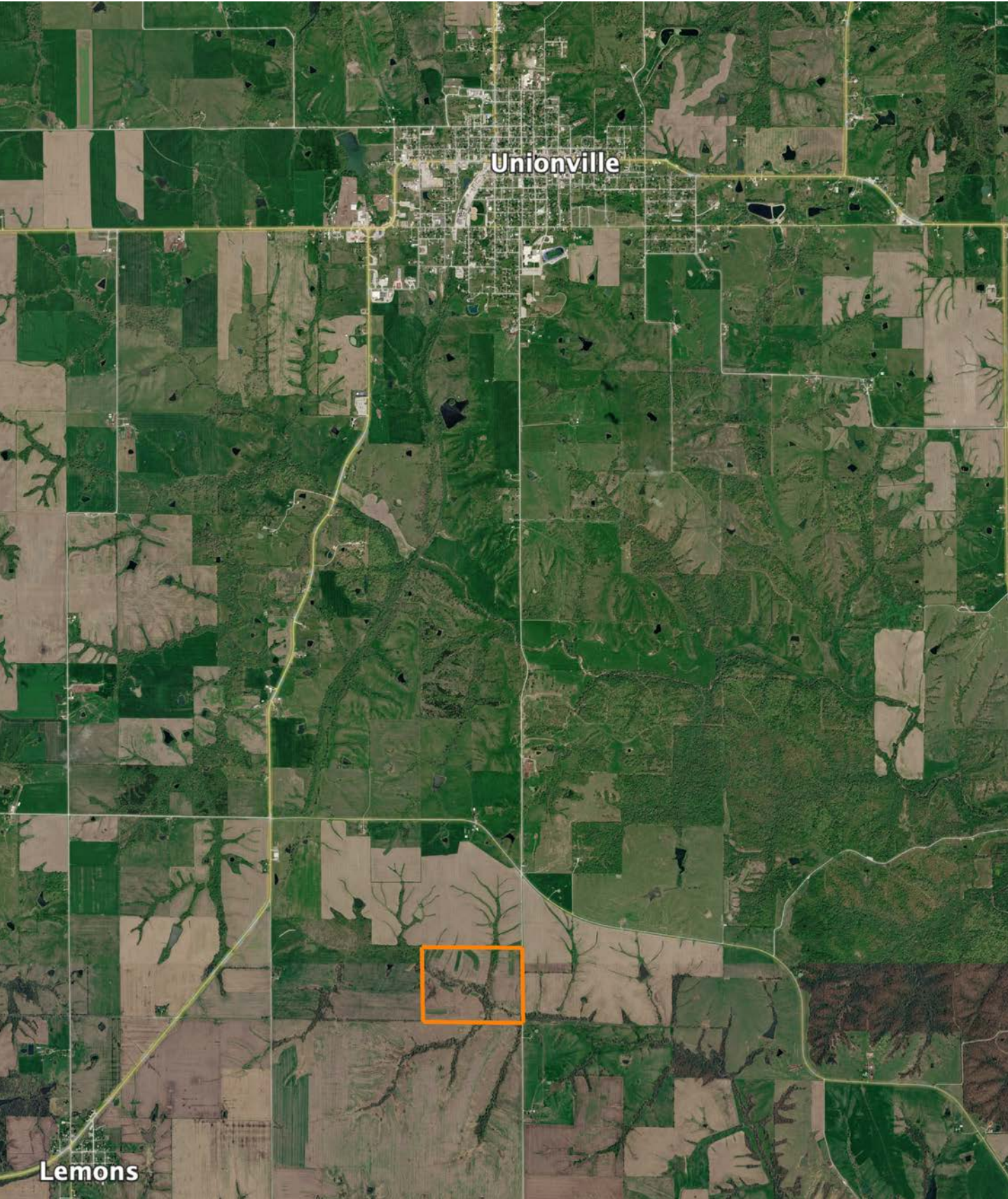
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	36.85	30.8%		> 6.5ft.	IIIe	68	68	56	53
30245	Vigiar-Zook-Nodaway complex, 2 to 5 percent slopes	34.30	28.6%		> 6.5ft.	IIw	64	59	56	52
30198	Shelby loam, 14 to 20 percent slopes, eroded	15.70	13.1%		> 6.5ft.	VIe	68	68	54	51
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	15.55	13.0%		> 6.5ft.	IIIe	59	59	53	47
30047	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.34	7.0%		> 6.5ft.	IVw	54	54	46	42
30236	Seymour silty clay loam, 2 to 5 percent slopes, moderately eroded	8.03	6.7%		> 6.5ft.	IIIe	64	64	61	60
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	0.98	0.8%		> 6.5ft.	IVe	63	63	58	44
Weighted Average						3.18	*n 64.4	*n 63	*n 55	*n 51.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

George Cole understands land from every angle — as a hunter, a manager, an owner, and a former business operator who's improved thousands of acres for wildlife and investment. Based in Kirksville, Missouri, he brings a hands-on approach shaped by years of designing food plots, restoring native habitat, managing timber, and building out recreational properties for clients and himself alike.

A former NCAA Division I ski racer, police officer, and small business owner, George thrives on challenge and connection. As a prior owner of a rural property improvement company, he managed more than 20 farms across 4,200 acres, gaining deep experience in property planning, conservation practices, and revenue programs. Today, he puts that knowledge to work helping buyers find the full potential in a piece of ground — and helping sellers showcase it.

Whether it's identifying invasive species, navigating farm contracts, or simply finding the place that feels like home, George brings a practical, trustworthy perspective built on a lifetime of boots in the dirt.



GEORGE COLE,

LAND AGENT

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