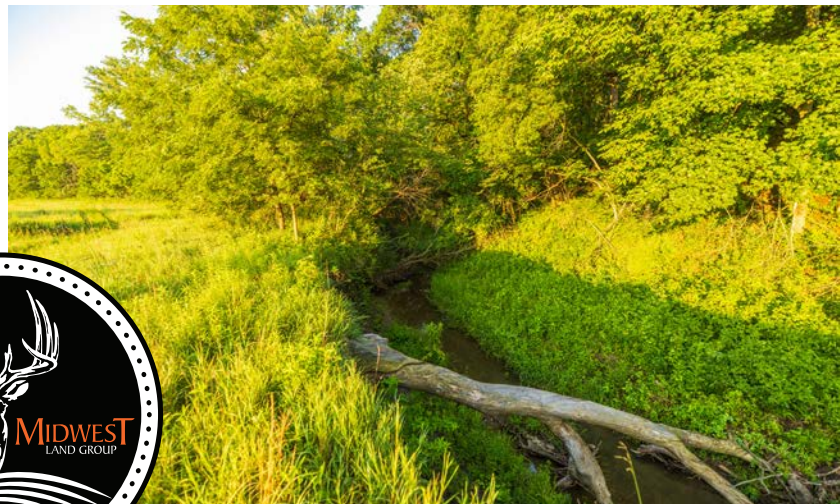
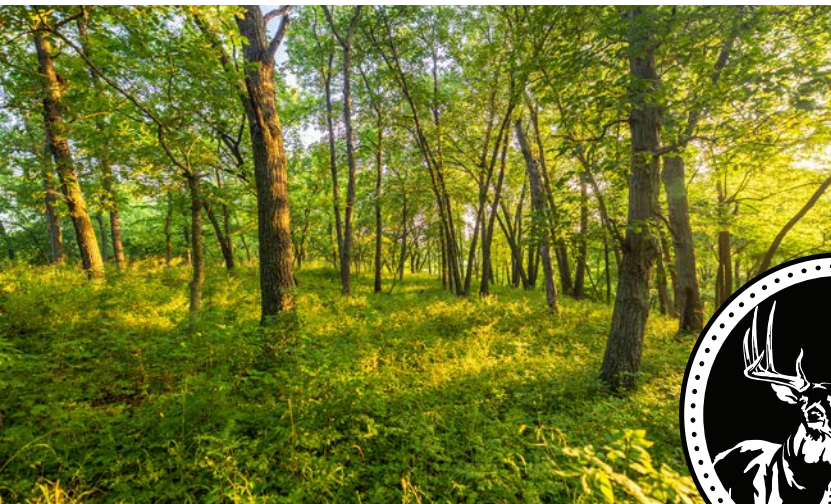


MIDWEST LAND GROUP PRESENTS

109 ACRES IN

CALDWELL COUNTY MISSOURI



HIGHWAY 116, COWGILL, MO 64637

MIDWEST LAND GROUP IS HONORED TO PRESENT

109 +/- ACRES CRP, HUNTING, & PASTURE FARM IN CALDWELL COUNTY

Nestled in the heart of Caldwell County, Missouri, this exceptional 109 +/- acre tract near Braymer offers a rare combination of outstanding hunting, reliable income, and long-term land value. With Highway 116 road frontage, this property is both easily accessible and conveniently located. The farm features mature timber, secluded fields, a creek, pasture, and CRP ground, creating the kind of natural habitat that consistently produces trophy whitetail and turkey season after season. This is an all-around exceptional farm that checks every box for the serious landowner.

The farm boasts 48.01 acres currently enrolled in CRP through 2035; the property generates an annual payment of \$7,586, providing reliable income. The CRP ground is in great condition, terraced and tiled, reflecting the meticulous care that speaks to the overall quality of

this farm. Pasture ground adds additional versatility for the buyer looking to run cattle or lease grazing rights, making this a property that works hard for its owner in every season.

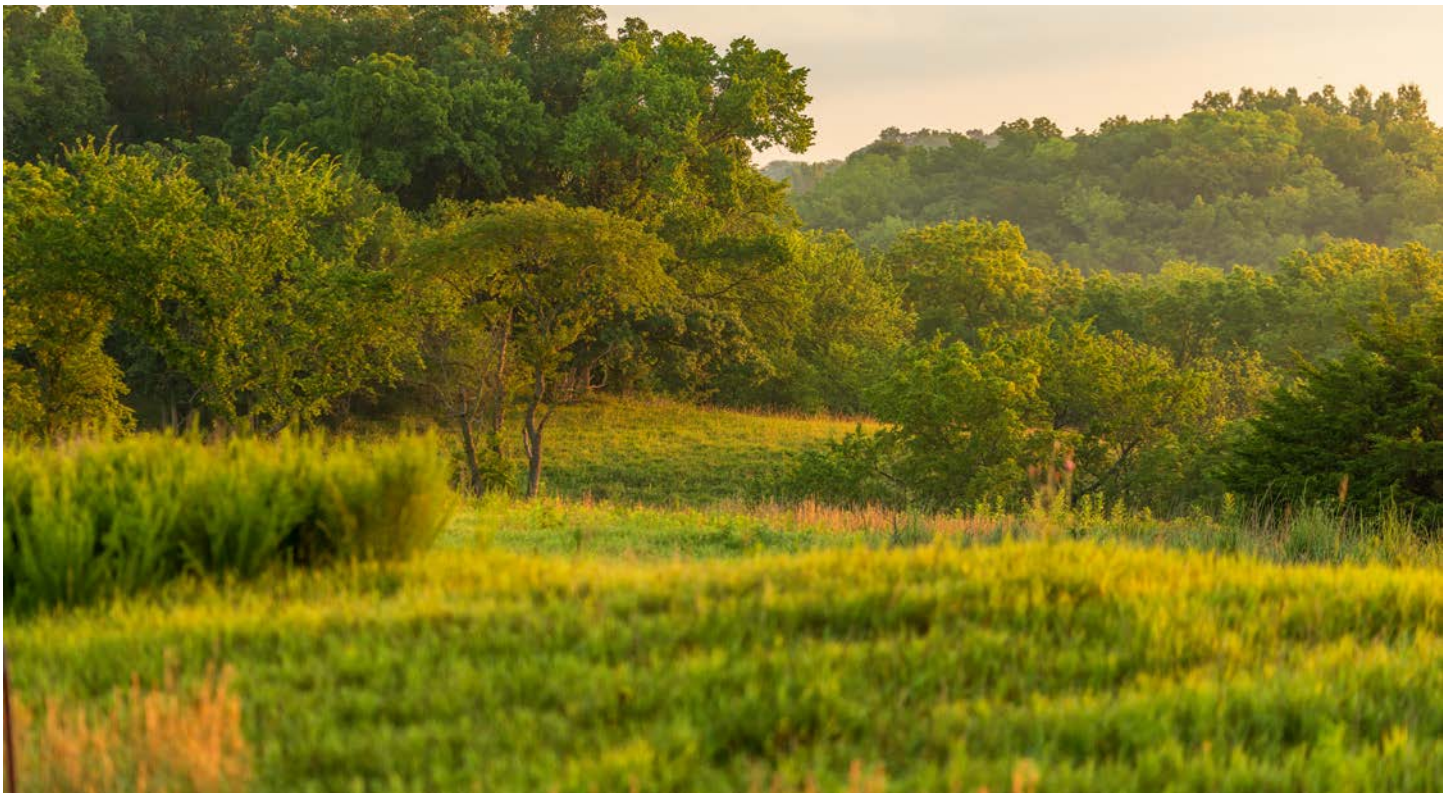
When it comes to hunting, this Caldwell County tract truly performs. The creek draws wildlife through the property like a natural highway, while the secluded fields and mature timber provide ideal staging areas and bedding cover for whitetail and turkey alike. The combination of CRP, timber, creek bottom, and open pasture creates a diverse habitat that holds animals year-round and gives hunters multiple setups across the property. Whether you're looking for a family hunting legacy, a recreational retreat, or a productive land investment that pays while you own it, this 109 +/- acre farm near Braymer, Missouri is an opportunity you won't want to pass up.



PROPERTY FEATURES

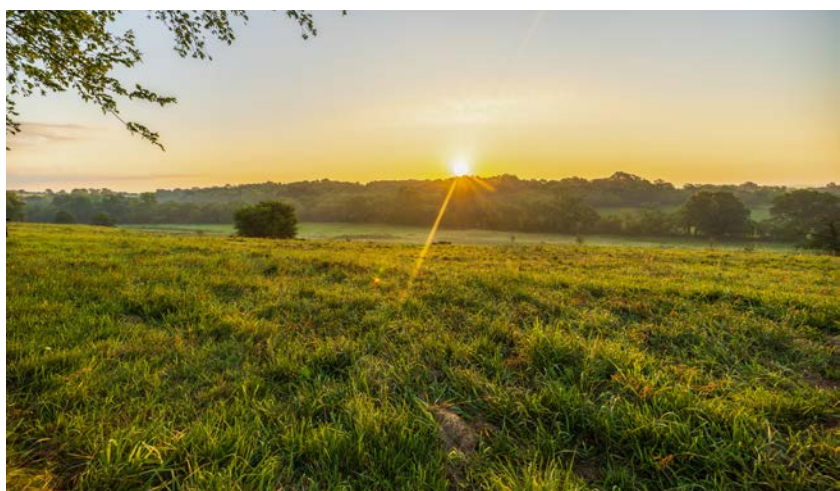
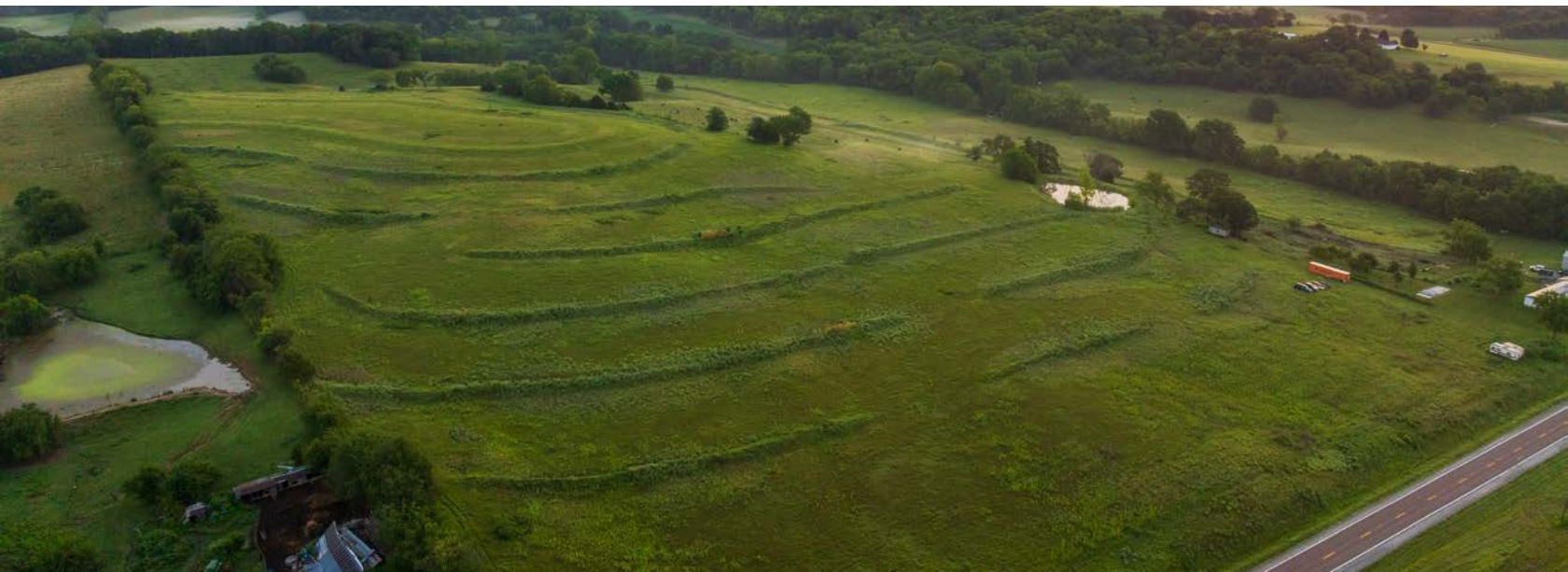
COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **109**

- CRP in great condition
- Terraced
- Tiled
- Pasture
- Mature timber
- Secluded fields
- Creek
- Whitetail
- Turkeys
- Southern access
- Highway 116 road frontage
- All-around exceptional farm
- Caldwell County, Missouri



CRP ACRES

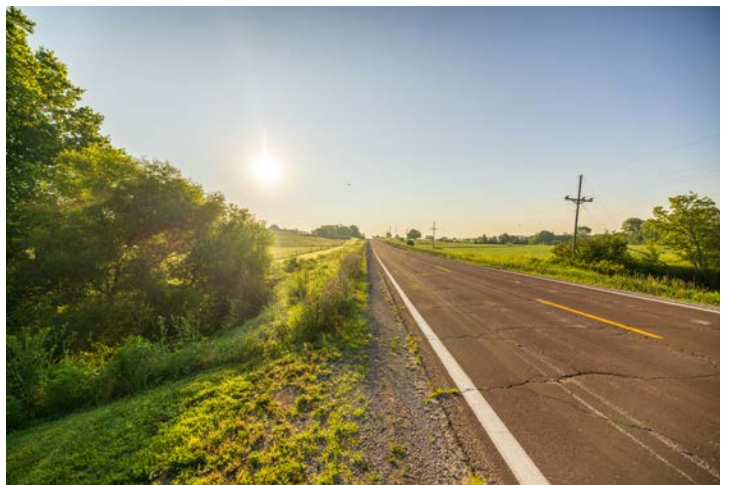
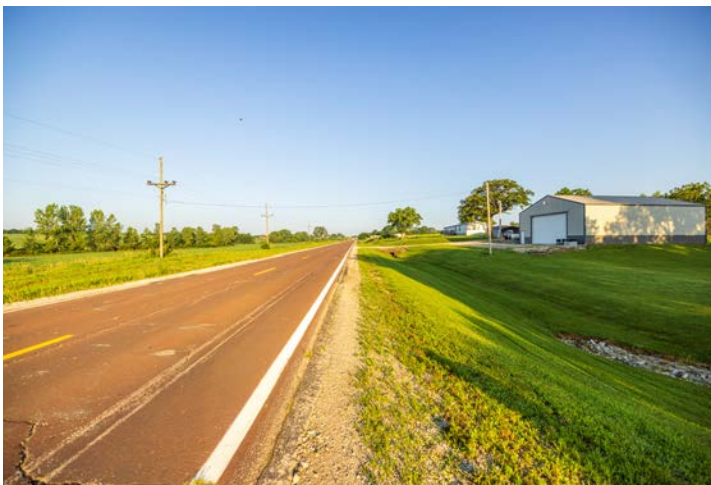
The farm boasts 48.01 acres currently enrolled in CRP through 2035; the property generates an annual payment of \$7,586, providing reliable income.



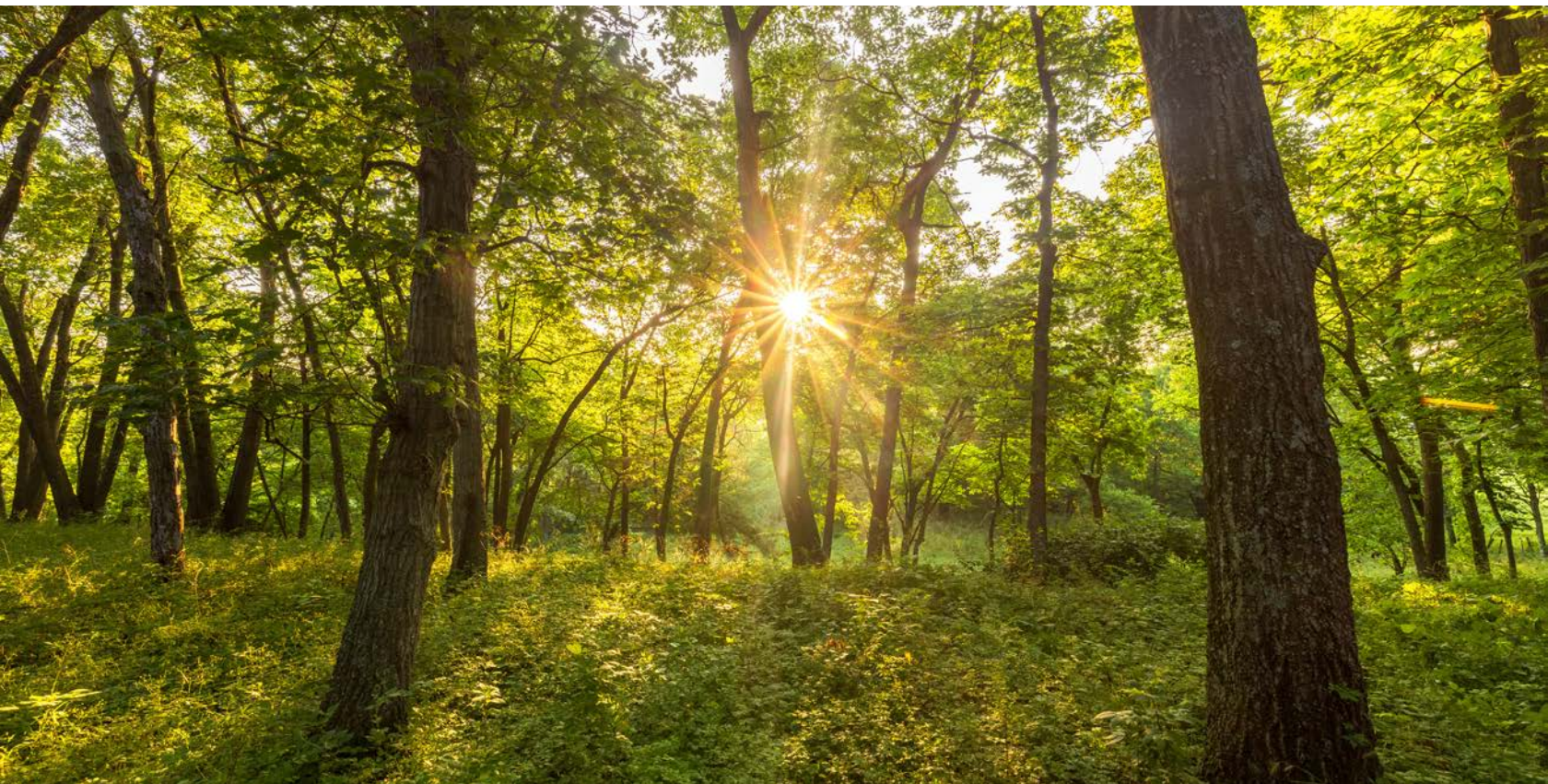
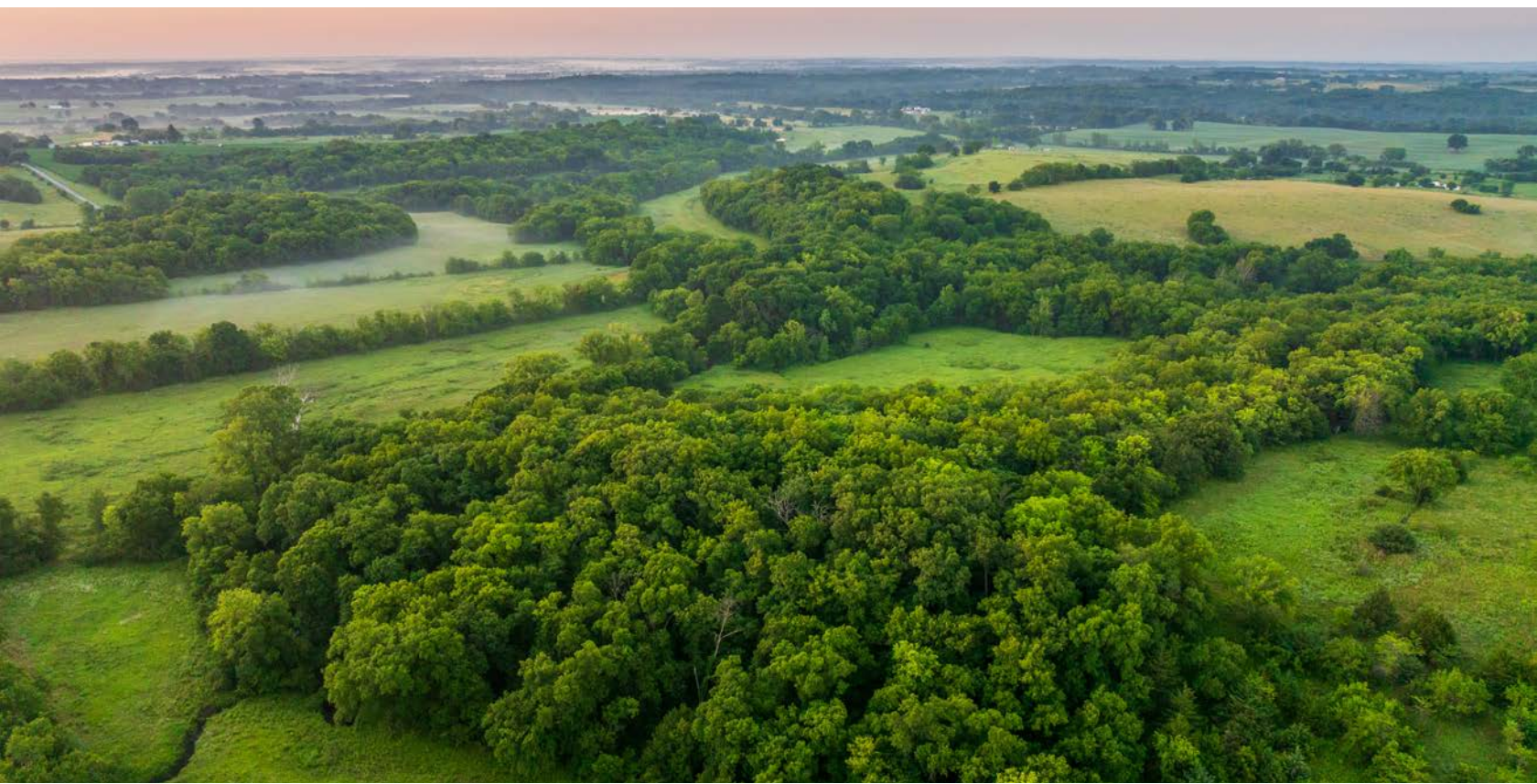
CREEK



HIGHWAY 116 ROAD FRONTAGE

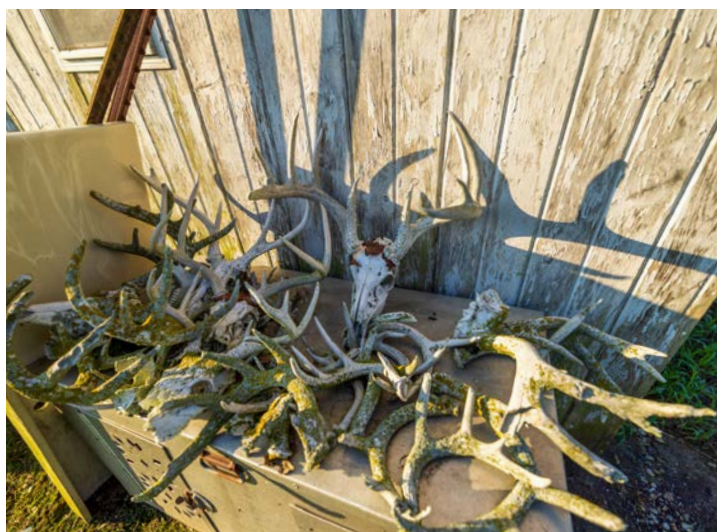


MATURE TIMBER

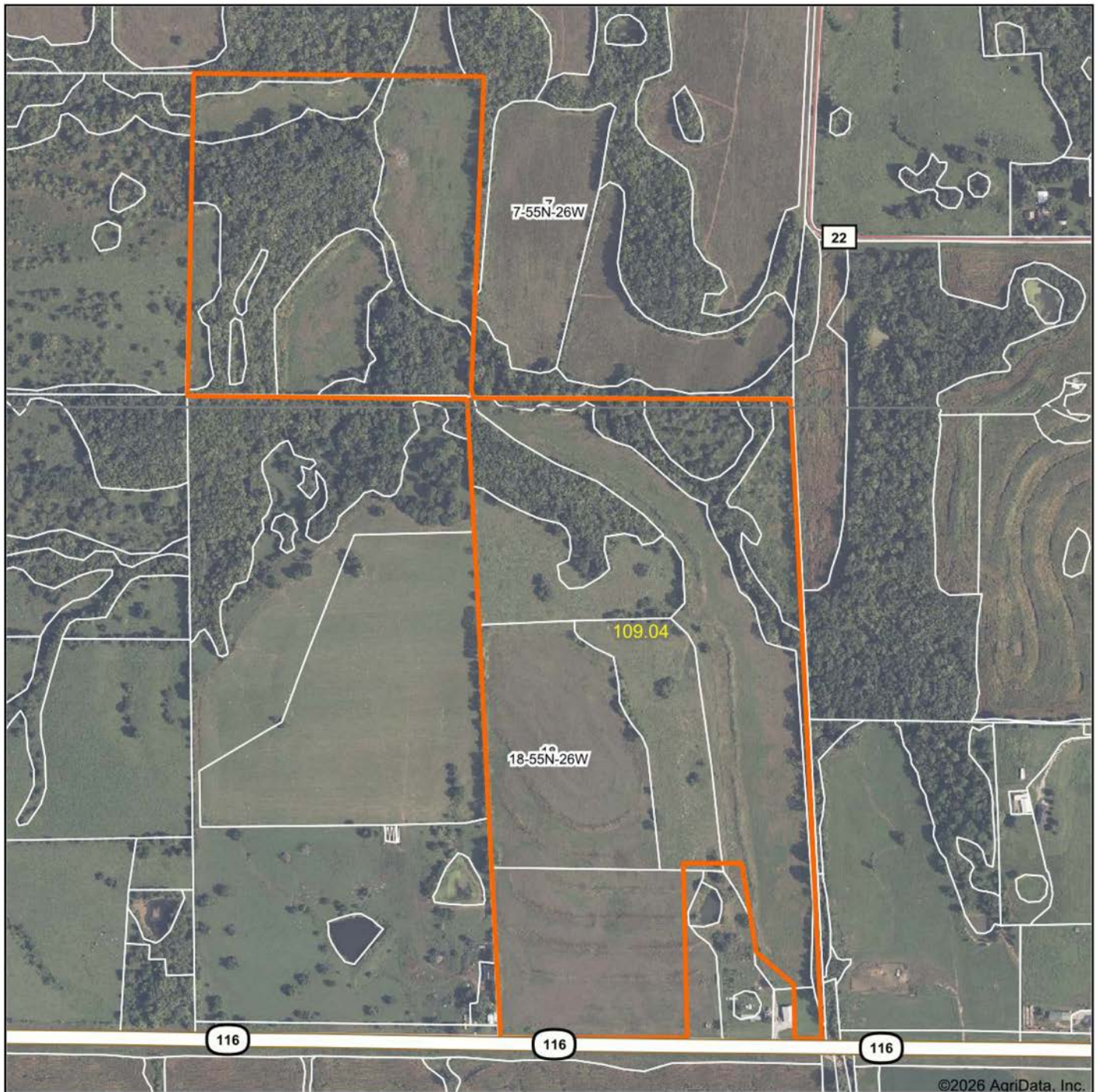


HUNTING OPPORTUNITIES

The combination of CRP, timber, creek bottom, and open pasture creates a diverse habitat that holds animals year-round and gives hunters multiple setups across the property.



AERIAL MAP



Boundary Center: 39° 34' 55.18, -93° 51' 43.98

0ft 635ft 1269ft



Maps Provided By:



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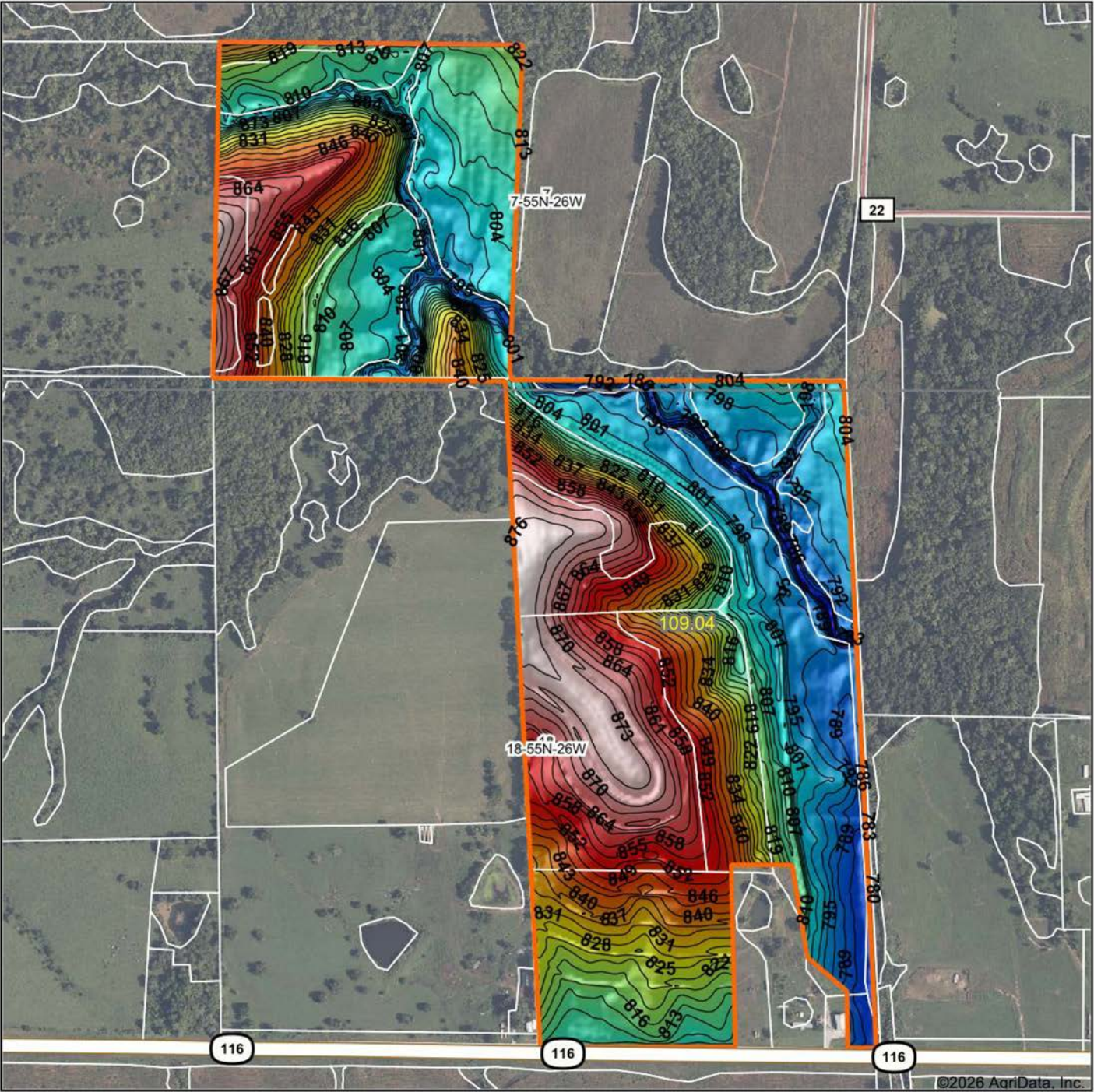
18-55N-26W
Caldwell County
Missouri



7/14/2026

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

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 776.3
Max: 879.4
Range: 103.1
Average: 824.2
Standard Deviation: 27.33 ft

0ft 609ft 1218ft

W N E S

7/14/2026

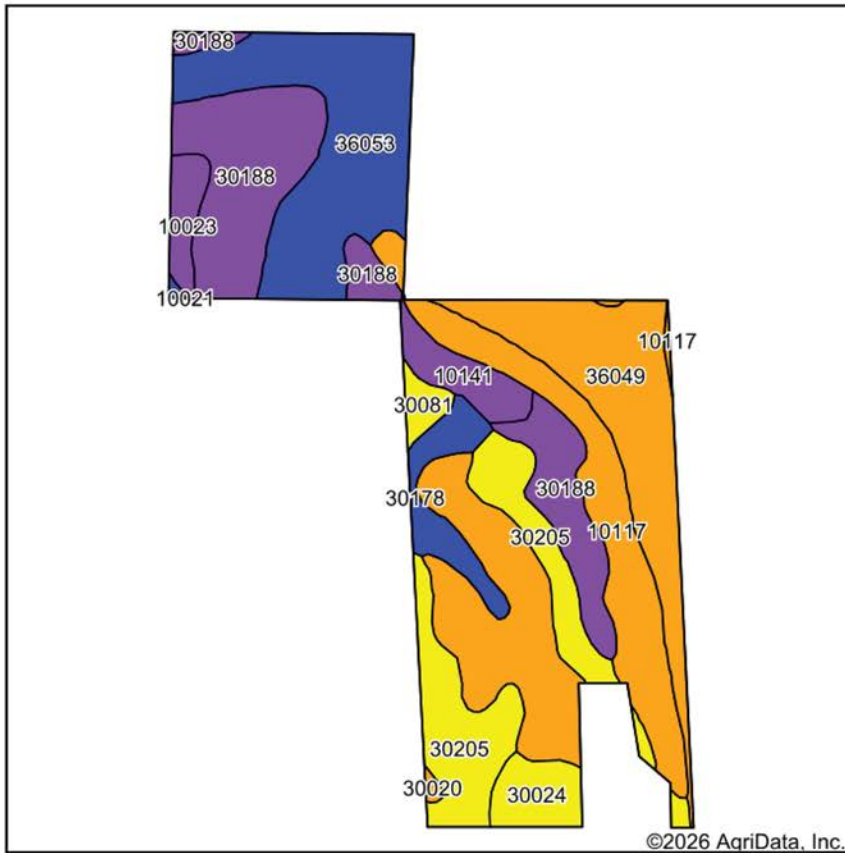
18-55N-26W
Caldwell County
Missouri

Boundary Center: 39° 34' 55.18, -93° 51' 43.98

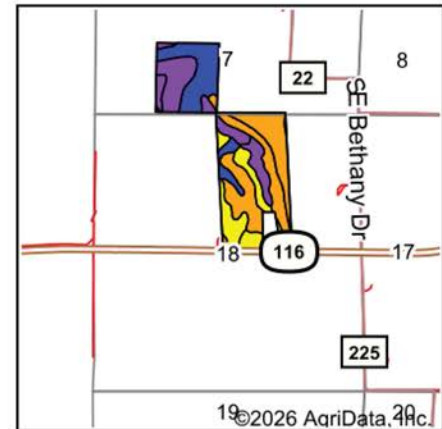
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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Caldwell**
 Location: **18-55N-26W**
 Township: **Davis**
 Acres: **109.04**
 Date: **7/14/2026**



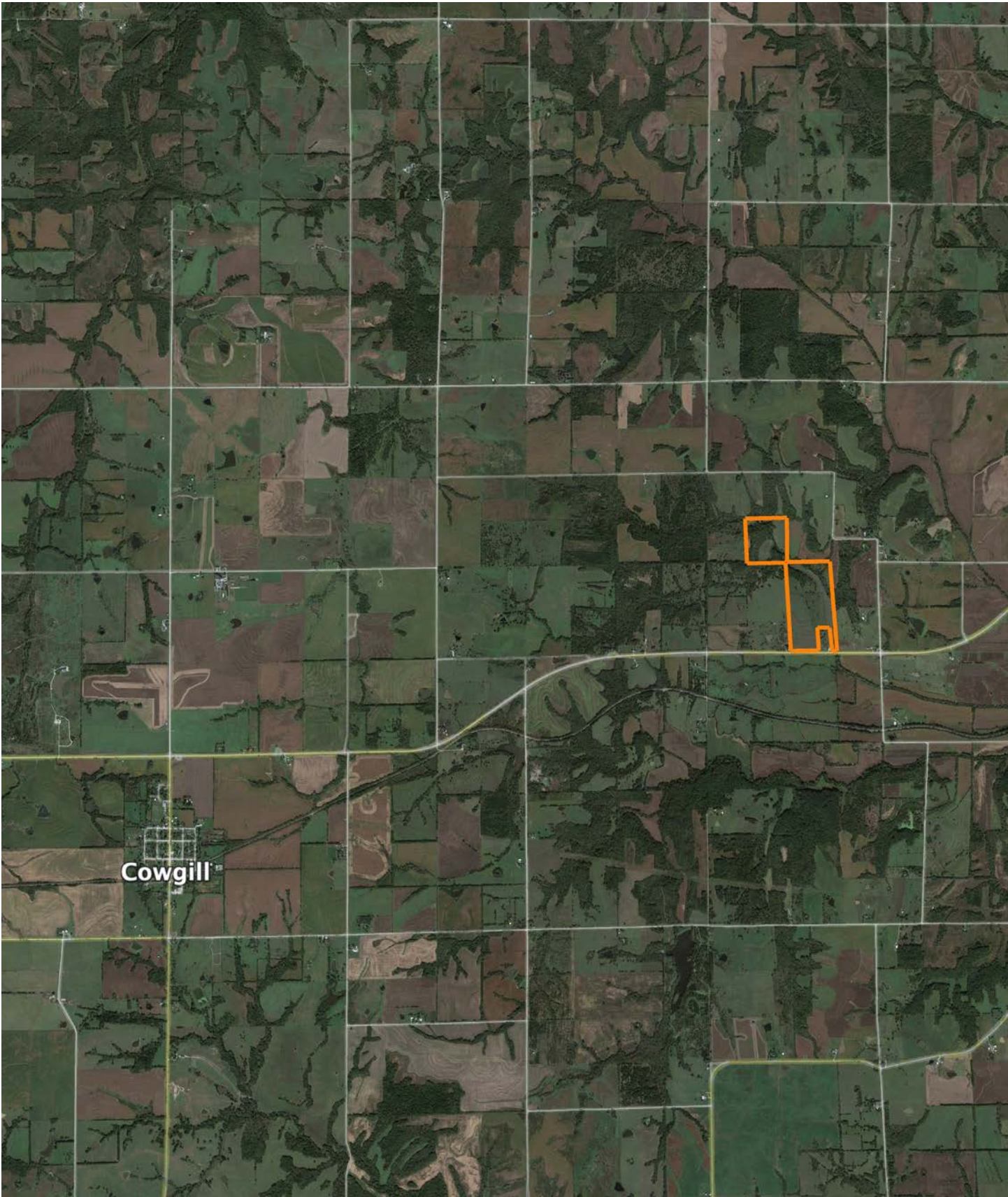
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO025, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30188	Chillicothe silt loam, 5 to 14 percent slopes, eroded, rocky	19.89	18.2%		Vle	62	62	49
36053	Zook silty clay, 0 to 2 percent slopes, frequently flooded	18.66	17.1%		IIw	59	54	59
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	15.90	14.6%		IIIw	56	56	45
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	13.91	12.8%		IIIe	55	55	45
30205	Snead silty clay loam, 9 to 14 percent slopes, eroded	13.28	12.2%		IVe	48	48	31
10117	Sampsel silty clay loam, 5 to 9 percent slopes	12.57	11.5%		IIIe	66	65	57
30178	Polo silt loam, 2 to 5 percent slopes	4.16	3.8%		Ile	76	76	64
30024	Armster loam, 9 to 14 percent slopes, eroded	3.59	3.3%		IVe	59	59	46
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	3.37	3.1%		Vle	34	34	26
10023	Greenton silty clay loam, 9 to 14 percent slopes, severely eroded	2.21	2.0%		Vle	49	49	36
30081	Greenton silty clay loam, 9 to 14 percent slopes, moderately eroded	1.27	1.2%		IVe	54	47	50
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	0.23	0.2%		IIIe	64	64	48
Weighted Average					3.66	*n 57.7	*n 56.6	*n 47.9

OVERVIEW MAP



AGENT CONTACT

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



JORDAN BABB,

LAND AGENT

816.410.3107

JBabb@MidwestLandGroup.com



MidwestLandGroup.com

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