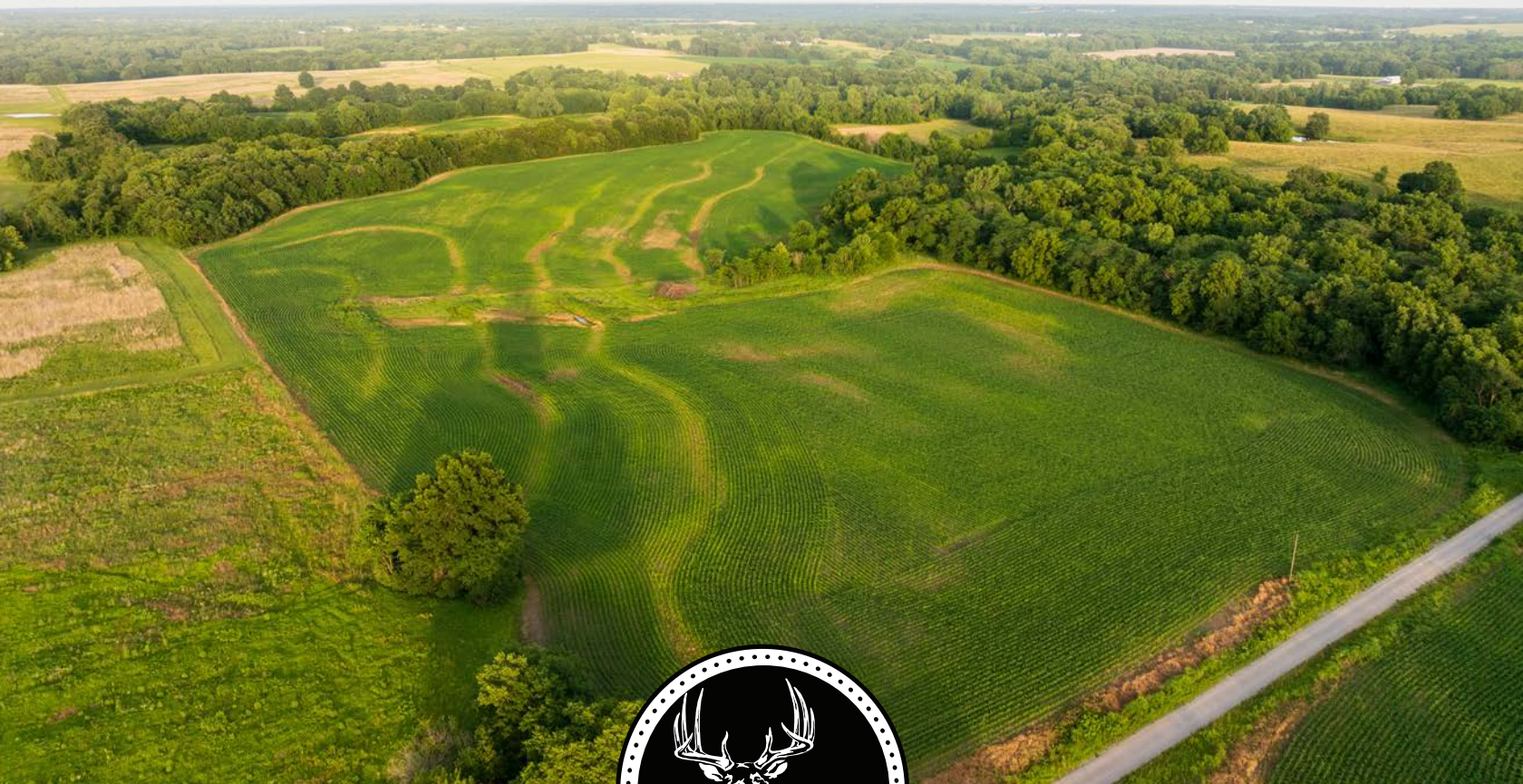


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

CALDWELL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

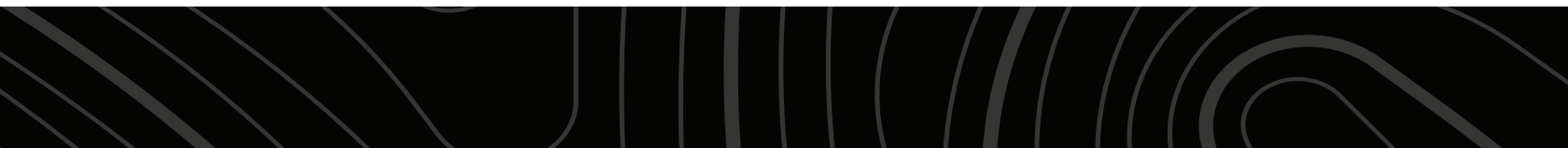
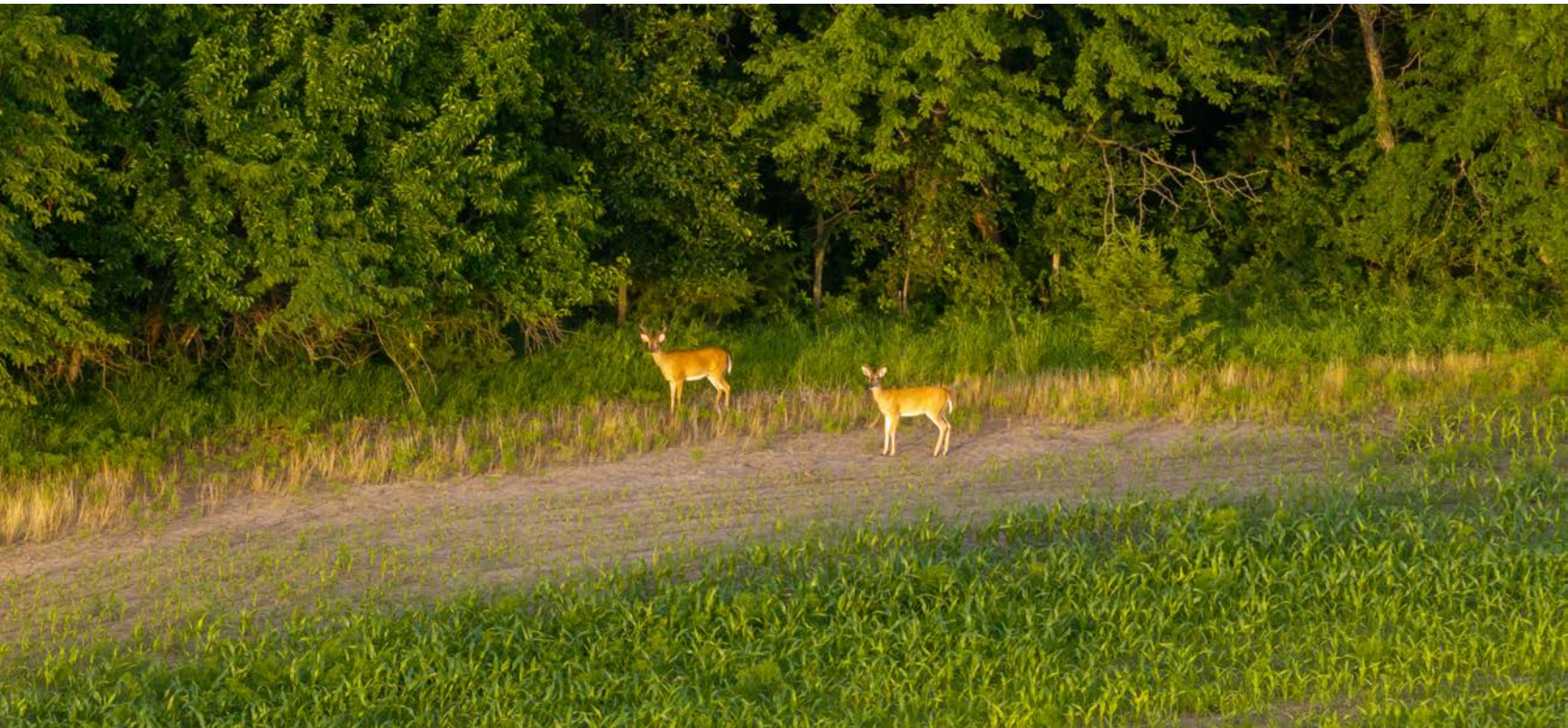
80 +/- ACRES HIGHLY TILLABLE WITH STRONG HUNTING CAPABILITIES

This investment and recreational farm, located in Caldwell County, Missouri, offers income and various recreational uses with a rolling, picturesque landscape. Consisting of 80 +/- total acres with 51 +/- tillable acres in production, strategic grass waterways, terracing, and mature timber draws. This farm presents a strong hunting presence, making this a standout all-around farm.

The tillable acres consist predominantly of Class II and III soils as well as a nice bottom with Class I soils - known as Kennebec silt loam, Colo silt loam, and Lagonda silty clay loam. This farm boasts a stout 75.2 NCCPI as well. With a reputable farmer willing to pay \$185/tillable acre

for the 2027 crop season, bringing the potential return to \$9,435.

In addition to its farming opportunities, this property also boasts a variety of wildlife and hunting opportunities that are sure to appeal to the outdoor enthusiast. The farm offers substantial whitetail deer hunting. This area is known for having an abundance of deer as well as trophy-class whitetails. This area also produces great turkey hunting. Whether you're a seasoned hunter or seeking to expand your farming or investment portfolio, this 80 +/- acre farm offers a great hunting experience, all within close proximity to Hamilton, Missouri!



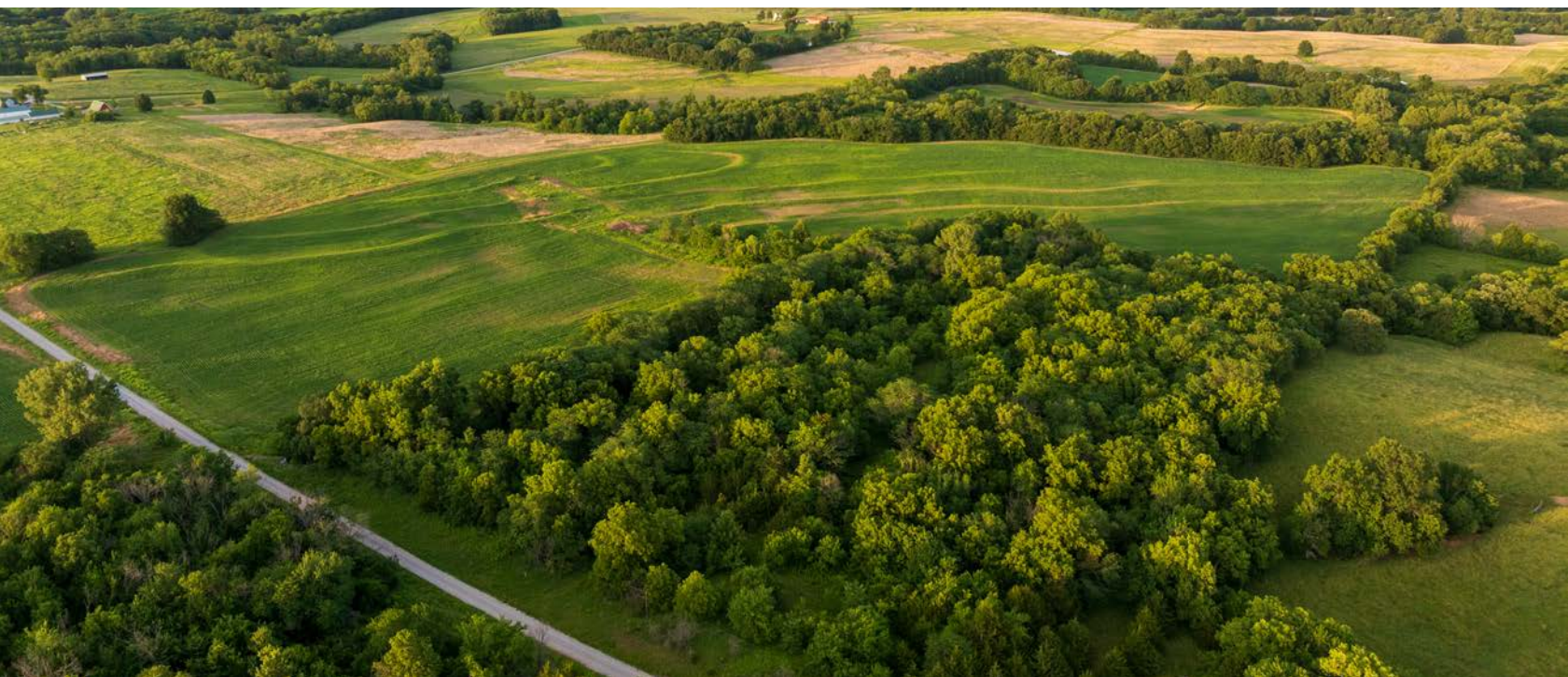
PROPERTY FEATURES

COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **80**

- Class I soils & Class II soils
- Class III soils
- Kennebec silt loam
- Colo silt loam
- Lagonda silty clay loam
- NCCPI 75.2
- Terraced
- Highly tillable
- Close proximity to Hamilton
- Outstanding whitetail & turkey hunting area
- Row crop



80 +/- ACRES



CLASS I, CLASS II, CLASS III SOILS



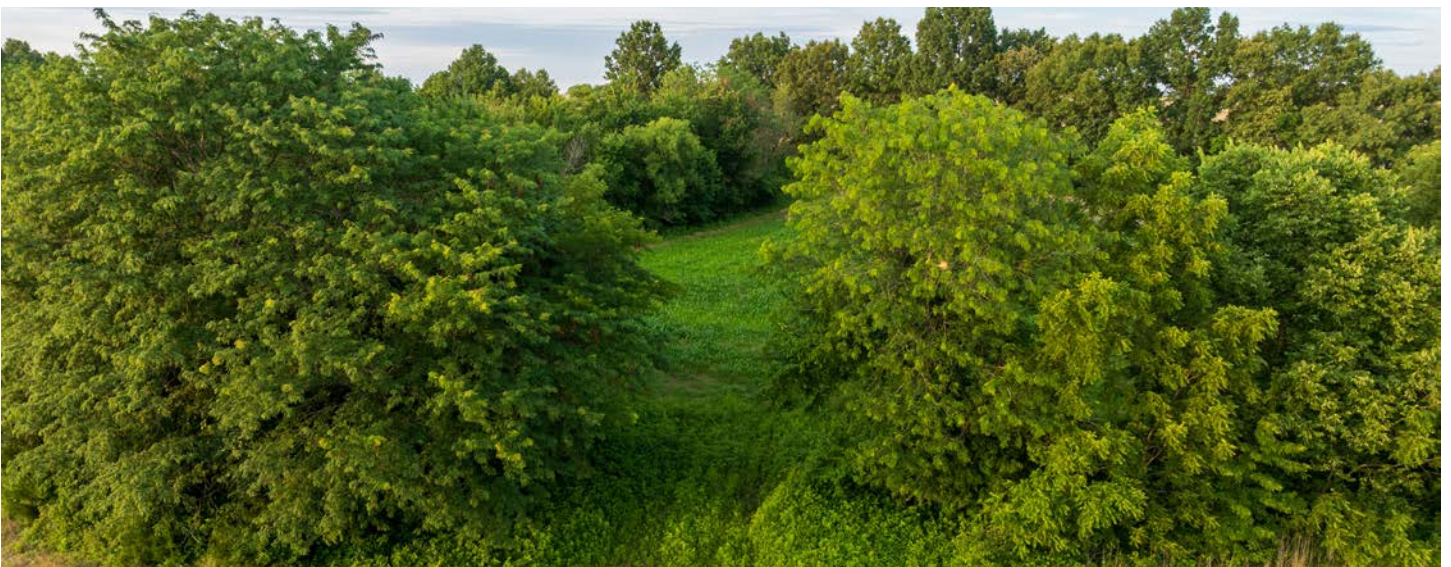
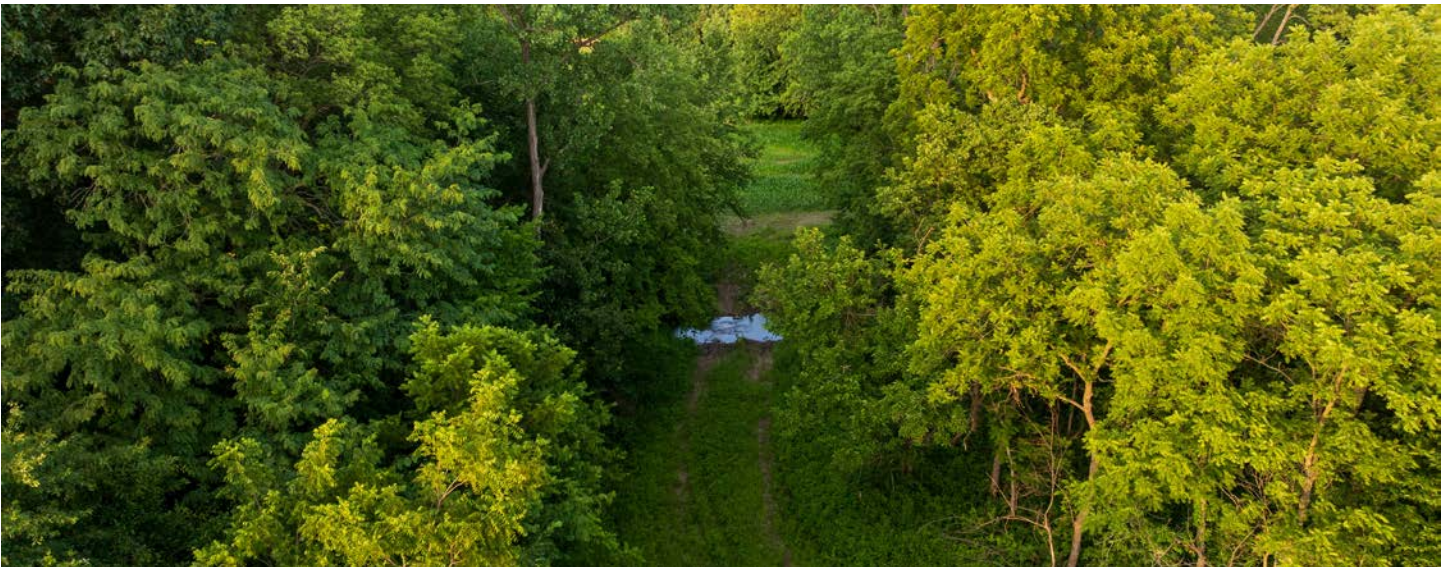
HIGHLY TILLABLE



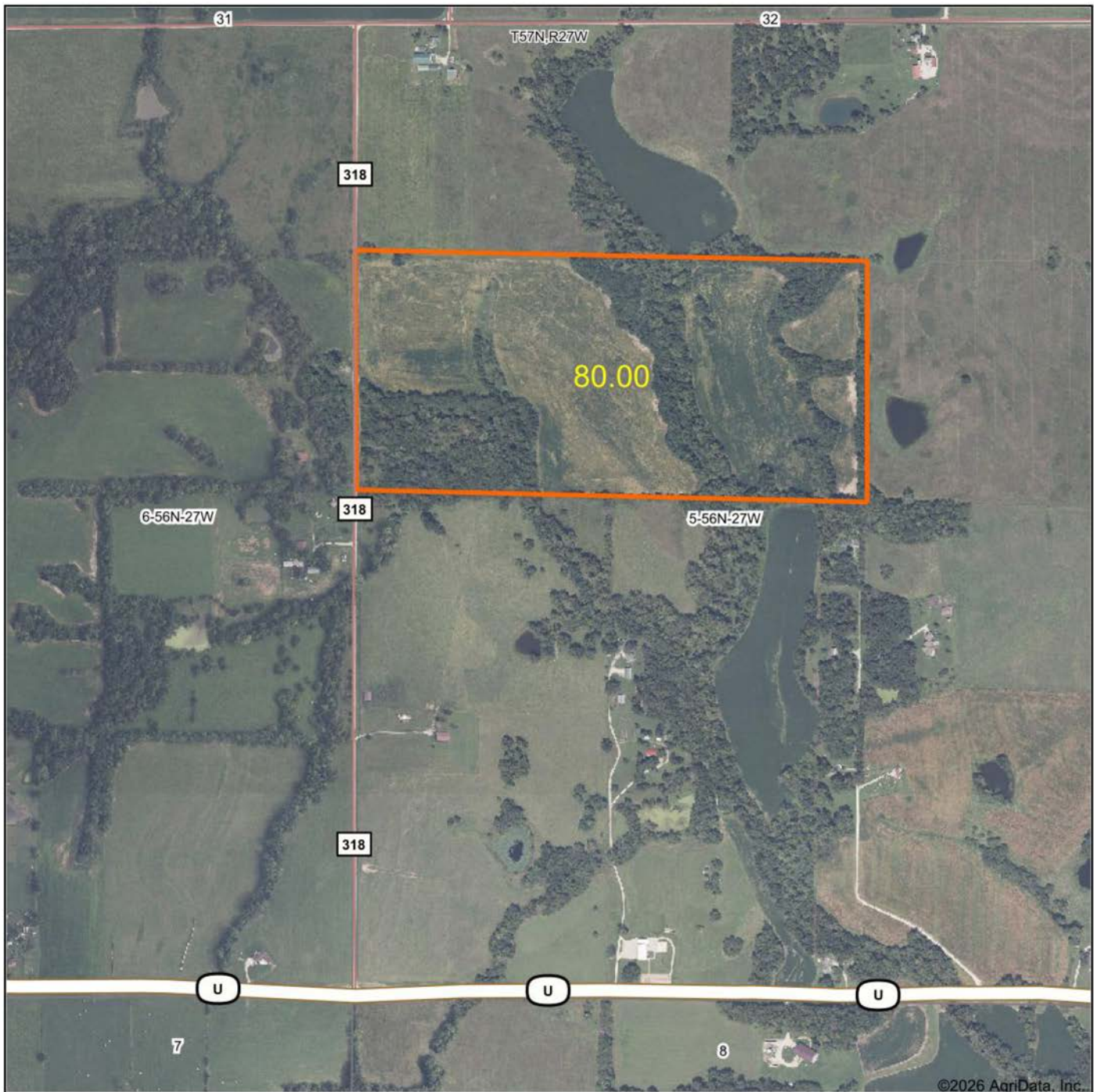
TERRACED



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 41' 38.5, -93° 57' 38.81

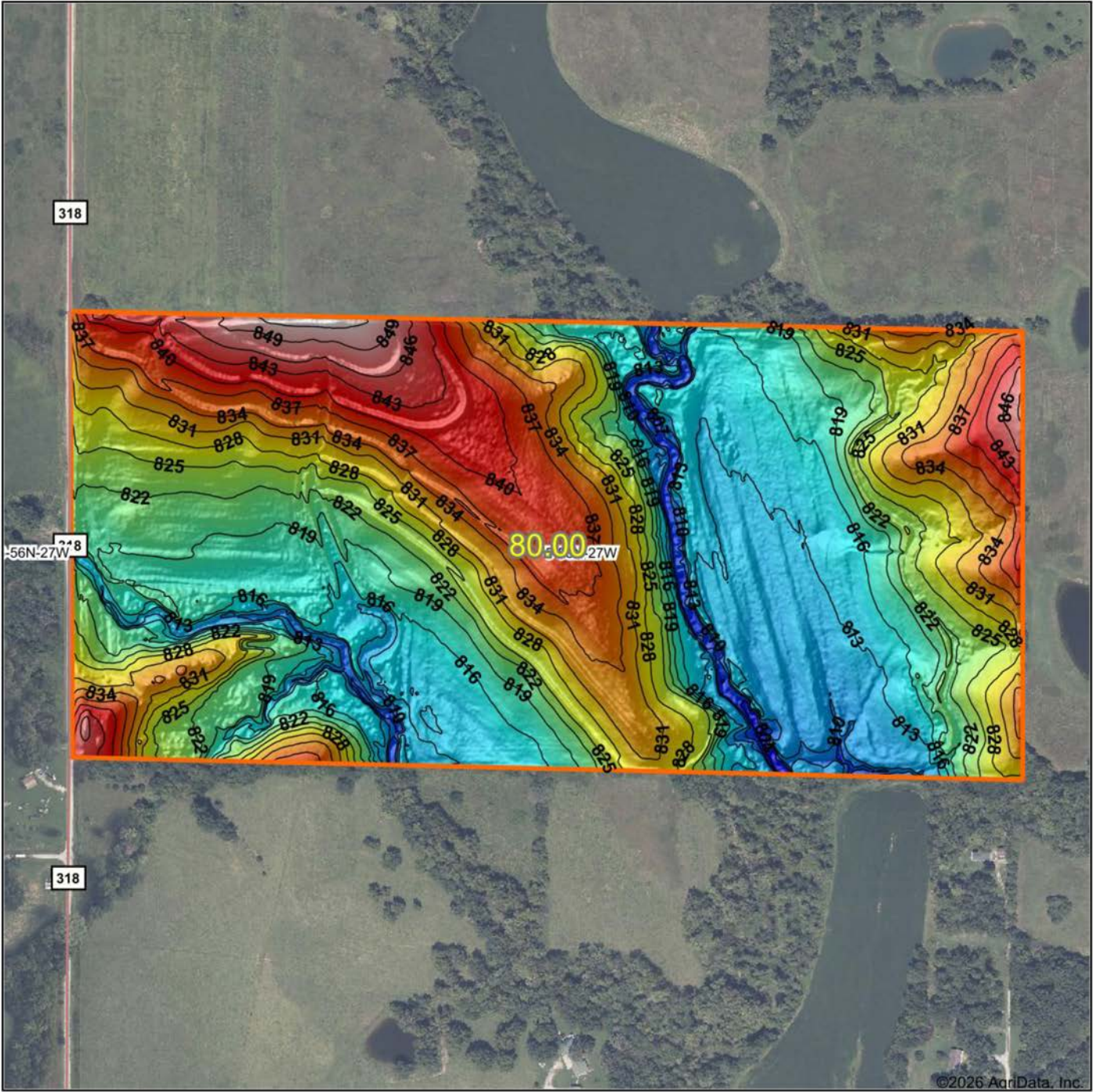
5-56N-27W
Caldwell County
Missouri

0ft 826ft 1653ft



5/29/2026

HILLSHADE MAP

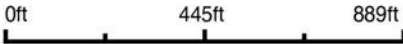


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 802.6
Max: 853.7
Range: 51.1
Average: 824.7
Standard Deviation: 10.53 ft

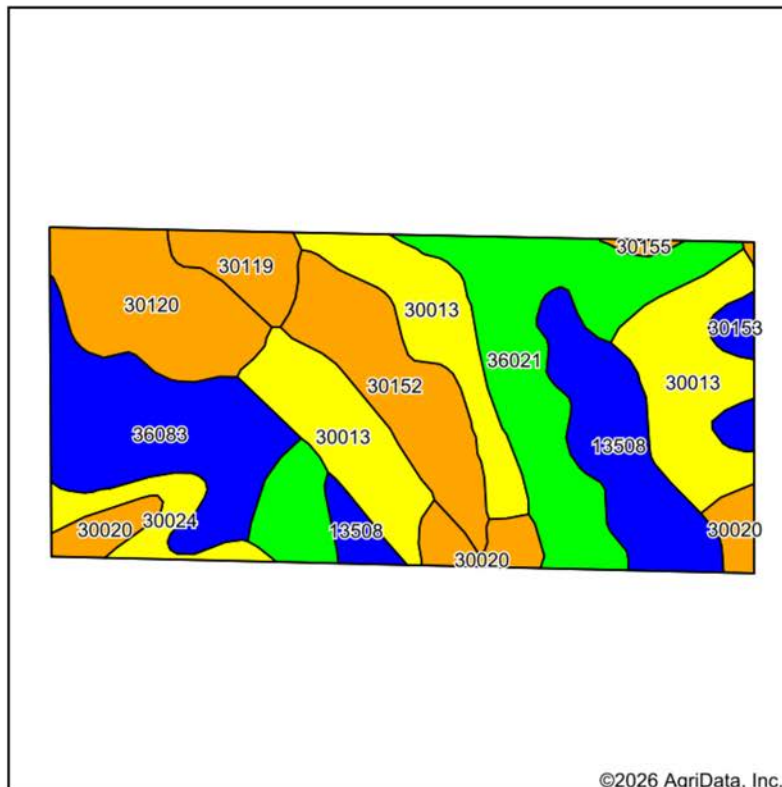


5/29/2026

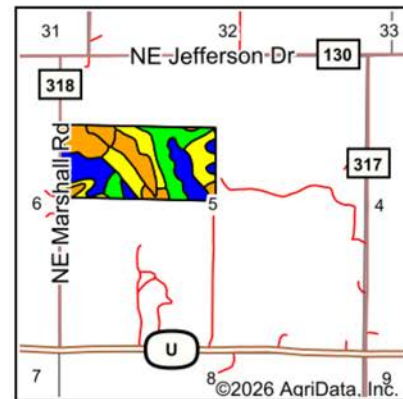
5-56N-27W
Caldwell County
Missouri

Boundary Center: 39° 41' 38.5, -93° 57' 38.81

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Caldwell**
 Location: **5-56N-27W**
 Township: **New York**
 Acres: **80**
 Date: **5/29/2026**



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
30013	Armster clay loam, 5 to 9 percent slopes, severely eroded	18.95	23.7%		IVe	60	60	43
36021	Kennebec silt loam, 0 to 2 percent slopes, rarely flooded	15.01	18.8%		Iw	91	91	87
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	10.73	13.4%		IIw	86	85	70
13508	Colo silt loam, 0 to 2 percent slopes, occasionally flooded	8.57	10.7%		IIw	86	85	68
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	7.90	9.9%		IIIe	70	68	59
30152	Lineville silt loam, 2 to 5 percent slopes	7.62	9.5%		IIIe	76	76	61
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	4.24	5.3%		IIIe	64	64	48
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	2.69	3.4%		IIIe	73	73	58
30024	Armster loam, 9 to 14 percent slopes, eroded	2.64	3.3%		IVe	59	59	46
30153	Lineville silt loam, 2 to 5 percent slopes, eroded	1.29	1.6%		Ile	83	83	60
30155	Lineville silt loam, 5 to 9 percent slopes, eroded	0.36	0.4%		IIIe	82	82	60
Weighted Average					2.64	*n 75.7	*n 75.2	*n 62.1

*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

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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