

MIDWEST LAND GROUP PRESENTS

135 ACRES IN

CARROLL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

135 +/- ACRES OF WELL-MAINTAINED TILLABLE WITH EXCELLENT HUNTING

Tucked away in the northern region of Carroll County, Missouri, this exceptional 135 +/- acre tract offers a rare combination of world-class hunting and strong agricultural investment in one outstanding package. Located just 6 miles east of Braymer, this property sits in one of Missouri's premier whitetail and turkey hunting corridors, where mature timber, secluded open fields, and natural habitat converge to create a hunting tract that is sure to impress. Whether you're looking for a weekend hunting retreat or a long-term land investment, this Carroll County gem delivers on every front.

The agricultural foundation of this property is equally impressive. Featuring predominantly Class II and Class III soils, including Lagonda silty clay loam and Grundy silt loam, with a strong NCCPI rating of 69.8, this tract is a solid producer. Currently in row crop production,

the tillable acres provide reliable annual income. For the investor looking for a property that pays while you own it, this farm will produce strong cash rent as well as a solid hunting lease if desirable.

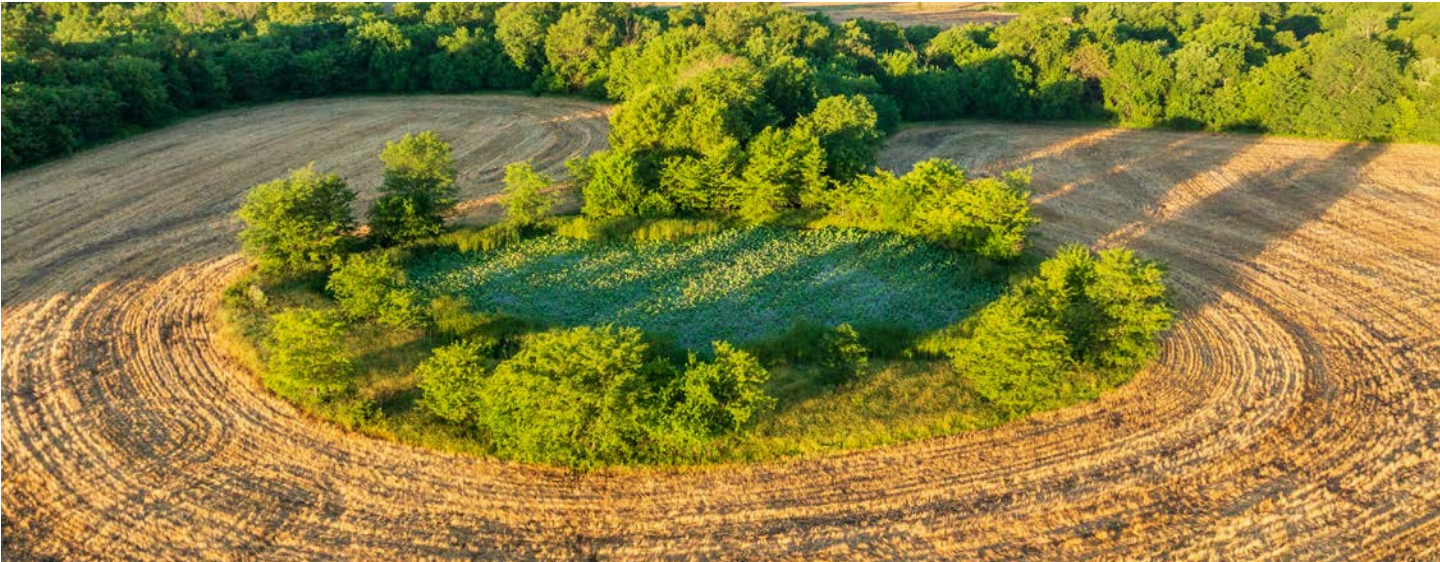
Beyond hunting and farming, this property offers a peaceful, secluded setting. A nice pond adds to the recreational appeal and provides a reliable water source for wildlife and livestock alike. Trophy whitetail deer as well as turkey call this ground home, making every season on this property an experience worth looking forward to. With mature timber, secluded open fields, and outstanding soil quality all wrapped into one tract, these 135 +/- acres in Carroll County offer a great hunting experience, all within close proximity to Braymer, Missouri.

PROPERTY FEATURES

COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **135**

- Class II soils & class III soils
- Lagonda silty clay loam
- Grundy silt loam
- NCCPI 69.8
- Secluded open fields great for hunting
- Southern access
- Located 6 miles east of Braymer
- Outstanding whitetail & turkey hunting area
- Mature timber
- Quail
- Nice pond
- Row crop

NICE POND



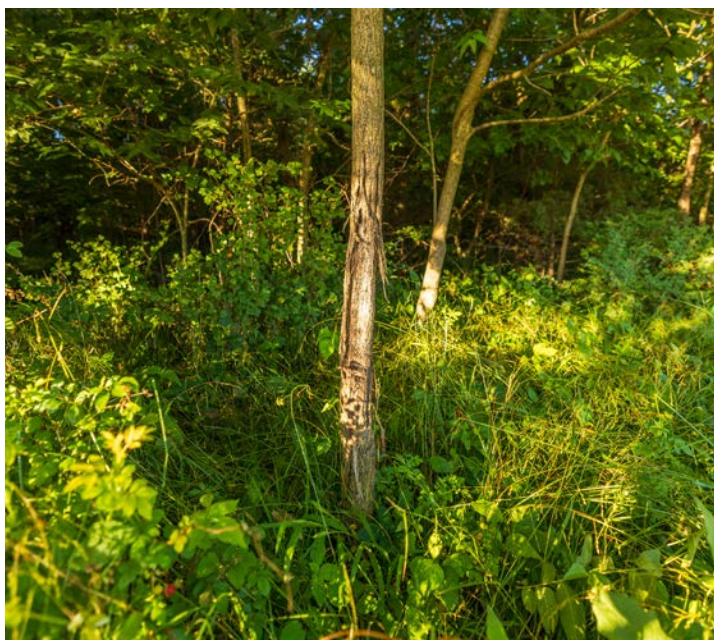
WELL-MAINTAINED TILLABLE



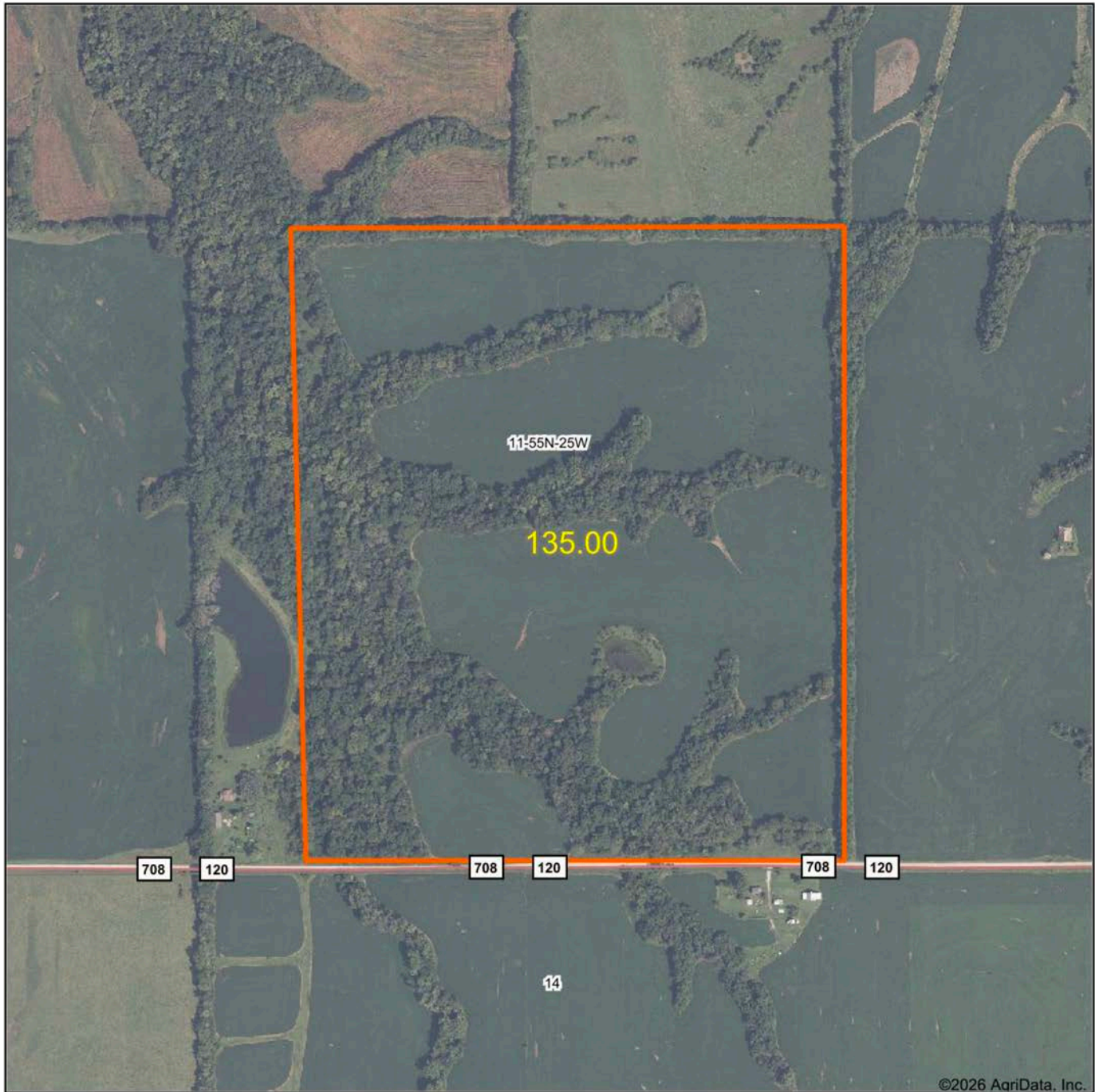
MATURE TIMBER



OUTSTANDING WHITETAIL HUNTING



AERIAL MAP



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Boundary Center: 39° 35' 10.69, -93° 40' 24.15



Maps Provided By:



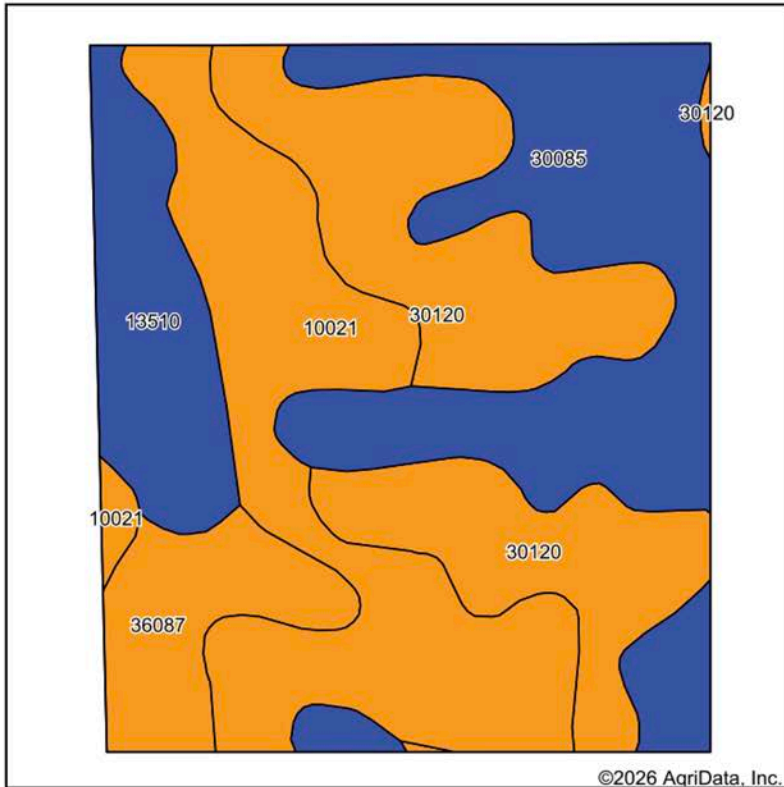
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11-55N-25W
Carroll County
Missouri

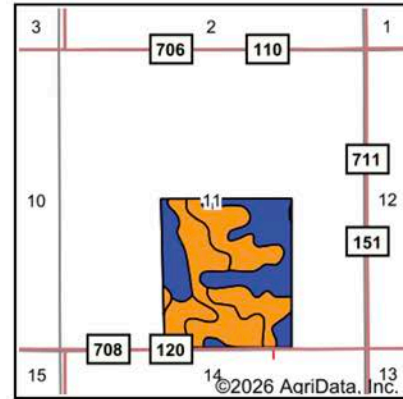


6/1/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Carroll**
 Location: **11-55N-25W**
 Township: **Washington**
 Acres: **135**
 Date: **6/1/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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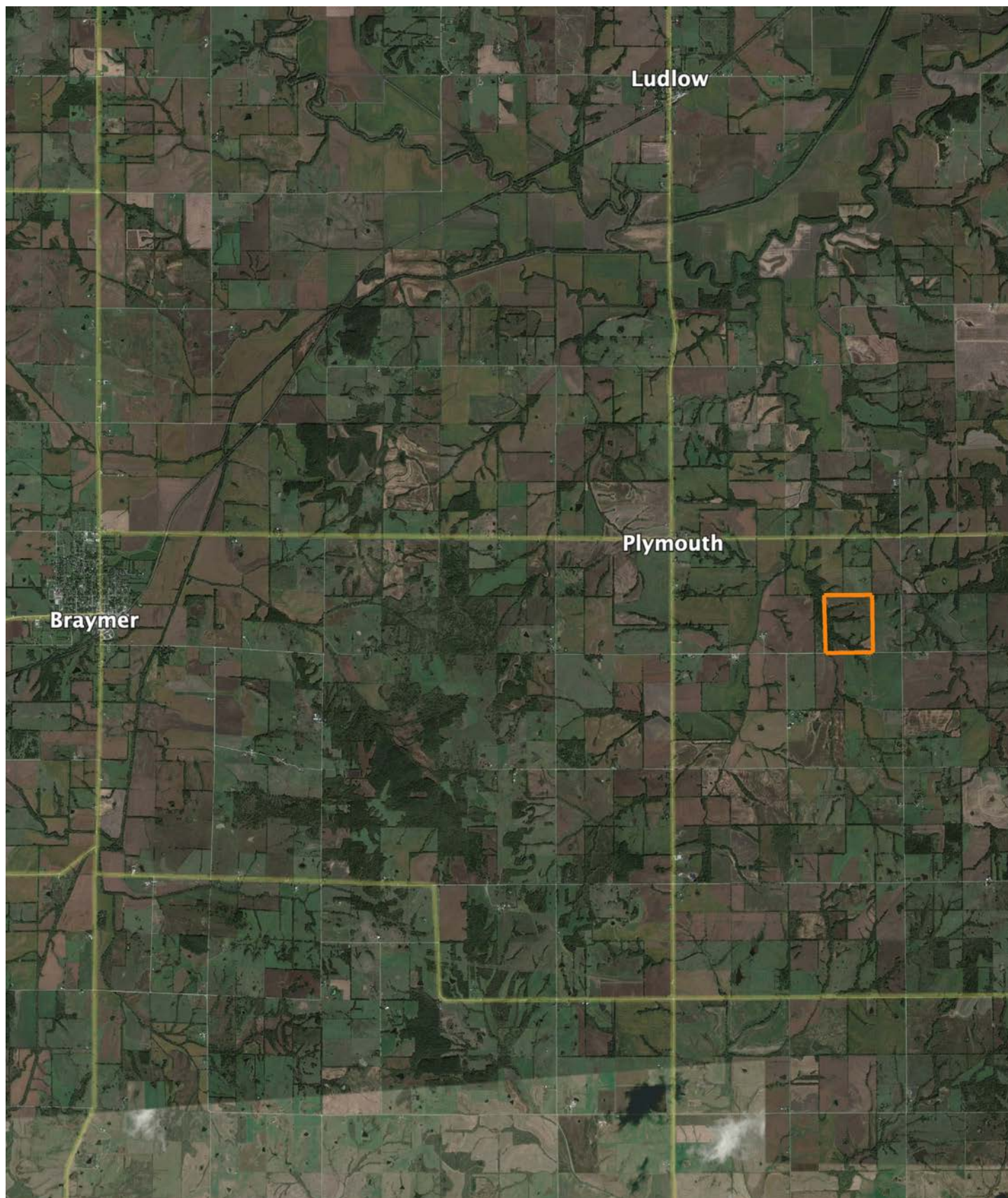
Area Symbol: MO033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	37.59	27.8%		IIle	70	68	59
30085	Grundy silt loam, 2 to 5 percent slopes	37.20	27.6%		Ile	74	74	64
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	35.20	26.1%		IIle	55	55	45
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	14.30	10.6%		IIw	95	94	86
36087	Nodaway silt loam, 1 to 3 percent slopes, frequently flooded	10.71	7.9%		IIIw	70	68	59
Weighted Average					2.62	*n 69.8	*n 69	*n 59.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



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