

MIDWEST LAND GROUP PRESENTS

194.6 ACRES IN

CARROLL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

194.6 +/- ACRES OF HIGHLY TILLABLE WITH HUNTING CAPABILITIES

This investment and recreational farm, located in Carroll County, Missouri, offers substantial income and various recreational uses with a rolling, picturesque landscape. Consisting of 194.6 +/- total acres with 173.95 +/- tillable acres in production, strategic grass waterways, and mature timber draws.

The farm has an excellent, reputable farm tenant that would be willing to lease the farm for \$225 per tillable acre, providing \$39,138.75 in income per year. The farm has been planted in corn and wheat for 2026, and the corn looks outstanding. The farm would be open for 2027 farming rights. The tillable acres consist of

predominantly Class II and III soils known as Greenton Silty Clay Loam, Grundy Silt Loam, and Colo Silty Clay Loam.

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 whitetail deer as well as turkey hunting. Whether you're a seasoned hunter or seeking to expand your farming or investment portfolio, this 194.6 +/- acre farm offers a great hunting experience, all within close proximity to Braymer, Missouri!

PROPERTY FEATURES

COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **194.6**

- Class II soils & Class III soils
- Greenton silty clay loam
- Grundy silt loam
- NCCPI 61.5
- Terraced
- Tiling
- Highly tillable
- Whitetail
- Turkey
- Located 6 miles east of Braymer
- Outstanding whitetail & turkey hunting area
- Row crop



HIGHLY TILLABLE



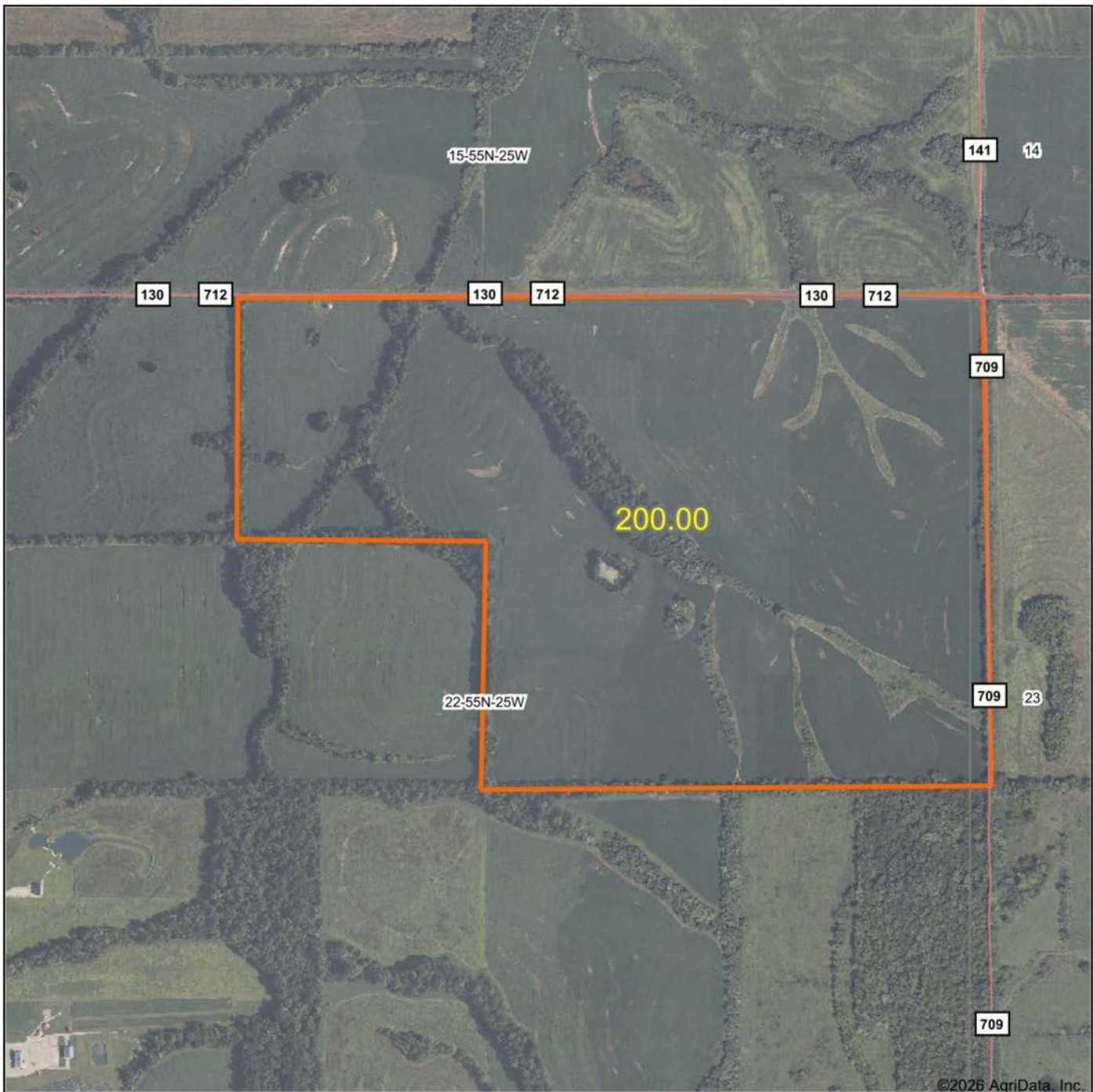
WHITETAIL



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 39° 33' 52.35, -93° 41' 24.16

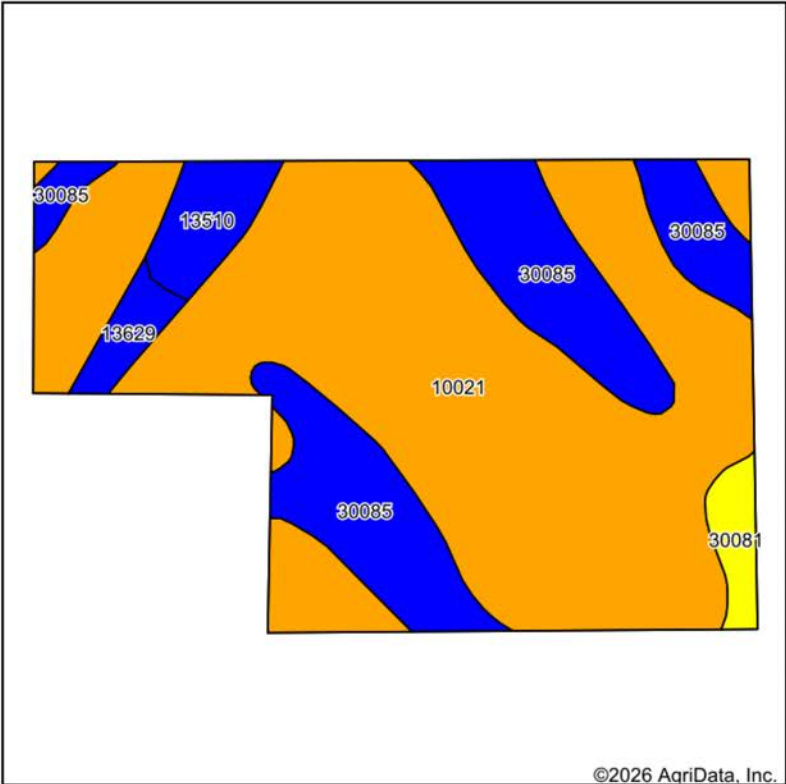
22-55N-25W
Carroll County
Missouri

0ft 827ft 1653ft

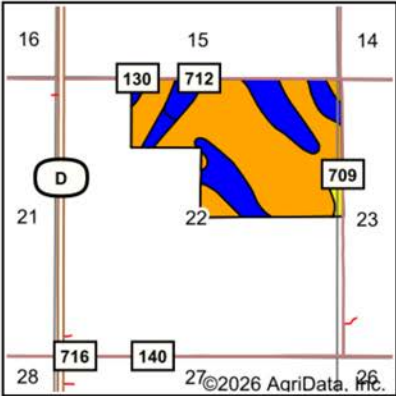


6/18/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Carroll**
Location: **22-55N-25W**
Township: **Washington**
Acres: **200**
Date: **6/18/2026**



Maps Provided By:



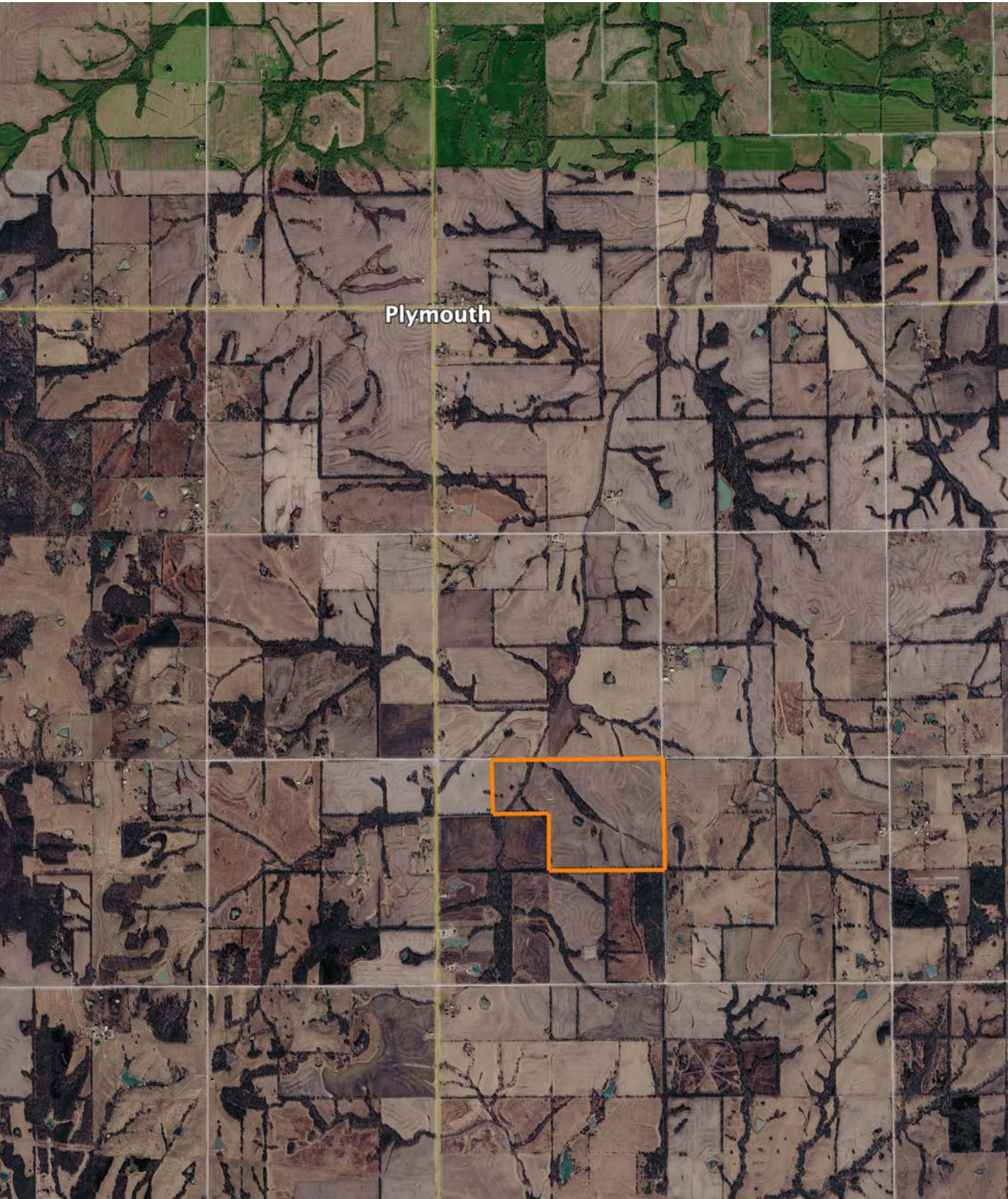
Area Symbol: MO033, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	136.67	68.3%		IIIe	55	55	45
30085	Grundy silt loam, 2 to 5 percent slopes	46.80	23.4%		IIe	74	74	64
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	7.71	3.9%		IIw	95	94	86
30081	Greenton silty clay loam, 9 to 14 percent slopes, moderately eroded	4.58	2.3%		IVe	54	47	50
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	4.24	2.1%		IIw	81	72	81
Weighted Average					2.73	*n 61.5	*n 61.1	*n 51.9

*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

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