

MIDWEST LAND GROUP PRESENTS

116.2 ACRES

DAVISS COUNTY, MO

MAPLE STREET, WINSTON, MISSOURI 64689



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING, CRP, & CABIN IN DAVIESS COUNTY

Located in Daviess County, this 116.2 +/- acre surveyed recreational farm offers the perfect combination of recreation, dependable income, outstanding wildlife habitat, convenient access, and a hunting cabin! Situated just two miles east of the I-35 and Highway 69 interchange and only one hour from Kansas City, this property places you in one of northwest Missouri's premier big buck regions while remaining easily accessible for weekend getaways or quick day trips to the farm.

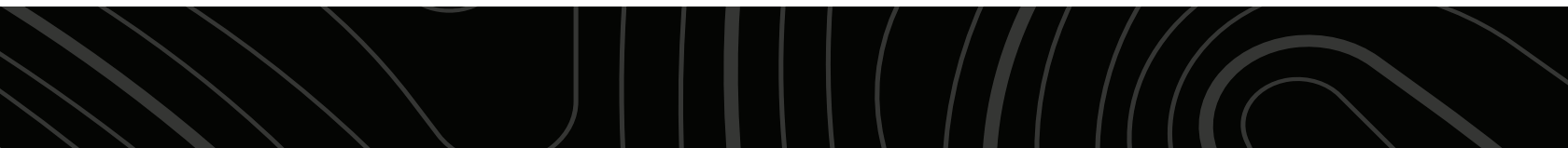
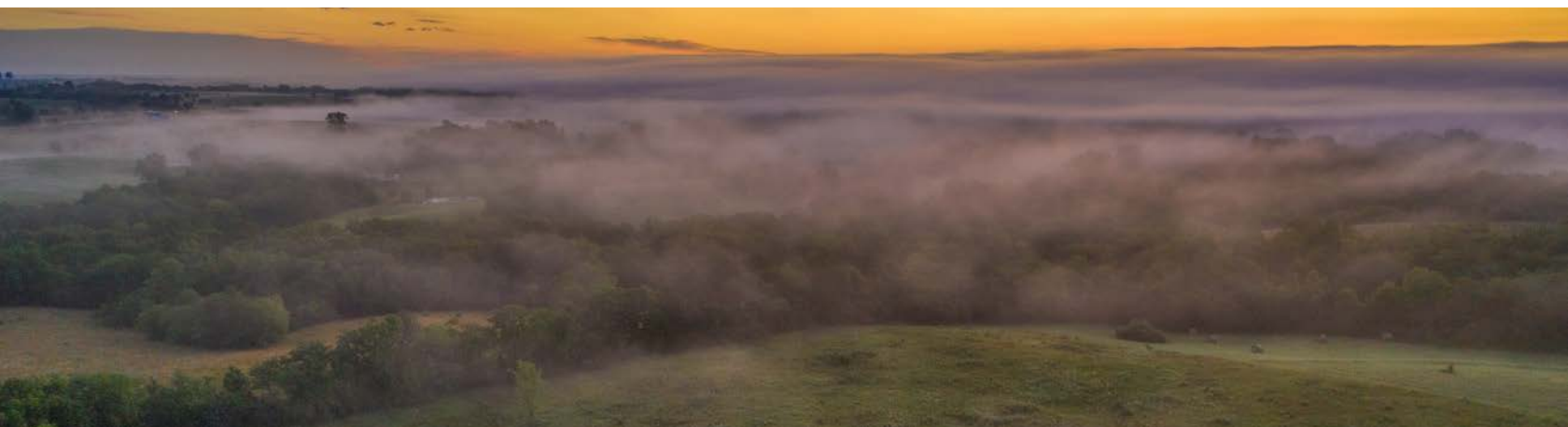
Tucked in the center of the farm is a 14'x28' hunting cabin, creating the ideal base camp for memorable weekends with family and friends. The entire property is completely hidden from the road, offering the ability to hunt the entire property and host several hunters on the property.

The farm offers a mix of gently rolling CRP fields, mature timber, a wet-weather creek with a designated crossing, two ponds, a huge array of blackberry bushes, a large stand of walnut trees, and an established UTV trail

system that allows easy access throughout the property. The natural layout creates an outstanding hunting design with multiple field locations, thick CRP bedding cover, and creek bottoms within the rolling timber that can be effectively hunted under a variety of wind directions. Daviess County has long been recognized for producing trophy whitetails, and this farm offers excellent habitat for both deer and turkey throughout the year.

The CRP contract provides \$7,929 annually with 51.74 acres enrolled at \$152.25 per acre until 2032. The CRP has been well maintained, remains in good standing, and the enrolled acres carry an impressive overall NCCPI rating of 70. Whether you're looking for a premier hunting farm, an income-producing investment, or a secluded weekend retreat close to Kansas City, this property checks all the boxes.

Contact Land Broker Will Wiest for additional information or to schedule a private showing.



PROPERTY FEATURES

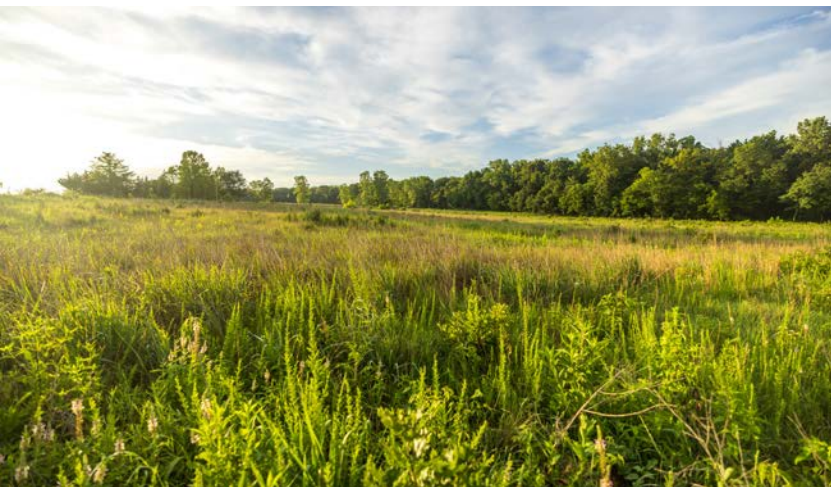
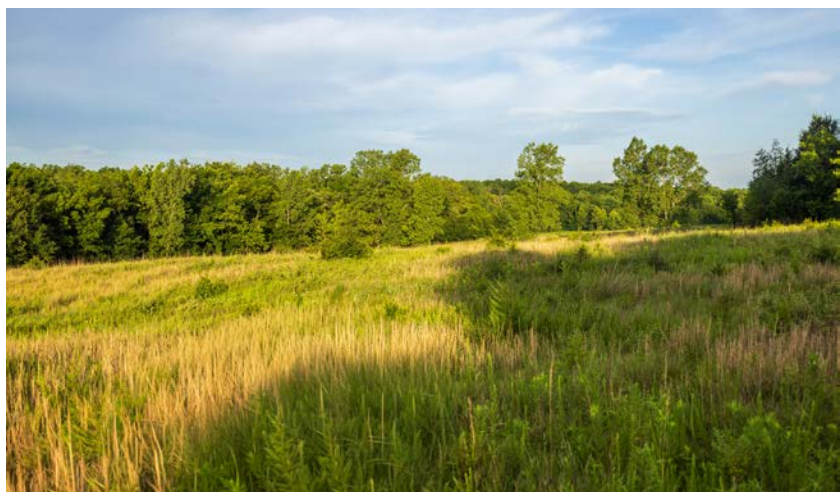
COUNTY: **DAVIESS** | STATE: **MISSOURI** | ACRES: **116.2**

- Mix of gently rolling CRP fields, mature timber, wet-weather creek, and two ponds
- Located just 2 miles east of the I-35 & Highway 69 interchange
- Approximately 1 hour from the Kansas City metro
- 14'x28' hunting cabin tucked in the center of the property
- Established UTV trail system throughout the property
- Deer and turkey hunting in a county known for trophy whitetails
- Large walnut grove with harvest potential
- Wet-weather creek with crossing
- Hidden, lightly traveled access offering seclusion and hunting advantages
- Gated access from both the southwest and southeast corners
- 51.74 acres enrolled in CRP
- CRP payment is \$153.25/acre, providing \$7,929/year until expiration in 2032
- CRP is maintained in excellent condition and in good standing
- Overall NCCPI rating of 70 on tillable acres
- 2025 real estate taxes: \$230.85



GENTLY ROLLING CRP FIELDS

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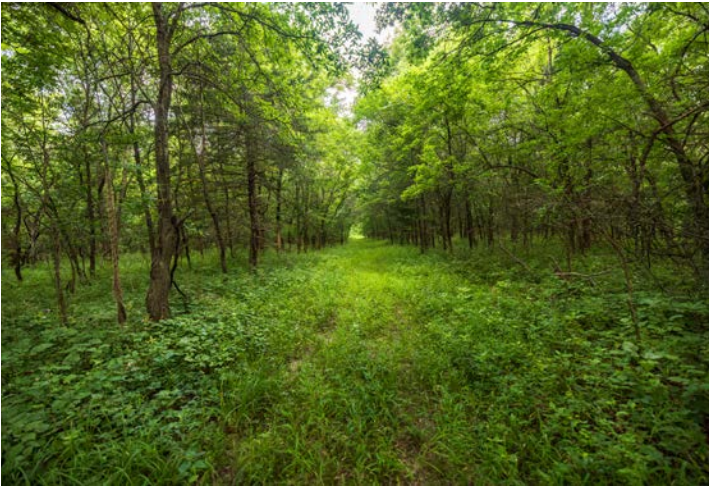
14'X28' HUNTING CABIN



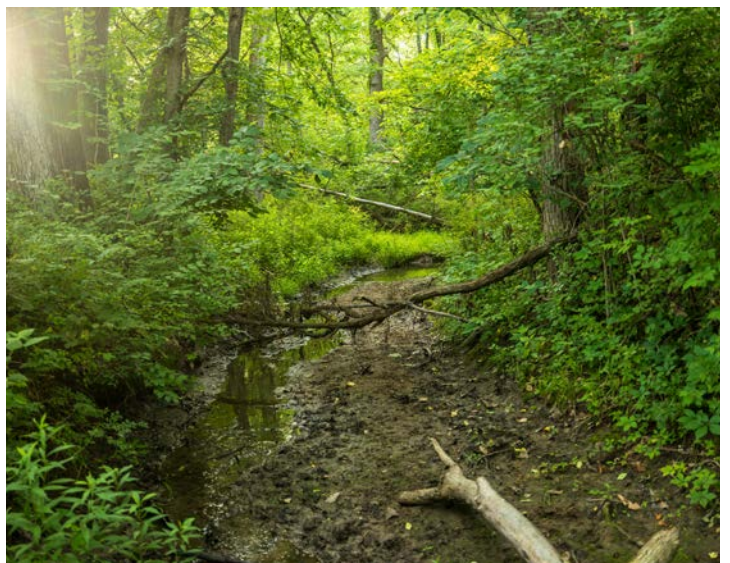
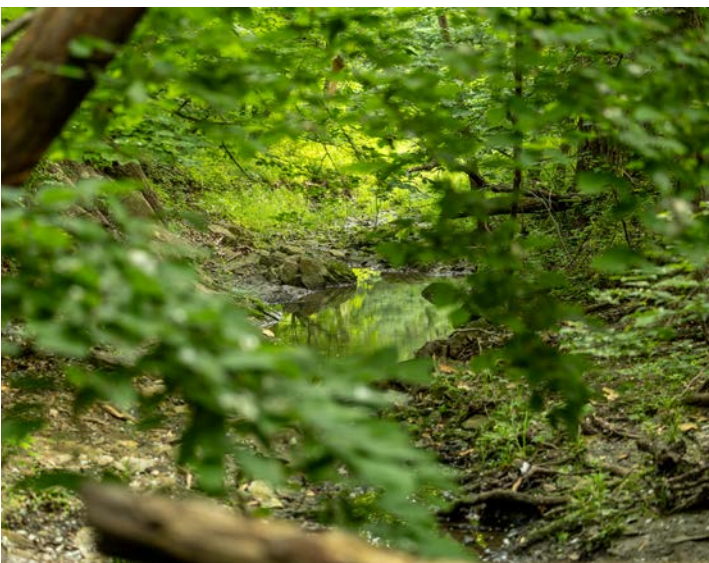
2 PONDS



MATURE TIMBER



WET-WEATHER CREEK WITH CROSSING



AERIAL MAP



Boundary Center: 39° 52' 30.53, -94° 9' 11.93

0ft 658ft 1317ft



Maps Provided By:



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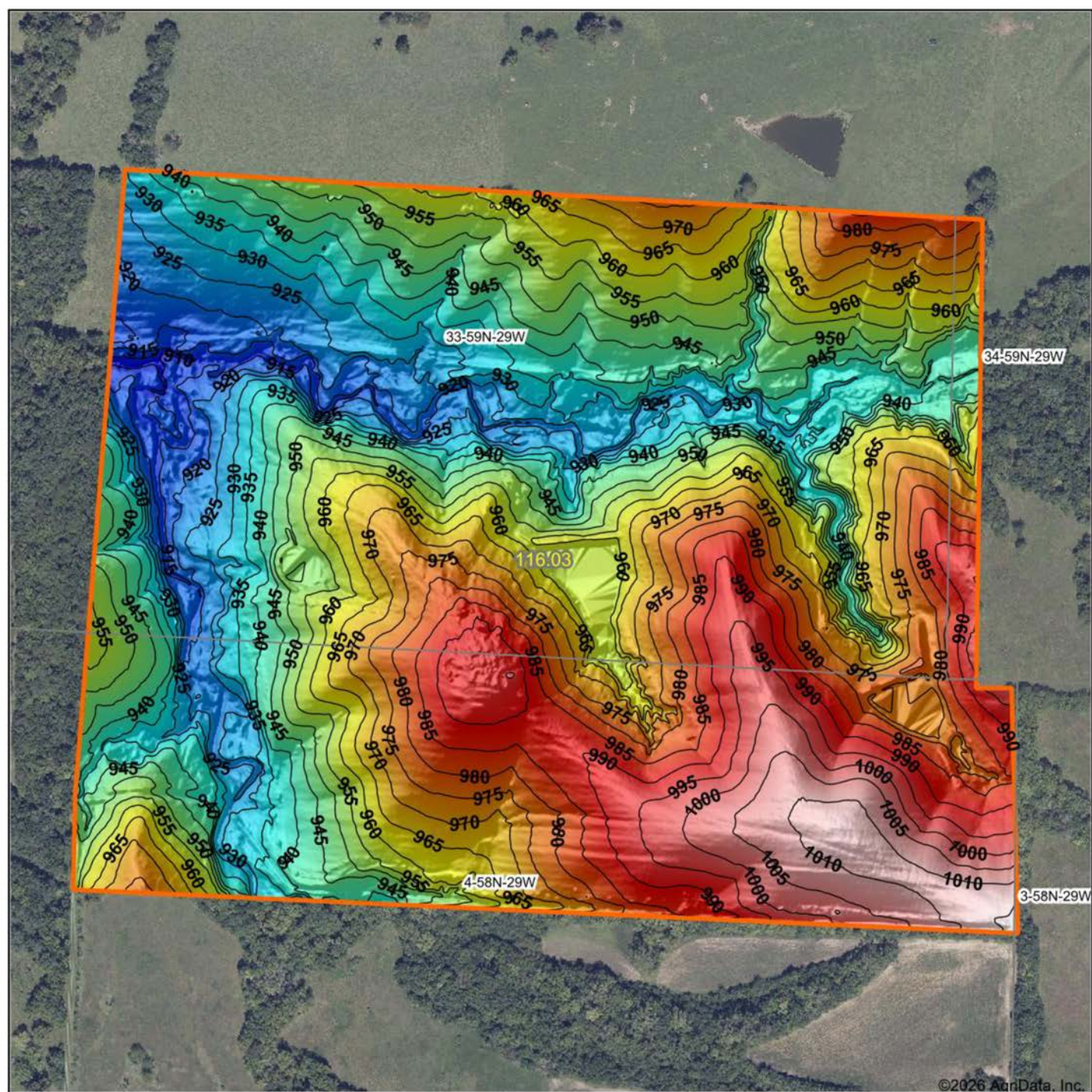
www.AgriDataInc.com

33-59N-29W
Daviess County
Missouri



7/6/2026

HILLSHADE MAP



Maps Provided By:



Source: USGS 1 meter dem

Interval(ft): 5

Min: 906.9

Max: 1,016.9

Range: 110.0

Average: 959.3

Standard Deviation: 25.1 ft

0ft 434ft 868ft

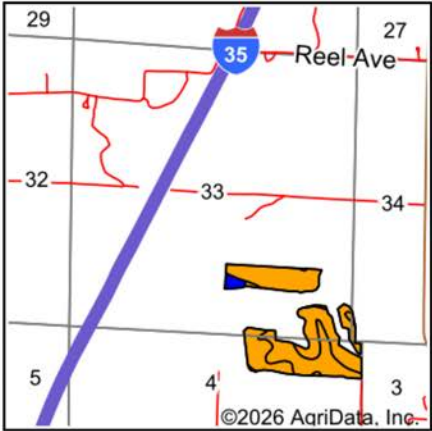
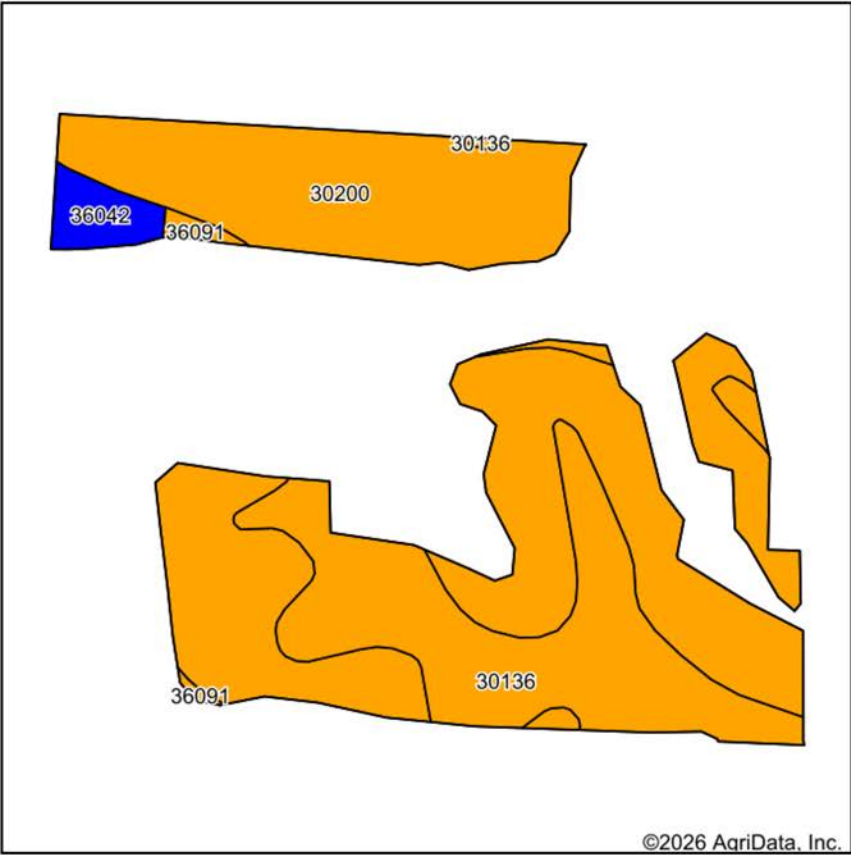


7/6/2026

33-59N-29W
Daviess County
Missouri

Boundary Center: 39° 52' 30.53, -94° 9' 11.93

SOILS MAP



State: **Missouri**
County: **Daviess**
Location: **33-59N-29W**
Township: **Jefferson**
Acres: **58.42**
Date: **7/6/2026**



Maps Provided By:

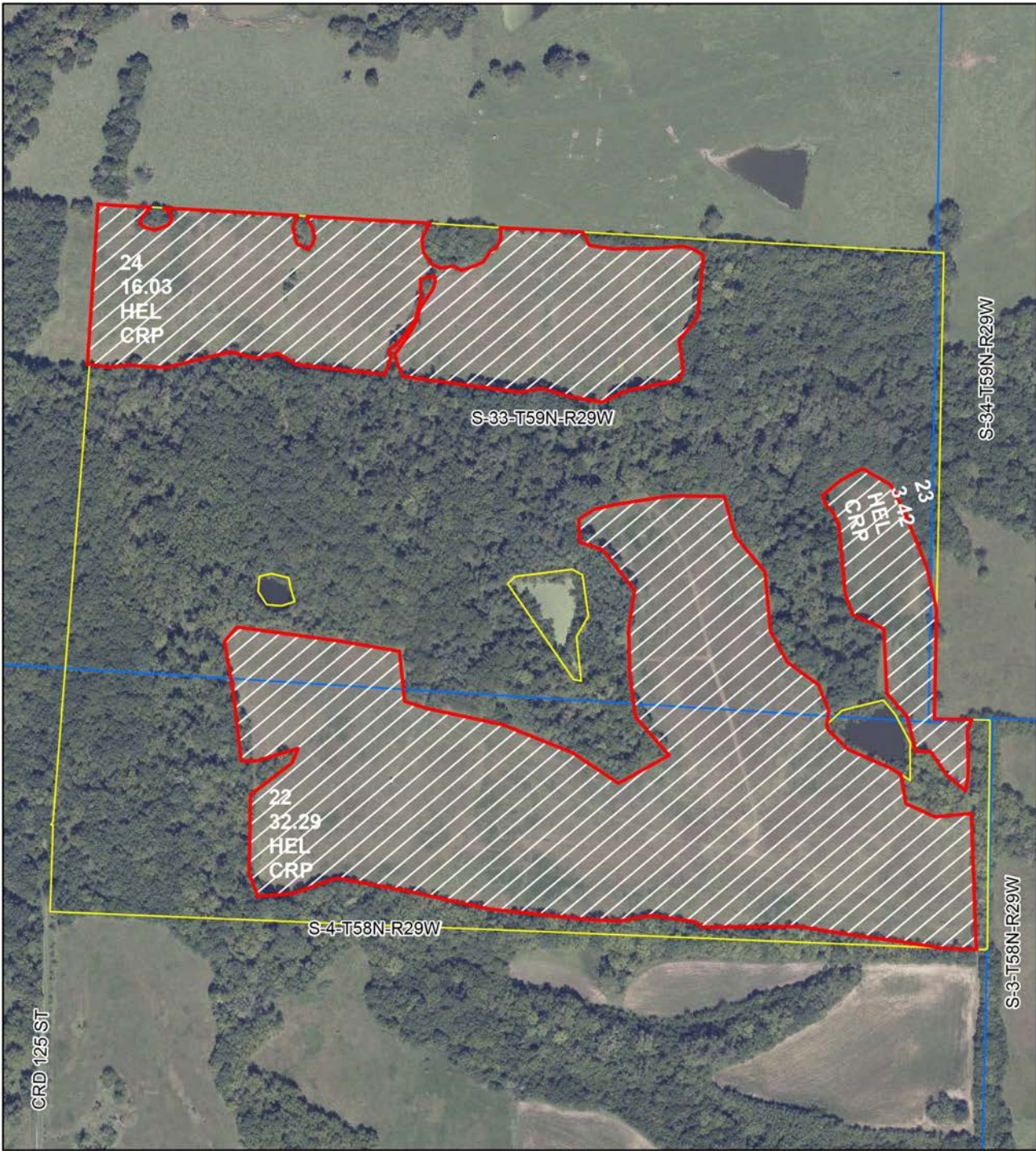


Soils data provided by USDA and NRCS.

Area Symbol: MO061, 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
30200	Shelby loam, 9 to 14 percent slopes	39.80	68.2%		IIIe	72	72	61
30136	Lamoni loam, 5 to 9 percent slopes	16.17	27.7%		IIIe	62	56	58
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	1.72	2.9%		IIw	94	75	94
36091	Vesser silt loam, 1 to 3 percent slopes, occasionally flooded	0.73	1.2%		IIIw	80	78	79
Weighted Average					2.97	*n 70	*n 67.7	*n 61.4

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

CRP MAP



All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Daviess Co. FSA

C=Corn-Yel-GR; SB=Soybn-Com-GR;
HRW=Wheat-HRW-GR; SRW=Wheat-SRW-GR;
Milo=Sorgh-GRS-GR; O=Oats-spr-gr
H=MIXFG-IGS-FG; P=MIXFG-IGS-GZ
Alf=Alfalfa-FG; LS=Grass-FTA-LS
WC-corn-whe-gr;
IR-Irrigated
Non Irrigated unless notated on map

1:4,330

Program Year: 2026

Created: 12/5/2025

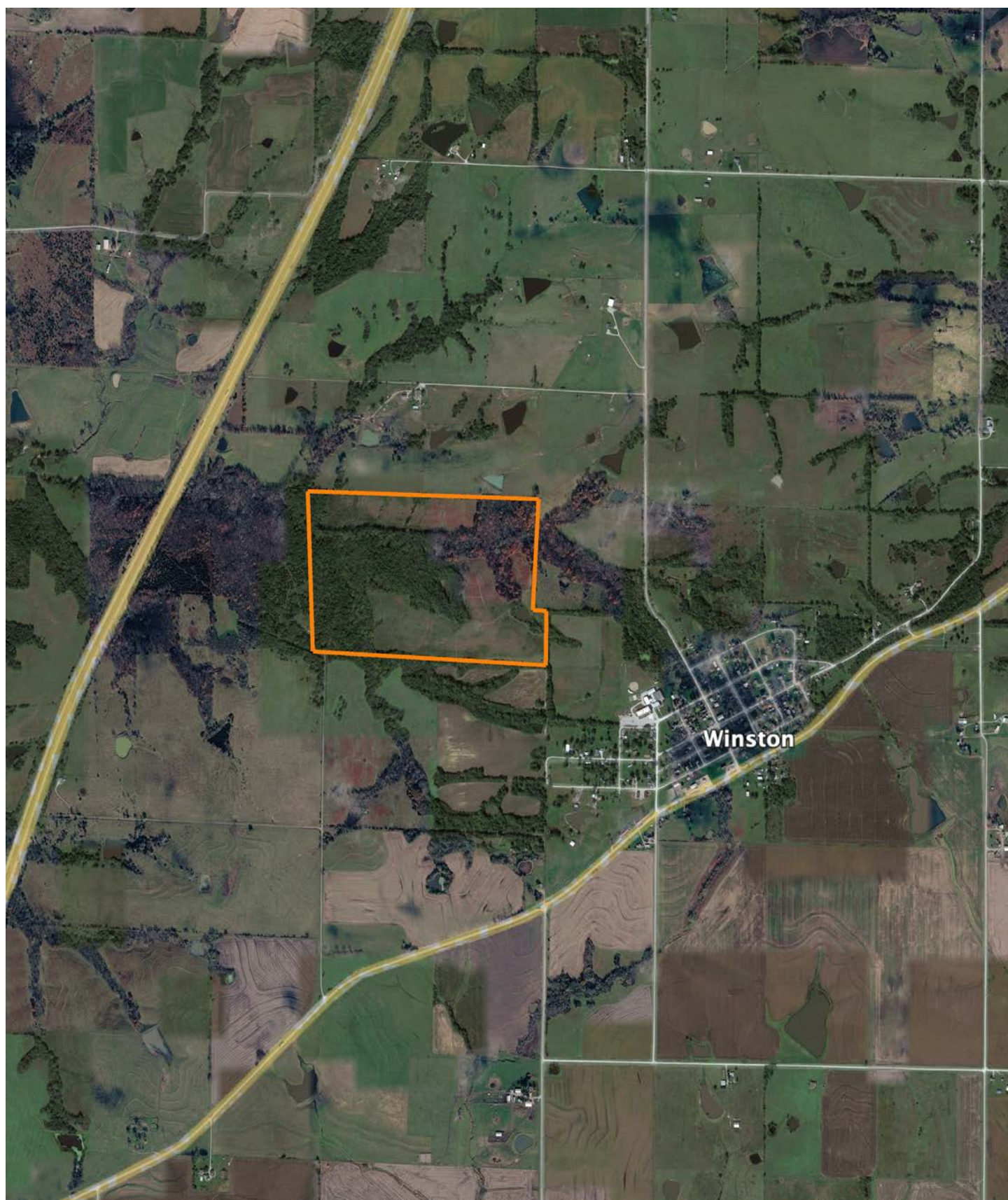
Flown: 8/31/2024

- clu
- crp
- plss

Farm 4422
Tract 5291



OVERVIEW MAP



BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,

ASSOCIATE LAND BROKER

816.703.9066

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MidwestLandGroup.com

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