

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

DAVISS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED CABIN RETREAT WITH HUNTING & TILLABLE INCOME

Escape to the peace and quiet of northern Missouri with this exceptional 60 +/- acre recreational property offering the perfect blend of comfort, hunting, income, and unmatched seclusion. Perched atop a scenic hill, the 30'x34' cabin boasts breathtaking panoramic views and provides everything needed for weekend escapes. Inside you'll find one bedroom, one bathroom with a tile walk-in shower, a comfortable living area, full kitchen, and a utility room. You will be hard-pressed to find a cabin in the country that is as nice and clean as this one! Additionally, a deep garage offers room to store vehicles and work indoors on your bench.

Outside, a 30'x40' metal outbuilding offers ample space to store tractors, ATVs, implements, hunting equipment, and other recreational gear.

Approximately 30 +/- acres are currently in production and leased for the 2026 crop year to a reputable local farmer, providing immediate income while maintaining

outstanding wildlife habitat. The remaining acreage features hardwood timber, a secluded food plot, an established internal trail system, and a wet-weather creek that creates excellent travel corridors for wildlife.

This area is well known for exceptional deer and turkey hunting, while quail and pheasants are regularly seen and heard throughout the property. Whether you're looking for a premier hunting farm, weekend retreat, or investment property, this property checks every box for the outdoor enthusiast.

Conveniently located just 5 miles from Gilman City, 17 miles from Bethany, 19 miles from Trenton, and only 74 miles from Liberty, this is a rare opportunity to own a secluded recreational retreat with modern comforts and income-producing potential. Contact Drew Yarkosky at (641) 799-7279 for additional information or to schedule a private showing.



PROPERTY FEATURES

COUNTY: **DAVISS** | STATE: **MISSOURI** | ACRES: **60**

- Incredible seclusion and solitude
- 30'x34' cabin with garage
- 1 bed, 1 bath with living area and full kitchen
- Includes refrigerator, freezer, stove, washer, and dryer
- Stunning hilltop setting with panoramic views
- 30'x40' outbuilding with dirt flood
- Ideal for storing tractor/four wheeler/implements/hunting gear/etc.
- 30 +/- tillable acres
- 2026 cash rent lease with reputable local farmer
- Quail and pheasant seen and heard regularly
- Abundant deer and turkey
- Mixed hardwoods with secluded food plot
- Internal trail system throughout timber
- Wet-weather creek
- Turn-key recreational retreat, hunting property, weekend getaway, or full-time residence
- 5 miles to Gilman City
- 17 miles to Bethany
- 19 miles to Trenton
- 74 miles to Liberty



30'X34' CABIN WITH GARAGE

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.



WET-WEATHER CREEK



SECLUDED FOOD PLOT



30 +/- TILLABLE ACRES

Approximately 30 +/- acres are currently in production and leased for the 2026 crop year to a reputable local farmer, providing immediate income while maintaining outstanding wildlife habitat.



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 40° 6' 11.36, -93° 55' 0.44

0ft 366ft 733ft



Maps Provided By:



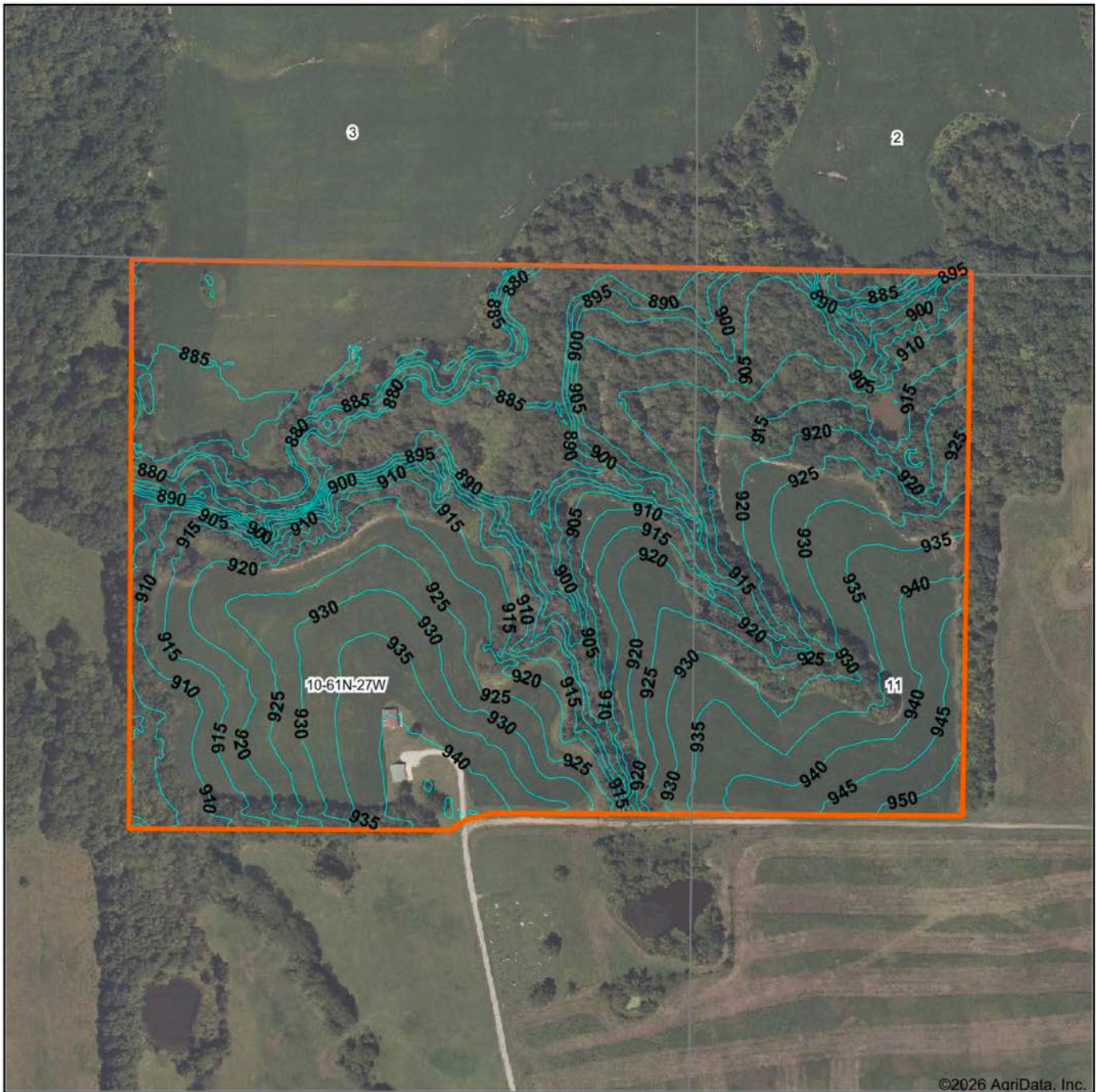
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10-61N-27W
Daviess County
Missouri



7/8/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 5.0
Min: 875.0
Max: 954.2
Range: 79.2
Average: 913.0
Standard Deviation: 19.06 ft

0ft 363ft 726ft

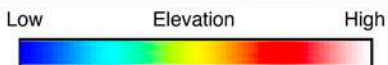
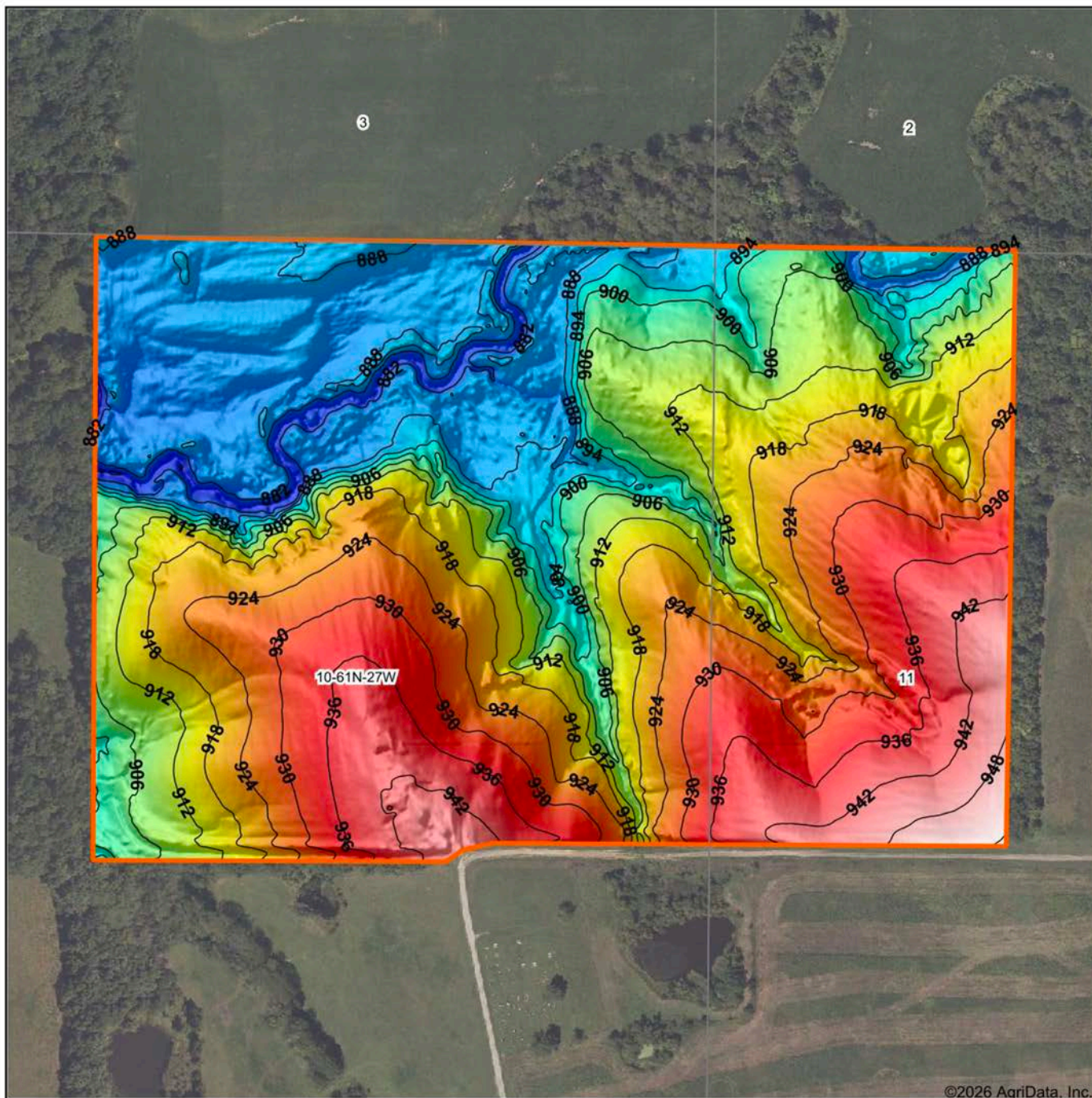


7/8/2026

10-61N-27W
Davies County
Missouri

Boundary Center: 40° 6' 11.36, -93° 55' 0.44

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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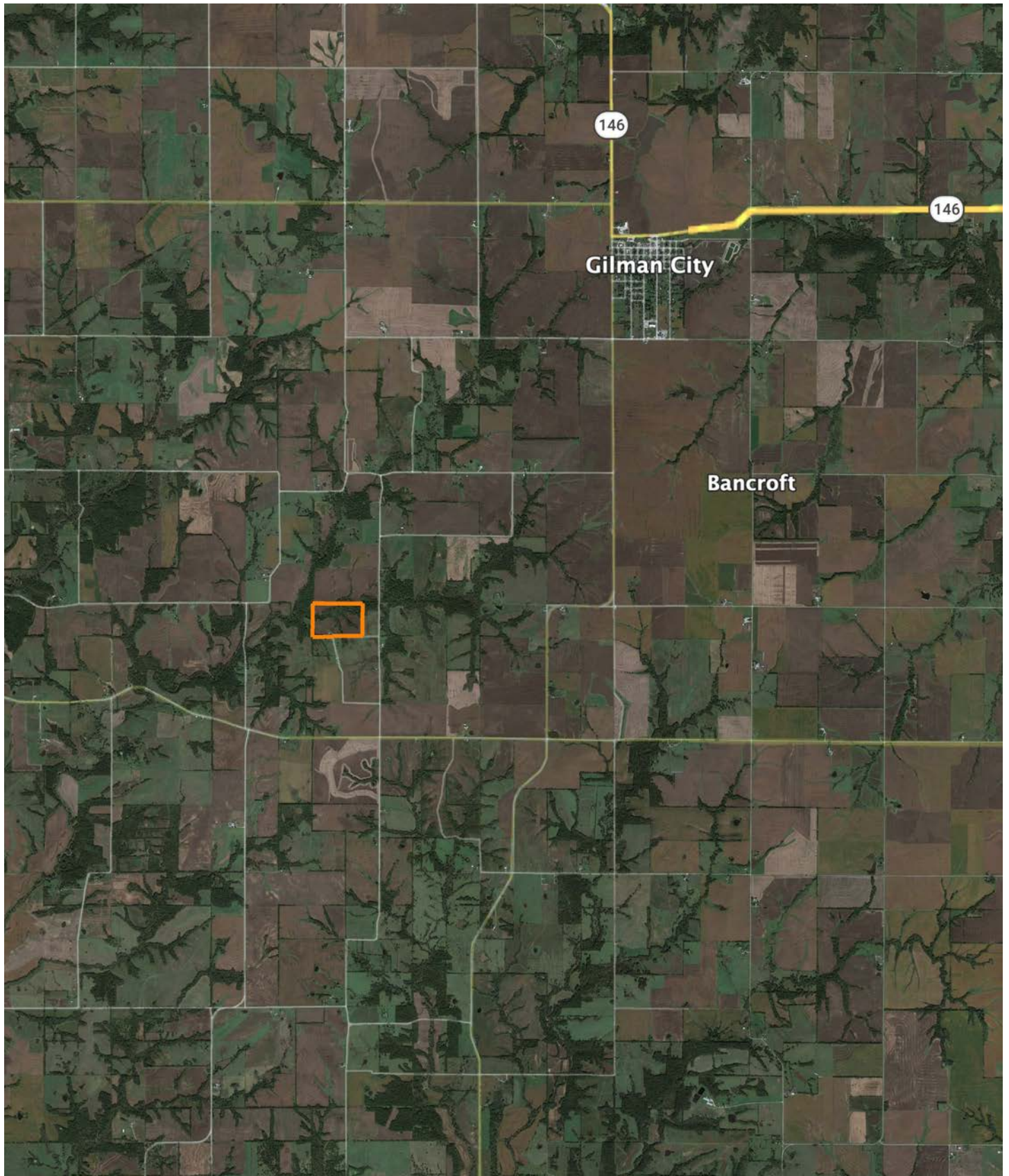
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10-61N-27W
Daviess County
Missouri

Boundary Center: 40° 6' 11.36, -93° 55' 0.44

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

641.799.7279

DYarkosky@MidwestLandGroup.com



MidwestLandGroup.com

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