

MIDWEST LAND GROUP PRESENTS

3 OFFERINGS AVAILABLE - 155.9 TOTAL ACRES

HICKORY COUNTY, MO

31926 COUNTY ROAD 40, CROSS TIMBERS, MISSOURI, 65634



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

155.9 +/- ACRE CATTLE & HUNTING FARM WITH 2 HOMES & STOCKED POND

Discover the perfect combination of productive pasture, excellent hunting, and country living on this diverse 155 +/- acre farm in Hickory County, Missouri. Offering approximately 80 acres of productive pasture/hay ground, 75 acres of timber, two residences, a stocked pond, and over 1.25 miles of road frontage, this property is ideally suited for cattle producers, hunters, investors, or anyone looking to enjoy the rural lifestyle.

As you enter the northeast corner of the property, you'll find a charming farmstead nestled among mature shade trees overlooking a beautiful 1.5 +/- acre stocked pond. The primary residence is a well-maintained 1,354 square foot, one and a half story farmhouse full of country charm. The main level features one bedroom, one full bathroom, a comfortable living room highlighted by a beautiful new gas fireplace with a floor-to-ceiling stone surround, a spacious dining room, kitchen, and an enclosed back porch perfect for enjoying peaceful mornings overlooking the farm. Upstairs offers a small sitting or storage area along with two non-conforming bedrooms, providing additional space for family or guests.

Just steps from the main home is a beautifully renovated 800 square foot guest house that serves as an ideal second residence, rental opportunity, or

accommodations for extended family. The building includes one bedroom, one bathroom, a comfortable living area, kitchen, and a small office or storage room. Additional improvements include two storage sheds, a chicken coop, and two original barns that provide excellent storage and preserve the property's agricultural character.

The land itself is what truly sets this farm apart. Approximately 80 acres of gently rolling to nearly level creek-bottom pasture provide outstanding grazing and hay production. The established pasture consists primarily of productive cool-season grasses and legumes, making it well suited for livestock or annual hay production. A quality five-strand barbed-wire perimeter fence surrounds the farm, while existing interior electric fencing supports rotational grazing practices and efficient livestock management. Whether you're expanding an existing cattle operation or establishing a new one, this property is ready to go.

The remaining 75 +/- acres offer an outstanding recreational component, consisting of scattered timber pockets and one larger block of predominantly oak and hickory timber that was selectively logged in 2022. The diverse habitat creates exceptional wildlife cover, and during inspection, numerous signs of whitetail deer and wild turkey were observed throughout the

property. Several natural openings within the timber could easily be converted into strategically placed food plots, providing excellent opportunities to attract and hold mature bucks throughout the season.

Another unique advantage is the property's exceptional accessibility. With approximately 1.25 miles of county road frontage, there is tremendous flexibility for future improvements, multiple access points, or even the potential for future division. Approximately one mile of the road frontage already has overhead electrical service available, adding significant value and future development potential.

Outdoor enthusiasts will appreciate being centrally located between Lake of the Ozarks, Truman Lake, and Pomme de Terre Lake. Ideally situated in the heart of Missouri's premier outdoor recreation region, this property offers exceptional access to some of the

state's best hunting, fishing, and boating destinations. The property is conveniently located just 3.5 miles from Mule Shoe Conservation Area; you'll enjoy thousands of acres of public land for hunting, hiking, and wildlife viewing. The property is also conveniently located 15 miles from Hermitage, 25 miles from Warsaw, and 35 miles from Camdenton, providing easy access to shopping, dining, schools, and essential services.

Whether you're searching for a productive livestock farm, an income-producing hay operation, a premier hunting property, or a diversified investment with multiple homes and outstanding recreational opportunities, this Hickory County farm offers a rare combination of features that are increasingly difficult to find. Productive agricultural land, quality hunting habitat, abundant improvements, and exceptional road frontage come together to create a property with endless possibilities.



OFFERING 1 - 155.9 +/- ACRES

COUNTY: **HICKORY** | STATE: **MISSOURI**

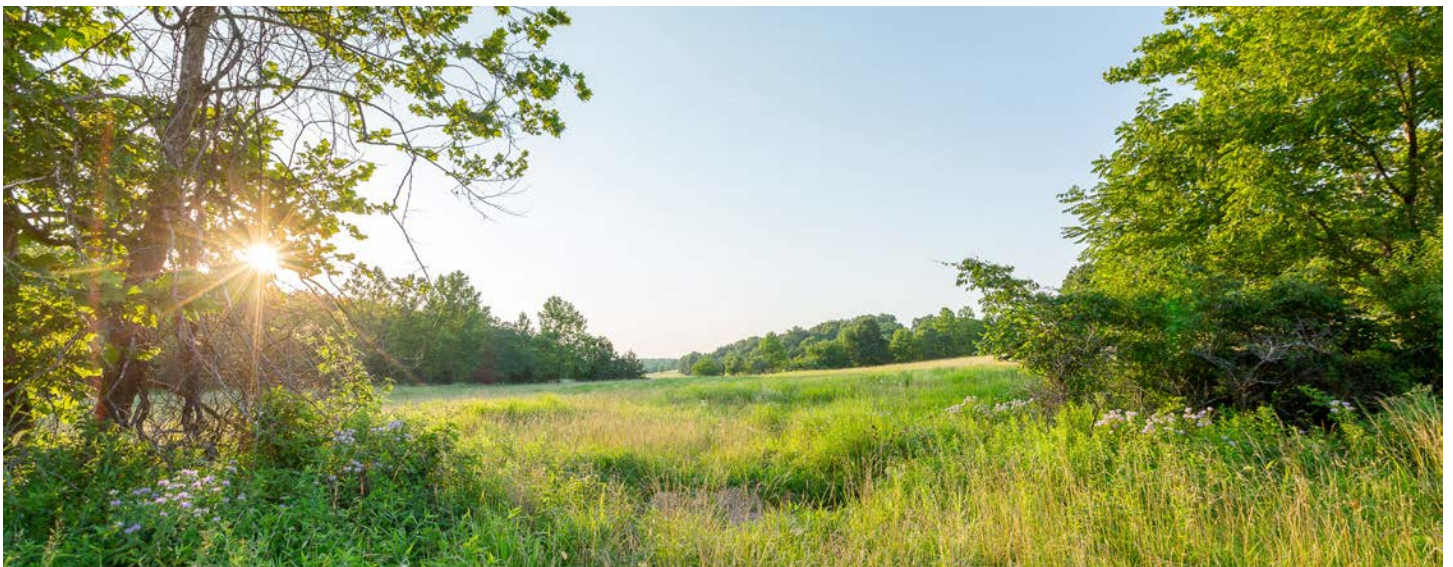
- Approximately 80 acres of productive pasture and hay ground
- Approximately 75 acres of oak and hickory timber with excellent wildlife habitat
- 1,354 +/- sq. ft. farmhouse with 3 bedrooms (2 non-conforming) and 1 bathroom
- Renovated 800 +/- sq. ft. second residence with 1 bedroom and 1 bathroom
- Beautiful 1.5 +/- acre stocked pond
- Two original barns, two storage sheds, and a chicken coop
- Approximately 1.25 miles of county road frontage
- Overhead electric available along approximately one mile of road frontage
- Strong populations of whitetail deer and wild turkey
- Quality five-strand perimeter fencing with interior electric cross fencing
- Excellent cool-season grass and legume pasture for grazing or hay production
- Multiple locations for food plots and stand sites
- Outstanding combination cattle, hunting, recreation, and investment property
- Located 3.5 miles from Mule Shoe Conservation Area
- 15 miles to Hermitage
- 25 miles to Warsaw
- 35 miles to Camdenton
- Just over 2 hours to Kansas City



1,354 +/- SQ. FT. FARMHOUSE



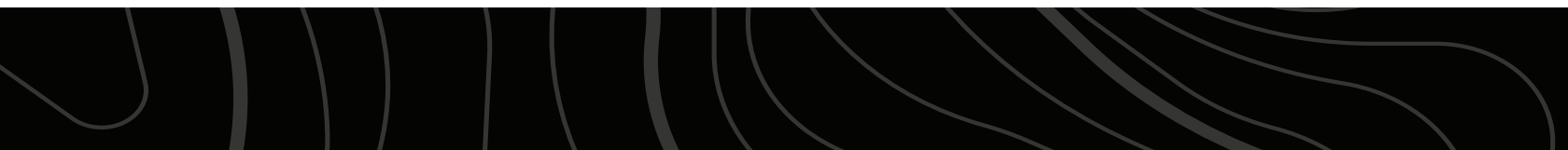
PASTURE/HAY GROUND & TIMBER



800 SQ. FT. SECOND RESIDENCE



STOCKED POND & BARN



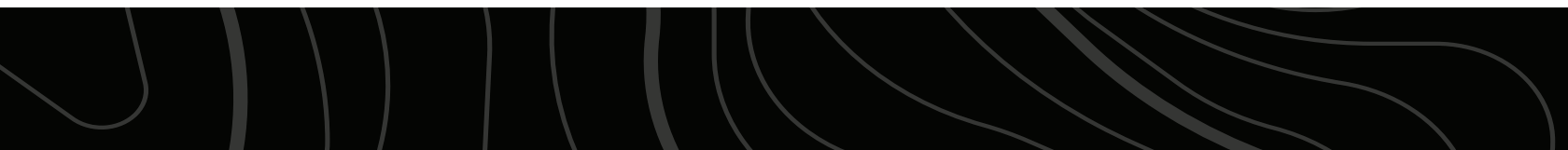
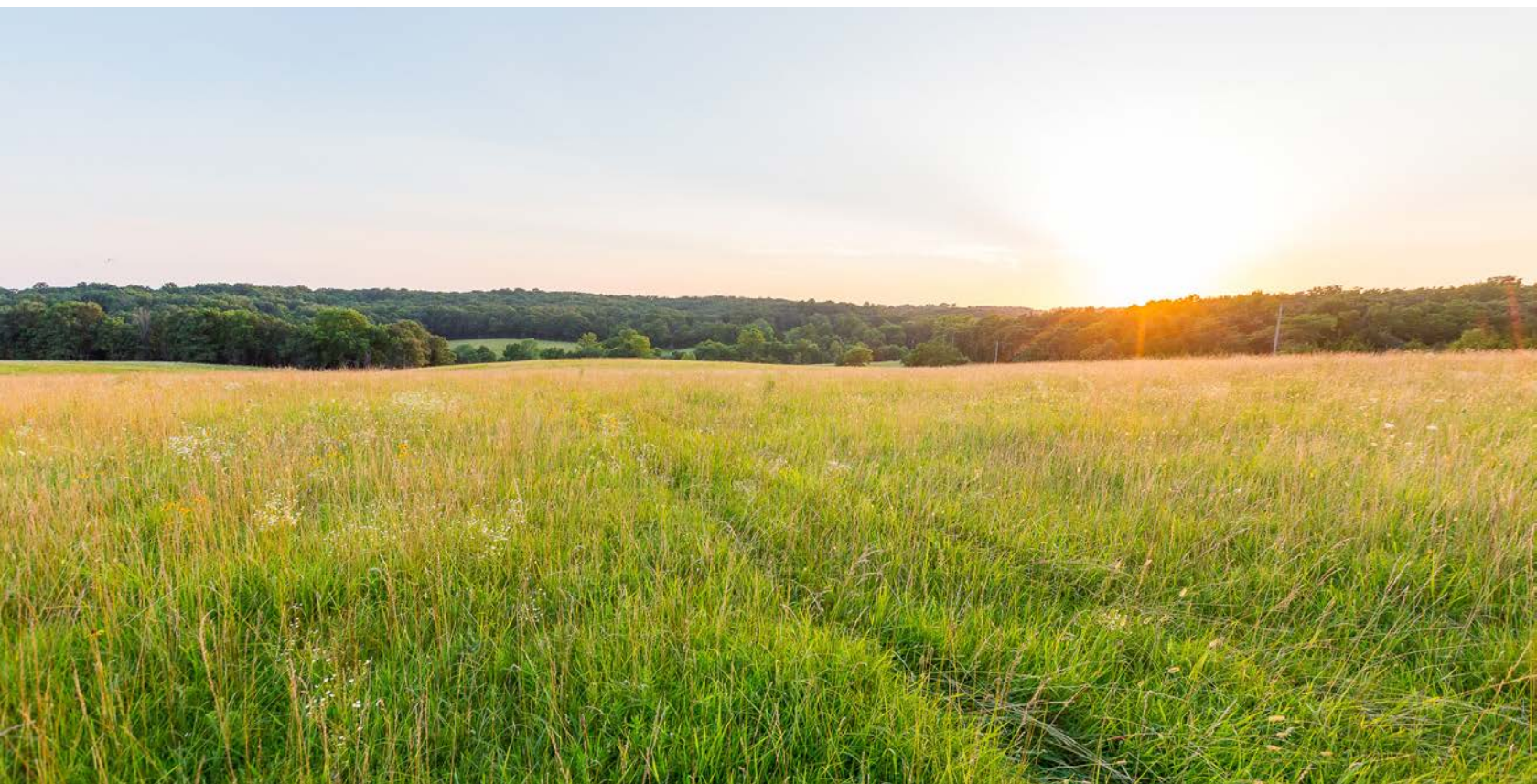
OFFERING 2 - 45 +/- ACRES

COUNTY: **HICKORY** | STATE: **MISSOURI**

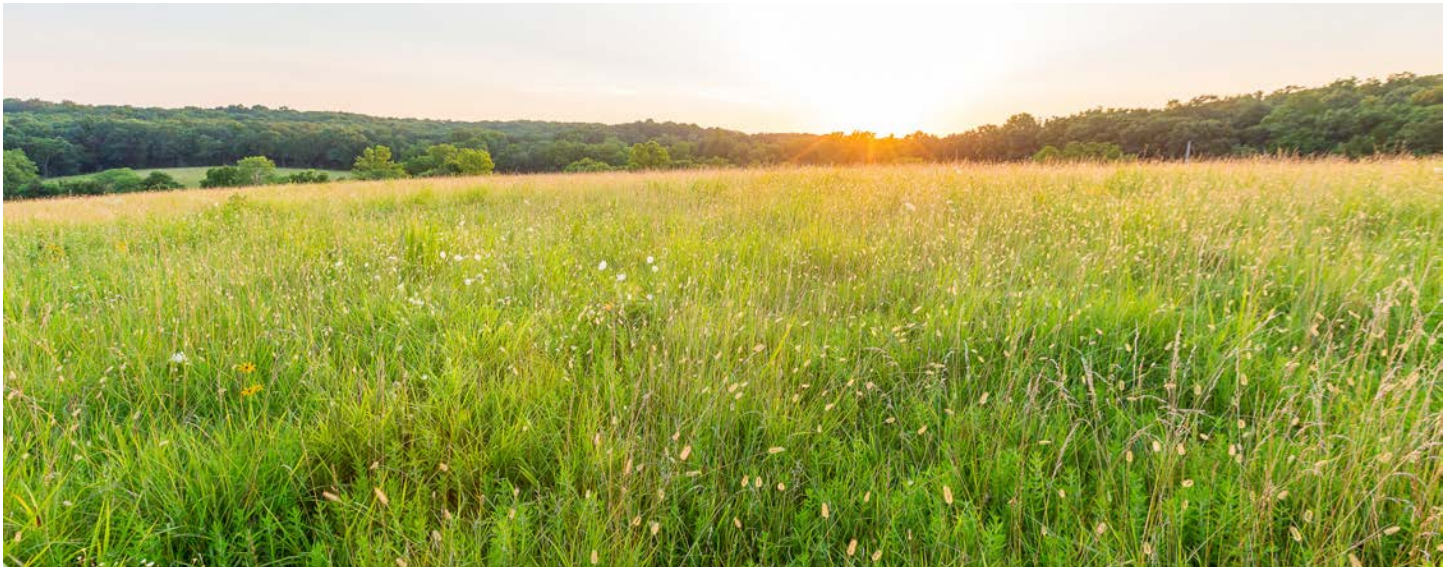
- Approximately 35 +/- acres of productive pasture & hay ground
- Established cool-season grasses and legumes
- Approximately 10 +/- acres of scattered timber
- Excellent cattle, hay, or hobby farm opportunity
- Beautiful elevated homesite with panoramic valley views
- Gently rolling to nearly level creek-bottom terrain
- 1/2 mile of road frontage on two sides
- Overhead electricity available along the road
- 5-strand barbed-wire fencing on the north and west boundaries
- Natural shade and wind protection for livestock
- Excellent potential for barns, additional fencing, or water systems
- Ideal for livestock, hay production, or country living
- Peaceful rural setting with abundant wildlife habitat
- 15 miles to Hermitage
- 25 miles to Warsaw
- 35 miles to Camdenton
- Conveniently located near Lake of the Ozarks, Truman Lake, & Pomme de Terre Lake
- Excellent investment, agricultural, and future homesite potential



BEAUTIFUL ELEVATED HOMESITE



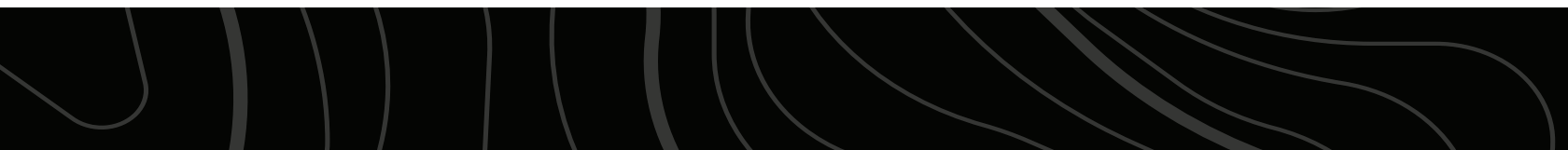
IDEAL FOR LIVESTOCK



OFFERING 3 - 79 +/- ACRES

COUNTY: **HICKORY** | STATE: **MISSOURI**

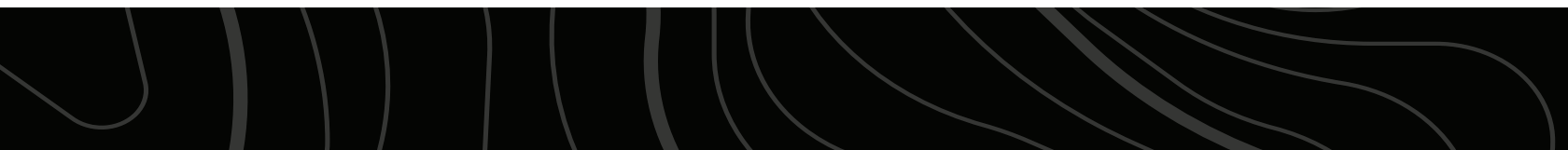
- 79 +/- acres of versatile recreational, hunting, and investment property
- 54.5 +/- acres of mature oak and hickory timber selectively logged in 2022, creating exceptional wildlife habitat
- Proven whitetail deer and wild turkey hunting with abundant sign observed throughout the property
- Multiple natural openings ideal for food plots and wildlife management improvements
- 24.5 +/- acres of productive cool-season grass pasture suitable for grazing, hay production, or additional wildlife habitat
- Excellent combination of recreational enjoyment and income-producing potential
- Approximately 1/2 mile of county road frontage providing convenient year-round access
- Electricity available at the northeast corner, offering excellent future building potential
- Ideal location for a home, hunting cabin, barndominium, or weekend retreat
- Only 3.5 miles to Mule Shoe Conservation Area for additional hunting, hiking, and outdoor recreation
- Centrally located between Lake of the Ozarks, Truman Lake, and Pomme de Terre Lake
- Just 15 miles to Hermitage, 25 miles to Warsaw, and 35 miles to Camdenton
- Outstanding opportunity for hunting, recreation, livestock, farming, or long-term land investment
- Beautiful mix of timber, pasture, diverse topography, and abundant wildlife habitat
- Rare opportunity to own a well-balanced recreational farm in one of central Missouri's premier outdoor destinations



54.5 +/- ACRES OF MATURE OAK & HICKORY



DIVERSE TOPOGRAPHY



AERIAL MAP - OFFERING 1 - 155.9 +/- ACRES



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Boundary Center: 38° 2' 4.37, -93° 9' 46.78

0ft 529ft 1058ft

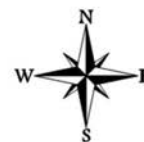


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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18-38N-20W
Hickory County
Missouri



6/11/2026

AERIAL MAP - OFFERING 2 - 45 +/- ACRES



Maps Provided By:



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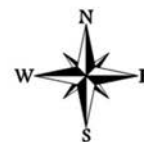
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Boundary Center: 38° 2' 11.07, -93° 9' 53.29

18-38N-20W
Hickory County
Missouri

0ft 508ft 1015ft



6/30/2026

AERIAL MAP - OFFERING 3 - 79 +/- ACRES



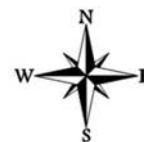
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 38° 1' 57.89, -93° 9' 47.07

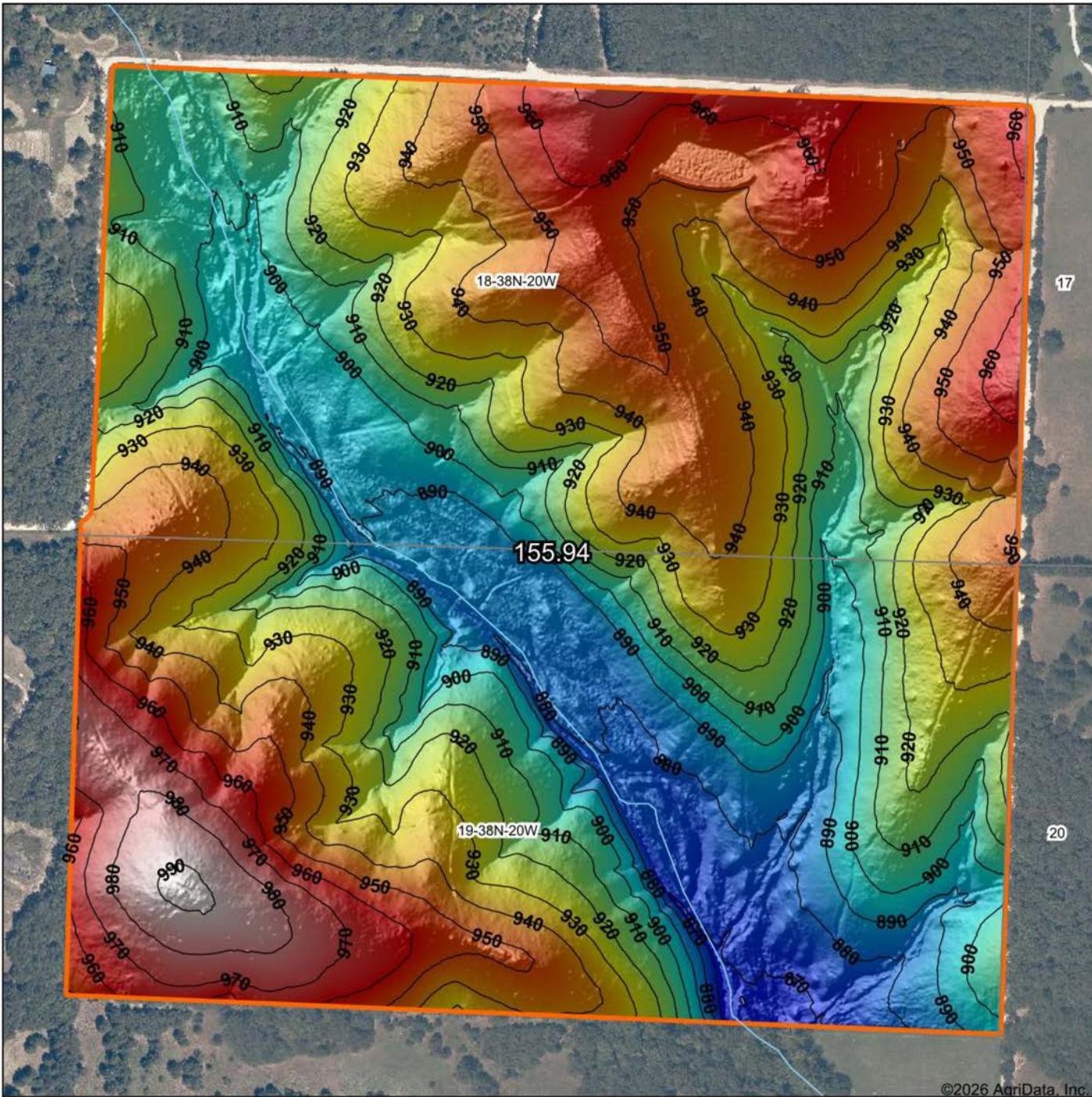
19-38N-20W
Hickory County
Missouri

0ft 508ft 1015ft



6/30/2026

HILLSHADE MAP - TOTAL ACREAGE



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 865.3
Max: 992.3
Range: 127.0
Average: 925.7
Standard Deviation: 27.59 ft

0ft 438ft 876ft

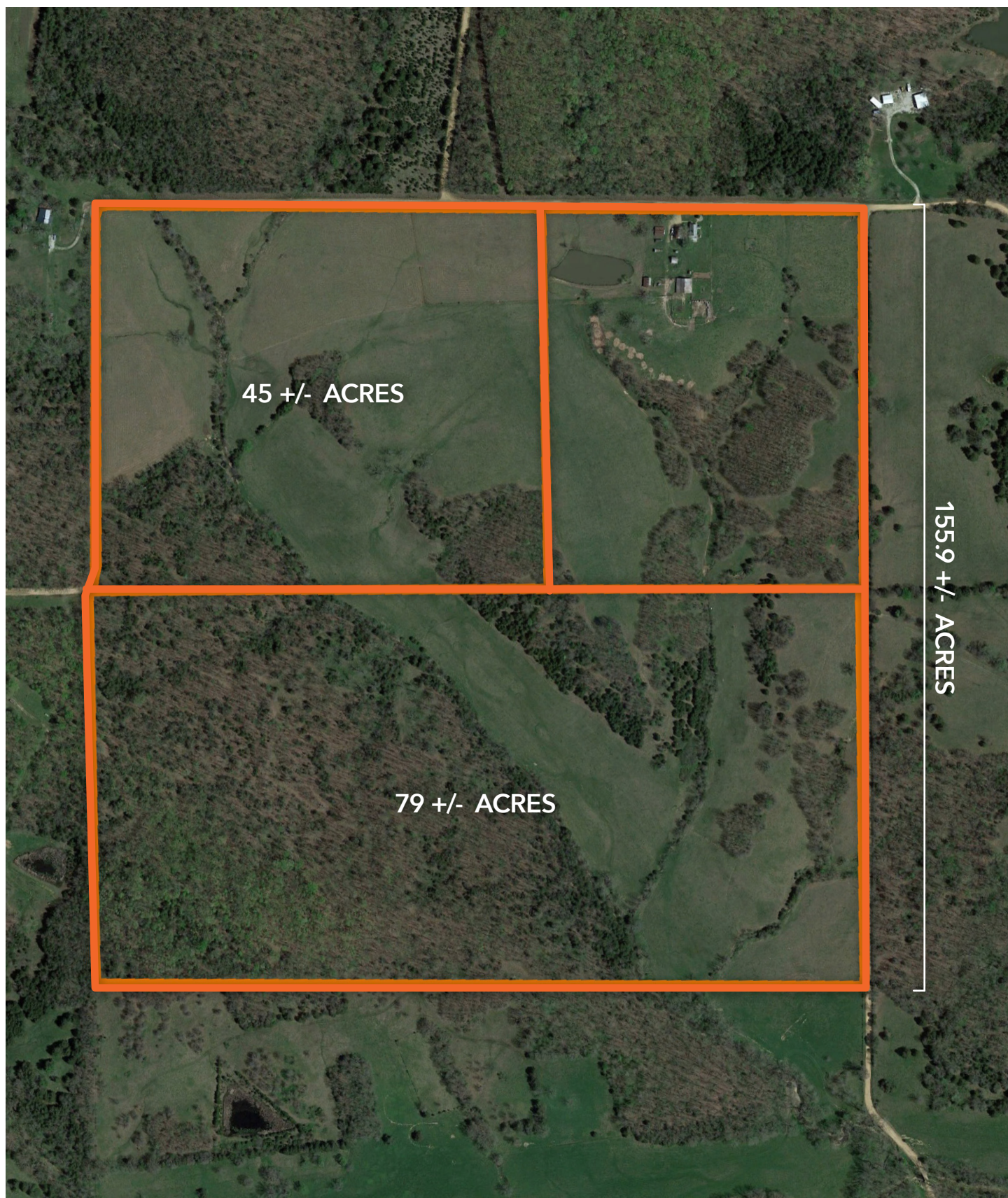


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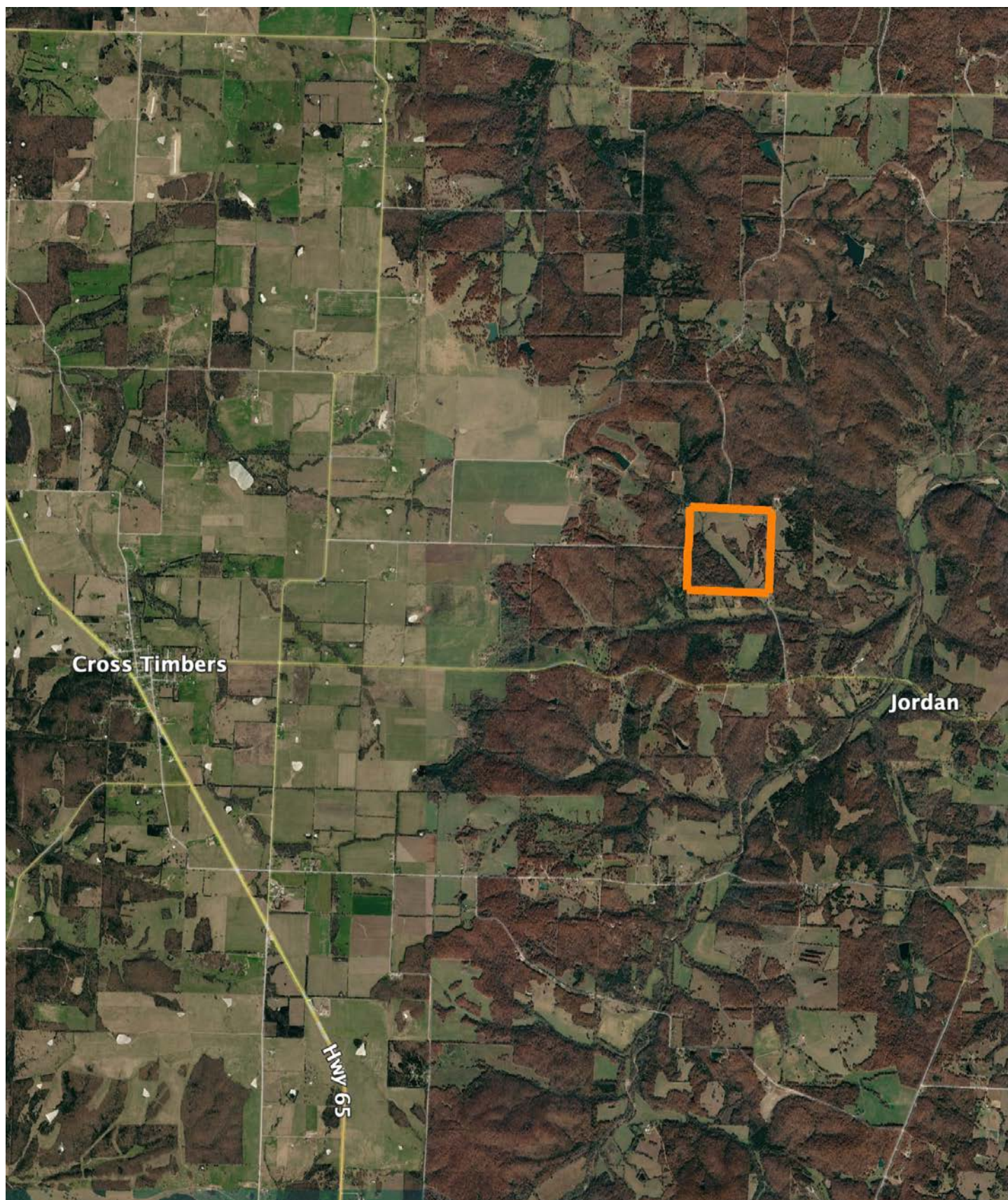
18-38N-20W
Hickory County
Missouri

Boundary Center: 38° 2' 4.37, -93° 9' 46.78

AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Raised on a working farm in Northeast Missouri and now living in Sedalia, with his wife Laura and two daughters, Josie and Hallie. Ryan Peck has spent his life immersed in agriculture, conservation, and the outdoors. He brings over 25 years of experience from the USDA-Natural Resources Conservation Service, where he worked side-by-side with landowners to improve soil health, manage wildlife habitat, and enhance overall land value. With a degree in Agriculture from the University of Missouri, and a passion for bow hunting, turkey hunting, and fishing, Ryan understands land both technically and recreationally.

Ryan's clients benefit from his unique ability to see a property's full potential. Whether it's enhancing wildlife habitat, planning a profitable crop rotation, or identifying the perfect recreational getaway, Ryan combines practical expertise with a heartfelt appreciation for rural life. His strong relationships with landowners, land managers, and government agencies allow him to offer insights few others can match.

An active member of his local church, the National Wild Turkey Federation, and Whitetails Unlimited, Ryan is a trusted advisor rooted in his community. If you're looking to sell your land or find your dream property, Ryan's integrity, knowledge, and commitment make him the ideal partner to guide your journey from the first handshake to the final signature.



RYAN PECK,

LAND AGENT

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