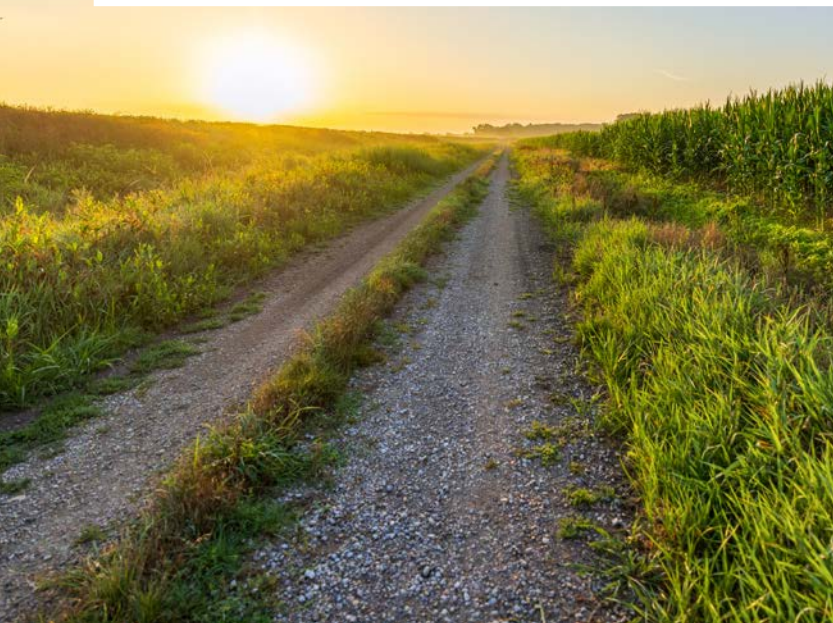


MIDWEST LAND GROUP PRESENTS



74 ACRES
LIVINGSTON COUNTY, MO

0000 State Route C, Dawn, Missouri, 64638



MIDWEST LAND GROUP IS HONORED TO PRESENT

74 +/- ACRES HIGHLY TILLABLE TRACT IN LIVINGSTON COUNTY, MISSOURI

Productive, clean, and efficient farmland in the heart of Livingston County. This 74 +/- acre tract in Blue Mound Township offers everything a row crop farmer or land investor looks for in a high-quality agricultural asset: 68.57 +/- FSA tillable acres, productive Wabash silty clay soils, and gentle 0–2% slopes.

Conveniently located just north of Dawn with blacktop access, and only a short drive from Chillicothe. With a tillable ratio approaching 93% of total acres, this farm

is about as clean as row crop ground gets. Minimal timber means minimal wasted space, just productive, working acres that contribute to your operation or your investment return year after year.

Whether you're a farmer looking to expand your operation or an investor seeking a highly tillable asset in a proven agricultural county, this Blue Mound Township farm is a straightforward answer to both.

PROPERTY FEATURES

COUNTY: **LIVINGSTON** | STATE: **MISSOURI** | ACRES: **74**

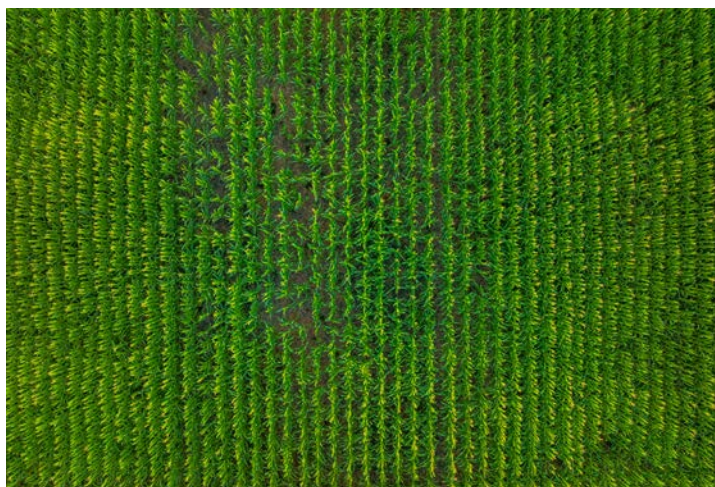
- 68.57 +/- FSA tillable
- Minimal timber
- Highly tillable
- Wabash silty clay
- 0-2 percent slopes
- Blue Mound Township
- Close proximity to Chillicothe, Missouri
- Row crop production



GENTLE 0-2% SLOPES



68.57 +/- FSA TILLABLE ACRES



MINIMAL TIMBER

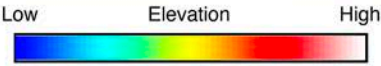
With a tillable ratio approaching 93% of total acres, this farm is about as clean as row crop ground gets. Minimal timber means minimal wasted space, just productive, working acres that contribute to your operation or your investment return year after year.



BLACKTOP ACCESS



HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3
Min: 687.7
Max: 700.1
Range: 12.4
Average: 696.7
Standard Deviation: 1.08 ft

0ft 441ft 882ft

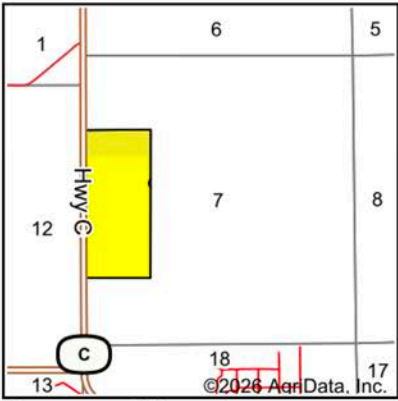
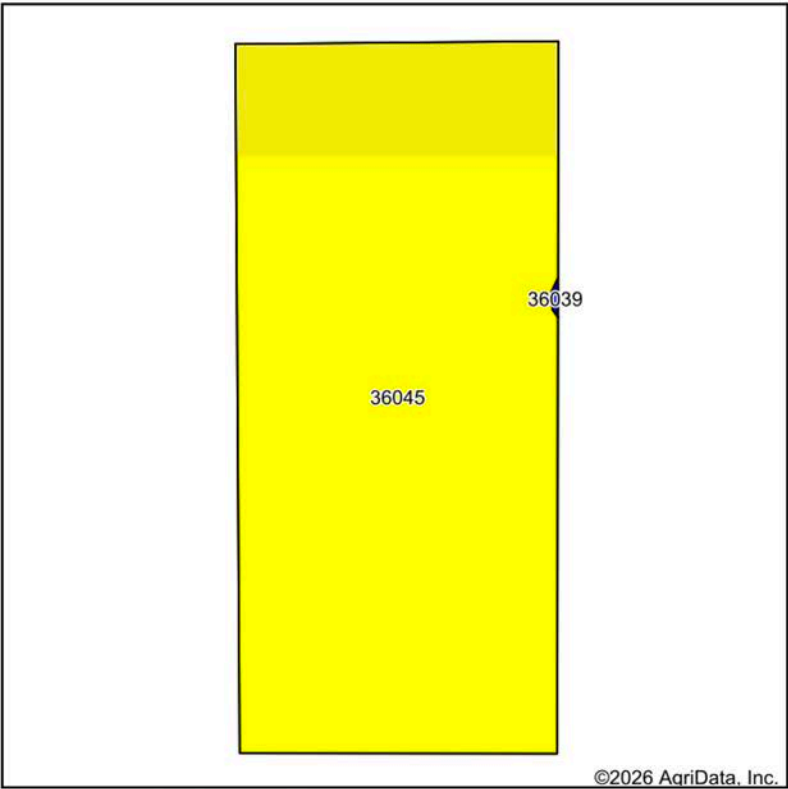


7/28/2026

7-56N-24W
Livingston County
Missouri

Boundary Center: 39° 40' 43.74, -93° 38' 42.93

SOILS MAP



State: **Missouri**
County: **Livingston**
Location: **7-56N-24W**
Township: **Blue Mound**
Acres: **80**
Date: **5/29/2026**



Maps Provided By:

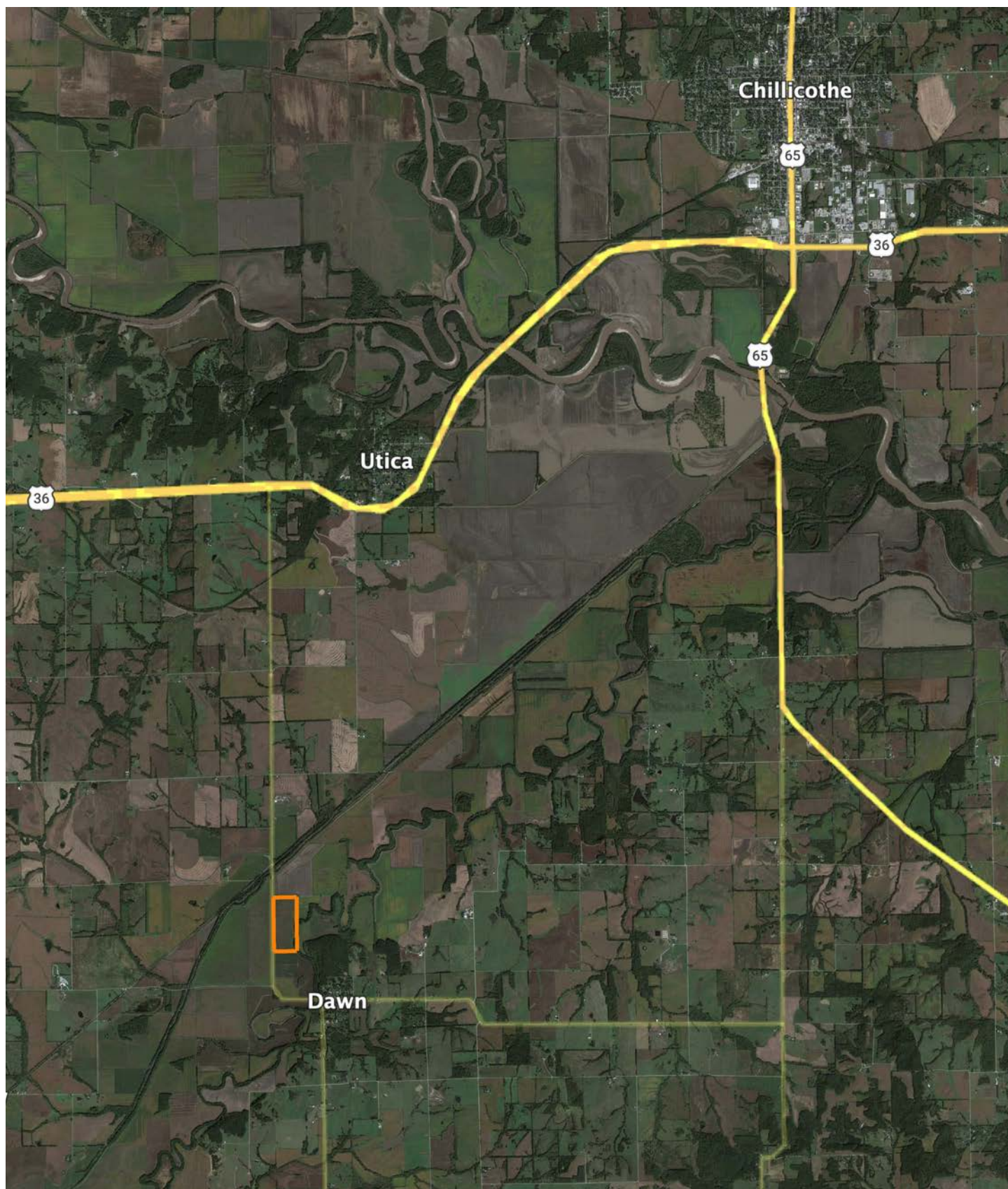
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Area Symbol: MO117, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	79.94	99.9%		IVw	18	9	6
36039	Tice silty clay, 0 to 2 percent slopes, overwash, occasionally flooded	0.06	0.1%		IIw	85	85	78
Weighted Average					4.00	*n 18.1	*n 9.1	*n 6.1

*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.



JORDAN BABB,

LAND AGENT

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MidwestLandGroup.com

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