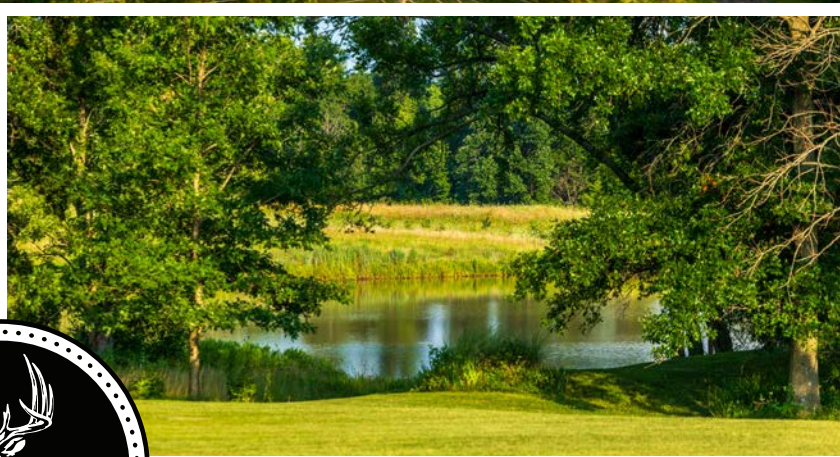


MIDWEST LAND GROUP PRESENTS

201.92 ACRES

RANDOLPH COUNTY, MO

20034 HIGHWAY B, CLARK, MISSOURI 65243



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

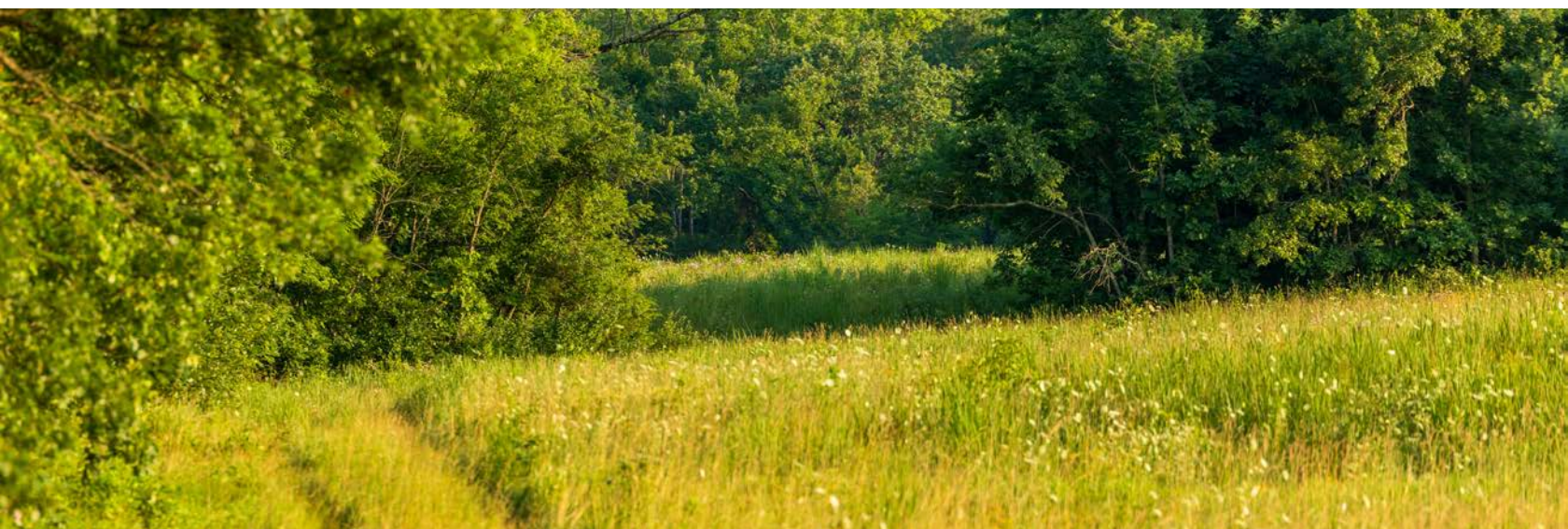
PREMIER LEGACY ESTATE — CUSTOM HOME, LAKE, HUNTING & INCOME-PRODUCING

After nearly five decades of ownership, this remarkable 201.92 +/- acre legacy farm is being offered to the public for the very first time since 1977. Combining an impressive custom-built home, a picturesque stocked lake, exceptional hunting habitat, income-producing acreage, and a location that is both private and incredibly convenient, this is the type of property that families search for years to find—and generations hold onto once they do.

As you follow the paved driveway, the first impression is unforgettable. Nestled among mature shade trees overlooking a beautiful 3.5 acre stocked lake, the all-brick ranch immediately conveys pride of ownership and timeless craftsmanship. Built in 2000, this 5,566 +/- square foot residence was thoughtfully designed to accommodate everyday living while providing ample space to entertain family and friends.

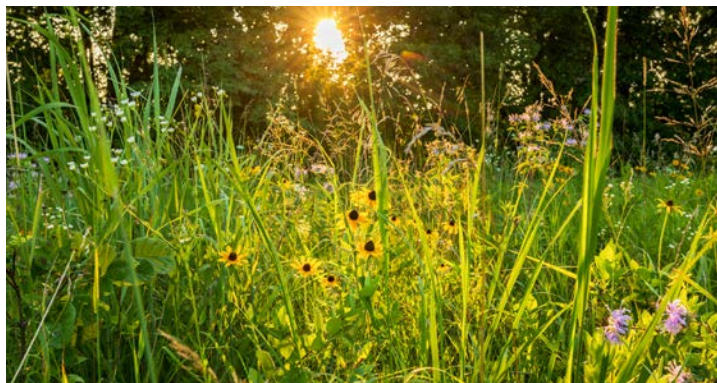
Inside, approximately 3,380 square feet of finished living space offers an inviting blend of comfort and functionality. The spacious floor plan features four bedrooms, four full bathrooms, a formal dining room, eat-in kitchen, laundry room, and a welcoming living room anchored by a built-in gas fireplace. Oversized bedrooms, a generous primary suite complete with a large walk-in closet, and abundant natural light make the home equally suited for a growing family or peaceful country retreat.

The finished walk-out basement expands the home's entertainment possibilities with a large family room, wet bar, game room, and plenty of space for guests to gather after a day outdoors. An additional 1,400 +/- square feet of unfinished basement provides exceptional storage, workshop space, or room for future expansion, while the attached 786 +/- square-foot garage easily



accommodates vehicles and recreational equipment. Throughout the home, you'll appreciate the quality details, including solid six-panel oak interior doors, a central vacuum system, and abundant storage.

Step outside and the views only become more impressive. An elevated deck overlooks the large, beautiful yard, stocked lake, and surrounding countryside, creating the perfect place to enjoy morning coffee or unwind while watching wildlife each evening. Below, a 1,200 +/- square foot concrete patio spans the length of the home, providing outstanding outdoor entertaining space. The 3.5 acre lake, constructed in 1979, serves as the centerpiece of the property and is fully stocked with bass, catfish, and bluegill, offering outstanding fishing literally in your backyard.



that was selectively harvested in 2011. Today, the timber provides excellent diversity, exceptional bedding cover, abundant hard mast production, and ideal habitat for thriving populations of whitetail deer and wild turkey.

Complementing the timber are 94.54 acres of open land currently enrolled in the Conservation Reserve Program (CRP). These established perennial grass fields provide annual income while creating exceptional habitat for upland birds, deer, turkey, and countless other wildlife species. Future owners have the flexibility to continue enjoying the income through contract expiration or

For those needing space for equipment, hobbies, or business operations, the improvements continue with two impressive 40'x60' pole barns, each featuring concrete floors and large bay doors. The primary shop also includes a 16'x60' lean-to, providing additional covered storage for tractors, boats, campers, ATVs, or implements. An asphalt driveway provides easy access to both the residence and main shop.

Beyond the improvements lies a property that truly shines. Approximately 15 acres encompass the homesite, lake, pond, and beautifully maintained grounds. The remaining acreage offers an exceptional blend of mature timber, income-producing CRP fields, and outstanding wildlife habitat. There are approximately 92.38 acres of predominantly oak and hickory timber

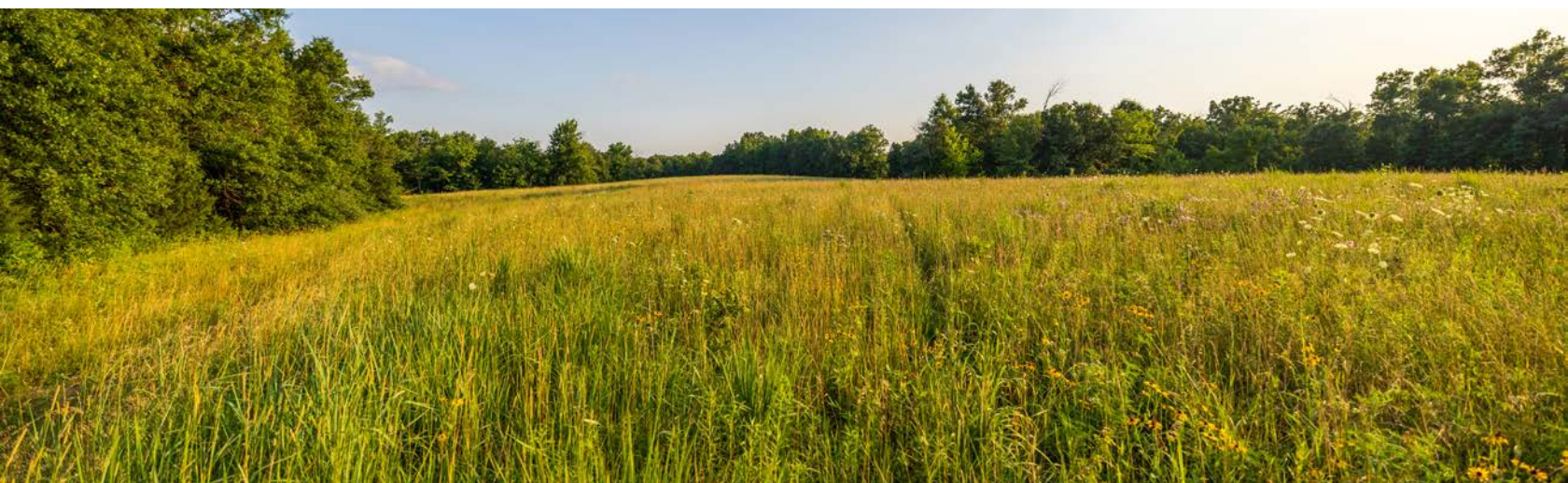


transition portions of the acreage back into agricultural production if desired.

For hunters, this farm checks every box. Years of responsible management have produced exceptional deer and turkey hunting, with an ideal combination of hardwood timber, native grasses, water sources, natural travel corridors, and secluded bedding cover. Whether you enjoy early fall mornings in a treestand, spring turkey hunts, casting a line into the stocked lake, or simply watching wildlife from the back deck, every season offers something special.

Perhaps equally impressive is the property's location. Situated on a state-maintained highway just 0.7 miles off Highway 63, you'll enjoy outstanding privacy without sacrificing convenience. Columbia is approximately 20 minutes south, while Moberly is only 10 minutes north, placing shopping, healthcare, dining, and everyday amenities within easy reach while allowing you to enjoy the peace that only country living can provide.

Properties of this magnitude rarely reach the open market—especially those that have remained in the same family for nearly half a century. Whether you're searching for a full-time residence, luxury recreational retreat, family hunting property, or a legacy investment to pass down for generations, this extraordinary Mid-Missouri farm represents a truly once-in-a-generation opportunity.



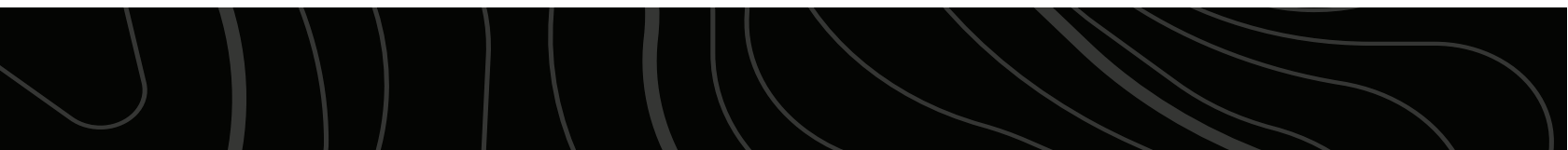
PROPERTY FEATURES

COUNTY: **RANDOLPH** | STATE: **MISSOURI** | ACRES: **201.92**

- 201.92 +/- acre legacy farm offered for the first time in nearly 50 years
- Custom-built 5,566 +/- sq. ft. all-brick ranch home built in 2000
- Approximately 3,380 +/- sq. ft. of finished living space
- 4 bedrooms, 4 full bathrooms
- Finished walk-out basement with family room, wet bar & game room
- 1,417 +/- sq. ft. unfinished workshop/storage area
- Attached 786 +/- sq. ft. garage
- Solid six-panel oak doors throughout and central vacuum system
- Back-up generator
- 3.5 acre fully stocked lake
- Two 40'x60' pole barns with concrete floors and bay doors
- Main shop includes an additional 16-foot lean-to
- Asphalt driveway to both the residence and main shop
- Approximately 92.38 +/- acres of oak and hickory timber
- Total of 94.54 +/- acres enrolled in CRP providing annual income
- Outstanding whitetail deer, wild turkey, and fishing opportunities
- Located on a state-maintained highway
- Only 0.7 miles off Highway 63
- Approximately 20 minutes to Columbia and 10 minutes to Moberly

CUSTOM-BUILT ALL-BRICK RANCH HOME

Built in 2000, this 5,566 +/- square foot residence was thoughtfully designed to accommodate everyday living while providing ample space to entertain family and friends. Inside, approximately 3,380 square feet of finished living space offers an inviting blend of comfort and functionality.



ADDITIONAL INTERIOR PHOTOS



BACK-UP GENERATOR

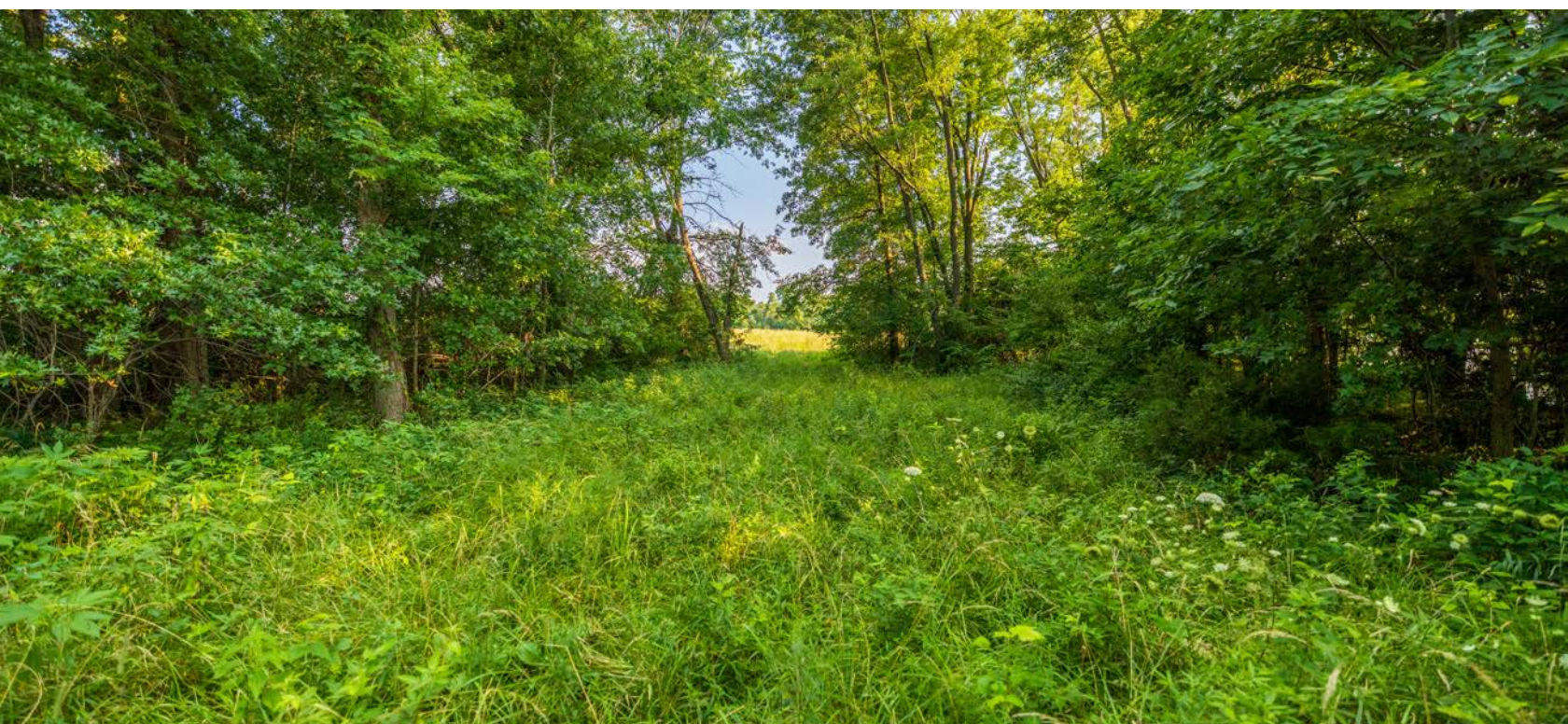
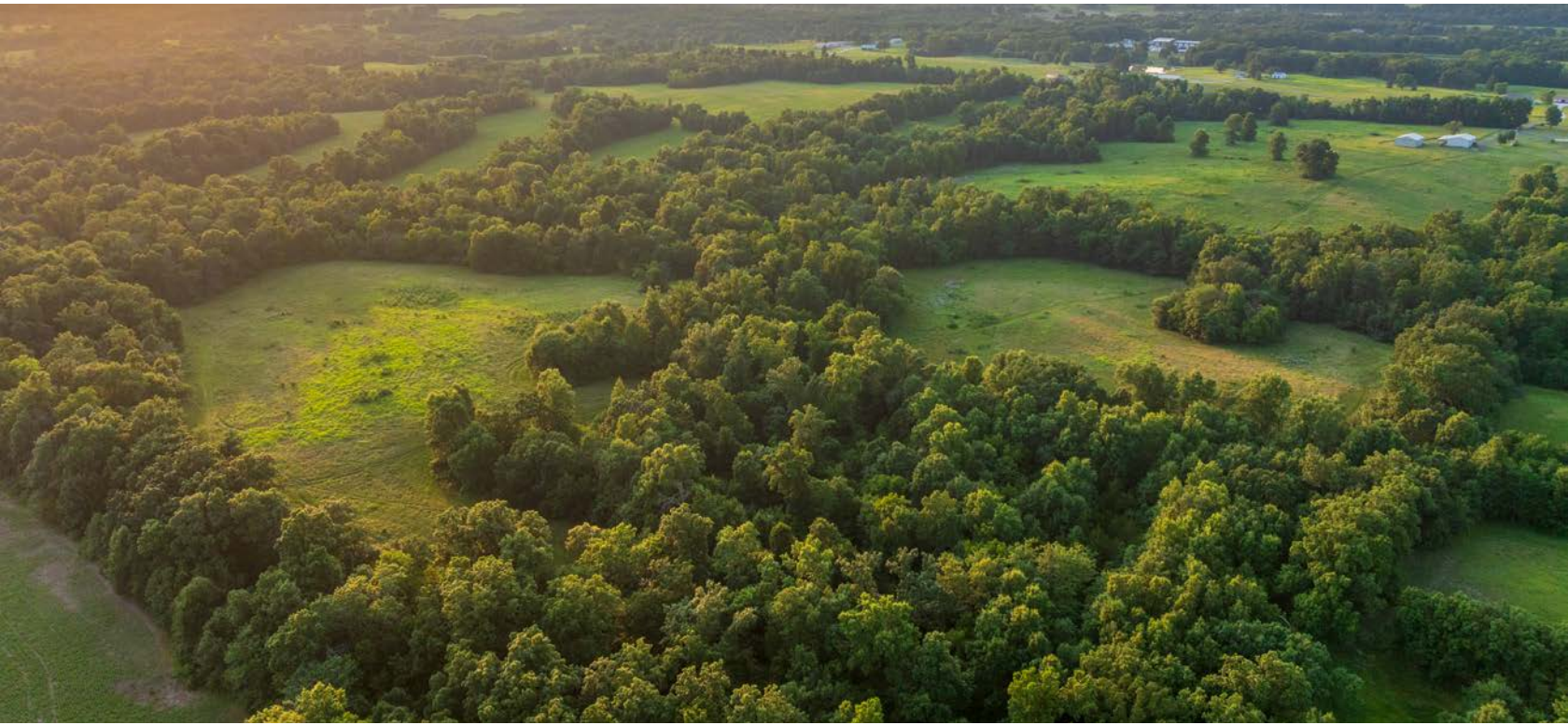


3.5 ACRE FULLY STOCKED LAKE



92.38 +/- ACRES OF OAK AND HICKORY

There are approximately 92.38 acres of predominantly oak and hickory timber that was selectively harvested in 2011. Today, the timber provides excellent diversity, exceptional bedding cover, abundant hard mast production, and ideal habitat for thriving populations of whitetail deer and wild turkey.



TWO 40'X60' POLE BARNS

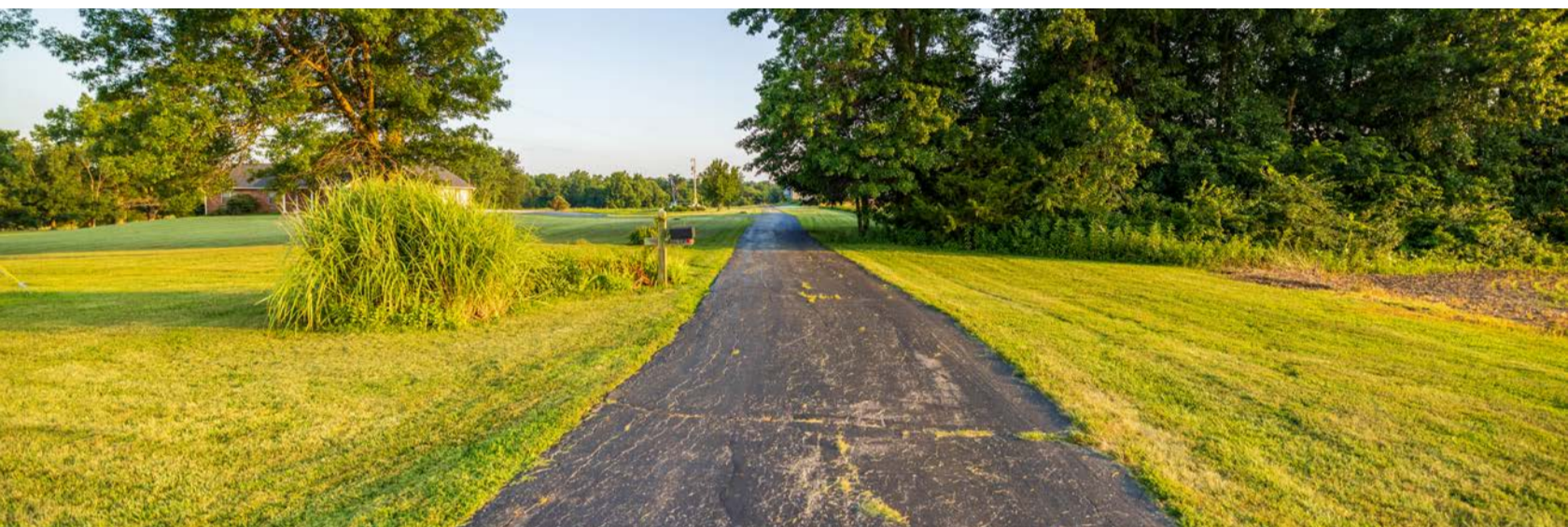
For those needing space for equipment, hobbies, or business operations, the improvements continue with two impressive 40'x60' pole barns, each featuring concrete floors and large bay doors. The primary shop also includes a 16'x60' lean-to, providing additional covered storage for tractors, boats, campers, ATVs, or implements.



OUTSTANDING HUNTING



ASPHALT DRIVEWAY



94.54 +/- ACRES ENROLLED IN CRP

Complementing the timber are 94.54 acres of open land currently enrolled in the Conservation Reserve Program (CRP). These established perennial grass fields provide annual income while creating exceptional habitat for upland birds, deer, turkey, and countless other wildlife species.



AERIAL MAP



Boundary Center: 39° 16' 23.09, -92° 22' 2.63

0ft 802ft 1604ft



Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING

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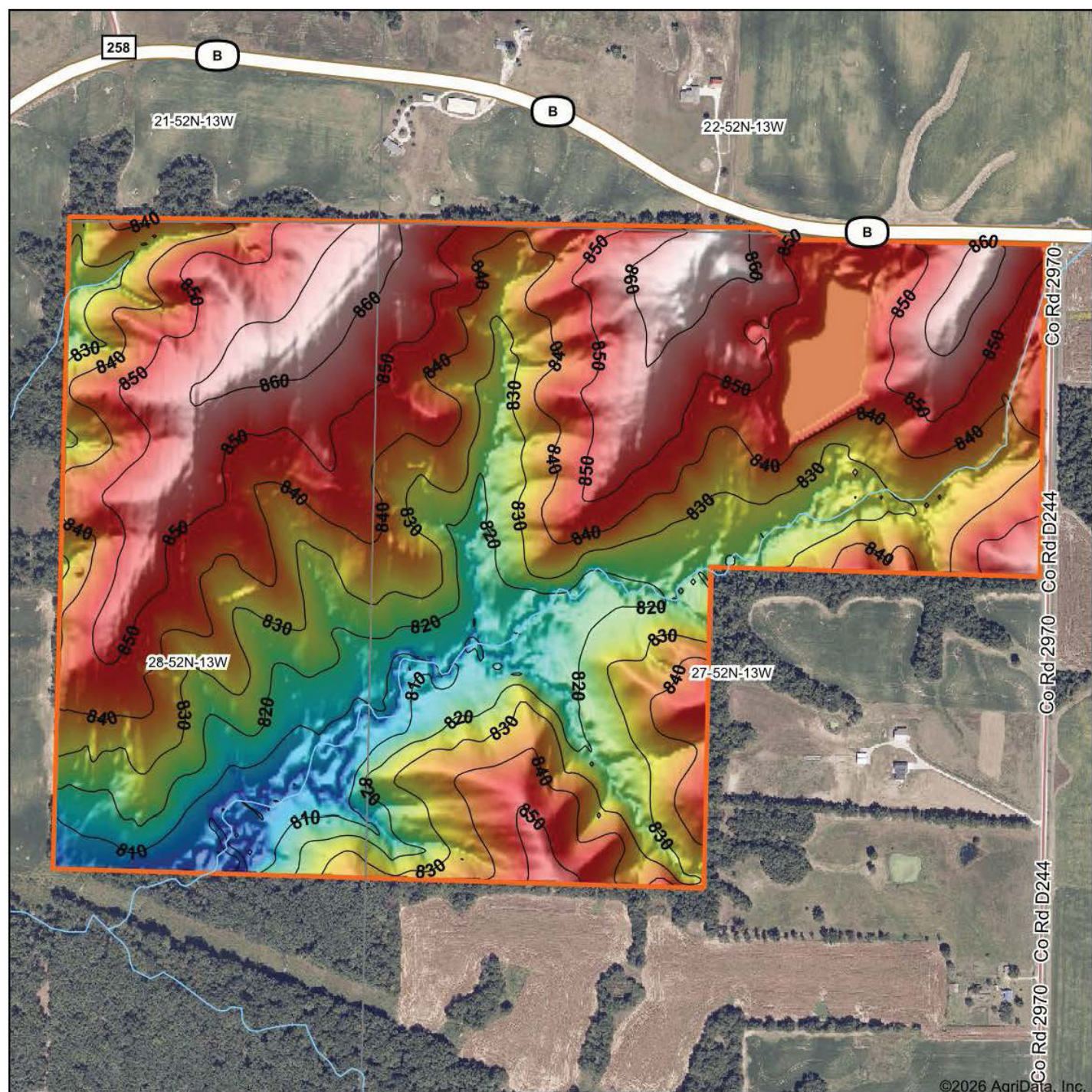
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27-52N-13W
Randolph County
Missouri



7/25/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 793.2

Max: 866.3

Range: 73.1

Average: 837.8

Standard Deviation: 14.96 ft

0ft 627ft 1254ft

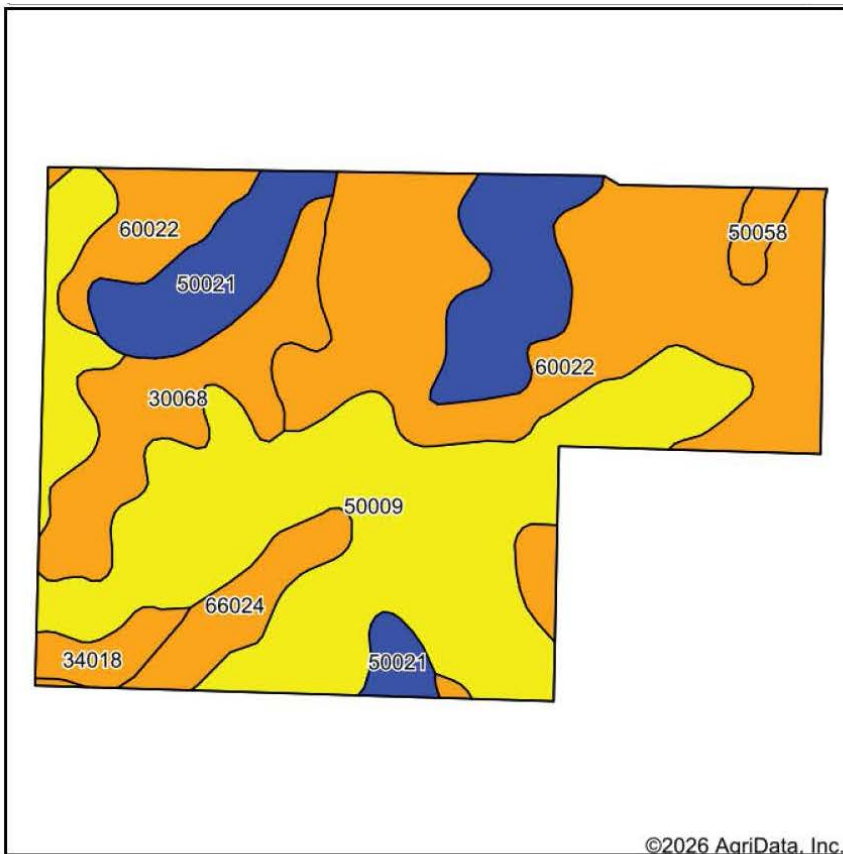


5/1/2026

27-52N-13W
Randolph County
Missouri

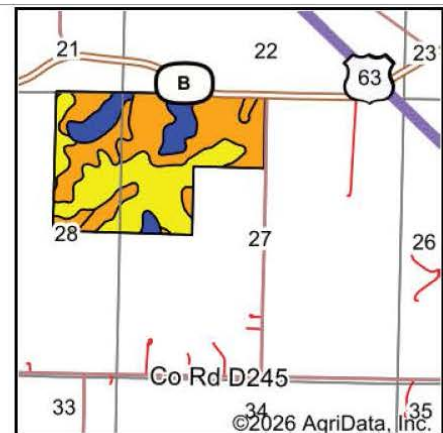
Boundary Center: 39° 16' 23.11, -92° 22' 2.55

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Randolph**
 Location: **27-52N-13W**
 Township: **Prairie**
 Acres: **201.92**
 Date: **5/1/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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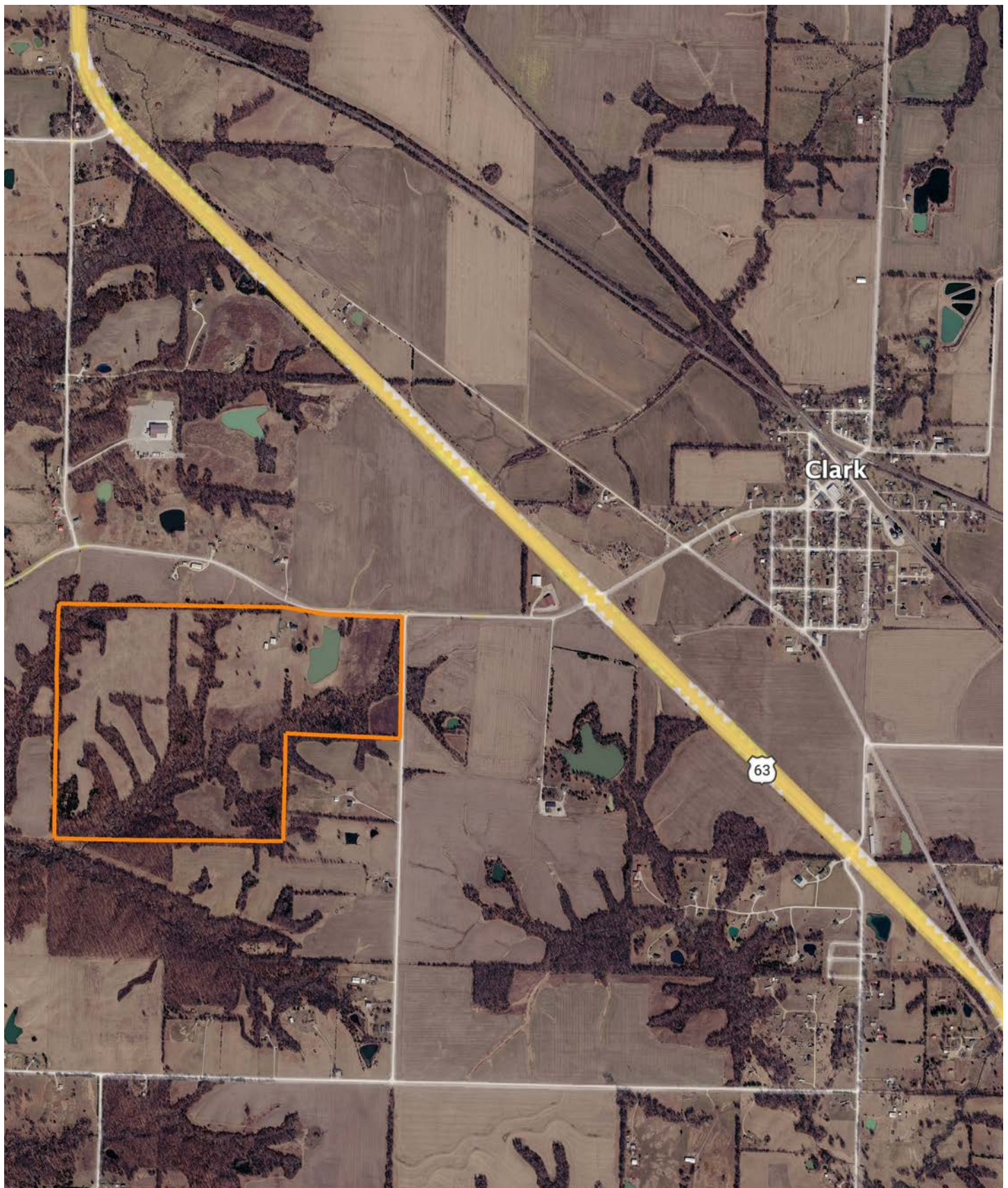


Area Symbol: MO175, Soil Area Version: 26											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
50009	Keswick silt loam, 9 to 14 percent slopes, eroded	73.50	36.4%		Somewhat poorly drained	IVe	63	63	54	46	
60022	Leonard silt loam, 1 to 6 percent slopes, eroded	66.59	33.0%		Poorly drained	IIIe	61	61	58	51	
50021	Calwoods silt loam, 2 to 5 percent slopes, eroded	28.15	13.9%		Somewhat poorly drained	Ile	61	61	60	51	
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	19.35	9.6%		Somewhat poorly drained	IIIe	75	75	62	56	
66024	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded	7.98	4.0%		Moderately well drained	IIIw	81	79	69	69	
34018	Moniteau silt loam, 0 to 3 percent slopes, rarely flooded	4.05	2.0%		Poorly drained	IIIw	78	76	78	77	
50058	Mexico silt loam, 0 to 2 percent slopes	2.30	1.1%		Poorly drained	IIIw	75	75	67	60	
Weighted Average						3.22	*n 64.4	*n 64.2	*n 58.1	*n 51	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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RPeck@MidwestLandGroup.com



MidwestLandGroup.com

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