

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

DAVIESS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES OF METICULOUSLY MAINTAINED CRP & BUILD SITE IN DAVIESS COUNTY

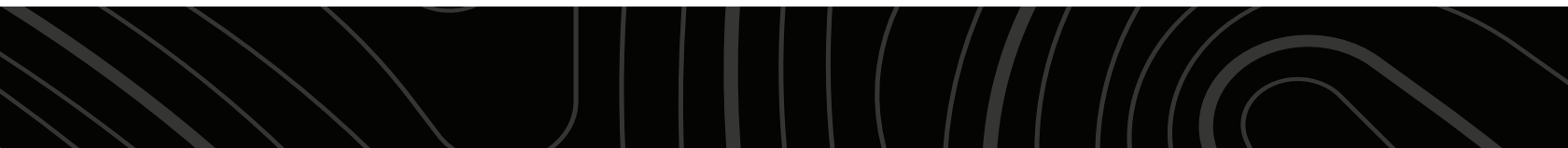
Discover 40 +/- acres of rolling Daviess County countryside just minutes from Gallatin, Missouri. With blacktop frontage providing easy access, this property offers the rare combination of convenience and seclusion. Scenic views stretch across the gently rolling topography, where a healthy stand of native grass and timber draws occupy the landscape, as well as a wet-weather creek that meanders throughout the property.

The farm lays out perfectly with multiple build sites. The most standout is the perfect hilltop build site with the rolling topography offering multiple elevated spots with scenic views — ideal for siting your dream home overlooking your own piece of northwest Missouri.

In addition to the build sites, this farm delivers. Whitetail deer and turkeys call this property home, offering

excellent hunting opportunities right out your back door. The mix of native grass cover and water makes this a natural haven for wildlife, and with a little management, it has all the makings of a premier hunting tract.

Beyond recreation, the property earns its keep with a CRP contract in place providing dependable annual income. Whether you're looking for a weekend getaway, a future homesite with building potential and blacktop access, or an income-producing investment, this 40 +/- acres checks every box. Properties like this don't come along often — schedule your showing today. The farm is subject to a survey; boundary lines are approximate.



PROPERTY FEATURES

COUNTY: **DAVIESS** | STATE: **MISSOURI** | ACRES: **40**

- Rolling topography
- Blacktop frontage
- Hunting opportunities
- Building potential
- Scenic views
- Wet-weather creek
- Lush native grass
- Whitetail deer
- Turkeys
- CRP contract in place
- Income
- Close proximity to Gallatin, Missouri



BUILDING POTENTIAL

The farm lays out perfectly with multiple build sites. The most standout is the perfect hilltop build site with the rolling topography offering multiple elevated spots with scenic views.



WET-WEATHER CREEK

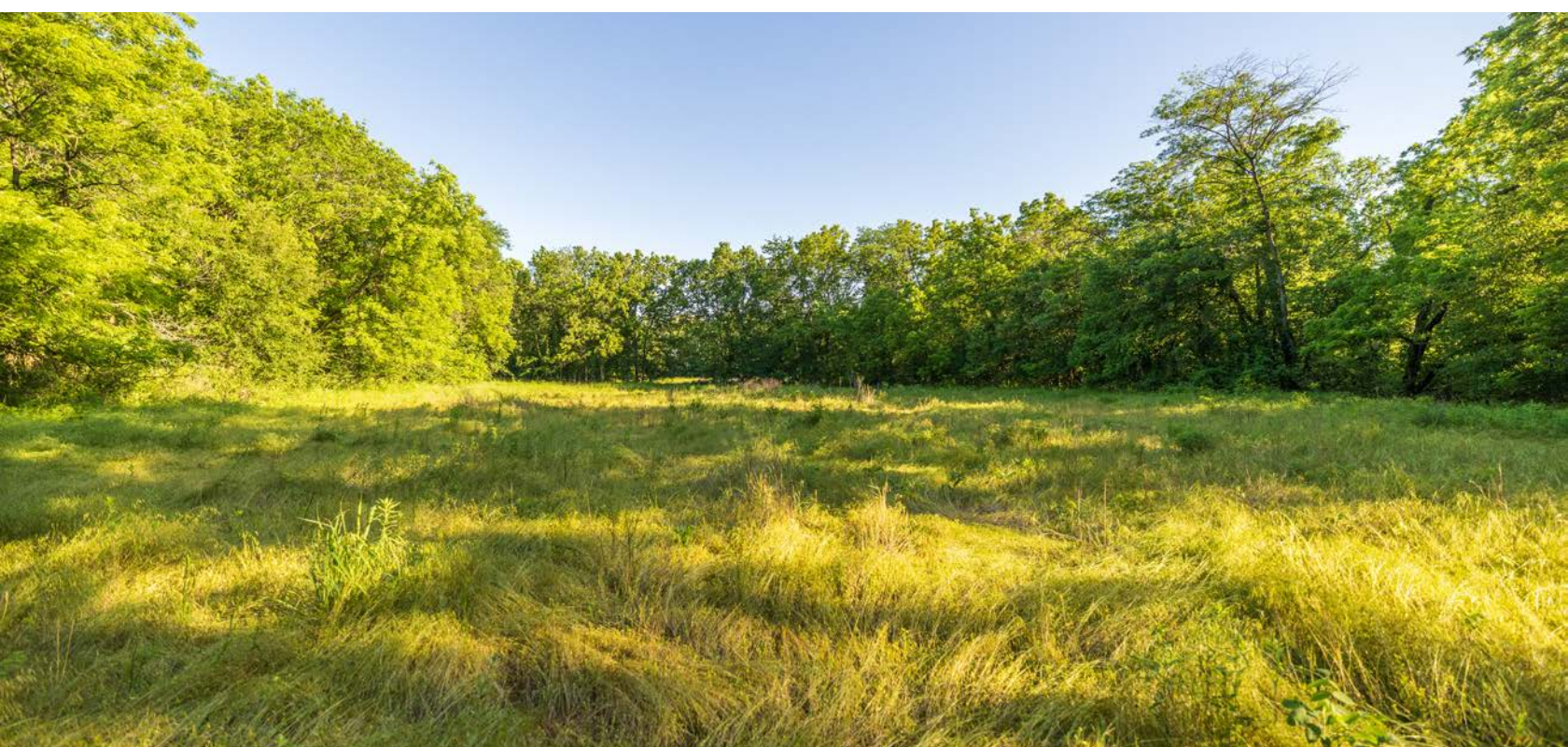


ROLLING TOPOGRAPHY

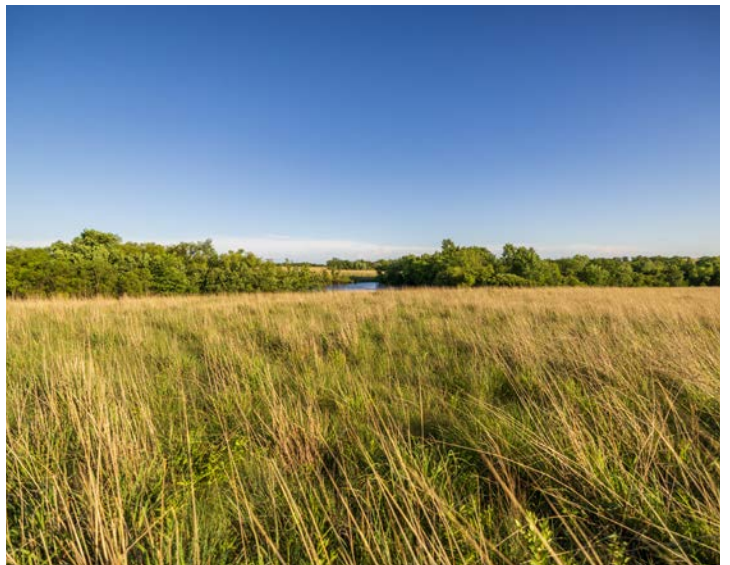
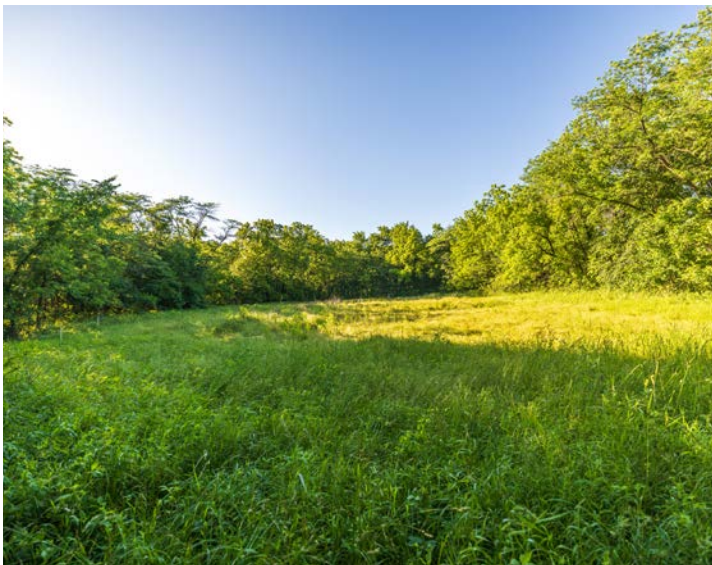


HUNTING OPPORTUNITIES

The mix of native grass cover and water makes this a natural haven for wildlife, and with a little management, it has all the makings of a premier hunting tract.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 3' 39.13, -93° 53' 41.83

0ft 638ft 1275ft



Maps Provided By:



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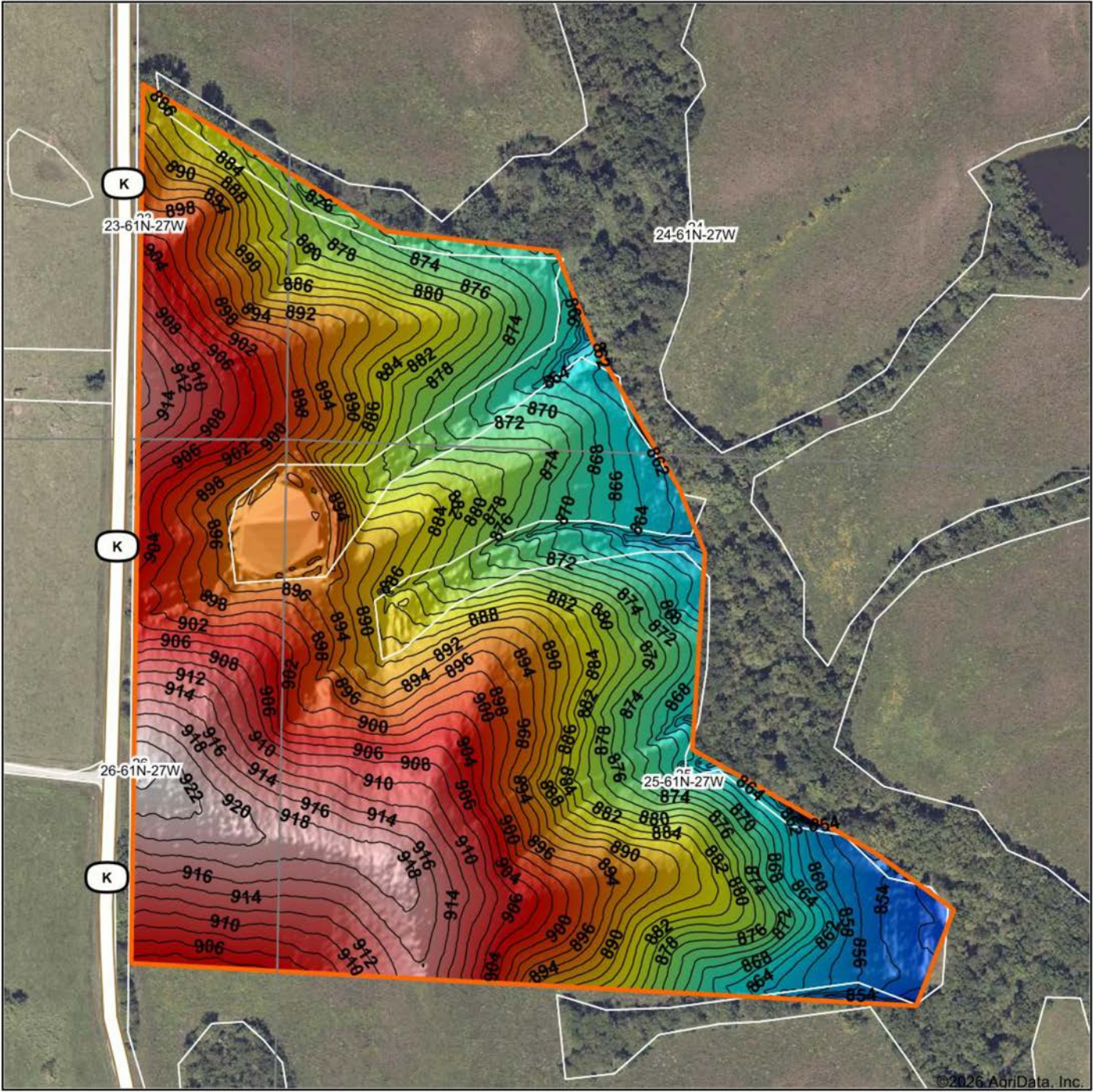
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25-61N-27W
Daviess County
Missouri



8/17/2026

HILLSHADE MAP



Low Elevation High



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): 2
Min: 844.9
Max: 924.3
Range: 79.4
Average: 890.6
Standard Deviation: 17.52 ft

0ft 304ft 607ft

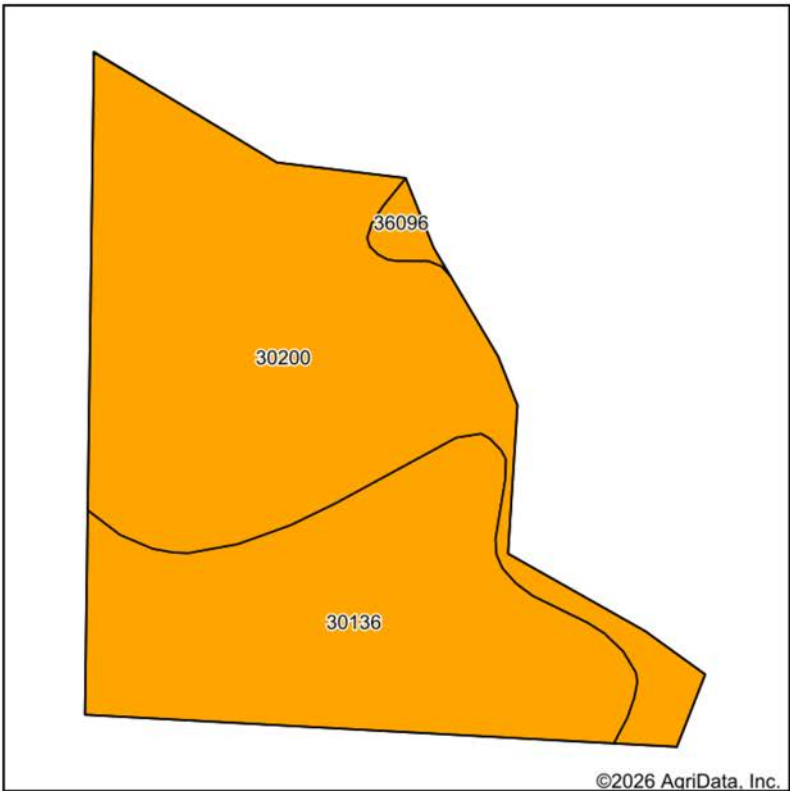


8/14/2026

25-61N-27W
Daviess County
Missouri

Boundary Center: 40° 3' 39.09, -93° 53' 41.64

SOILS MAP



State: **Missouri**
County: **Daviess**
Location: **25-61N-27W**
Township: **Washington**
Acres: **40**
Date: **8/14/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO061, Soil Area Version: 28

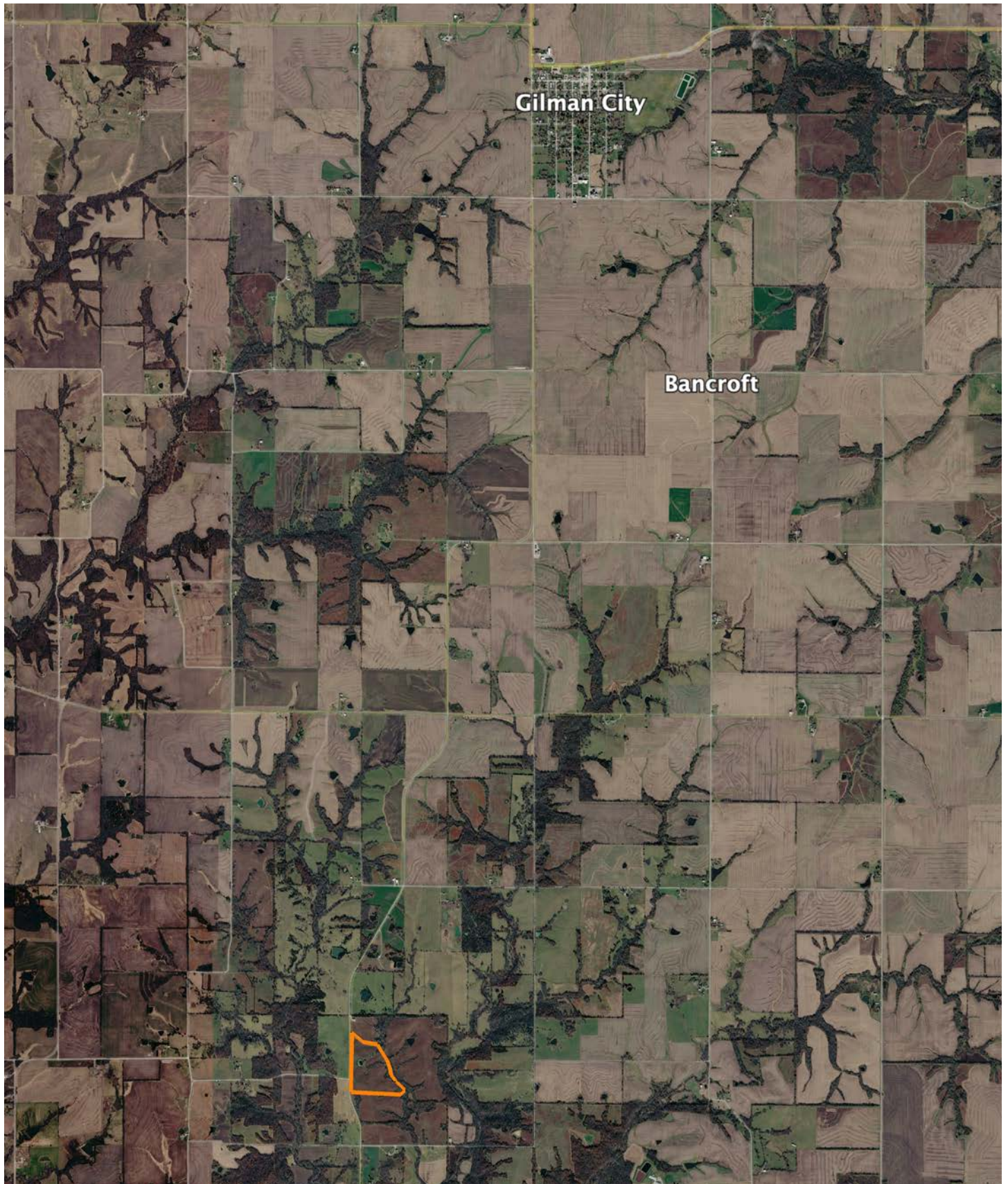
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30200	Shelby loam, 9 to 14 percent slopes	22.81	57.0%		IIIe	72	72	61
30136	Lamoni loam, 5 to 9 percent slopes	16.65	41.6%		IIIe	62	56	58
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	0.54	1.4%		IIIw	74	74	56
Weighted Average					3.00	*n 67.9	*n 65.4	*n 59.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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