

MIDWEST LAND GROUP PRESENTS

76 ACRES IN

BENTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

76 +/- ACRES WITH SHOUSE, CROPLAND INCOME, CREEK, PONDS, & RECREATION

A versatile 76 +/- acre property offering the rare combination of country living, agricultural income, hunting, water, and recreational opportunities, all just minutes from Lincoln and Warsaw.

Properties that offer this many different uses on one tract don't come available often. Whether you're looking for a place to establish a country homestead, generate income from productive cropland, pursue whitetails and turkeys, ride trails, raise livestock, or simply have room to spread out and enjoy the outdoors, this 76 +/- acre property deserves a serious look.

At the heart of the property is a 3 bedroom, 2.5 bath shouse designed for practical country living. The shouse and improvements make this more than just a recreational tract—it is a property where you can live, work, and enjoy the land. The 30'x40' attached garage/shop provides substantial enclosed space for equipment, vehicles, hobbies, and projects, while the 24'x32' lean-to adds additional covered storage. The carport and attached storage shed round out the improvements and provide practical space for everything that comes with owning a property of this size.

Adding to the property's appeal is a 16-foot above-ground swimming pool, providing a great place to cool off, relax, and enjoy the property during the warmer

months. Whether you're spending a summer afternoon around the pool, working in the shop, exploring the acreage, or simply enjoying the peace and privacy of country living, this property offers the kind of versatility that's increasingly difficult to find.

Approximately 30 acres of tillable bottomland provide the property with an established income-producing component. The balance of the acreage consists of a combination of timber and open hayland, creating a diverse land base with numerous potential uses. The open acreage could provide opportunities for hay production, pasture, additional food plots, or livestock. With some additional fencing, the property could easily be adapted for cattle, horses, or a combination of both. The existing mix of open ground, timber, and water gives a future owner considerable flexibility in developing the property around their specific needs.

For the outdoorsman, this property has the makings of an excellent recreational tract. The combination of timber, cropland, hayland, ponds, and year-round creek frontage provides the habitat diversity necessary to attract and hold whitetail deer and wild turkey. The different cover types and agricultural fields create opportunities to establish strategic hunting locations and potentially enhance the property even further with additional food plots and habitat improvements.

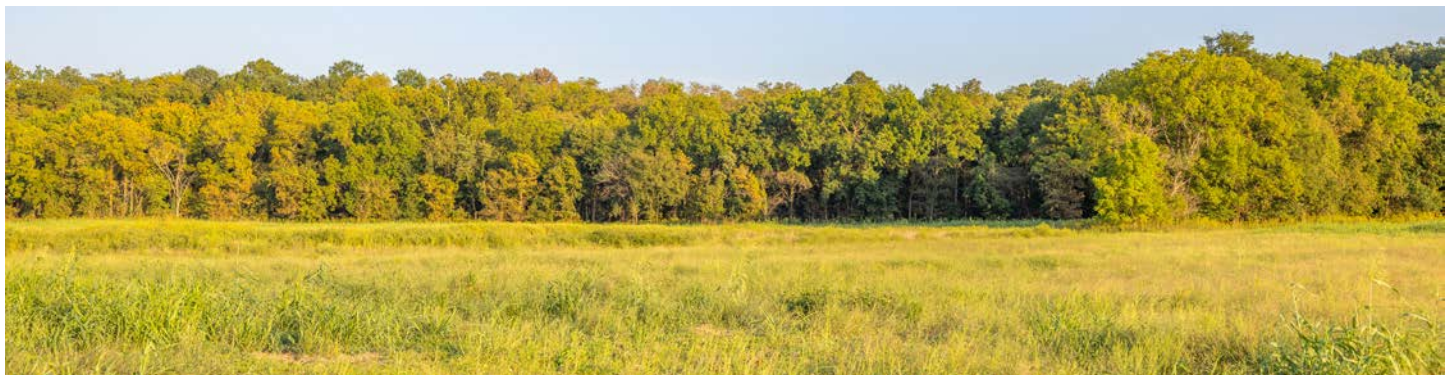
The farm includes two ponds as well as creek frontage on Duran Creek and Cole Camp Creek, which maintain water year-round. This combination of water resources adds tremendous value from both a recreational and wildlife standpoint.

The property offers plenty of room for ATV and UTV use, trail riding, hiking, exploring, camping, and simply enjoying the outdoors. The acreage provides the freedom to step outside your back door and have a recreational property at your fingertips.

Despite its rural setting, the property is conveniently located just off a state-maintained highway, providing

easy access while maintaining the privacy and country atmosphere that acreage buyers are looking for. Lincoln is approximately 12 minutes away, and Warsaw is approximately 16 minutes away, putting groceries, restaurants, schools, shopping, medical services, and other everyday amenities within an easy drive.

If you've been searching for a manageable acreage property that can generate income while providing a place to live and plenty of room to hunt, ride, farm, raise livestock, and enjoy the outdoors, this 76 +/- acre Missouri property offers an opportunity worth seeing in person.



PROPERTY FEATURES

COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **76**

- 3 bedroom, 2.5 bath shouse
- 30 +/- acres of cropland
- Balance in timber and open hayland
- 2 ponds
- Above-ground pool
- Cole Camp Creek with year-round water
- Excellent whitetail deer and wild turkey habitat
- Excellent trail riding opportunities
- 30'x40' attached garage/shop
- 24'x32' lean-to
- Carport with attached storage shed
- Potential for cattle and/or horses with additional fencing
- Income-producing agricultural component
- Convenient access just off a state-maintained highway
- Approximately 12 minutes to Lincoln
- Approximately 16 minutes to Warsaw
- Excellent combination of home, farm, hunting, recreation, and investment potential

3 BEDROOM, 2.5 BATH SHOUSE

At the heart of the property is a 3 bedroom, 2.5 bath shouse designed for practical country living. The shouse and improvements make this more than just a recreational tract—it is a property where you can live, work, and enjoy the land.



30'X40' ATTACHED GARAGE/SHOP

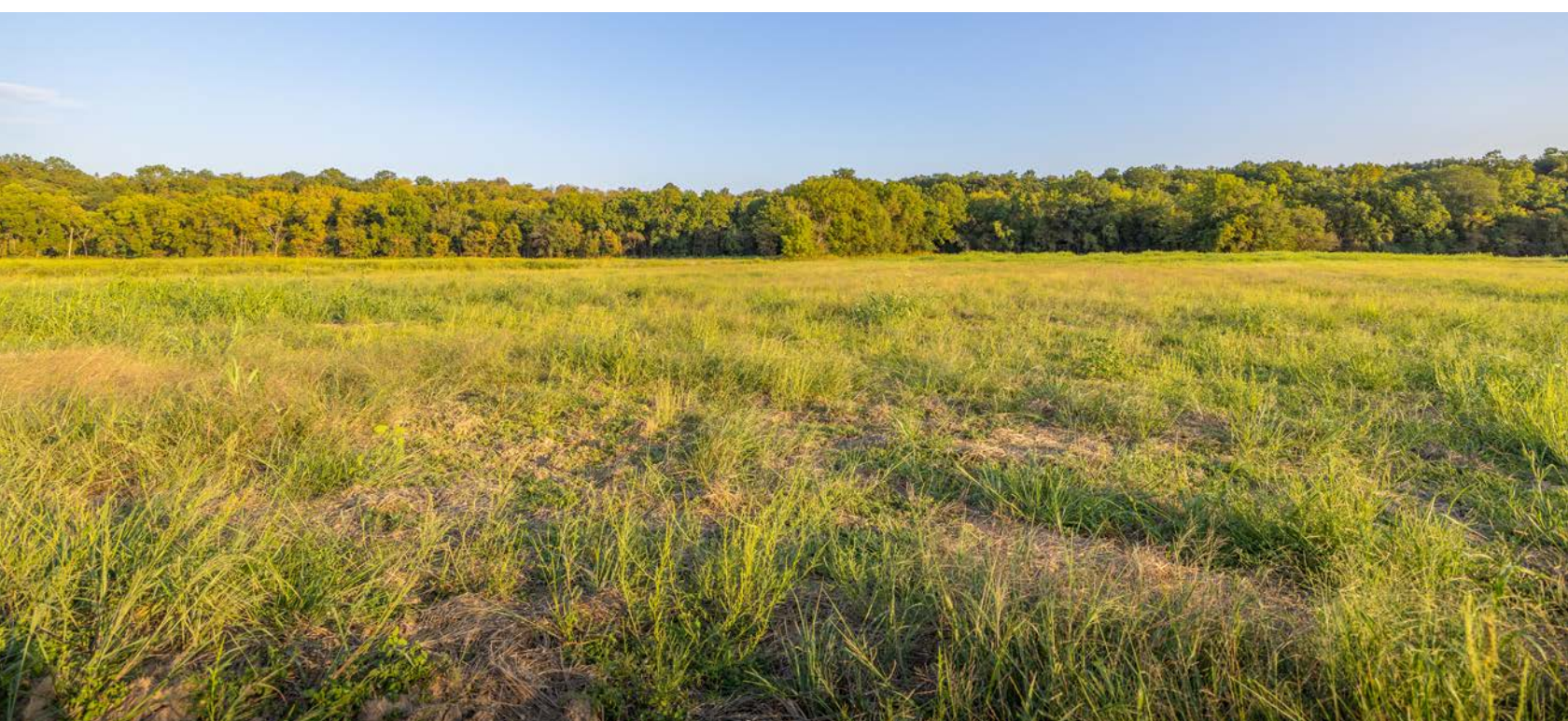


24'X32' LEAN-TO



MIX OF TILLABLE, TIMBER, & OPEN LAND

Approximately 30 acres of tillable bottomland provide the property with an established income-producing component. The balance of the acreage consists of a combination of timber and open hayland, creating a diverse land base with numerous potential uses.



YEAR-ROUND WATER

The farm includes two ponds as well as creek frontage on Duran Creek and Cole Camp Creek, which maintain water year-round. This combination of water resources adds tremendous value from both a recreational and wildlife standpoint.



AERIAL MAP



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Boundary Center: 38° 18' 54.68, -93° 14' 12.38

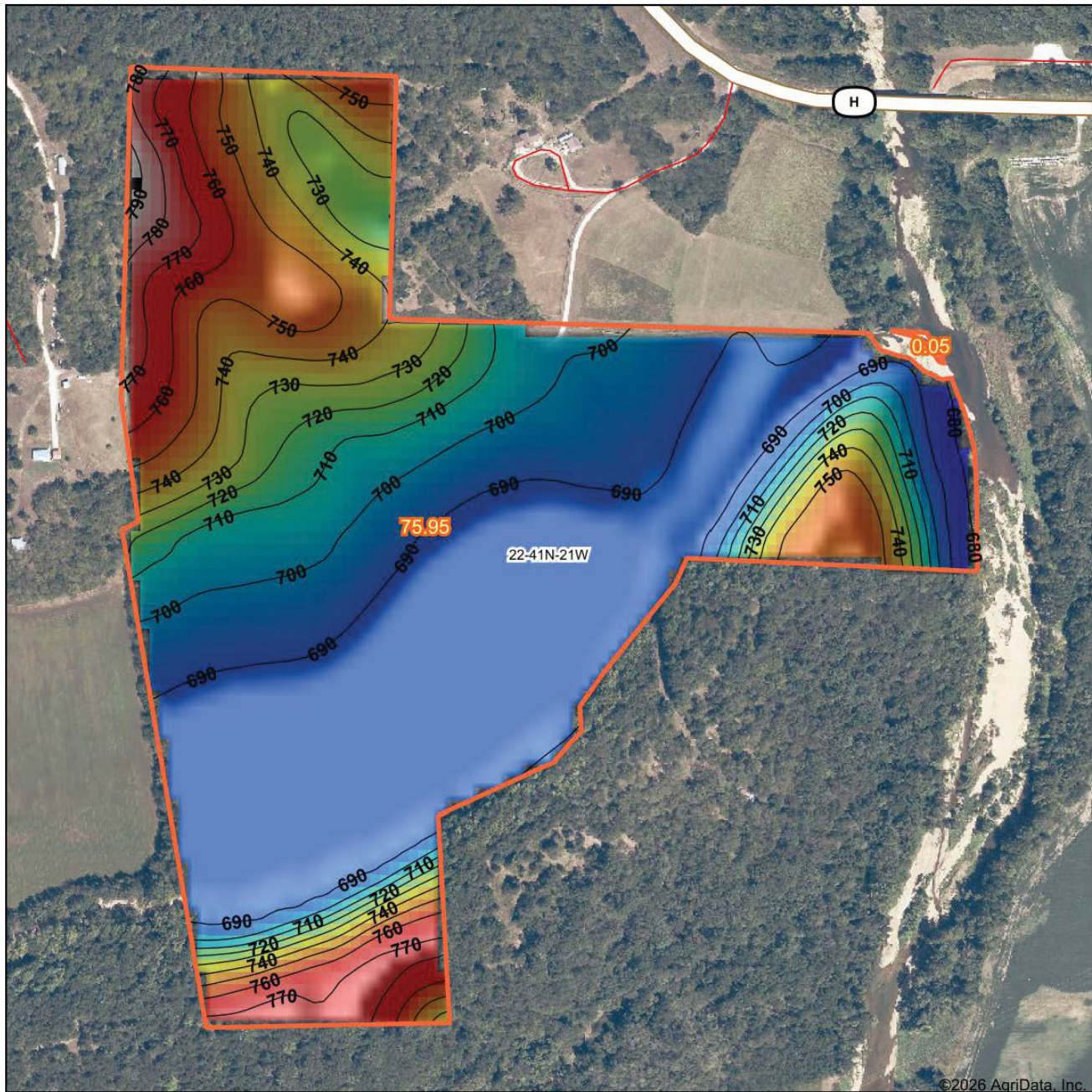
22-41N-21W
Benton County
Missouri

0ft 505ft 1010ft



9/2/2026

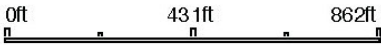
HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 678.5
Max: 793.4
Range: 114.9
Average: 713.2
Standard Deviation: 28.41 ft

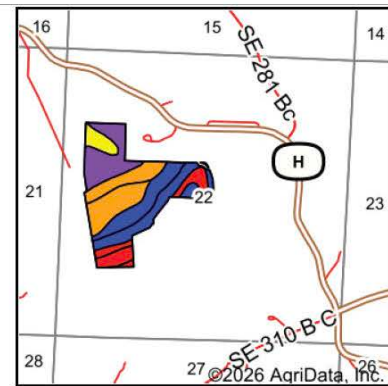
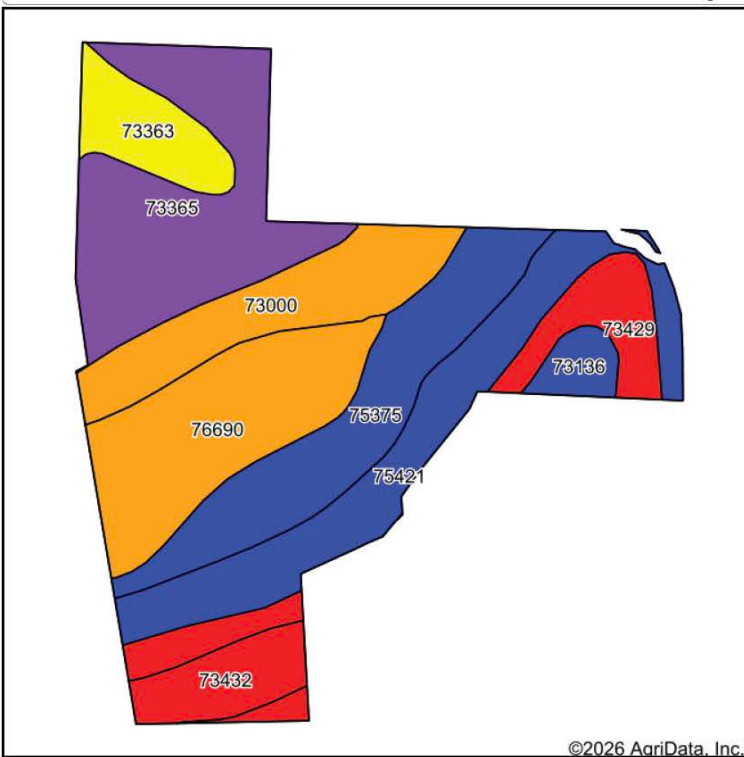


9/2/2026

22-41N-21W
Benton County
Missouri

Boundary Center: 38° 18' 54.68, -93° 14' 12.38

SOILS MAP



State: **Missouri**
 County: **Benton**
 Location: **22-41N-21W**
 Township: **Cole**
 Acres: **76**
 Date: **9/2/2026**



Maps Provided By:



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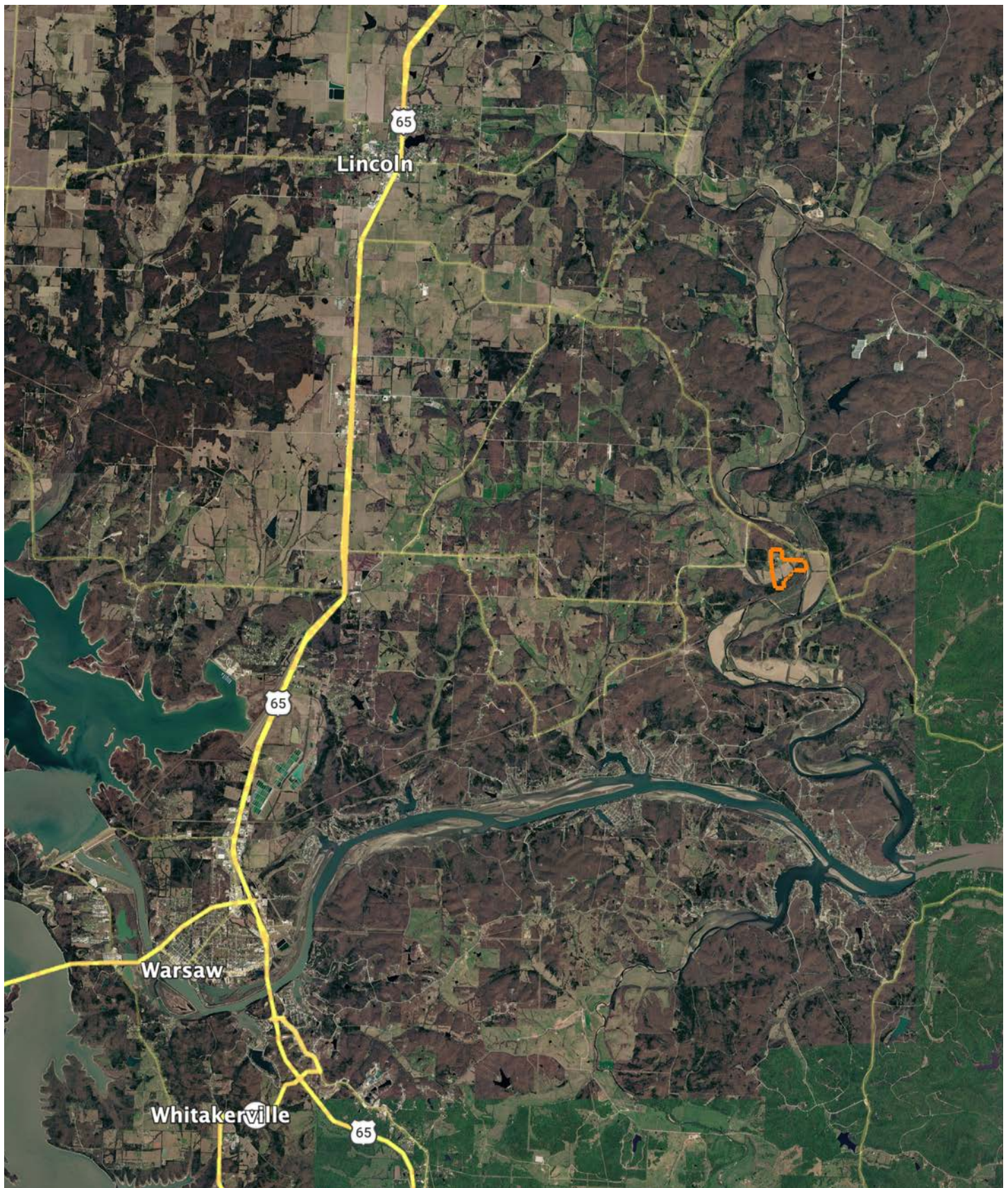
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Area Symbol: MO015, Soil Area Version: 30									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
73365	Bardley very gravelly silt loam, 8 to 35 percent slopes, stony	14.89	19.7%		Well drained	VIIe	34	34	20
76690	Moniteau silt loam, 0 to 2 percent slopes, rarely flooded	12.29	16.2%		Poorly drained	IIIw	83	82	70
75421	Racket silt loam, 0 to 2 percent slopes, occasionally flooded	12.17	16.0%		Well drained	IIw	86	86	67
75375	Horsecreek silt loam, 0 to 2 percent slopes, occasionally flooded	11.60	15.3%		Well drained	IIw	88	82	75
73000	Pomme silt loam, 3 to 8 percent slopes	8.70	11.4%		Well drained	IIIe	69	66	52
73429	Gasconade-Rock outcrop complex, 8 to 50 percent slopes	6.46	8.5%		Somewhat excessively drained	VIIIe	7	7	2
73363	Bardley gravelly silt loam, 3 to 8 percent slopes	4.29	5.6%		Well drained	IVe	49	48	35
73432	Gasconade-Rock outcrop complex, 3 to 8 percent slopes	3.91	5.1%		Somewhat excessively drained	VIIIe	33	33	19
73136	Union silt loam, 1 to 3 percent slopes	1.69	2.2%		Moderately well drained	Ile	58	54	47
Weighted Average						4.19	*n 61.5	*n 60	*n 47.5

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

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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