

MIDWEST LAND GROUP PRESENTS



HICKORY COUNTY, MO

31.94 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE 31.94 +/- ACRE FARM WITH 2 HOMES, STOCKED POND, PASTURE & TIMBER

Properties that combine a functional farmstead, productive pasture, timber, water, established fencing, multiple living quarters, and nearly a half-mile of road frontage into one manageable tract don't come available often. Located in Hickory County, this 31.94 +/- acre farm offers a rare combination of agricultural utility, country living, recreational opportunities, and future potential—all in a size that's practical to own and easy to manage.

The property consists of approximately 16 acres of rolling pasture and hayland, complemented by roughly 14 acres of timber. The pasture is a diverse mix of warm-and cool-season grasses and legumes, providing excellent potential for grazing livestock, producing hay, or supplementing an existing cattle operation. A well-established 5-strand barbed-wire fence runs along the north and east boundaries, while additional barbed-wire

and electric interior fencing provides the infrastructure needed for rotational grazing and livestock management. At the heart of the property sits a quaint farmstead and approximately 0.5 acre stocked pond, creating a picturesque setting for a hobby farm, rural residence, or small livestock operation. The pond provides a dependable water source for livestock while adding recreational appeal and habitat for wildlife.

The 1,354 square foot, one and a half story farmhouse offers classic country character with practical living space. The main floor features one bedroom, one bathroom, a living room with a new gas fireplace surrounded by stone, dining room, kitchen, and back porch. Upstairs is a small sitting/storage area along with two small non-conforming bedrooms, providing additional flexible space for guests, storage, or a home office.



Just next door is a 1,000 square foot secondary building that has been converted into a comfortable one bedroom, one bath living quarters, complete with a living room, kitchen, and small storage/office area. This additional building creates tremendous flexibility for extended family, guests, rental potential, farm help, or a private workspace.

The farmstead also includes two storage sheds, a chicken coop, two original barns, and several fenced livestock lots, giving a new owner a significant head start on establishing or expanding a small agricultural operation. Instead of starting from scratch, much of the basic infrastructure needed to put the property to work is already in place.

The timber component adds another layer of value. Approximately 14 acres of timber provide shade and shelter for livestock while creating additional habitat for whitetail deer and wild turkey. For the outdoor enthusiast, the combination of timber, pasture, pond, and agricultural cover creates an attractive recreational setting and the opportunity to enjoy hunting right at home.

One of the property's most compelling features is nearly 0.5 miles of road frontage along the north and east sides, with overhead electric available along the entire frontage. This extensive frontage provides excellent accessibility and adds flexibility for future improvements, additional building sites, or potential property configuration, subject to applicable county requirements and approvals.

Whether you're searching for a turnkey hobby farm, a country homestead, a small cattle operation, a hay-producing property, or a recreational retreat, this Hickory County tract deserves serious consideration. The combination of established improvements, pasture, timber, water, fencing, multiple living spaces, and substantial road frontage makes this a property with genuine utility and multiple ways to add value.

Opportunities like this are becoming increasingly difficult to find—especially at a manageable acreage that offers this much infrastructure and versatility. If you're looking for a property you can live on, work, hunt, graze, and enjoy for years to come, this 31.94 +/- acre Hickory County farm is worth a closer look.

PROPERTY FEATURES

COUNTY: **HICKORY** | STATE: **MISSOURI** | ACRES: **31.94**

- 16 +/- acres pasture/hayland
- 14 +/- acres timber
- 0.5 +/- acre stocked pond
- 1,354 +/- sq. ft. farmhouse
- Additional 1,000 +/- sq. ft. living quarters
- 3 total bedrooms between residences
- Fenced Livestock lots
- Barbed-wire & electric fencing
- Two original barns
- Two storage sheds & chicken coop
- Nearly 0.5 mile road frontage
- Electric along road frontage
- Deer & turkey hunting
- Hobby farm/cattle hay
- Recreational potential

1,354 +/- SQ. FT. FARMHOUSE

The 1,354 square foot, one and a half story farmhouse offers classic country character with practical living space. The main floor features one bedroom, one bathroom, a living room with a new gas fireplace surrounded by stone, dining room, kitchen, and back porch.



0.5 +/- ACRE STOCKED POND



ADDITIONAL LIVING QUARTERS



NEARLY 0.5 MILES OF ROAD FRONTAGE

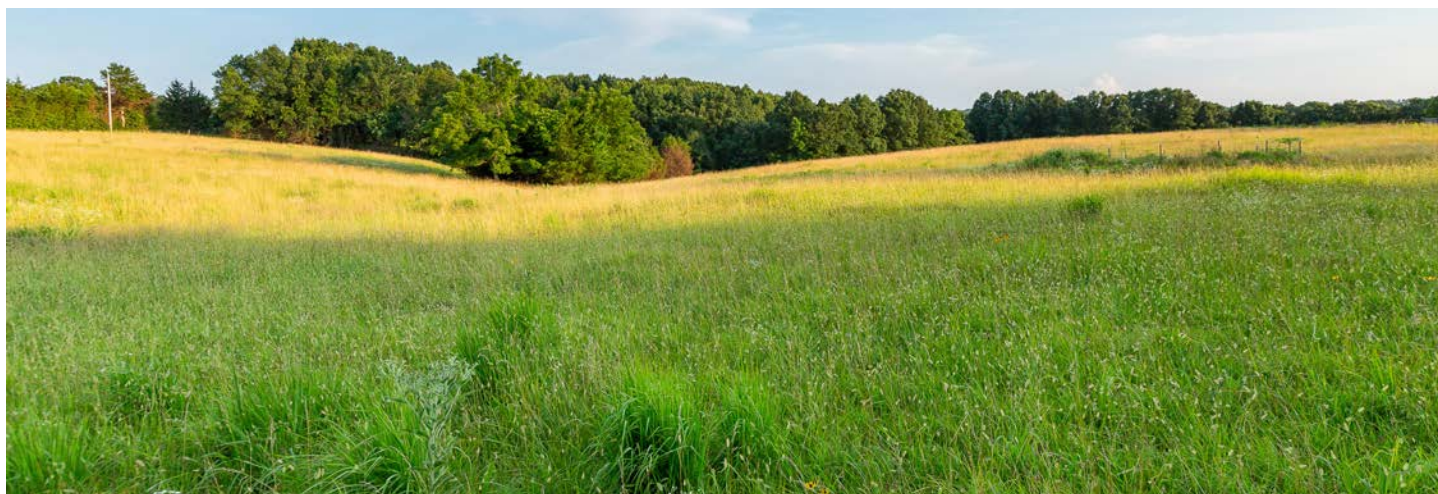
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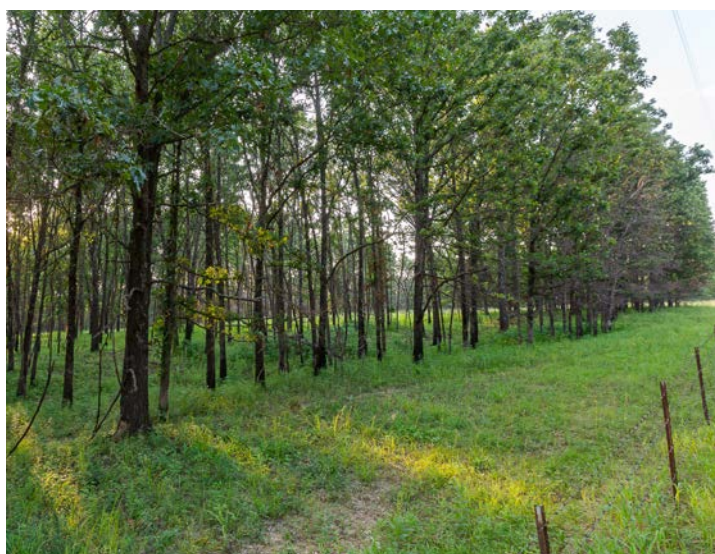
BARBED-WIRE & ELECTRIC FENCING



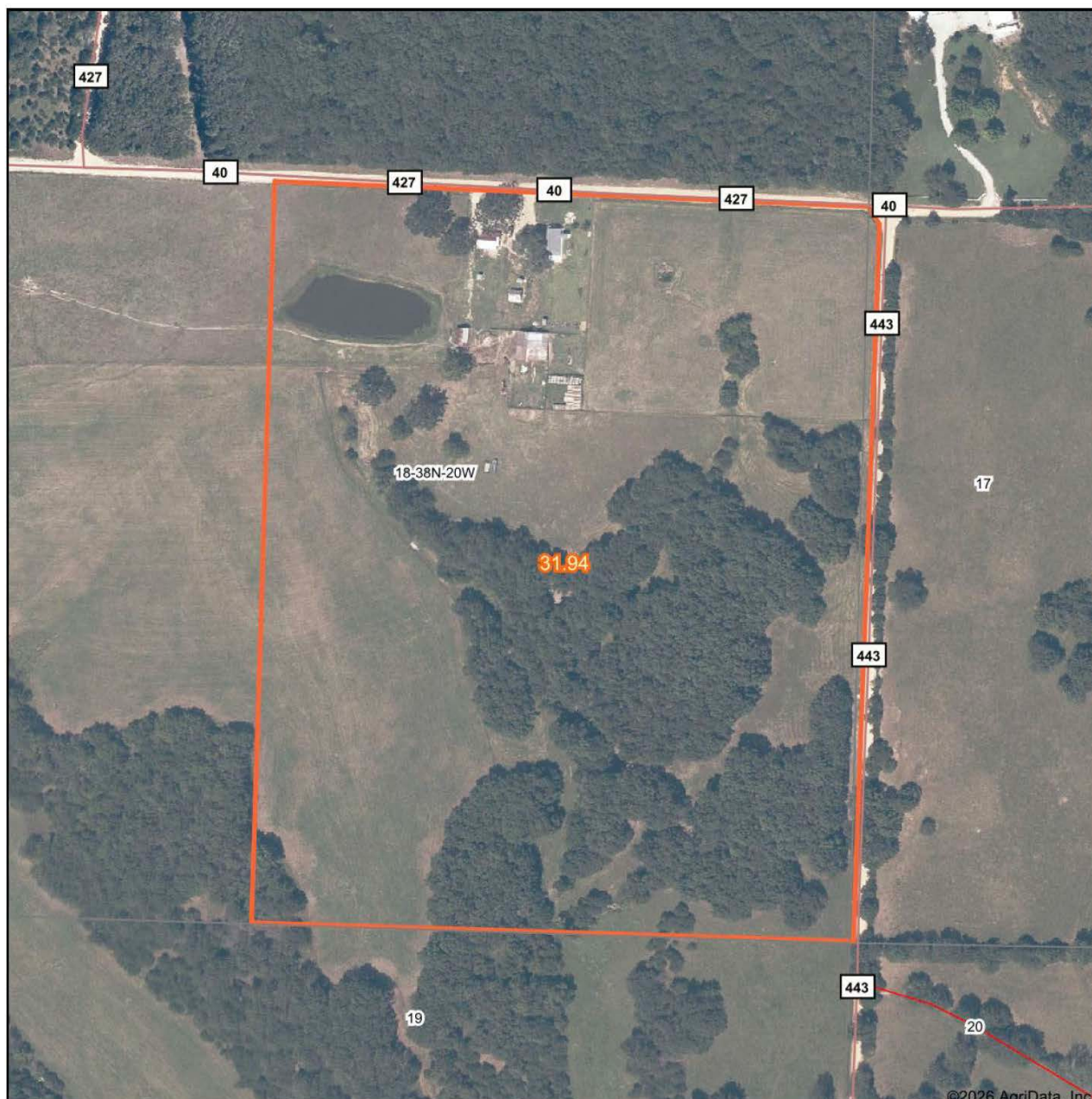
16 +/- ACRES PASTURE/HAYLAND



14 +/- ACRES TIMBER



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 2' 10.64, -93° 9' 36.71

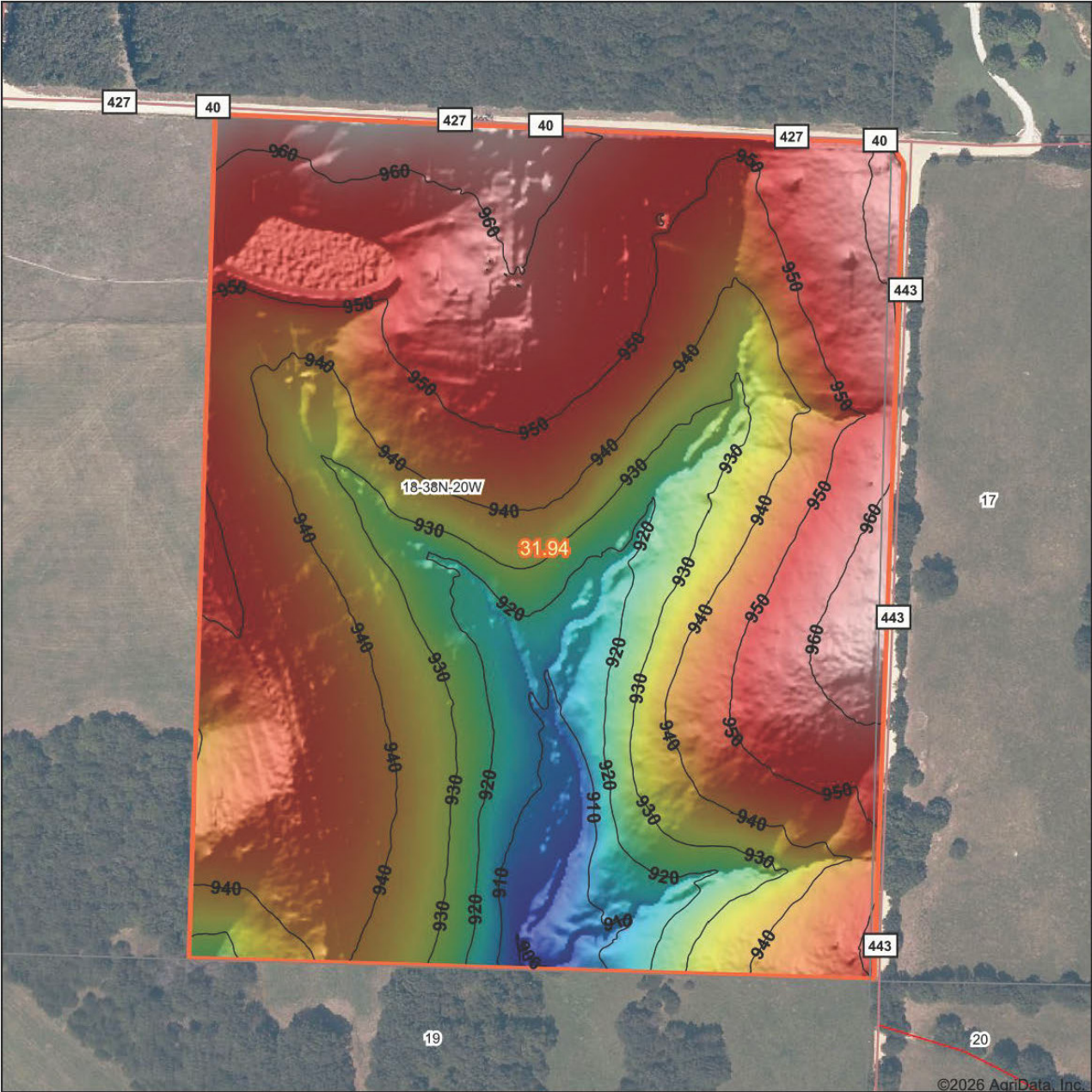
18-38N-20W
Hickory County
Missouri

0ft 276ft 553ft



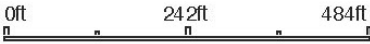
9/11/2026

HILLSHADE MAP



Maps Provided By
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 898.0
Max: 969.8
Range: 71.8
Average: 941.6
Standard Deviation: 14.44 ft

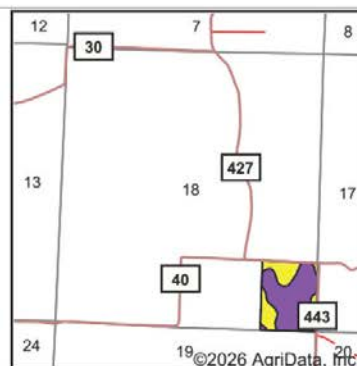
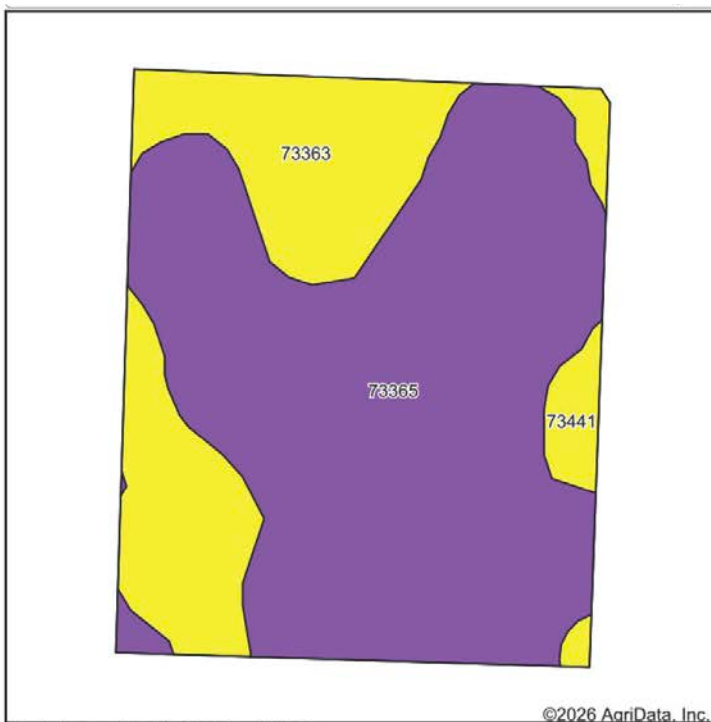


9/11/2026

18-38N-20W
Hickory County
Missouri

Boundary Center: 38° 2' 10.64, -93° 9' 36.71

SOILS MAP



State: **Missouri**
 County: **Hickory**
 Location: **18-38N-20W**
 Township: **Jordan**
 Acres: **31.94**
 Date: **9/11/2026**



Maps Provided By:

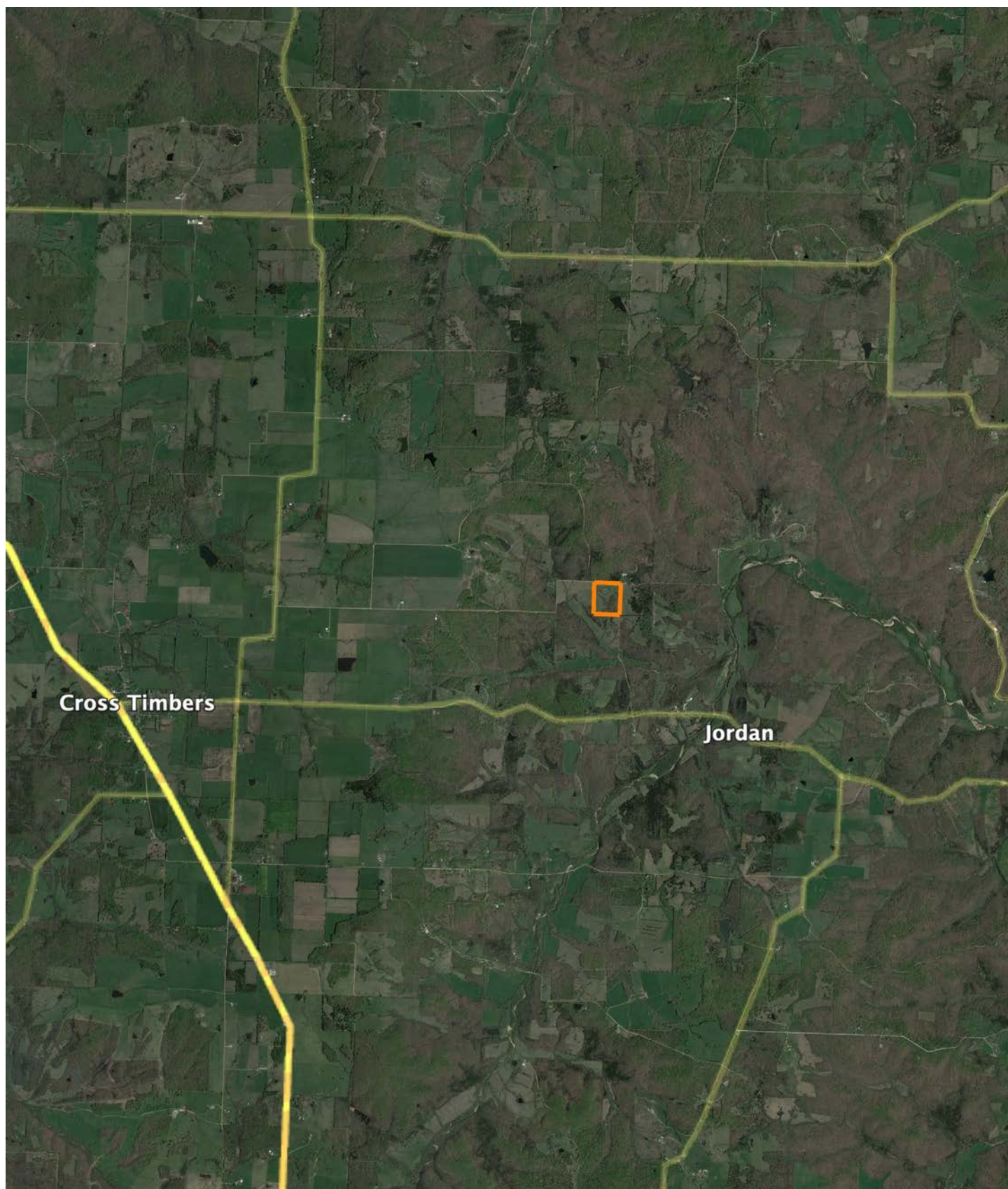
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Area Symbol: MO085, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans
73365	Bardley very gravelly silt loam, 8 to 35 percent slopes, stony	22.23	69.6%		Well drained	VIIe	34	34	20
73363	Bardley gravelly silt loam, 3 to 8 percent slopes	8.38	26.2%		Well drained	IVe	49	48	35
73441	Gepp very gravelly silt loam, 3 to 8 percent slopes	1.33	4.2%		Well drained	IVe	48	48	34
Weighted Average						6.09	*n 38.5	*n 38.3	*n 24.5

*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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