

MIDWEST LAND GROUP PRESENTS

86.6 ACRES IN

MORGAN COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

86.6 +/- ACRES OF PRIME SECLUDED DEER AND TURKEY HUNTING IN MORGAN COUNTY

Some properties stand out the moment you step onto them, and this 86.6 +/- surveyed-acre tract in Morgan County, Missouri, is one of the prettiest, best-laying hunting properties I've had the opportunity to walk. Located at the dead end of a gated private road, in a heavily deer-managed neighborhood, this secluded tract offers an impressive combination of beautiful hardwood timber, rolling terrain, established trails, and outstanding wildlife habitat.

Approximately 78 acres consist of hardwood timber featuring a variety of oak species that provide valuable acorn production, natural food sources, and cover for wildlife. While walking the property, I observed abundant fresh deer sign, reinforcing the property's appeal for whitetail hunting. Turkey sign was also evident, making this an attractive option for hunters looking for a versatile recreational property with existing wildlife activity.

Approximately 8 acres of open cool-season grass hay fields add valuable diversity to the landscape. These areas can continue to be maintained for hay production or converted into strategically placed food plots to complement the surrounding timber and enhance hunting opportunities. The combination of hardwood

cover, open ground, and natural food sources provides an excellent foundation for managing the property with whitetails and turkeys in mind.

The property lays exceptionally well, with flat to gently rolling terrain and approximately 150 feet of elevation change across the tract. Roughly one mile of well-maintained trails provides convenient access throughout the property, making it easy to reach hunting locations and enjoy the land throughout the year. Electric service and fiber are also located on the property, adding valuable infrastructure for someone considering a hunting cabin or private weekend retreat.

Whether you're searching for a dedicated deer and turkey hunting property, a secluded outdoor getaway, or a beautiful tract of Ozark timberland to call your own, this property deserves a serious look. With its gated access, excellent layout, established trail system, abundant fresh deer sign, and a desirable mix of hardwood timber and open ground, this is the kind of property that makes an immediate impression in person. If you've been looking for a private hunting property with the beauty, terrain, and habitat this 86.6 +/- acres is one you'll want to walk for yourself.



PROPERTY FEATURES

COUNTY: **MORGAN** | STATE: **MISSOURI** | ACRES: **86.6**

- 86.6 +/- surveyed acres in Morgan County, MO
- Secluded location at the end of a gated private road
- Located in a heavily deer-managed neighborhood
- Approximately 78 acres of beautiful hardwood timber
- Variety of oak species providing acorn production and natural wildlife food sources
- Abundant fresh deer and turkey sign observed
- Approximately 8 acres of open cool-season grass hay fields
- Potential to establish strategic food plots for improved hunting opportunities
- Approximately 1 mile of well-maintained trails throughout the property
- Flat to gently rolling terrain with approximately 150 feet of elevation change
- Electric and fiber internet service located on the property
- Excellent potential for a private hunting retreat or weekend getaway

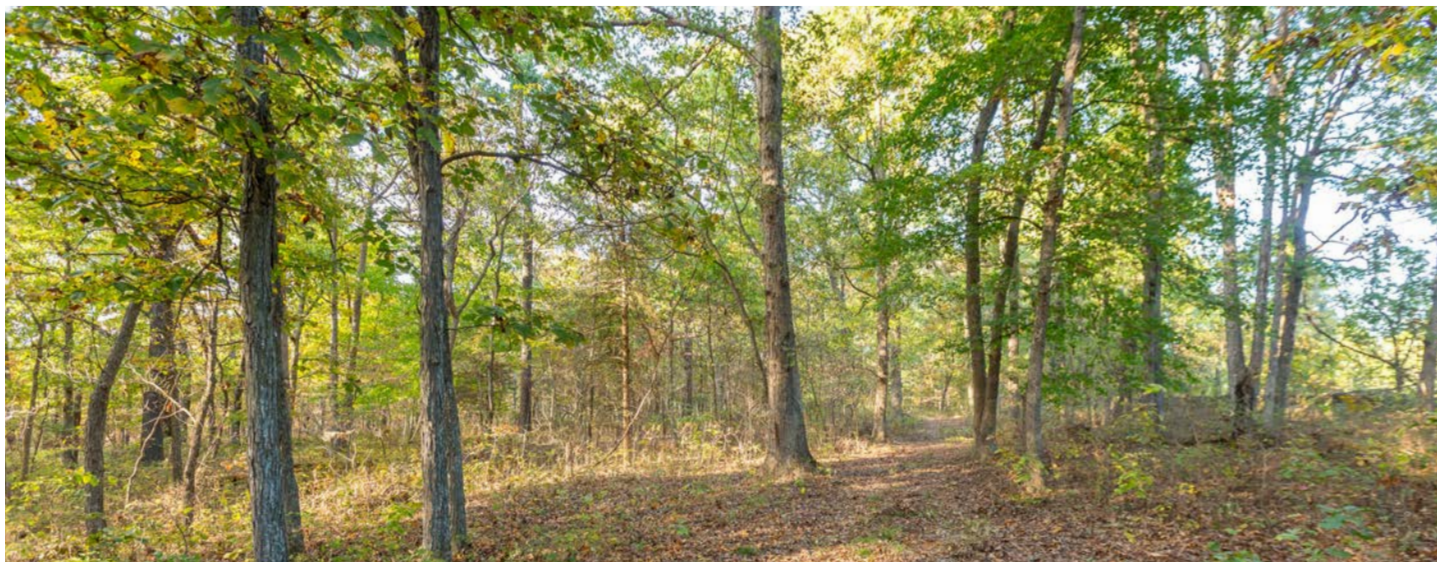


BEAUTIFUL HARDWOOD TIMBER

Approximately 78 acres consist of hardwood timber featuring a variety of oak species that provide valuable acorn production, natural food sources, and cover for wildlife.



1 MILE OF WELL-MAINTAINED TRAILS



8 ACRES OF OPEN HAY FIELDS



ABUNDANT FRESH DEER & TURKEY SIGN



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 20' 28.51, -93° 2' 20.73

0ft 506ft 1011ft



Maps Provided By:

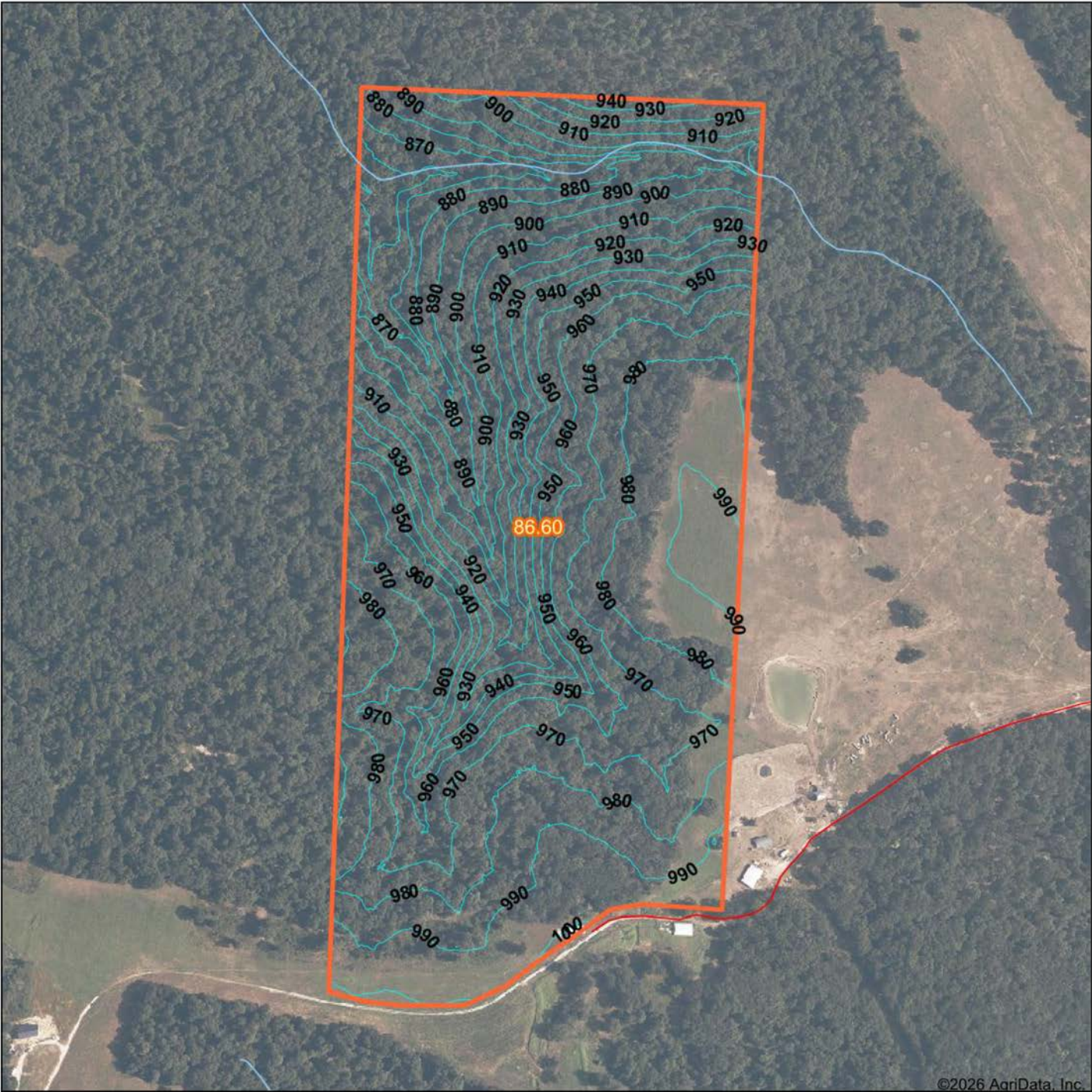
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CUSTOMIZED ONLINE MAPPING
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8-41N-19W
Morgan County
Missouri



10/7/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 848.8
Max: 1,001.7
Range: 152.9
Average: 948.2
Standard Deviation: 39.73 ft

0ft 517ft 1034ft

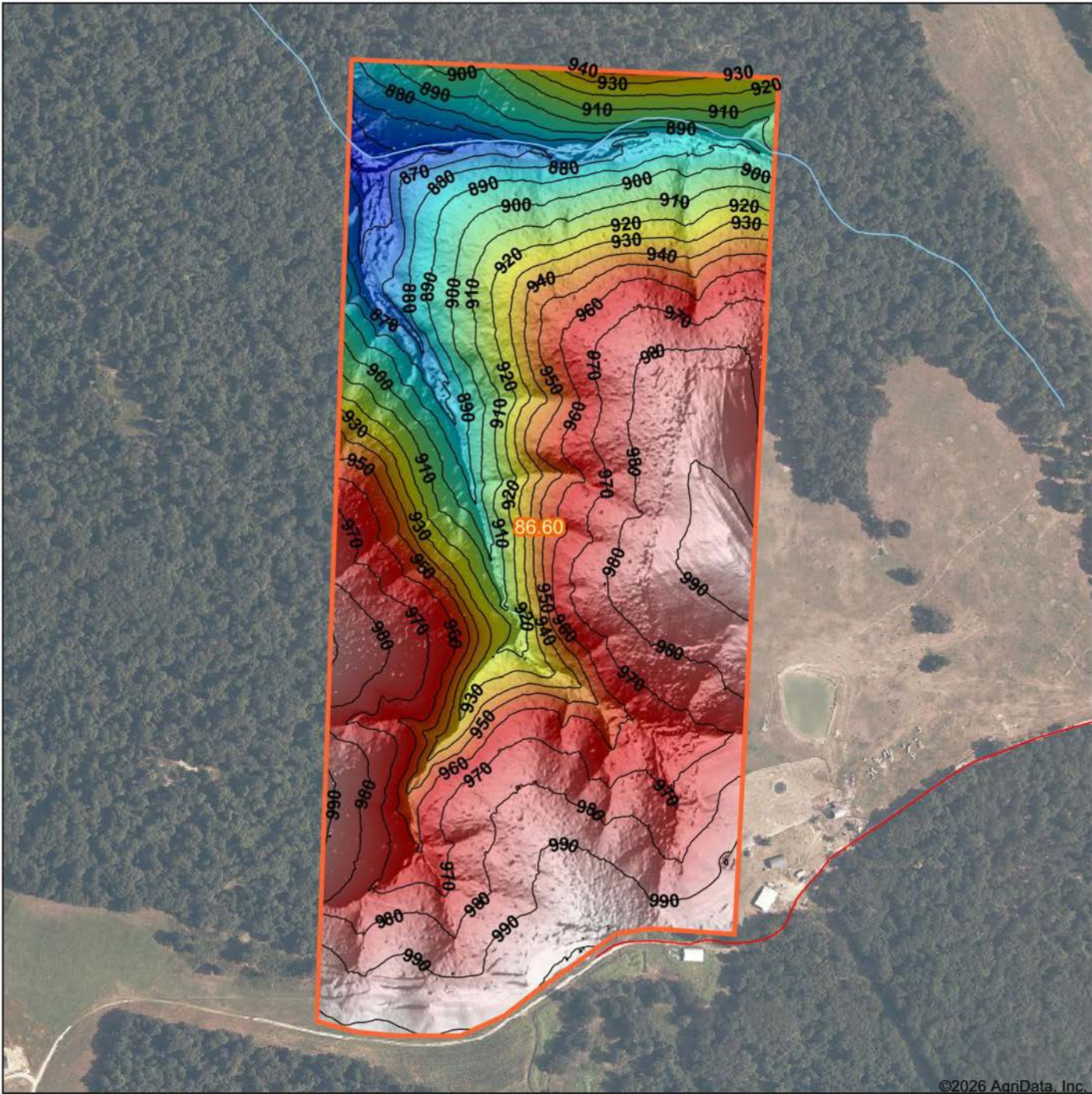


10/7/2026

8-41N-19W
Morgan County
Missouri

Boundary Center: 38° 20' 28.51, -93° 2' 20.73

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 848.8
Max: 1,001.7
Range: 152.9
Average: 948.2
Standard Deviation: 39.73 ft

0ft 487ft 974ft

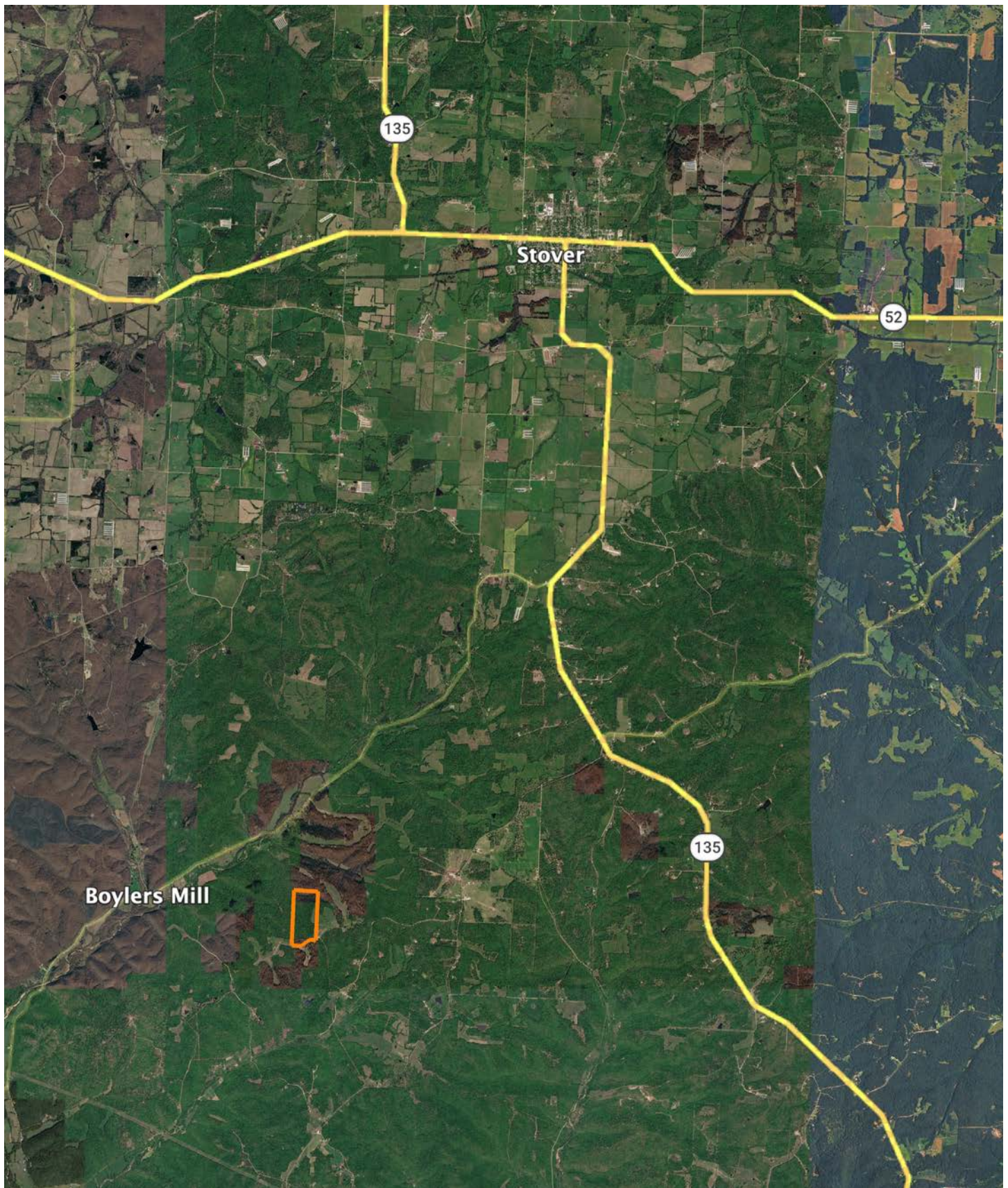


10/7/2026

8-41N-19W
Morgan County
Missouri

Boundary Center: 38° 20' 28.51, -93° 2' 20.73

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,

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