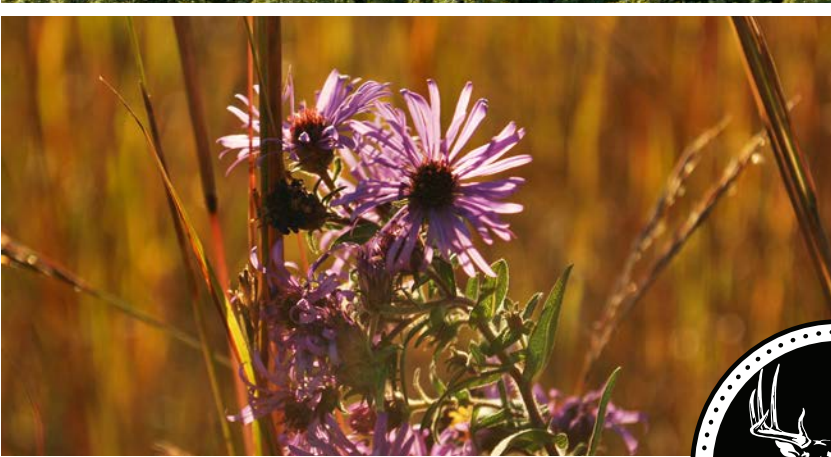


MIDWEST LAND GROUP PRESENTS

108 ACRES

PUTNAM COUNTY, MO

0000 STATE HIGHWAY AA, NOVINGER, MISSOURI 63559



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURNKEY HUNTING PROPERTY WITH EXCEPTIONAL AMENITIES

If you're looking for a property that combines outstanding hunting opportunities with the amenities to enjoy it year-round, this 108 +/- acre tract deserves a closer look. Featuring beautiful hardwood timber, a proven deer history, abundant turkey populations, and an extensive network of established improvements, this property is designed for the serious outdoorsman who appreciates having everything in place.

The property features four permanent tower blinds, six established food plot locations totaling approximately 3.75 acres, and an established internal trail system that provides convenient access throughout the farm. Whether you're pursuing mature whitetails, chasing spring gobblers, or simply enjoying time outdoors, this property offers an excellent foundation for memorable days in the field. Even better, the food plot equipment is included in the sale, making it easier to maintain the existing hunting infrastructure for seasons to come.

After a day outdoors, unwind at the small cabin, complete with a kitchen, bathroom, garage, and large deck

overlooking a fire pit—an ideal place to relax and enjoy evenings with family and friends. A dedicated game processing building adds another level of convenience and functionality, featuring an electric winch, center floor drain, freezer, refrigerator, industrial sinks, and processing table.

Beyond hunting, the property offers a variety of additional amenities for enjoying the outdoors and living a more self-sufficient lifestyle. An established orchard includes two varieties each of apple and pear trees, while a greenhouse and chicken coop feature self-collecting and self-watering systems. A steel target shooting range and archery range provide additional opportunities to practice and enjoy time on the property.

Conveniently located along blacktop road frontage, the farm offers rural water, electricity, and fiber internet—combining the privacy and recreational appeal of a timbered property with modern conveniences. Contact Drew Yarkosky at (641) 799-7279 for additional information or to schedule a private showing.



PROPERTY FEATURES

COUNTY: **PUTNAM** | STATE: **MISSOURI** | ACRES: **108**

- 108 +/- acres of beautiful hardwood timber
- Excellent deer history and abundant turkey populations
- Four permanent tower blinds
- Six established food plot locations totaling approximately 3.75 acres
- Established internal trail system
- Small cabin with kitchen, bathroom, and garage
- Large deck and fire pit
- Dedicated game processing building with extensive equipment
- Established orchard with two varieties each of apple and pear trees
- Greenhouse and chicken coop with self-collecting and self-watering systems
- Steel target shooting range and archery range
- Food plot equipment included in the sale
- Blacktop road frontage
- Rural water and electricity
- Fiber internet



108 +/- ACRES

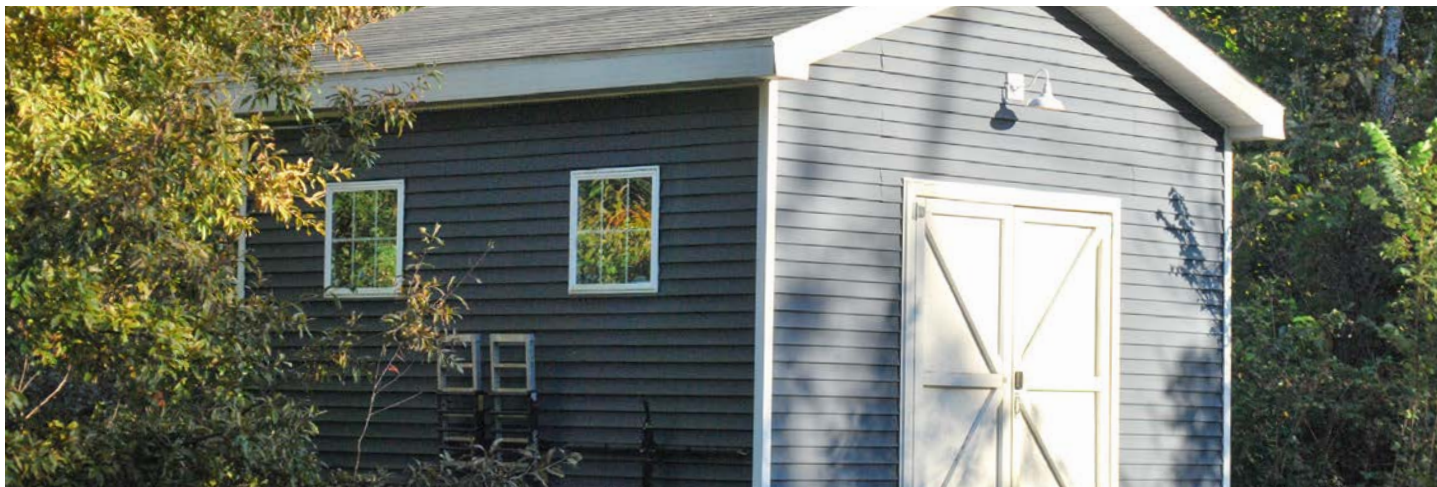
Featuring beautiful hardwood timber, a proven deer history, abundant turkey populations, and an extensive network of established improvements, this property is designed for the serious outdoorsman who appreciates having everything in place.



SMALL CABIN AND GREENHOUSE



GAME PROCESSING BUILDING



ESTABLISHED ORCHARD



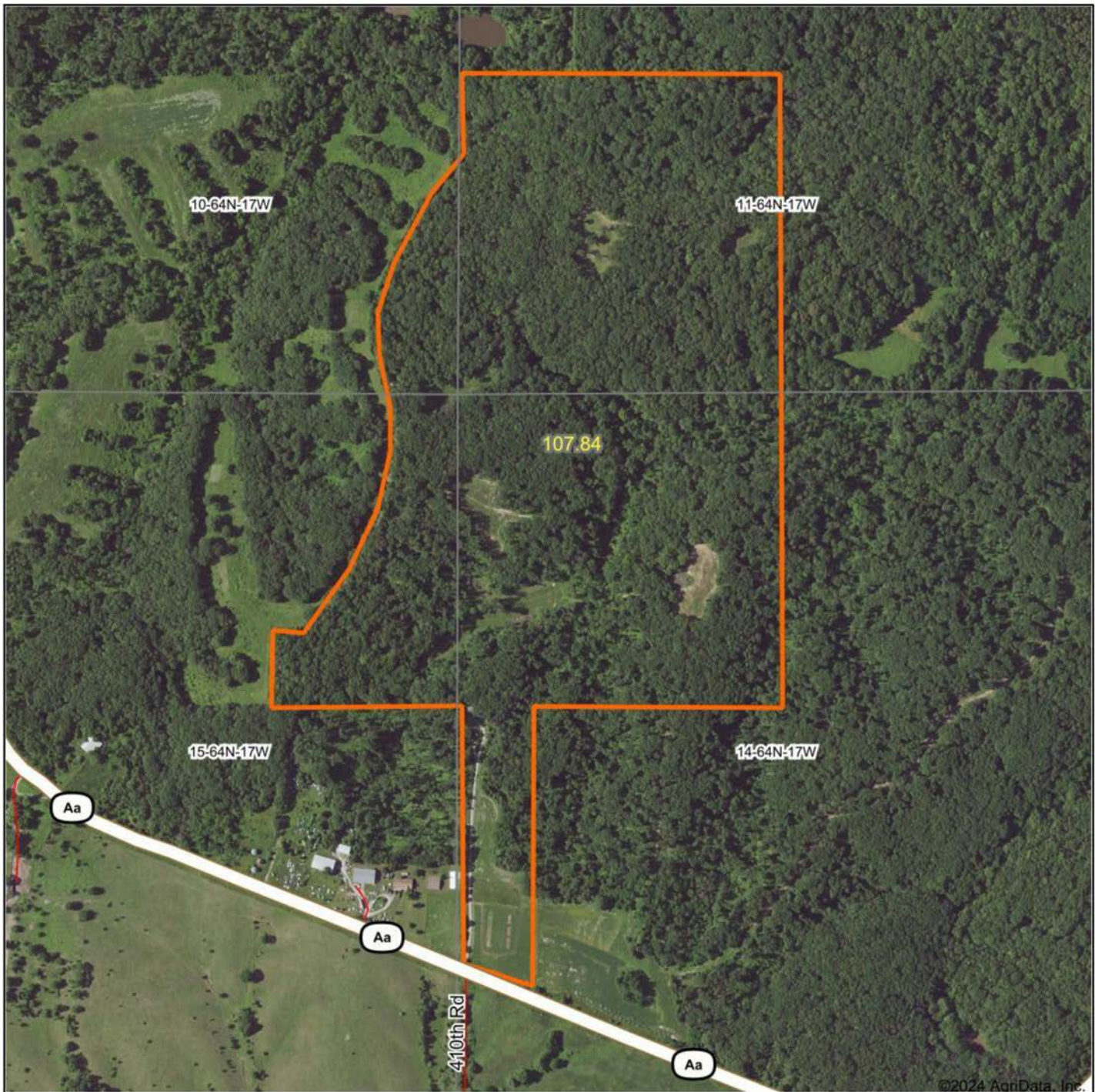
FOUR TOWER BLINDS & SIX FOOD PLOTS



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 40° 21' 18.92, -92° 46' 49.13

0ft 645ft 1290ft



Maps Provided By:



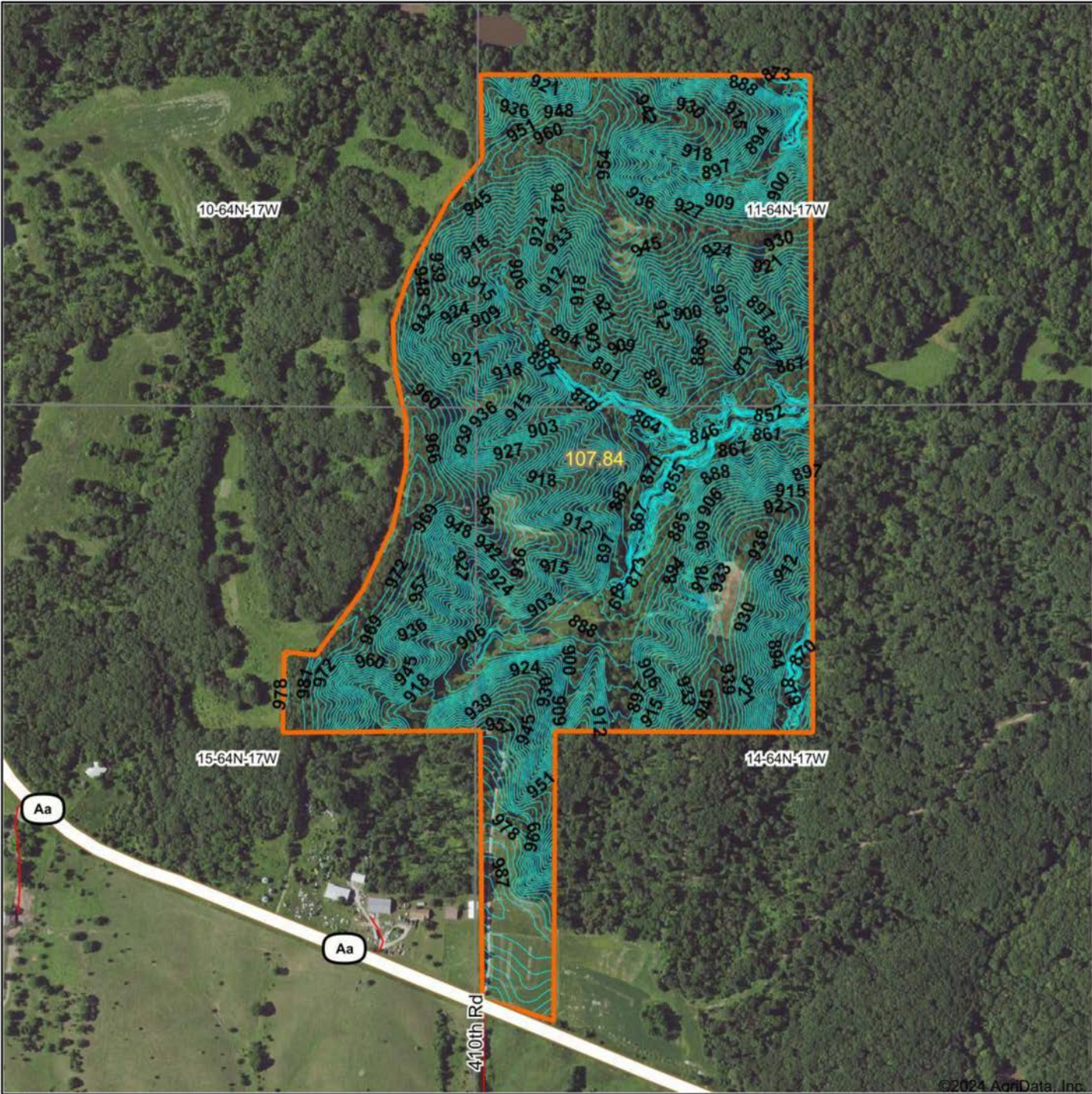
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14-64N-17W
Putnam County
Missouri



10/23/2024

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 835.9

Max: 991.0

Range: 155.1

Average: 920.8

Standard Deviation: 31.69 ft

0ft 624ft 1248ft

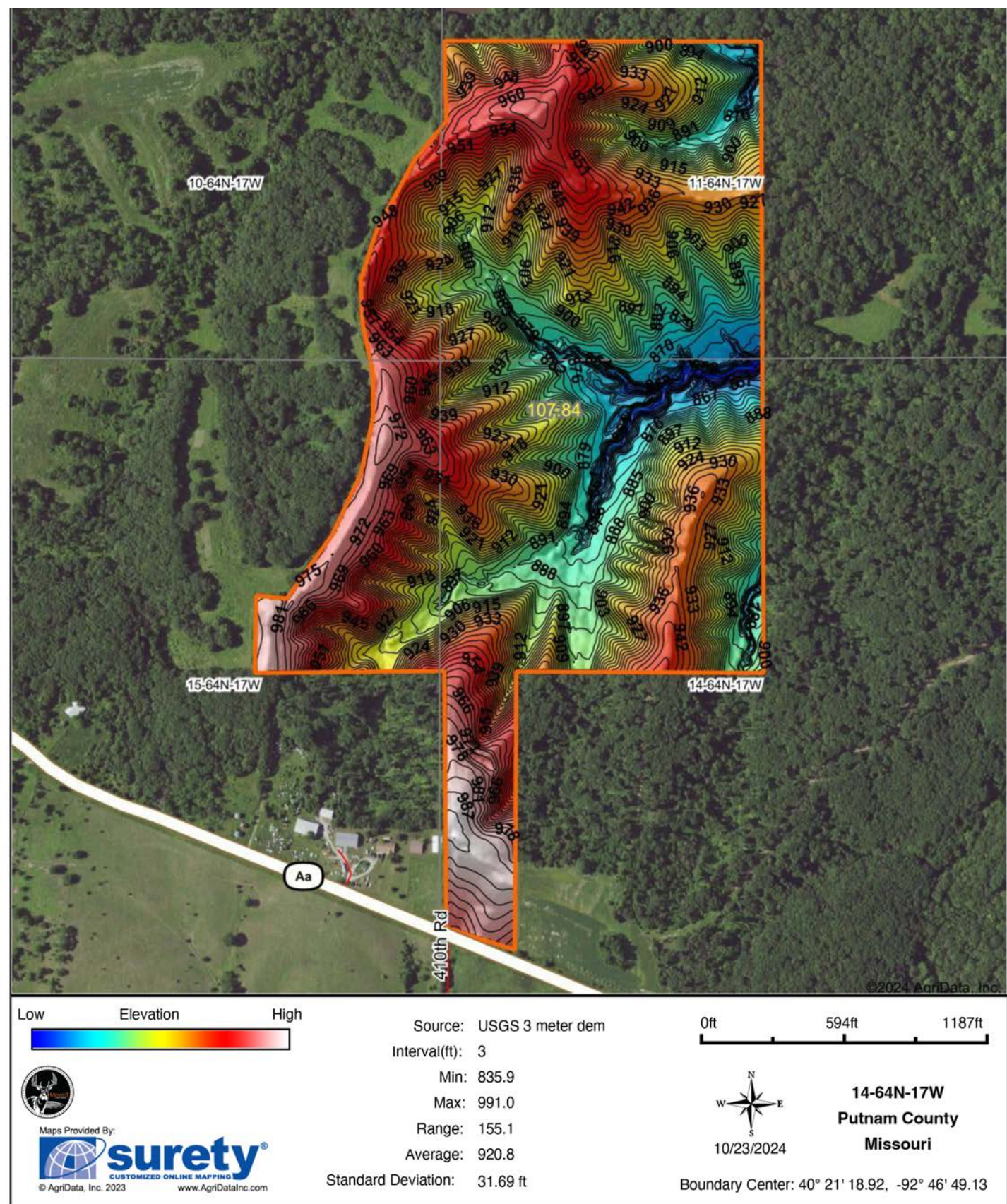


10/23/2024

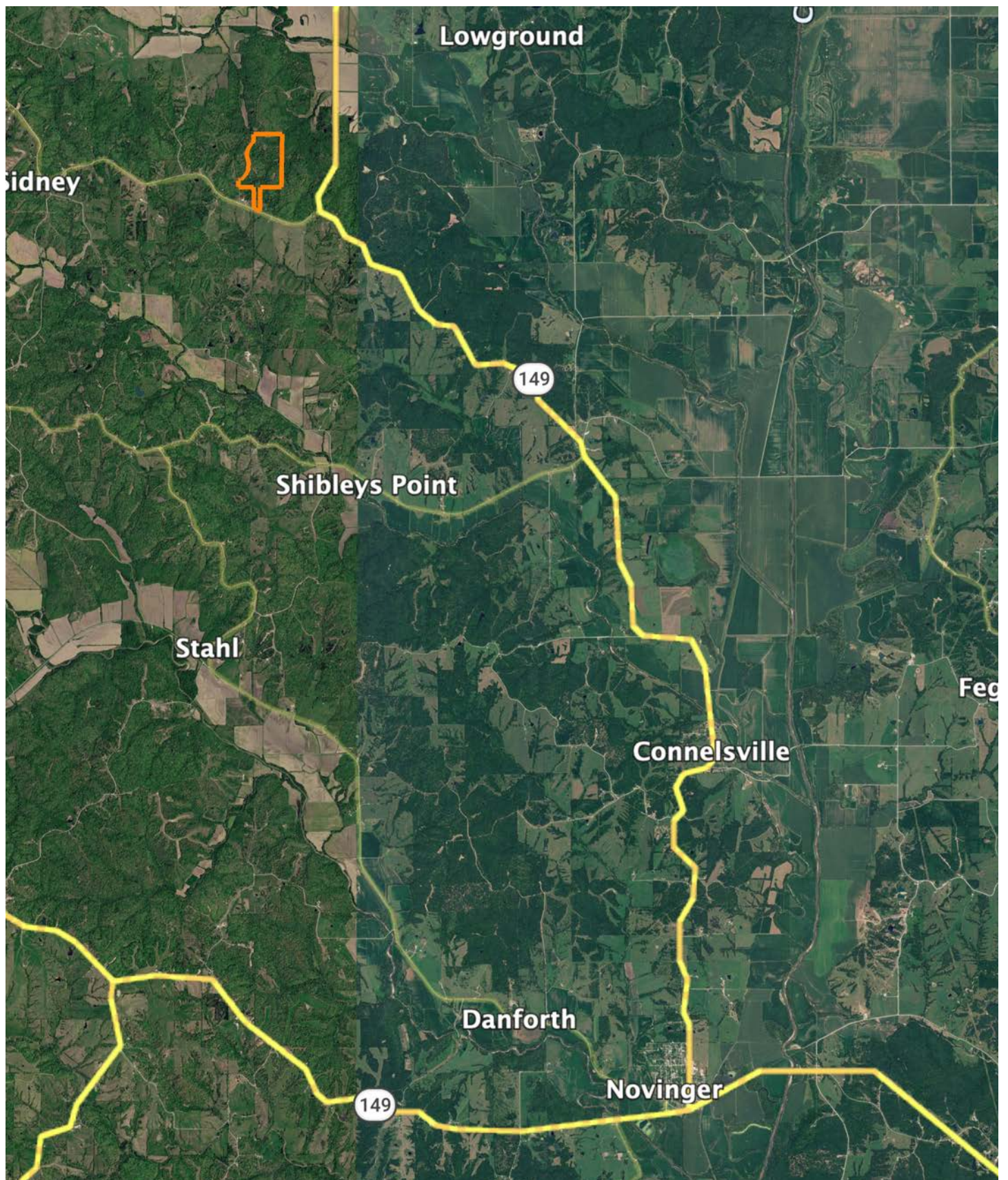
14-64N-17W
Putnam County
Missouri

Boundary Center: 40° 21' 18.92, -92° 46' 49.13

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

641.799.7279

DYarkosky@MidwestLandGroup.com



MidwestLandGroup.com

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