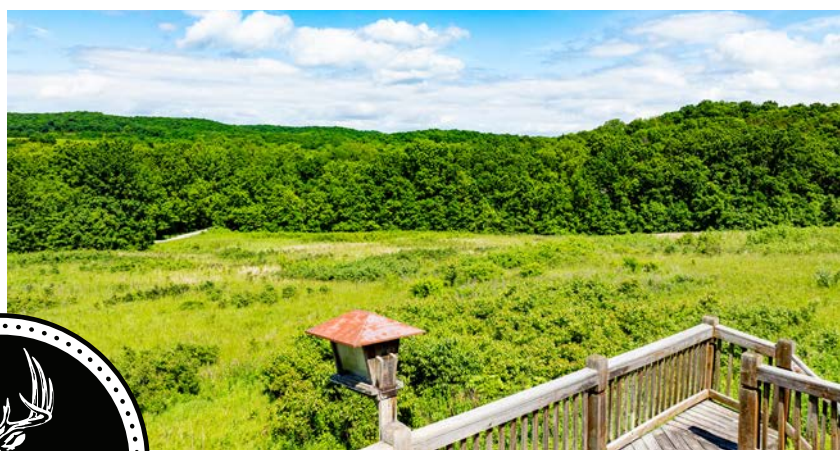


MIDWEST LAND GROUP PRESENTS

19.73 ACRES

RALLS COUNTY, MO

61419 CROOKED CREEK PL, HANNIBAL, MISSOURI 63459



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 19.73 +/- ACRE COUNTRY PROPERTY LOCATED IN RALLS COUNTY

Beautiful 19.73 +/- acre country property located in Ralls County, Missouri, featuring a well-maintained 4 bedroom, 3 bath brick ranch home offering approximately 4167 +/- square feet of space. Built in 1996 and owned by the same family since construction, this property reflects nearly 30 years of pride in ownership, thoughtful improvements, and meticulous care.

One of the property's most appealing features is the exceptional view from the front of the home, offering beautiful seasonal changes throughout the year. The property also features a spring-fed pond with room for future enlargement, open ground, woods, rolling terrain, and wildlife habitat, creating excellent opportunities for recreation, hunting, and peaceful country living.

The home features a walkout basement, attached 2-car garage, walkout basement garage, concrete vault/safe room with steel door, custom oak cabinetry, built-in oak bookcases, hard-wired internet, and geothermal heating and cooling. A chain-link fenced patio and yard

area provides a convenient space for pets and children, while the lower patio includes water and electric service, making it an ideal location for a future hot tub.

Numerous updates have been completed throughout ownership, including a roof with 50-year shingles, updated bathrooms, a geothermal HVAC system, water heater, extensive basement renovations following a water heater failure, newer appliances, patio and pergola additions, and many additional interior and exterior improvements.

Additional features include rural water service, Ralls County Electric, outside water and electric service (camper hookups), and a private country setting.

Whether you're searching for a permanent residence, country retreat, or recreational property, this well-maintained Ralls County property is one you'll want to see in person.



PROPERTY FEATURES

COUNTY: **RALLS** | STATE: **MISSOURI** | ACRES: **19.73**

- Walkout basement
- Spring-fed pond with room for future enlargement
- Open ground and woods
- Rolling terrain
- Exceptional seasonal views
- Attached 2-car garage
- Walkout basement garage
- Concrete vault/safe room with steel door
- Custom oak cabinets
- Built-in oak bookcase
- Hard-wired internet
- All-electric home
- Geothermal heating & cooling system
- Rural water service
- Ralls County Electric
- Rural trash pickup available
- Mail delivery at county road
- Outside water hydrant
- Outside electric service
- Concrete bridge over creek on private road
- Chain-link fenced patio/yard area
- Lower patio with water and electric service for future hot tub
- No HOA
- Neighbors cooperate on private road maintenance



4 BEDROOM, 3 BATH BRICK RANCH HOME

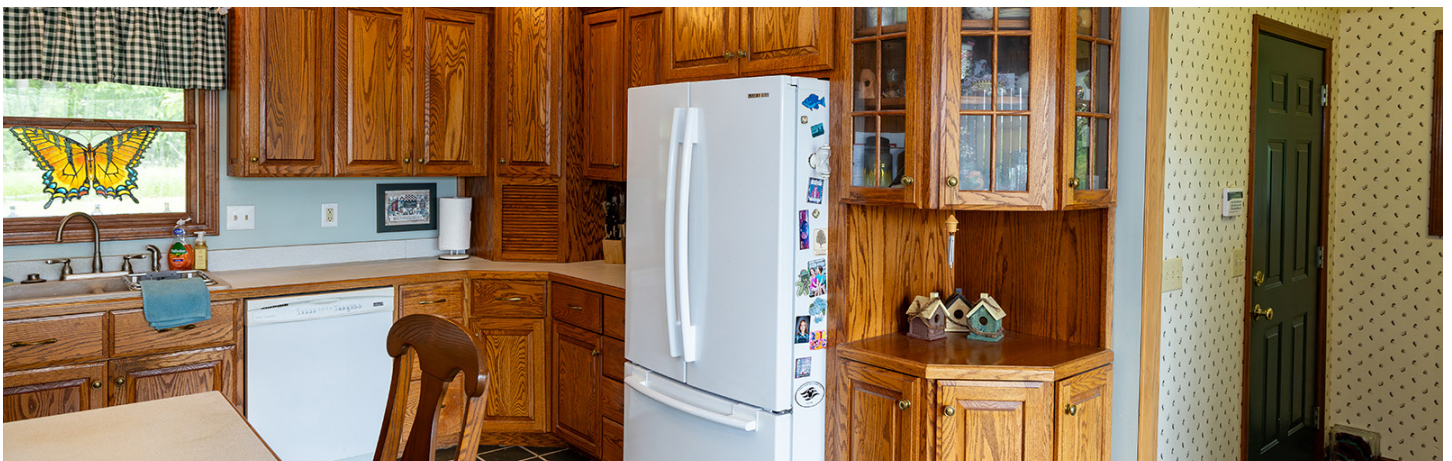


ADDITIONAL INTERIOR PHOTOS



CUSTOM CABINETS & BUILT-IN BOOKCASE

The home features a walkout basement, attached 2-car garage, walkout basement garage, concrete vault/safe room with steel door, custom oak cabinetry, built-in oak bookcases, hard-wired internet, and geothermal heating and cooling.



WALKOUT BASEMENT



DECK & FENCED PATIO/YARD AREA



ROLLING TERRAIN



OPEN GROUND AND WOODS



NO HOA



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 35' 26.83, -91° 19' 0.31

0ft 854ft 1707ft

2-55N-4W
Ralls County
Missouri



10/22/2026

TOPOGRAPHY MAP



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Maps Provided By



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 529.1

Max: 601.6

Range: 72.5

Average: 567.2

Standard Deviation: 20.14 ft

0ft 225ft 449ft

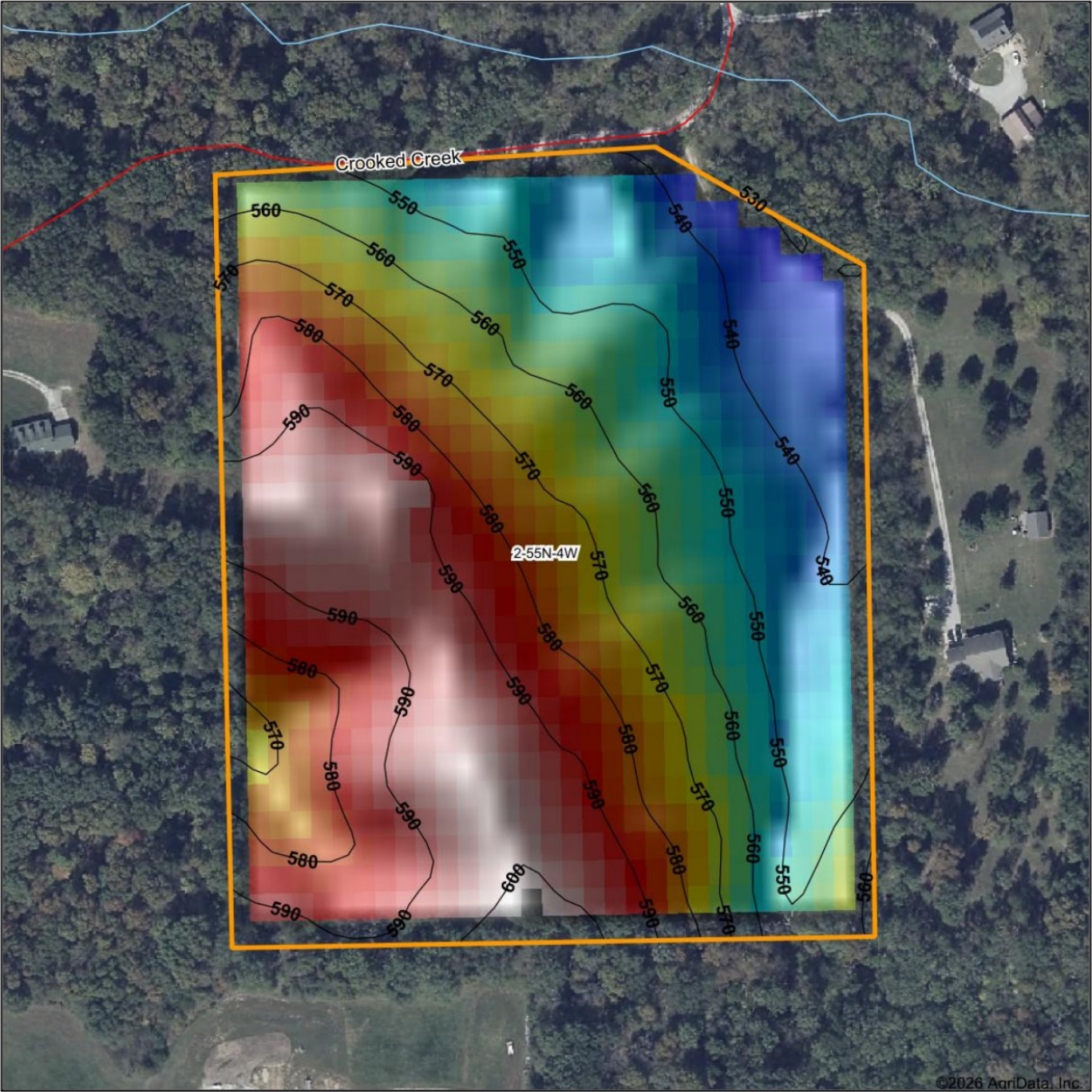
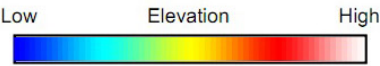


10/22/2026

2-55N-4W
Ralls County
Missouri

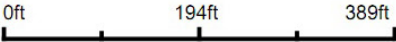
Boundary Center: 39° 35' 26.83, -91° 19' 0.31

HILLSHADE MAP



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 529.1
Max: 601.6
Range: 72.5
Average: 567.2
Standard Deviation: 20.14 ft

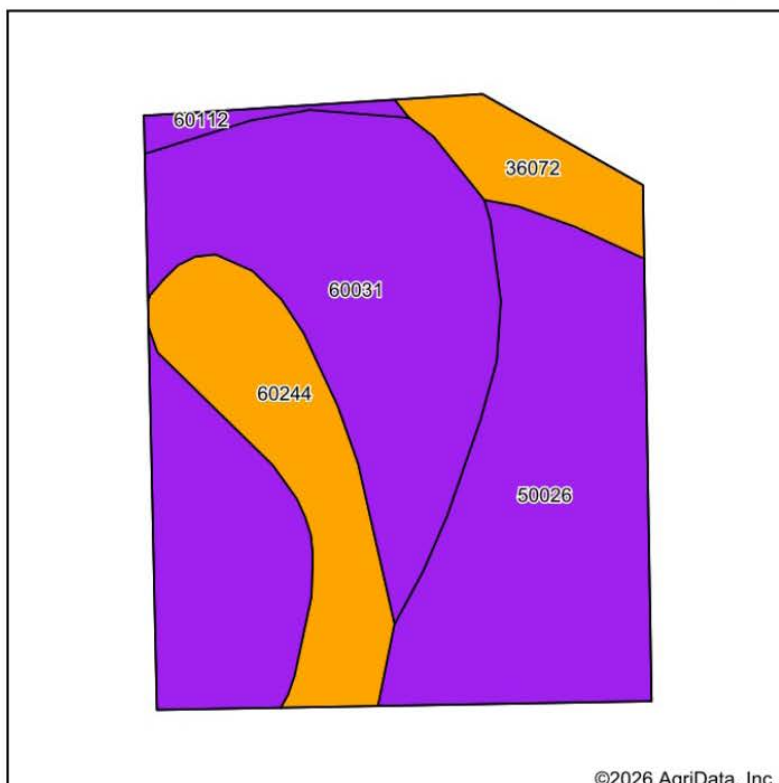


10/22/2026

2-55N-4W
Ralls County
Missouri

Boundary Center: 39° 35' 26.83, -91° 19' 0.31

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Ralls**
 Location: **2-55N-4W**
 Township: **Saverton**
 Acres: **17.75**
 Date: **10/22/2026**



Maps Provided By:



Area Symbol: MO173, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	8.09	45.6%		> 6.5ft.	Vle	73	73	57	57
50026	Gosport silty clay loam, 14 to 20 percent slopes	5.61	31.6%		2.8ft. (Paralithic bedrock)	Vle	52	52	41	36
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	2.70	15.2%		> 6.5ft.	Ille	79	79	68	65
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	1.09	6.1%		> 6.5ft.	Illw	71	64	61	70
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	0.26	1.5%		> 6.5ft.	Vlle	15	15	12	6
Weighted Average						5.37	*n 66.3	*n 65.9	*n 53.2	*n 51.6

*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.

HILLSHADE MAP



AGENT CONTACT

Chris Comer grew up on 45 acres in Ralls County, Missouri, where hunting, fishing, horses, and time outdoors were part of everyday life. Today, he and his family live on rural acreage near Hannibal, where they continue to enjoy owning horses and spending time outdoors. Chris also owns tillable farmland and recreational hunting property, giving him firsthand experience not only selling land, but buying, improving, managing, and reselling farms as personal investments.

Chris brings almost two decades of experience helping clients buy and sell farms, hunting properties, recreational land, rural homes, and acreage throughout Missouri and Illinois. Licensed since 2009, Chris has worked almost exclusively with rural properties and specializes in 1031 exchanges, giving him a practical understanding of land values, investment considerations, and the factors that influence a property's marketability and long-term potential. Chris also spent 21 years in the fire service, retiring as a Captain. That career taught him the importance of listening carefully, taking responsibility, and following through - qualities he brings to every client relationship.

His knowledge extends beyond the transaction. Chris has years of experience developing food plots, improving wildlife habitat, and managing deer on his own properties. He has also worked with farm tenants, cash-rent arrangements, and improvements to tillable ground. That firsthand perspective allows him to help landowners evaluate both the current use and future potential of their property.

Whether helping a family sell a longtime farm or helping a buyer find the right property for hunting, farming, recreation, or investment, Chris is committed to honest advice, hard work, and personal attention.



CHRIS COMER

LAND BROKER

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MidwestLandGroup.com

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