MIDWEST LAND GROUP PRESENTS

31.5 ACRES IN

RALLS COUNTY
MISSOURI





MIDWEST LAND GROUP

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HISTORIC FARMHOUSE MEETS PRIVACY AND ACREAGE IN RALLS COUNTY, MISSOURI

Historic charm meets privacy and acreage with this 1865 farmhouse situated on 31.5 surveyed acres just outside Hannibal, Missouri. The property is located on a hard-surface road and offers the benefit of a Hannibal-area location while being in Ralls County, which provides favorable county tax advantages.

The home features three bedrooms, two bathrooms, and approximately 1,933 square feet of living space. The interior is a handyman special and ready for updates and finishing work, making it ideal for someone wanting to add value through renovation. Some improvements have already been started, including new drywall work in portions of the home and a newer metal roof installed approximately two years ago. A partial basement provides additional storage and utility space.

The land is predominantly heavily wooded with rolling terrain and a creek running through the property, providing excellent wildlife habitat and recreational appeal. A food plot has been established near the center of the property, further enhancing its appeal for wildlife and hunting. The property is located across the road from approximately 3,000 acres owned by a cement plant, creating a large block of surrounding habitat that supports strong deer movement and consistently holds mature whitetails. Trails throughout the property make it well suited for hunting, hiking, or simply enjoying the outdoors.

With no HOA or known restrictions, this property is well suited for a renovation project, recreational retreat, or long-term country residence. Located just minutes from Hannibal with hard-surface road access, it offers convenience without sacrificing privacy.

A rare opportunity to own surveyed acreage with a historic farmhouse, strong recreational potential, and natural beauty in Ralls County.



PROPERTY FEATURES

COUNTY: **RALLS** | STATE: **MISSOURI** | ACRES: **31.5**

- Historic 1865 farmhouse
- Three bedrooms and two full bathrooms
- Approximately 1,933 square feet of living space
- Interior is a handyman special, ready for updates and finishing work
- New drywall work completed in portions of the home
- New metal roof installed approximately two years ago
- Partial basement for storage and utility space
- Heavily wooded, rolling terrain offering privacy and seclusion
- Creek running through the property
- Established food plot located near the center of the property
- Trails throughout for hunting, hiking, or recreational use
- Located across the road from approximately 3,000 acres owned by a cement plant, providing extensive surrounding wildlife habitat
- Excellent deer movement and strong recreational potential
- Located on a hard-surface road just outside Hannibal
- Hannibal-area location with the benefit of Ralls County taxes
- No HOA and no known restrictions



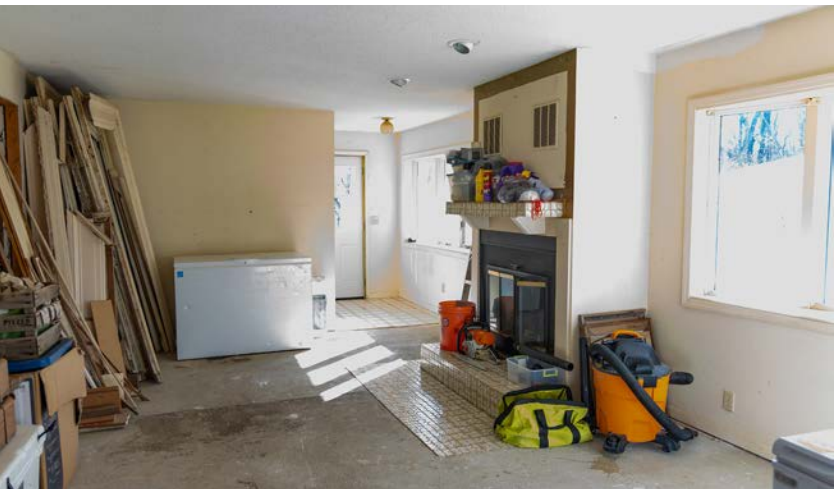
HISTORIC 1865 FARMHOUSE

The home features three bedrooms, two bathrooms, and approximately 1,933 square feet of living space. The interior is a handyman special and ready for updates and finishing work, making it ideal for someone wanting to add value through renovation.











TRAILS & ESTABLISHED FOOD PLOT





HEAVILY WOODED, ROLLING TERRAIN



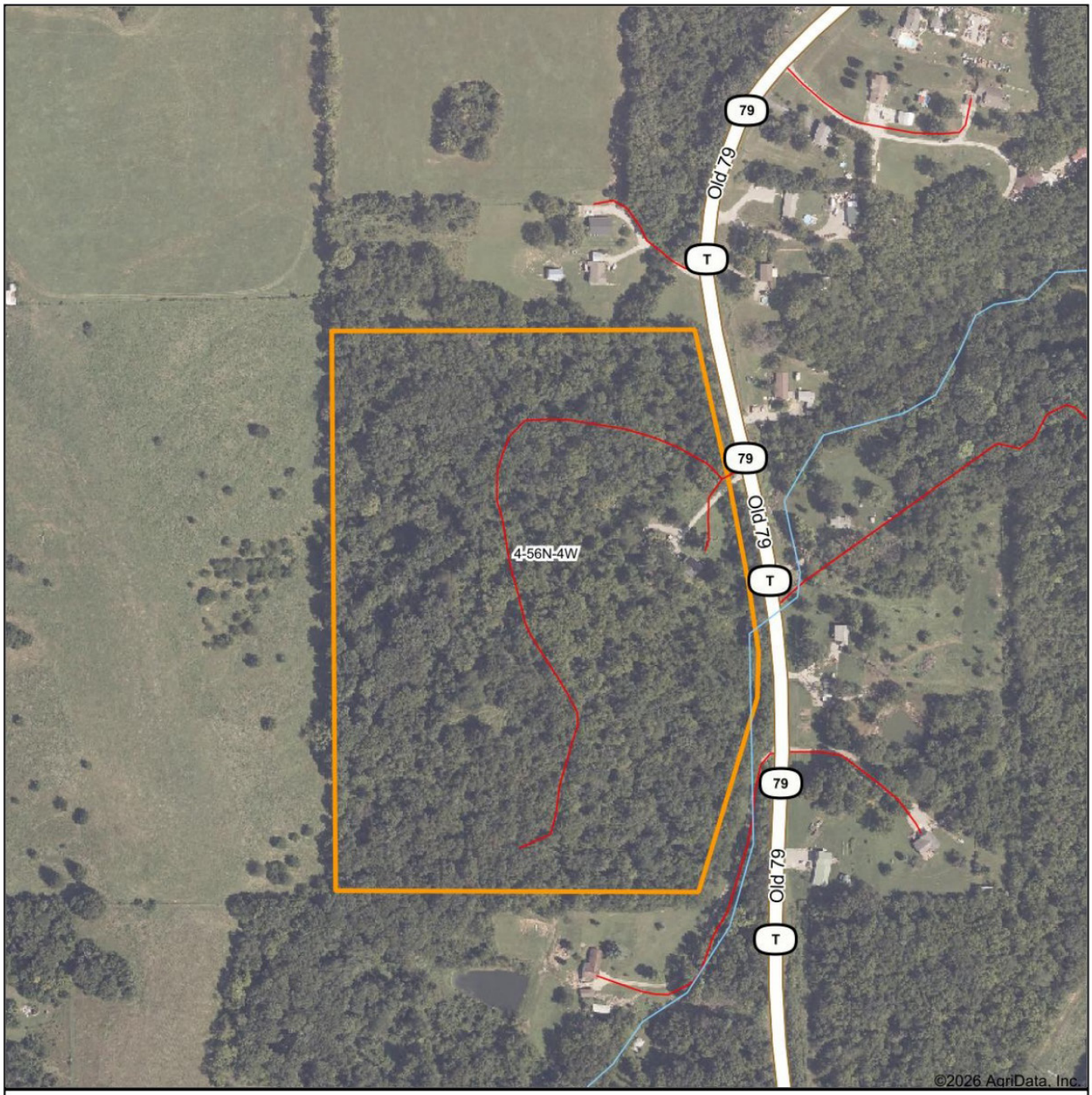
ADDITIONAL PHOTOS







AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 40' 46.41, -91° 20' 57.16

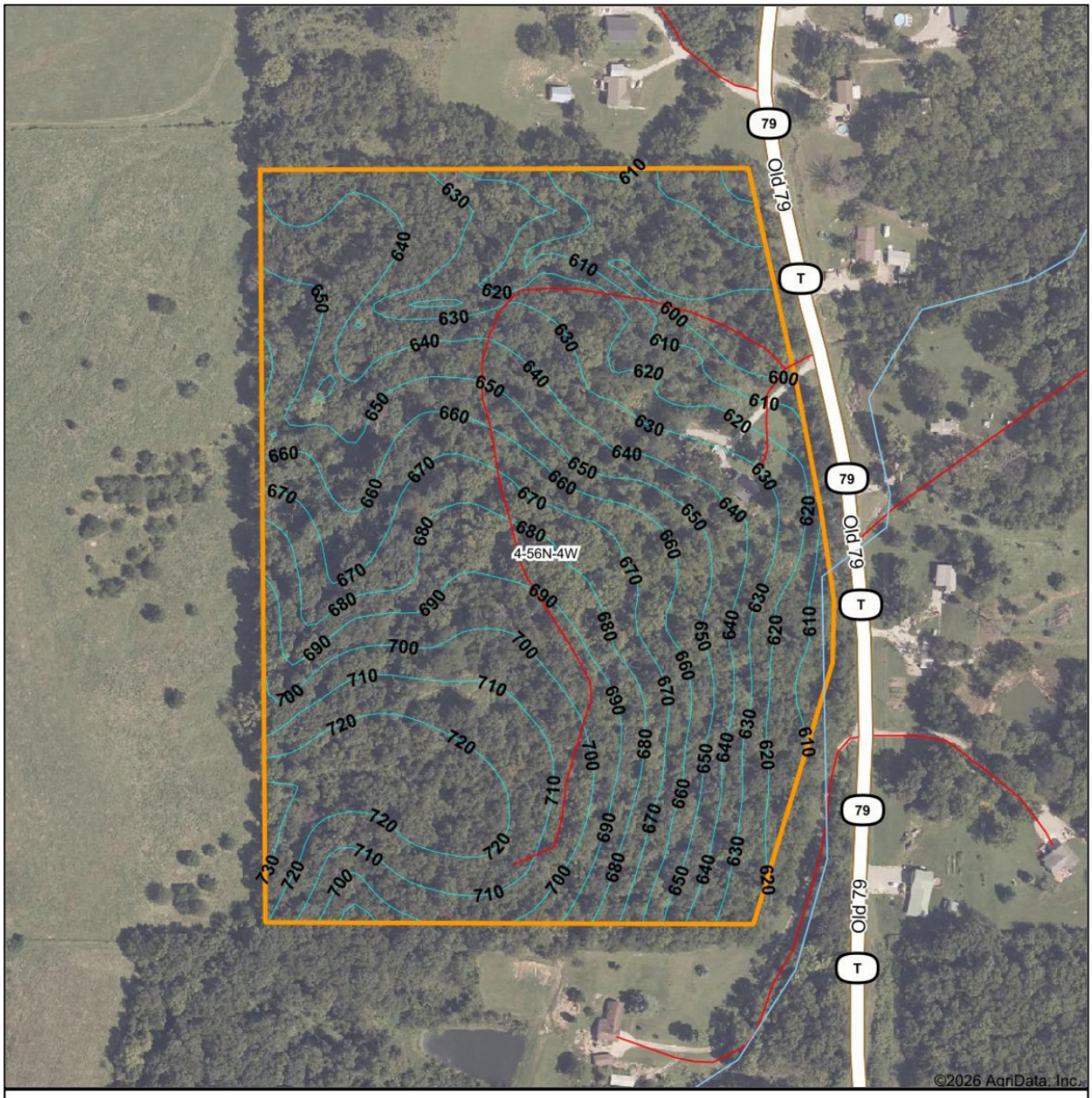
4-56N-4W
Ralls County
Missouri

0ft 381ft 763ft

N W E S

10/22/2026

TOPOGRAPHY MAP



Maps Provided By surety CUSTOMIZED ONLINE MAPPING

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Source:	USGS 10 meter dem
Interval(ft):	10.0
Min:	591.6
Max:	732.3
Range:	140.7
Average:	660.5
Standard Deviation:	37.17 ft

0ft 284ft 567ft

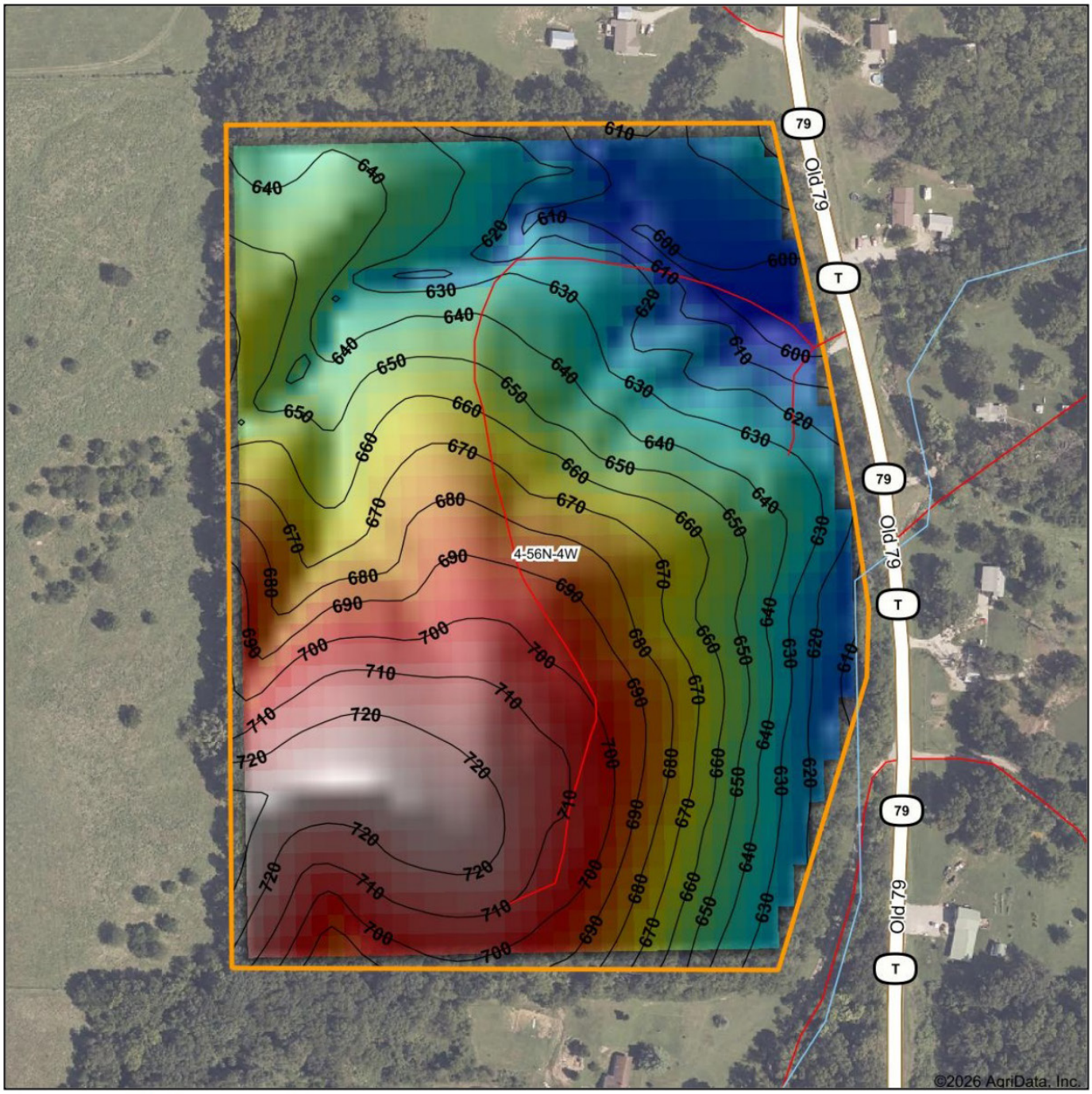
N W E S

10/22/2026

4-56N-4W
Ralls County
Missouri

Boundary Center: 39° 40' 46.41, -91° 20' 57.16

HILLSHADE MAP



Low Elevation High

Maps Provided By
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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	591.6
Max:	732.3
Range:	140.7
Average:	660.5
Standard Deviation:	37.17 ft

0ft 253ft 507ft

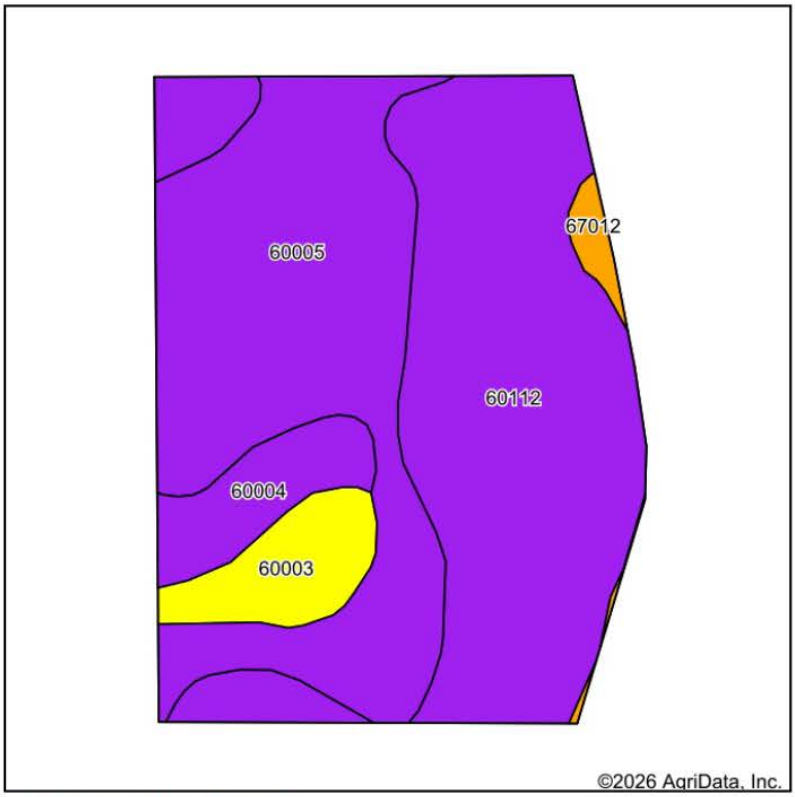
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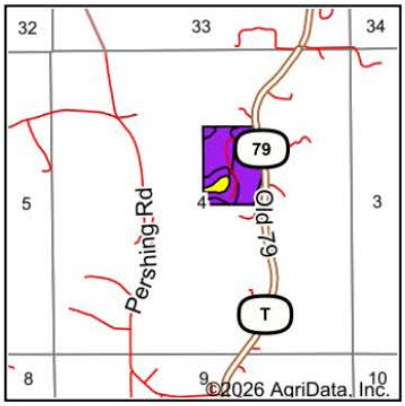
4-56N-4W
Ralls County
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Boundary Center: 39° 40' 46.41, -91° 20' 57.16

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Ralls**
Location: **4-56N-4W**
Township: **Saverton**
Acres: **31.11**
Date: **10/22/2026**

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N W E S

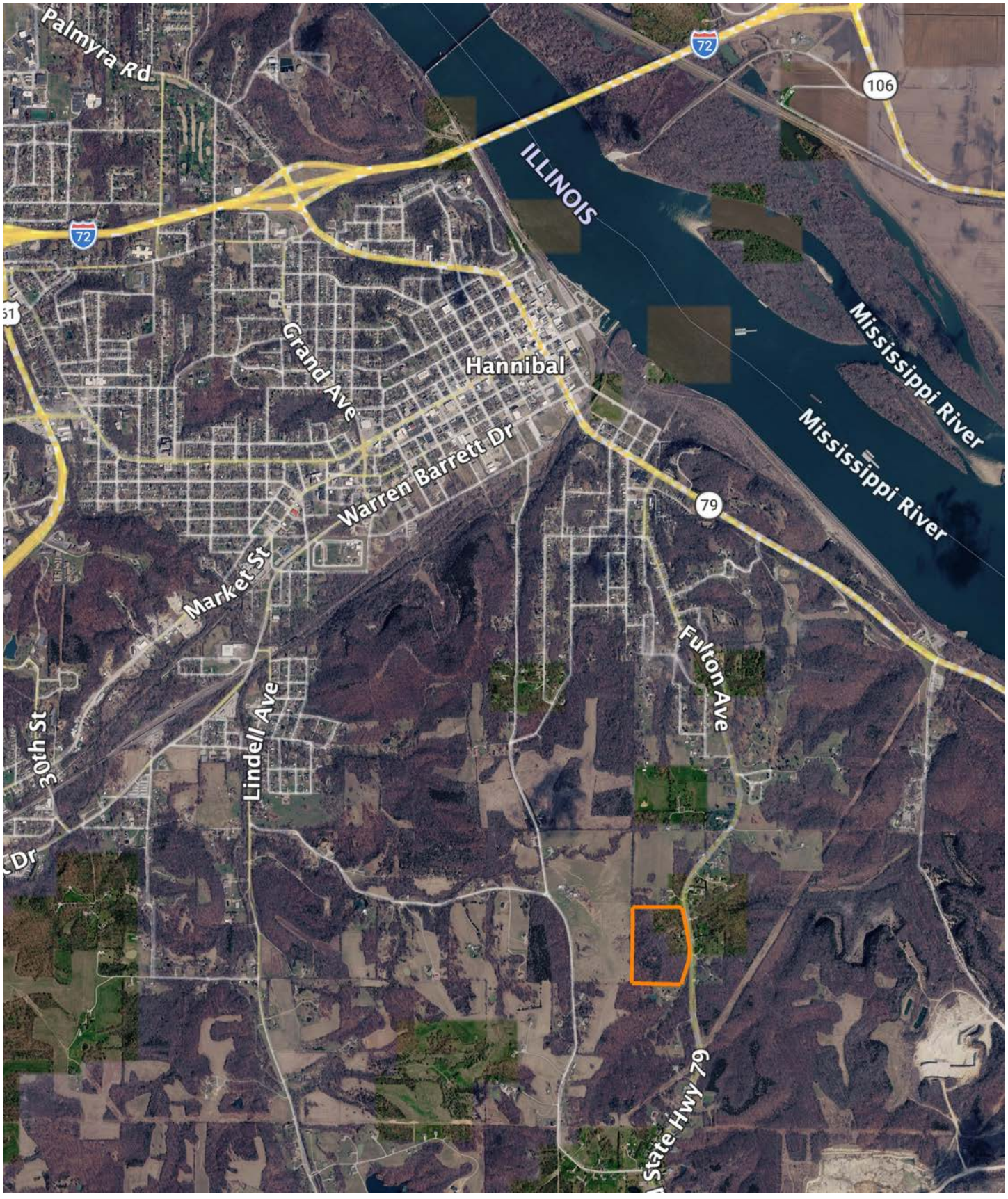
Area Symbol: MO173, Soil Area Version: 28

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
60112	Goss very gravelly silt loam, 14 to 45 percent slopes	13.83	44.5%		> 6.5ft.	VIIe	15	15	12	6
60005	Menfro silt loam, 20 to 45 percent slopes	12.21	39.2%		> 6.5ft.	VIe	19	19	16	9
60004	Menfro silt loam, 14 to 20 percent slopes, eroded	2.70	8.7%		> 6.5ft.	VIe	67	67	57	53
60003	Menfro silt loam, 9 to 14 percent slopes, eroded	1.93	6.2%		> 6.5ft.	IVe	76	76	67	63
67012	Cedargap silt loam, 1 to 3 percent slopes, frequently flooded, cool	0.44	1.4%		> 6.5ft.	IIIw	66	66	52	55
					Weighted Average	**6.28**	***n 25.6**	***n 25.6**	***n 21.5**	***n 15.5**

*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.

OVERVIEW 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

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