



MIDWEST LAND GROUP PRESENTS

DYNAMITE HUNTING TRACT IN DAVIESS COUNTY



80 ACRES
DAVIESS COUNTY
MISSOURI









DYNAMITE HUNTING TRACT IN DAVIESS COUNTY

COUNTY: DAVIESS | **STATE:** MISSOURI | **ACRES:** 80

Discover an incredibly secluded and remote 80 +/- acre hunting farm offering the kind of privacy and habitat serious outdoorsmen are looking for. With abundant deer and turkey numbers, beautiful hardwood timber, and Hickory Creek winding through the property, this farm provides an excellent combination of wildlife habitat and recreational opportunity.

The farm features mature hardwood timber highlighted by giant oak trees and walnut timber along the creek. Hickory Creek creates a natural travel corridor, making this property particularly attractive during the rut. A small pond provides an additional water source for wildlife, while strategically located open ground offers excellent opportunities for establishing food plots and developing a well-planned hunting setup.

Approximately 10 +/- acres along the west side are currently cut for hay, providing additional income potential or an opportunity to transition the acreage into strategically placed food plots. Access is provided from the north off Granite Avenue, adding to the property's secluded setting. Mineral rights are intact and will transfer to the buyer at closing.

If you've been searching for a quiet, hard-to-find hunting property with mature timber, creek frontage, and excellent wildlife habitat, this 80 +/- acre tract deserves a closer look. Contact Drew Yarkosky at (641) 799-7279 for additional information or to schedule a private showing.

PROPERTY FEATURES

- 80 +/- acres
- Incredibly remote and secluded
- Abundant deer and turkey numbers
- Hickory Creek runs through the farm
- Ideal rut travel corridor
- Beautiful hardwoods timber
- Giant oak trees
- Walnut timber along creek
- Small pond
- Perfect open acres for food plot designs
- 10 +/- acres cut for hay along west side
- Access from the north off Granite Ave
- Mineral rights intact and transferring to buyer at closing
- 2025 Taxes: $132.62
- 4 miles from Jameson, MO
- 16 miles from Bethany, MO
- 74 miles from Kansas City, MO

ABUNDANT DEER & TURKEY

A small pond provides an additional water source for wildlife, while strategically located open ground offers excellent opportunities for establishing food plots and developing a well-planned hunting setup.



















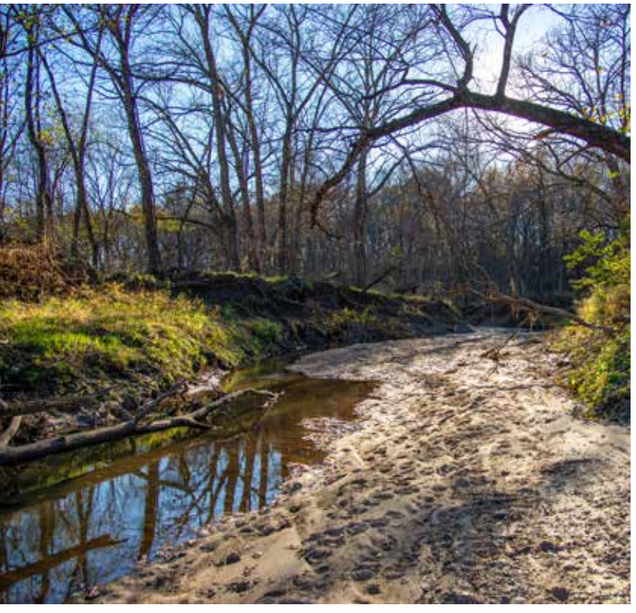




HICKORY CREEK

Hickory Creek creates a natural travel corridor, making this property particularly attractive during the rut.











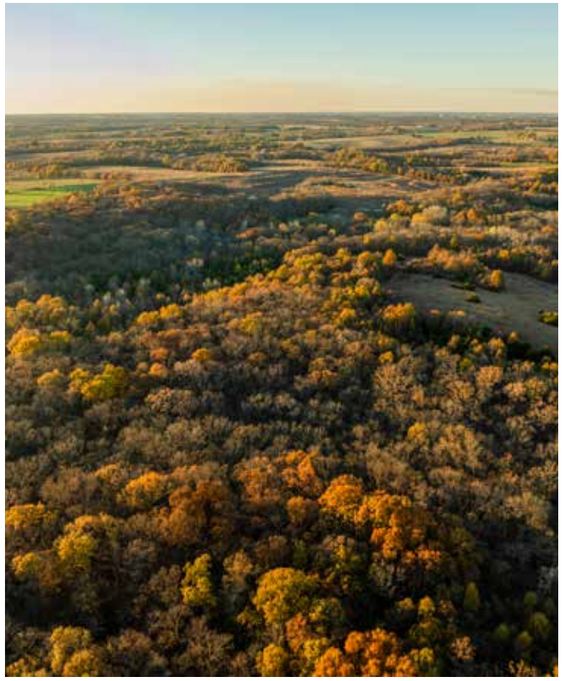






BEAUTIFUL HARDWOODS TIMBER

The farm features mature hardwood timber highlighted by giant oak trees and walnut timber along the creek.









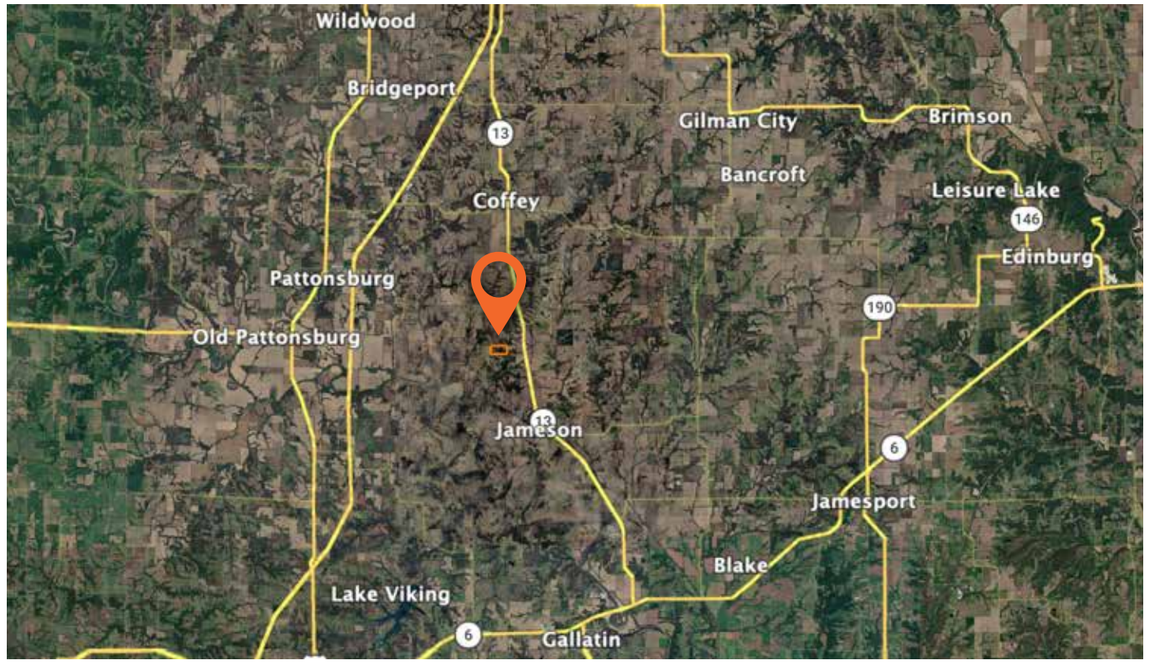




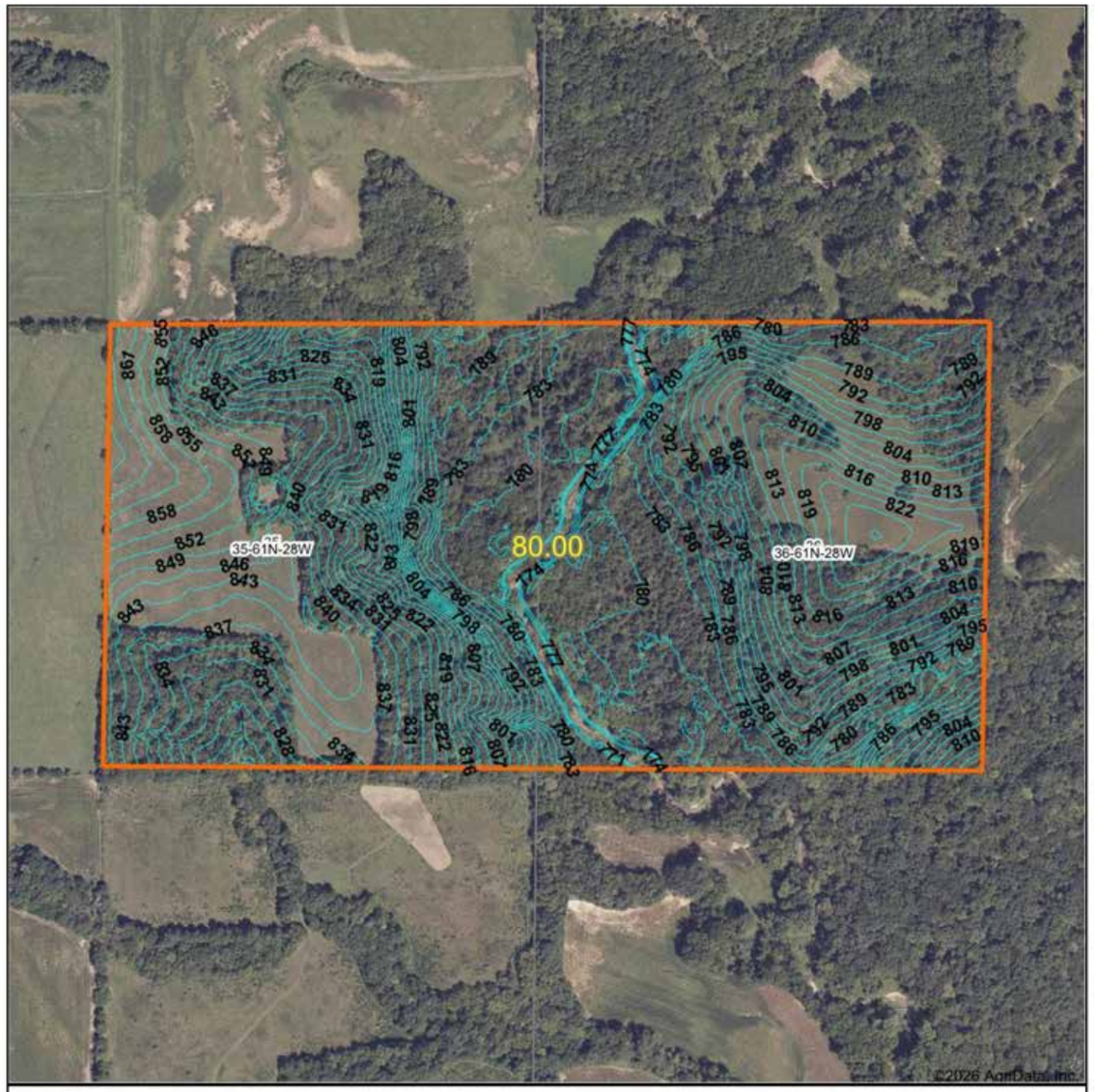


AERIAL MAPS





TOPOGRAPHY MAP



Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 768.3
Max: 868.7
Range: 100.4
Average: 808.9
Standard Deviation: 25.92 ft

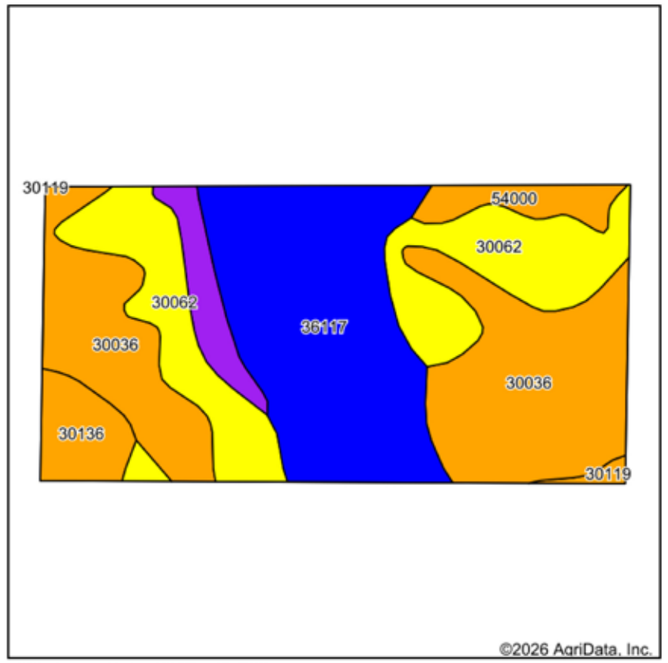
0ft 459ft 918ft

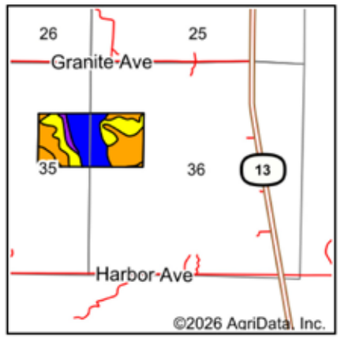
9/13/2026

36-61N-28W
Daviess County
Missouri

Boundary Center: 40° 2' 27.9, -94° 0' 36.57

SOILS MAP





State: **Missouri**
County: **Daviess**
Location: **36-61N-28W**
Township: **Grand River**
Acres: **80**
Date: **9/13/2026**

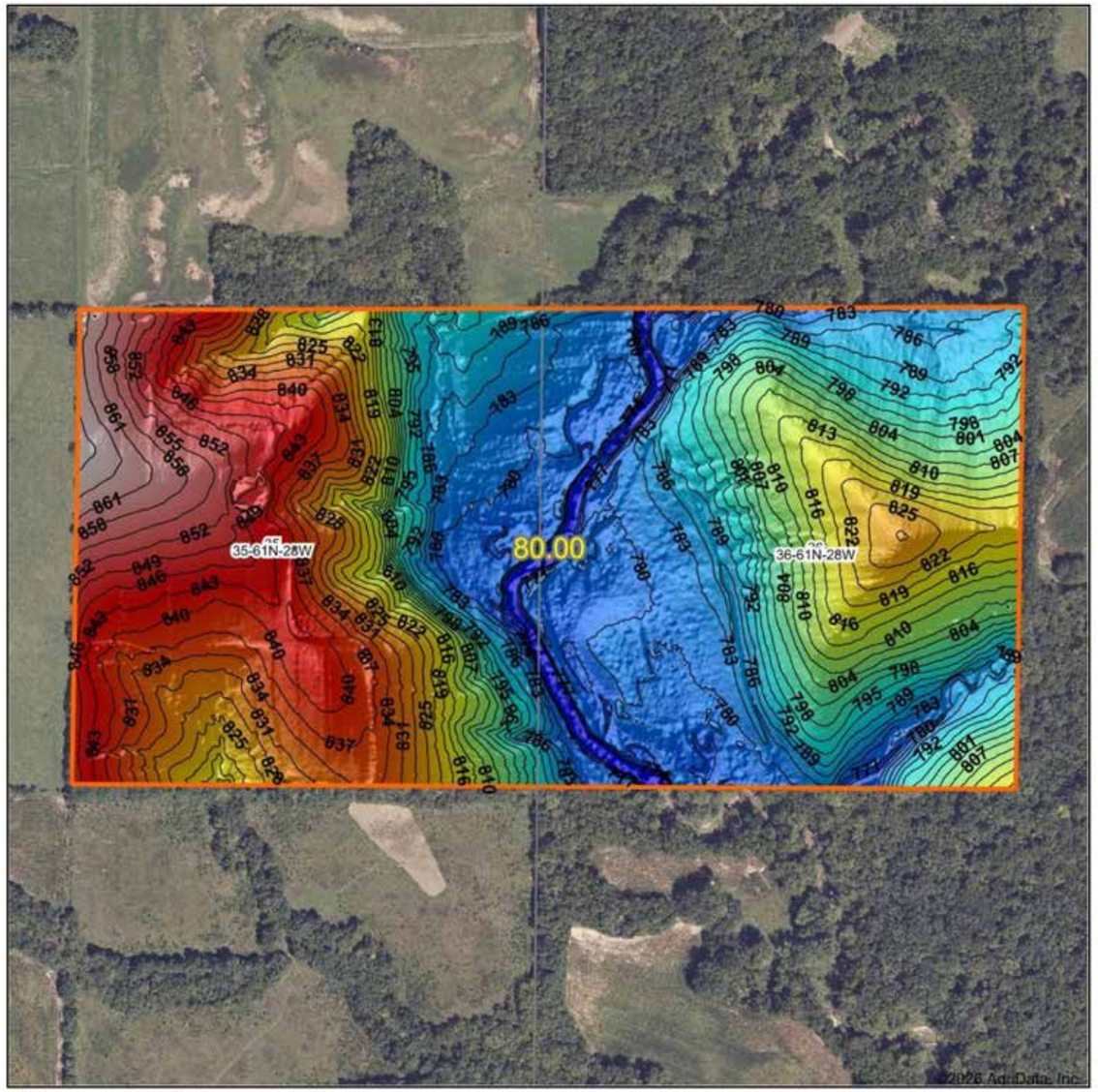
Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: MO061, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30036	Armstrong loam, 5 to 9 percent slopes	26.57	33.2%		IIIe	56	52	52
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	23.89	29.9%		IIw	80	80	78
30062	Gara loam, 9 to 14 percent slopes	19.23	24.0%		IVe	71	71	59
30136	Lamoni loam, 5 to 9 percent slopes	3.77	4.7%		IIIe	62	56	58
30208	Vanmeter flaggy silty clay loam, 14 to 20 percent slopes	3.23	4.0%		VIIe	35	35	30
54000	Chariton silt loam, 0 to 2 percent slopes, rarely flooded	2.86	3.6%		IIIw	74	73	64
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	0.45	0.6%		IIIe	73	73	58
				Weighted Average	**3.10**	***n 66.9**	***n 65.3**	***n 61.3**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

HILLSHADE MAP



Low — Elevation — High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 3
Min: 768.3
Max: 868.7
Range: 100.4
Average: 808.9
Standard Deviation: 25.92 ft

0ft — 429ft — 858ft

9/13/2026

36-61N-28W
Daviess County
Missouri

Boundary Center: 40° 2' 27.9, -94° 0' 36.57

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 | Serving MO & KS

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MIDWEST LAND GROUP

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