MIDWEST LAND GROUP PRESENTS

WHITETAIL-WATERFOWL PARADISE IN LIVINGSTON COUNTY



174 ACRES
LIVINGSTON COUNTY
MISSOURI







174 +/- ACRES WHITETAIL-WATERFOWL PARADISE IN LIVINGSTON COUNTY

COUNTY: LIVINGSTON | **STATE:** MISSOURI | **ACRES:** 174

Welcome to 174 +/- acres of true sportsman's country in Livingston County, Missouri, just 6.5 miles south of Chillicothe. This property is built for hunters who want quality habitat without the work of starting from scratch. Mature hardwood timber blankets much of the acreage, tillable ground is already producing as food plots, and planted mature pecan trees add another food source for wildlife.

Waterfowl hunters will take notice of the 10 +/- acre duck lake with levee, a permanent cedar duck blind, and a well for flooding the marsh. Sitting just south of the Grand River flyway, this is an abundant duck area where you can manage water to hold birds through the season. On the upland side, the property is an outstanding whitetail and turkey hunting area, and a maintained trail system makes it easy to move around the farm.

Practical features set this one apart. A water and electric meter are already on site, and there is both west and southern access to the property. Whether you are looking for a private hunting retreat, a family getaway, or a long-term recreational investment, this Chillicothe, MO property delivers. Call today to schedule your private showing.

PROPERTY FEATURES

- 174 +/- Acres in Livingston County Missouri
- Located 6.5 miles a of Chillicothe
- Mature hardwood timber
- Tillable production working as food plots
- 10 +/- Acre duck lake with levee
- Permanent cedar duck blind
- Well for flooding marsh
- Maintained trail system
- West and Southern access
- Outstanding Whitetail & Turkey Hunting Area
- Just south of the Grand River flyway
- Abundant duck area
- Water and electric meter on site
- Planted mature Pecan trees
- Chillicothe, MO

DUCK LAKE

Waterfowl hunters will take notice of the 10 +/- acre duck lake with levee, a permanent cedar duck blind, and a well for flooding the marsh.















MATURE HARDWOOD TIMBER

Mature hardwood timber blankets much of the acreage, tillable ground is already producing as food plots, and planted mature pecan trees add another food source for wildlife.











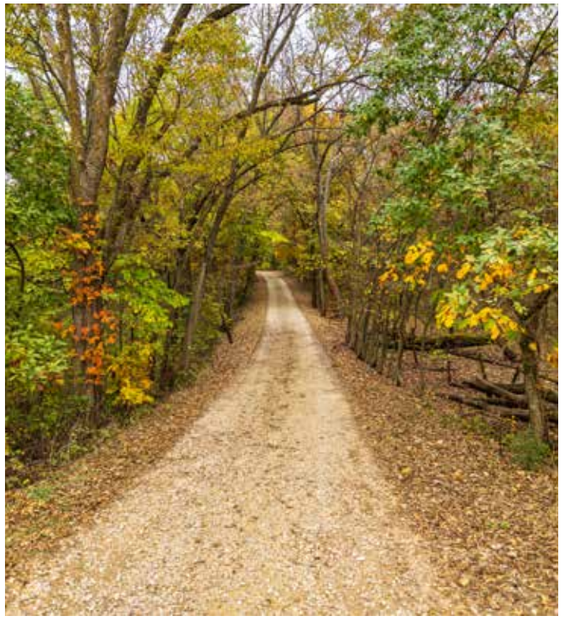


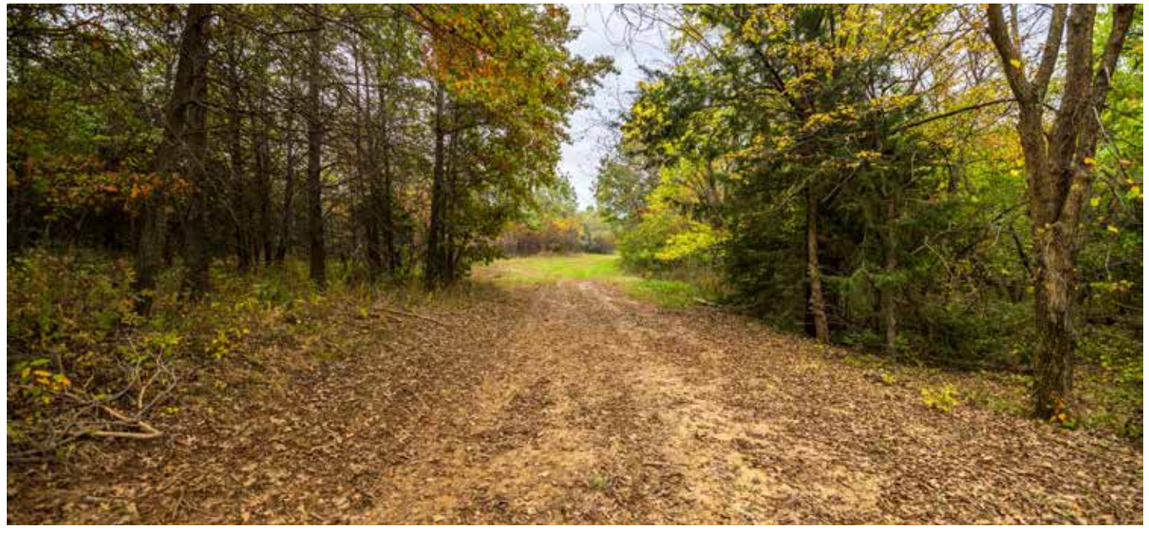




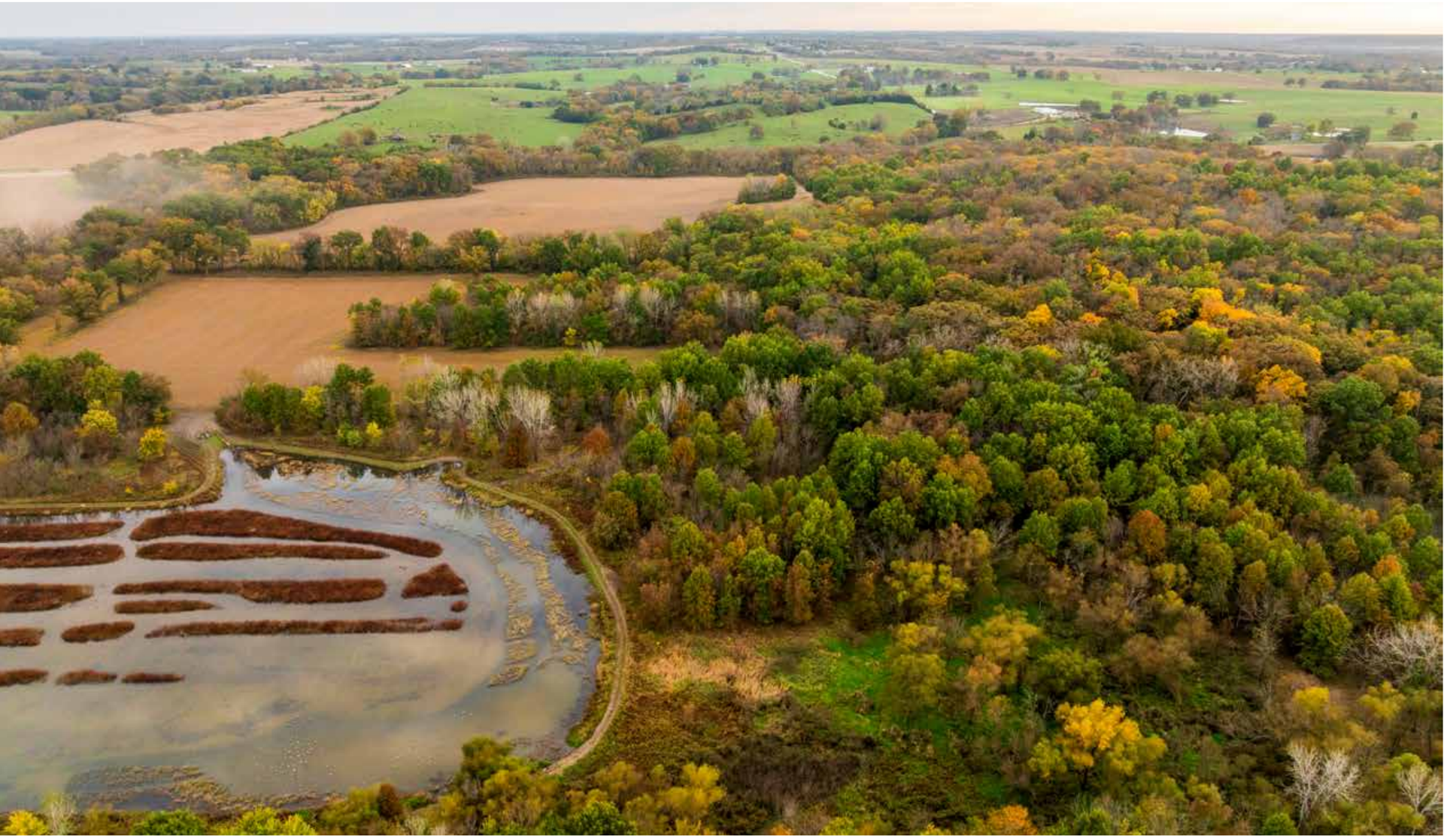
TRAIL SYSTEM

On the upland side, the property is an outstanding whitetail and turkey hunting area, and a maintained trail system makes it easy to move around the farm.





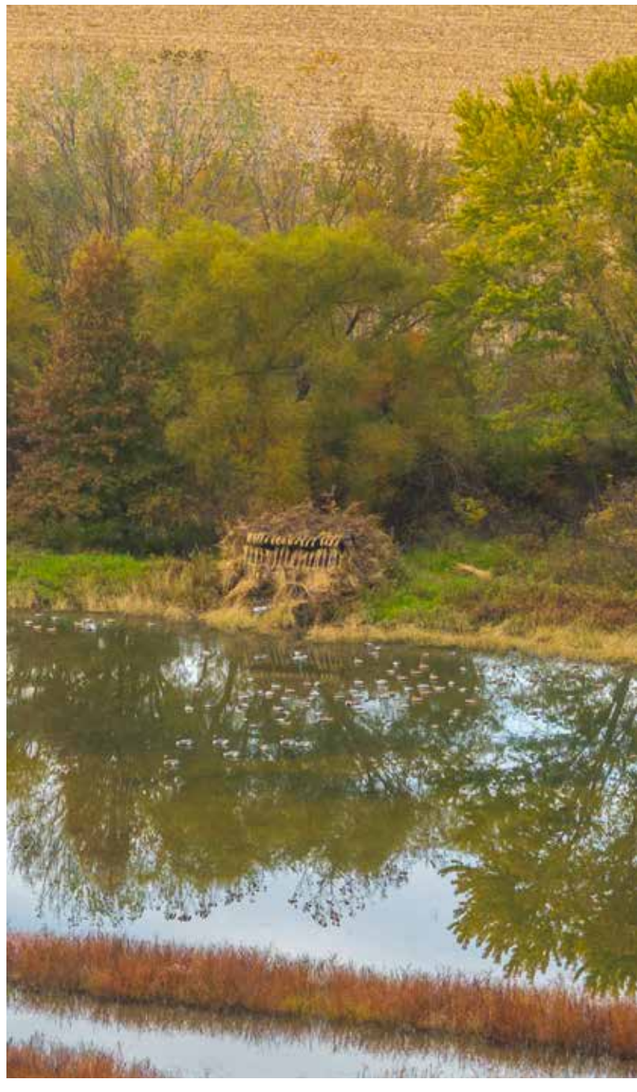




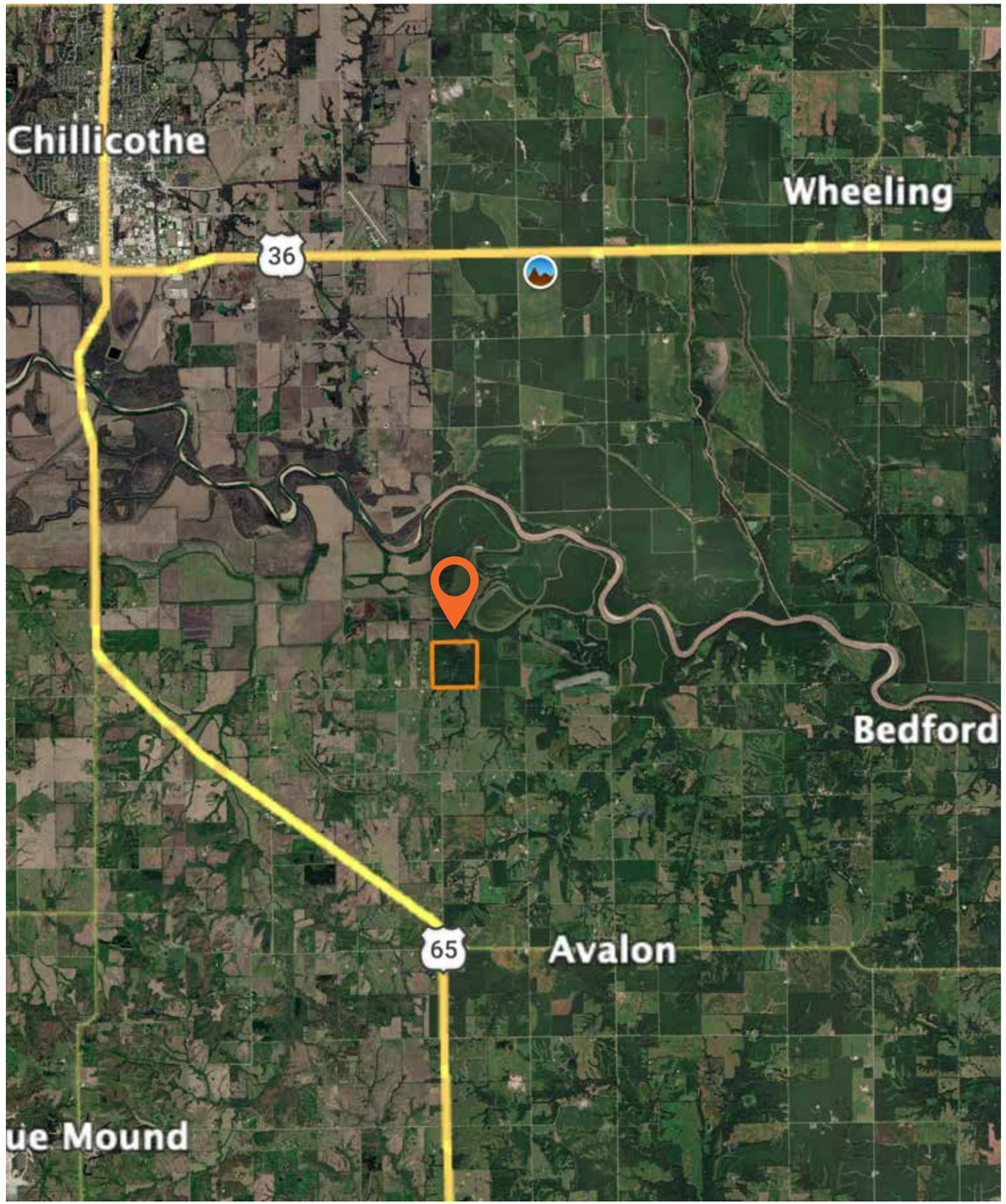








AERIAL MAPS





Boundary Center: 39° 42' 24.5, -93° 28' 36.31

0ft 516ft 1032ft

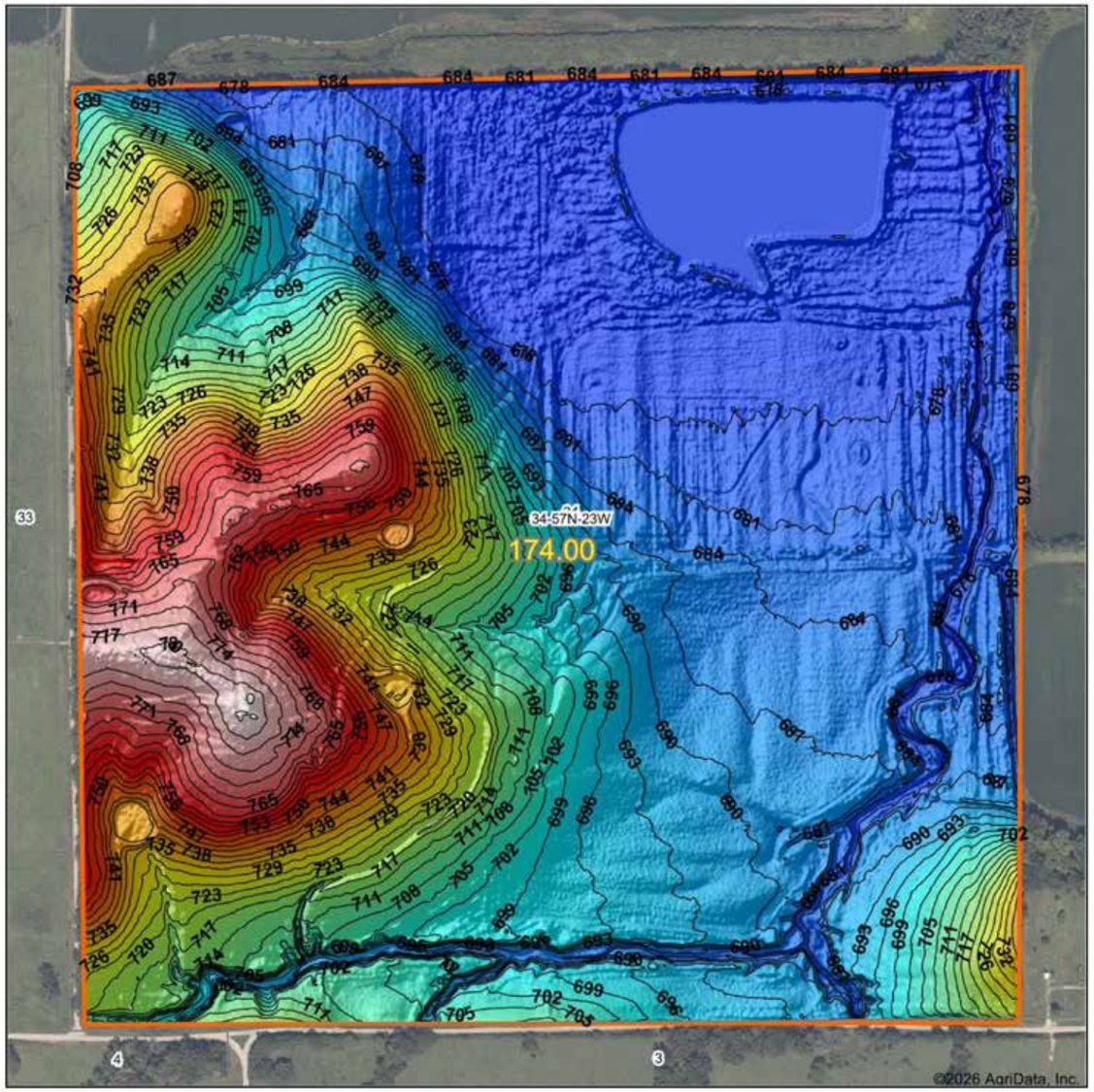
34-57N-23W
Livingston County
Missouri

N W E S

9/15/2026

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 3
Min: 671.3
Max: 784.9
Range: 113.6
Average: 703.4
Standard Deviation: 28.74 ft

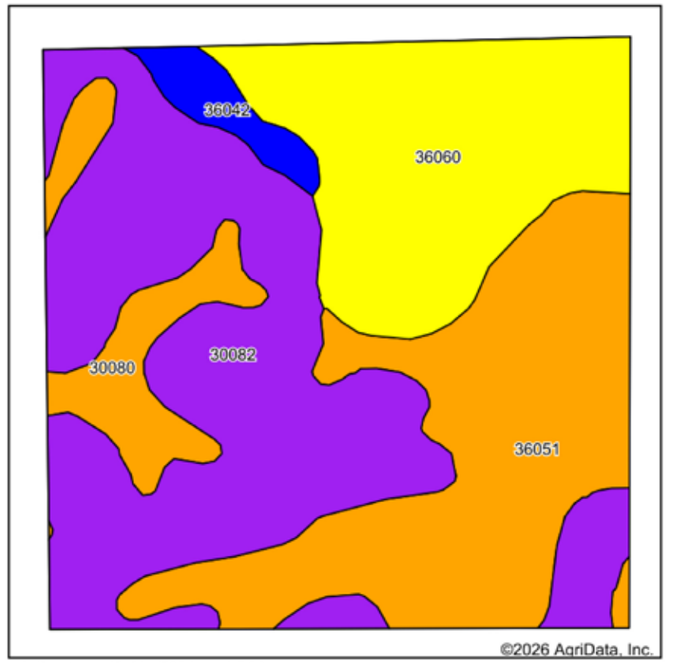
0ft 450ft 900ft

9/15/2026

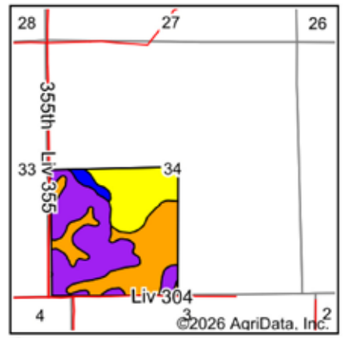
34-57N-23W
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Missouri

Boundary Center: 39° 42' 24.5, -93° 28' 36.31

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Livingston**
Location: **34-57N-23W**
Township: **Fairview**
Acres: **174**
Date: **9/15/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO117, 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
30082	Greenton silty clay loam, bedrock substratum, 9 to 14 percent slopes, eroded	67.33	38.6%		VIe	47	47	38
36051	Zook silty clay loam, overwash, 0 to 2 percent slopes, frequently flooded	48.53	27.9%		IIIw	46	44	45
36060	Carlow silty clay, 0 to 2 percent slopes, frequently flooded	40.69	23.4%		IVw	36	33	34
30080	Greenton silty clay loam, 5 to 9 percent slopes	12.81	7.4%		IIIe	60	48	56
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	4.64	2.7%		IIw	94	75	94
				Weighted Average	**4.37**	***n 46.4**	***n 43.7**	***n 41.8**

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

AGENT CONTACT

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



JORDAN BABB

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MIDWEST LAND GROUP

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