



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

255 Acres Premium Recreational Ground with Lodging and Income!!

1007 County Road 2420, Huntsville, MO 65257

Randolph

\$1,350,000



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

The life of a passionate outdoorsman can be defined by a series of stages. How long each lasts is unique to each of us. First, we're developing that passion, next we're looking for a place to pursue it....somewhere to sharpen our skills, enjoy the Spring & Fall and all the excitement that comes along with each season. At some point, we begin the journey to the next chapter.....when we're ready for our IDEAL property. It doesn't matter if you're 20 years old or four times that age.....eventually, we're ready for the farm we've always dreamed about.

The problem is, ideal properties don't come along each and every day....and they don't happen by chance. A farm like this is built over years of planning, management, and building for the future.

If you're looking for a place in the Midwest to write your family's hunting history.....a place with top-end deer, turkey, angling, and numerous other recreational opportunities...with income.....

This farm might just change your life!

Perfectly situated along the banks of silver creek, this 255 acre turn key showplace in Randolph County is the combination of impeccable natural location and over a decade of incredible human dedication that have together produced one of the finest offerings of its kind in recent memory.

The deer hunting on this tract is what we're all in search of, with the potential to hold and harvest large mature whitetails each and every year. Highlighted by mature hardwoods, incredible travel corridors, intense bedding thickets, timber stand improvement, countless food plots, dozens of stand & blind locations.....this farm is truly unbelievable in its own right. Like-minded and low pressured neighboring farms add another level of management capability as well.

Incredible turkey hunting and fishing add even more to the recreational landscape, and healthy populations of upland birds and rabbits make for added excitement during the Fall & Winter Months. The farm was home to a large amount of Native American activity, and those with interest in artifacts are sure to enjoy as well!

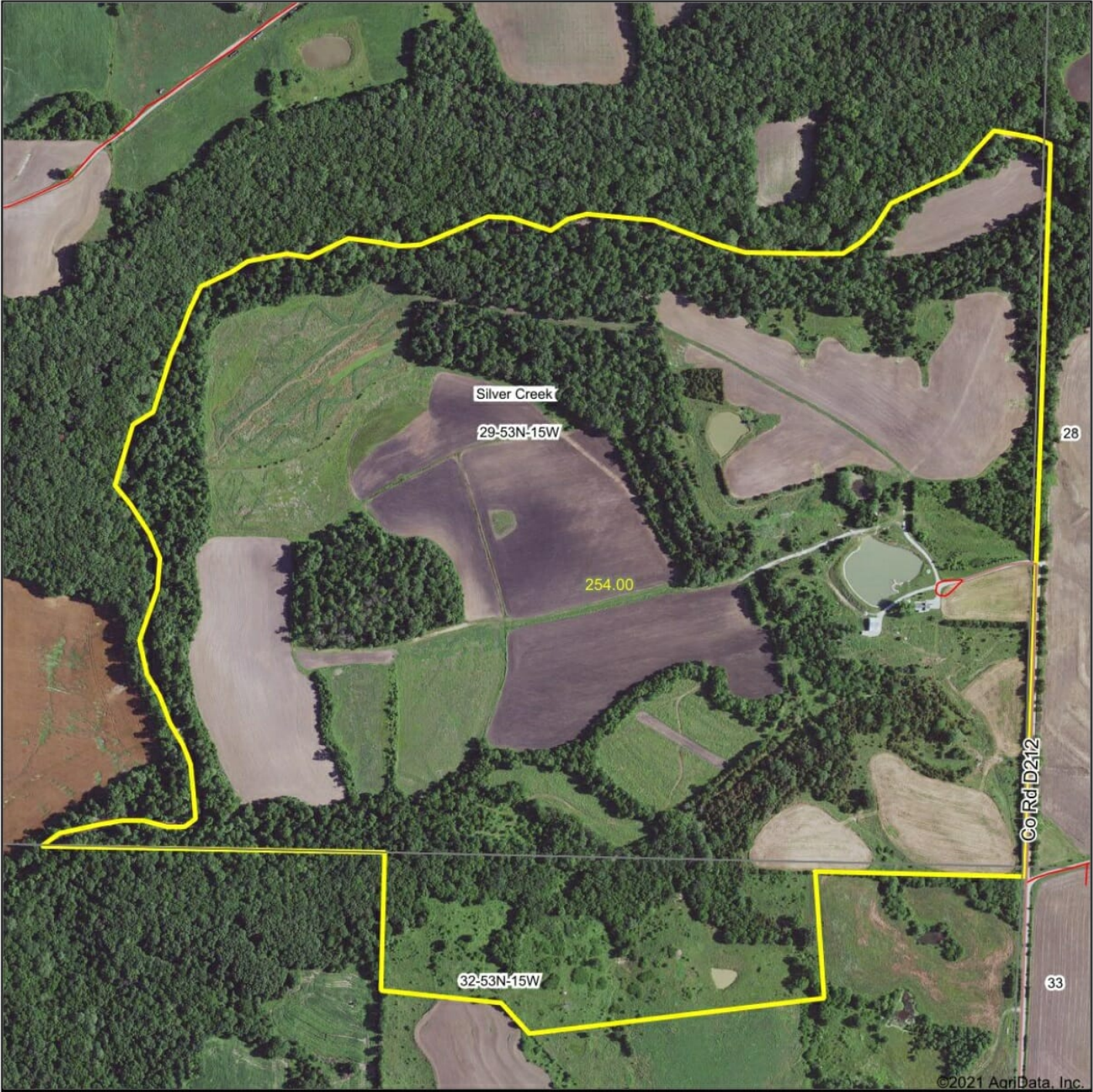
The home on the property could serve as a permanent residence, but is currently employed as a hunting cabin, and no improvements or additional features have been spared.....complete with equipment storage, shop area, and spacious yard.

The property also offers multiple revenue streams, with 55 tillable acres, 53.1 acres in CRP, and 149 acres of hardwood timber with a good deal of mature, marketable trees.

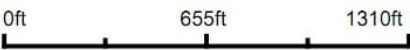
If you're interested in a turn-key, managed and developed Midwestern property with terrific hunting, multiple income streams, and the ability to manage for giant whitetails....call Dave Atkinson with Missouri land and farm at 660-788-3333

You've heard before that a property is "once-in-a-lifetime"....but when it comes to this one.... seeing is believing.

Aerial Map



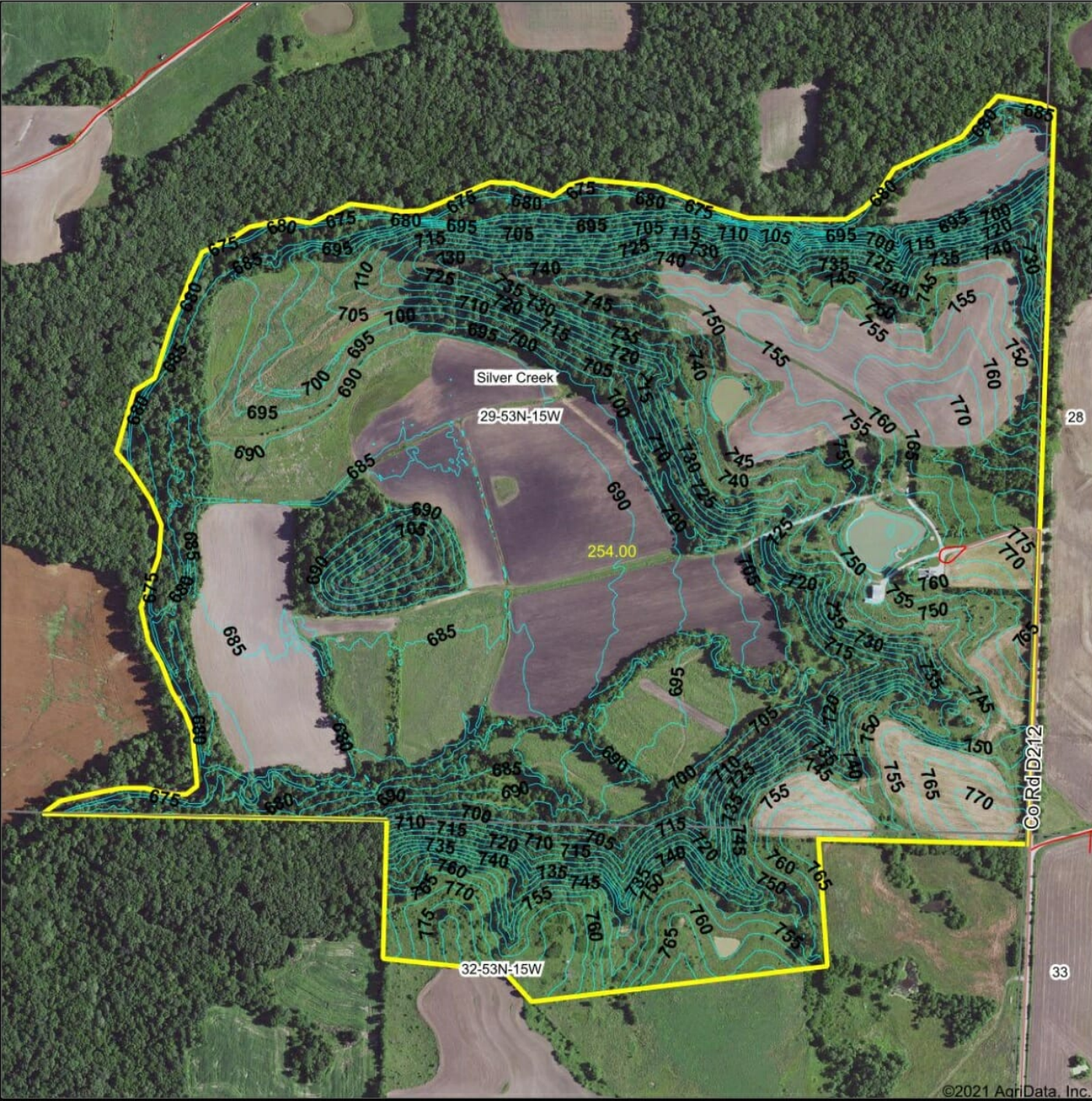
Map Center: 39° 21' 27.87, -92° 37' 9.65



29-53N-15W
Randolph County
Missouri



Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 5.0

Min: 670.0

Max: 781.8

Range: 111.8

Average: 715.3

Standard Deviation: 31.36 ft

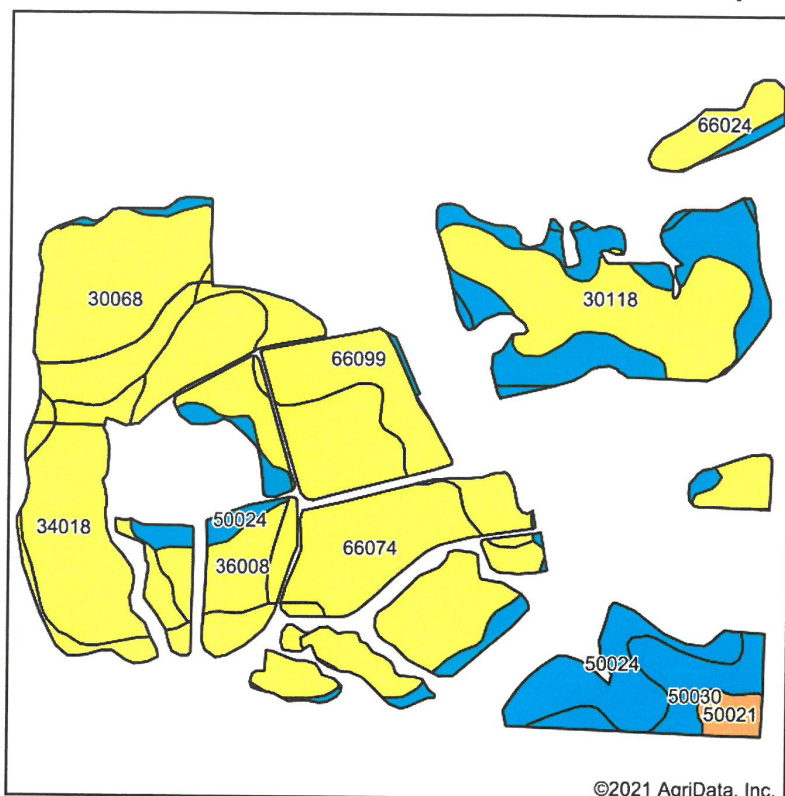


12/8/2021

29-53N-15W
Randolph County
Missouri

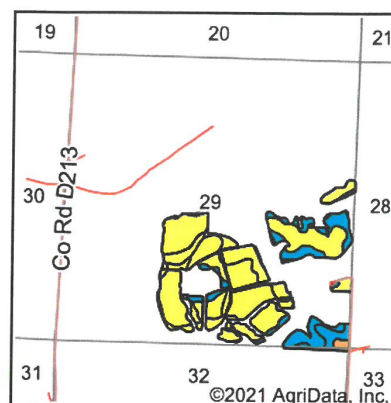
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Missouri**
 County: **Randolph**
 Location: **29-53N-15W**
 Township: **Silver Creek**
 Acres: **114.23**
 Date: **12/8/2021**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO175, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Grass legume pasture Tons	Soybeans Bu	Wheat Bu	*n NCCPI Soybeans
66074	Chequest silty clay loam, 0 to 2 percent slopes, frequently flooded	28.01	24.5%		IIIw						4
50030	Keswick silt loam, 9 to 20 percent slopes, eroded	14.12	12.4%		VIe						37
30118	Lagonda silt loam, 5 to 9 percent slopes, eroded	13.69	12.0%		IIIe						49
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	13.35	11.7%		IIIe						57
34018	Moniteau silt loam, 0 to 3 percent slopes, rarely flooded	11.39	10.0%		IIIw						77
50024	Gosport silt loam, 14 to 30 percent slopes, eroded	11.36	9.9%		VIe						17
66099	Piopolis silty clay loam, 0 to 2 percent slopes, frequently flooded	9.37	8.2%		IIIw						44
66024	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded	7.82	6.8%		IIIw	137	4.2	7.1	45	53	71
36008	Bremer silt loam, 0 to 2 percent slopes, rarely flooded	3.74	3.3%		IIIw						69
50021	Calwoods silt loam, 2 to 5 percent slopes, eroded	1.38	1.2%		Ile						51
Weighted Average					3.66	9.4	0.3	0.5	3.1	3.6	*n 38.8

*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.

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TOWNSHIP 53N • RANGE 15W

