MISSOURI Land & Farm

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

40 Acres – Private Hunting Retreat in Sullivan County!!

25240 Hwy T, Milan, MO 63556

Sullivan County

$395,000



CONTACT:



CONNER QUINN

Sales Person

660-412-2626

Cquinn@missourilandandfarm.com







Step into your own private hunting haven in Sullivan County, Missouri—40 acres of pure outdoor freedom designed for those who crave the thrill of the hunt and the quiet peace of the wild. This is more than just a property; it's a weekend escape, a gathering place, and a legacy—all wrapped into one turnkey retreat.

At the heart of the property sits a fully furnished, approximately 1,800 sq ft hunting cabin that instantly feels like home. Featuring 3 bedrooms and 2 baths, it offers the perfect balance of rustic charm and modern comfort, tucked away in peaceful seclusion. Picture yourself sipping morning coffee on the porch, overlooking a lush wheat food plot just steps away—watching whitetail deer filter through at first light or spring gobblers strut and sound off in one of nature's greatest displays.

Every detail of this property is built with the outdoorsman in mind. A dedicated shooting range keeps your skills sharp, while a skinning station makes processing your harvest efficient and convenient. Evenings are best spent around the fire pit, swapping stories under the stars after a successful day in the woods. The 30x50 shed—with partial concrete flooring—provides ample space for equipment, ATVs, and also serves as the perfect hub for post-hunt cookouts and gatherings.

In addition to the main cabin, a separate 1,200 sq ft home offers excellent flexibility and income potential. Currently generating $450 per month, it can continue as a rental, serve as an Airbnb, accommodate guests, or even be sold separately. With its own utilities and shared gated access, the possibilities are wide open.

The land itself is what truly elevates this property, offering a diverse and highly functional landscape ideal for both hunting and recreation. Gently rolling terrain transitions into pockets of mature hardwood timber, creating natural bedding areas and well-defined travel corridors for wildlife. This blend of timber and open ground provides exceptional habitat diversity, helping hold deer and turkey on the property year-round.

Strategically placed food plots—including the established wheat plot near the cabin—enhance wildlife activity and provide consistent hunting opportunities throughout the season. The layout allows for thoughtful access to multiple stand locations, enabling you to hunt various wind directions while minimizing pressure on core areas. Several proven stand sites are already in place, offering excellent visibility and shot opportunities along natural funnels and movement routes.

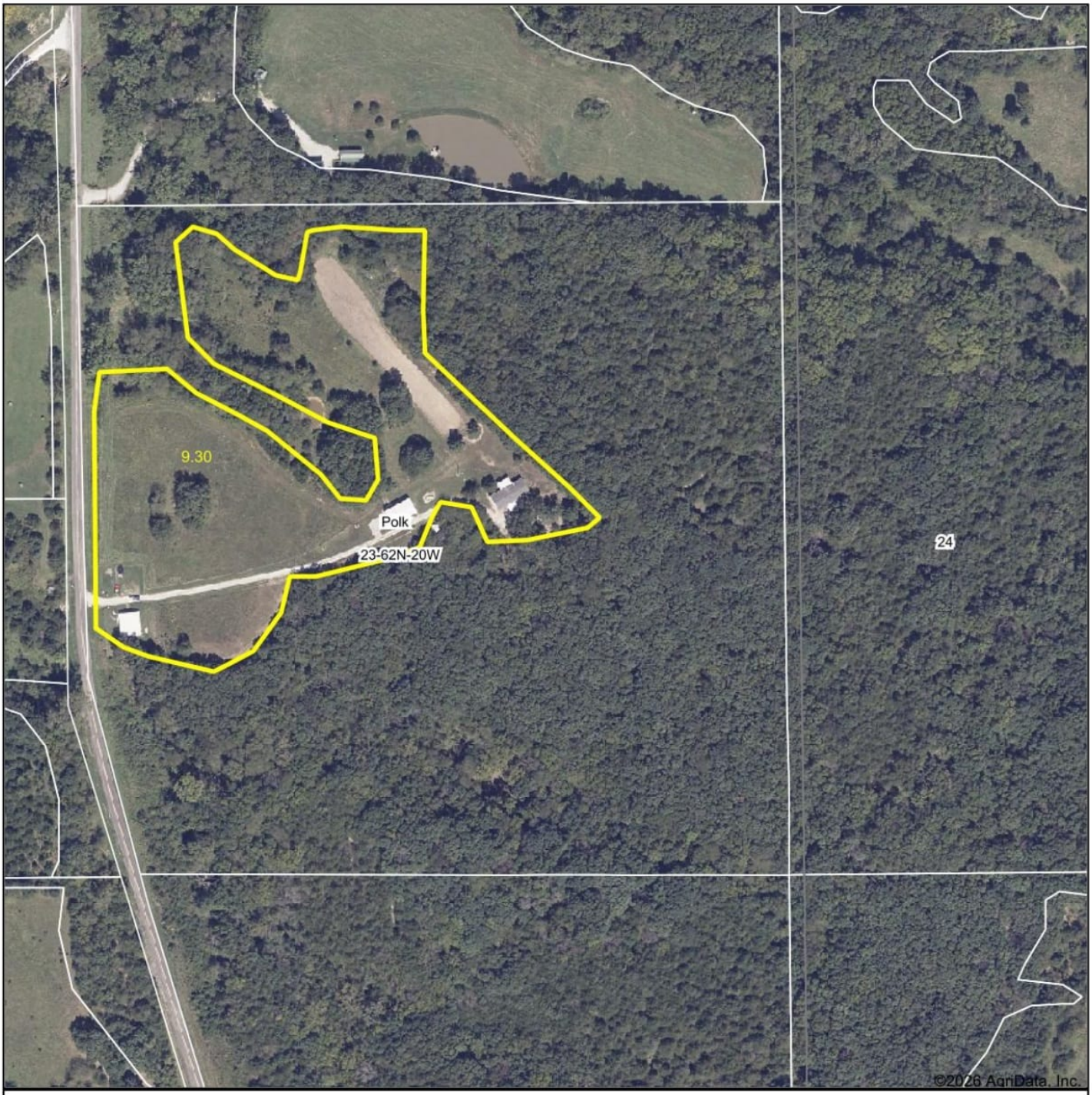
A well-maintained trail system winds throughout the acreage, making navigation quiet and efficient whether by foot or ATV. From slipping in before daylight to recovering game after the shot, accessibility is a key advantage. The mature timber not only strengthens the hunting potential but also adds long-term value, with quality hardwoods offering both cover and future return.

Whether you're chasing your next trophy buck, searching for a peaceful weekend escape, or investing in a versatile recreational property, this Sullivan County gem delivers on every level. Show up, settle in, and start making memories from day one.

Contact Jeff Quinn (660) 734-3925 or Conner Quinn (660) 412-2626 to schedule your private showing.

Taxes: 1426.19

Aerial Map



Boundary Center: 40° 9' 46.68, -93° 6' 20.11

0ft 286ft 573ft

N
W E
S

23-62N-20W
Sullivan County
Missouri

4/9/2026

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Field borders provided by Farm Service Agency as of 5/21/2008.

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Aerial Map



Map Center: 40° 9' 44.93, -93° 6' 17.49

0ft 246ft 493ft

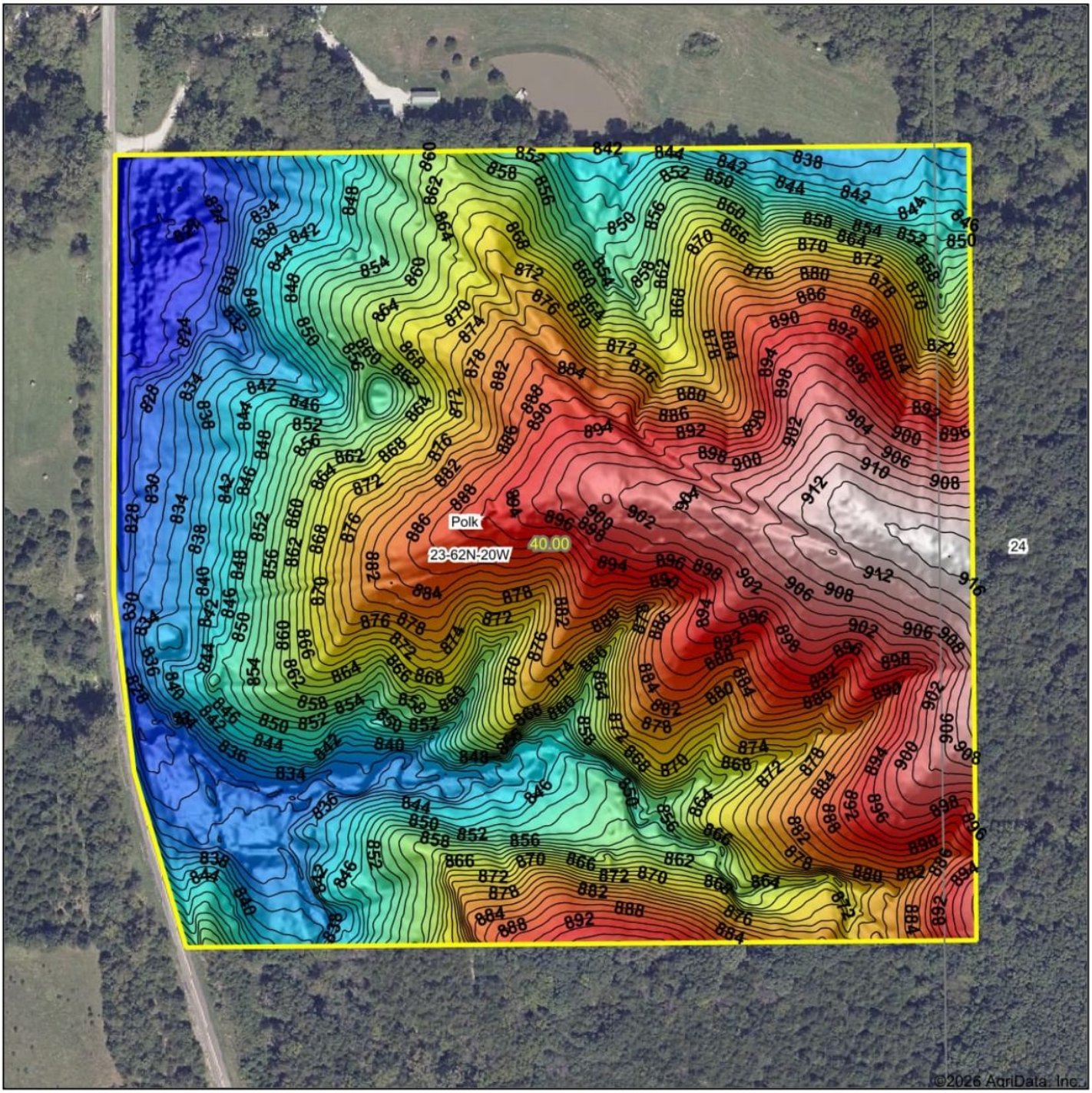
23-62N-20W
Sullivan County
Missouri

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4/9/2026

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Topography Hillshade



Low Elevation High

Source:	USGS 1 meter dem
Interval(ft):	2
Min:	820.8
Max:	917.2
Range:	96.4
Average:	867.5
Standard Deviation:	24.44 ft

0ft 249ft 499ft

N W E S

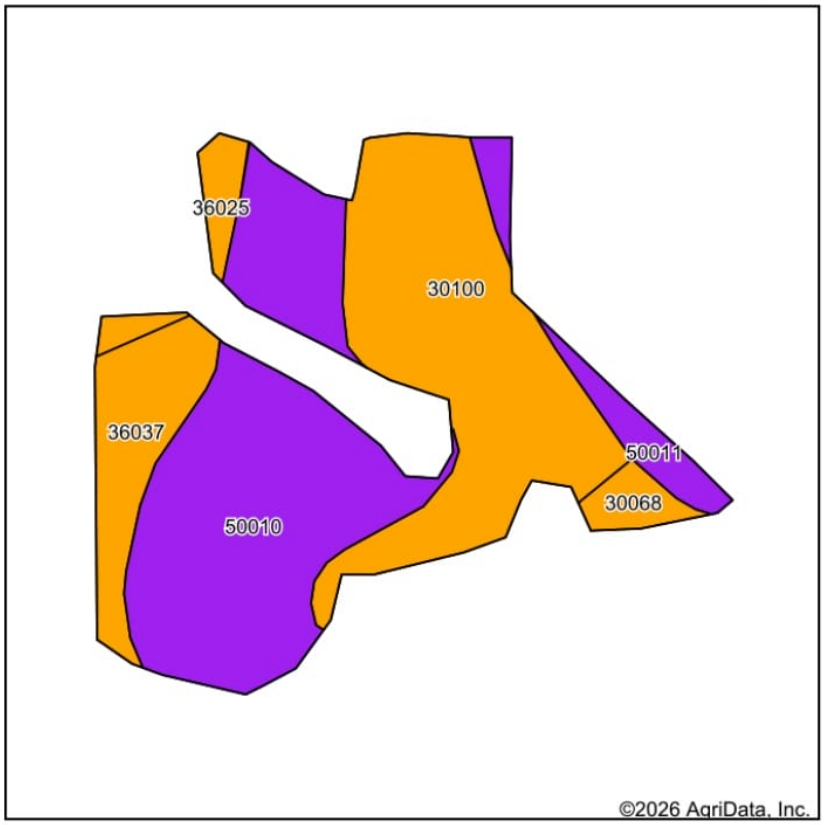
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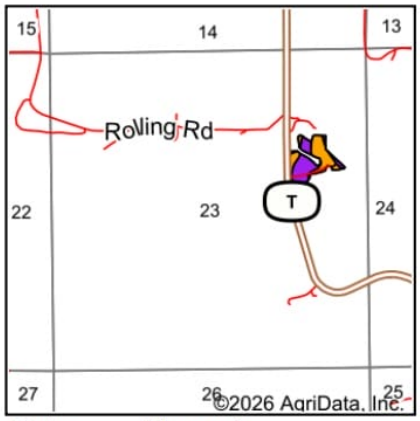
23-62N-20W
Sullivan County
Missouri

Boundary Center: 40° 9' 44.93, -93° 6' 17.49

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Soils Map





State: **Missouri**
County: **Sullivan**
Location: **23-62N-20W**
Township: **Polk**
Acres: **9.3**
Date: **4/9/2026**

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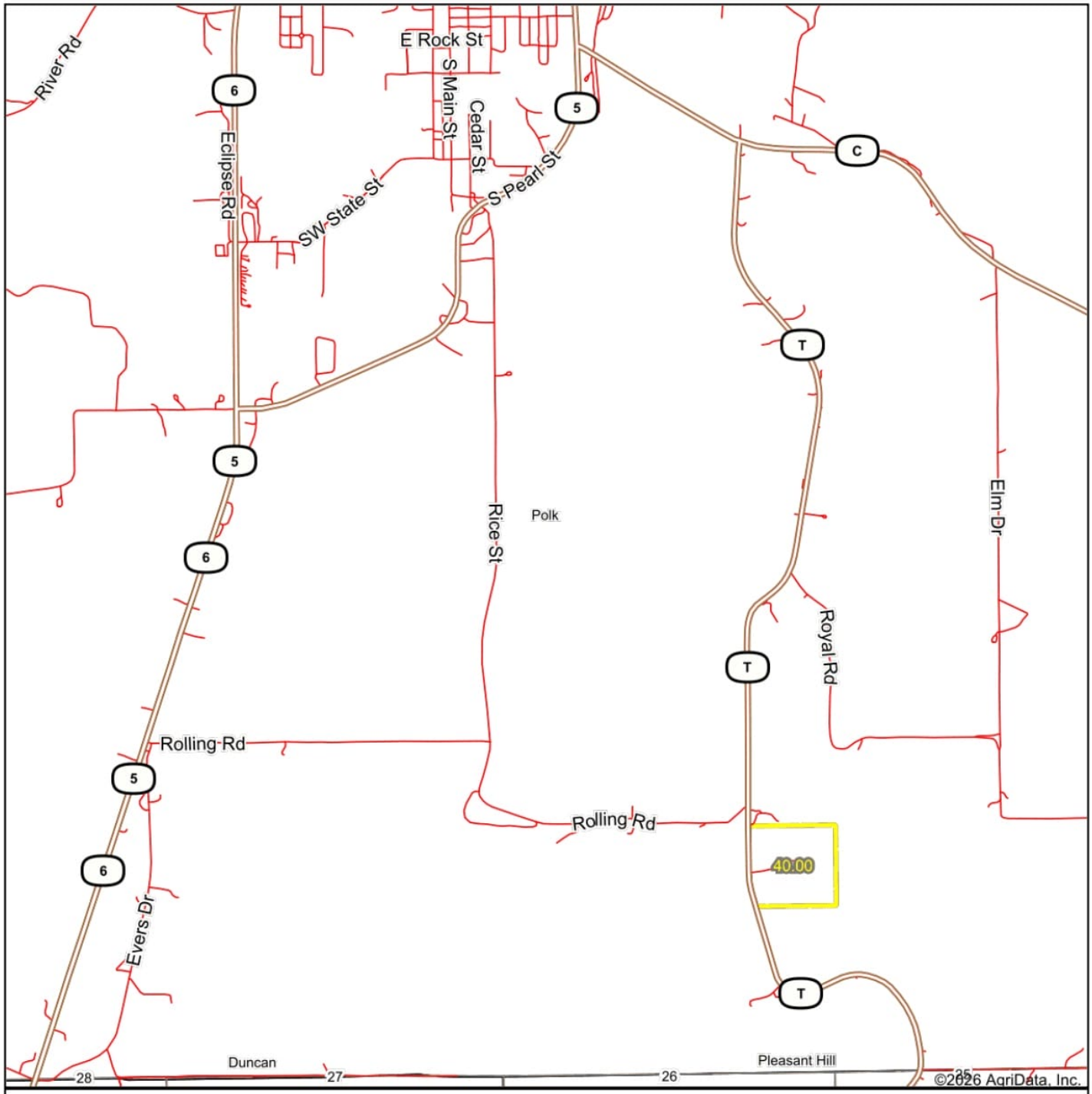
Soils data provided by USDA and NRCS.

Area Symbol: MO211, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
50010	Winnegan loam, 14 to 20 percent slopes, eroded	3.93	42.2%		VIe	5	7	6	7	6	7	38
30100	Keswick loam, 5 to 9 percent slopes, eroded	3.31	35.6%		IIIe	5	7	6	7	6	7	49
36037	Tice silt loam, 0 to 2 percent slopes, frequently flooded	1.00	10.8%		IIIw			8	8	8	9	49
50011	Winnegan loam, 20 to 35 percent slopes	0.50	5.4%		VIe	5	7	6	7	6	7	10
36025	Landes loam, 0 to 2 percent slopes, frequently flooded	0.32	3.4%		IIIw	5	8	7	6	6	8	45
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	0.24	2.6%		IIIe	5	7	6	7	6	7	56
			Weighted Average		**4.43**	**4.5**	**6.3**	**6.2**	**7.1**	**6.2**	**7.2**	***n 42.3**

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

Overview Map



Map Center: 40° 10' 35.14, -93° 7' 8

0ft 2457ft 4914ft

N
W E
S

4/9/2026

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