

MIDWEST LAND GROUP PRESENTS



CLINTON COUNTY, MO

115 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MOSTLY TILLABLE WITH GREAT HUNTING FEATURES

Located close enough to enjoy on a weeknight! This farm offers a strong number of tillable acres while maintaining the great characteristics of a top-notch hunting farm. Situated amongst Shoal Creek and Little Shoal Creek this 115 acre +/- surveyed parcel is a unique combination of terrain features. There are approximately 70 acres currently in tillable production with a mix of strong bottom and upland soils that are 95% outside of a 500-year flood plain. Heavily timbered creek ravines and ditches have created islands of sanctuary for the local wildlife, along with very secluded access from

the south that really gives a hunter the upper hand. The southern access in combination with the elevation option upon entry really give a hunter the upper hand with a nonintrusive pull-in from the road. There are several areas that would make for sizeable food plots while maintaining a stealthy stand or blind entrance. Whether you have the bow, rifle, or shotgun in hand you are sure to have a great time and the season is upon us. If you have any questions or would like to schedule a private tour please call Bobby at (816) 392-5515.



PROPERTY FEATURES

PRICE: **\$632,500** | COUNTY: **CLINTON** | STATE: **MISSOURI** | ACRES: **115**

- 115 +/- surveyed acres located in Clinton County
- Strong mix of tillable acres and hunting appeal
- Shoal Creek and Little Shoal Creek borders
- Approximately 70 acres in tillable production
- 95% outside of a 500-year flood plain
- Strong whitetail and turkey population
- High hunting potential
- Several varieties of mass-producing hardwoods
- Less than an hour away from any part of Kansas City
- Great tangible asset to enjoy for years to come



115 +/- ACRES



70 +/- ACRES IN TILLABLE PRODUCTION



SHOAL CREEK AND LITTLE SHOAL CREEK

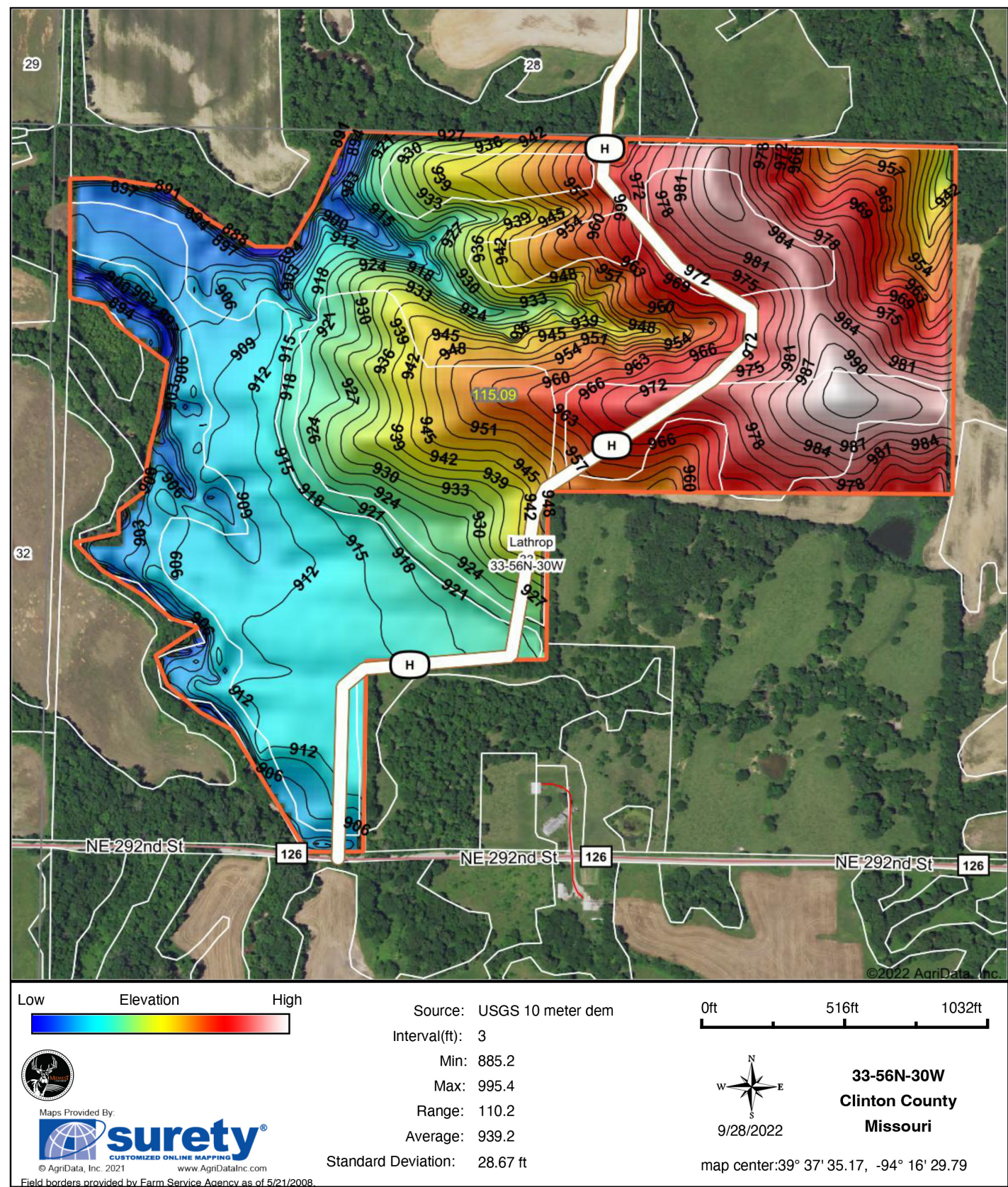


TRAIL CAM PICTURES

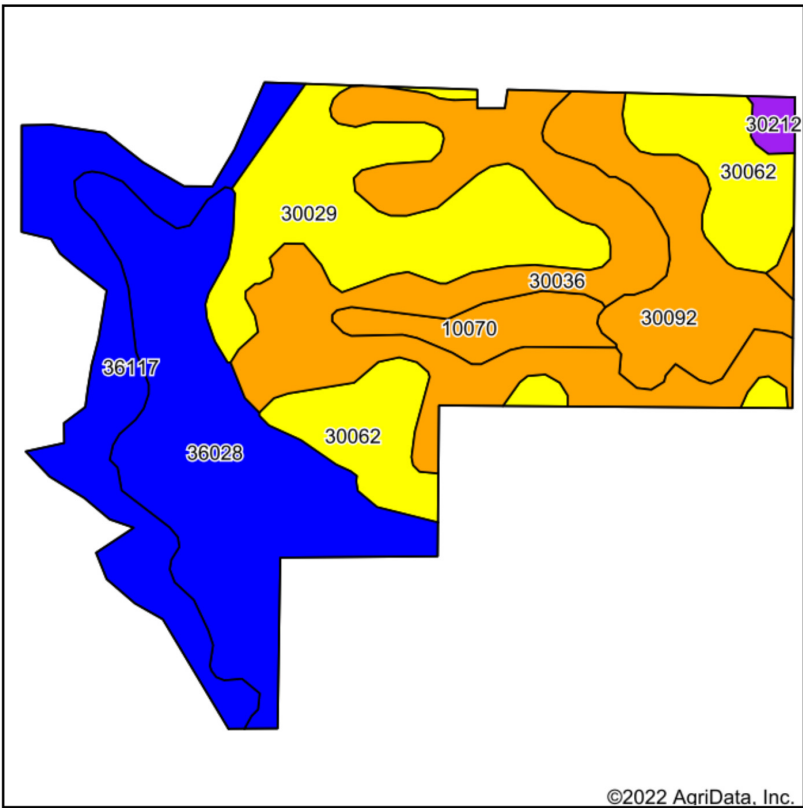


Field borders provided by Farm Service Agency as of 5/21/2008.

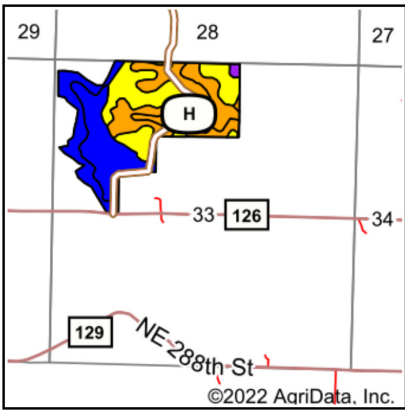
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Clinton**
Location: **33-56N-30W**
Township: **Lathrop**
Acres: **115.09**
Date: **9/28/2022**



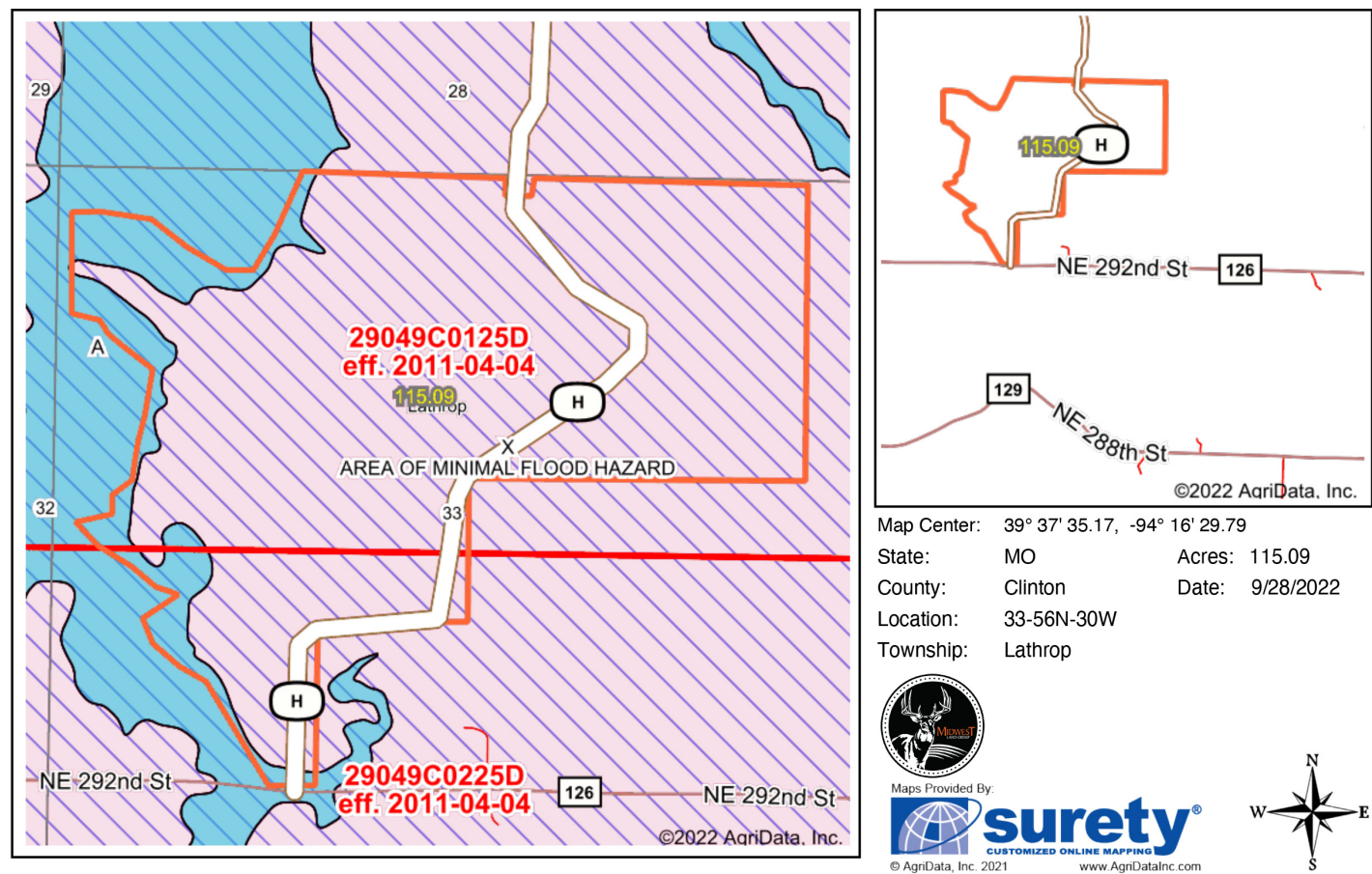
Maps Provided By:



Area Symbol: MO049, Soil Area Version: 24								
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	26.34	22.9%		IIIe	55	52	53
36028	Nevin silt loam, 0 to 2 percent slopes, rarely flooded	25.71	22.3%		IIw	85	85	76
30029	Armstrong clay loam, 9 to 14 percent slopes	17.48	15.2%		IVe	49	47	44
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	15.39	13.4%		IIw	85	85	82
30062	Gara loam, 9 to 14 percent slopes	13.85	12.0%		IVe	74	74	61
30092	Grundy silty clay loam, 5 to 9 percent slopes, moderately eroded	11.02	9.6%		IIIe	73	73	65
10070	Ladoga silt loam, 5 to 9 percent slopes	4.36	3.8%		IIIe	67	67	58
30212	Vanmeter-Gasconade complex, 14 to 50 percent slopes	0.94	0.8%		VIIe	9	7	3
Weighted Average					2.95	*n 68.9	*n 67.9	*n 62.5

*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.

FEMA REPORT



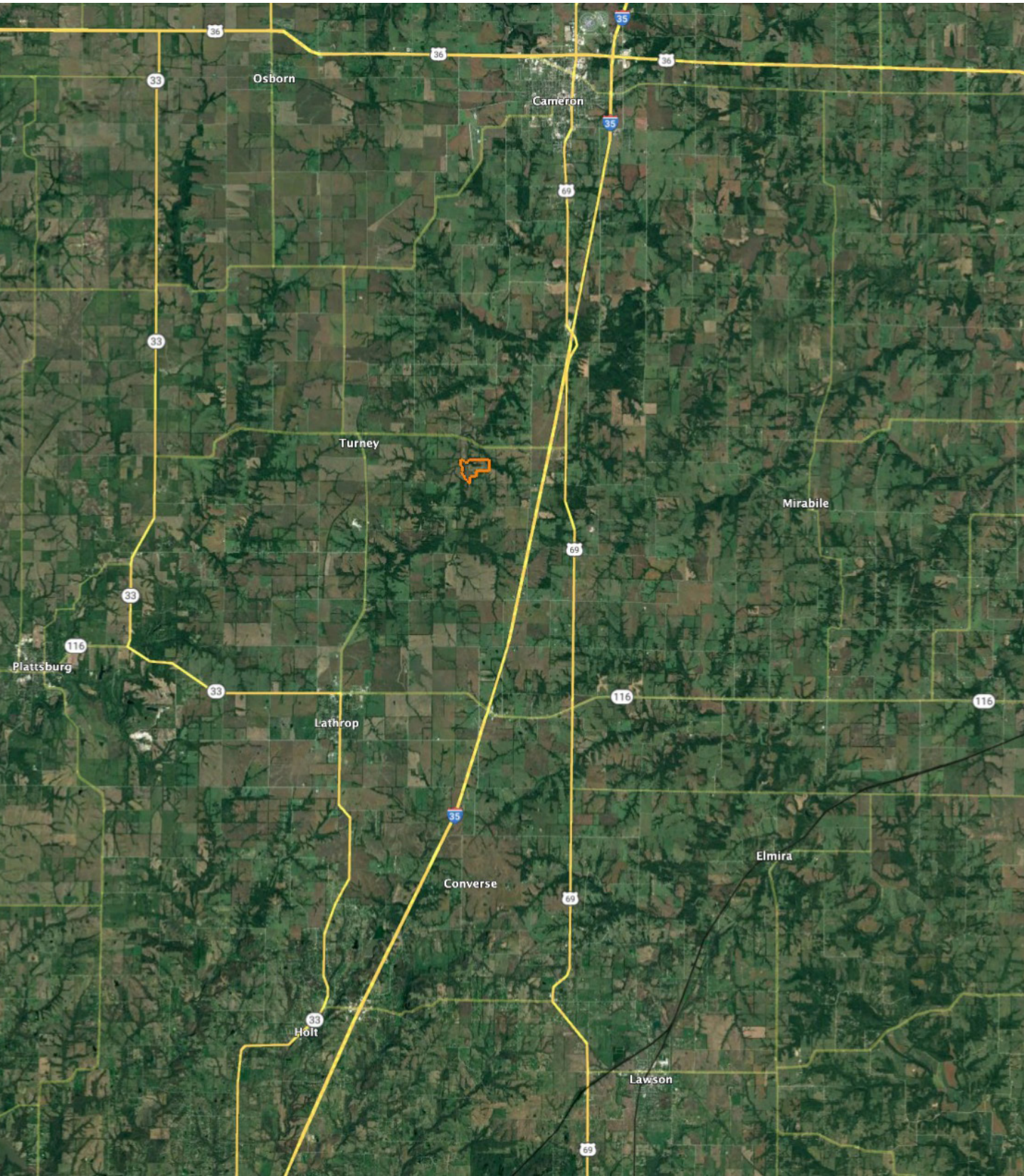
Name	Number	County	NFIP Participation	Acres	Percent
CLINTON COUNTY	290793	Clinton	Regular	115.09	100%
Total				115.09	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	103.61	90.0%
A		100-year Floodplain	11.48	10.0%
Total			115.09	100%

Panel	Effective Date	Acres	Percent
29049C0125D	4/4/2011	97.56	84.8%
29049C0225D	4/4/2011	17.53	15.2%
Total		115.09	100%

OVERVIEW REPORT



AGENT CONTACT

Midwest Land Group Agent, Bobby Oberlander, grew up in Owensville, Missouri and now calls Kansas City North home. He has been an avid hunter, fisherman and outdoorsman for nearly three decades. His father taught him how to shoot at the age of four, and later he joined his schools' competitive pistol and rifle teams, winning state and national honors. After attending Missouri State University in Springfield, Missouri, Bobby served his local community as a law enforcement officer before becoming a federal corrections officer. When he was offered an opportunity to manage a four-state territory for an automotive company, he took it. "I drove a lot of miles across acres of Missouri, Iowa, Nebraska and Kansas. I wondered who owned the land, what they used it for and how long it had been in someone's family," said Bobby. He decided to get off the road to help people reach their goal of land ownership and help them gain the most value when it comes time to sell.

Bobby's appreciation for the outdoors, solid work ethic and uncompromising professionalism were key factors in our offering him a position on Midwest Land Group's Team. Bobby knew he wanted to work for a reputable company, and he found that in Midwest Land Group. Joining our team was an easy choice for him after hearing great things from a family member about working with one of our agents. He has traveled, worked, and lived in several parts of Missouri, which makes him very familiar with the landscape. If you're looking for a particular type of land, chances are Bobby can lead you straight to it.

When he's not out working with clients, he is bow hunting whitetails in the fall, fishing in spring and camping in summer with his family. Bobby is involved in the National Wild Turkey Federation (NWTf), Quality Deer Management Association (QDMA) and Boy Scouts of America. Hunting, fishing, law enforcement and long road trips have given him the skills you look for in a land agent like patience, calmness, listening, attention to details, communication and reliability. Give Bobby a call today and talk about your land needs.



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