

MIDWEST LAND GROUP PRESENTS



BENTON COUNTY, MO

266 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM TURNKEY HUNTING FARM JUST MINUTES FROM WARSAW, MISSOURI

Welcome to the prettiest and best recreational and turnkey hunting farm I have put my boots on the ground in Benton County, Missouri. If you are looking for a killer hunting farm look no further. Just a 15-minute drive from Warsaw, Missouri this farm sits right in the middle of a great neighborhood for hunting. This farm is located at the end of a 9/10ths of a mile easement coming off the blacktop PP Highway allowing for extra privacy. The diversity of this farm encompasses everything a hunter dreams of from dense bedding areas, strategically placed food plots, mowed trails for easy access to ideal stand locations, and mature hardwood ridges. There is nothing that this farm lacks.

While looking at this property as a whole there are several things that will stick out. First, you will see 6 food plot locations, tall warm-season grasses, mature, hardwood timber, and so much more. These big chunks of cover offer seclusion as well as create great pinch-point locations for strategic stand placement for numerous wind directions. These trails not only provide easy access throughout the entire farm but will lead you to one of the 6 food plot locations found on the

property. This property also offers a 40-acre sanctuary of solid timber, north of the power line that has had little to no hunting pressure over the years.

This farm also has 3 brand new redneck hunting blinds on 10' towers. The first can be found overlooking two food plots in the center of the farm displaying beautiful views of the Benton County ridge tops. The second blind can be found on the power line that runs on the north end of this property, as known as, the "Green Mile". The Green Mile creates tons of opportunities for harvesting big whitetails coming to and from the northern sanctuary. It also allows shot opportunities well over 600+ yards. The third blind can be found on the south end of the property overlooking another food plot that is planted in class 2 soils which are hard to come by in Benton County. This farm has acorns all over the place providing tons of food on top of the additional food plots.

As mentioned before this property has everything to offer when it comes to a hunting and recreational farm. It simply cannot get any better for this area!



PROPERTY FEATURES

PRICE: **\$824,600** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **266**

- Turnkey hunting farm
- 6 food plots
- Class 2 Soils
- 3 Redneck box blinds on 10' towers
- The "Green Mile"
- Perfect trail system
- Brand new gates
- Under 2 hour drive from Kansas City
- 82 miles from Springfield
- 15 mins from Warsaw



266 +/- ACRES

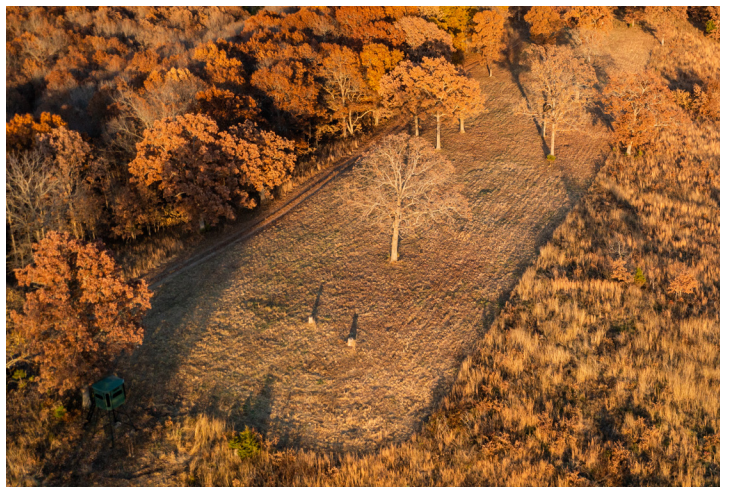
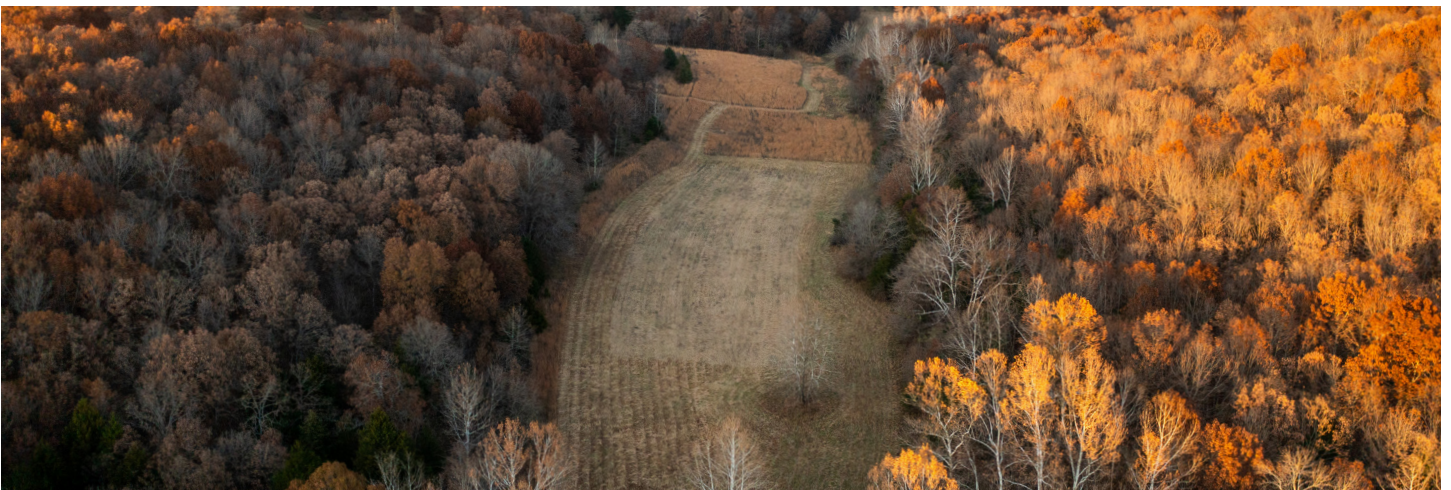
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PERFECT TRAIL SYSTEM



6 FOOD PLOTS



3 REDNECK BOX BLINDS ON 10' TOWERS



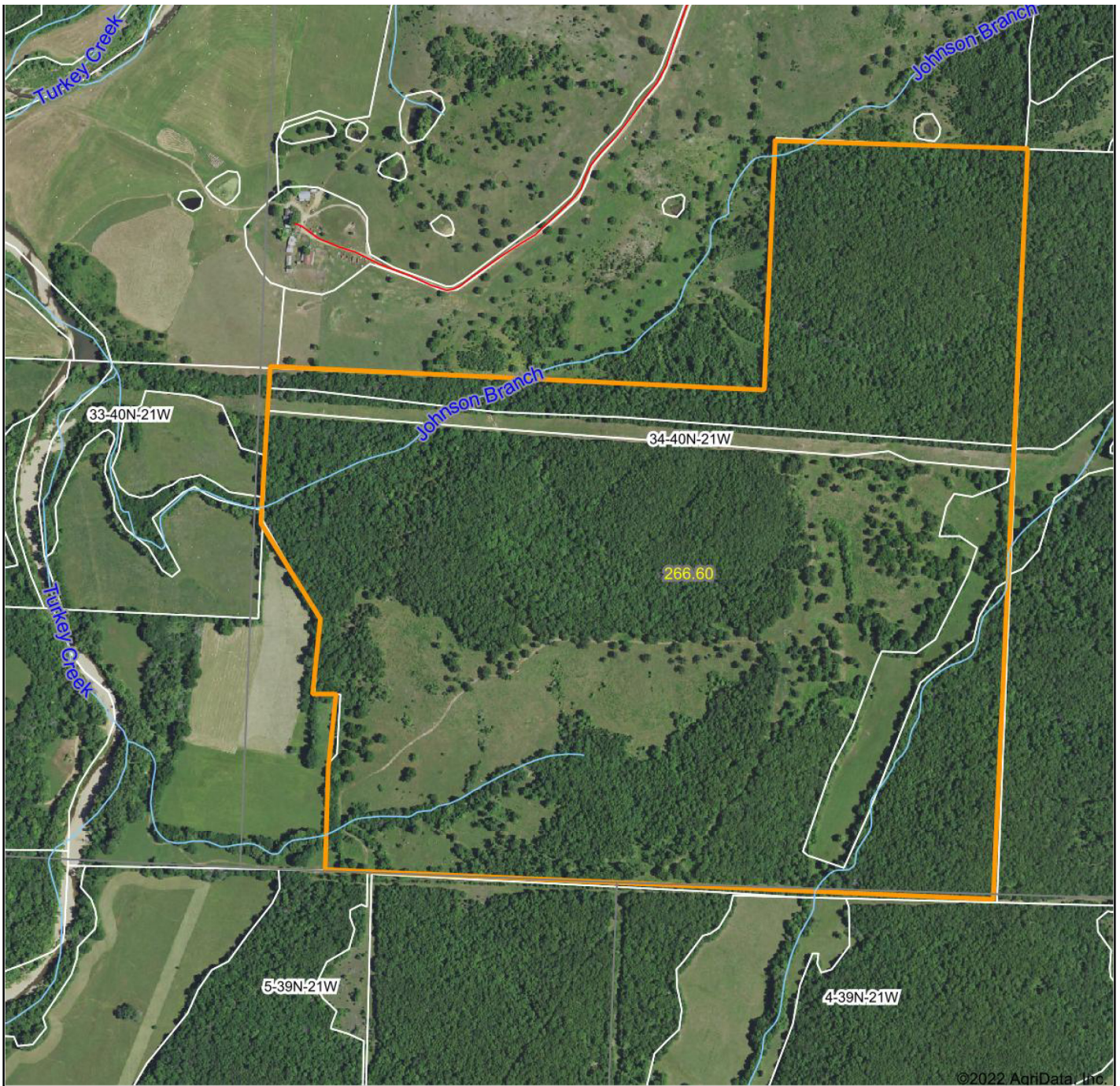
BRAND NEW GATES



MATURE HARDWOOD TIMBER



AERIAL MAP



Maps Provided By:



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

Map Center: 38° 11' 48.39, -93° 14' 32.62

0ft 838ft 1677ft

34-40N-21W
Benton County
Missouri

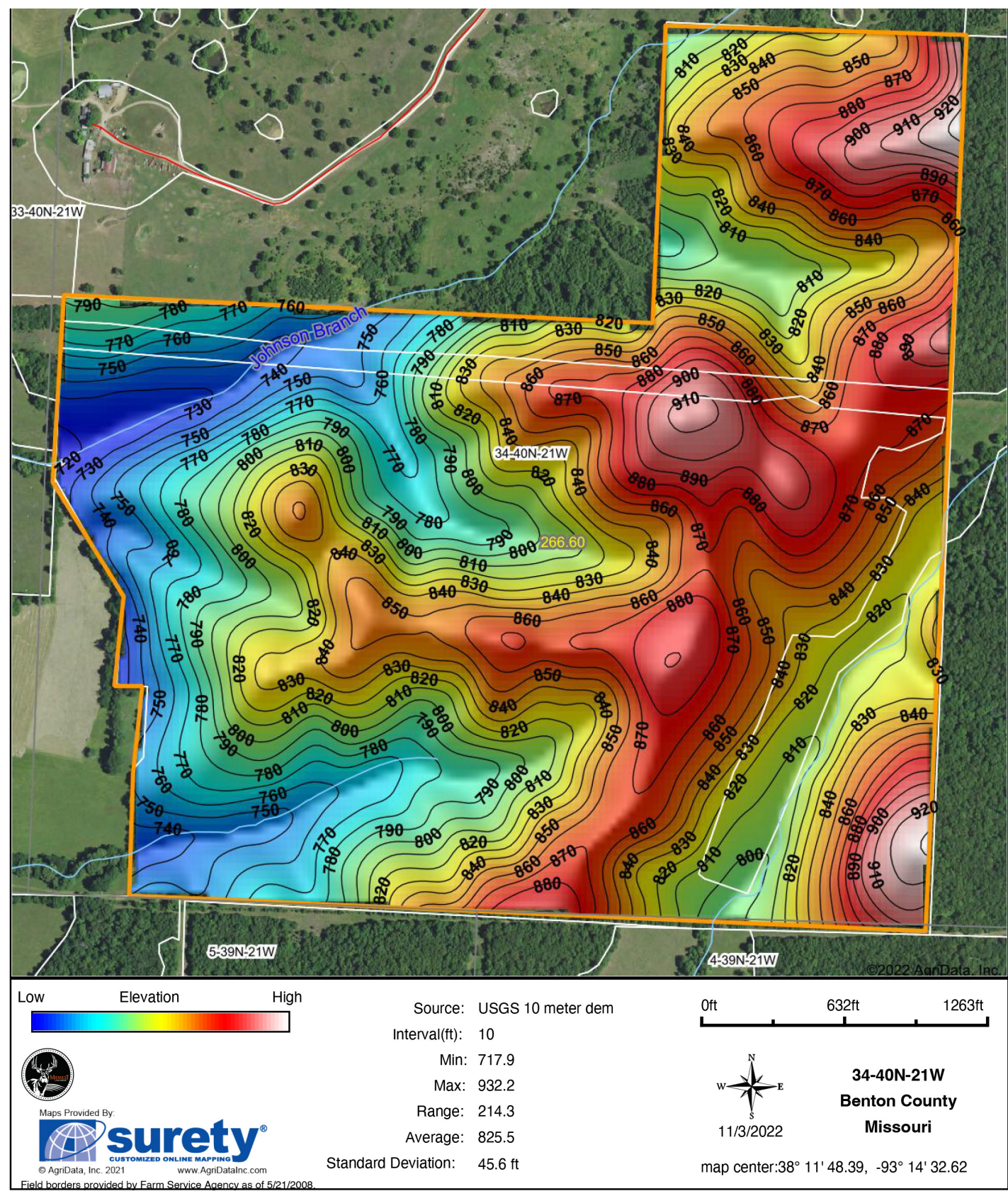


11/3/2022

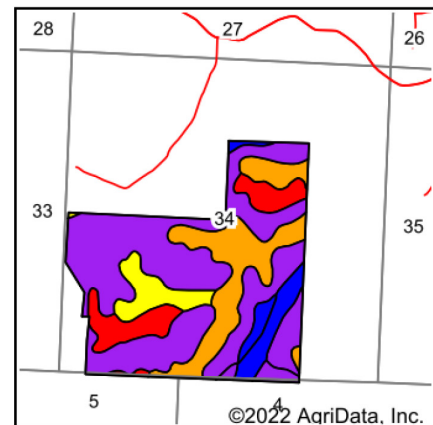
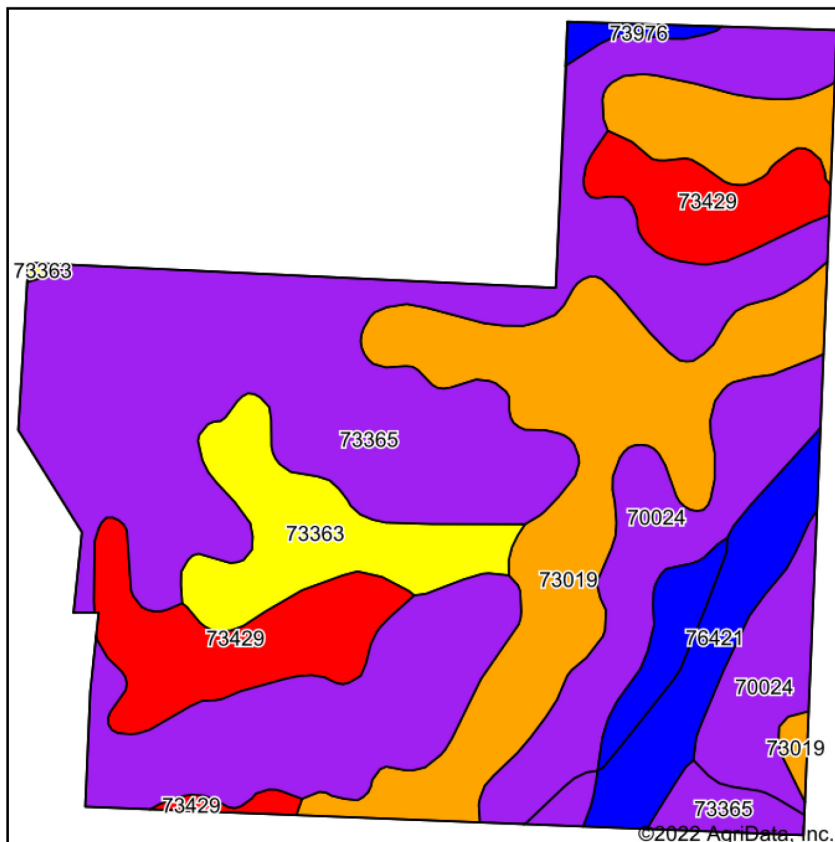
OVERVIEW MAP



HILLSHADE MAP



SOIL MAP



State: **Missouri**
 County: **Benton**
 Location: **34-40N-21W**
 Township: **Union**
 Acres: **269.45**
 Date: **11/3/2022**



Maps Provided By:



Area Symbol: MO015, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
73365	Bardley very gravelly silt loam, 8 to 35 percent slopes, stony	118.99	44.2%		2.5ft. (Lithic bedrock)	Well drained	VIIe	34	34	29
73019	Poynor very gravelly silt loam, 1 to 8 percent slopes	54.24	20.1%		2.3ft. (Strongly contrasting textural stratification)	Well drained	IIIe	45	43	40
70024	Goss very gravelly silt loam, 15 to 35 percent slopes, very stony	31.45	11.7%		> 6.5ft.	Well drained	VIe	12	12	9
73429	Gasconade-Rock outcrop complex, 8 to 50 percent slopes	27.93	10.4%		1.2ft. (Lithic bedrock)	Somewhat excessively drained	VIIIe	7	7	5
73363	Bardley gravelly silt loam, 3 to 8 percent slopes	17.90	6.6%		3.1ft. (Lithic bedrock)	Well drained	IVe	49	48	48
76421	Racket silt loam, 1 to 3 percent slopes, occasionally flooded	12.74	4.7%		> 6.5ft.	Well drained	IIW	85	85	73
73976	McGirk silt loam, 1 to 3 percent slopes	6.20	2.3%		> 6.5ft.	Poorly drained	Ile	61	61	51
Weighted Average							5.63	*n 34.9	*n 34.4	*n 30.2

*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.

AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



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