

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

HENRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FISHERMAN'S DREAM PROPERTY

Fisherman's dream property! 10 +/- acres located right in the center of solitude in the great outdoors. The opportunities for this property and a potential weekend dream getaway are endless. Property lines to the north and south offer ownership of a portion and access to 103 acres of Missouri's best strip pit fishing waters. The strip pit on the south of the property is the longest continuous strip pit in the state of Missouri.

Close to town, small acreage, and priced to make it a lot of bang for your buck. Receive the several amenities of a large fishing and hunting property with a much more affordable slice of outdoor heaven. The surrounding neighbors up and down the pits make for a very friendly community in a private setting. Strip pit properties are highly desirable and don't come along very often! Especially ones like this!



PROPERTY FEATURES

PRICE: **\$150,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **10**

- Access to 103 acres of fishing water
- Wooded and secluded build sites
- 50 minutes from Kansas City
- Multiple boat ramps
- Longest continuous strip pit in the state of Missouri
- Deer and turkey hunting
- Private community
- Endless recreational opportunities
- 15 minutes from Clinton
- Big package at an affordable price



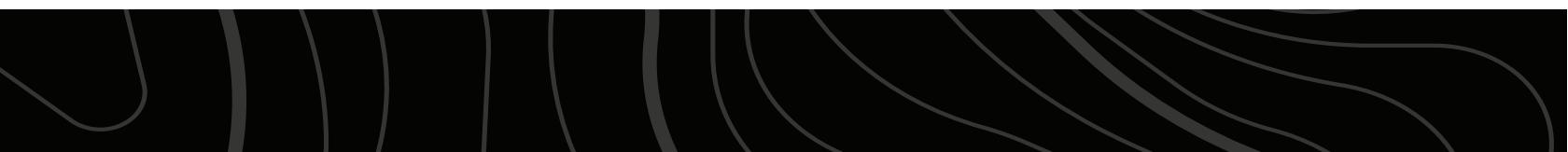
10 +/- ACRES



ENDLESS RECREATIONAL OPPORTUNITIES



ACCESS TO 103 ACRES OF FISHING WATER



AERIAL MAP



Map Center: 38° 27' 55.75, -93° 52' 36.14



35-43N-27W
Henry County
Missouri



11/16/2022



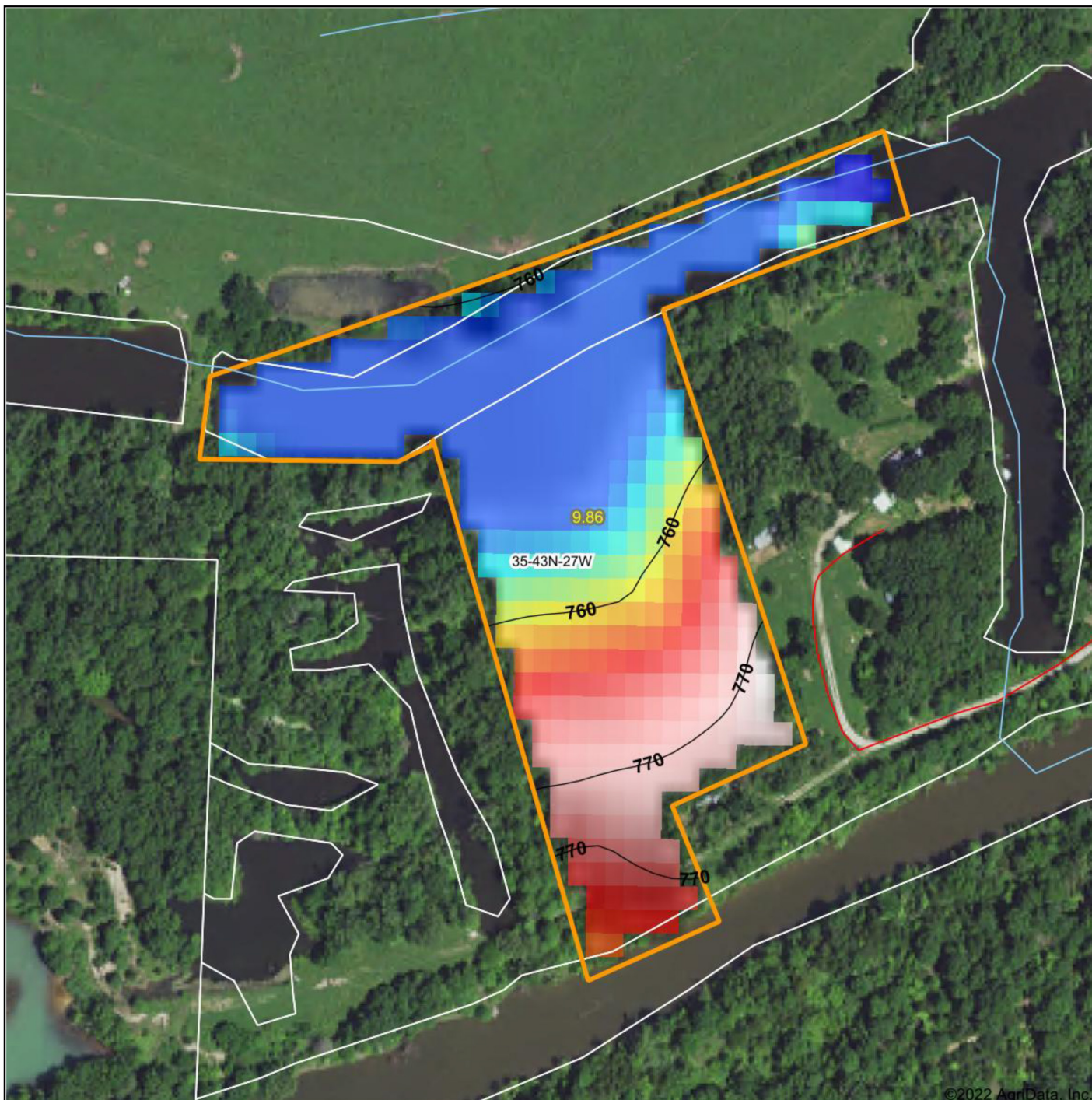
Maps Provided By



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

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 753.2
 Max: 771.9
 Range: 18.7
 Average: 760.4
 Standard Deviation: 6.66 ft



11/16/2022

35-43N-27W
Henry County
Missouri

map center: 38° 27' 55.75, -93° 52' 36.14



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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OVERVIEW MAP



AGENT CONTACT

When it comes to rural property, Ethan Olson possesses a great lay of the land. Whether walking the property itself or looking at satellite imagery and topography maps, this dedicated land agent is able to pinpoint what makes each property special. An avid outdoorsman his whole life, Ethan knows how to easily spot and understand how wildlife uses each specific property. He's been around cattle, row crops, and wetlands throughout his life, giving him great perspective of what a property could be used for and how to utilize it to its full extent.

Born in Kansas City, Missouri, Ethan graduated from Kearney High School. He obtained a Bachelor's degree in Elementary Education from the University of Central Missouri and a Master's Degree in Elementary Administration from William Woods University. He taught second grade for seven years, coaching high school golf and high school wrestling during that time. At Midwest Land Group, Ethan is able to combine his love for the outdoors and interacting with people to help clients achieve their land ownership goals. Buyers and sellers alike choose Ethan because he goes the extra mile. A hard worker, he'll do everything possible to achieve a client's goals.

When he's not working, you can find Ethan either hunting, fishing, farming with his in-laws, playing golf or softball, or spending time with his wife, Allison, and their two sons, Tucker and Cameron.



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