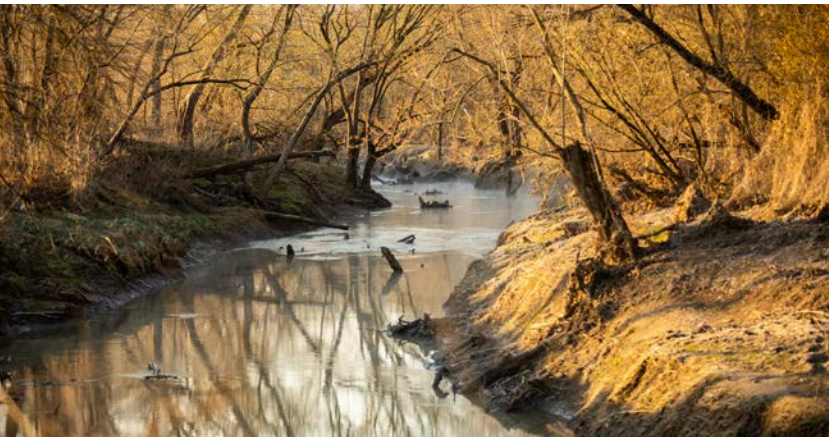


MIDWEST LAND GROUP PRESENTS



# CLAY COUNTY, MO

75 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

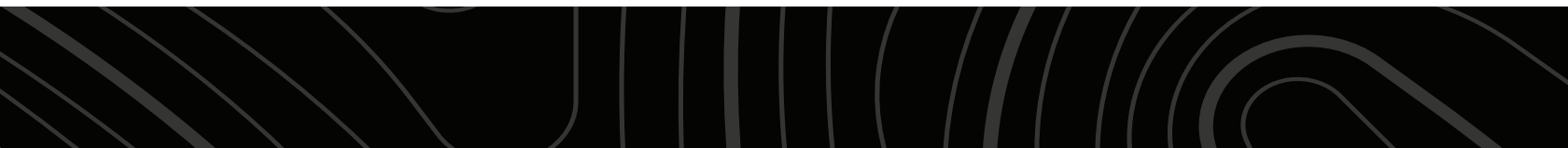


MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGHLY PRODUCTIVE TILLABLE TRACT

Opportunities like this don't come often! This exceptionally well-maintained, high-quality tillable farm is one you don't want to miss out on. The farm offers 75 +/- picturesque acres of which 42 +/- acres are tillable. Featuring Class I and Class II soils, the property has been meticulously maintained by the owner and offers ample opportunity for crops. This farm boasts an impressive overall NCCPI of 83.8 with the corn NCCPI being 83.1 and the soybean NCCPI at 79.9. Soil types on this farm consist of Wiota Silt loam & Nodaway silt loam generating highly productive

yields! This ground is a quality producer and would be a great fit for any operation, or as a great investment! Not to mention the hunting possibilities on this farm offer waterfowl and whitetail as well as turkeys! While touring we saw ample amounts of waterfowl! There are two ponds on this farm, one is tucked into the timber on the northwest corner and the other is centrally located in the middle of the field. With the Fishing River running the whole southern boundary as well, the possibilities are endless! Don't miss out on this highly productive, tillable piece!





# PROPERTY FEATURES

PRICE: **\$575,000** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **75**

- 75 +/- acres
- 42 +/- tillable acres
- Class I & Class II soils
- 83.8 overall NCCPI
- 83.1 corn NCCPI
- 79.9 soybean NCCPI
- Leveed
- Waterfowl
- Turkey
- Whitetail

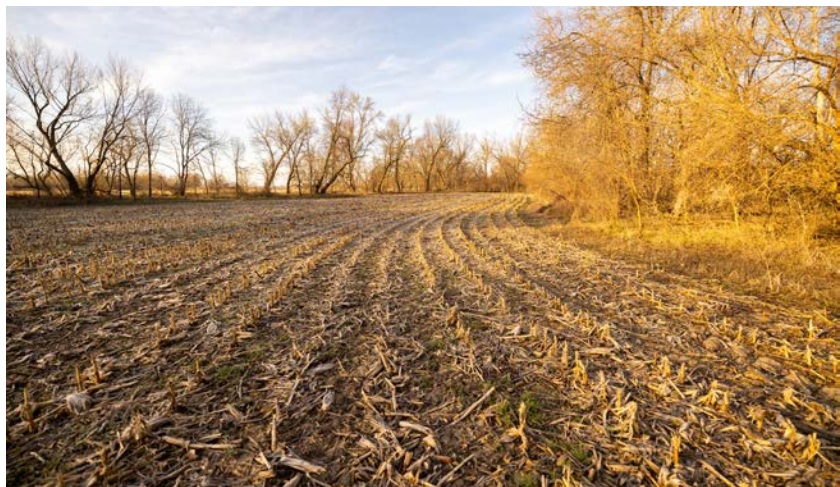




# 42 +/- TILLABLE ACRES

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Featuring Class I and Class II soils, the property has been meticulously maintained by the owner and offers ample opportunity for crops. This farm boasts an impressive overall NCCPI of 83.8 with the corn NCCPI being 83.1 and the soybean NCCPI at 79.9. Soil types on this farm consist of Wiota Silt loam & Nodaway silt loam generating highly productive yields!





# LEVEED

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# FISHING RIVER ACCESS

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## 2 PONDS

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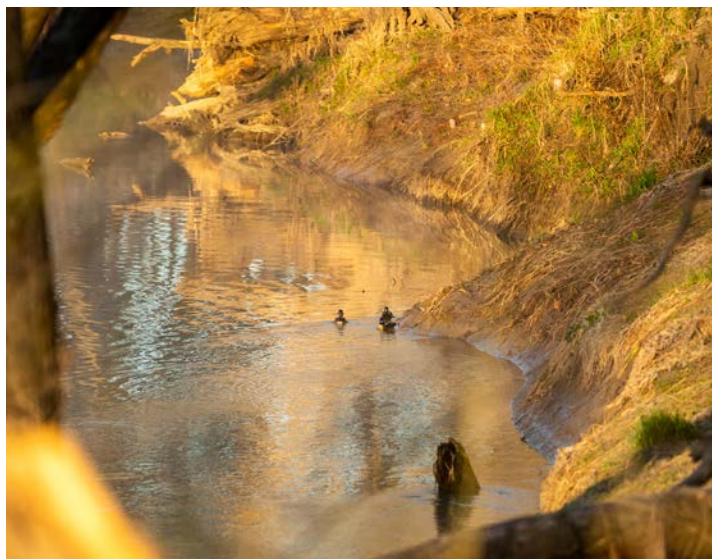
There are two ponds on this farm, one is tucked into the timber on the northwest corner and the other is centrally located in the middle of the field.





# HUNTING POSSIBILITIES

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# AERIAL MAP



Map Center: 39° 16' 25.37, -94° 12' 44.51



Maps Provided By:



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**36-52N-30W**  
**Clay County**  
**Missouri**



2/22/2023

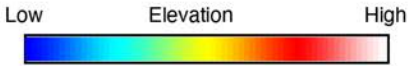
Field borders provided by Farm Service Agency as of 5/21/2008



# HILLSHADE MAP



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Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING

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

Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 708.3  
 Max: 734.0  
 Range: 25.7  
 Average: 727.9  
 Standard Deviation: 4.2 ft



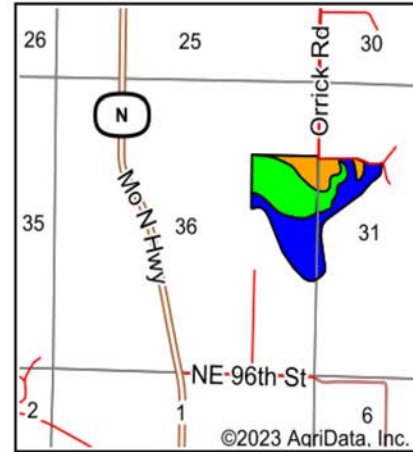
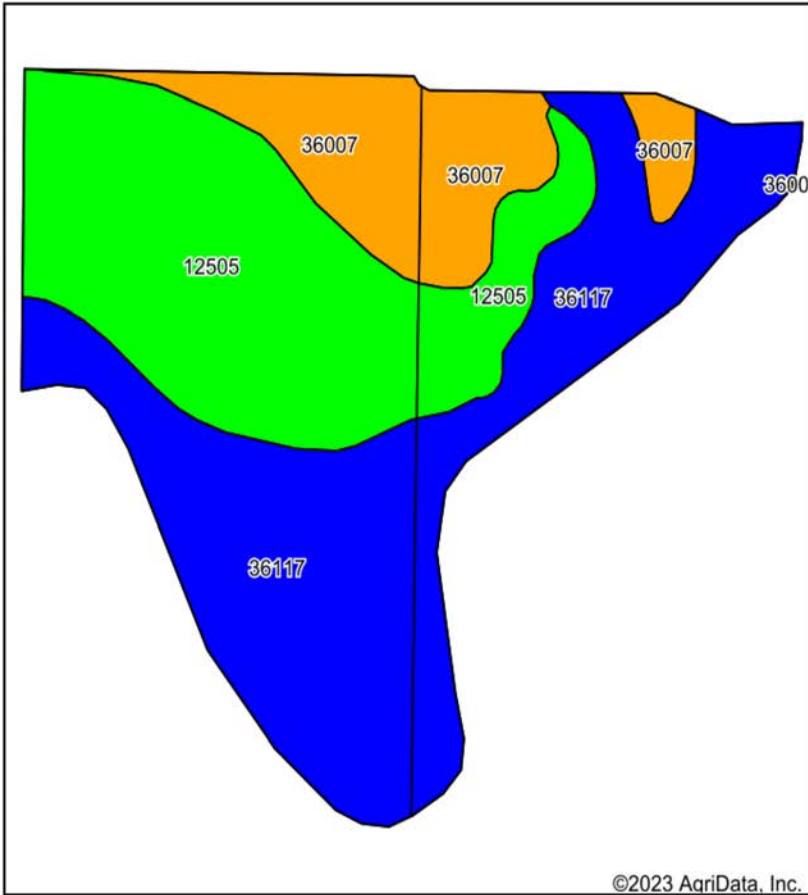
2/22/2023

**36-52N-30W**  
**Clay County**  
**Missouri**

map center: 39° 16' 25.37, -94° 12' 44.51



# SOIL MAP



State: **Missouri**  
 County: **Clay**  
 Location: **36-52N-30W**  
 Township: **Fishing River**  
 Acres: **74.65**  
 Date: **2/22/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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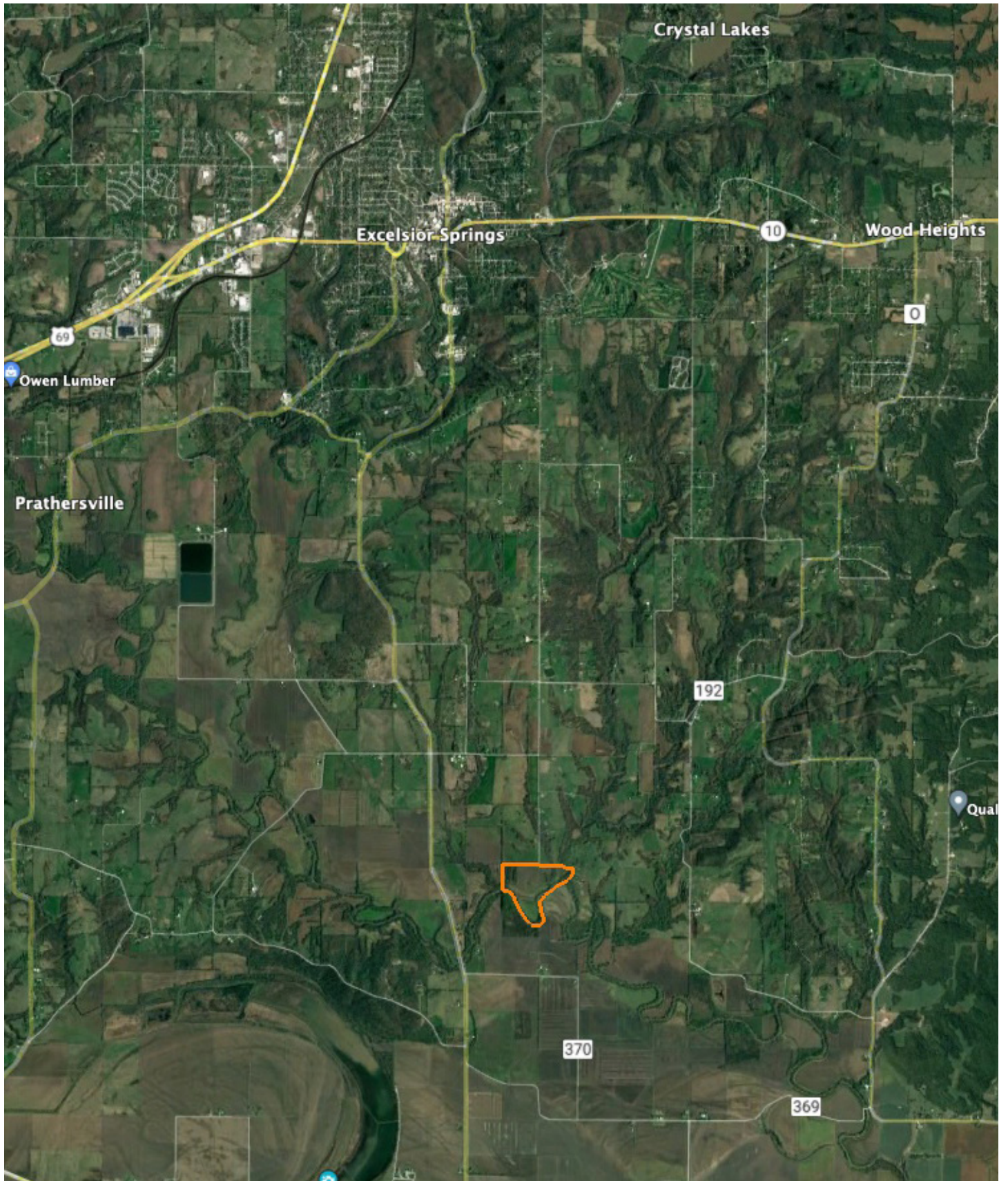
Soils data provided by USDA and NRCS.

Area Symbol: MO047, Soil Area Version: 23		Area Symbol: MO177, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
12505	Wiota silt loam, 0 to 2 percent slopes	23.41	31.4%		lw	87	85	86	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	20.38	27.3%		llw	80	80	78	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	13.56	18.2%		llw	80	80	78	
36007	Bremer silt loam, 0 to 2 percent slopes, occasionally flooded	6.41	8.6%		lllw	87	87	71	
36007	Bremer silt loam, 0 to 2 percent slopes, occasionally flooded	6.06	8.1%		lllw	87	87	71	
12505	Wiota silt loam, 0 to 2 percent slopes	4.83	6.5%		lw	87	85	86	
<b>Weighted Average</b>					<b>1.79</b>	<b>*n 83.8</b>	<b>*n 83.1</b>	<b>*n 79.9</b>	

\*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.



# OVERVIEW MAP





# AGENT CONTACT

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Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



**JORDAN BABB,**

LAND AGENT

**816.410.3107**

[JBabb@MidwestLandGroup.com](mailto:JBabb@MidwestLandGroup.com)



**[MidwestLandGroup.com](http://MidwestLandGroup.com)**

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