

MIDWEST LAND GROUP PRESENTS

41 ACRES IN

HENRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HENRY COUNTY HOBBY FARM WITH HOMESITES

Located on blacktop Highway N in northwest Henry County is this beautiful 41+/- acre tract with terrific options. Highly tillable, the ground is currently planted in corn and can continue to be farmed or rented for income. A wooded draw and old pond break up the farm and are home to wildlife. With rolling topography, scenic views, no deed restrictions, and power and water

utilities available at the road, the farm offers spectacular home sites. The land is less than 20 minutes from Clinton, an hour from the Kansas City metro, and is in the Clinton School District. With options for hobby farming, building, recreating, or simply as an investment, this farm has so much to offer.



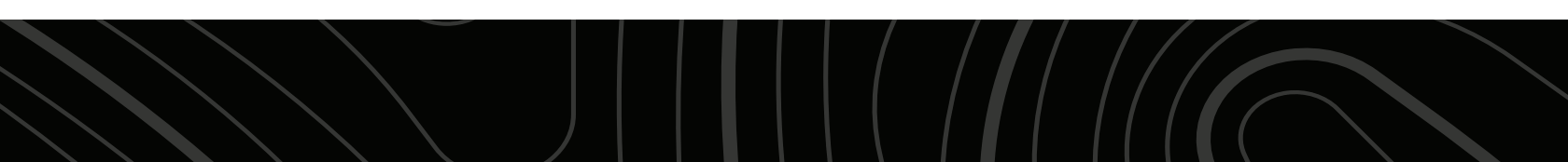
PROPERTY FEATURES

PRICE: **\$279,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **41**

- Farm income
- Beautiful build site(s)
- Gently sloping topography
- Blacktop highway frontage
- Power at road
- Water main at road
- Scenic views
- Fertile soils
- Wildlife
- Pond
- Clinton Schools
- Under 20 minutes from town



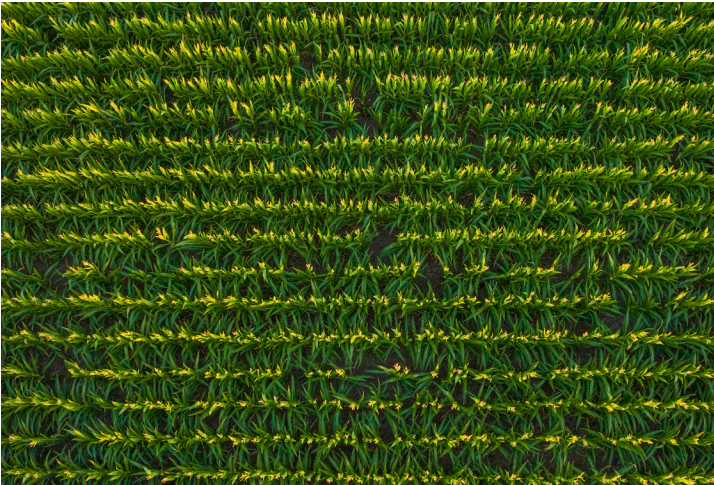
41 +/- ACRES



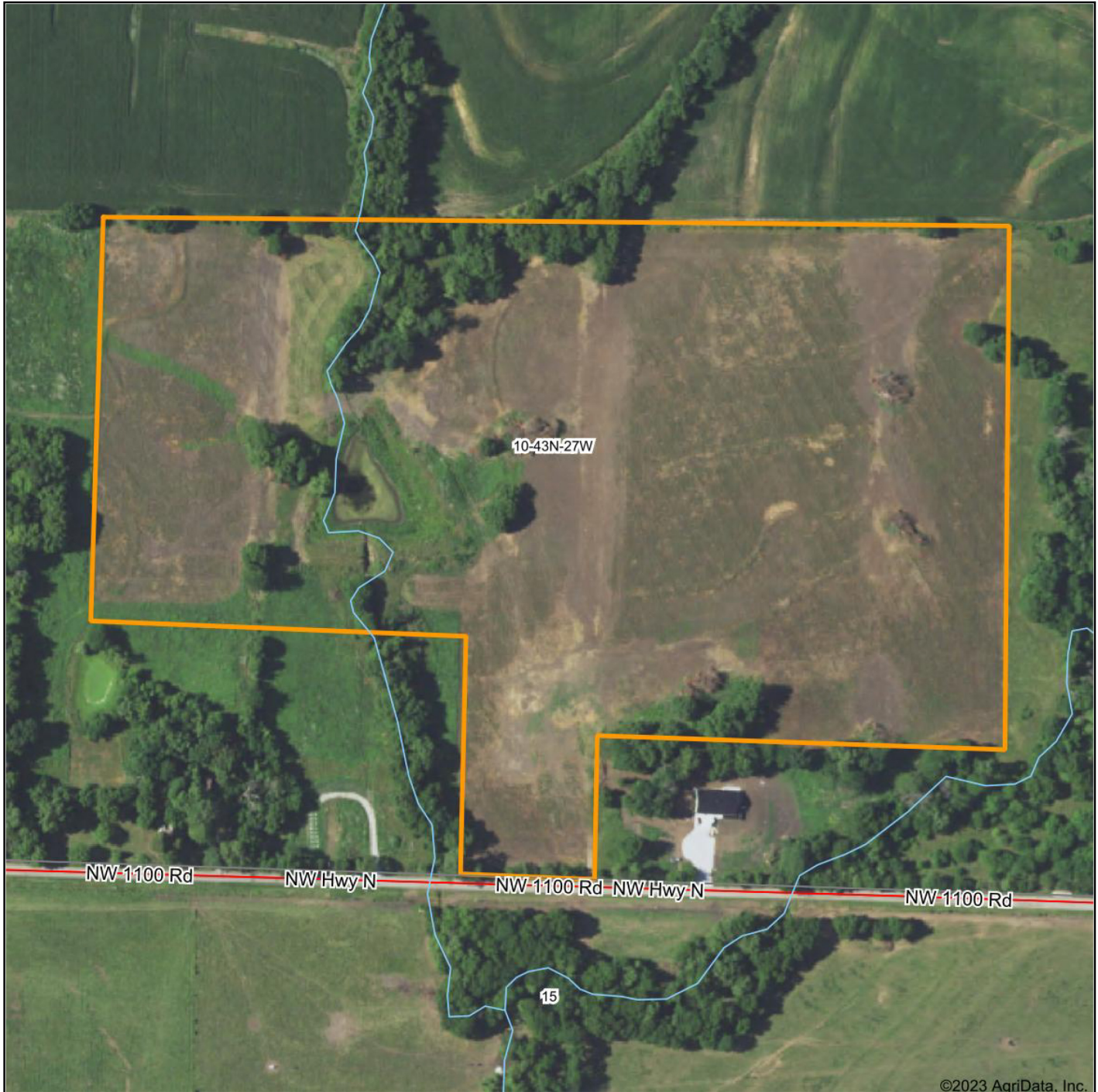
POND



FERTILE SOILS



AERIAL MAP



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Map Center: 38° 31' 19.56, -93° 53' 26.9



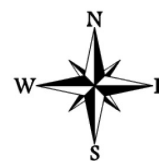
Maps Provided By:



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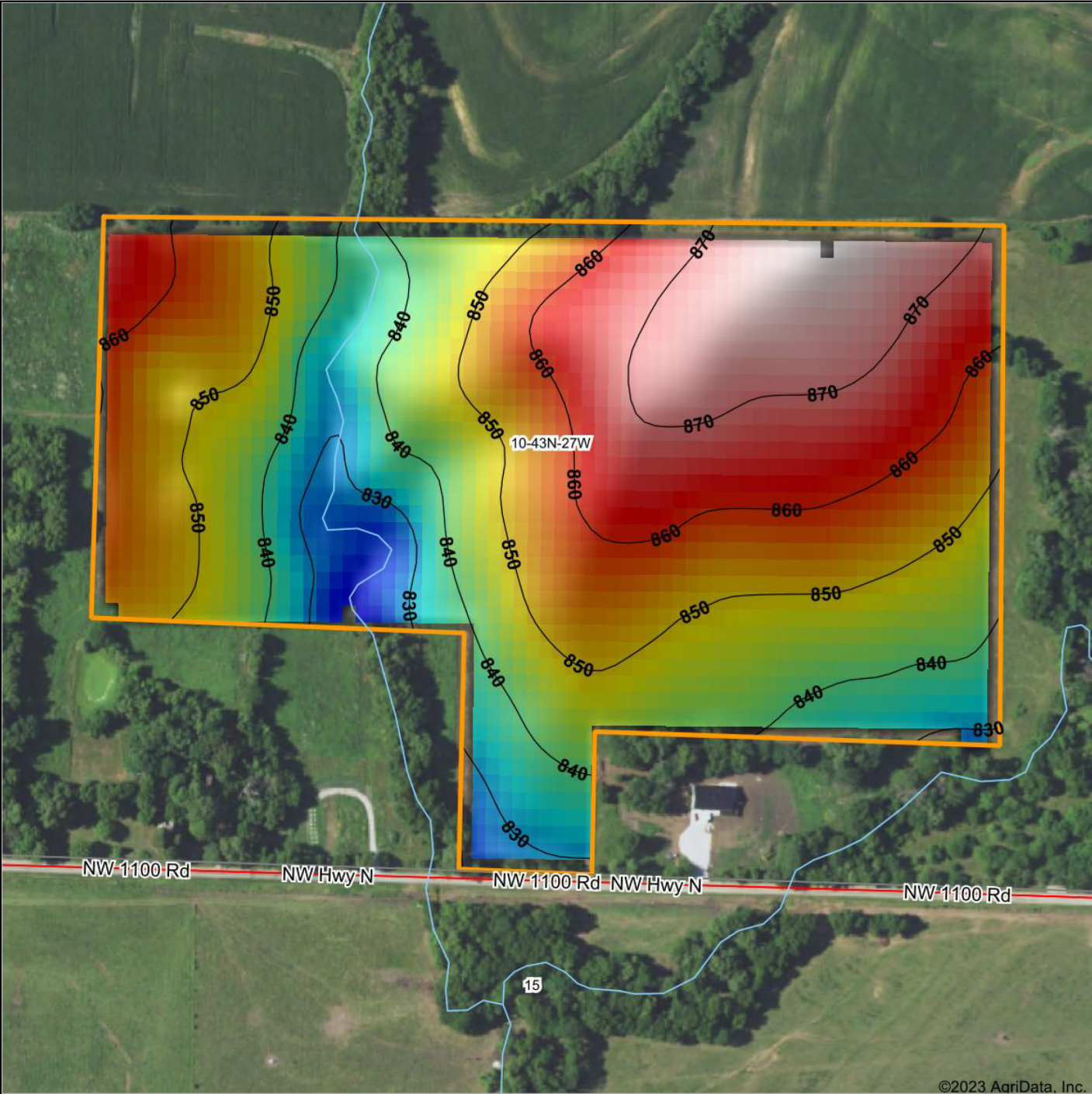
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10-43N-27W
Henry County
Missouri



2/25/2023

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 10
Min: 820.5
Max: 876.5
Range: 56.0
Average: 851.8
Standard Deviation: 12.66 ft

0ft 315ft 630ft

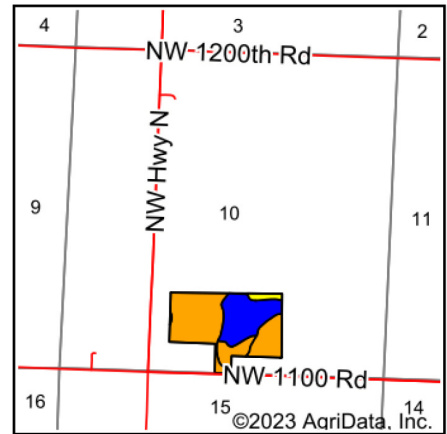
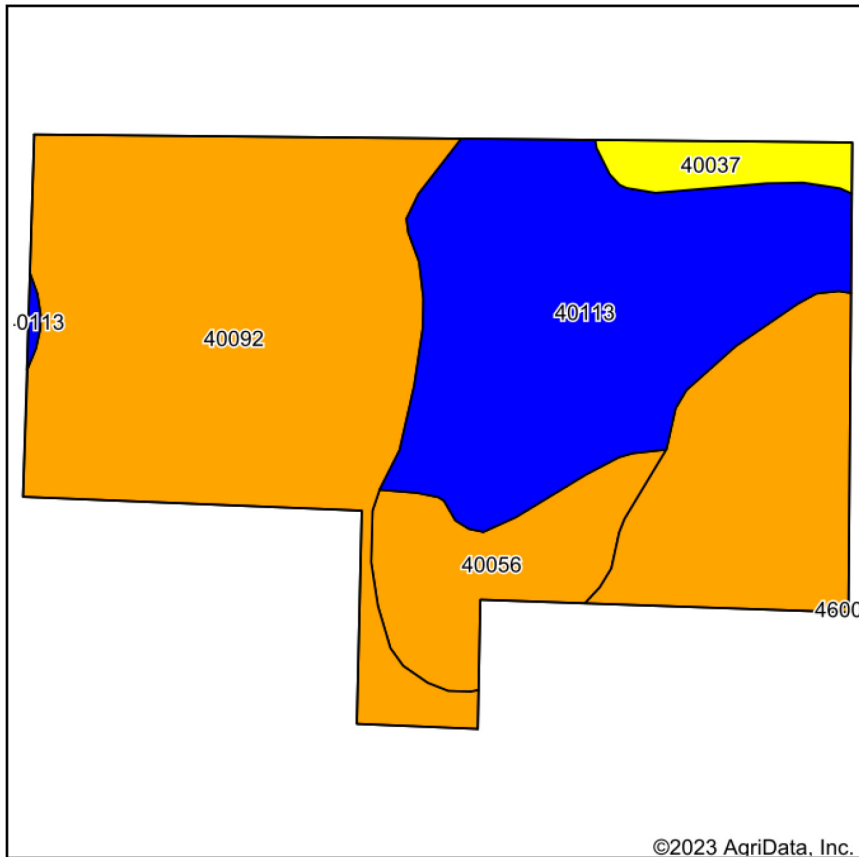


2/25/2023

10-43N-27W
Henry County
Missouri

map center: 38° 31' 19.56, -93° 53' 26.9

SOIL MAP



State: **Missouri**
 County: **Henry**
 Location: **10-43N-27W**
 Township: **Big Creek**
 Acres: **41.58**
 Date: **2/25/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO083, Soil Area Version: 28

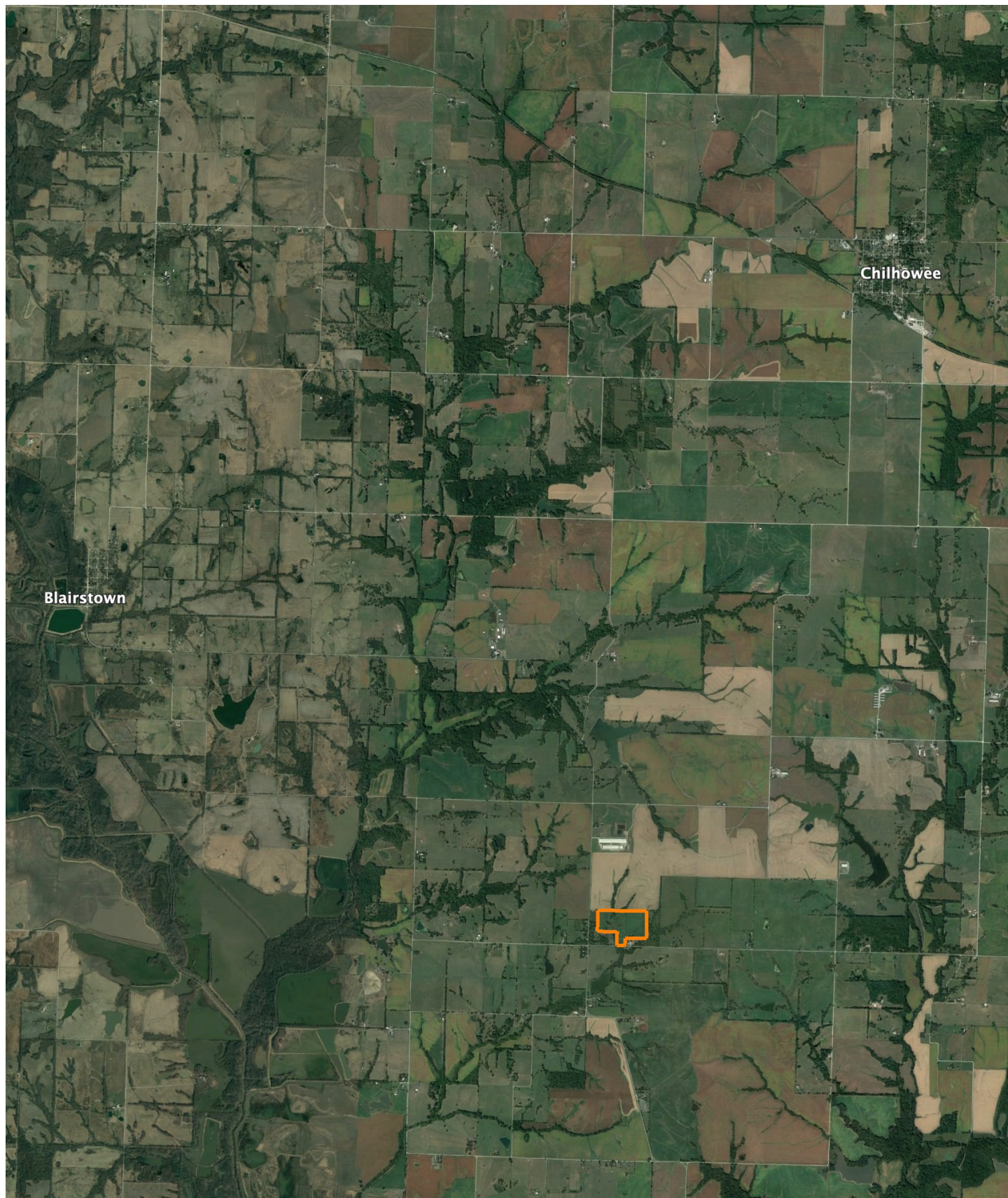
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
40092	Summit silty clay loam, 2 to 5 percent slopes, eroded	23.49	56.5%		> 6.5ft.	Moderately well drained	IIle		0	59	57	51	59	
40113	Bucyrus silty clay loam, 1 to 3 percent slopes	12.98	31.2%		5.4ft. (Lithic bedrock)	Moderately well drained	Ile	6108	74	74	58	60	63	
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	3.82	9.2%		> 6.5ft.	Moderately well drained	IIle		0	77	77	71	73	
40037	Barco loam, 5 to 9 percent slopes, eroded	1.29	3.1%		2.1ft. (Paralithic bedrock)	Well drained	IVe		0	45	42	27	45	
Weighted Average								2.72	1906.7	*n 64.9	*n 63.7	*n 54.3	*n 54.9	*n 61.1

*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

Ben Ewbank has an intense passion for the outdoors. Growing up in Raymore, Missouri, he developed a love for hunting and fishing thanks to his dad, a longtime member of a local sportsman's club in west central Missouri. After graduating from Ray-Pec High School, Ben went on to Pittsburg State University, where he obtained a degree in construction management. While working in construction for several years, he began searching for a field in which he could be passionate about. That's what led him to Midwest Land Group, where he combines his love for the outdoors with skills he had previously honed, such as nurturing relationships with clients, and negotiating on their behalf in order to achieve common goals. With an eagerness to serve, Ben brings hard work, kindness, and integrity to his role as a land sales agent. He's a member of the NWTF and the QDMA.

When not working, you can find him bowhunting for whitetails or chasing gobblers, often on Missouri conservation ground, as well as fishing for crappie. He also hunts doves and waterfowl when the opportunities arise. He loves spending time with his wife and their three children, and tries to get together with loved ones at the family cabin at Pomme de Terre whenever possible. Call Ben today to let him go to work for you!



BEN EWBank, LAND AGENT
816.820.2345
BEwbank@MidwestLandGroup.com



MidwestLandGroup.com

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