

MIDWEST LAND GROUP PRESENTS



# CARROLL COUNTY, MO

40 ACRES



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING ACREAGE WITH 6+/- ACRE FULLY STOCKED LAKE AND NEWLY RENOVATED FARMHOUSE

The seller is willing to adjust the acreage and split the home off on less acreage if desired! Located north of Bogard, Missouri, and just a couple hundred feet off Highway T in the Carrollton School District we are offering you a truly picturesque 40 +/- acres with a newly renovated farmhouse, a brand new pond, two garden sheds, a 27'x48' detached garage with electricity and 3/4 concrete, and a 36'x40' barn/corral system! The newly renovated farmhouse features 2 bedrooms and 1 full bathroom. This home has been remodeled inside and out and was taken all the way down to the studs. The home features a brand new roof, siding, windows, kitchen, appliances, bathroom, light fixtures, flooring, paint, new furnace, tankless hot water heater, and so much more! The home is surrounded by hay fields and crop fields giving you that privacy and country feel

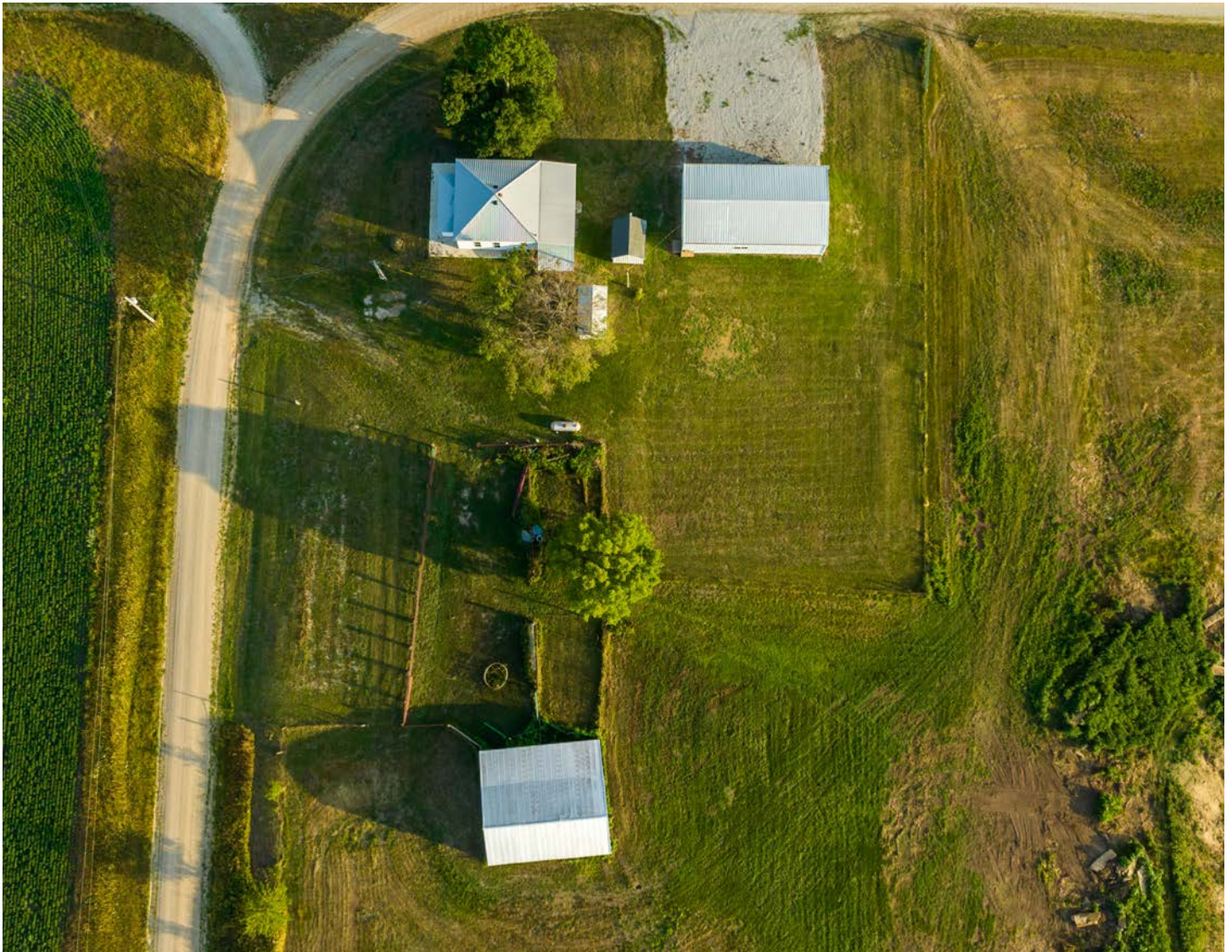
most are looking for. This acreage is currently being hayed and features full fencing that is in great shape providing a great place for livestock. The stunning 6 +/- acre fully stocked lake lays right in the middle of the farm! While testing the waters, I caught a crappie, a bass, and two bluegill on my first four casts and caught fish nearly every other cast after! There has been large rock added to the dam ensuring the longevity and integrity of the lake dam for decades to come. With road frontage on three sides, this farm offers multiple incredible additional build sites with stunning lake views on any side of the lake you choose. You do not want to miss out on this incredible opportunity! You must see it in person to truly appreciate it! For additional information or to schedule a private showing please contact Derek Payne at (573) 999-4574.



# PROPERTY FEATURES

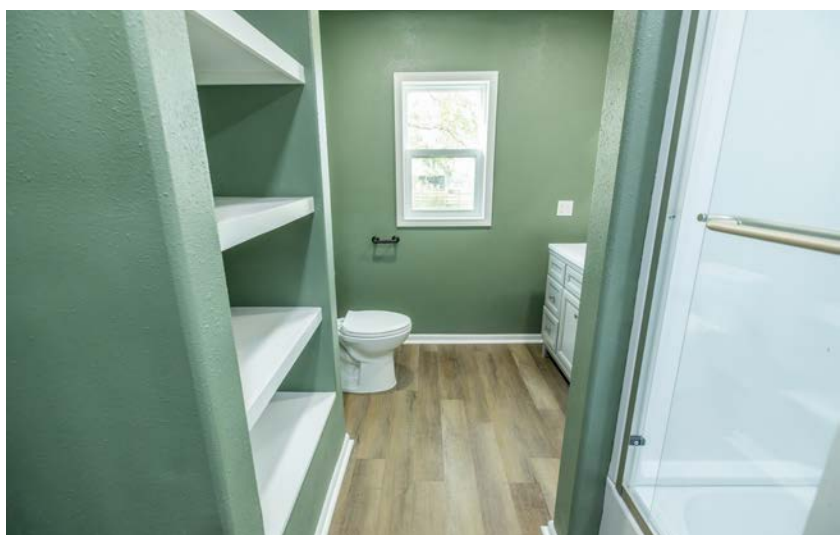
PRICE: **\$475,000** | COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **40**

- Carrollton School District
- Only a couple hundred feet south of Highway T
- Road frontage on 3 sides
- 6 +/- acre fully stocked lake
- Riprap added to the lake dam
- Newly renovated 2 bed 1 bath home
- New roof, siding, windows, furnace, tankless hot water heater, kitchen, and more
- Nice enclosed porch
- Brand new pond
- 27'x48' detached garage/concrete and electric
- 36'x40' three-sided livestock shed
- 2 garden sheds
- Fully fenced
- Corral system
- Multiple driveway entrances
- Good grass for livestock
- Currently in hay production
- Beautiful additional build sites
- Utilities available if desired



# NEWLY RENOVATED 2 BED 1 BATH HOME

---

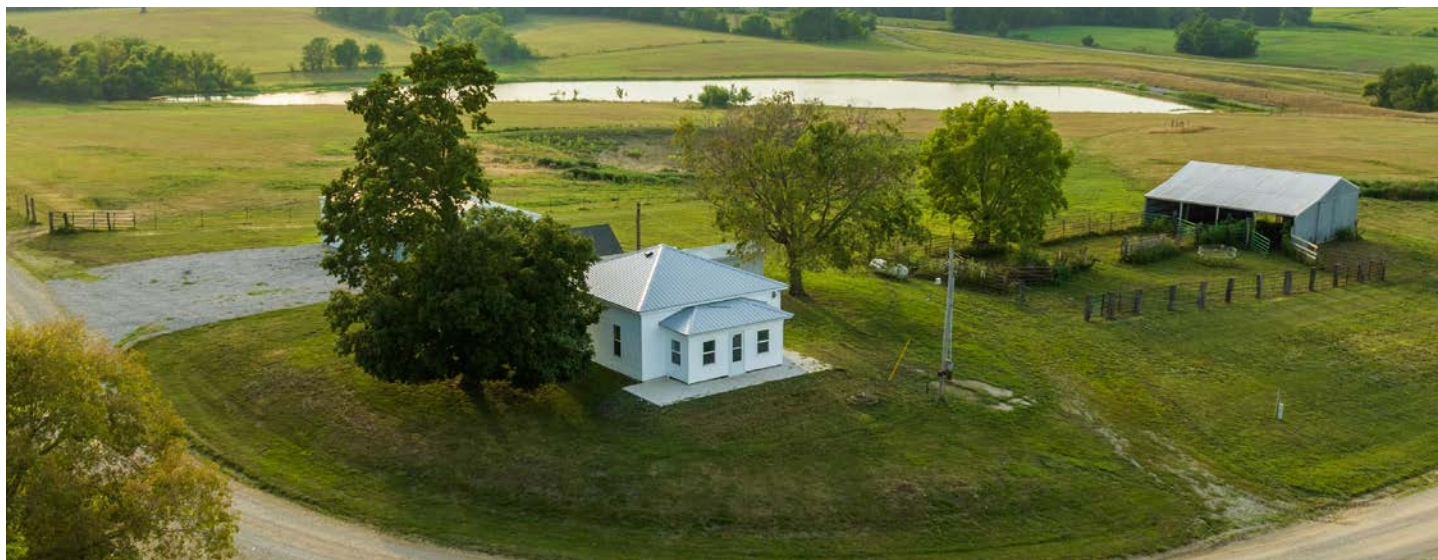


# MULTIPLE OUTBUILDINGS



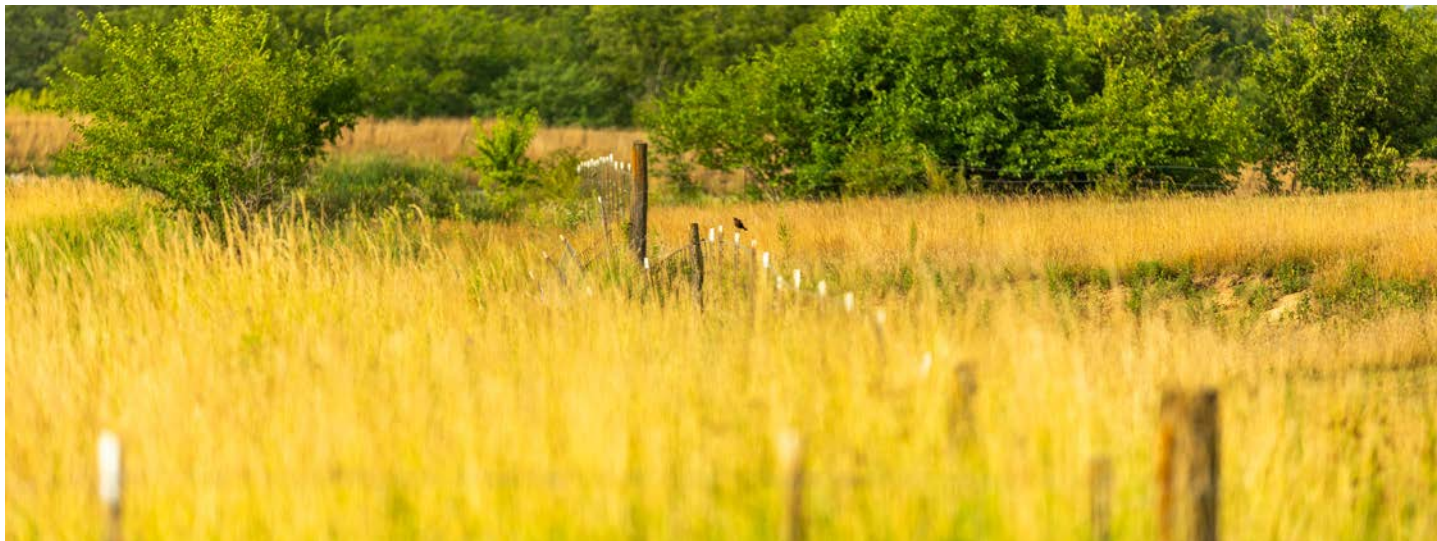
40 +/- ACRES

---



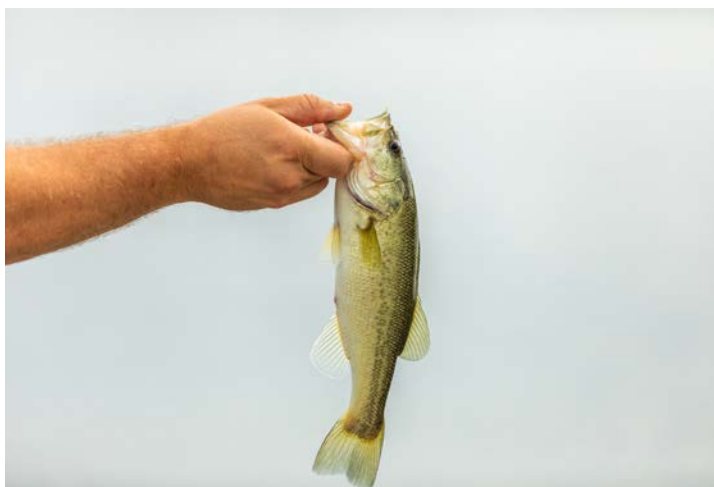
# FULLY FENCED

---



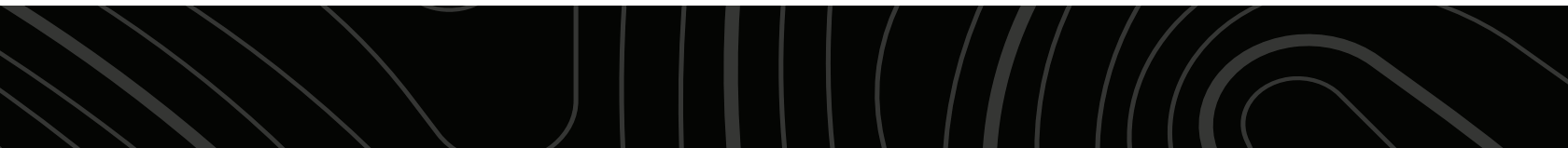
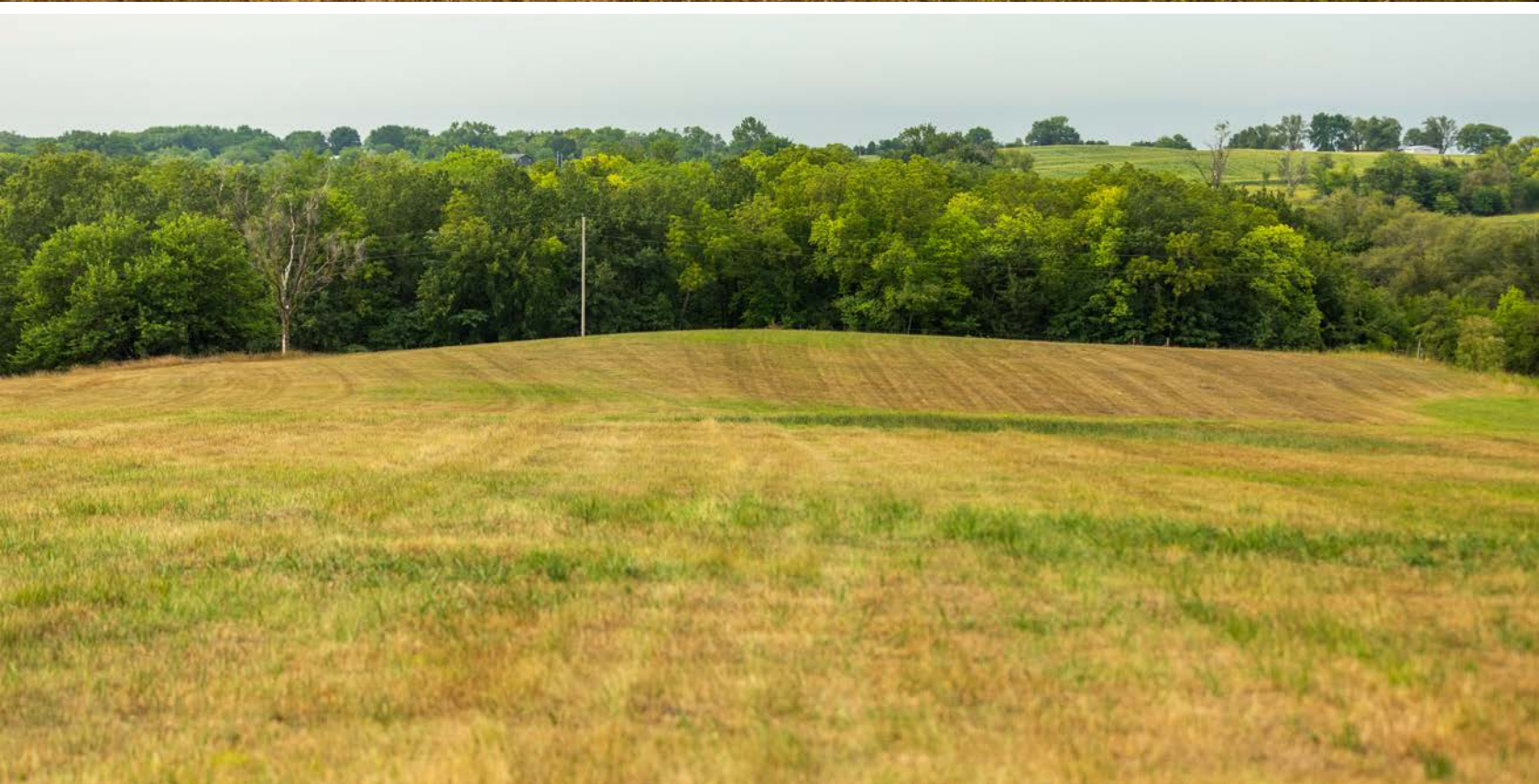
# 6 +/- ACRE FULLY STOCKED LAKE

---



# GOOD GRASS FOR LIVESTOCK

---





# AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 39° 30' 57.62, -93° 31' 28.58

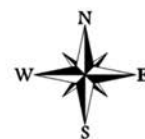


Maps Provided By:



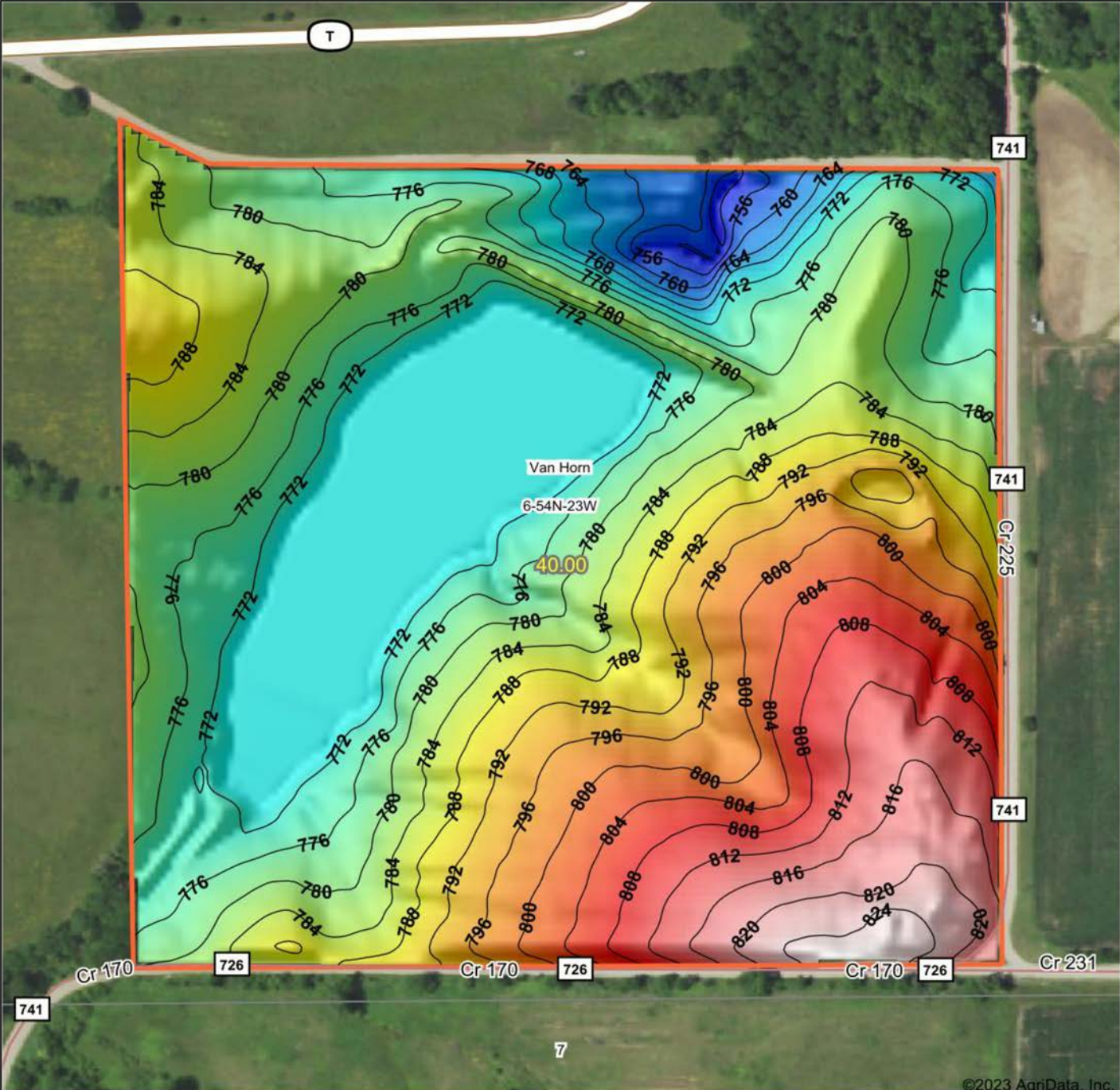
© AgriData, Inc. 2023 www.AgriDataInc.com

**6-54N-23W**  
**Carroll County**  
**Missouri**

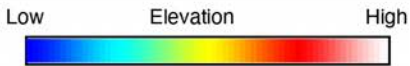


9/29/2023

# HILLSHADE MAP



©2023 AgriData, Inc.



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem  
 Interval(ft): 4  
 Min: 750.2  
 Max: 826.7  
 Range: 76.5  
 Average: 785.3  
 Standard Deviation: 15.52 ft



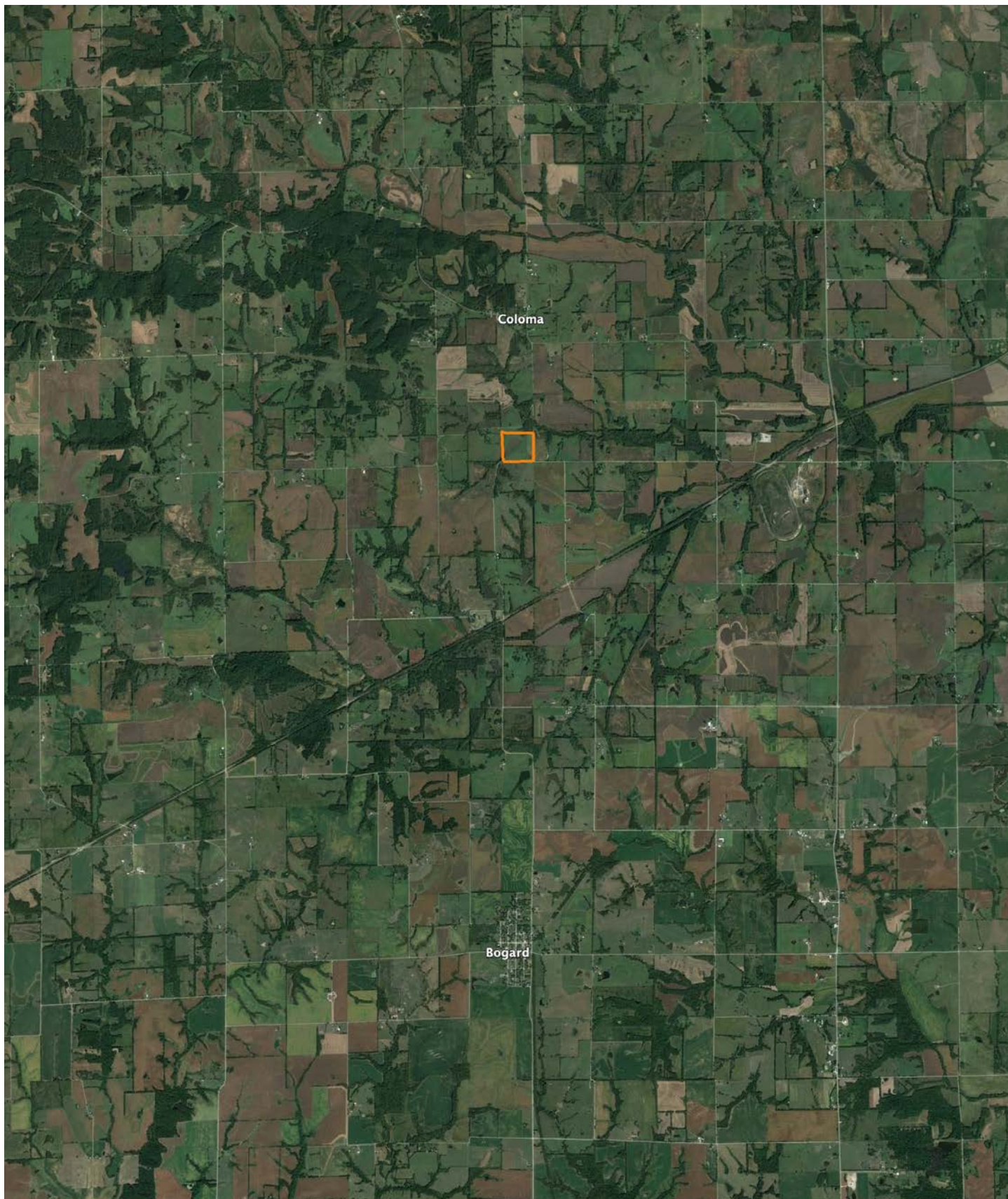
9/29/2023

**6-54N-23W**  
**Carroll County**  
**Missouri**

Boundary Center: 39° 30' 57.62, -93° 31' 28.58

# OVERVIEW MAP

---



# AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



**DEREK PAYNE,**  
LAND AGENT  
**573.999.4574**  
DPayne@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.