

MIDWEST LAND GROUP PRESENTS



# NODAWAY COUNTY, MO

100 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# STRONG INCOME-PRODUCING 100 +/- ACRES IN NODAWAY COUNTY, MISSOURI

Midwest Land Group is very excited to bring to market this spectacular 100 +/- acre property in Nodaway County, Missouri. This property has a tremendous combination of tremendous income-producing soils, a tremendous location that will provide tremendous hunting opportunities, and a quaint farmhouse to live or rent for more income!

This area of northwest Missouri is known for its fertile soils and the ability to produce strong yields year and year out and this property is no exception! With 68 +/- acres tillable, the farm is 100% Class 2 and 3 soils with an overall NCCPI score of 79.1. The majority of the soils have an average score of over 80 according to the NCCPI scale. The slope rating is comprised of major 5-9% slopes which provide excellent terrain for a hill ground tillable farm. The current owner has done a great job installing terracing and tiling on the tillable acres to improve the soil and increase yields. There would be room for 10 or more acres to be put into tillable operation if the new owner desired. The farm currently lays with a separate 20 +/- acres that could be used in multiple ways. It provides a tremendous build site, excellent hunting opportunities, or the new owner could continue to utilize the property as a smaller tillable tract to increase the income on the property. The overall access to the property is off of blacktop YY Highway, which provides easy year-round access to the property. The timber is a mix of mature maples, oaks, and hickory which provides tremendous habitat for all types of wildlife. This property is truly a prototype for the excellent northwest Missouri income-producing property!

Although this property has a majority of open tillable acres, do not let that fool you! This property does hunt extremely well and that is easy to see with the connectivity this property provides. In this particular area of northwest Missouri, cover is key when pursuing big whitetails. This farm and neighboring farms have plenty! The draw on the south end of this farm connects two major blocks of timber and provides plenty of cover to hold whitetails on the farm itself. There is plenty of room for multiple food plots to help draw the deer through the farm and present the opportunity to harvest your next whitetail. When taking pictures of the property, I ran into multiple turkeys who were utilizing the mature timber to roost. There is no doubt this property will provide multiple hunting opportunities.

The quaint farmhouse provides an excellent opportunity to live or to rent out for more income coming from the property. The 4 bed, 1 bath home is updated from the original build with newer carpet and nice hardwood floors in the kitchen. The property is currently hooked up to well water but does have rural water available if the new owner desires that type of water source.

There is currently a machine shed and a barn that the current owner utilized for horses and is ready for you as well! The home is connected to fiber internet which provides extremely fast internet access which is difficult to find in rural areas. This home definitely deserves your attention!

# PROPERTY FEATURES

PRICE: **\$775,000** | COUNTY: **NODAWAY** | STATE: **MISSOURI** | ACRES: **100**

- 68 +/- tillable acres
- 4 bed, 1 bath home
- 79.1 NCCPI scores
- Great Connectivity
- Class 2 and 3 Soils
- Blacktop access
- Well water and rural water
- Fiber Internet
- Tremendous hunting



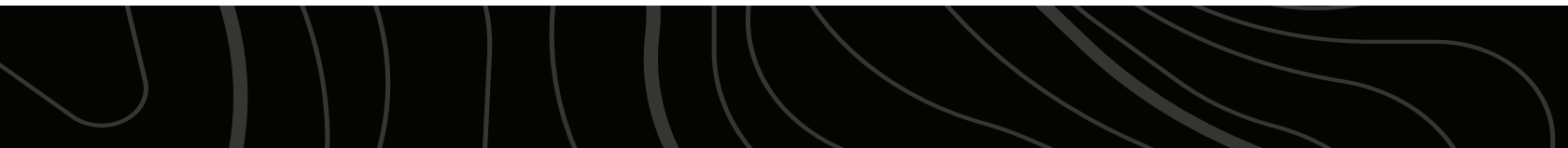
# 100 +/- ACRES

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# 68 +/- TILLABLE ACRES

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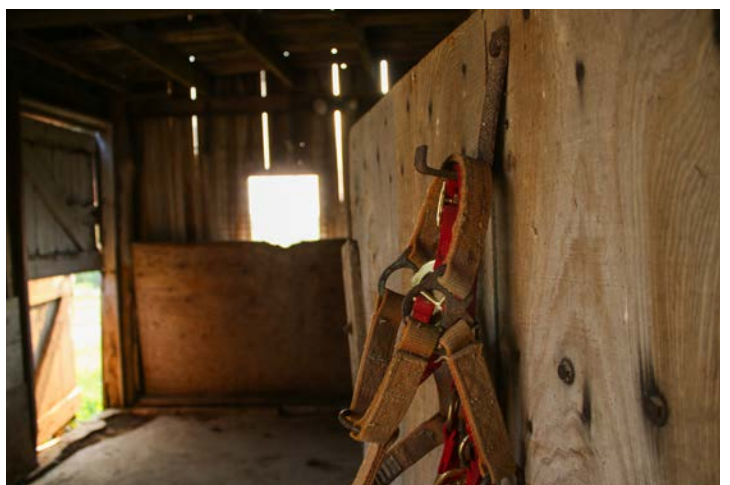
# 4 BED, 1 BATH HOME

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# MACHINE SHED AND BARN

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# BLACKTOP ACCESS

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# AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 40° 30' 34.68, -95° 9' 11.67



Maps Provided By:



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**24-66N-38W**  
**Nodaway County**  
**Missouri**

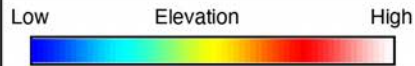
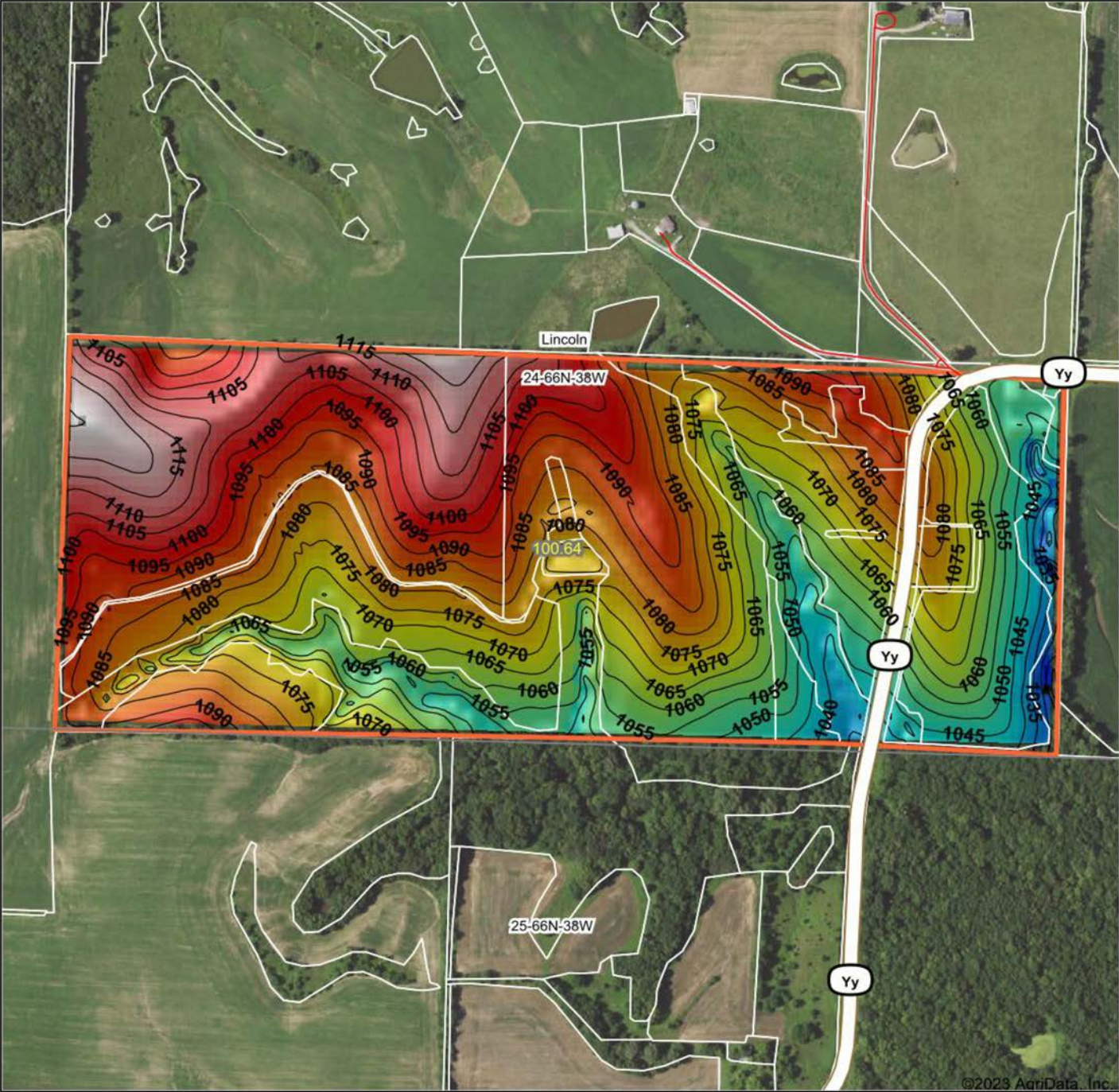


8/22/2023

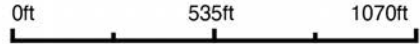
Field borders provided by Farm Service Agency as of 5/21/2008.



# HILLSHADE MAP



Source: USGS 10 meter dem  
 Interval(ft): 5  
 Min: 1,015.0  
 Max: 1,125.2  
 Range: 110.2  
 Average: 1,077.7  
 Standard Deviation: 20.7 ft



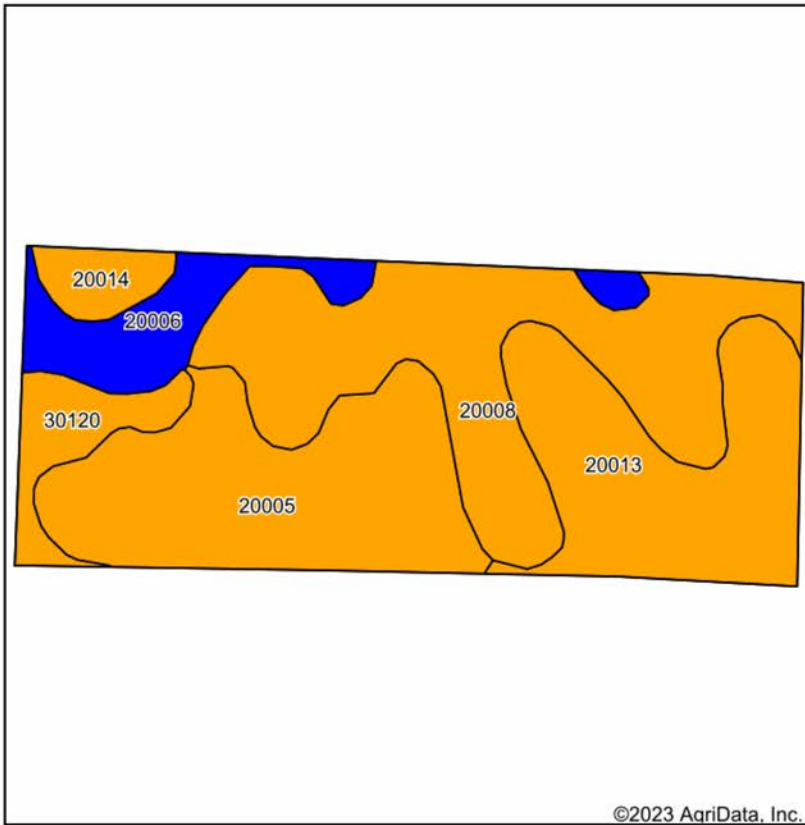
**24-66N-38W**  
**Nodaway County**  
**Missouri**

Boundary Center: 40° 30' 34.68, -95° 9' 11.67

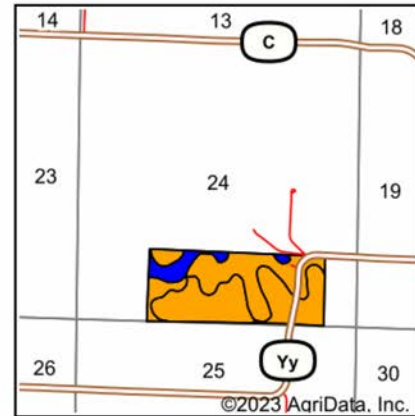
Maps Provided By:  
  
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 Field borders provided by Farm Service Agency as of 5/21/2008

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# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Nodaway**  
 Location: **24-66N-38W**  
 Township: **Lincoln**  
 Acres: **100.64**  
 Date: **8/22/2023**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 24

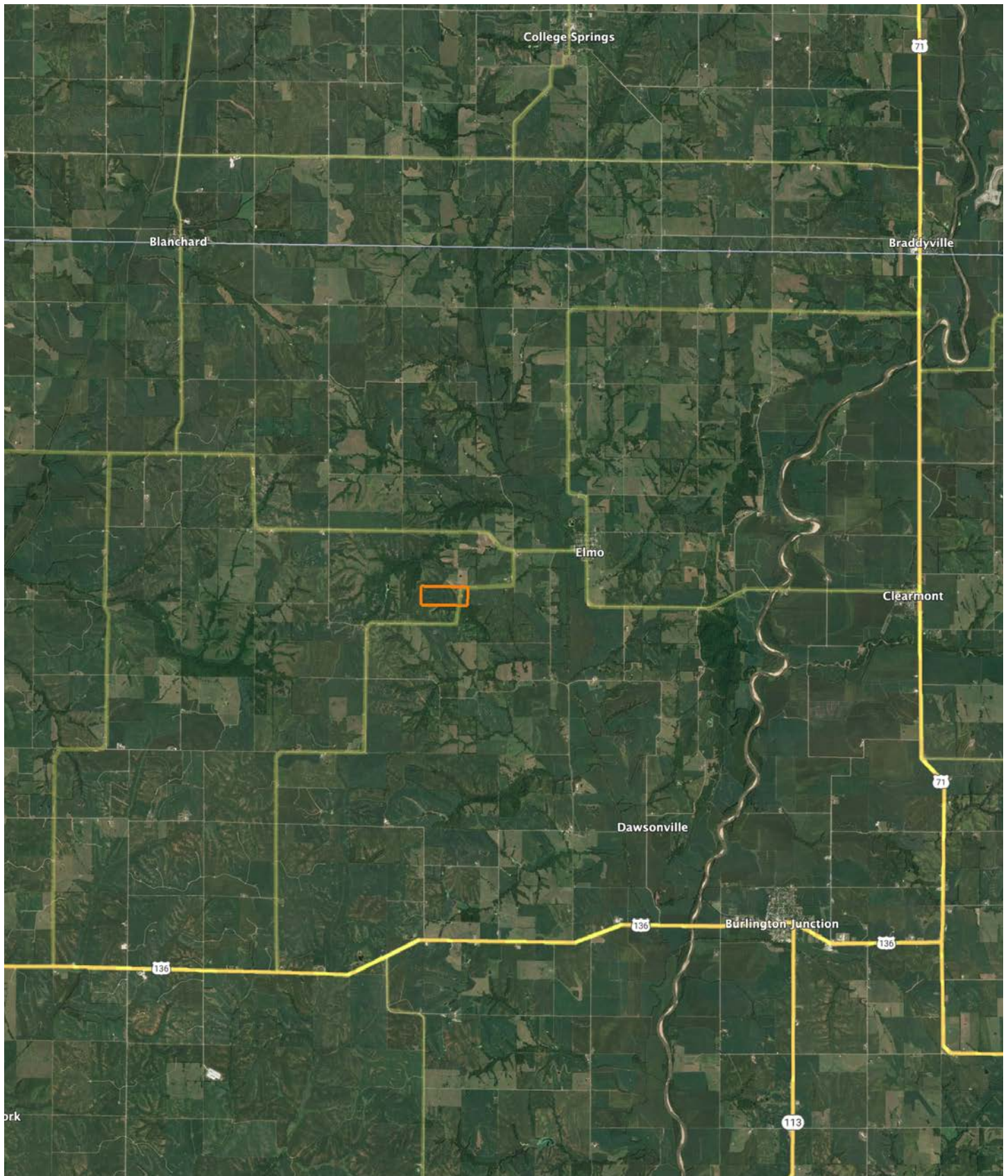
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
20008	Sharpsburg silty clay loam, 5 to 9 percent slopes	32.75	32.5%		IIIe	89	89	75
20005	Lamoni clay loam, 5 to 9 percent slopes	27.24	27.1%		IIIe	65	65	49
20013	Shelby loam, dissected till plain, 9 to 14 percent slopes	22.54	22.4%		IIIe	80	80	59
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	9.20	9.1%		Ile	92	92	79
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	5.64	5.6%		IIIe	69	67	58
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.27	3.2%		IIIe	73	73	54
<b>Weighted Average</b>					<b>2.91</b>	<b>*n 79.1</b>	<b>*n 79</b>	<b>*n 63.1</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

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



## BRETT ROBERTS

LAND AGENT

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## MidwestLandGroup.com

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