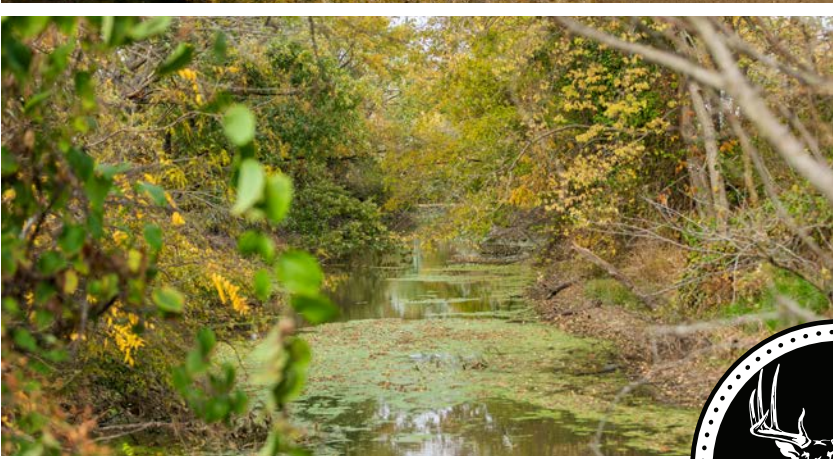


MIDWEST LAND GROUP PRESENTS

36 ACRES

GENTRY COUNTY, MO

520 ROAD, DARLINGTON, MISSOURI, 64438



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RIVER BOTTOM INVESTMENT & HUNTING TRACT

Midwest Land Group is proud to offer the Denton family farm located in the Grand River Bottoms of Gentry County, offering some of the highest-graded soils in north Missouri. The Denton farm has been in the family for 45 years and has provided many memories as well as strong yields and a productive lifestyle working the ground. As you drive into the farm, you immediately recognize the quality and value of the cropland on the Denton farm. As you look off in every direction there is a view of wide open river bottom. It truly is a picturesque landscape of North Missouri farmland.

The farm is predominantly crop ground planted on a corn and soybean rotation with areas of mature timber along the river's edge. However, the farm also serves as an excellent recreational property for whitetail hunting, turkey hunting, and waterfowl hunting where the waterway on the farm is loaded with duckweed. The farm would serve as an excellent sustainable purchase for a local owner and operator, or an investor looking for an asset with an annual return and year after year appreciation.

The Denton farm consists of a total of 289 total acres which are being offered for sale in two tracts including a 253-acre tract and a 36-acre tract. The 36-acre tract offers 31 tillable acres, excellent recreational use with a creek lacing through the center, and good access off 520 road which borders the western boundary. The tillable crop ground consists of nearly 100% Nodaway Loam soil, it is all 0-2% slope, with an NCCPI overall of 80.0! The farm produces nearly 60 bushels of beans and 200 bushels of corn yields consistently.

This family-owned farm has been very well maintained by the family and more recently a local reputable tenant. The farm is open for the 2024 crop year, however, the tenant would like to continue leasing the ground on a 3-5-year lease if needed beginning in 2024. Existing farm lease and hunting lease bids place this farm just shy of a 4% ROI. Don't overlook this rare offering of high-quality bottom ground located in northwest Missouri. Give Will Wiest a call for more information and to schedule a private showing!



PROPERTY FEATURES

PRICE: **\$279,000** | COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **36**

- 36 acres in Gentry County, Missouri near Darlington
- 45-year local family-owned farm
- Offered at \$7,750 per total acre and \$9,000 per tillable acre
- 31 FSA Tillable Acres
- Within the first tier of the Grand River Bottoms
- Nodaway Silt Loam and Colo Silt Loam 0-2% slope soil
- NCCPI overall of 80.2
- Gravel Road 520 Access
- Whitetail, turkey, and waterfowl hunting
- Farming rights are open for 2024
- Existing tenant will continue in 2024+ if desired
- Beans average nearly 60 bushels
- Corn averages nearly 200 bushels
- Farm and hunting lease bids would produce 3.7 - 3.9% ROI
- Multiple mature walnuts and cottonwoods along the river
- 2023 Taxes are \$113.22



45-YEAR LOCAL FAMILY-OWNED FARM

The Denton farm has been in the family for 45 years and has provided many memories as well as strong yields and a productive lifestyle working the ground.



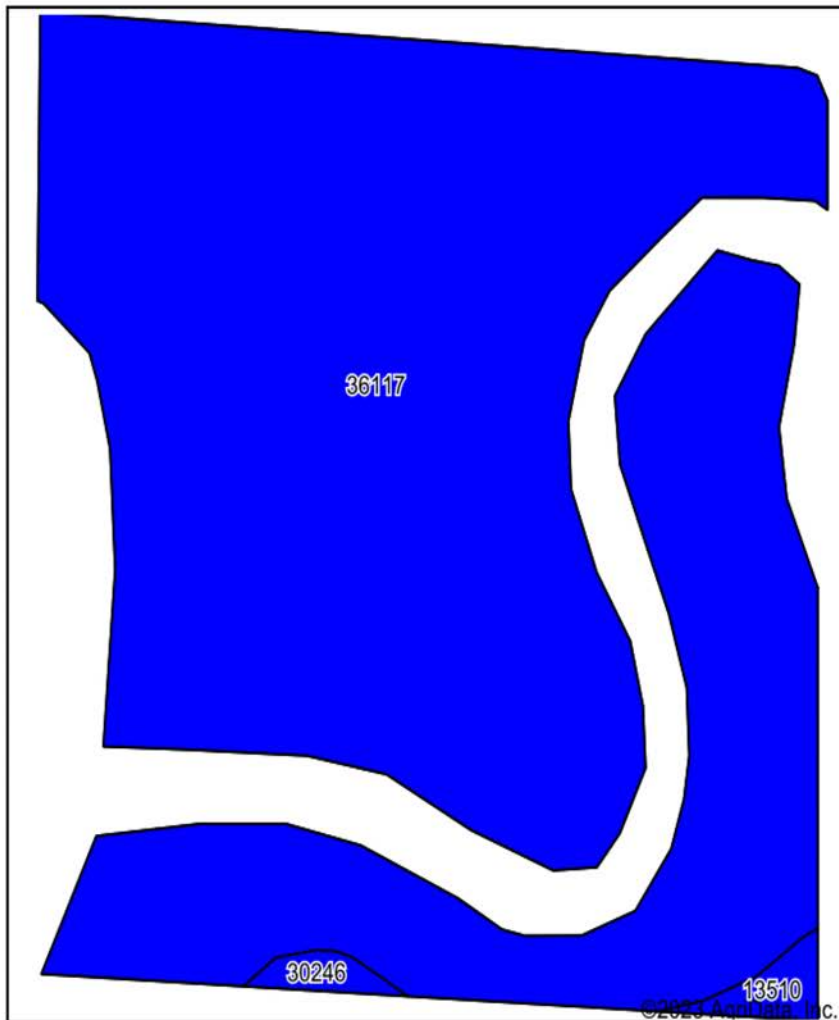
GRAND RIVER BOTTOMS



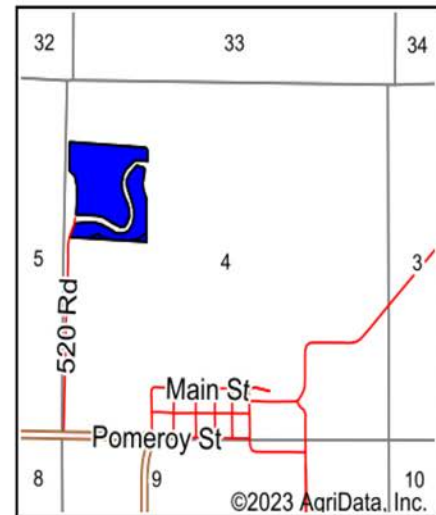
31 FSA TILLABLE ACRES



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Gentry**
 Location: **4-62N-31W**
 Township: **Cooper**
 Acres: **30.97**
 Date: **10/24/2023**



Maps Provided By:



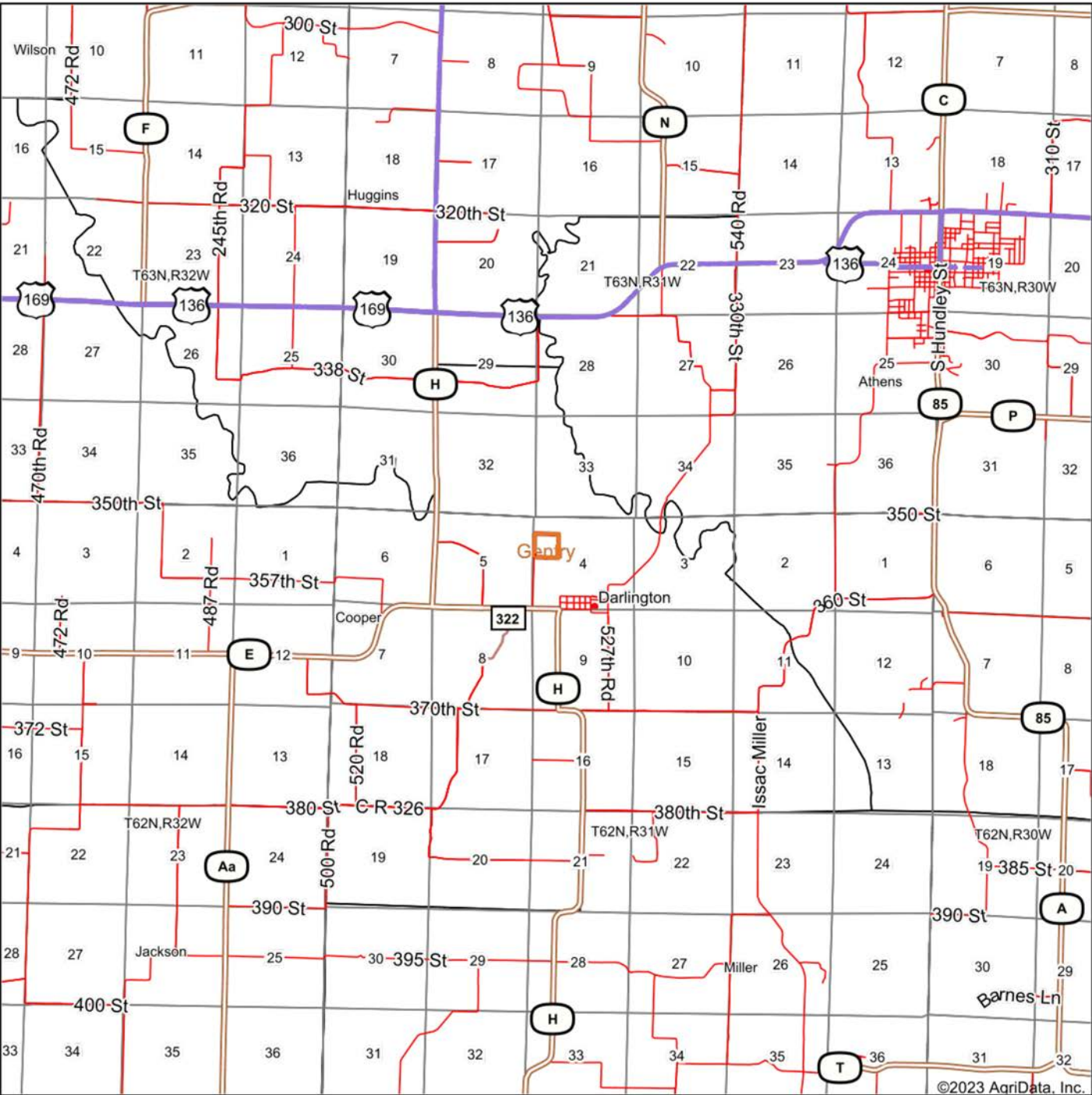
| Archived Soils Ending 11/06/2022 Area Symbol: MO075, Soil Area Version: 24 | | | | | | | | | | |
|--|---|-------|------------------|----------------------|------------------|---------|-------------|------------------|---------------|-------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn Bu | Soybeans Bu | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans |
| 36117 | Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded | 30.45 | 98.3% | | Ilw | | | 80 | 80 | 78 |
| 13510 | Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded | 0.30 | 1.0% | | Ilw | | | 95 | 94 | 86 |
| 30246 | Olmitz loam, heavy till, 2 to 5 percent slopes | 0.22 | 0.7% | | Ile | 152 | 41 | 91 | 91 | 77 |
| Weighted Average | | | | | 2.00 | 1.1 | 0.3 | *n 80.2 | *n 80.2 | *n 78.1 |


*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






Maps Provided By:



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Map Center: 40° 12' 25.17, -94° 24' 18

0ft 8194ft 16387ft



10/24/2023

AGENT CONTACT

Midwest Land Group Broker Will Wiest is responsible for expansion in North Missouri and Southern Iowa. Since joining Midwest Land Group in 2014, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big and accepts any challenge with a smile. Will has a tenacious work ethic, with a focus on agriculture farms, commercial real estate and recreational properties. Will is surrounded by an incredible team, mentors and coaches who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and cattleman at their family farm in Missouri.

Will received a Bachelors and Masters degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will serves on the board at the Bank of Orrick, Missouri and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and South East Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke and Brooks. Will spends time with his boys practicing sports, enjoying the outdoors, camping, canoeing, turkey hunting, waterfowl hunting with their chocolate lab, deer hunting, fishing, hiking and exploring on their land outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to vacation, hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,
ASSOCIATE LAND BROKER
816.703.9066
WWiest@MidwestLandGroup.com



MidwestLandGroup.com

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