

MIDWEST LAND GROUP PRESENTS

136 ACRES IN

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# HENRY COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# UNIQUE ACREAGE IN HENRY COUNTY

Just a few miles outside of Clinton, lies this beautiful 136 +/- acre pasture with Sparrow Foot Creek meandering through its entirety, north and south. With utilities on the property and at the road, opportunities are endless. The land appears to be ideal for a beautiful home setting, possibly overlooking the lower landscapes of the property, providing a tranquil and private living space. Sparrow Foot Creek meandering through the property is a perfect travel corridor for wildlife. While touring this property we saw many deer and turkeys feeding along the creek. This is a great spot to catch a gobbling tom on his feet in the spring and a perfect location to catch a mature whitetail on his feet, during the rut.

As you enter the property from the north, you will come to an old homesite, cattle barn, and cattle sorting pen. Waterers are strategically located within the property to provide water for your livestock. The property is

well-suited for livestock with existing amenities such as waterers, perimeter fencing, cross fencing, an old homesite, a cattle barn, and a sorting pen. Along the creek bed, you will notice large mature timber of walnut, oak, and sycamore trees. Sparrow Foot Creek is a deep creek that holds water naturally throughout the year. The pasture is in good condition and ready for livestock to start grazing.

The uniqueness of this property will attract the aviators. The property's proximity to the Clinton Regional Airport could attract aviation enthusiasts. Watching small planes land and take off from the airport could be an interesting feature for those who enjoy aviation. The property's proximity to the airport could make it convenient for out-of-town hunters or visitors to access the land quickly from the airstrip. Call Ethan Olson at (573) 821-7533 to view this incredible property.



# PROPERTY FEATURES

PRICE: **\$675,237** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **136**

- Gravel road frontage
- Pasture
- Perimeter fencing
- Cross-fencing
- Class II and Class III soils
- Mature timber
- Sparrow Foot Creek
- Deer and turkey hunting
- Beautiful terrain
- Potential build site
- Electricity & water on and near
- 7 miles to Clinton Square
- 1 hour and 20 minutes to Lees Summit
- 1 hour and 30 minutes to Kansas City



# PASTURE

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The property is well-suited for livestock with existing amenities such as waterers, perimeter fencing, cross fencing, an old homesite, a cattle barn, and a sorting pen.



# DEER & TURKEY HUNTING

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# POTENTIAL BUILD SITE

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# SPARROW FOOT CREEK

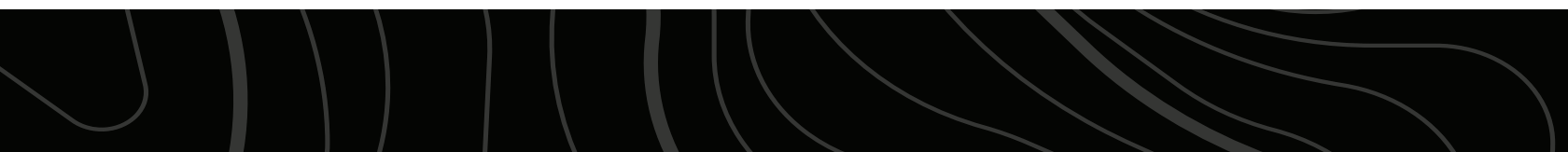
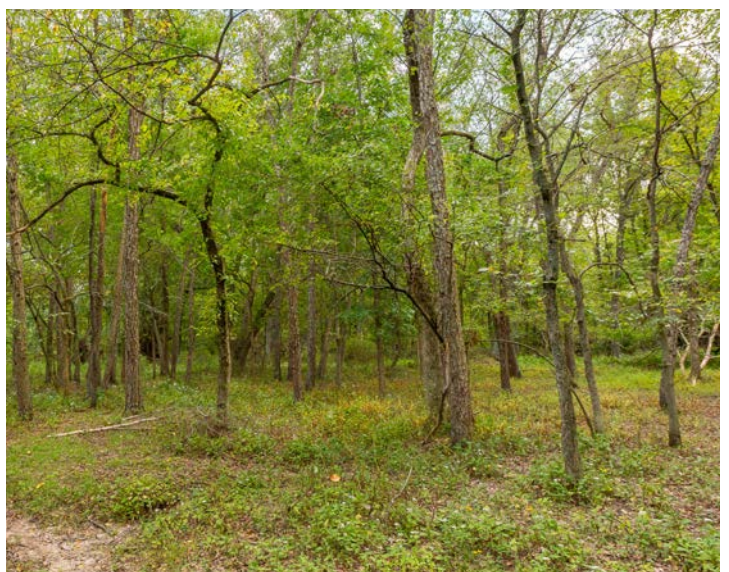
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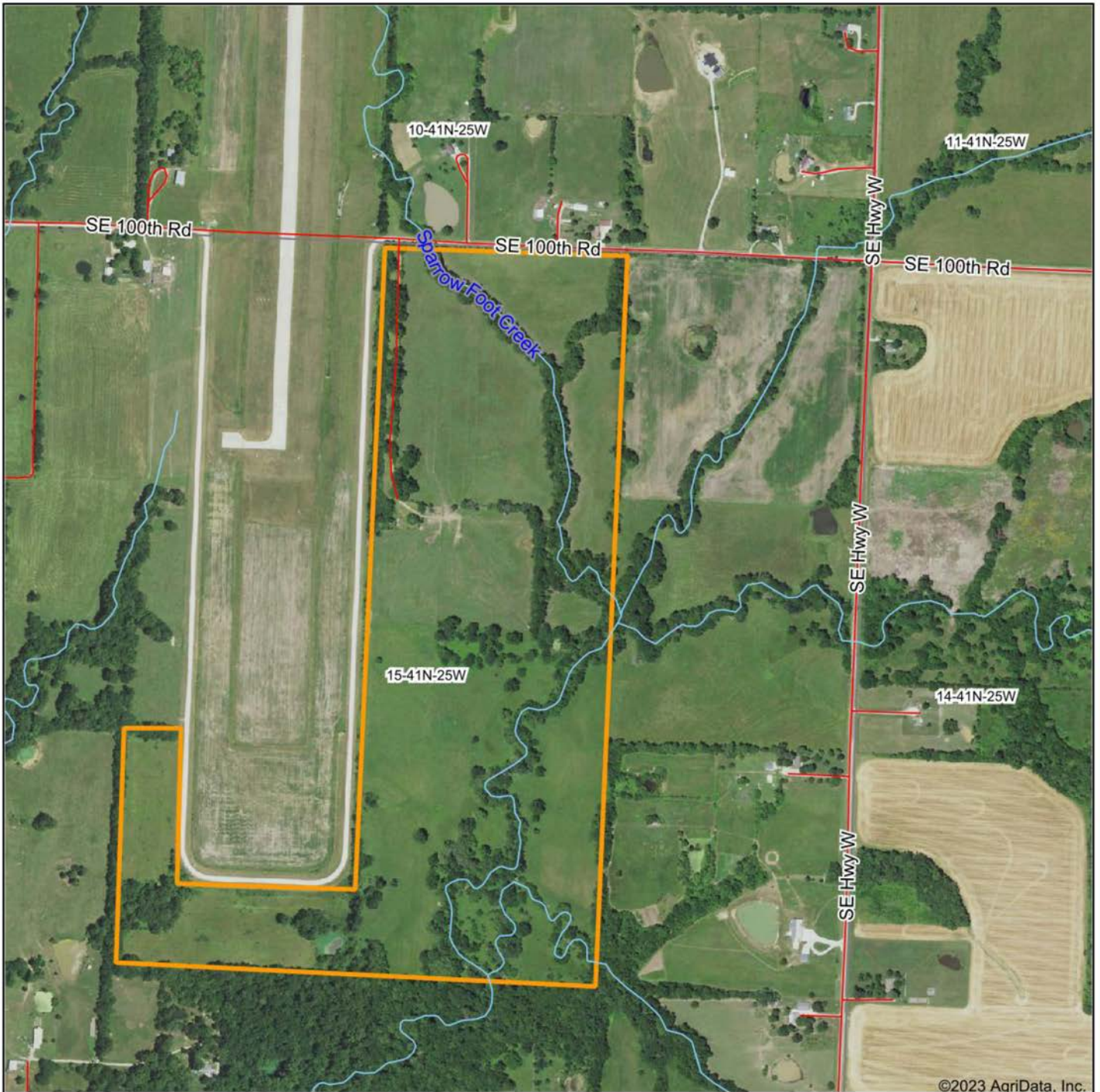


# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 20' 37.99, -93° 40' 25.33



**15-41N-25W**  
**Henry County**  
**Missouri**



7/9/2023



Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 757.8

Max: 812.1

Range: 54.3

Average: 782.0

Standard Deviation: 13.32 ft

0ft 644ft 1287ft

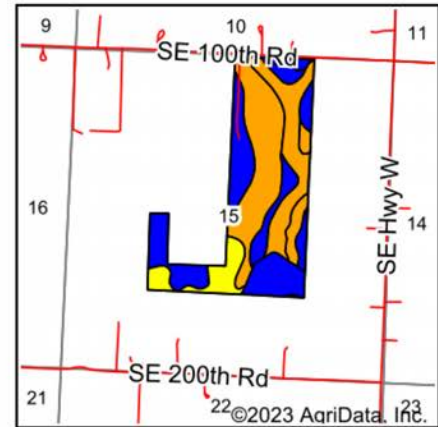
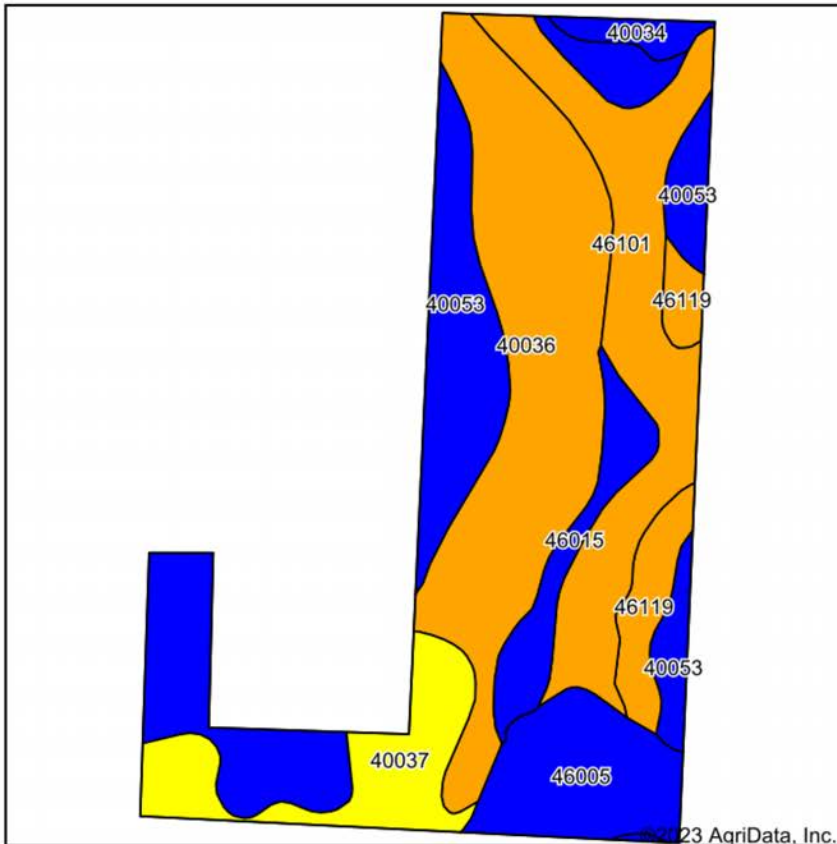


7/9/2023

15-41N-25W  
Henry County  
Missouri

Boundary Center: 38° 20' 37.99, -93° 40' 25.33

# SOIL MAP



State: **Missouri**  
 County: **Henry**  
 Location: **15-41N-25W**  
 Township: **Bethlehem**  
 Acres: **136**  
 Date: **7/9/2023**



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	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40036	Barco loam, 5 to 9 percent slopes	38.17	28.1%		2.8ft. (Paralithic bedrock)	IIle	0	62	59	56	49
40053	Deepwater silt loam, 2 to 5 percent slopes	33.54	24.7%		> 6.5ft.	Ile	0	84	84	73	80
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	24.12	17.7%		> 6.5ft.	IIIw	0	77	77	64	66
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	12.45	9.2%		> 6.5ft.	IIw	7758	82	82	63	75
40037	Barco loam, 5 to 9 percent slopes, eroded	12.26	9.0%		2.1ft. (Paralithic bedrock)	IVe	0	45	42	38	27
46015	Lightning silt loam, 0 to 2 percent slopes, occasionally flooded	6.69	4.9%		> 6.5ft.	IIw	0	74	74	61	62
46119	Quarles silt loam, 1 to 3 percent slopes, occasionally flooded	6.56	4.8%		> 6.5ft.	IIIw	0	65	53	55	65
40034	Barco loam, 2 to 5 percent slopes	2.06	1.5%		2.8ft. (Paralithic bedrock)	Ile	0	60	56	56	49
46019	Quarles silt loam, 0 to 2 percent slopes, occasionally flooded	0.15	0.1%		> 6.5ft.	IIw	170	75	71	61	74
<b>Weighted Average</b>						<b>2.69</b>	<b>710.4</b>	<b>*n 71.1</b>	<b>*n 69.3</b>	<b>*n 60.8</b>	<b>*n 61.5</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

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## AGENT CONTACT

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When it comes to rural property, Ethan Olson possesses a great lay of the land. Whether walking the property itself or looking at satellite imagery and topography maps, this dedicated land agent is able to pinpoint what makes each property special. An avid outdoorsman his whole life, Ethan knows how to easily spot and understand how wildlife uses each specific property. He's been around cattle, row crops, and wetlands throughout his life, giving him great perspective of what a property could be used for and how to utilize it to its full extent.

Born in Kansas City, Missouri, Ethan graduated from Kearney High School. He obtained a Bachelor's degree in Elementary Education from the University of Central Missouri and a Master's Degree in Elementary Administration from William Woods University. He taught second grade for seven years, coaching high school golf and high school wrestling during that time. At Midwest Land Group, Ethan is able to combine his love for the outdoors and interacting with people to help clients achieve their land ownership goals. Buyers and sellers alike choose Ethan because he goes the extra mile. A hard worker, he'll do everything possible to achieve a client's goals.

When he's not working, you can find Ethan either hunting, fishing, farming with his in-laws, playing golf or softball, or spending time with his wife, Allison, and their two sons, Tucker and Cameron.



**ETHAN OLSON**, LAND AGENT  
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**MidwestLandGroup.com**

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