

MIDWEST LAND GROUP PRESENTS

.4 ACRES IN

HOLT COUNTY MISSOURI

217 W 6TH STREET, MOUND CITY, MO 64470



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CORNER LOT WITH TRAILER HOME IN MOUND CITY, MISSOURI

I am very excited to bring to market this corner lot with a trailer home in Mound City, Missouri! The corner lot is located in a great location on the west side of Mound City, Missouri. In the past, the property has been utilized as a lodge for waterfowl hunters as a place to get away and knock the winter cold off while staying close to one of the premier waterfowl areas in the country. This would

be a great place to call home or a place to stay while taking advantage of the proximity to Loess Bluffs NWR. The trailer is a 2 bed, 1 bath home trailer with an open floor plan. There is also a mudroom that could be utilized for wet boots and hunting equipment. The property also provides a shed in the backyard which is a great place to utilize for storage.



PROPERTY FEATURES

PRICE: **\$35,000** | COUNTY: **HOLT** | STATE: **MISSOURI** | ACRES: **.4**

- Corner lot
- 2 bed 1 bath trailer home
- Shed for storage
- Big yard
- Utilities on the property
- Open floor plan
- Mudroom in trailer home
- Located in heart of Mound City, MO



2 BED 1 BATH TRAILER HOME



CORNER LOT WITH BIG YARD



AERIAL MAP



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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