

MIDWEST LAND GROUP PRESENTS



WORTH COUNTY, MO

80 ACRES



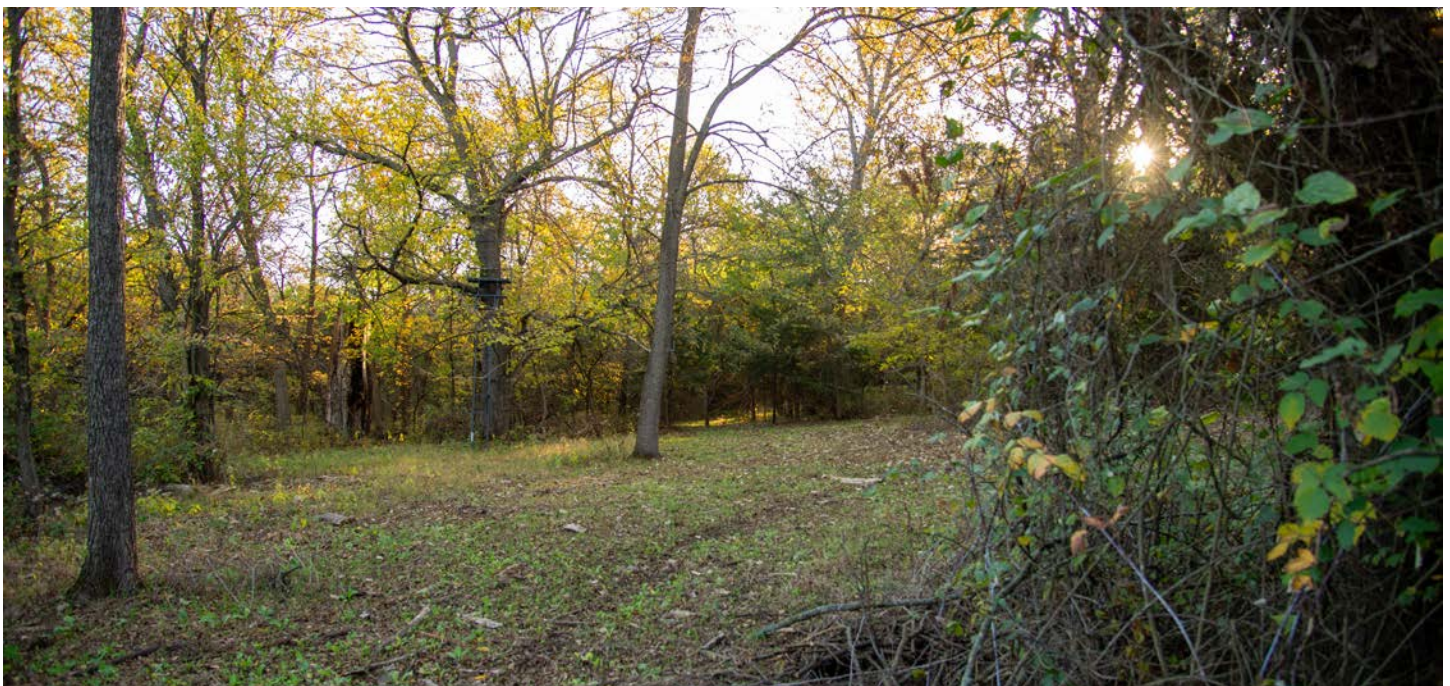
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM HUNTING TRACT IN WORTH COUNTY

As soon as you step foot on this 80 +/- acre property, it's obvious right away this is no ordinary hunting farm. Located in Worth County, this gem of a Missouri recreational piece boasts an ideal layout and perfect habitat that will have the most experienced whitetail hunter drooling. Located southwest of Grant City the ground is only 8.5 miles away from the Iowa border and in a region known for great deer hunting. A dead-end road leads you to the entrance of the tract. As you enter from the south edge of the property, you are greeted by a beautiful patch of warm-season grasses - including big bluestem and indian grass. The views from this spot are gorgeous. Following a manicured trail system leads you into some of the best covers in the entire neighborhood. Cedars, native forbs, and a diverse mixture of timber dominate the habitat. A lot of deer were bumped when walking the farm. The perfect

bedding area isn't complete with a water source nearby. A clean 1/4 acre pond centrally located provides a key element to holding deer on the property throughout the entire season. Buck sign is immediate with rubs, scrapes, and tracks. As you continue through the farm, the abundance increases in both size and frequency. Numerous small food plots are scattered throughout the property, creating easy spots to ambush a buck searching for a doe during the rut. The depth of cover this farm provides is rare for this region of the state and most certainly creates a sanctuary for the entire neighborhood. A first glimpse at an aerial map quickly confirms this is the main hub of the entire region. Top-notch hunting properties like these with great habitat combined with an ideal layout are few and far between. Give Drew Yarkosky a call at (816) 599-3647 and let's go take a look at this magic thicket.



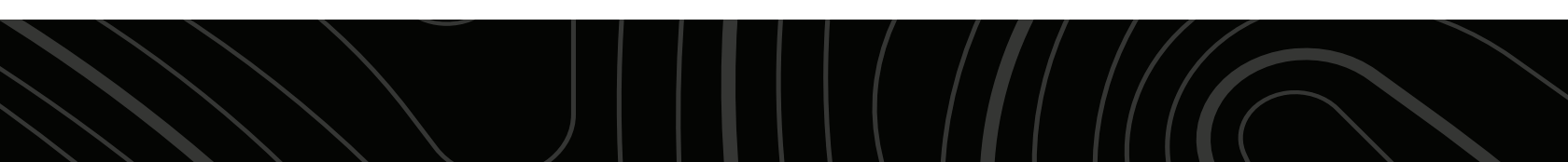
PROPERTY FEATURES

PRICE: **\$422,664** | COUNTY: **WORTH** | STATE: **MISSOURI** | ACRES: **80**

- Tremendous bedding cover
- Variety of warm season grasses
- 1/4 acre pond
- Several small food plots
- Abundant buck sign
- Ideal access and layout
- 8 minute drive to Grant City, MO
- 27 minute drive to Albany, MO
- 60 +/- acres nearby also available



80 +/- ACRES



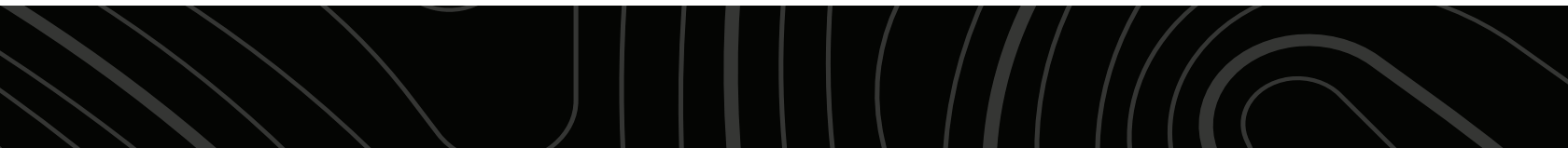
1/4 ACRE POND



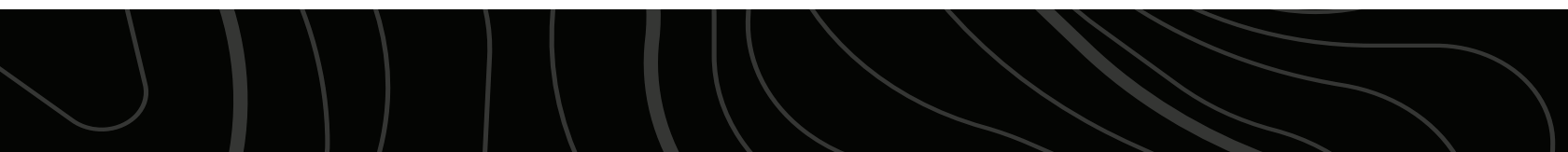
SEVERAL SMALL FOOD PLOTS



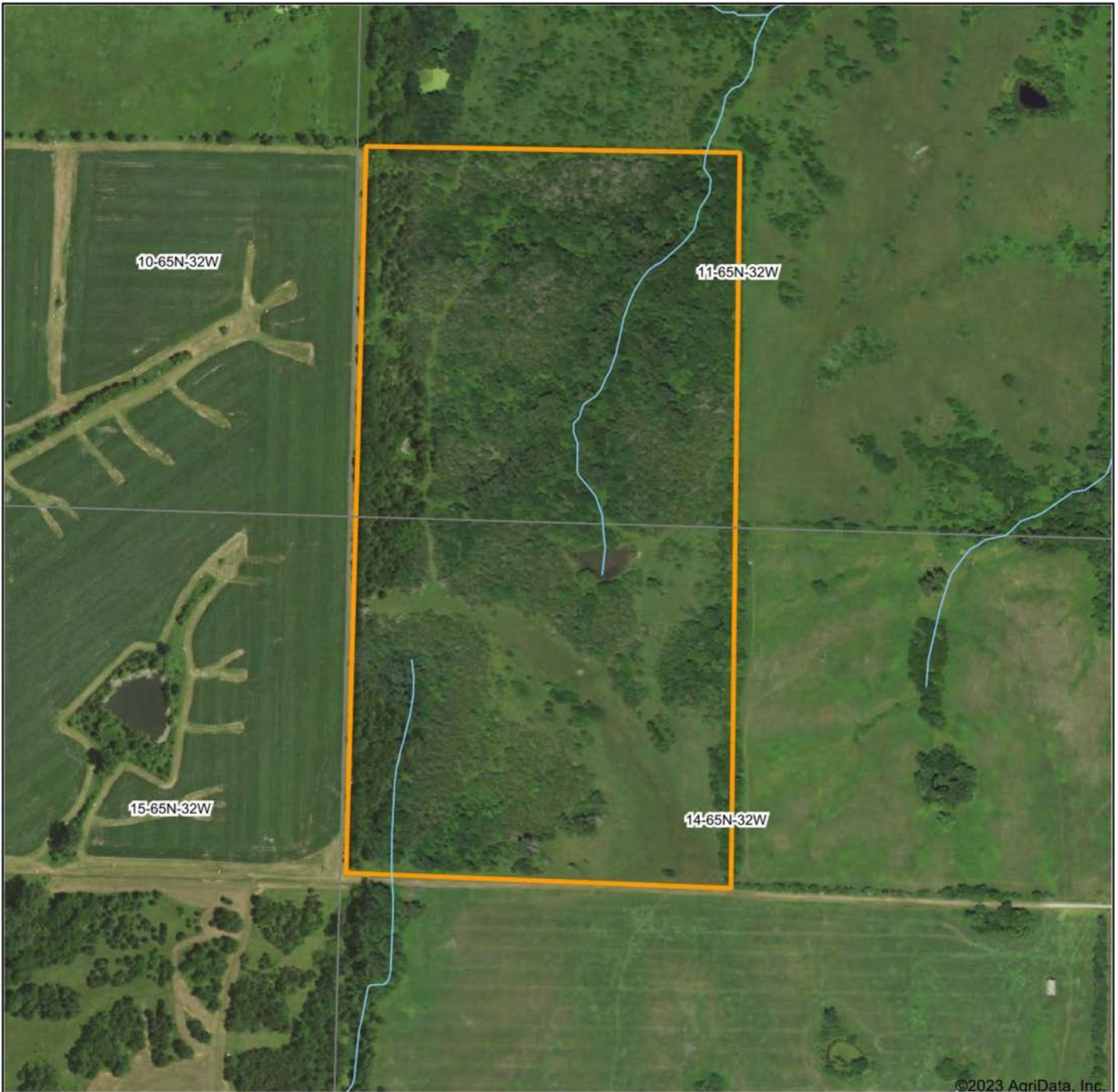
ABUNDANT BUCK SIGN



TREMENDOUS BEDDING COVER



AERIAL MAP



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Boundary Center: 40° 26' 41.09, -94° 28' 36.57



Maps Provided By:



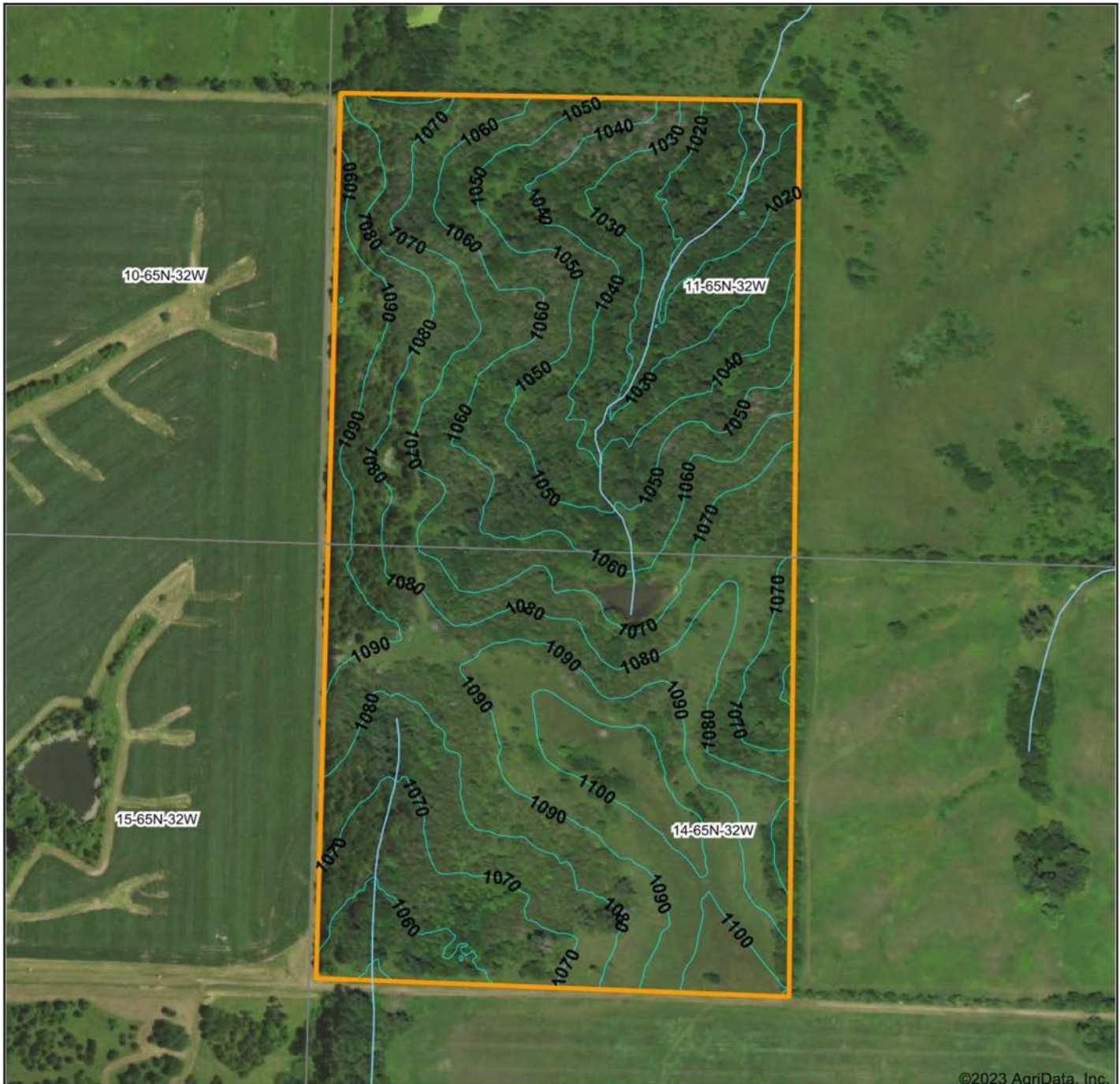
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11-65N-32W
Worth County
Missouri



9/12/2023

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 999.9

Max: 1,107.2

Range: 107.3

Average: 1,066.6

Standard Deviation: 23 ft

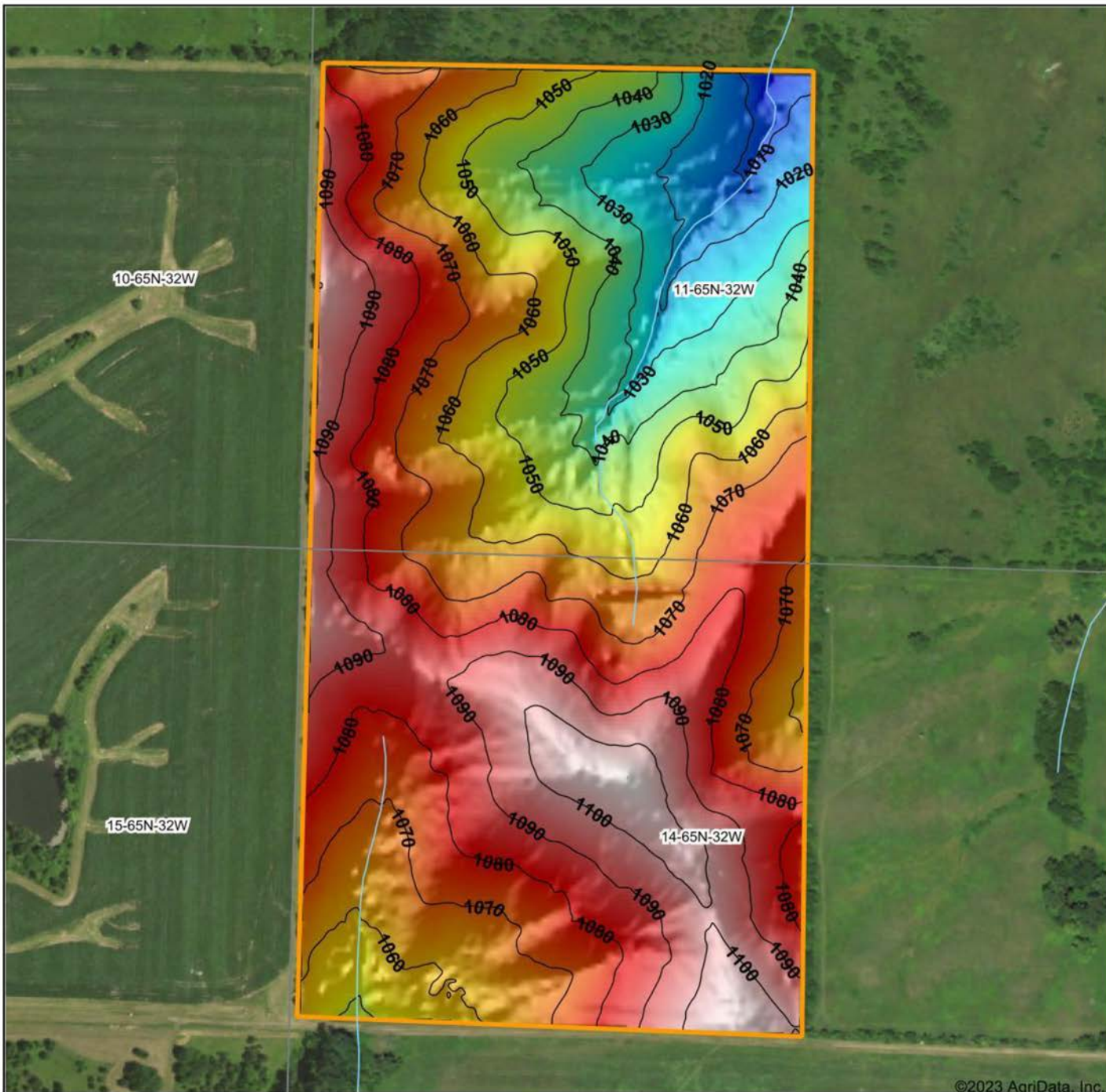


9/12/2023

11-65N-32W
Worth County
Missouri

Boundary Center: 40° 26' 41.09, -94° 28' 36.57

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 999.9
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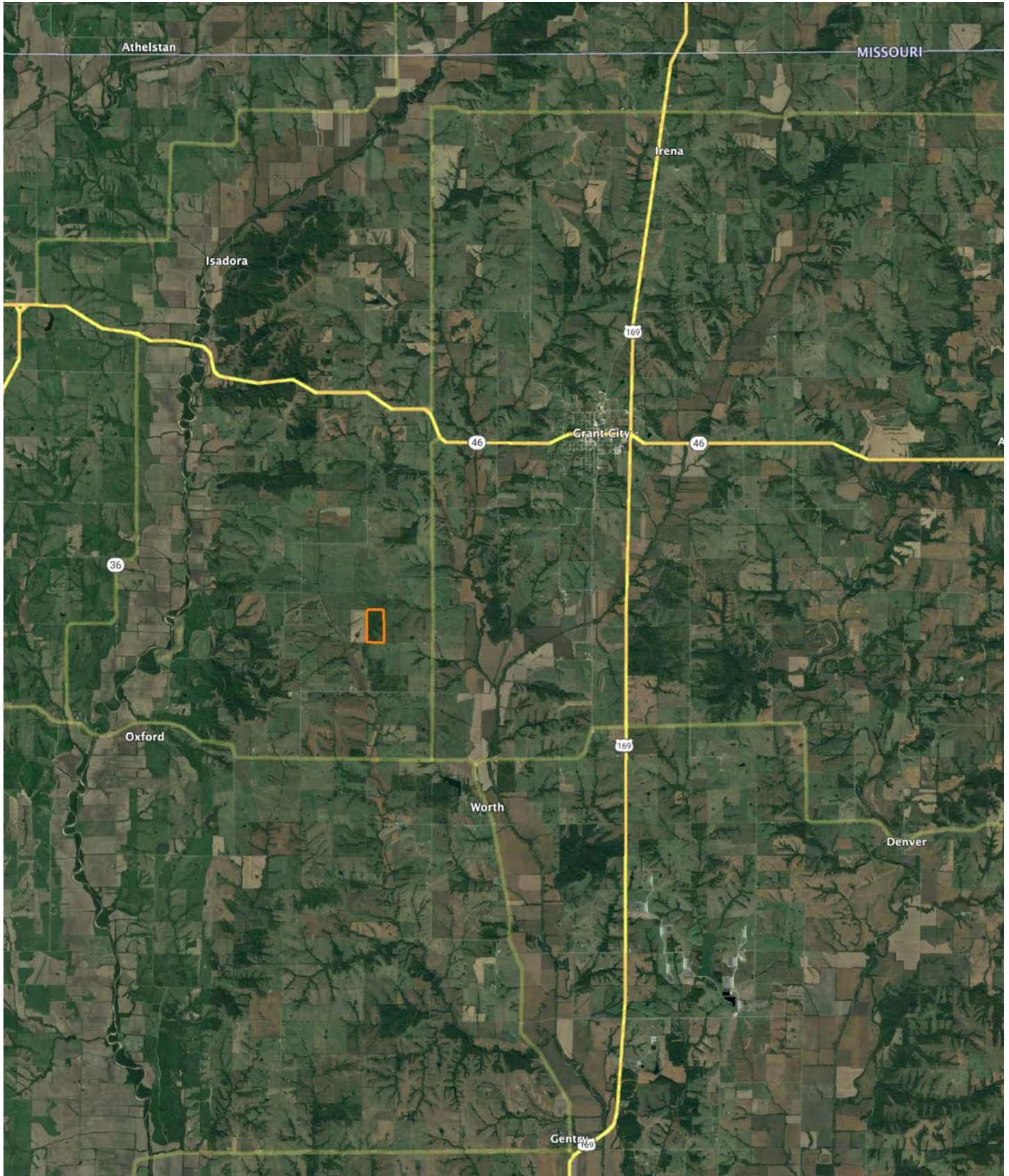


9/12/2023

11-65N-32W
Worth County
Missouri

Boundary Center: 40° 26' 41.09, -94° 28' 36.57

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

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