

MIDWEST LAND GROUP PRESENTS



CALDWELL COUNTY, MO

108 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CALDWELL COUNTY COMBO FARM

With hunting season in full swing, there's no better time to direct your attention to this beautiful property in Caldwell County, Missouri. Located a few miles from the town of Polo, this 108 +/- acre combination farm will appeal to anyone looking for a great place to build, hunt, and play, along with a good portion of income. As you enter the property from the east, approximately 45 +/- acres of the farm are in established alfalfa that typically produces 4-5 cuttings per year. The open acres are primarily class III soils. The field is clean and in good condition - providing a lot of flexibility to a new owner wanting to expand their operation. The seller would have an interest in leasing back those acres if one did not desire to cut the alfalfa themselves. A good-sized pond centrally located also adds value to the property. Additionally, there is a 30'x72' open-sided metal shed

providing cover for one's implements. Utilities are conveniently located at the road and it's easy to picture a long country driveway with a great place for one to build their forever home. The rest of the acreage consists of prime hunting habitat that makes for great cover for deer and turkey. There is a trail system throughout the timber that helps navigate your way through the buck brush, cedars, and hedge. There was no shortage of buck sign when we were taking pictures and we even drove by two groups of doe bedded. Several small creeks also wind their way through the farm - making ideal travel routes for wildlife during all seasons. Combination properties like these are hard to find in today's market. If you're looking for a place to hunt less than an hour from Kansas City that also has a good return, give Drew Yarkosky a call at (816) 599-3647 to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$677,647** | COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **108**

- Approximately 45 +/- acres of mature alfalfa
- Class III soils
- Half acre pond
- 2.3 miles north of Polo, MO
- Polo R-VII School District
- 30'x72' open-sided metal shed
- Great wildlife habitat
- Deer and turkey prominent
- Internal trail system
- Beautiful country build site
- 27 minutes to Cameron, MO
- 49 minutes to Kansas City, MO
- 51 minutes to Kansas City International Airport



108 +/- ACRES



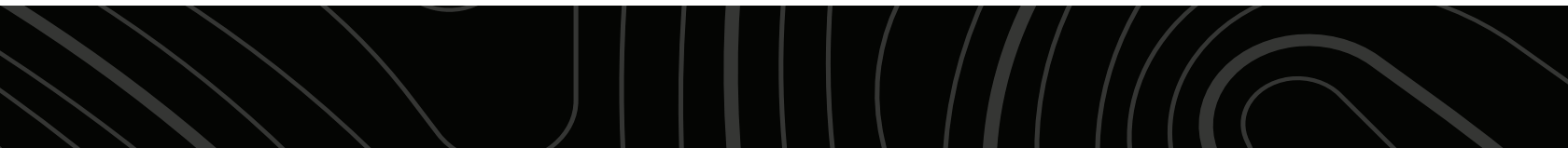
30'X72' OPEN-SIDED METAL SHED



DEER PROMINENT



HALF ACRE POND



45 +/- ACRES OF MATURE ALFALFA



AERIAL MAP



Boundary Center: 39° 35' 18.43, -94° 1' 39.62



10-55N-28W
Caldwell County
Missouri



10/19/2023



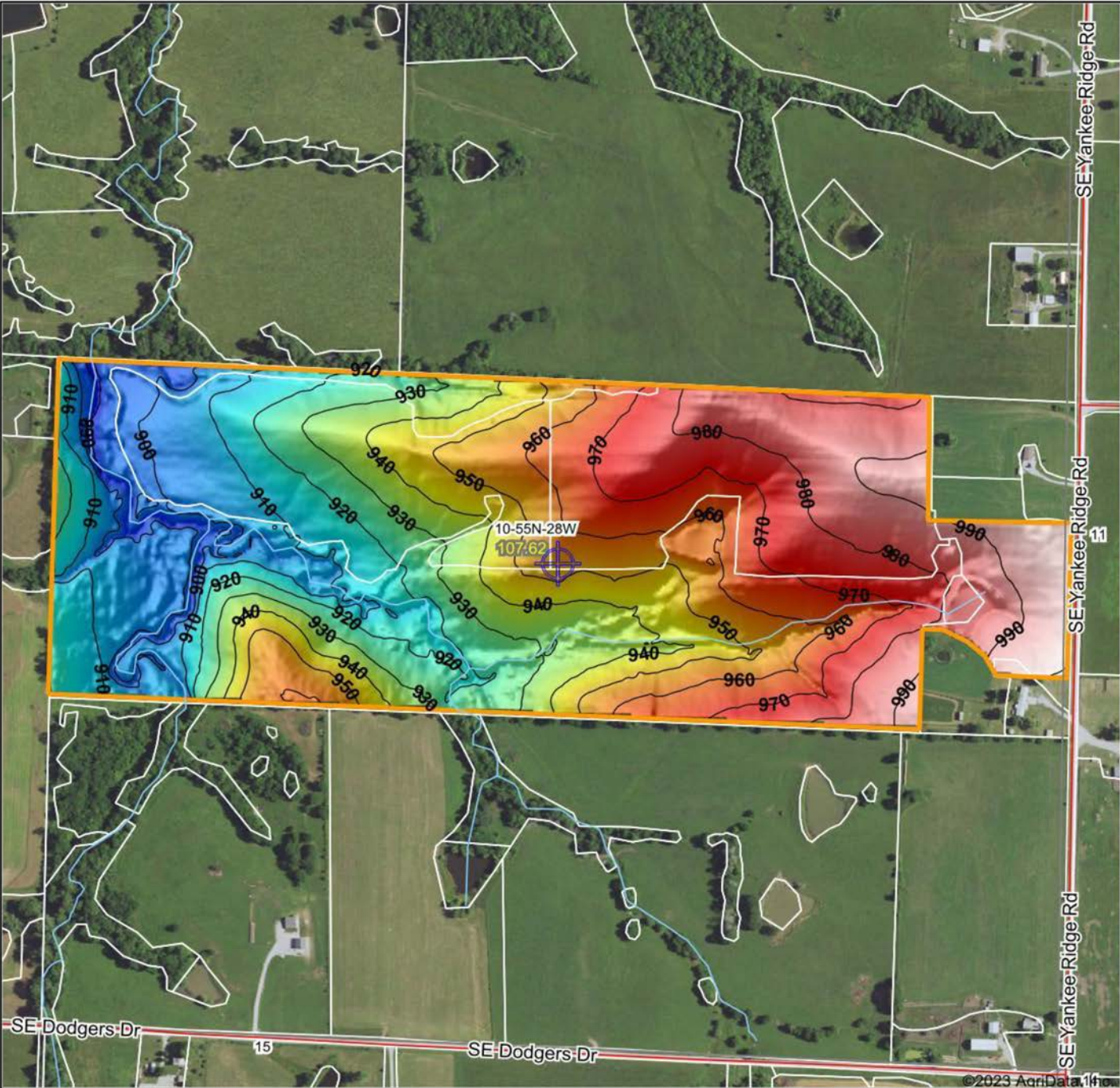
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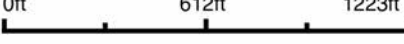




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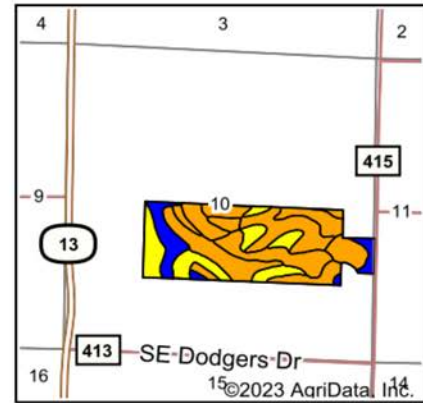
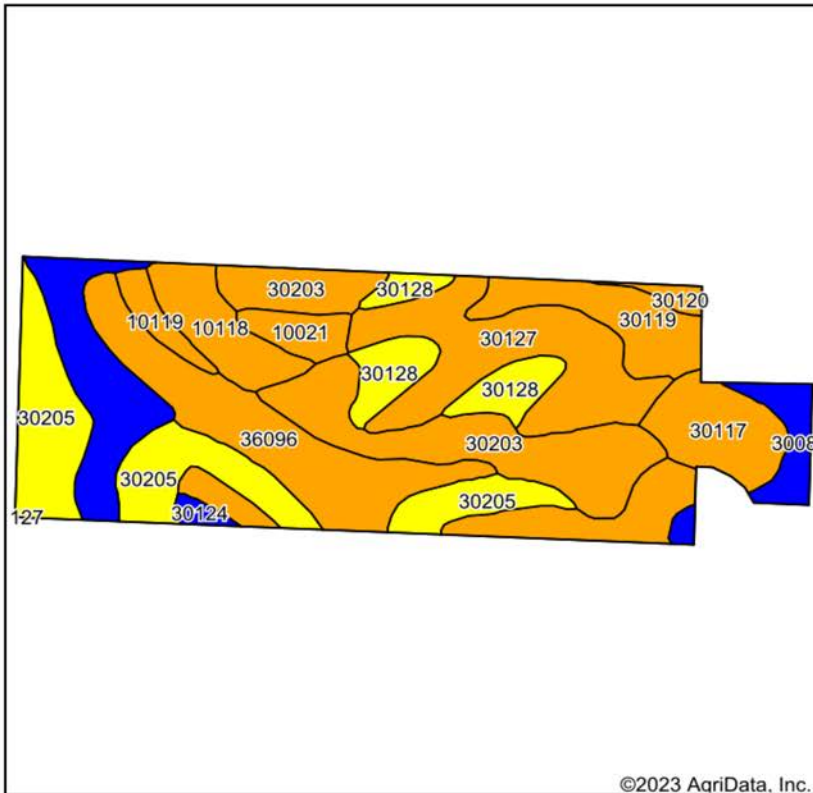
Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



<p>Low Elevation High</p> 	<p>Source: USGS 3 meter dem Interval(ft): 10 Min: 886.7 Max: 1,000.5 Range: 113.8 Average: 944.7 Standard Deviation: 29.3 ft</p>	<p>0ft 612ft 1223ft</p> 
 <p>Maps Provided By: surety <small>CUSTOMIZED ONLINE MAPPING</small> © AgriData, Inc. 2023 www.AgriDataInc.com</p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008</small></p>		 <p>10-55N-28W Caldwell County Missouri 10/19/2023 Boundary Center: 39° 35' 18.43, -94° 1' 39.62</p>

SOIL MAP



State: **Missouri**
 County: **Caldwell**
 Location: **10-55N-28W**
 Township: **Grant**
 Acres: **107.62**
 Date: **10/19/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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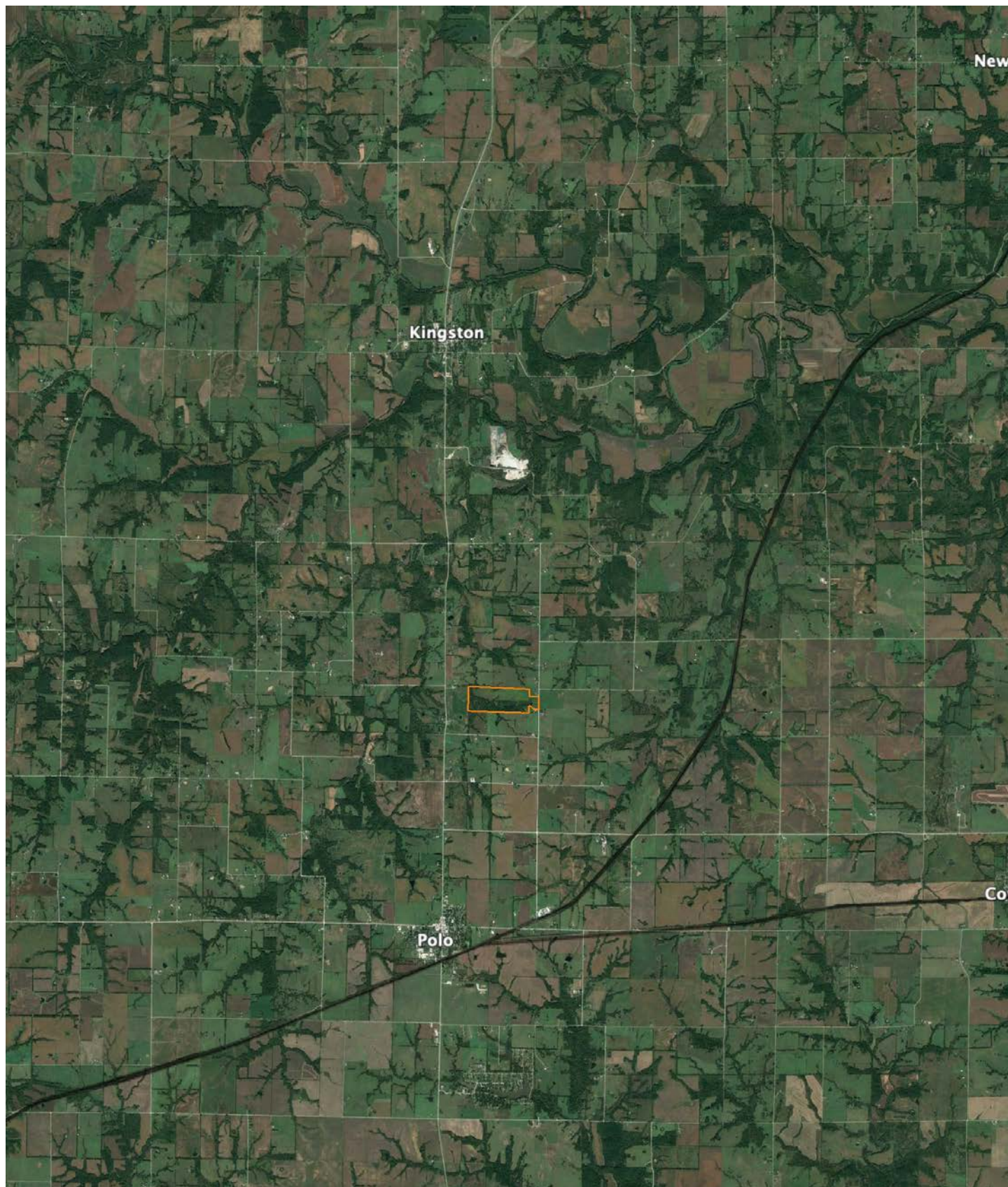
Soils data provided by USDA and NRCS.

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Area Symbol: MO025, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30205	Snead silty clay loam, 9 to 14 percent slopes, eroded	16.37	15.2%		2.6ft. (Paralithic bedrock)	IVe	48	48	45	31
30203	Snead silty clay loam, 5 to 9 percent slopes	16.09	15.0%		1.7ft. (Paralithic bedrock)	IIIe	51	51	42	35
30127	Lamoni and Adair soils, 5 to 9 percent slopes, eroded	15.61	14.5%		> 6.5ft.	IIIe	63	62	58	51
36096	Zook silty clay loam, 1 to 5 percent slopes, frequently flooded	13.46	12.5%		> 6.5ft.	IIIw	74	74	58	56
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	8.30	7.7%		> 6.5ft.	IIw	85	84	65	67
30128	Lamoni and Adair soils, 5 to 9 percent slopes, severely eroded	6.30	5.9%		> 6.5ft.	IVe	59	59	53	45
30117	Lagonda silt loam, 5 to 9 percent slopes	6.17	5.7%		> 6.5ft.	IIIe	82	82	68	67
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	6.11	5.7%		> 6.5ft.	IIIe	73	73	65	57
10118	Sampsel silty clay loam, 5 to 9 percent slopes, eroded	5.21	4.8%		5.5ft. (Paralithic bedrock)	IIIe	64	64	58	52
30126	Lamoni and Adair soils, 5 to 9 percent slopes	5.13	4.8%		> 6.5ft.	IIIe	67	67	61	59
30085	Grundy silt loam, 2 to 5 percent slopes	3.28	3.0%		> 6.5ft.	IIe	74	74	70	63
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	2.36	2.2%		2.6ft. (Abrupt textural change)	IIIe	52	52	48	43
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	1.76	1.6%		> 6.5ft.	IIIe	56	56	51	44
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	0.81	0.8%		> 6.5ft.	IIIe	69	67	67	58
30124	Lamoni and Adair soils, 2 to 5 percent slopes	0.66	0.6%		> 6.5ft.	IIe	70	70	63	61

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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