

MIDWEST LAND GROUP PRESENTS



CALDWELL COUNTY, MO

55.75 TOTAL ACRES - 2 SEPERATE TRACTS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

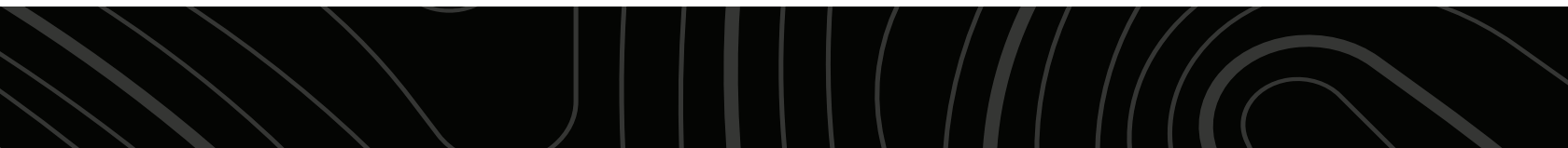
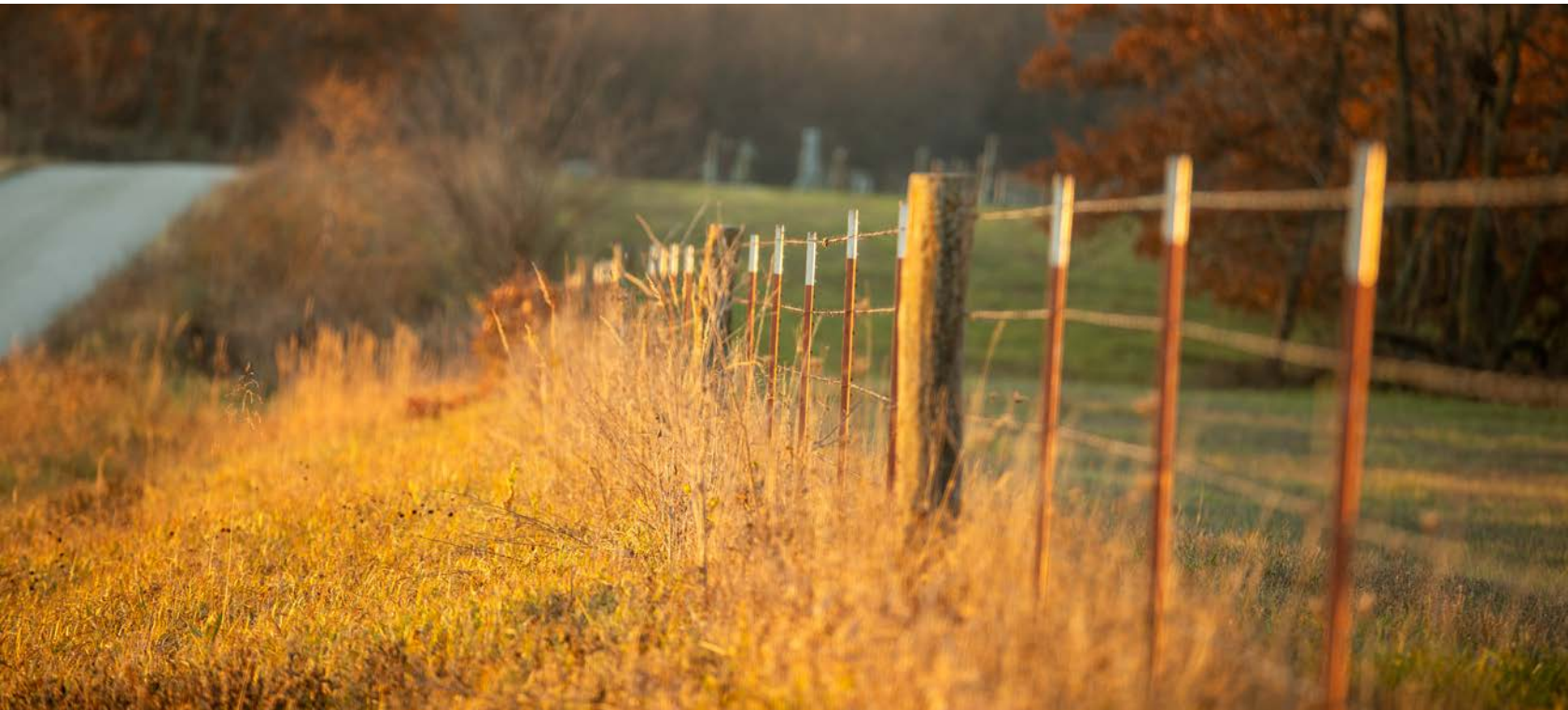
WELL-ROUNDED BUILD SITES WITH PRISTINE PASTURE & IMPROVEMENTS

Located just a few miles east of Polo, Missouri lies 55.75 acre tract with multiple build sites and enormous potential! This property is located just a short 40 minute commute to the Liberty, Missouri area and lies in the Cowgill R-VI school district. Tracts of this size rarely come available in this area. Currently the tract is split into a 27.10 acre tract and a 28.65 acre tract.

This farm is fenced on three sides, has access to water and electricity, two Cobett waterers, road frontage on two sides, east fork of Crooked River, beautiful hardwood timber, a small pond, and a stunning build sites overlooking the property. The farm is currently enrolled in the rotational grazing program and features

electric wire cross-fencing separating the property into multiple paddocks. With partial fencing in place, you could finish fencing the west side and have a nice place for livestock. This property is ideal for the individual wanting to build a home and start a small homestead. The farm also provides plenty of recreation from the tree-lined east fork of Crooked River, hardwood timber, and the wildlife sign seen on the property while getting photos!

The farm has recently been staked and surveyed! You do not want to miss out on this incredible opportunity! For additional information or to schedule a private showing please contact Derek Payne at (573) 999-4574.

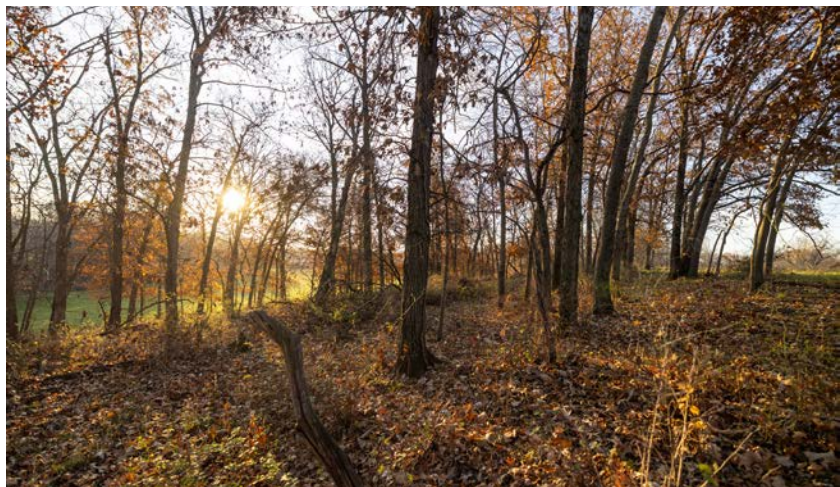


PROPERTY FEATURES

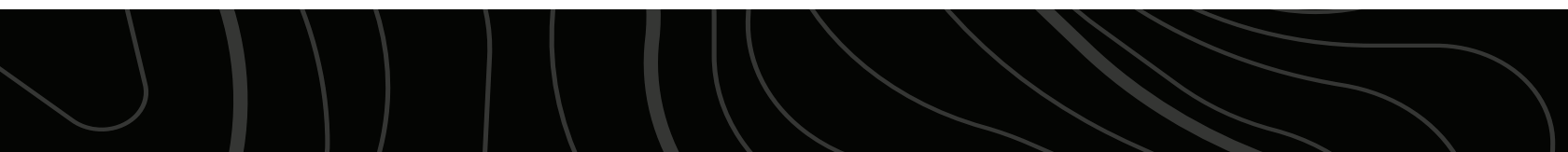
- 55.75 surveyed acres
- 27.10 +/- acre tract
- 28.65 +/- acre tract
- Caldwell County, MO
- Cowgill R-VI School District
- Only 1 mile south of Highway 116
- 3.5 miles east of Polo, MO
- Short 40 minute commute to Liberty, MO
- Road frontage on 3 sides
- Timbered ditch
- Nice hardwood timber
- Rotational grazing program
- Good fencing on 3 sides
- Cross-fenced with electric fencing
- 2 Cobett waterers
- Water meter
- Electric meter box on site
- Good grass for livestock
- Beautiful build sites
- Surveyed, just staked & recorded
- Good recreation
- Tons of deer and turkey sign



TRACT 1 - 27.10 +/- ACRES



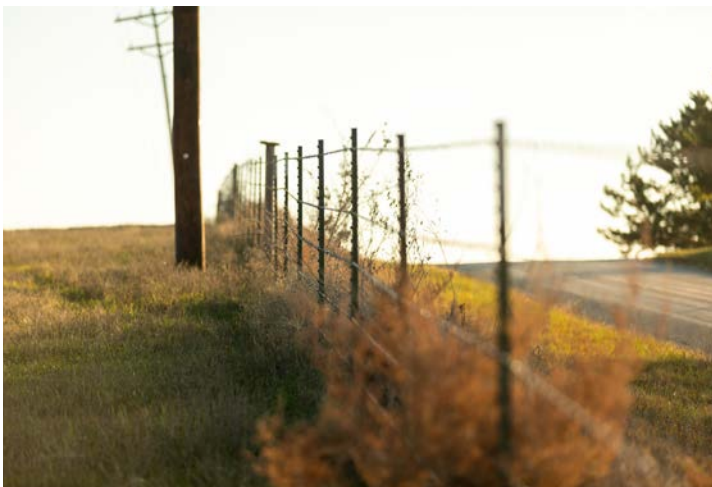
TRACT 2 - 28.65 +/- ACRES



ROAD FRONTAGE ON 3 SIDES



ROTATIONAL GRAZING PROGRAM



BEAUTIFUL BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 33' 18.62, -93° 58' 8.65



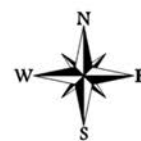
Maps Provided By:



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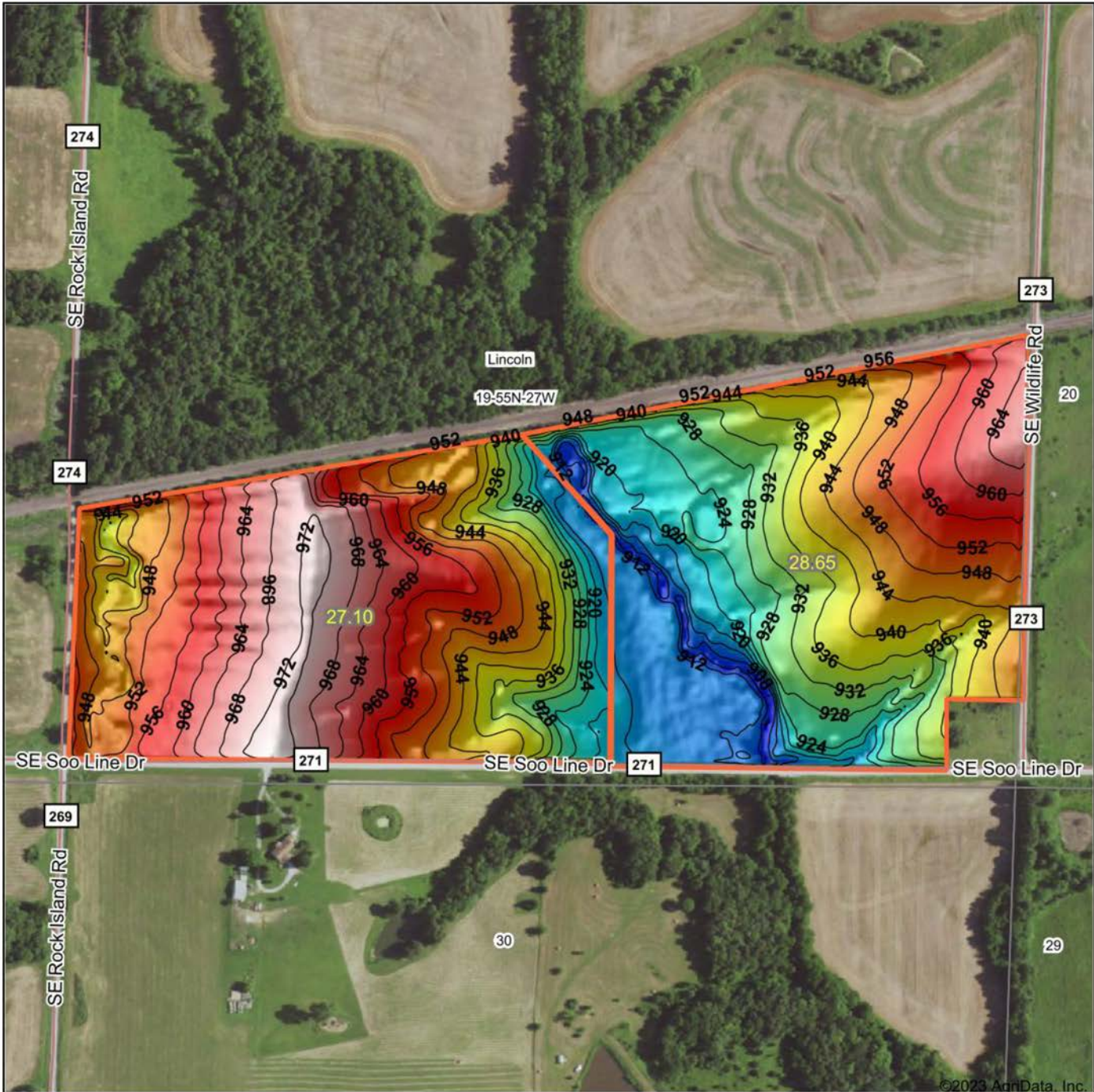
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19-55N-27W
Caldwell County
Missouri

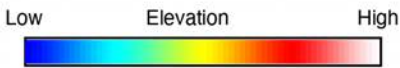


11/20/2023

HILLSHADE MAP



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 4
Min: 903.5
Max: 974.4
Range: 70.9
Average: 942.6
Standard Deviation: 17.26 ft

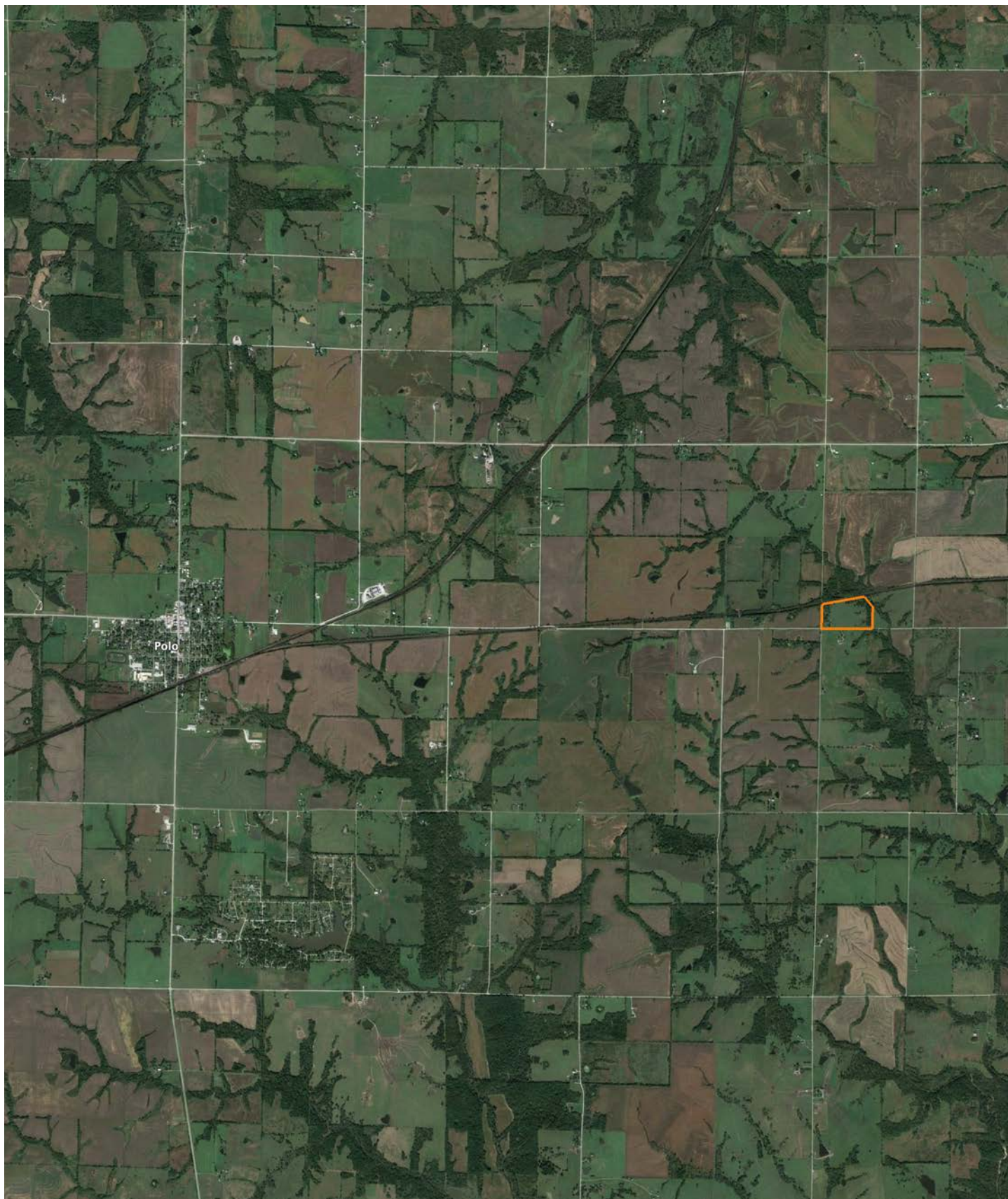


11/20/2023

19-55N-27W
Caldwell County
Missouri

Boundary Center: 39° 33' 18.62, -93° 58' 8.65

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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