

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

WORTH COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERY WELL MAINTAINED HOBBY FARM ON 10 ACRES

We are very excited to bring to market this very well-maintained home on 10 acres in Worth County, Missouri! When pulling up to the property it is easy to see how well this property has been maintained. This manufactured home sits on 10 acres that could be utilized in multiple ways. The manufactured home is an estimated 2,400 square feet and includes 4 bedrooms and 2 bathrooms. The home sits on the crest of a hill which allows you for gorgeous views of the Worth County countryside. The views from the back porch are particularly breathtaking. The open floor plan of the spacious kitchen and main living room is very inviting and makes for a great home to entertain family and friends. The master bedroom and bathroom sit on the south side of the home allowing for excellent privacy and separated from the rest of the home. The home also includes a wood-burning stove and a broiler to help supplement heating the home during cold winters. Off of the back door, there is a

spacious deck that would be the perfect spot to see the sun come up with a nice cup of coffee in the morning.

The rest of the property includes a 42'x64' metal outbuilding that was built in 2016 and is in very good shape and includes two overhead doors to store all of your vehicles and equipment. There is an older 33'x44' barn that is a great area for a workshop or for more storage with two overhead doors entering the south side of the building. The barn also provides a lien two for more storage area. The acreage is set up very nicely for a hobby farm. The open pasture would be great for cattle, hogs, goats, or whatever livestock you want to raise! The property does currently have fencing and could easily be connected to expand your livestock operation. This property provides an excellent opportunity to expand your operation or to start your own hobby farm.



PROPERTY FEATURES

PRICE: **\$295,000** | COUNTY: **WORTH** | STATE: **MISSOURI** | ACRES: **10**

- Home on 10 acres
- 4 bedroom, 2 bathroom
- Spacious kitchen
- Multiple outbuildings
- Lush pasture
- Hay production
- Potential cattle operation
- Great hobby farm
- Breathtaking views
- Partial fencing
- Very well maintained



HOME ON 10 ACRES



4 BEDROOM, 2 BATHROOM

The manufactured home is an estimated 2,400 square feet and includes 4 bedrooms and 2 bathrooms. The home sits on the crest of a hill which allows you for gorgeous views of the Worth County countryside.



LUSH PASTURE



MULTIPLE OUTBUILDINGS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: $40^{\circ} 32' 24.34$, $-94^{\circ} 23' 41.75$

0ft 181ft 362ft



Maps Provided By:



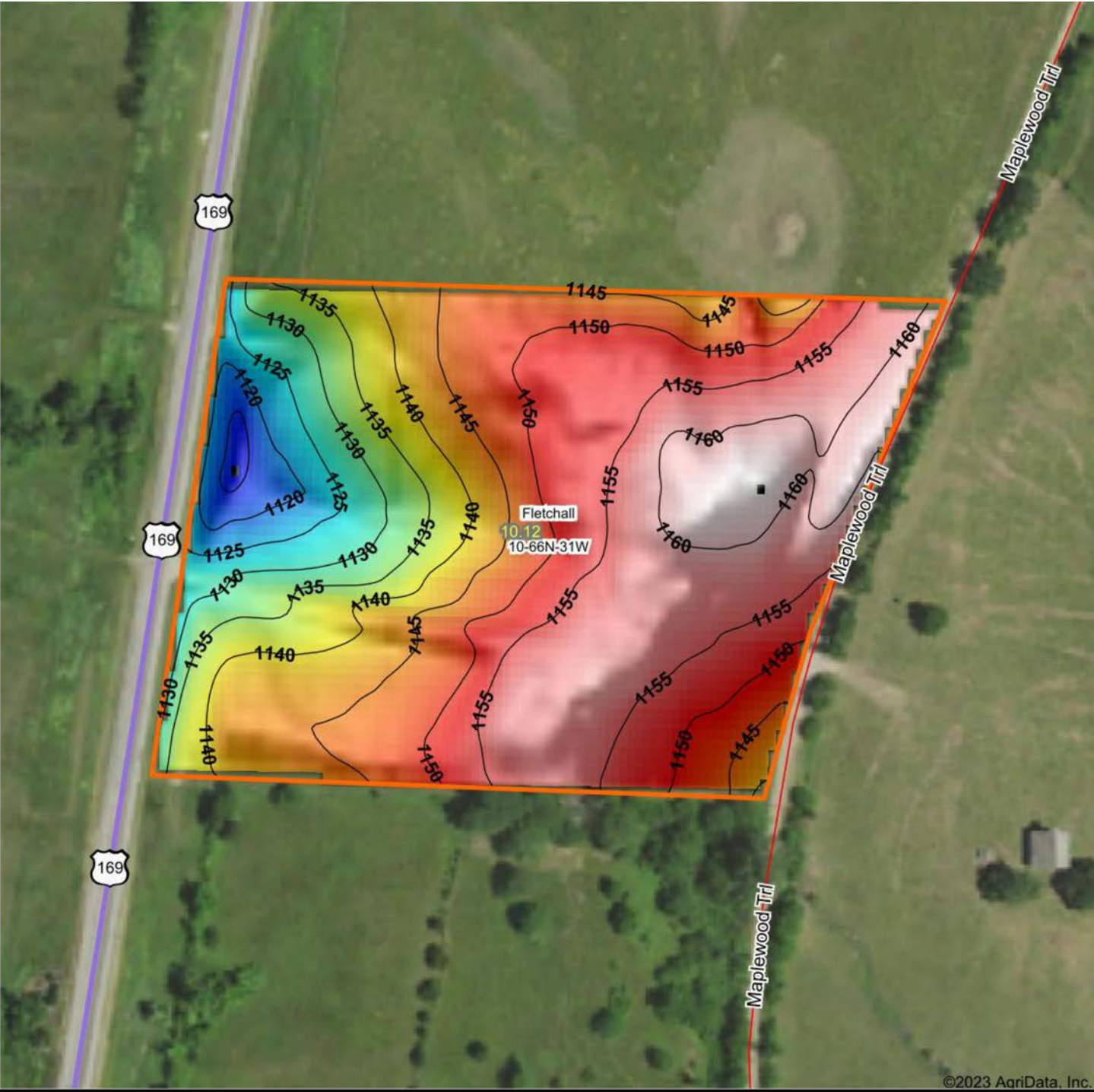
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10-66N-31W
Worth County
Missouri

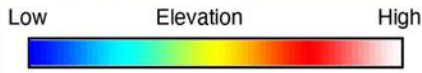


12/19/2023

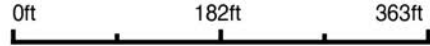
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 1,112.9
 Max: 1,163.4
 Range: 50.5
 Average: 1,146.2
 Standard Deviation: 11.75 ft



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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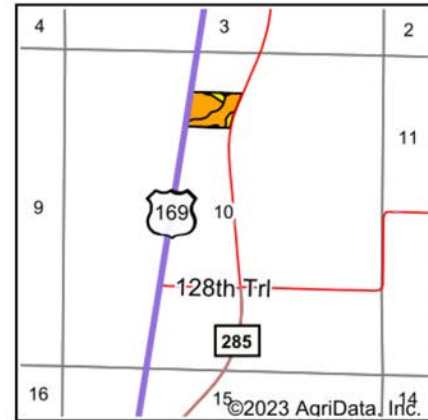
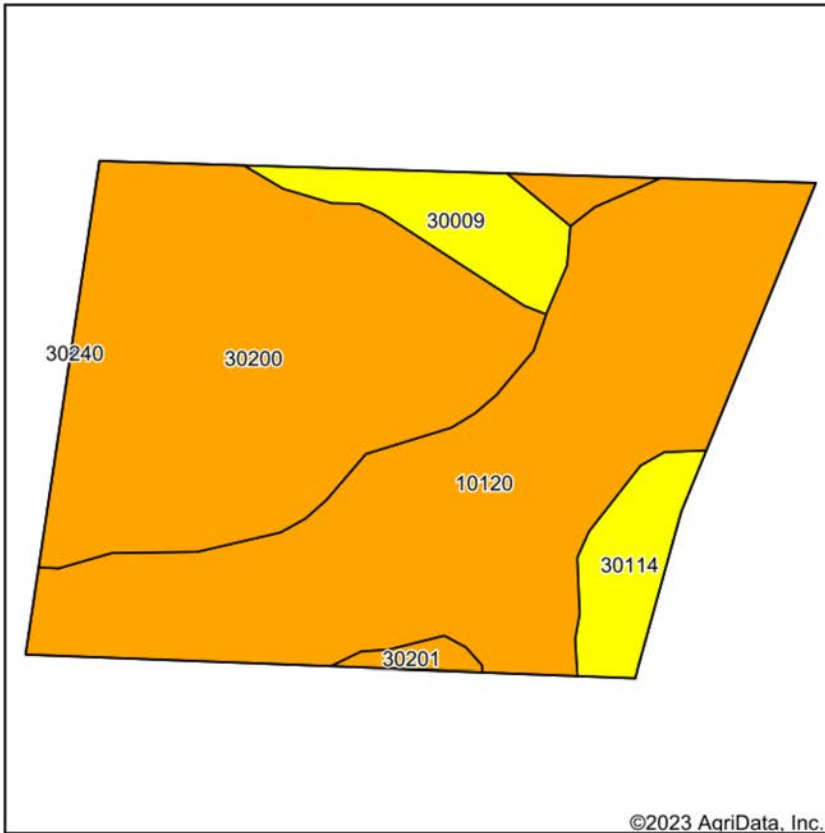


12/19/2023

10-66N-31W
Worth County
Missouri

Boundary Center: 40° 32' 24.34, -94° 23' 41.75

SOIL MAP



State: **Missouri**
 County: **Worth**
 Location: **10-66N-31W**
 Township: **Fletchall**
 Acres: **10.12**
 Date: **12/19/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

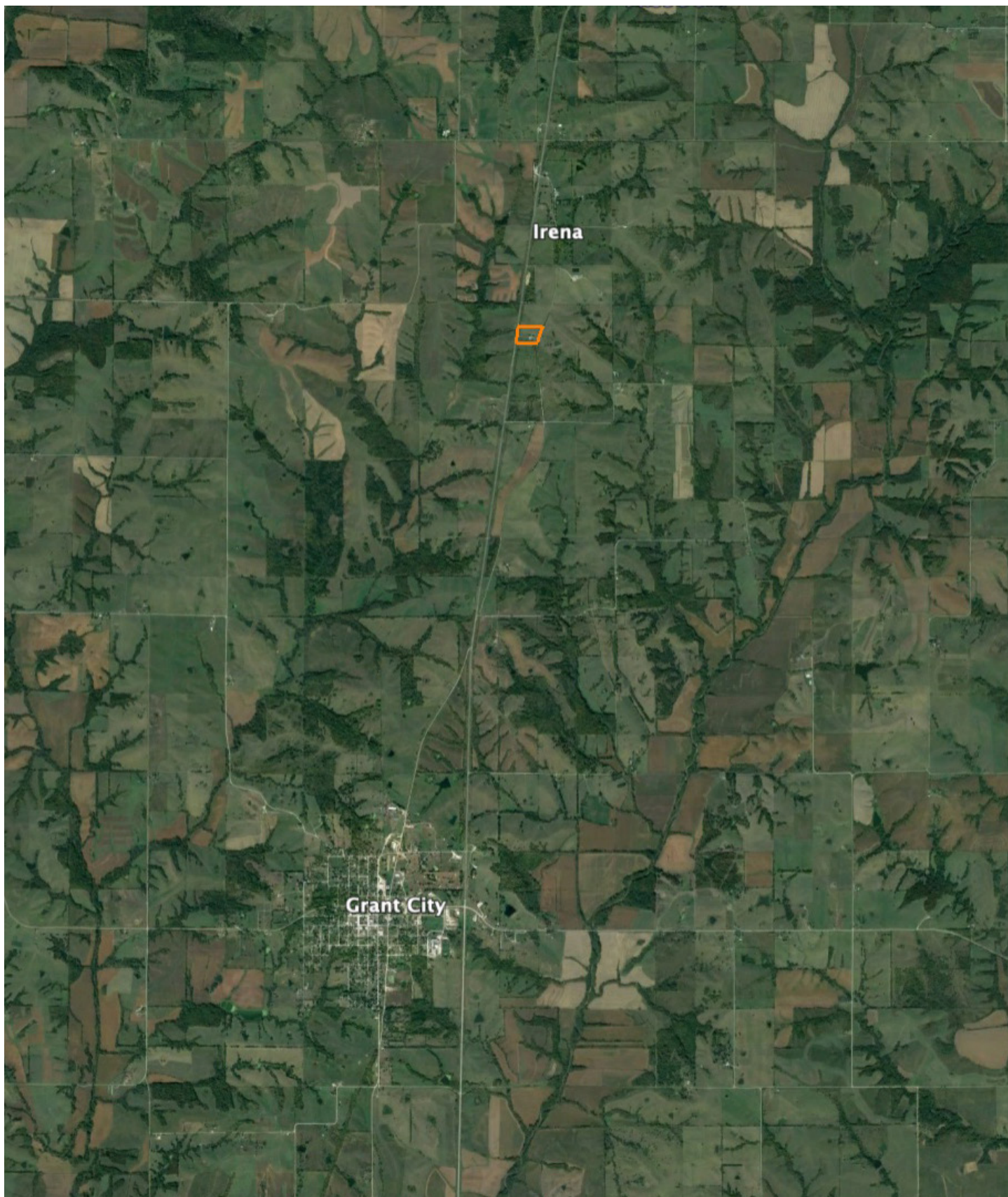
Area Symbol: MO227, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10120	Sharpsburg silt loam, 2 to 5 percent slopes	4.61	45.6%		IIIc	72	72	55
30200	Shelby loam, 9 to 14 percent slopes	4.26	42.1%		IIIe	72	72	61
30009	Adair silt loam variant and Adair loam, 2 to 5 percent slopes, eroded	0.63	6.2%		IVe	64	64	48
30114	Lagonda and Clarinda soils, 5 to 11 percent slopes, severely eroded	0.52	5.1%		IVe	60	60	45
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.10	1.0%		IIIe	68	68	53
Weighted Average					3.11	*n 70.8	*n 70.8	*n 56.6

*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



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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