

MIDWEST LAND GROUP PRESENTS

80.7 ACRES IN

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# DADE COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 80 +/- ACRES WITH HUNTING, INCOME, AND BUILD SITES IN DADE COUNTY

Looking for a property to build your dream house in the country? Looking for a property to do some hunting with your family right out your back door? Looking for a property to also earn some income? Then look no further! This beautiful 80 +/- acre parcel in western Dade County has it all! Located just north of the town of Lockwood and east of Lamar, this property boasts approximately 40 +/- acres of tillable farm ground

(type II soils), 34 +/- acres of timber, and a 6 +/- acre hayfield with county road frontage that would make a great build site. There is an older barn and cattle pens on the property that serve as a picturesque reminder of days gone by or could be easily repurposed as reclaimed wood for future building/decorating projects. To schedule your showing or learn more, call/text Kyle Wilkinson at (620) 704-5776!



# PROPERTY FEATURES

PRICE: **\$425,000** | COUNTY: **DADE** | STATE: **MISSOURI** | ACRES: **80.7**

- 40 +/- acres tillable ground (type II soils- Barden/ Cherokee silt loam)
- 34 +/- acres timber
- 6 +/- acre hay field
- Abundant wildlife sign (deer, turkey, small game)
- Wet weather creek
- Rolling topography/hillside
- Build sites
- Older barn/cattle pens
- 15 minutes from Lockwood
- 15 minutes from Lamar
- 30 minutes from Stockton Lake



# 40 +/- ACRES TILLABLE GROUND

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## 6 +/- ACRE HAY FIELD

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## 34 +/- ACRES TIMBER

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# BUILD SITES

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# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



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Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 949.7

Max: 1,053.5

Range: 103.8

Average: 993.2

Standard Deviation: 27.36 ft

0ft 471ft 942ft



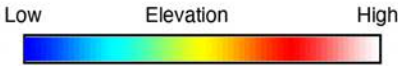
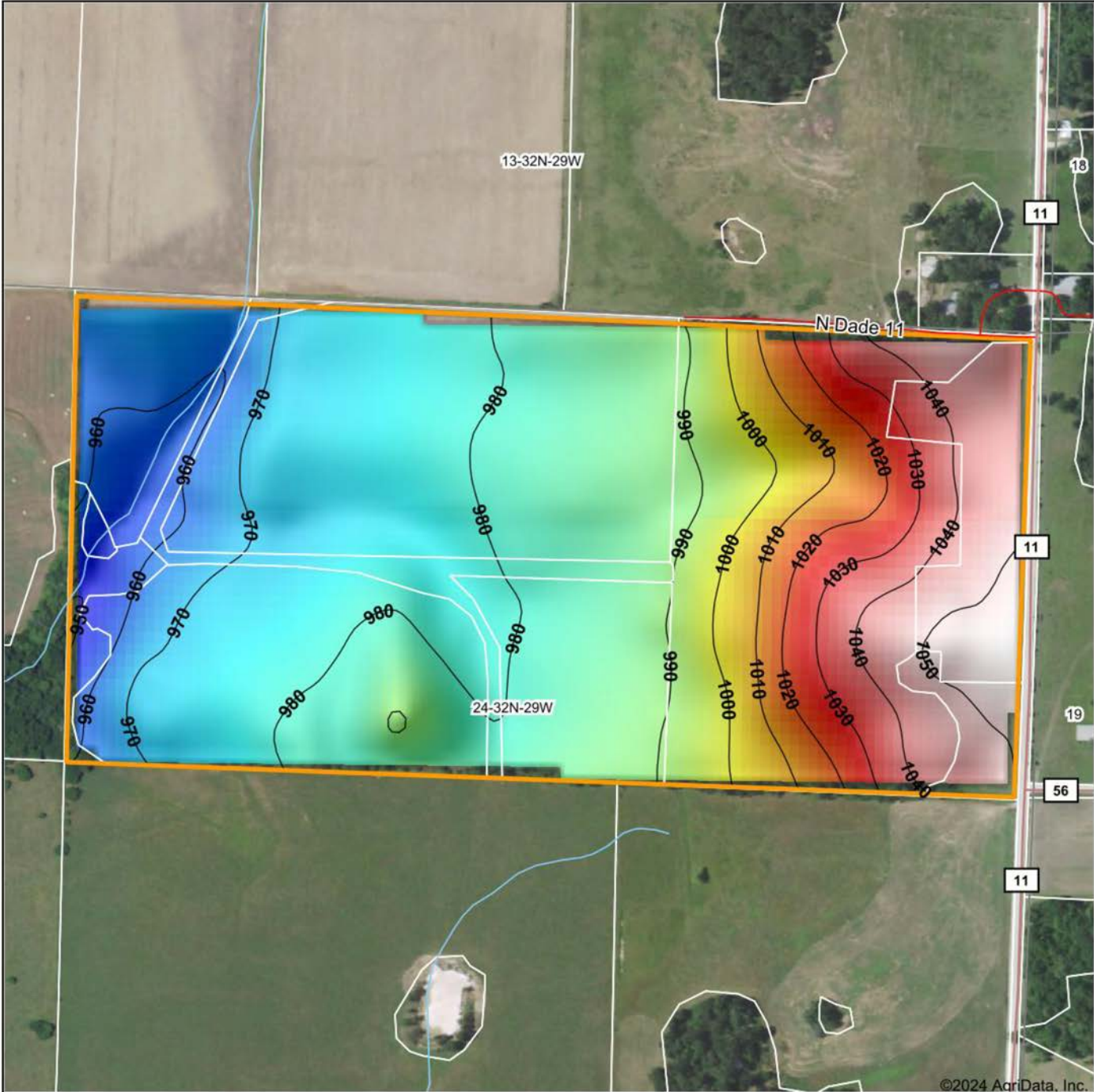
1/16/2024

24-32N-29W  
Dade County  
Missouri

Boundary Center: 37° 30' 23, -94° 3' 48



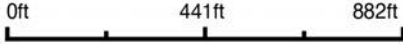
# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 949.7  
 Max: 1,053.5  
 Range: 103.8  
 Average: 993.2  
 Standard Deviation: 27.36 ft

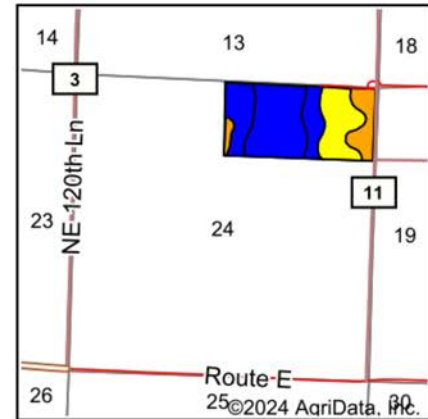
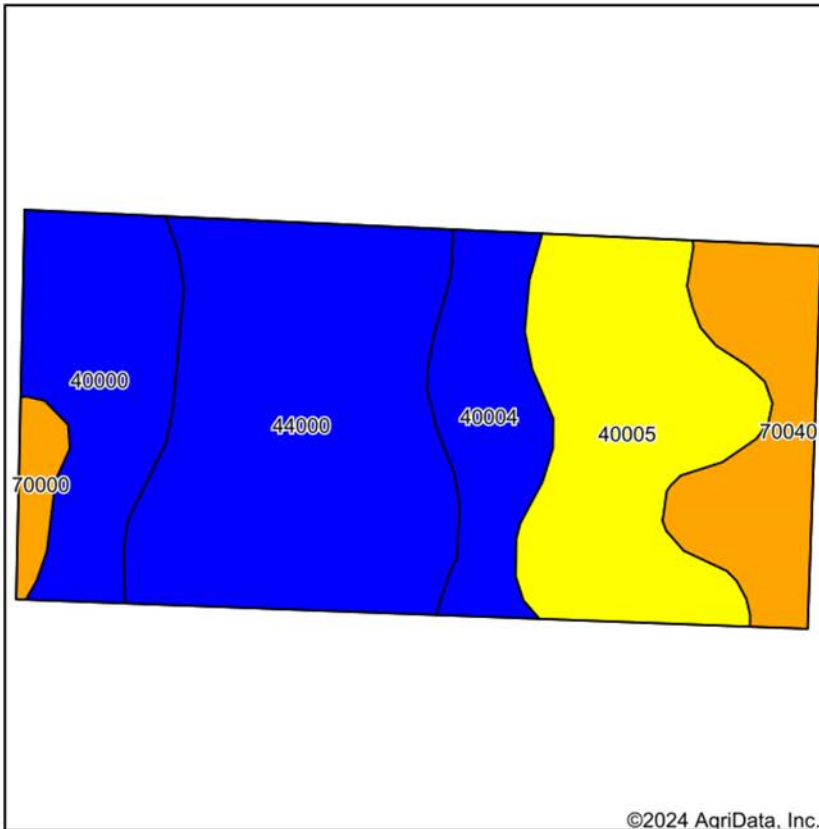


1/16/2024

**24-32N-29W**  
**Dade County**  
**Missouri**

Boundary Center: 37° 30' 23, -94° 3' 48

# SOIL MAP



State: **Missouri**  
 County: **Dade**  
 Location: **24-32N-29W**  
 Township: **Cedar**  
 Acres: **80.7**  
 Date: **1/16/2024**



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

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Area Symbol: MO057, Soil Area Version: 32

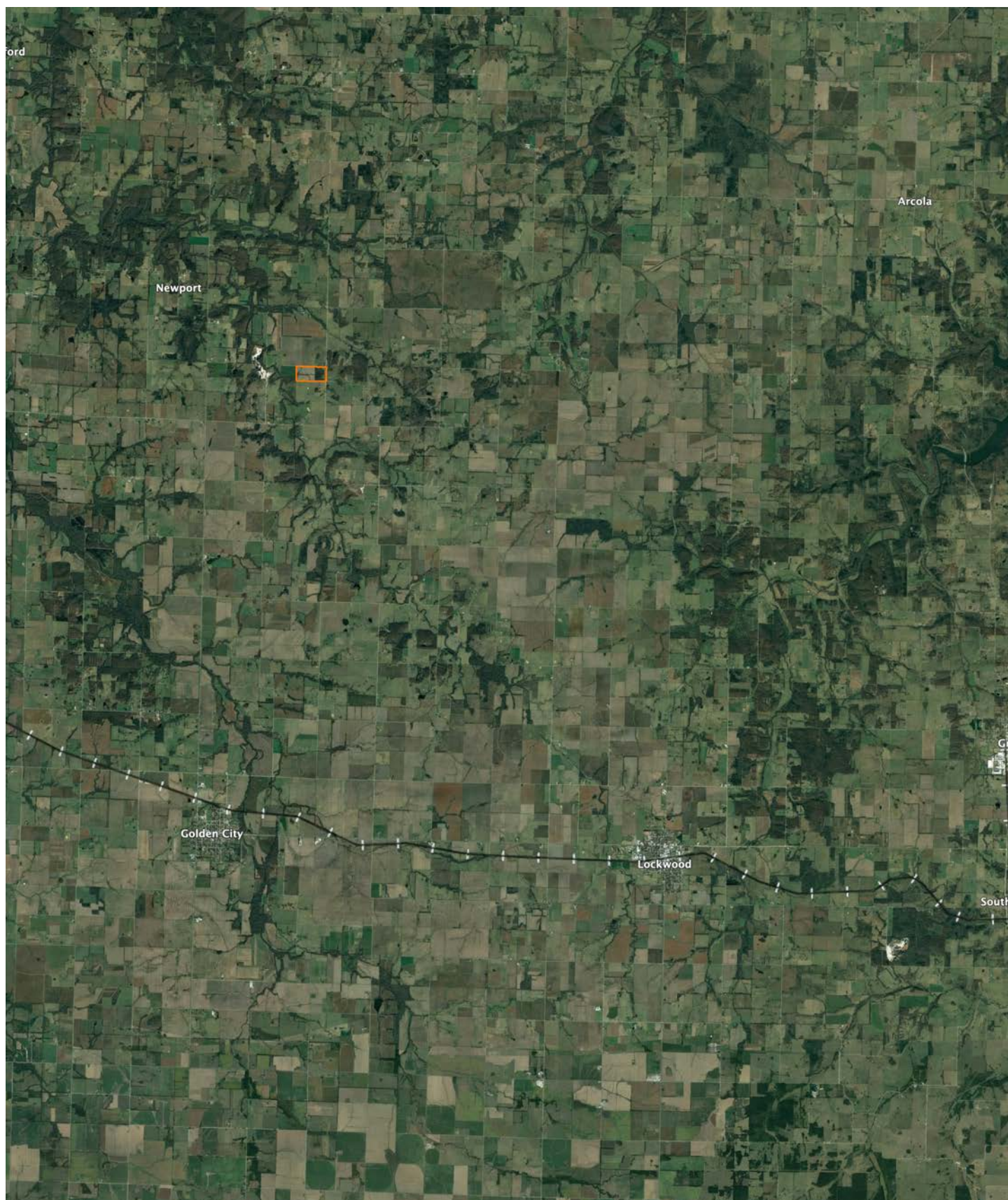
| Code                    | Soil Description                                  | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer           | Non-Irr Class *c | Corn Bu     | Soybeans Bu | Winter wheat Bu | *n NCCPI Overall | *n NCCPI Corn  | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|----------------------|-----------------------------|------------------|-------------|-------------|-----------------|------------------|----------------|-----------------------|-------------------|
| 44000                   | Cherokee silt loam, 0 to 1 percent slopes         | 29.06 | 36.0%            | Blue                 | > 6.5ft.                    | Ils              |             |             |                 | 64               | 59             | 63                    | 62                |
| 40005                   | Sylvania loam, 5 to 15 percent slopes, very stony | 18.47 | 22.9%            | Yellow               | 3.7ft. (Paralithic bedrock) | IVe              |             |             |                 | 55               | 49             | 46                    | 34                |
| 40000                   | Barden silt loam, 1 to 3 percent slopes           | 12.44 | 15.4%            | Blue                 | > 6.5ft.                    | Ile              |             |             |                 | 74               | 72             | 67                    | 67                |
| 70040                   | Cliquot-Bolivar complex, 3 to 8 percent slopes    | 9.98  | 12.4%            | Orange               | 3.4ft. (Paralithic bedrock) | IIle             |             |             |                 | 43               | 43             | 39                    | 30                |
| 40004                   | Barden loam, 2 to 5 percent slopes                | 8.95  | 11.1%            | Blue                 | > 6.5ft.                    | Ile              |             |             |                 | 77               | 77             | 63                    | 58                |
| 70000                   | Bona gravelly silt loam, 3 to 8 percent slopes    | 1.80  | 2.2%             | Orange               | 5.9ft. (Lithic bedrock)     | IIle             | 5           | 2           | 2               | 65               | 65             | 51                    | 51                |
| <b>Weighted Average</b> |   |       |                  |                      |                             |                  | <b>2.60</b> | <b>0.1</b>  | <b>*-</b>       | <b>*n 62.3</b>   | <b>*n 58.9</b> | <b>*n 56.5</b>        | <b>*n 51.7</b>    |

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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## AGENT CONTACT

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Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



**KYLE WILKINSON,** LAND AGENT

**620.371.8561**

[KWilkinson@MidwestLandGroup.com](mailto:KWilkinson@MidwestLandGroup.com)



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