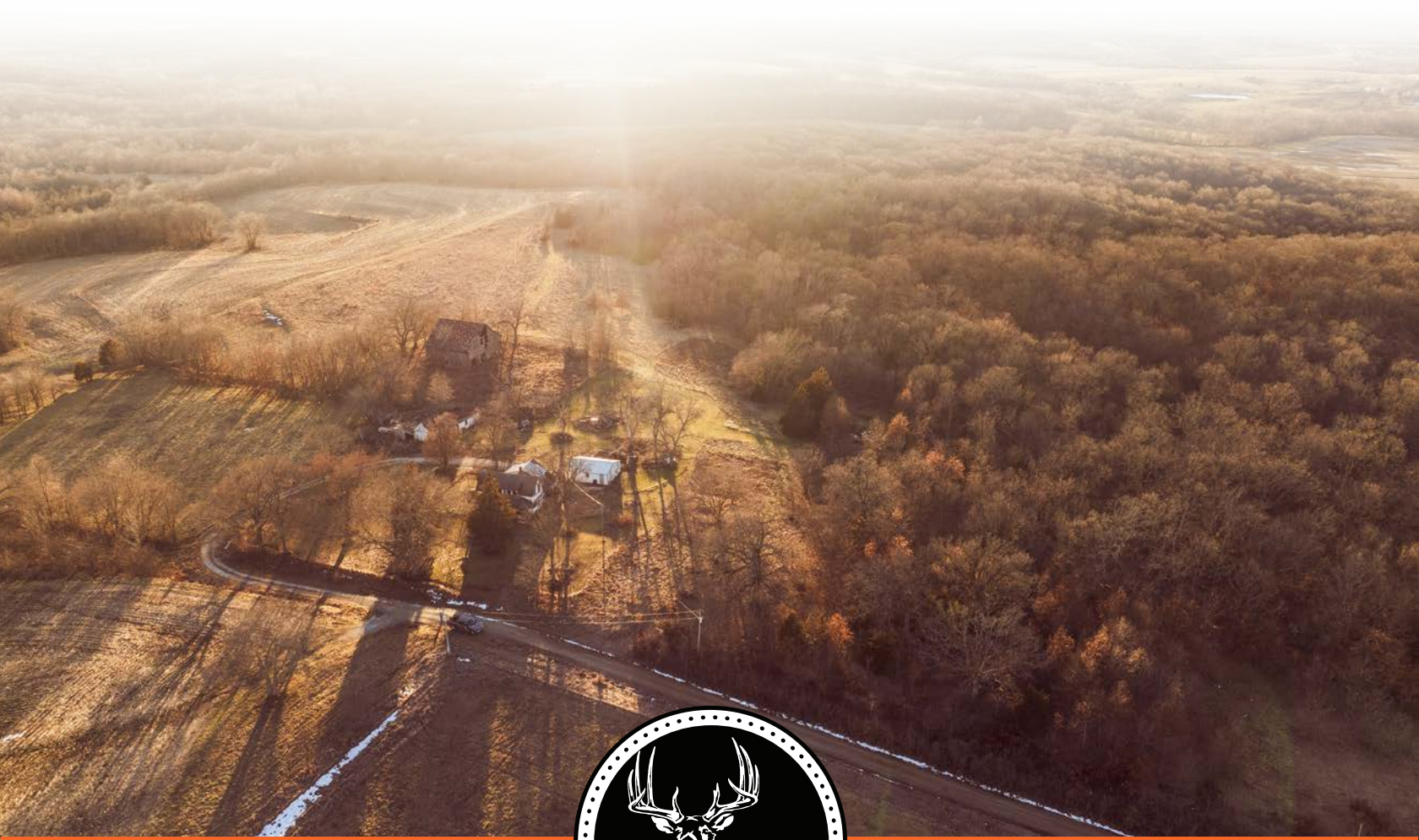


MIDWEST LAND GROUP PRESENTS

35 ACRES IN

CALDWELL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

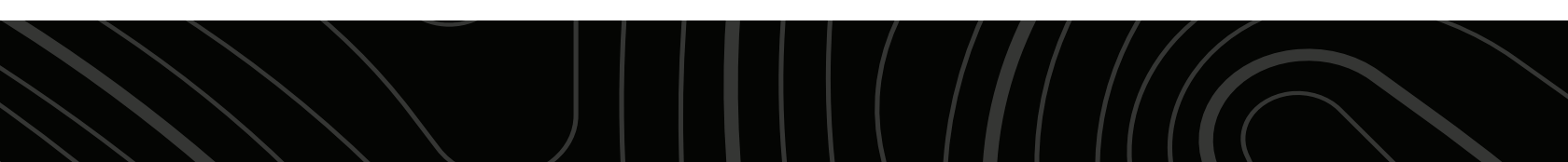
35 +/- ACRES OF COUNTRY CHARM

Enjoy the beautiful views of rural Missouri with this 35 +/- acre tract with lots to offer. Wildlife, seclusion, and solitude are second to none, with an incredible spot to build your forever home. Located approximately one hour from Kansas City makes for a convenient drive and one that won't be on the market for long!

As you arrive at the property, you are greeted with several large bur oak trees that could not be more perfect. An old farmhouse sits atop a beautiful location in which someone could build their dream house. There are very few things in the Midwest that are more

timeless than an old barn, which adds to the picturesque landscape. The deer and turkey sign is plentiful and provides a glimpse into the abundance of wildlife in the region. The neighborhood is well-known for great deer hunting and would provide lots of opportunities for the avid outdoorsman. The timber is a mix of hickory, oak, walnut, and hackberry, along with the occasional cedars.

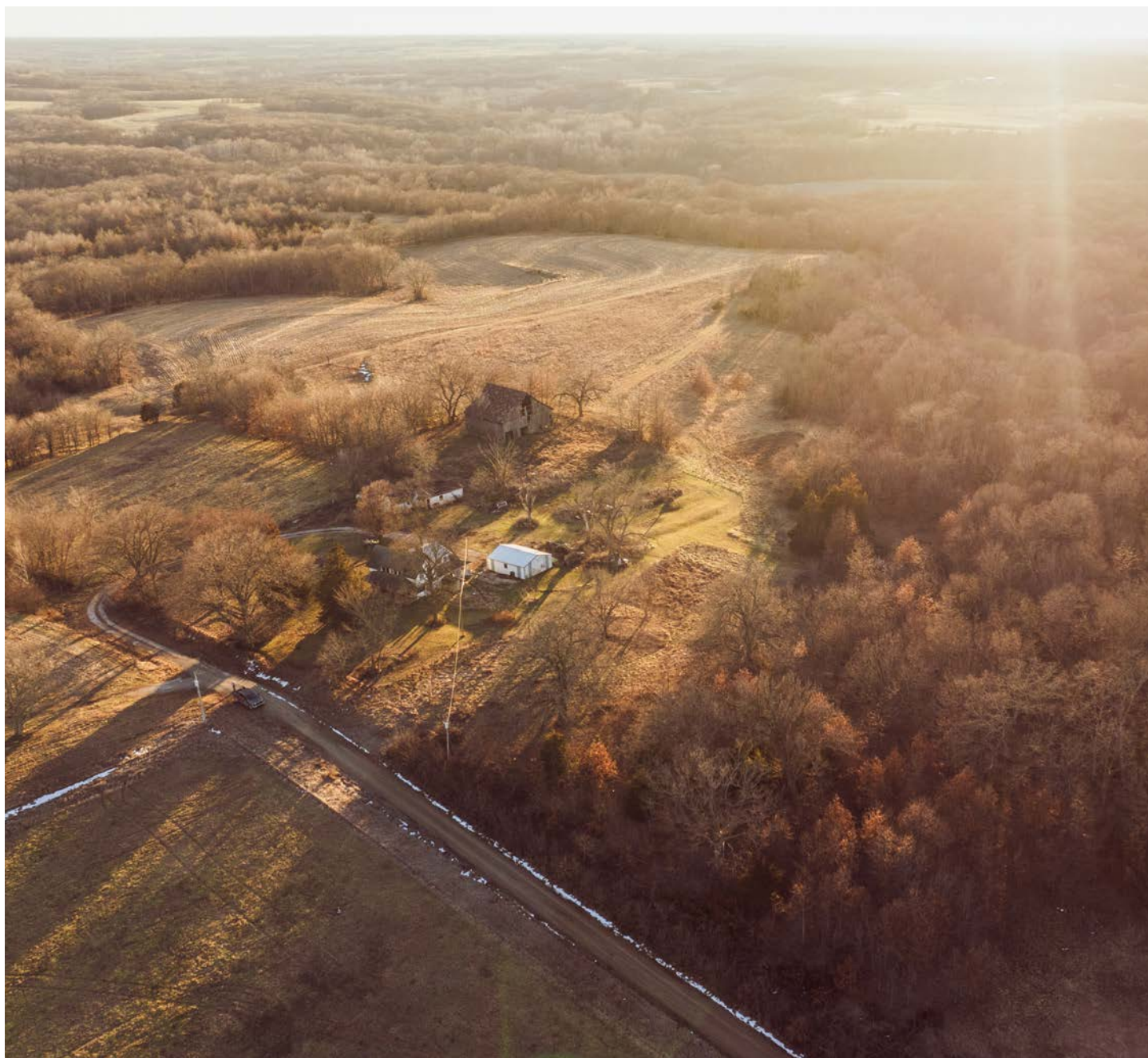
This property has the potential to be an absolutely gorgeous country farm. If this tract speaks to you, reach out to Drew Yarkosky at (816) 599-3647 for more details and to schedule a showing.



PROPERTY FEATURES

PRICE: **\$189,997** | COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **35**

- 35 +/- total acres
- Seclusion & solitude
- Abundant wildlife
- Home on site
- Deer and turkey
- Electric and water available
- Property sits just off Highway F
- New York R-IV School District
- 13 miles to Polo, MO
- 21 miles to Cameron, MO
- 62 miles to Kansas City, MO
- 2023 taxes: \$390.85



35 +/- TOTAL ACRES



SECLUSION & SOLITUDE

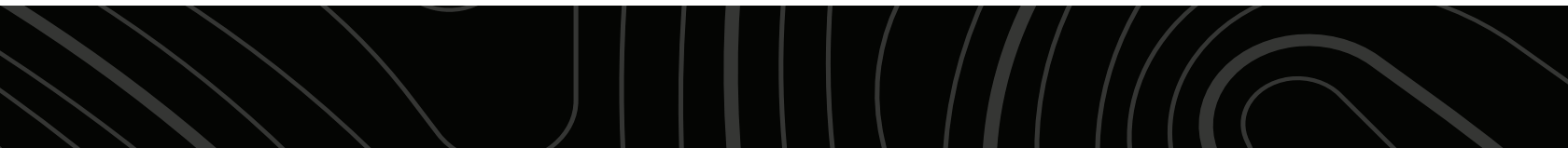
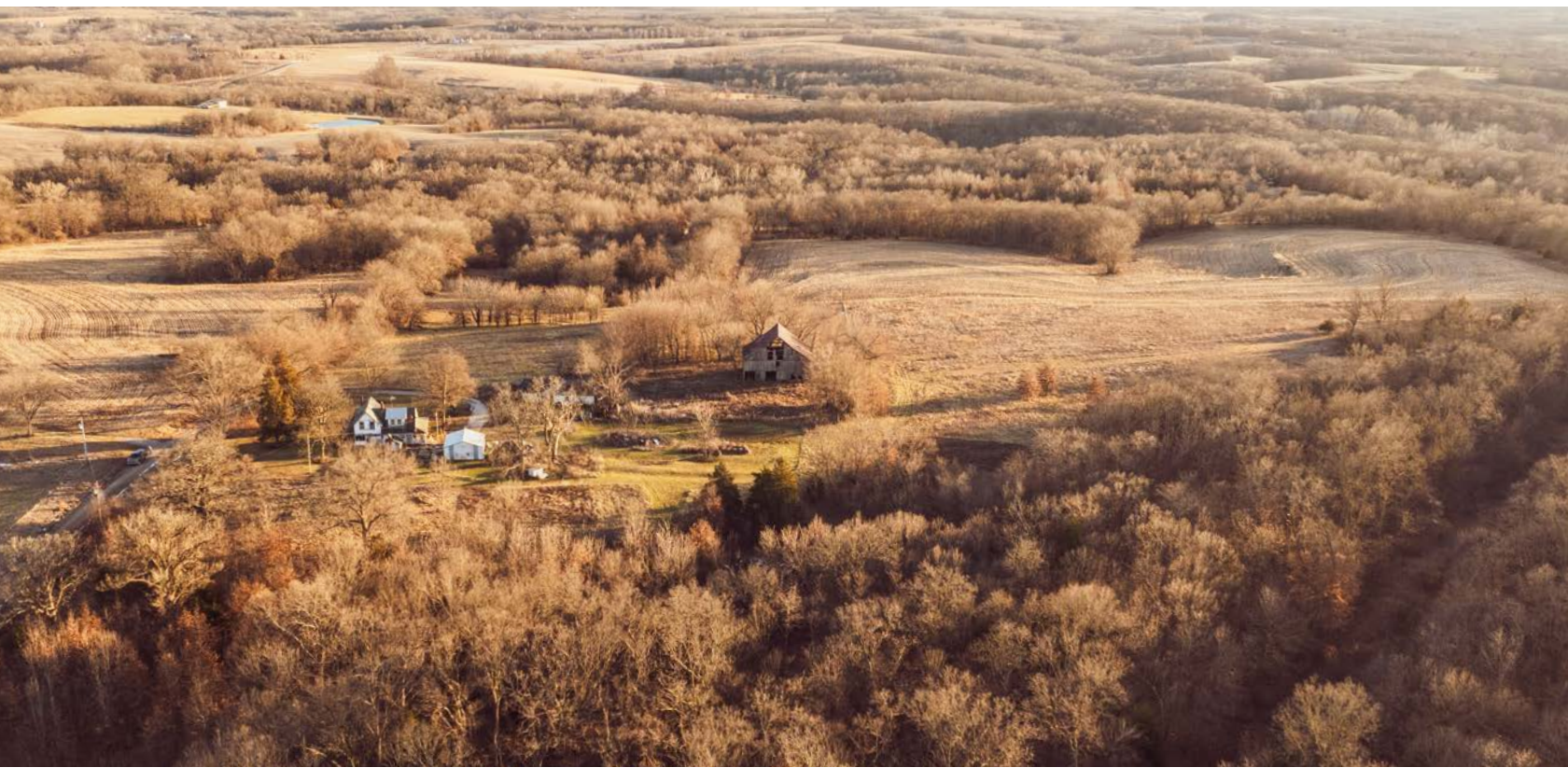


ABUNDANT WILDLIFE



HOME ON SITE

An old farmhouse sits atop a beautiful location in which someone could build their dream house.



ADDITIONAL PHOTOS



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 39° 38' 18.56, -93° 54' 55.13



Maps Provided By:



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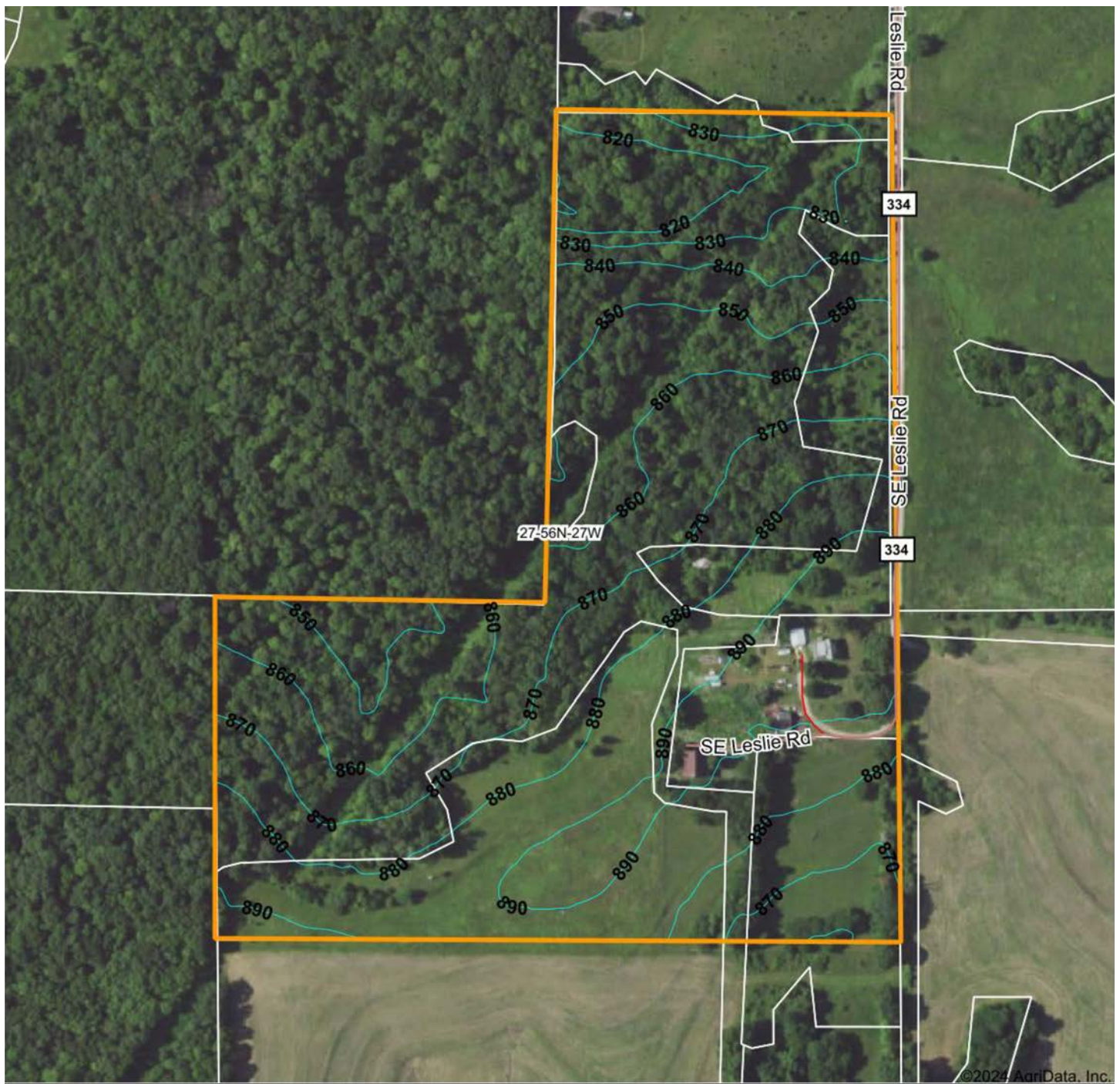
www.AgriDataInc.com

27-56N-27W
Caldwell County
Missouri



2/5/2024

TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 808.1

Max: 899.5

Range: 91.4

Average: 866.2

Standard Deviation: 21.16 ft

0ft 311ft 623ft

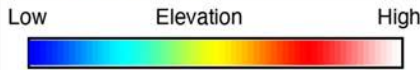
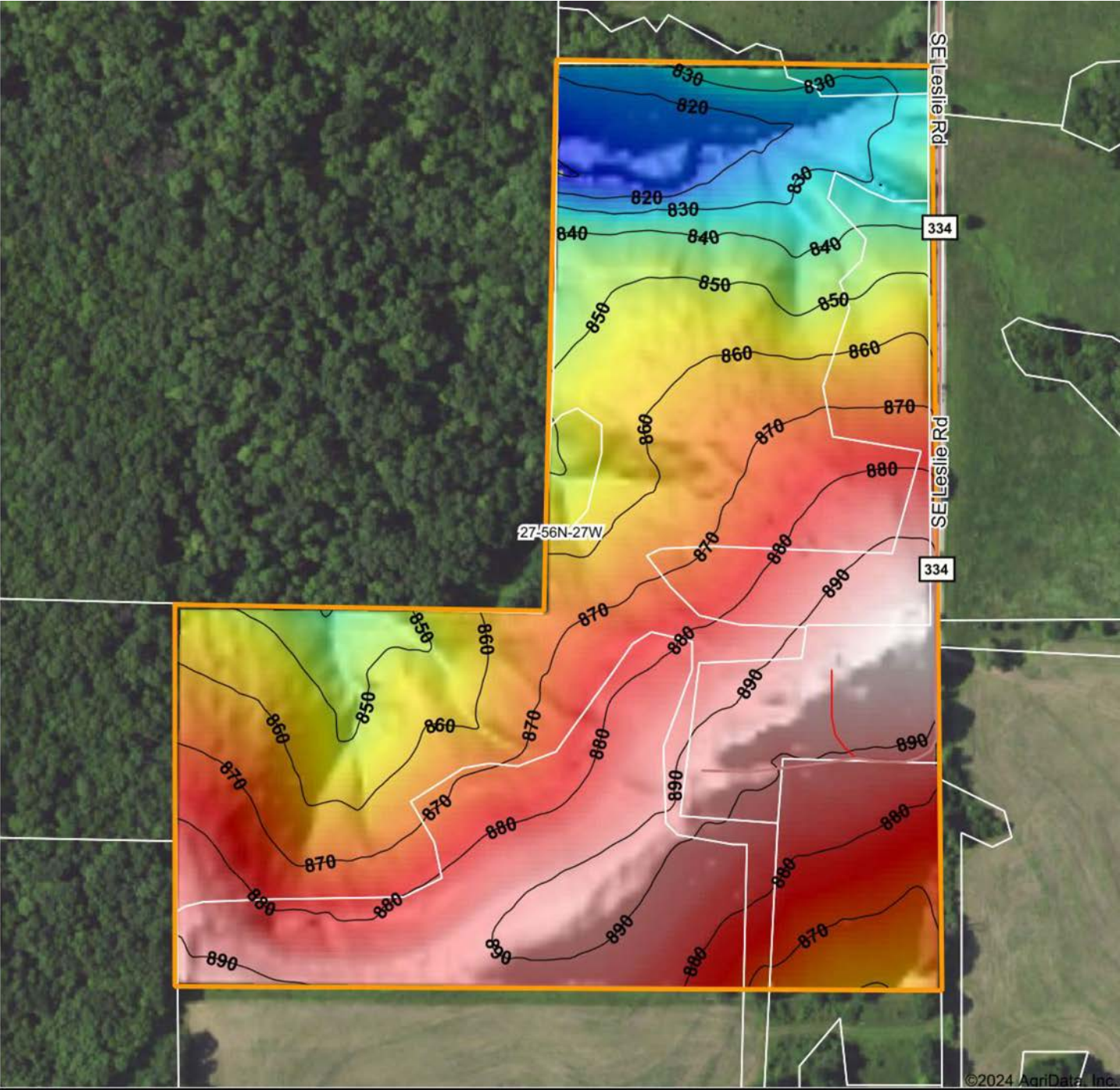


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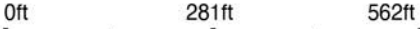
27-56N-27W
Caldwell County
Missouri

Boundary Center: 39° 38' 18.56, -93° 54' 55.13

HILLSHADE MAP



Source: USGS 3 meter dem



Interval(ft): 10
 Min: 808.1
 Max: 899.5
 Range: 91.4
 Average: 866.2
 Standard Deviation: 21.16 ft



27-56N-27W
Caldwell County
Missouri

Boundary Center: 39° 38' 18.56, -93° 54' 55.13

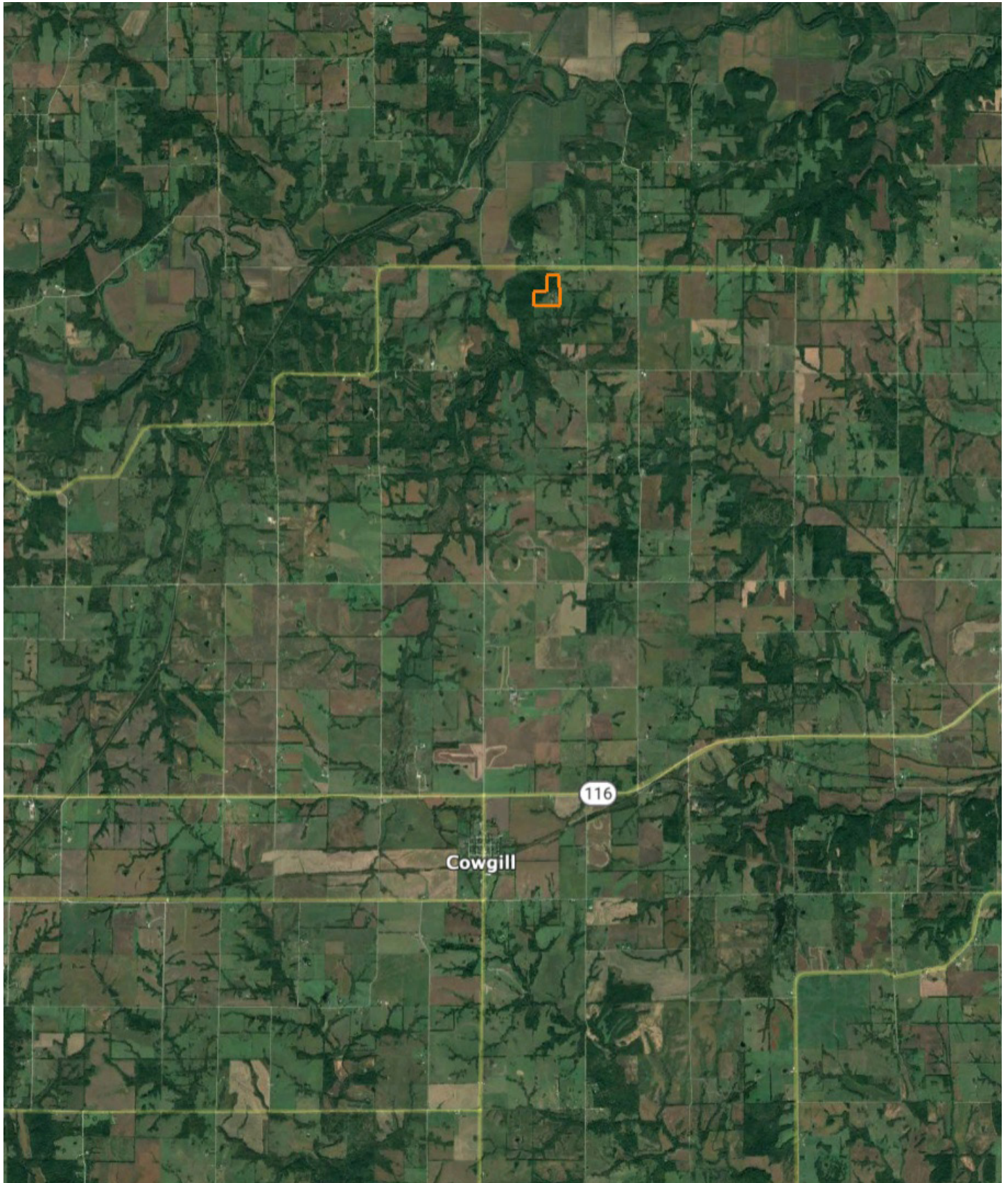
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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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

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

816.599.3647

DYarkosky@MidwestLandGroup.com



MidwestLandGroup.com

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