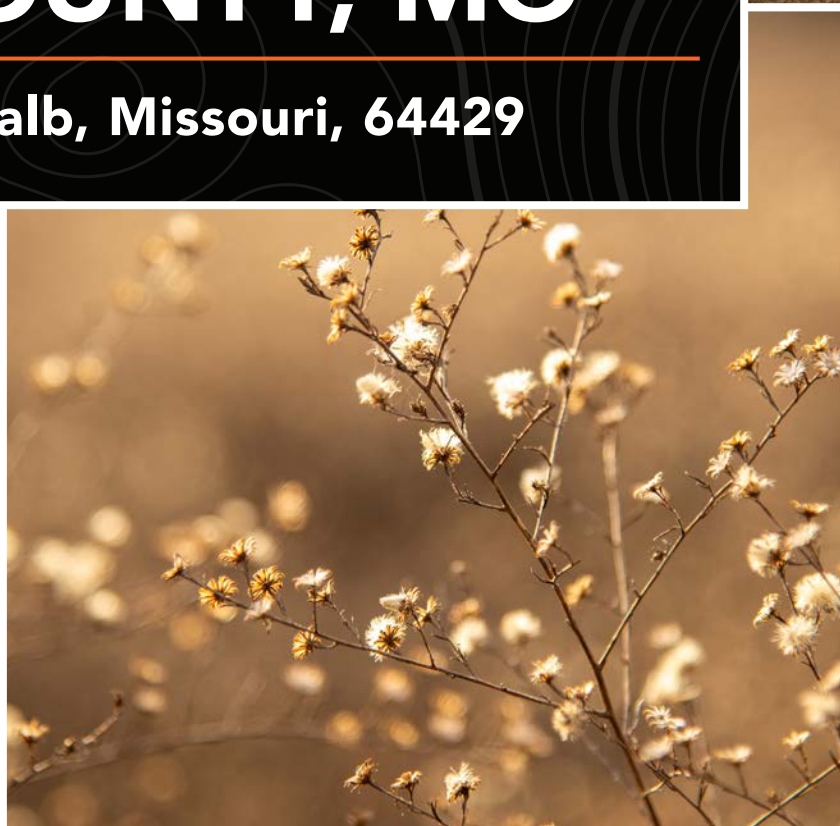


MIDWEST LAND GROUP PRESENTS



25 ACRES
DEKALB COUNTY, MO

SE Raven Road, Dekalb, Missouri, 64429



MIDWEST LAND GROUP IS HONORED TO PRESENT

INTRIGUING ACREAGE ALONG INTERSTATE 35

Located just north of Cameron, Missouri lies this beautiful 25 +/- acre tract ready for a new landowner. Whether you are in search of a hunting ground, an investment opportunity, or a place to build - this farm checks the boxes. Accessibility to town but seclusion makes this property very attractive to a variety of buyers.

A quick and easy drive from town makes it very convenient for anyone looking to own ground near Cameron. Situated at the end of SE Raven Road, the east side of the farm borders Interstate 35. This may create a prime business opportunity for the right person looking to expand. The 12 +/- open acres used to be in production prior to 2023 and could easily be put back

into row crops. The property lays well for a nice build site if one desired some acreage close to town. A mowed trail leads you to a beautiful 2-acre pond that provides great opportunities for the outdoorsman. This pond has been covered up with ducks and geese each of the times I have visited the property. Deer tracks and rubs are found throughout as well and one cannot help but imagine a small cabin as a retreat from the city hustle.

This farm is definitely a great match for a creative buyer looking for that perfect property that checks the boxes. If you are interested and have questions, reach out to Drew Yarkosky at (816) 599-3647 and let's go for a private tour!



PROPERTY FEATURES

PRICE: **\$199,250** | COUNTY: **DEKALB** | STATE: **MISSOURI** | ACRES: **25**

- 25 +/- total acres
- Approximately 12 +/- open acres
- Beautiful 2-acre pond
- Various hunting opportunities
- Interstate 35 frontage
- Dead-end road
- 8 minutes from downtown Cameron, MO
- 42 minutes to St Joseph, MO
- 54 minutes to Kansas City, MO



25 +/- TOTAL ACRES



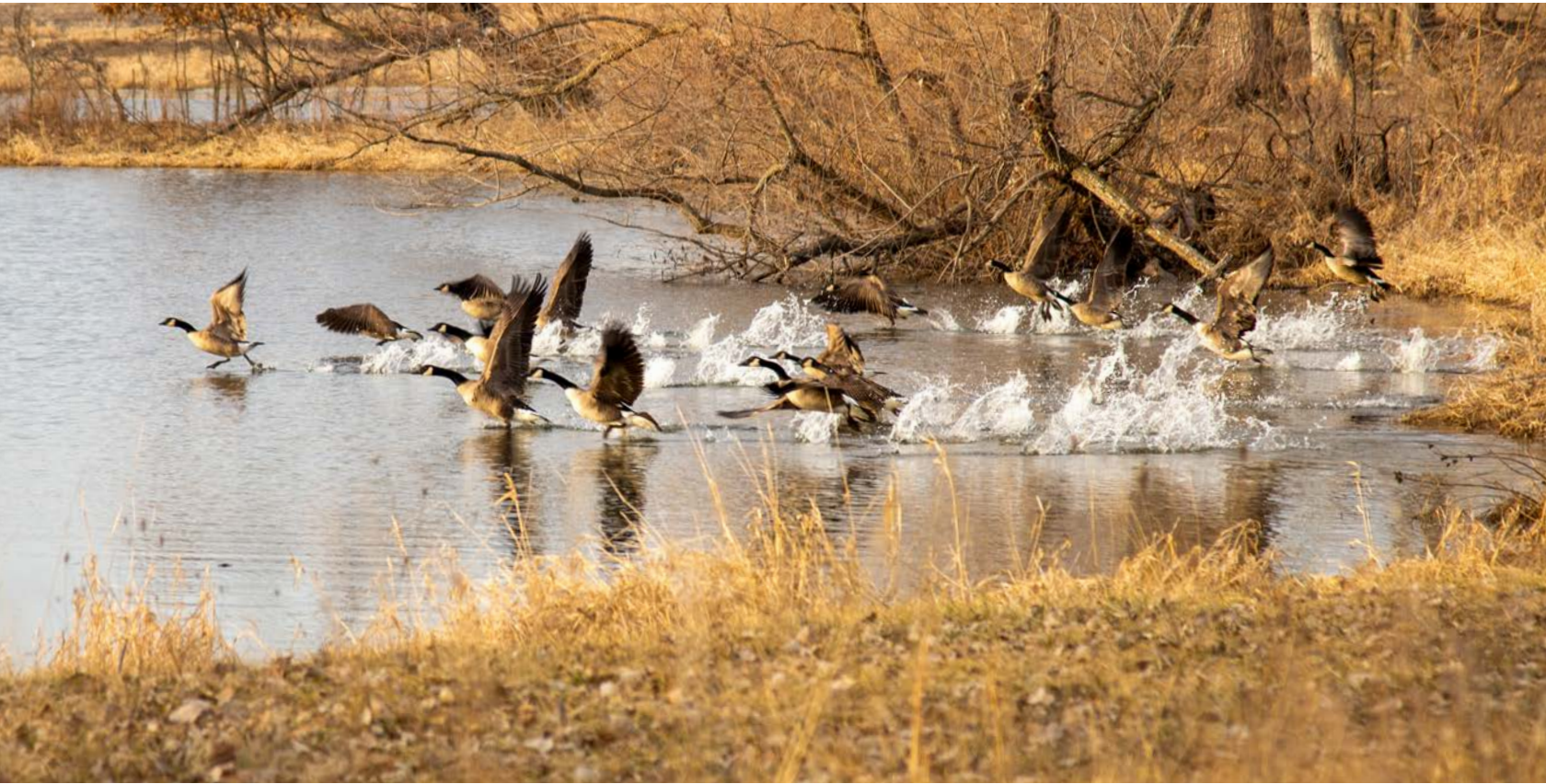
BEAUTIFUL 2-ACRE POND



INTERSTATE 35 FRONTAGE



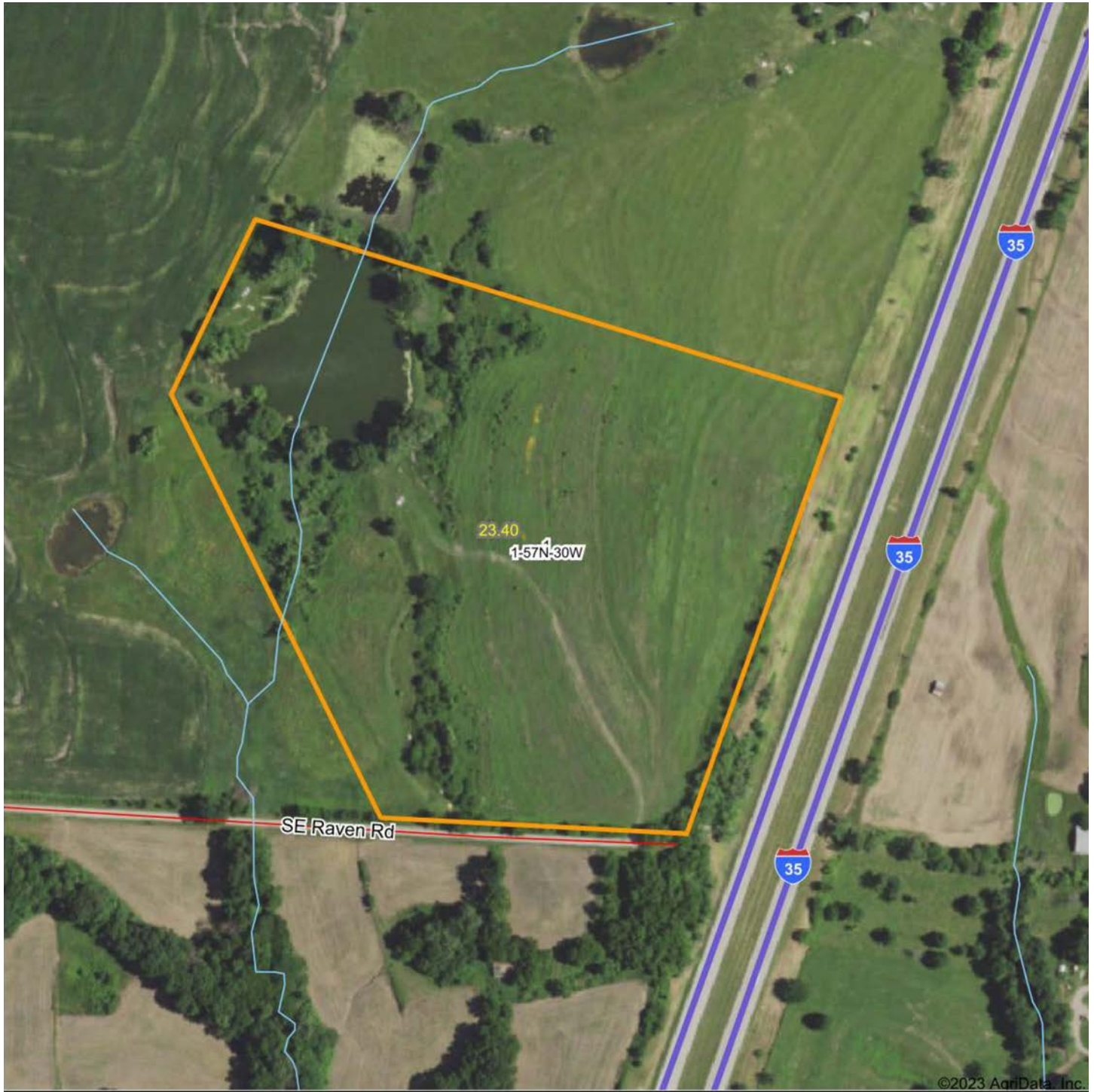
VARIOUS HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: $39^{\circ} 47' 0.71''$, $-94^{\circ} 12' 37.9''$

0ft 304ft 608ft



Maps Provided By:



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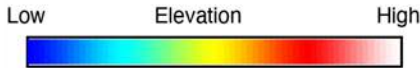
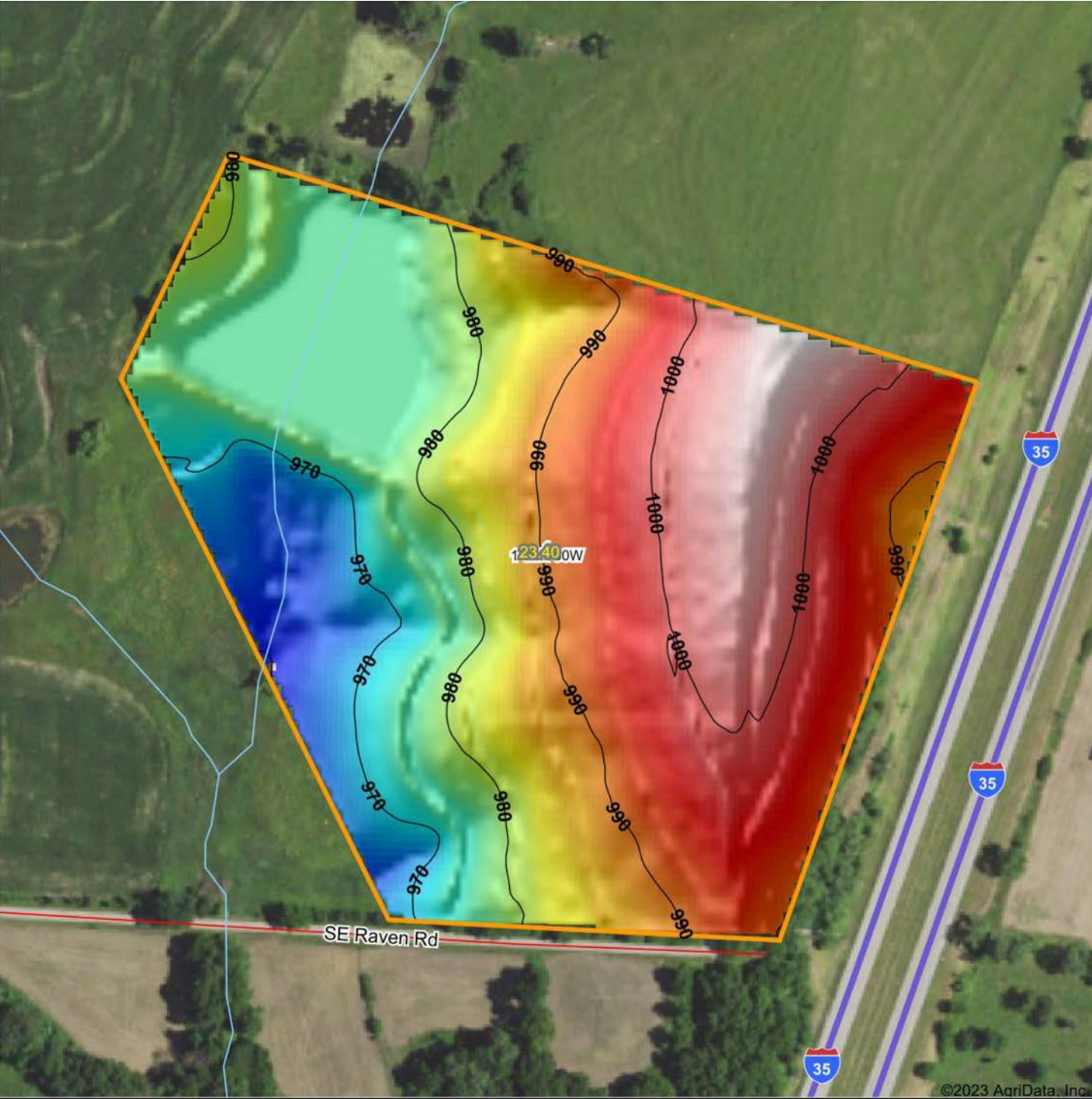
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1-57N-30W
DeKalb County
Missouri



12/15/2023

HILLSHADE MAP





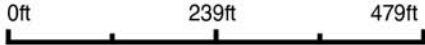
 Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 959.8
 Max: 1,007.8
 Range: 48.0
 Average: 985.8
 Standard Deviation: 11.94 ft

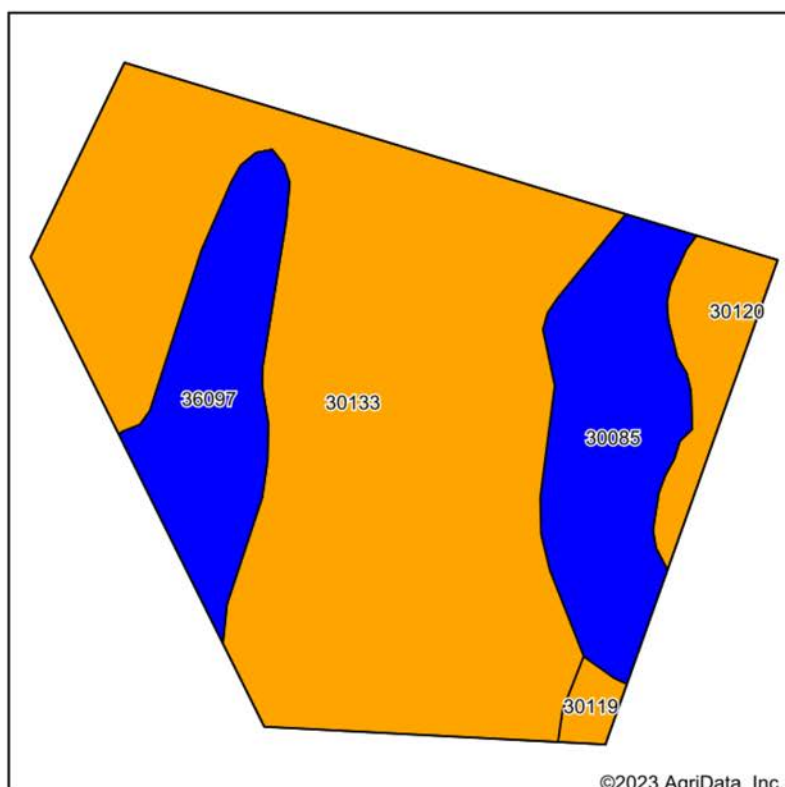


1-57N-30W
DeKalb County
Missouri

Boundary Center: 39° 47' 0.71, -94° 12' 37.9

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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **DeKalb**
 Location: **1-57N-30W**
 Township: **Grand River**
 Acres: **23.4**
 Date: **12/15/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO063, Soil Area Version: 25

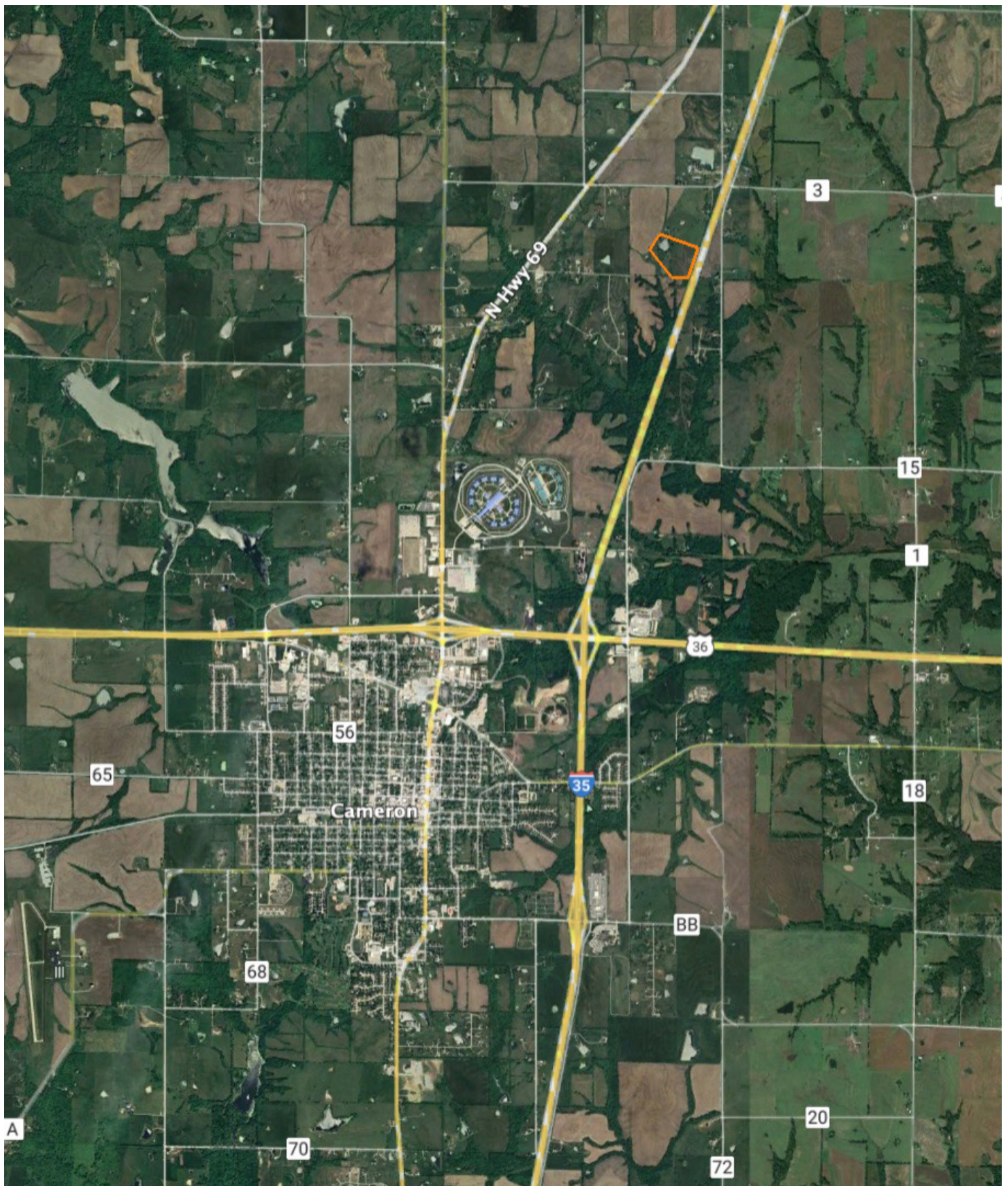
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	15.65	66.9%	Orange	> 6.5ft.	Ille	59	59	53	47
30085	Grundy silt loam, 2 to 5 percent slopes	3.47	14.8%	Blue	> 6.5ft.	Ile	74	74	69	64
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	2.83	12.1%	Blue	> 6.5ft.	Ilw	85	84	65	67
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	1.18	5.0%	Orange	> 6.5ft.	Ille	70	68	68	59
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	0.27	1.2%	Orange	> 6.5ft.	Ille	73	73	66	58
Weighted Average						2.73	*n 65.1	*n 64.9	*n 57.7	*n 52.7

*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

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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