

MIDWEST LAND GROUP PRESENTS

107 ACRES IN

CARROLL COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT COMBINATION OF INCOME AND RECREATION IN CARROLL COUNTY

I am honored to bring to market this 107 +/- acre farm in Carroll County, Missouri. This farm has been in the seller's family for over a century! That is a testament to the quality of this particular property. Sitting at the end of a dead-end road, the property consists of 55 +/- tillable acres with the rest being in wooded draws and creek-bottom timber. When you first step on the property the wildlife sign is obvious! Two main wooded draws connect the property to the creek bottom timber and allow whitetails to move comfortably throughout the property. The property provides 31 +/- acres of big creek bottom timber, which is a main vein that runs throughout Carroll County. Multitudes of wildlife use the creek and the timber as a main travel corridor. The dead-end road allows for tremendous privacy and allows wildlife to feel comfortable and not feel pressure in the

heart of the property. A small field encased in timber on the northwest side of the property would make a perfect small food plot field and a great ambush spot for the whitetail hunter. The size of the property would allow for multiple hunters to utilize the property safely. The deer sign on this property is everywhere, and it is easy to see how this farm would hunt tremendously well! The home site is very well maintained! The home on the property is an older farmhouse that with a little bit of elbow grease would make a great spot for a deer camp, or a weekend getaway. With the property being at the dead-end road, the privacy is tremendous! The open acres consist of majority class 3 soils and can be utilized for some supplemental income off of the property. This property is truly a terrific combination of income and recreation in a tremendous area, this property deserves your attention!



PROPERTY FEATURES

PRICE: **\$624,000** | COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **107**

- 1/8 mile off blacktop
- 55 +/- acres tillable
- Old farmhouse
- Dead-end road
- Class 3 soils
- Creek-bottom timber
- Terrific hunting
- Utilities on the property



107 +/- ACRES



OLD FARMHOUSE



TERRIFIC HUNTING



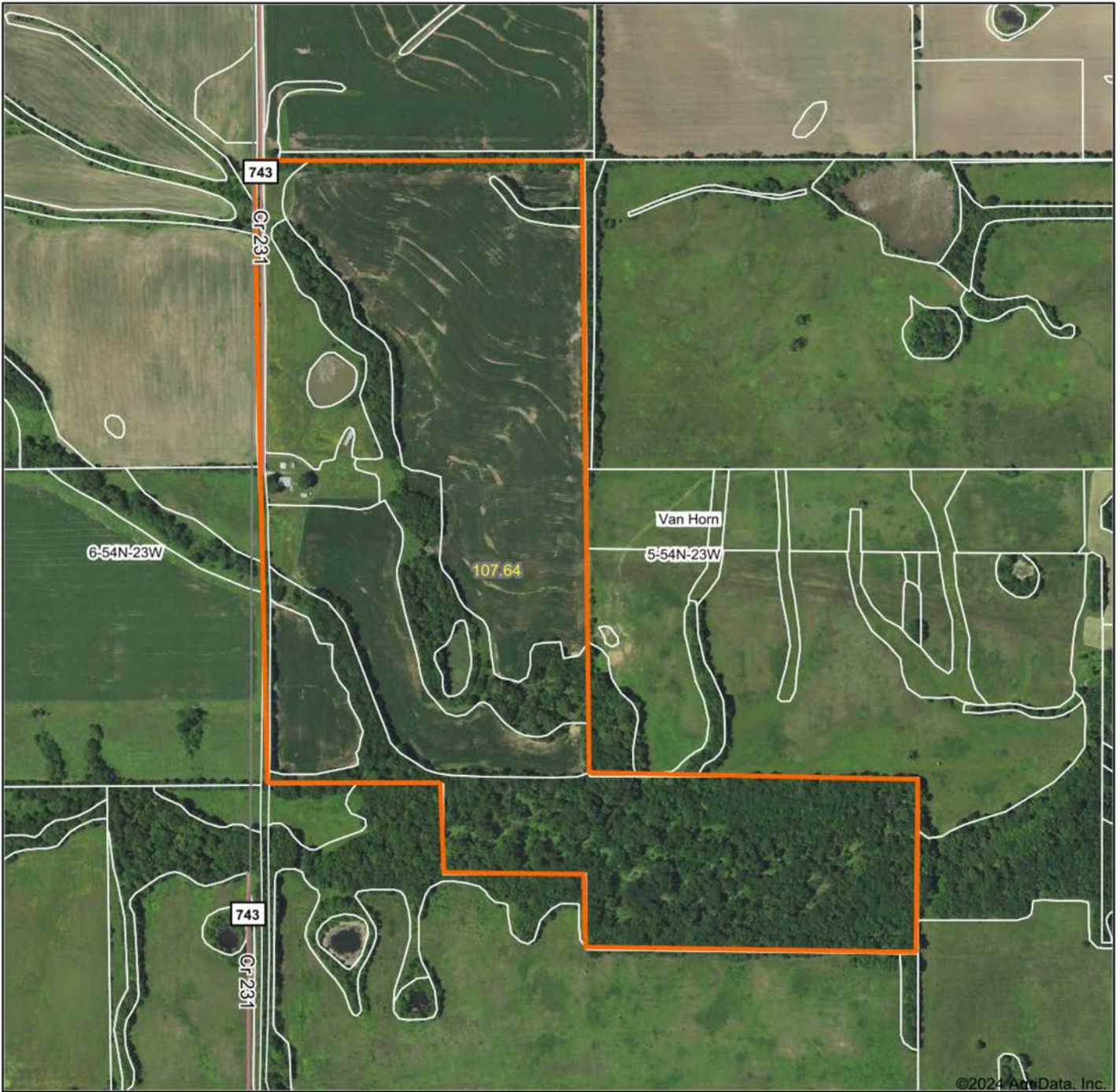
CREEK-BOTTOM TIMBER



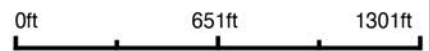
55 +/- ACRES TILLABLE



AERIAL MAP



Boundary Center: 39° 31' 13.64, -93° 30' 29.57



5-54N-23W
Carroll County
Missouri



Maps Provided By:

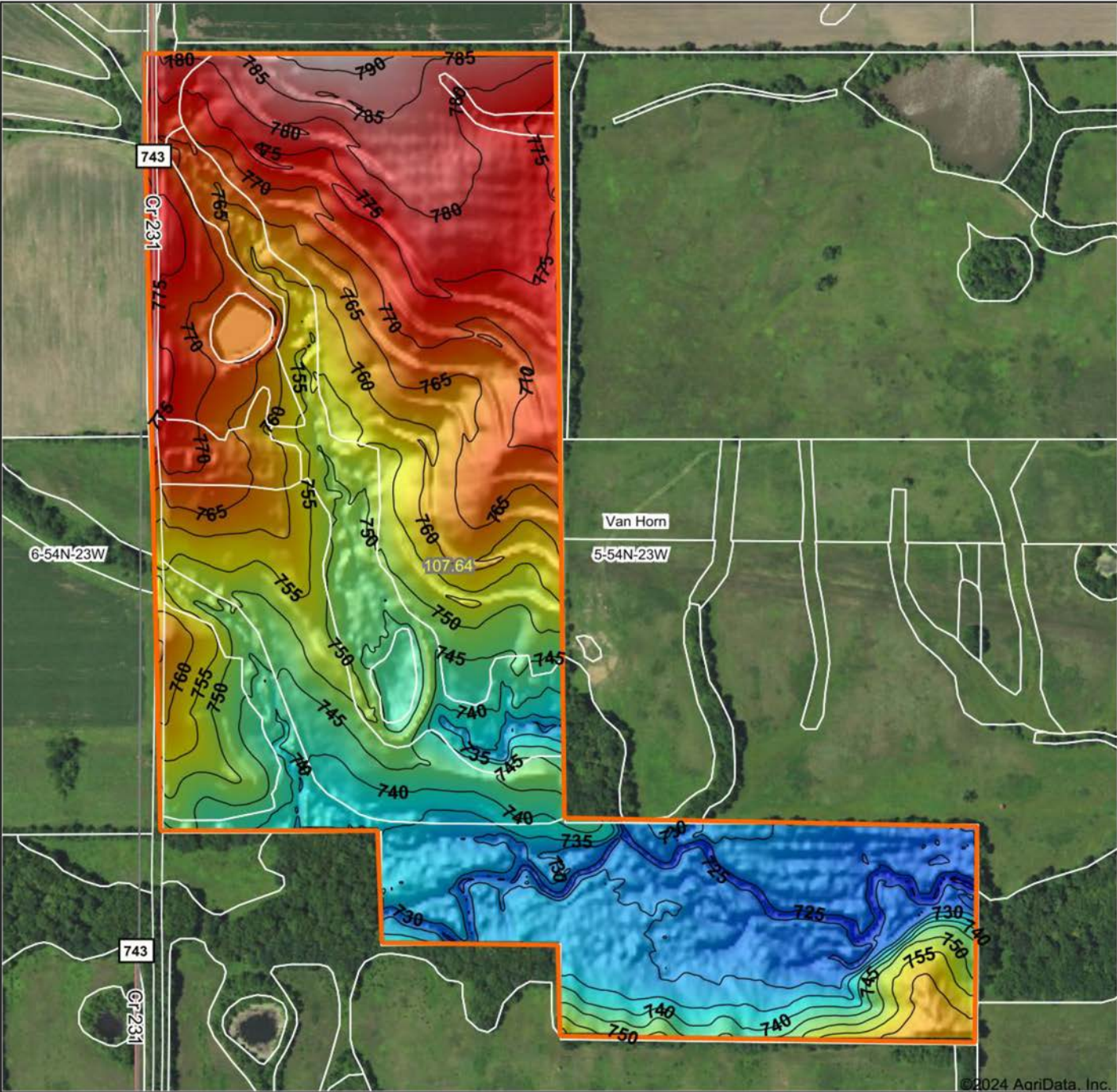


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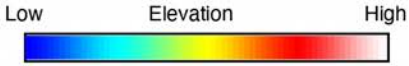
3/6/2024

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

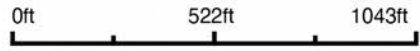
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 718.0
 Max: 794.2
 Range: 76.2
 Average: 754.4
 Standard Deviation: 17.85 ft



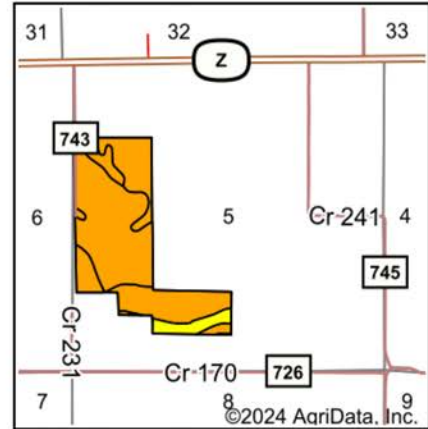
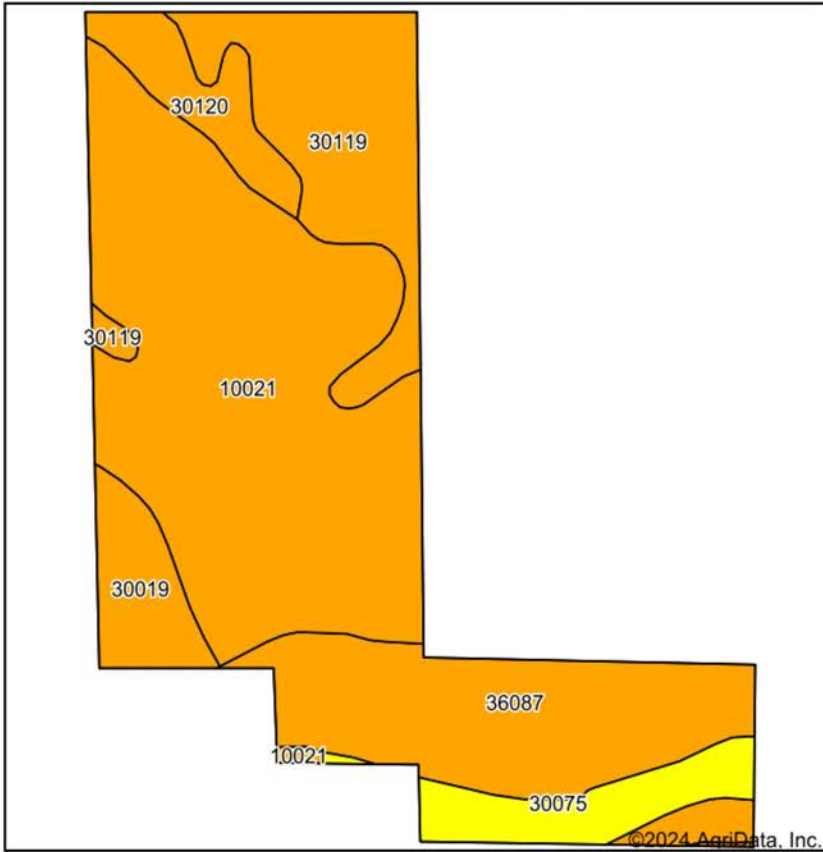
5-54N-23W
 Carroll County
 Missouri

Boundary Center: 39° 31' 13.64, -93° 30' 29.57

Maps Provided By:

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

SOIL MAP



State: **Missouri**
 County: **Carroll**
 Location: **5-54N-23W**
 Township: **Van Horn**
 Acres: **107.64**
 Date: **3/6/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	50.27	46.7%		Ille	55	55	45
36087	Nodaway silt loam, 1 to 3 percent slopes, frequently flooded	21.23	19.7%		Illw	70	68	59
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	16.68	15.5%		Ille	73	73	58
30019	Armster loam, 5 to 9 percent slopes	7.30	6.8%		Ille	62	62	55
30075	Gosport silty clay loam, 9 to 14 percent slopes	6.63	6.2%		IVe	55	55	41
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	5.53	5.1%		Ille	70	68	59
Weighted Average					3.06	*n 62	*n 61.5	*n 50.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

816.309.1218

BrettRoberts@MidwestLandGroup.com



MidwestLandGroup.com

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