

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

GENTRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE RECREATIONAL FARM

Just east of King City sits this exceptional 38 +/- acre recreational property. Located on a dead-end road, this farm lays out exceptionally well for both holding big whitetails and a major rut travel corridor. With 3 creeks on the property, there is no lack of water and they also create numerous pinch points to funnel deer. A mix of beautiful hardwood timber, open fields, and thick bedding create the perfect habitat for both deer and turkey. There is a 1 +/- acre ridgetop food plot with an additional 3 +/- acre

creek bottom plot planted to clover and alfalfa. Along the road you will find a terraced 4.5 +/- acre field currently in hay but could be converted to crops, additional food plots, or native grasses. This farm is turnkey with multiple productive stand sites and a Redneck blind on a 10' stand ready to go. Size is not the limiting factor on whether a property produces excellent hunting. The right location and layout are what make this one special, come see for yourself! Call Paul Lowry today at (816) 500-2513.



PROPERTY FEATURES

PRICE: **\$243,200** | COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **38**

- Mature timber
- Thick bedding areas
- 3 creeks
- 1 +/- acre ridge food plot
- 3 +/- acre clover/alfalfa plot
- Redneck blind on 10' stand
- Dead end road
- Short distance off Z Highway
- 4.5 +/- acre terraced hay field
- Excellent hunting property



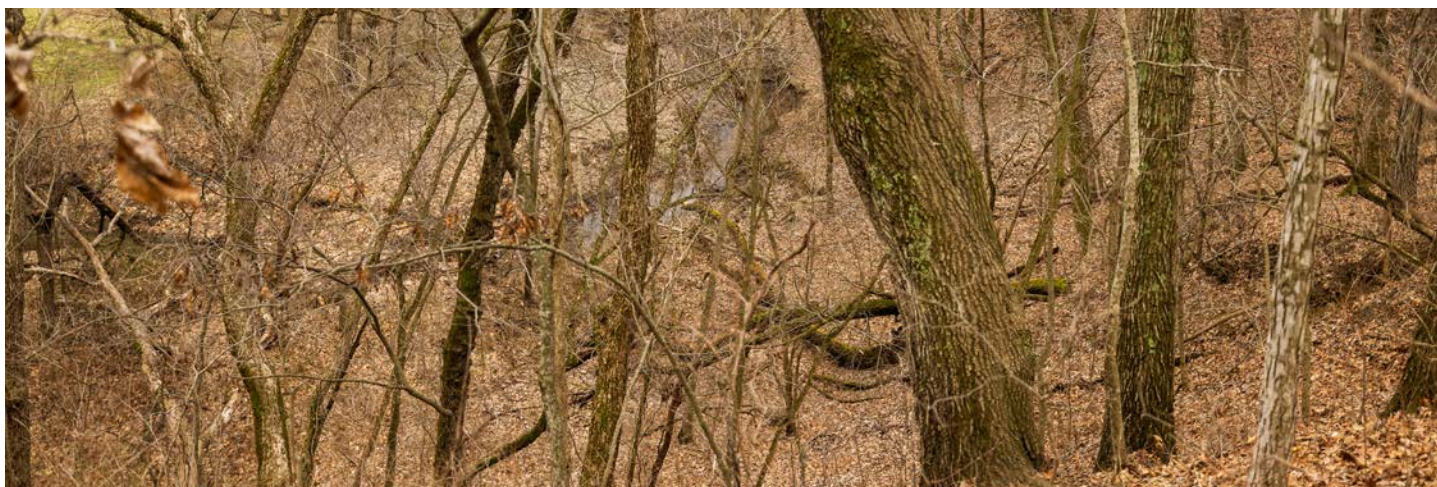
38 +/- ACRES



3 +/- ACRE BOTTOM FOOD PLOT



MATURE TIMBER



3 CREEKS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 3' 36.43, -94° 23' 35.92

0ft 432ft 864ft



Maps Provided By:



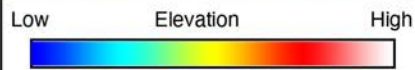
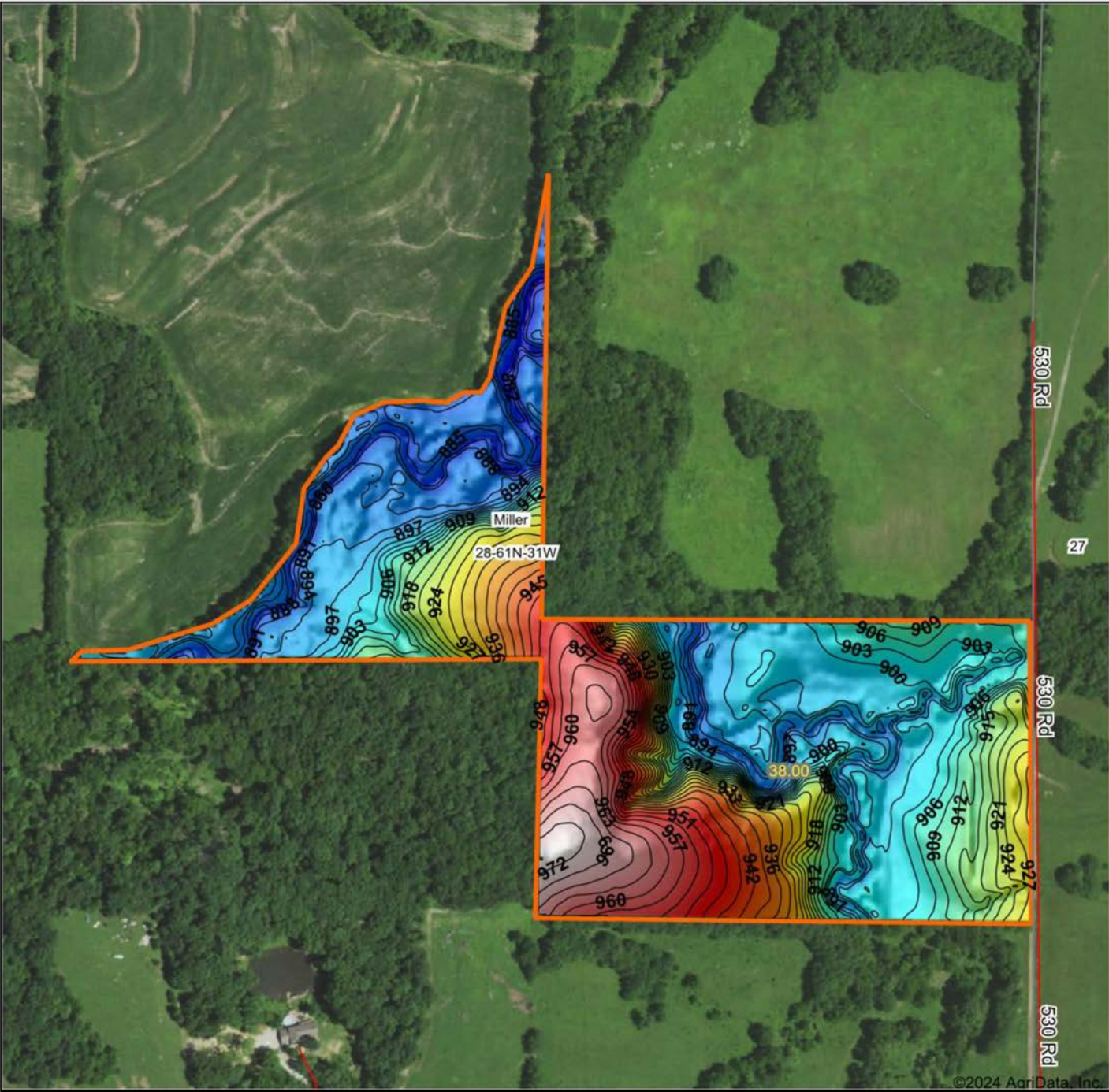
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28-61N-31W
Gentry County
Missouri



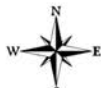
3/11/2024

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 878.0
 Max: 974.2
 Range: 96.2
 Average: 914.6
 Standard Deviation: 25.3 ft

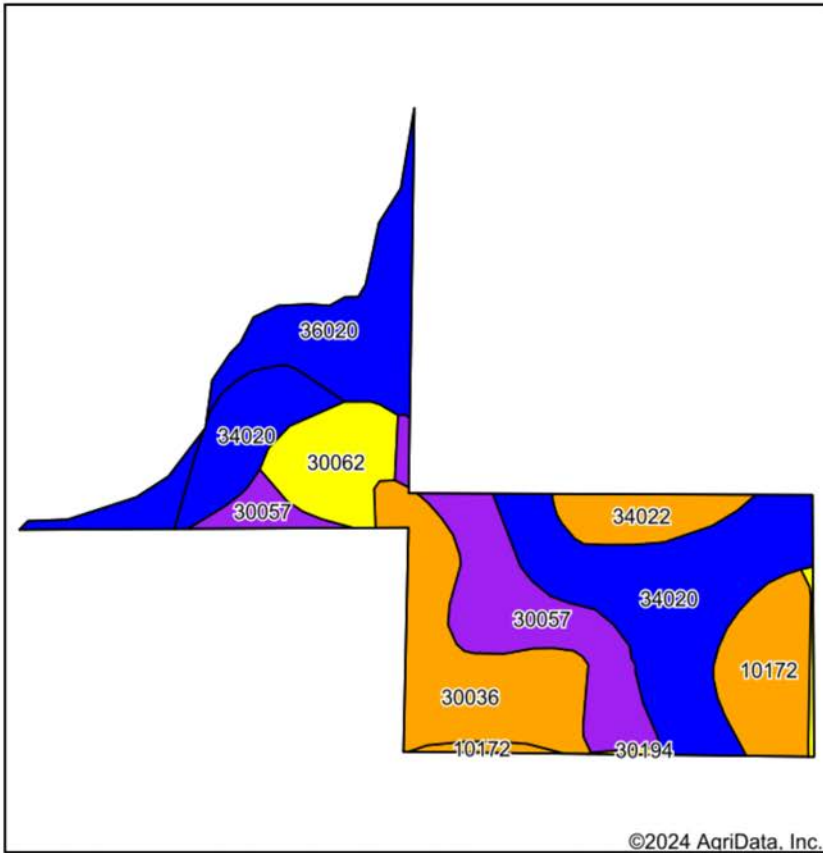


3/11/2024

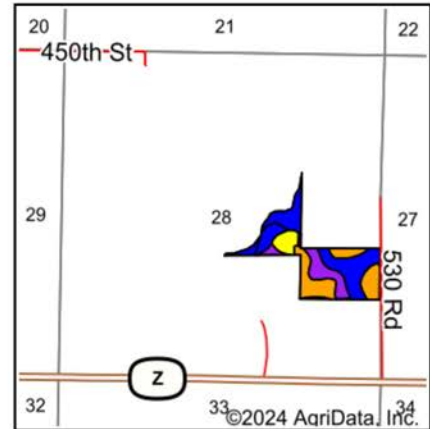
28-61N-31W
Gentry County
Missouri

Boundary Center: 40° 3' 36.43, -94° 23' 35.92

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Gentry**
 Location: **28-61N-31W**
 Township: **Miller**
 Acres: **38**
 Date: **3/11/2024**



Maps Provided By:

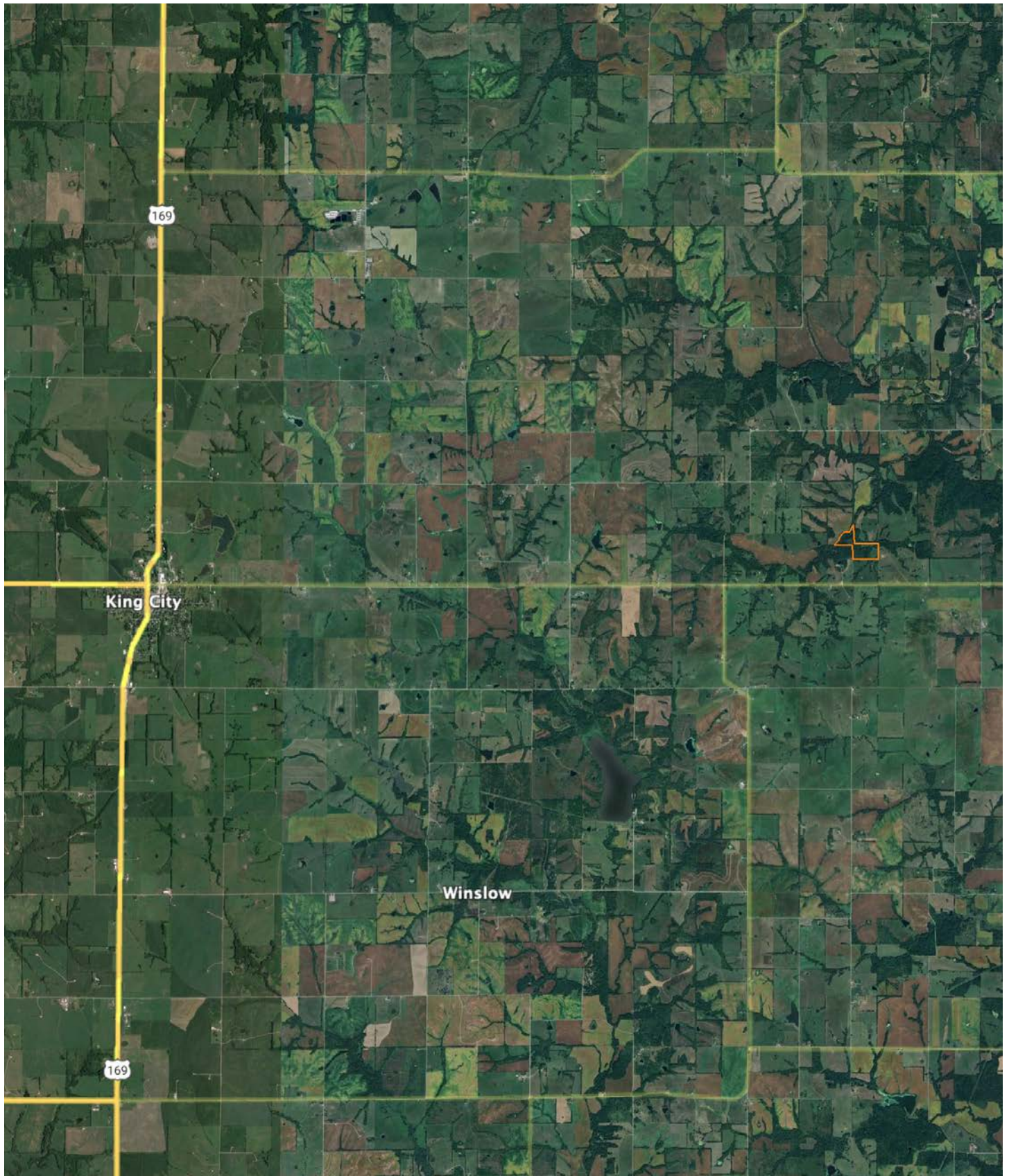


Area Symbol: MO075, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	11.46	30.2%		Ilw	78	78	59
30057	Gara loam, 14 to 18 percent slopes	6.07	16.0%		Vle	66	66	52
30036	Armstrong loam, 5 to 9 percent slopes	6.04	15.9%		Ille	56	52	52
36020	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	5.70	15.0%		Ilw	87	86	72
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.68	9.7%		Ille	70	70	54
30062	Gara loam, 9 to 14 percent slopes	2.92	7.7%		IVe	71	71	59
34022	Humeston silt loam, 1 to 4 percent slopes, rarely flooded	1.85	4.9%		Illw	77	76	69
30194	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	0.28	0.7%		IVe	66	66	49
Weighted Average					3.11	*n 72.5	*n 71.7	*n 58.6

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



PAUL LOWRY, LAND AGENT
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