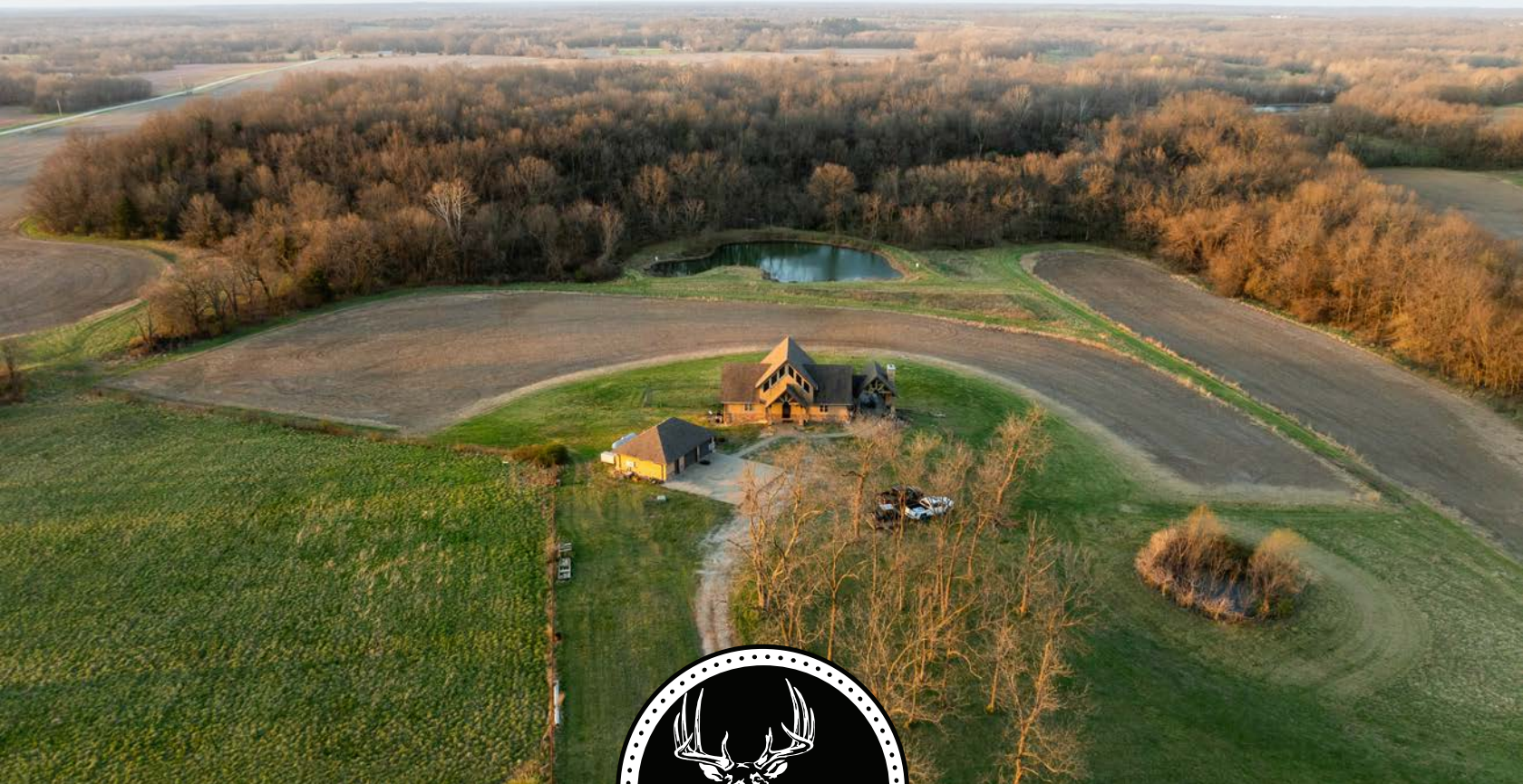


MIDWEST LAND GROUP PRESENTS

661 ACRES IN

HENRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WORLD-CLASS RECREATIONAL RANCH

Experience the epitome of outdoor luxury with this breathtaking 661-acre ranch nestled on the Johnson and Henry County line, less than an hour from Kansas City. This property is a sanctuary for outdoor enthusiasts seeking unparalleled experiences all year long. This property truly offers 4 seasons of outdoor opportunities, with big mature timber, lots of tillable ground, 7 different pit lakes with incredible fishing, totaling over 16 surface acres of water, open fields of warm season grasses and hay, and two duck marshes. This is the perfect place to create memories with family and friends that will last a lifetime, just as the sellers have done for the last 20 years, now it is your chance to do the same and craft your own memories with your loved ones.

The tract is made up of 661 +/- acres total with 208 +/- acres of mature timber, 195 +/- acres of warm season grasses and hay meadows, 16 +/- surface acres of lakes, 17 +/- acres of duck marshes, and 240 +/- acres of tillable ground. The ranch is laid out perfectly for the deer and turkey hunter. The big ag fields wrapping around the outside edges of the farm, and all of the cover and bedding areas in the middle, create the ideal hunting scenario for easy undetected access to perfect ambush locations. There is great access from every side of the farm and an extensive trail system throughout that leads to every area of the ranch. The timber is littered with red and white oaks and other hardwoods including a fair amount of large walnuts. The cover created by the timber covered pit spoils is staggering.

There are nooks, hiding spots, ridge tops, and creek bottom timber for deer to retreat into that create the most ideal whitetail bedrooms, all across the farm. The open areas of grass and tillable ground surrounding the timber offer incredible food plot locations to draw the deer out into the open for the hunting setups. There are numerous elevated box blinds that dot the landscape strategically placed across the ranch to allow for a large group to all hunt at once or to offer almost endless new spots to sit throughout the season. With one of the box blinds being the most impressive I have ever seen! Professionally installed and sitting on the top a huge elevated platform with perimeter deck and guard rail surrounding the enormous blind. This is the perfect spot to take a whole family, a group of young kids, or all the guys who would prefer to have more of a social hunt than a solo experience and enjoy an afternoon of watching the wildlife and deer hunting all from the comfort of the huge fiberglass box blind. No matter where you are on the ranch, it is immediately obvious that the farm is home to tons of deer. There are trails, tracks, rubs, and scrapes everywhere you look. And with plenty of proof positive evidence from the history of pictures of harvested bucks, and many trail cam photos, it leaves zero doubt as to the amount and the quality of deer that are already present on the farm. The farm is also home to a large turkey population and I can't recall ever seeing a farm that sets up any better than this one to chase gobbling turkeys all day long. After you tag out on your gobbler for the day you can go for a walk and

fill a bag full of morel mushrooms from the many hotspots around the ranch, and then go catch as many fish as you desire to complete your "Missouri Spring Slam". The world-class fishing is done in the 7 different pit lakes that are scattered across the ranch. All of these very fertile lakes are full of fish and have fantastic fish health and diversity for private waters. The lakes are also very diverse themselves offering vastly different views, types of cover, and bottom structure to give you lots of different fishing options. The seller has built boat ramps at each lake allowing easy access for you to spend the day lake hopping around on each lake, and when you want a new look just load up and head over the hill to the next one. All of the lakes offer fantastic fishing for bass and one of the lakes is also full of big slab black crappie that makes it easy to fill a bucket in no time for the fish fry. The lakes all have beautiful water color that most pits are known for, and they have great aquatic vegetation as well as plenty of standing and laydown timber.

A branch of Tebo Creek winds through the ranch, which eventually leads to the north end of Truman Lake, a very well-known waterfowl hunting area. So as no surprise, the lakes on the ranch also serve as annual stopping points for waterfowl every fall and winter. In addition to all the lakes, there is a 16 acre marsh that was built and developed by the corps of engineers that is the perfect place to set up for your duck and goose hunt. In addition to the big marsh, there is a 2 plus acre marsh that is already built and in place with the ability to easily flood, from pumping out of a lake into the marsh. There are several other areas that could be easily expanded to create even more waterfowl hunting, if that is something you are interested in, I would love the chance to show you the possibilities.

The tillable ground not only offers endless forage and attraction for the wildlife but it also generates great annual income from the cash rents from farming. The current agreement is set up on a shares basis and this could be continued or easily switched to a standard cash rent contract. The tillable is very easy to farm with great road frontage and having some tree lines recently removed, dirt work done, as well as drain tile added making for big increases in yields and ease of operating.

The crown of this remarkable estate is the magnificent lodge perched atop a hill on a dead-end road, offering panoramic views of the surrounding peaceful and private landscape. As soon as you walk in the lodge you feel the warmth and welcoming nature of the home as it really serves as the hub for all of the fun. The setup could be an amazing full-time residence or weekend hunting getaway. Built in 2012 the house has tons of modern amenities and was very well built. The layout makes it easy to host a large group or would be perfect as a full-time family home as well. As you walk in the front door you enter the large great room full of windows that offer views down to two of the lakes, timber, and open field areas to enjoy wildlife as they move about every morning and evening. A walk out from the kitchen takes you to my personal favorite part of the home, which is a large covered patio with a huge stone fireplace and sitting area. The huge wrap-around deck gives endless spots to sit and soak in the views of nature. The lower level of the home is made up of more bedrooms and bathrooms and an additional full kitchen to allow multiple meals to be cooked at the same time or serve as a sort of second living area if you desire. In addition to the main lodge, you can host additional guests in a very nice 3 bedroom

2 bathroom modular home that sits on the west end of the ranch. Next to the modular home is the huge 60'x100' shop with concrete floors, electric, and a water hook up is the perfect spot to store all your equipment and have a cleaning station for all the harvested game. Featuring an attached 40'x50' horse stable and tack room it could house your horses as well. If you aren't familiar with these types of properties that have areas reclaimed from the old mining operations, they are wildlife meccas. There is a reason that these types of

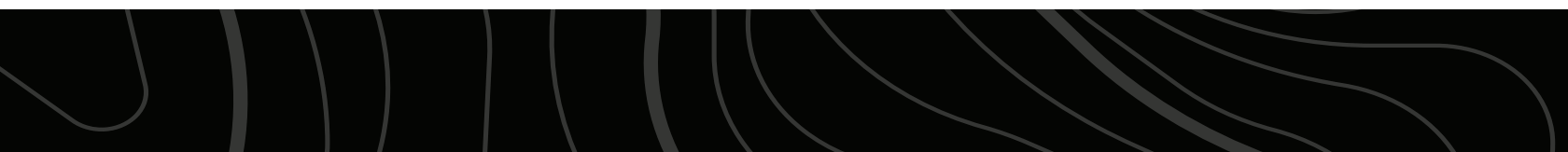
farms are the number one time type of recreational property that we sell. And this one is no exception. Offering incredible spring turkey hunting, mushroom hunting, world-class fishing, fantastic deer hunting all fall, and duck and goose hunting in the winter, the ranch truly offers year-round fun at the highest level. This one is very special, do not miss your chance at a legacy-type property of this quality, where you will make memories with family and friends to last a lifetime.



PROPERTY FEATURES

PRICE: **\$5,700,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **661**

- Less than an hour from Kansas City
- 661 +/- contiguous acres
- 240 +/- tillable acres
- 208 +/- acres of mature timber
- 7 pit lakes over 16 +/- surface acres of water
- World-class fishing
- Fantastic deer hunting
- Incredible turkey hunting
- Waterfowl hunting
- Multiple box blinds
- Beautiful lodge/home
- Rural water
- Huge shop with concrete floors
- Quiet dead-end road
- Tons of great access
- Huge elevation changes
- Extremely diverse landscape



240 +/- TILLABLE ACRES

The tillable is very easy to farm with great road frontage and having some tree lines recently removed, dirt work done, as well as drain tile added making for big increases in yields and ease of operating.



208 +/- ACRES OF MATURE TIMBER

With the big ag fields wrapping around on the outside edges of the farm, and all of the cover and bedding areas in the middle, creating the ideal hunting scenario for easy undetected access to perfect ambush locations.



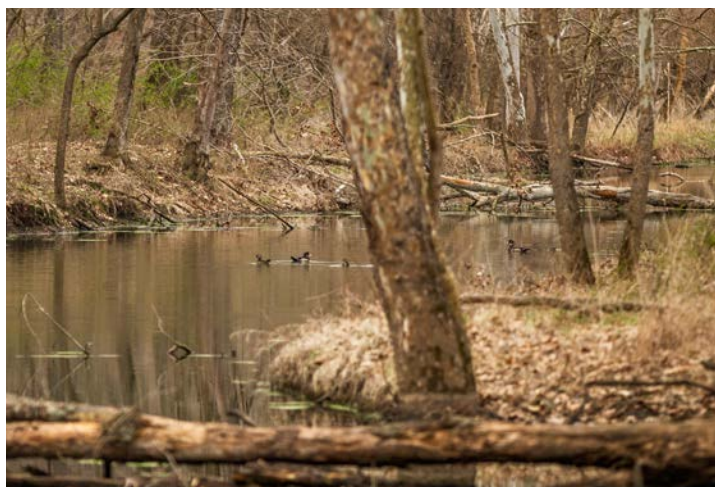
7 PIT LAKES



FANTASTIC DEER HUNTING



WATERFOWL HUNTING



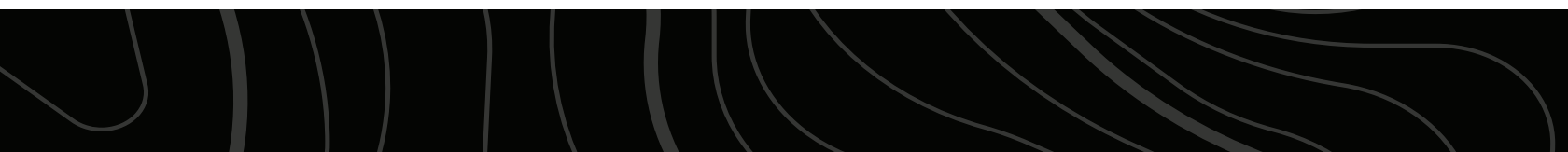
MULTIPLE BOX BLINDS

Numerous elevated box blinds dot the landscape strategically placed across the ranch to allow for a large group to all hunt at once or to offer almost endless new spots to sit throughout the season.



BEAUTIFUL LODGE/HOME

The crown of this remarkable estate is the magnificent lodge perched atop a hill on a dead-end road, offering panoramic views of the surrounding peaceful and private landscape.



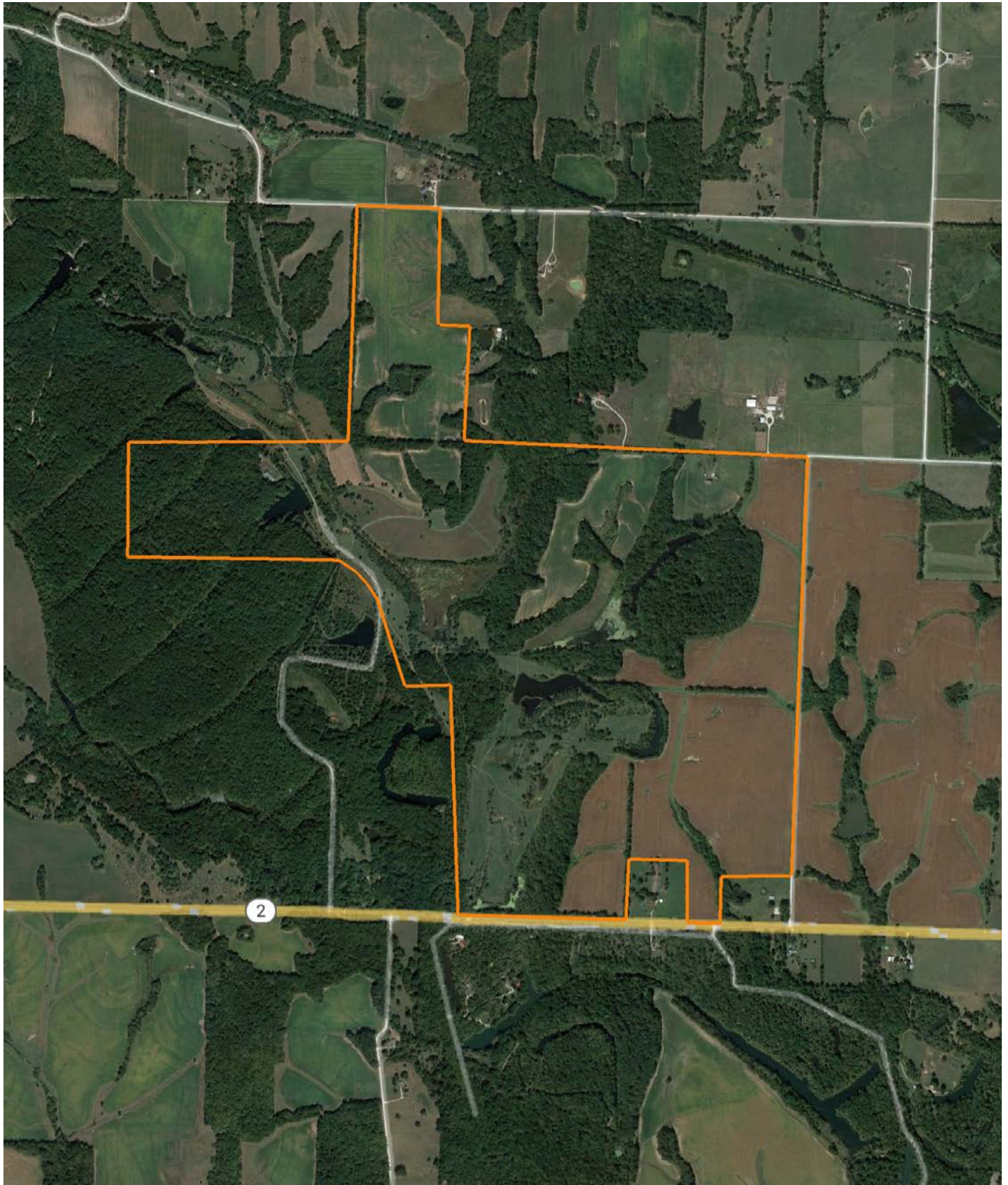
HUGE SHOP



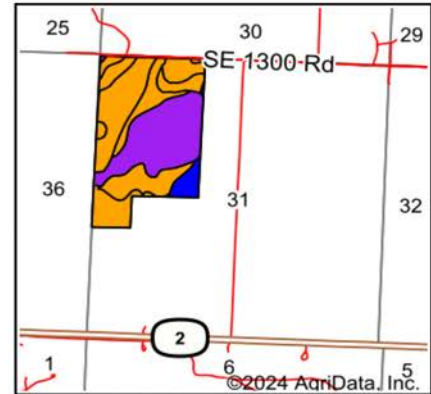
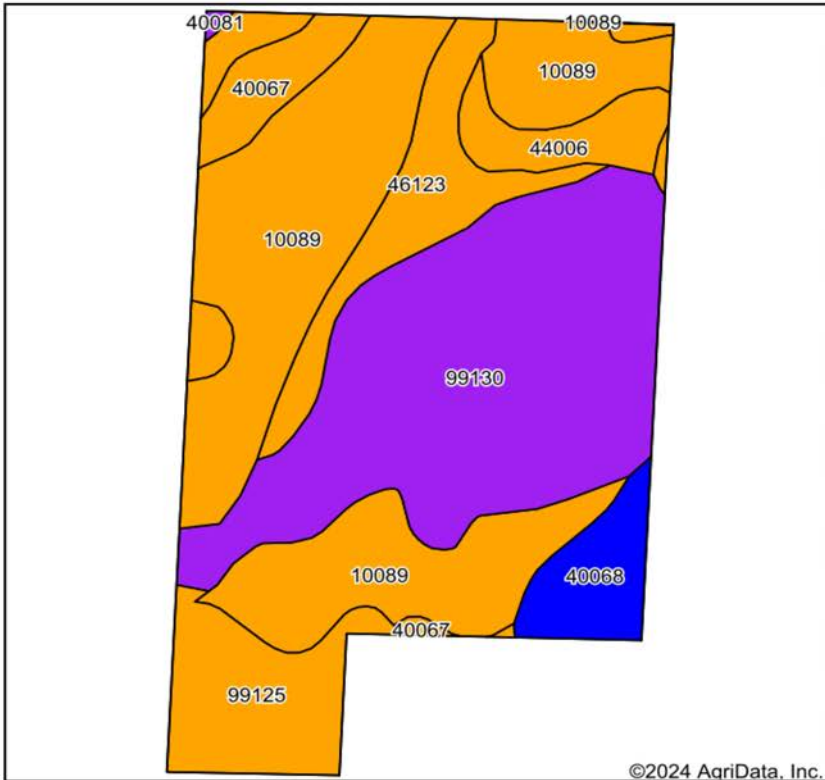
WORLD-CLASS HUNTING & FISHING



AERIAL MAP



SOIL MAP - 131 ACRES



State: **Missouri**
 County: **Henry**
 Location: **31-44N-24W**
 Township: **Windsor**
 Acres: **122.19**
 Date: **2/2/2024**



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Soils data provided by USDA and NRCS.

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Area Symbol: MO083, Soil Area Version: 29
 Area Symbol: MO101, Soil Area Version: 27

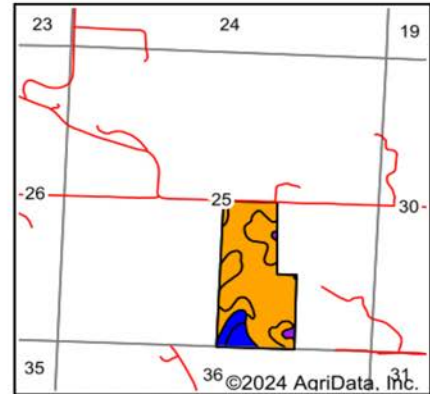
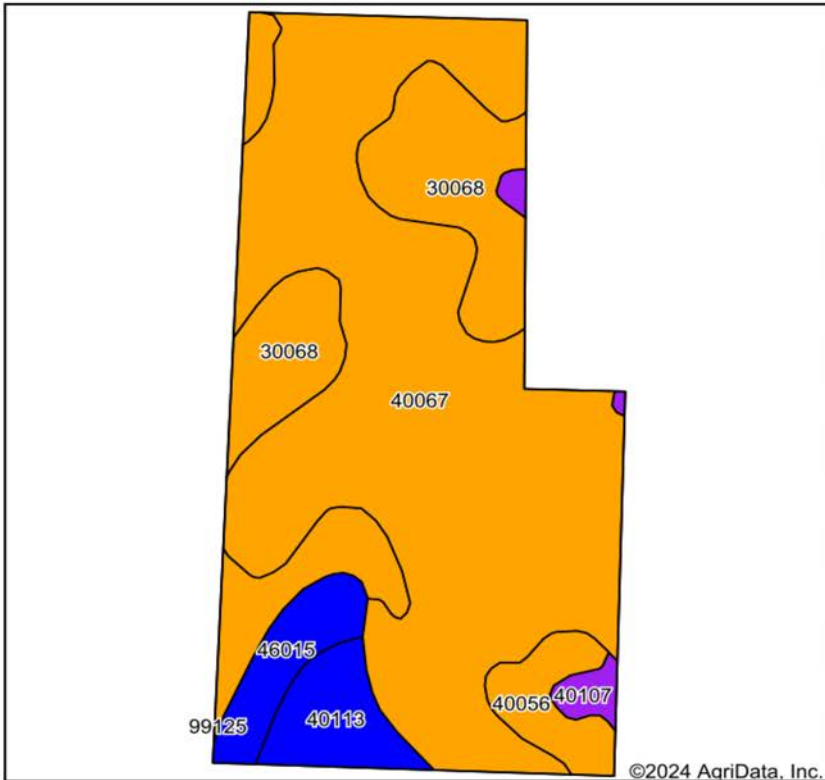
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10089	Mandeville silt loam, 5 to 9 percent slopes	44.23	36.2%		2.9ft. (Paralithic bedrock)	Ille	0	67	67	61	53
99130	Kanima silty clay loam, 15 to 50 percent slopes	41.68	34.1%		> 6.5ft.	Vlls	0	24	24	18	16
99125	Coalvale silty clay, 1 to 5 percent slopes	10.42	8.5%		> 6.5ft.	Ills	0	65	64	50	60
46123	Urich silt loam, 1 to 3 percent slopes, occasionally flooded	9.44	7.7%		> 6.5ft.	Illw	425	63	62	56	62
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	5.96	4.9%		1ft. (Abrupt textural change)	Ille	0	61	57	54	56
40068	Hartwell silt loam, 1 to 3 percent slopes	5.50	4.5%		1.1ft. (Abrupt textural change)	Ile	0	67	67	62	62
44006	Cherokee silt loam, 1 to 3 percent slopes, eroded	4.77	3.9%		> 6.5ft.	Ille	0	52	49	52	42
40081	Norris channery silt loam, 5 to 14 percent slopes	0.19	0.2%		0.9ft. (Paralithic bedrock)	Vls	0	25	25	24	14
Weighted Average						4.32	32.8	*n 50.9	*n 50.4	*n 44.3	*n 41.7

*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.

SOIL MAP - 70 ACRES



State: **Missouri**
 County: **Johnson**
 Location: **25-44N-25W**
 Township: **Jefferson**
 Acres: **68.21**
 Date: **2/2/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: MO101, Soil Area Version: 27

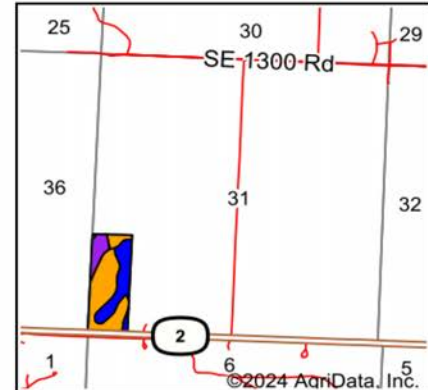
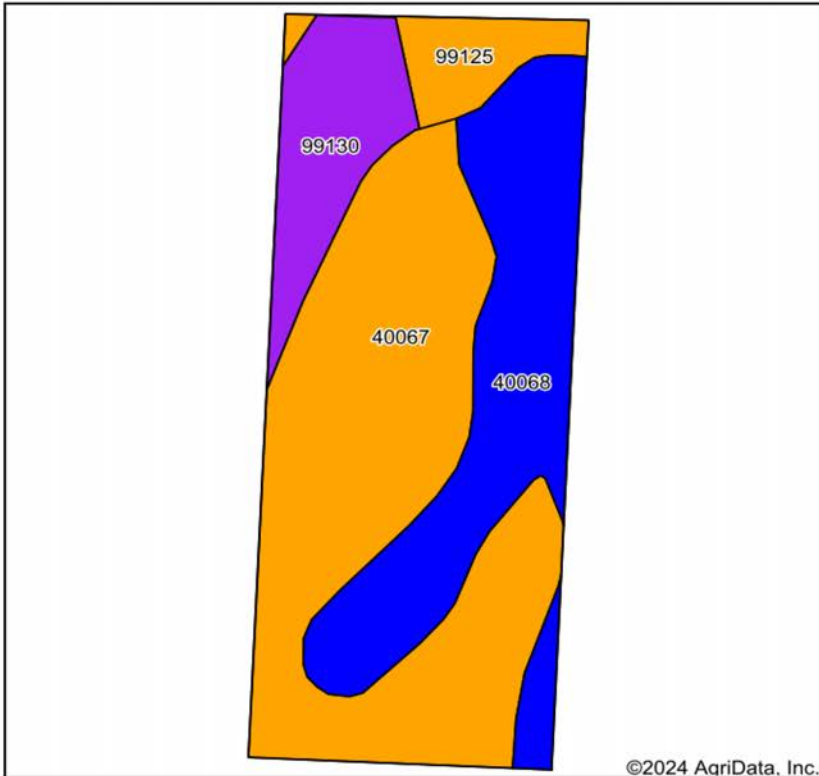
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	42.67	62.6%		1ft. (Abrupt textural change)	IIIe	0	61	57	54	56
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	15.20	22.3%		> 6.5ft.	IIIe	0	75	75	54	54
40113	Bucyrus silty clay loam, 1 to 3 percent slopes	3.36	4.9%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60
46015	Lightning silt loam, 0 to 2 percent slopes, occasionally flooded	3.06	4.5%		> 6.5ft.	IIw	0	74	74	61	62
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	2.80	4.1%		> 6.5ft.	IIIe	0	77	77	67	71
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	1.12	1.6%		2.9ft. (Paralithic bedrock)	VIe	0	45	42	28	35
Weighted Average							2.96	*n 65.7	*n 63.2	*n 54.6	*n 56.3

*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.

SOIL MAP - 30 ACRES



State: **Missouri**
 County: **Henry**
 Location: **31-44N-24W**
 Township: **Windsor**
 Acres: **30.45**
 Date: **2/2/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: MO083, Soil Area Version: 29

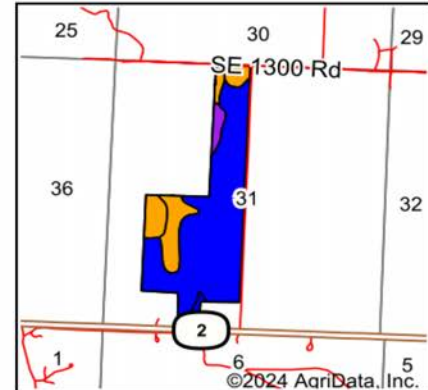
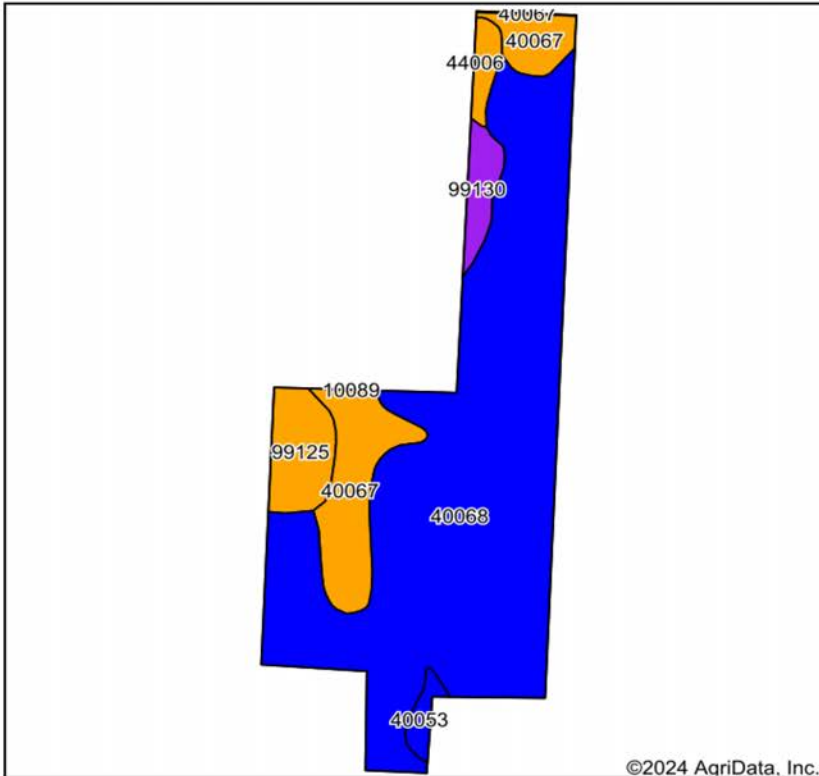
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	15.74	51.7%		1ft. (Abrupt textural change)	IIIe	61	57	54	56
40068	Hartwell silt loam, 1 to 3 percent slopes	9.20	30.2%		1.1ft. (Abrupt textural change)	IIe	67	67	62	62
99130	Kanima silty clay loam, 15 to 50 percent slopes	3.66	12.0%		> 6.5ft.	VIIIs	24	24	18	16
99125	Coalvale silty clay, 1 to 5 percent slopes	1.85	6.1%		> 6.5ft.	IIIs	65	64	50	60
Weighted Average						3.18	*n 58.6	*n 56.5	*n 51.8	*n 53.2

*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.

SOIL MAP - 124 ACRES



State: **Missouri**
 County: **Henry**
 Location: **31-44N-24W**
 Township: **Windsor**
 Acres: **130.47**
 Date: **2/2/2024**



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Soils data provided by USDA and NRCS.

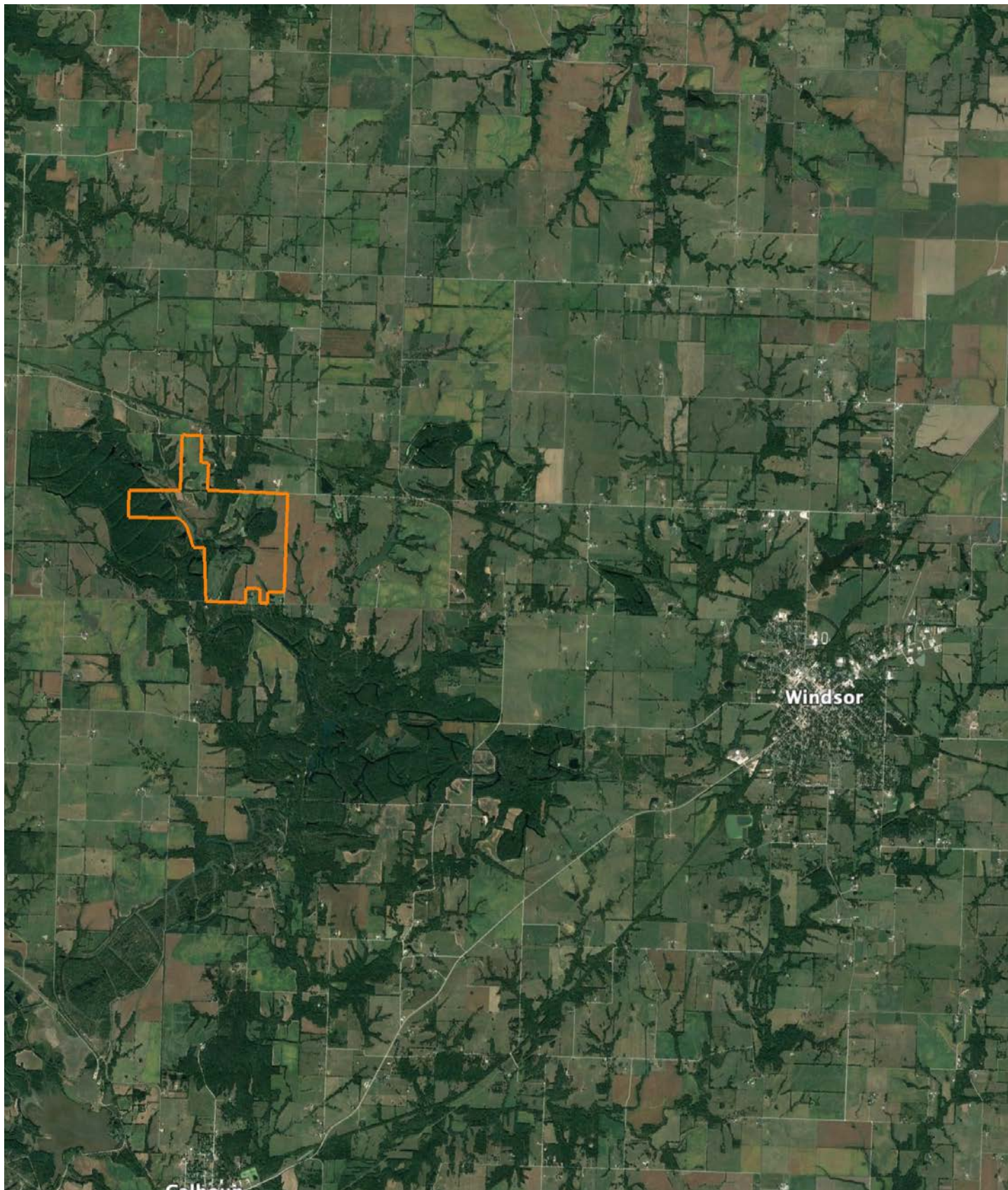
Area Symbol: MO083, Soil Area Version: 29
 Area Symbol: MO101, Soil Area Version: 27

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	
40068	Hartwell silt loam, 1 to 3 percent slopes	98.79	75.7%		1.1ft. (Abrupt textural change)	Ile	67	67	62	62	
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	16.51	12.7%		1ft. (Abrupt textural change)	IIle	61	57	54	56	
99125	Coalvale silty clay, 1 to 5 percent slopes	7.36	5.6%		> 6.5ft.	IIIIs	65	64	50	60	
99130	Kanima silty clay loam, 15 to 50 percent slopes	3.73	2.9%		> 6.5ft.	VIIIs	24	24	18	16	
10089	Mandeville silt loam, 5 to 9 percent slopes	2.26	1.7%		2.9ft. (Paralitich bedrock)	IIIle	67	67	61	53	
40053	Deepwater silt loam, 2 to 5 percent slopes	1.73	1.3%		> 6.5ft.	Ile	84	84	73	80	
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	0.09	0.1%		1ft. (Abrupt textural change)	IIle	61	57	54	56	
Weighted Average							2.34	*n 65.1	*n 64.6	*n 59.2	*n 59.9

*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

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he’s worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he’s not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you’ve booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you’ve seen him starring on the Outdoor Channel’s award-winning “Heartland Bowhunter,” where he is also part of their pro staff. Even though he’s traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you’ll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



NATE FLYNN, LAND AGENT
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