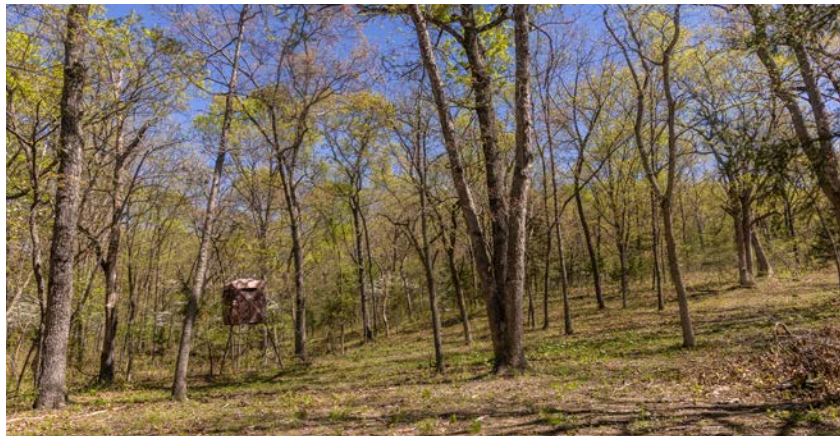


MIDWEST LAND GROUP PRESENTS



BENTON COUNTY, MO

160 ACRES



MidwestLandGroup.com

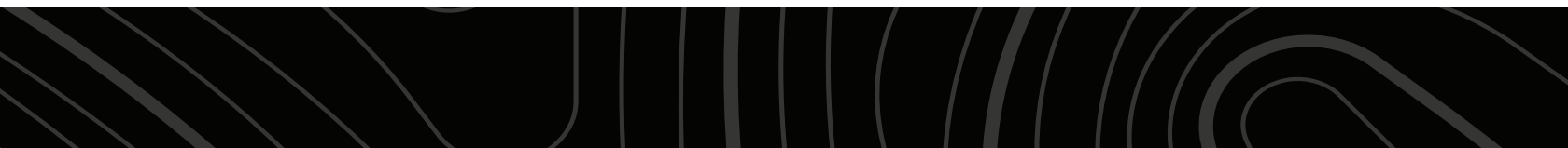
MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED HUNTING & CAMPING RECREATIONAL RETREAT

This is the perfect property if you're looking for a great place to get away and enjoy the outdoors! Consisting of 160 +/- beautifully wooded acres and located just southeast of Lincoln, Missouri. The property offers a little bit of everything! Beyond the gated entrance, you will find a gravel RV pad, complete with electricity and fiber internet. Also, there is a nice wooden deck to relax on. A 30-foot storage container is close by. Ideal for storing four-wheelers and other essentials in a dry location. A newly built outhouse is a great bonus. Three additional RV pads have been cleared just down the first path. Speaking of paths, there's an incredible trail system to navigate the entire property! Perfect for exploring, riding ATVs, and accessing hunting locations. It's really the perfect set up to offer camping and host several friends and family members at one time.

While touring the property you will notice how incredibly diverse it is. It features mature hardwoods, cedar thickets, wet weather creeks, and nice changes in topography. The property showed plenty of deer and turkey sign. Check out the trail camera photos of big bucks! You will have no shortage of hunting opportunities. If fishing is up your alley you will enjoy the proximity to the famous Truman Lake. Also, several conservation areas are within a short drive if you wish to venture out from your private retreat.

Recreation properties offering so much fun and camping/hosting opportunities don't pop up like this very often. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

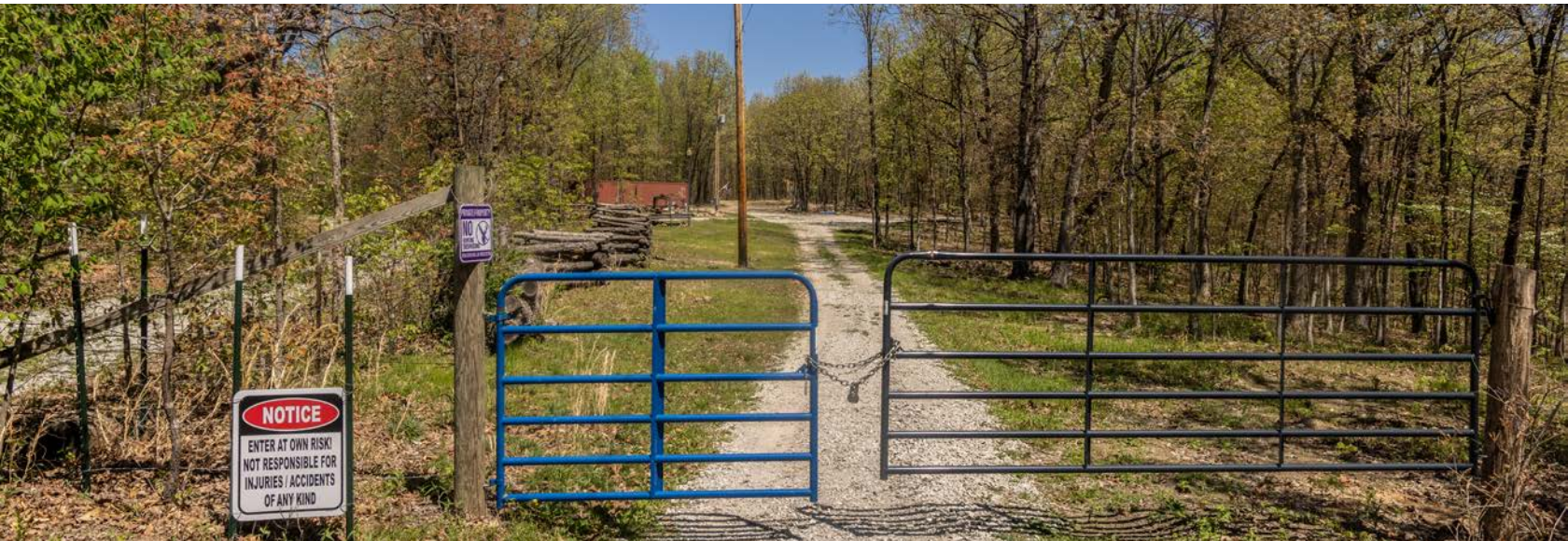
PRICE: **\$439,900** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **160**

- Gated entry
- Gravel RV pad
- Electricity and fiber internet in place
- Wood deck
- 30-foot storage container
- Outhouse
- Additional RV pads
- Quiet and secluded area
- Beautiful hardwood ridges
- Complete trail system
- Deer and turkey hunting
- 2.5 miles from Brickley Hollow Conservation Area
- 15 miles to Lincoln
- 19 miles to Warsaw
- 1 hour 40 minutes to Kansas City area



GATED ENTRY & GRAVEL RV PAD

Beyond the gated entrance, you will find a gravel RV pad, complete with electricity and fiber internet. Also, there is a nice wooden deck to relax on. A 30-foot storage container is close by.



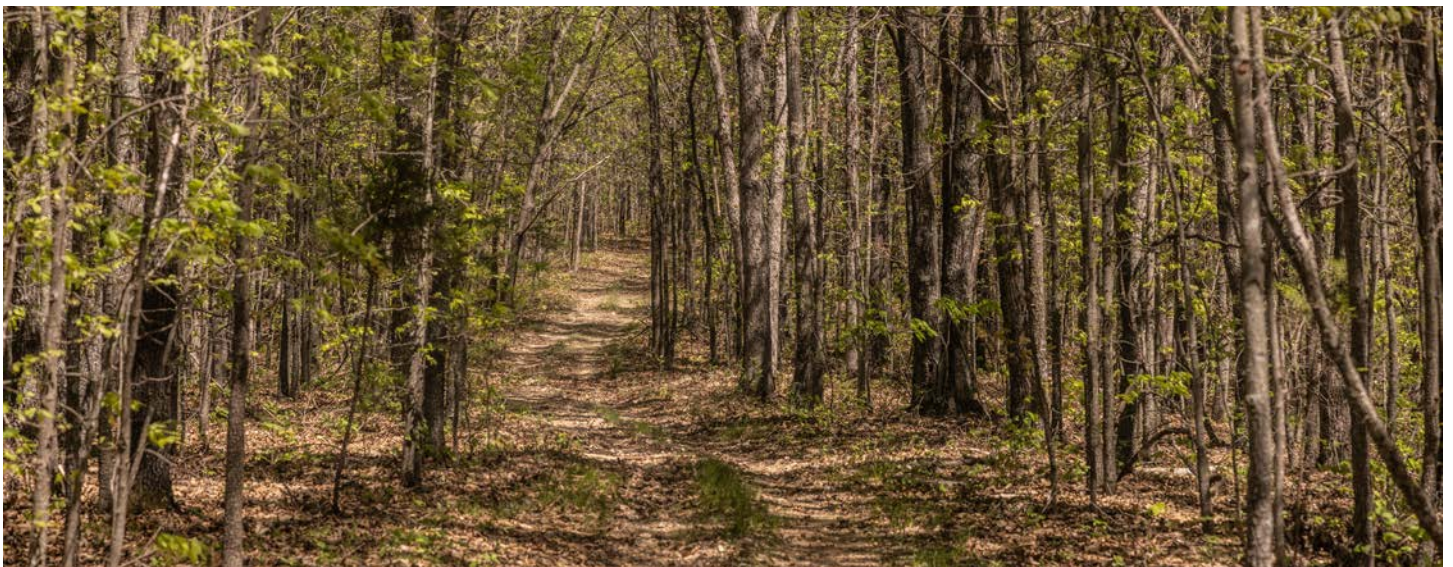
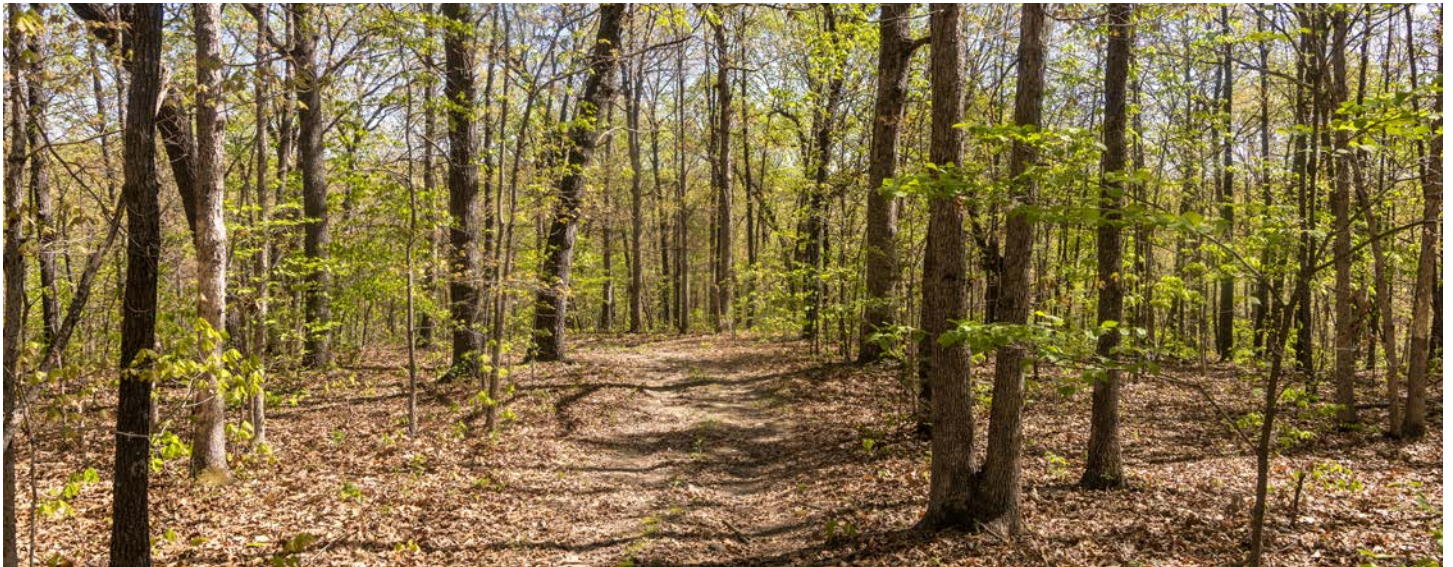
OUTHOUSE



ADDITIONAL RV PADS

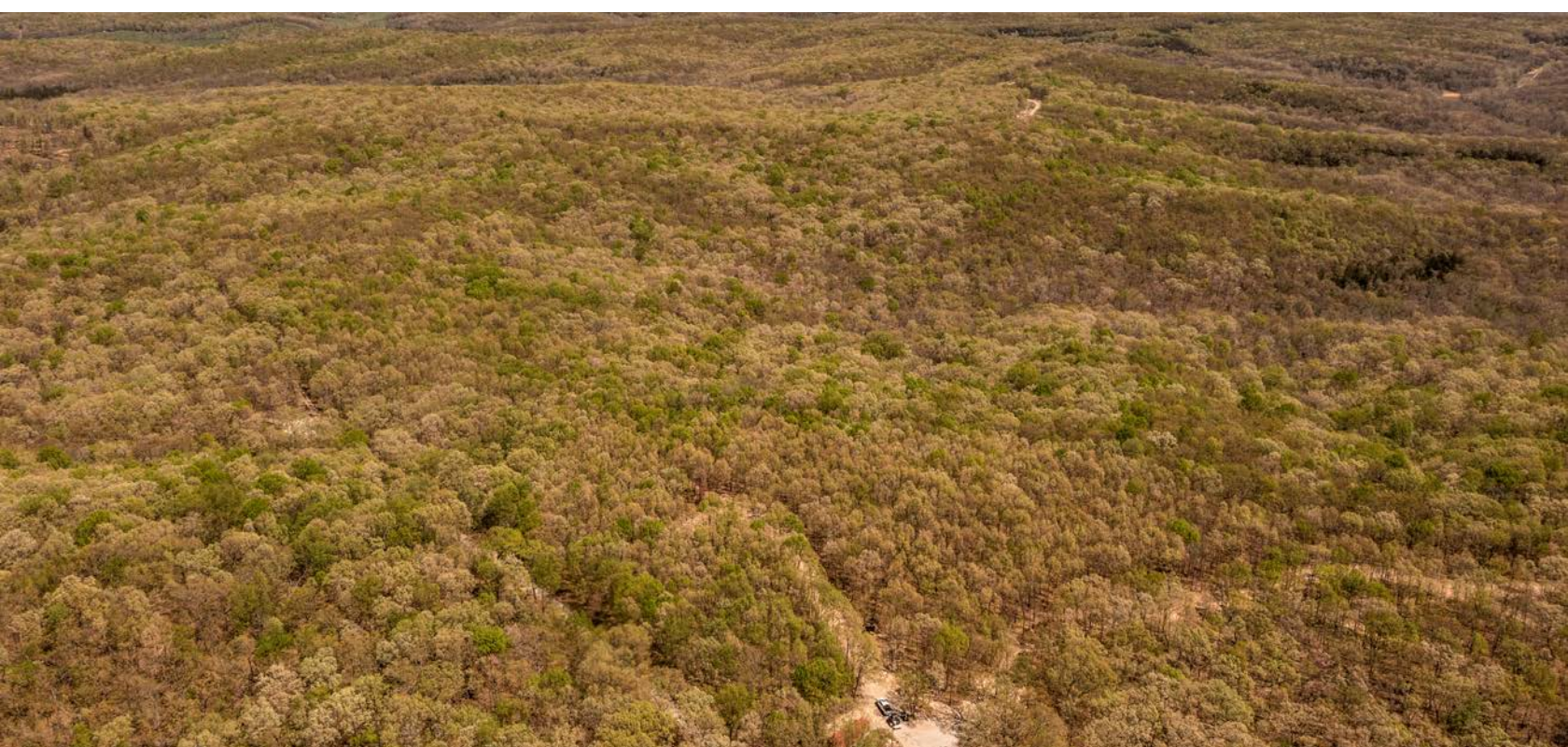


COMPLETE TRAIL SYSTEM



BEAUTIFUL HARDWOOD RIDGES

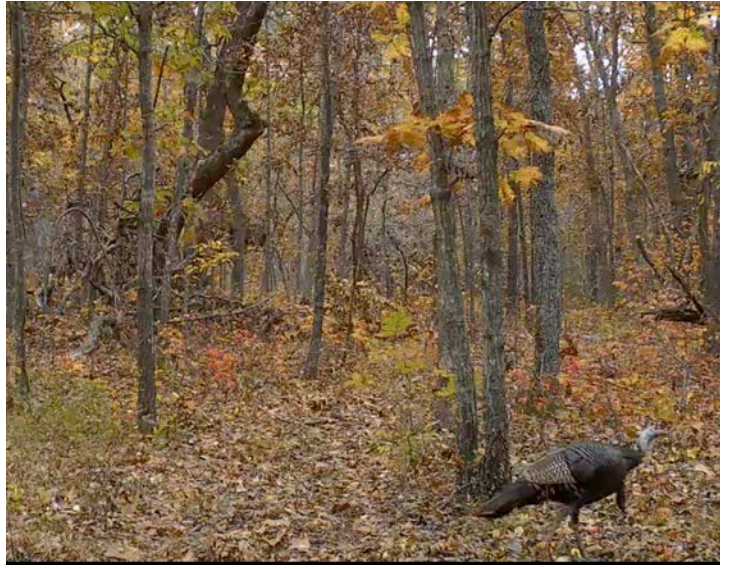
While touring the property you will notice how incredibly diverse it is. It features mature hardwoods, cedar thickets, wet weather creeks, and nice changes in topography.



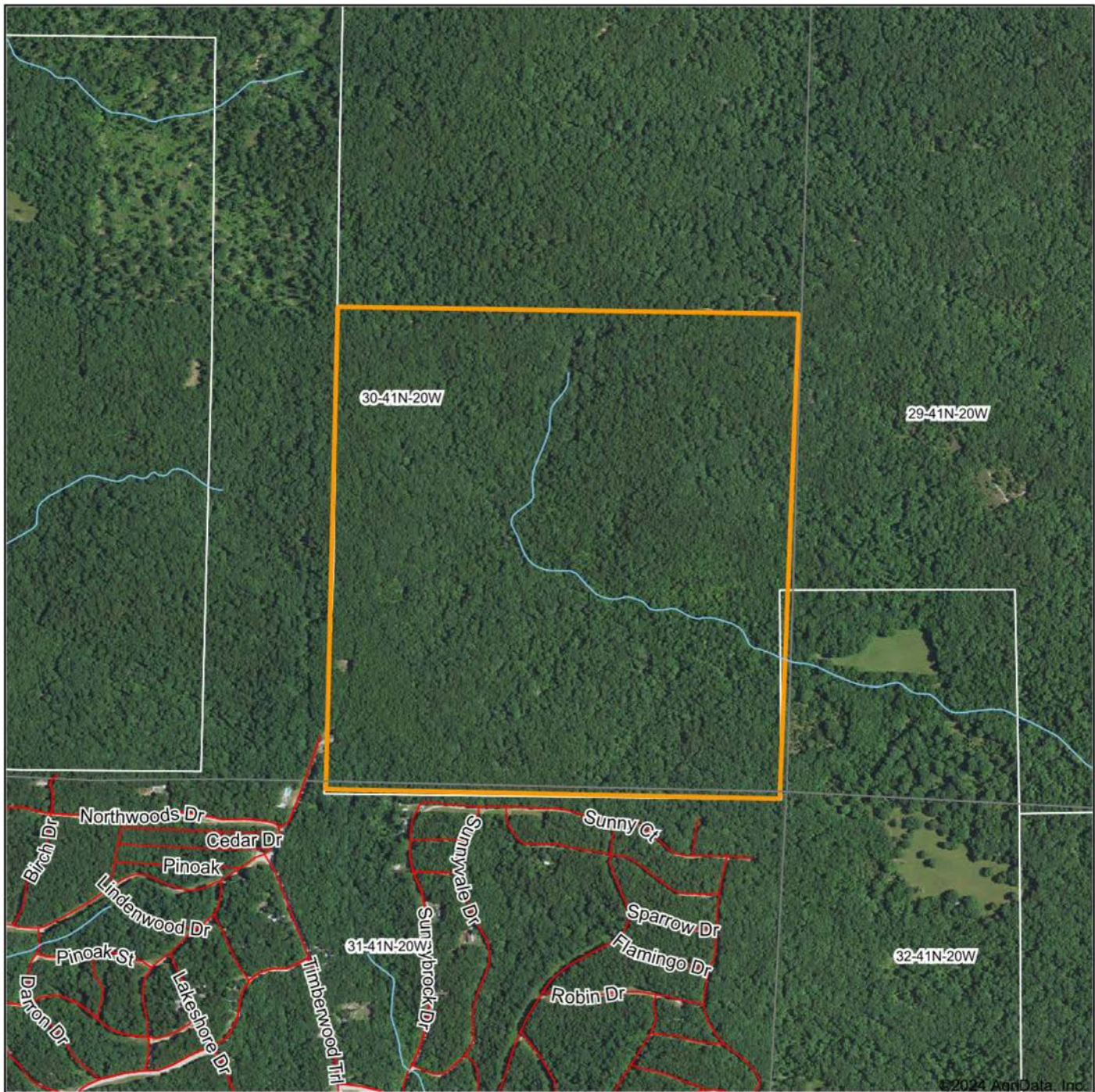
DEER AND TURKEY HUNTING



TRAIL CAM PICTURES



AERIAL MAP



© 2024 AgriData, Inc.

Boundary Center: 38° 17' 43.14, -93° 10' 23.5

0ft 872ft 1744ft



Maps Provided By:



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www.AgriDataInc.com

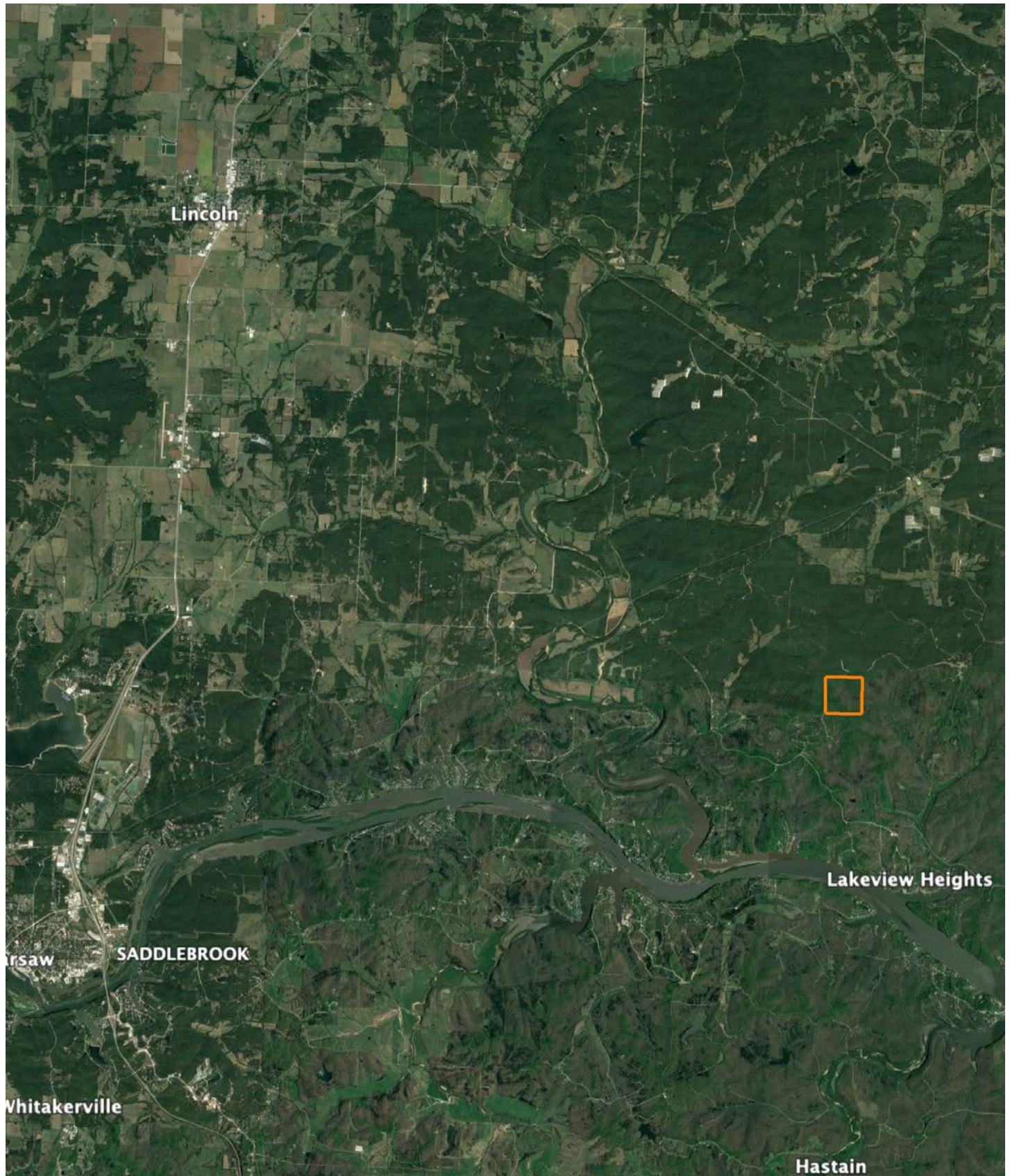
30-41N-20W
Benton County
Missouri



4/2/2024

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

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG,

LAND AGENT

816.500.0168

SWirsig@MidwestLandGroup.com



MidwestLandGroup.com

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