

MIDWEST LAND GROUP PRESENTS



WORTH COUNTY, MO

378 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SIGNATURE LAND AND CATTLE RANCH

The Signature Land and Cattle Ranch consists of 378 +/- contiguous acres that currently serve as a working cattle ranch in the heart of Worth County, Missouri. The picturesque ranch is currently set up to support successful cattle operations with multiple features. At the heart of the property sits an older 4 bedroom, 1 bathroom farmhouse that perfectly compliments the ranch. Outside the home a facility with horse stalls and a cattle working area. Attached to the facility is a large feedlot established with a corral system including collection alleys, sorting pens, sorting alleys, holding and crowding pens, working chutes, and trailer loading areas in place constructed with steel rail fence. This current setup makes working cattle very easy and very efficient. When pulling into the property you will notice a newer 60'x90' facility that's insulated with concrete floors, 200 amp service, and is currently plumbed out with fiber optic internet running to the building and the home. Off of the east and west sides of the outbuilding sit two large lean-to-style overhangs with open bays that are perfect for feed or implement storage. The current owners have installed a well-designed water system that can pull

water from 3 different sources including well, rural, and natural water sources on the property. These water systems run to every pasture making it extremely easy to support your herd. The 378 +/- acres currently consist of a majority of open acres, which provides everything a cattle operation needs to produce successfully. When arriving at the property you will notice the tremendous access the property provides off of blacktop Highway Y and Oak Street which accesses the heart of the ranch. This allows the owner to efficiently move throughout the property, and control his cattle herd as desired. The perimeter and cross fencing on the acreages are in tremendous shape and can be easily set up for rotational grazing or hay production. The property provides 12 ponds total, and natural weather breaks for shade and shelter to help your herd get out of the elements. If tillable is what you desire, a large portion of the farm lays very well and would be able to support a tillable operation for income or silage. The opportunity to purchase a working cattle ranch of this caliber does not come often, take advantage of the opportunity while it last!



PROPERTY FEATURES

PRICE: **\$1,900,000** | COUNTY: **WORTH** | STATE: **MISSOURI** | ACRES: **378**

- Farmhouse
- 60'x90' outbuilding
- Feedlot
- Perimeter fence
- Cross fence
- 12 ponds
- Weather breaks
- Cattle working facility
- Intricate water system
- Fiber internet
- Great access



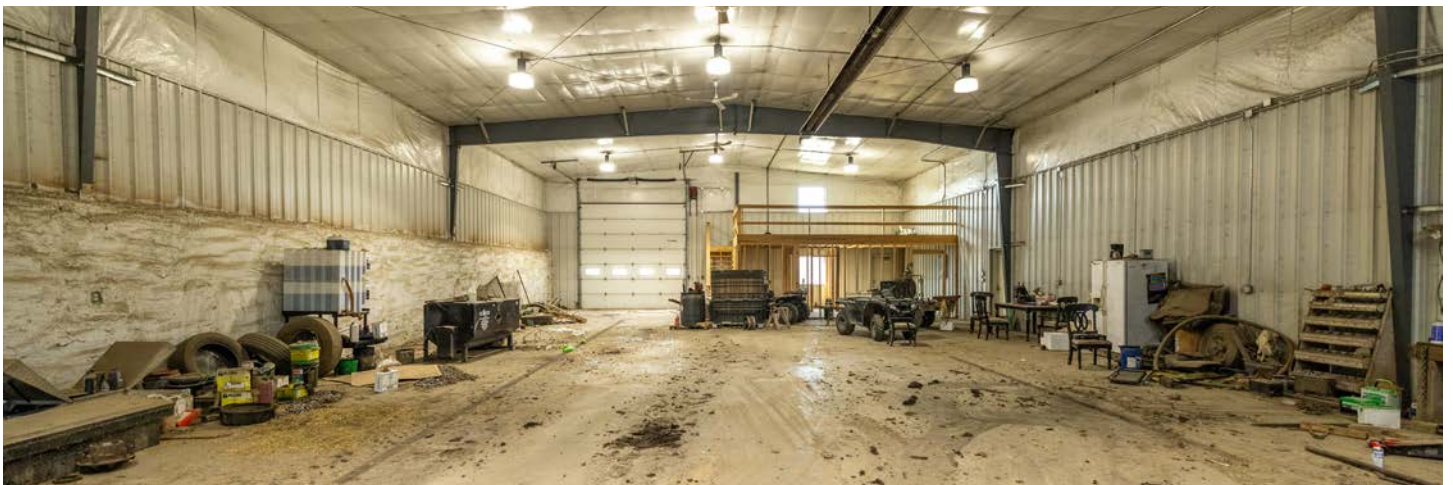
378 +/- CONTIGUOUS ACRES



FARMHOUSE



60'X90' OUTBUILDING



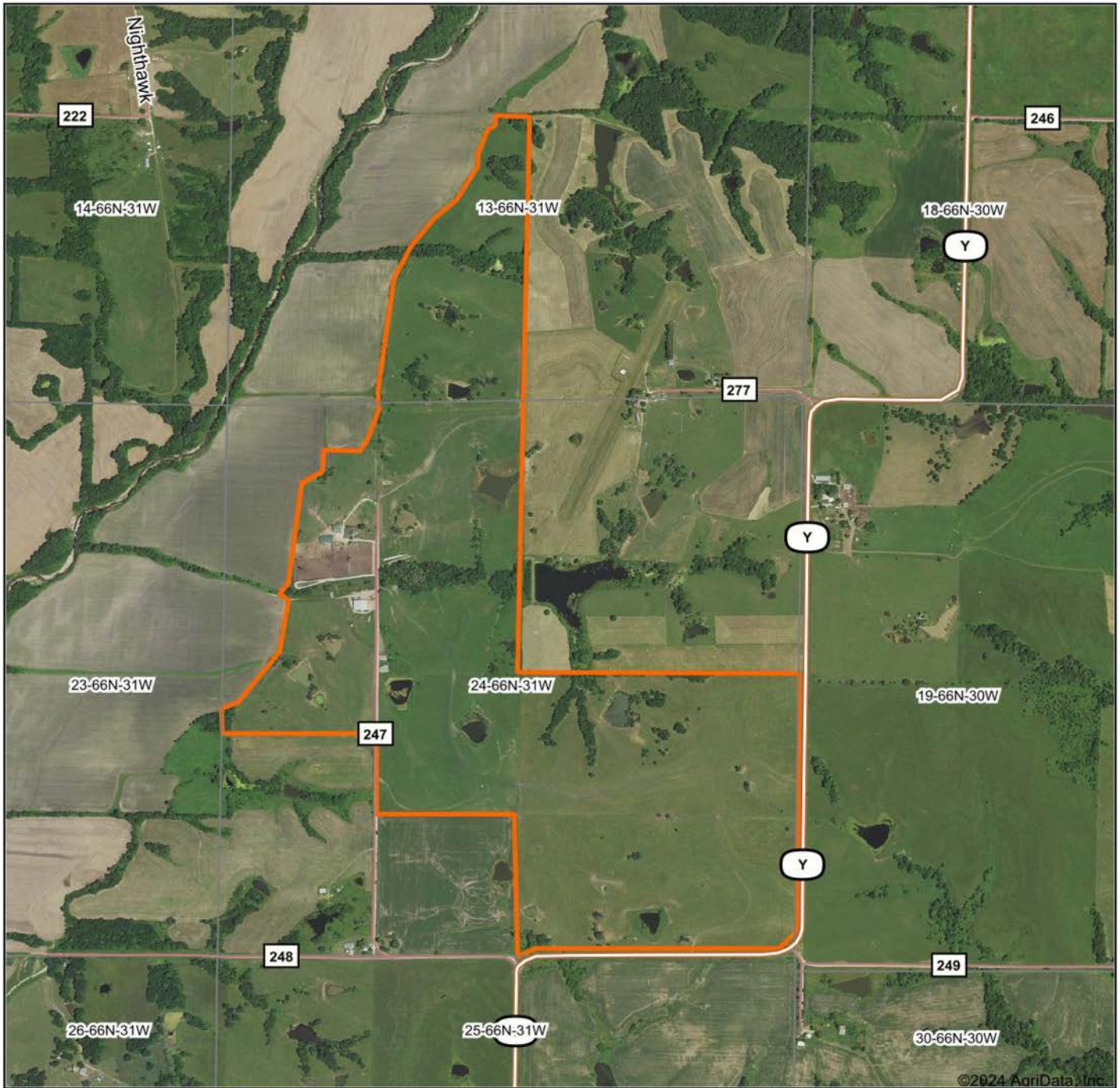
CATTLE WORKING FACILITY



12 PONDS



AERIAL MAP



Boundary Center: 40° 30' 37.47, -94° 21' 21.67

0ft 1449ft 2898ft

24-66N-31W
Worth County
Missouri



4/3/2024



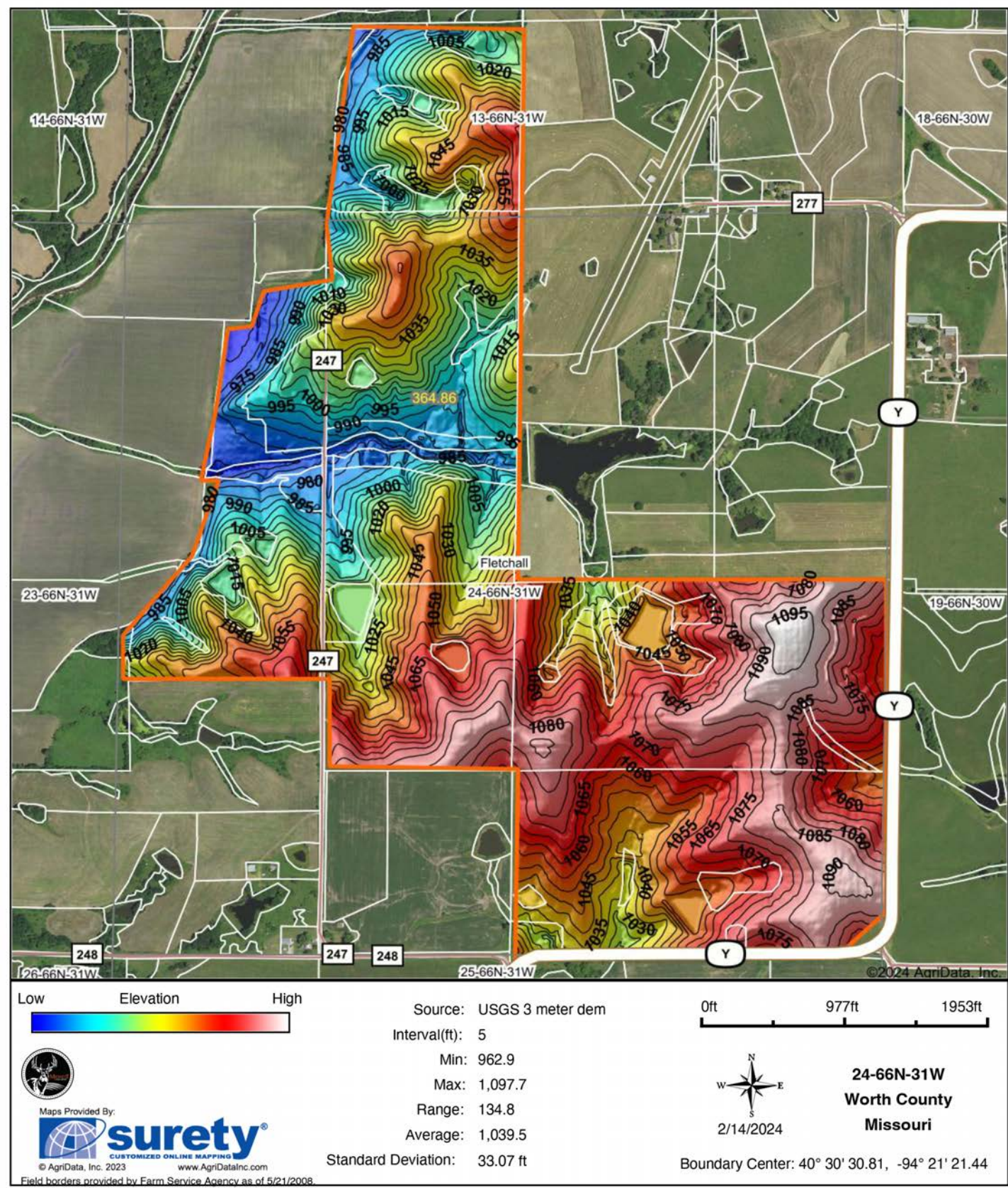
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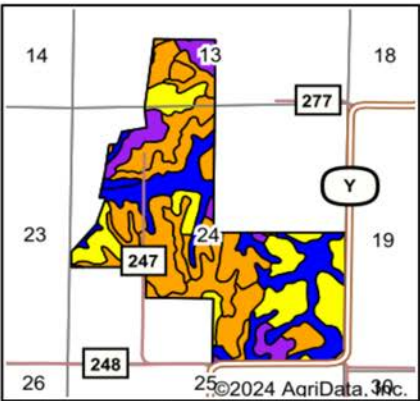
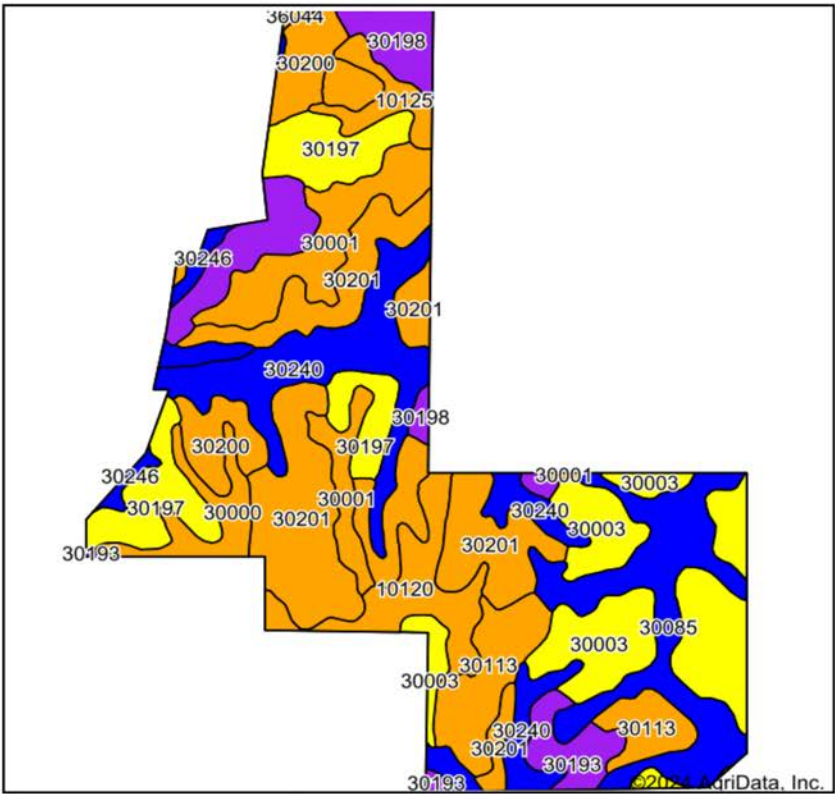
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HILLSHADE MAP



SOIL MAP



State: Missouri
County: Worth
Location: 24-66N-31W
Township: Fletchall
Acres: 364.86
Date: 2/14/2024



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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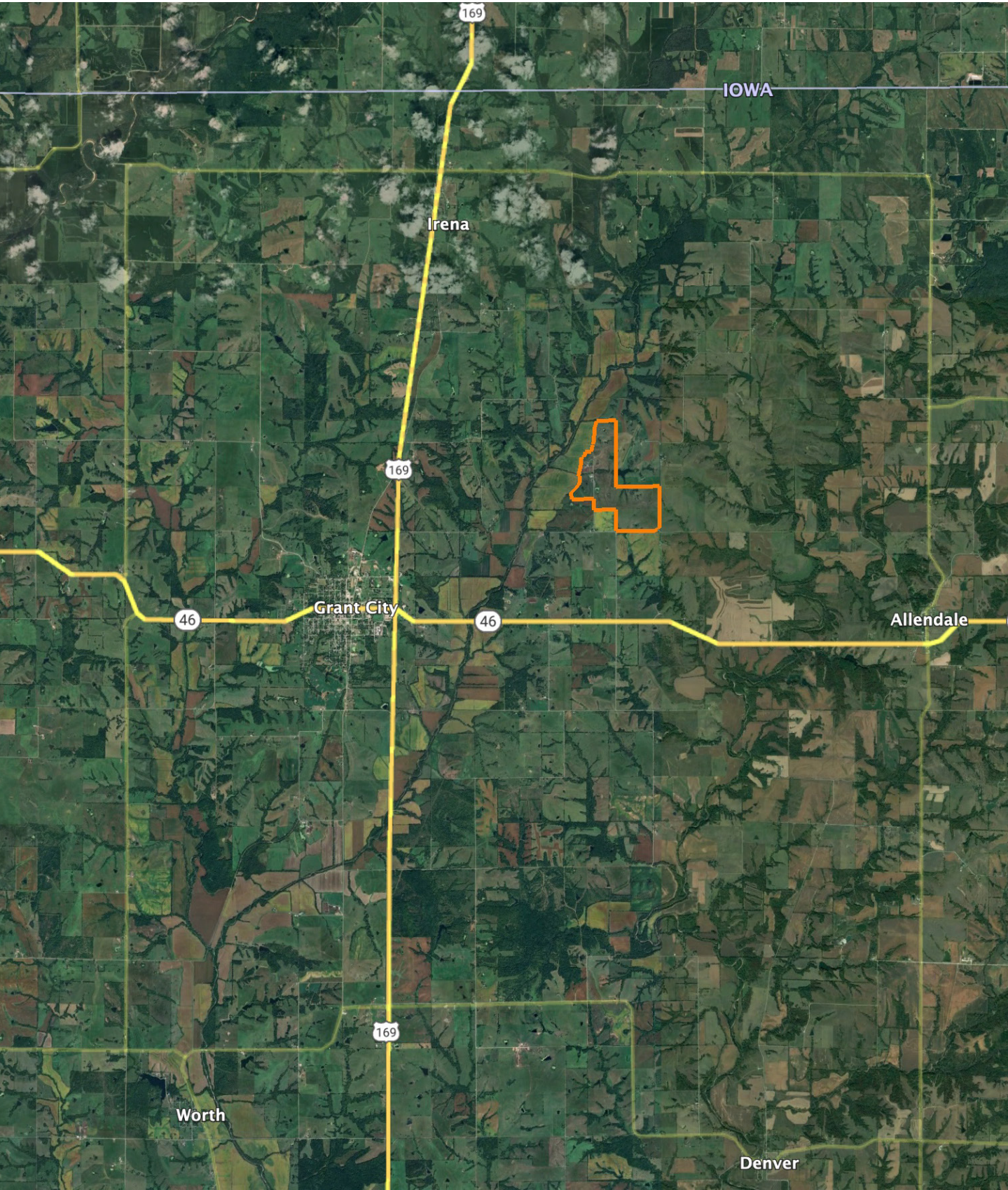


Area Symbol: MO227, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	72.42	19.8%		IIIe				68	68	53
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	42.53	11.7%		Ile				77	76	60
30085	Grundy silt loam, 2 to 5 percent slopes	35.12	9.6%		Ile				74	74	64
30197	Shelby loam, 14 to 18 percent slopes	31.54	8.6%		IVe				65	65	56
30003	Adair and Shelby soils, 5 to 9 percent slopes, severely eroded	28.84	7.9%		IVe				65	65	46
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	26.10	7.2%		IIIe				73	73	58
30113	Lagonda and Clarinda soils, 5 to 11 percent slopes, eroded	22.41	6.1%		IIIe				62	62	49
30198	Shelby loam, 14 to 20 percent slopes, eroded	21.45	5.9%		VIe				68	68	51
30114	Lagonda and Clarinda soils, 5 to 11 percent slopes, severely eroded	18.49	5.1%		IVe				60	60	45
10120	Sharpsburg silt loam, 2 to 5 percent slopes	16.94	4.6%		IIIIs				72	72	55
30200	Shelby loam, 9 to 14 percent slopes	16.06	4.4%		IIIe				72	72	61

Soils data provided by USDA and NRCS.

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

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