

MIDWEST LAND GROUP PRESENTS

150 ACRES IN

WORTH COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL INVESTMENT FARM IN NORTHWEST MISSOURI

Price Reduced! The beans are looking excellent on this farm and the deer activity has increased a ton over the summer! This investment and recreational farm located in Worth County, Missouri offers 150 +/- total acres with 139 FSA tillable acres of which 121 are planted in soybeans. The farm offers strategic grass waterways, two ponds, tillable cropland, and mature timber draws. It is located at the end of a dead-end gravel road which provides great access but is still secluded with very limited traffic.

The seller has the tillable portion of the farm in excellent condition with applying nitrogen and over \$10,000 of lime into a cover crop in the spring of 2024. The lime fertilizer will increase the yields and impact the farm for the next 3-4 years. The grass waterways in place help mitigate soil erosion. The farm is open for lease in 2025 with a cash rent bid from a reputable local tenant of \$200 per acre on the 121 tillable acres providing \$24,200 per year. The soybeans were drilled into a cover crop in 2024. The tillable acres consist of

predominantly class II and III soils known as Shelby and Kennebec silt loam with an NCCPI overall average of 71 on the total 139 tillable acres. The oversized grass waterways could be reduced to gain more tillable acres and income if a new owner desired.

The rolling topography on the farm increases the recreational and hunting aspects along with the grass waterways and timber draws creating additional wildlife habitat. There are several drone photos you will see of deer in the crop fields, deer trails throughout, excellent turkey roosting trees on the perimeters, and two ponds one of which the dam has been opened but could be expanded significantly to make a nice fishing pond. There is currently no hunting lease in place for 2024 so this can all be enjoyed this coming fall season, or added on for additional income this year. This is an excellent investment and recreational farm option in northwest Missouri. Contact Land Broker Will Wiest for additional information and to arrange a private tour of the farm.



PROPERTY FEATURES

PRICE: **\$785,000** | COUNTY: **WORTH** | STATE: **MISSOURI** | ACRES: **150**

- 150 +/- acres in Worth County Missouri
- Located 2 miles west of Worth, Missouri on 220 Road
- Gorgeous gently rolling farmland
- 121 acres planted in beans in 2024
- Farm lease open in 2025
- Standing bid of \$200/ac cash rent on 121 acres for 3+ years
- Bid of \$24,200 per year income before a hunting lease
- Two ponds, one could be significantly increased in size
- Outstanding whitetail and turkey-hunting neighborhood
- Strategic oversized grass waterways in place to control erosion
- Soils include predominantly class III and II Shelby Loam and Kennebec silt loam
- 139 acres of FSA tillable land NCCPI average of 71
- Offers 3.1% ROI before taxes and before any hunting lease
- New culvert and entrance on the southeast portion of the farm
- Farm is fully fenced



121 +/- TILLABLE ACRES

The farm has been planted in beans for 2024 which were drilled into the current cover crop. The beans are beginning to sprout and the farm will be sprayed soon by the farm tenant.



STRATEGIC OVERSIZED GRASS WATERWAYS



TWO PONDS



FULLY FENCED



MATURE TIMBER DRAWS



AERIAL MAP



Maps Provided By:

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Map Center: 40° 24' 17.87, -94° 29' 37.15

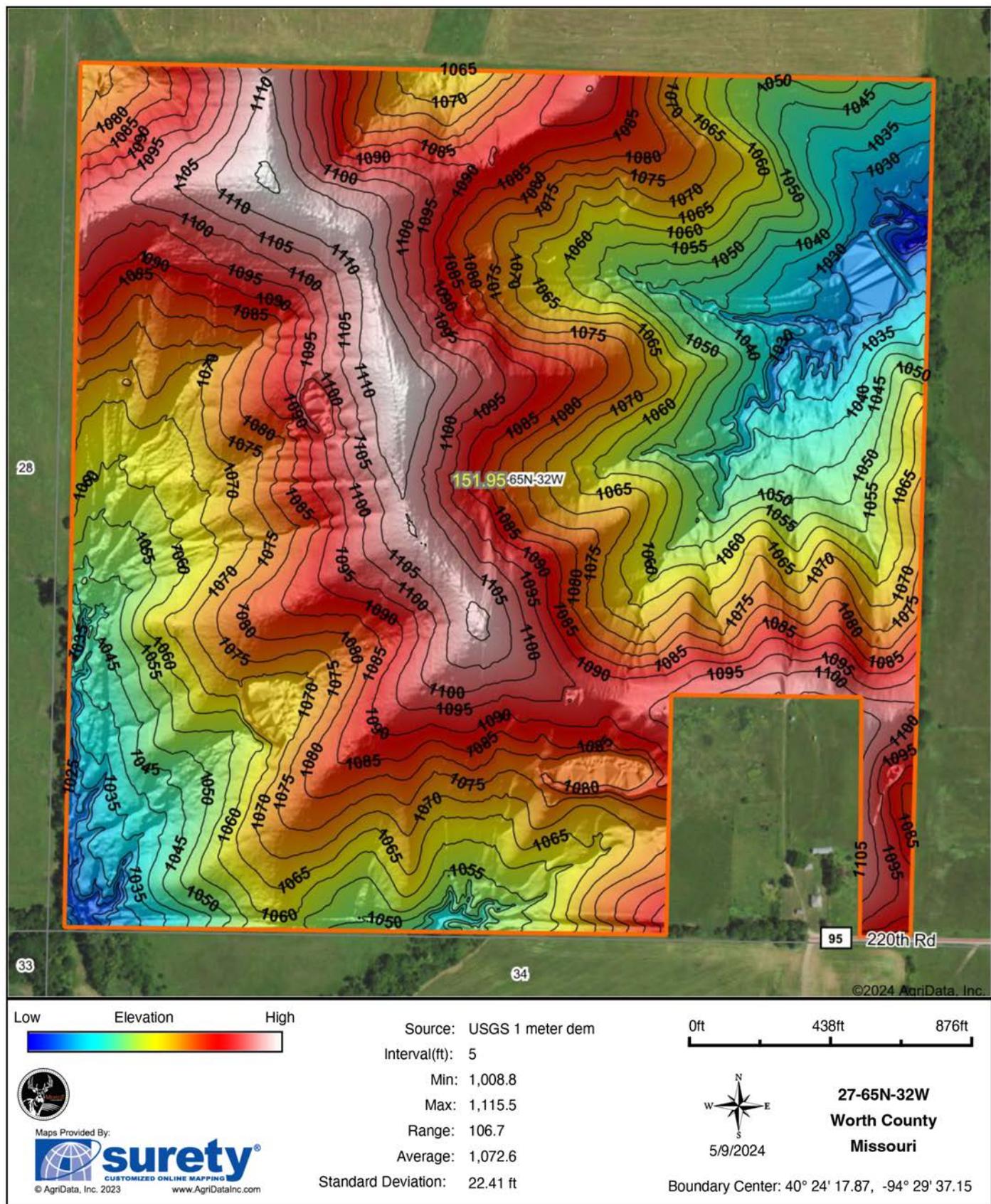
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27-65N-32W
Worth County
Missouri

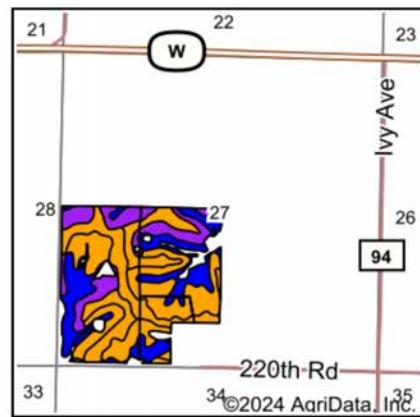
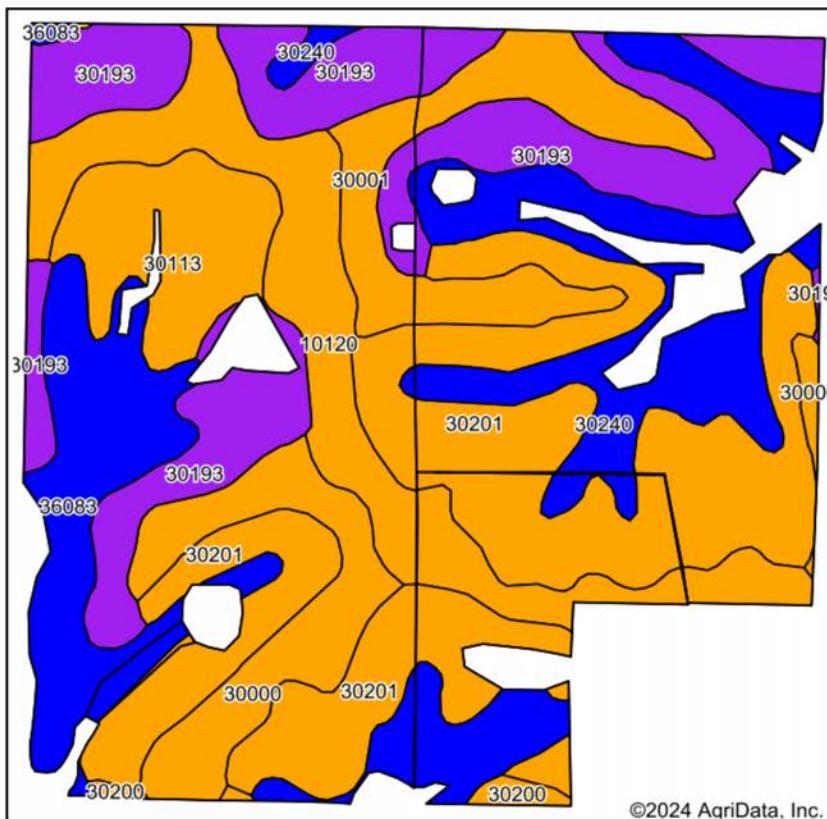


5/9/2024

TOPOGRAPHY MAP



SOIL MAP



State: Missouri
County: Worth
Location: 27-65N-32W
Township: Greene
Acres: 135.56
Date: 5/6/2024



Maps Provided By:
surety[®]
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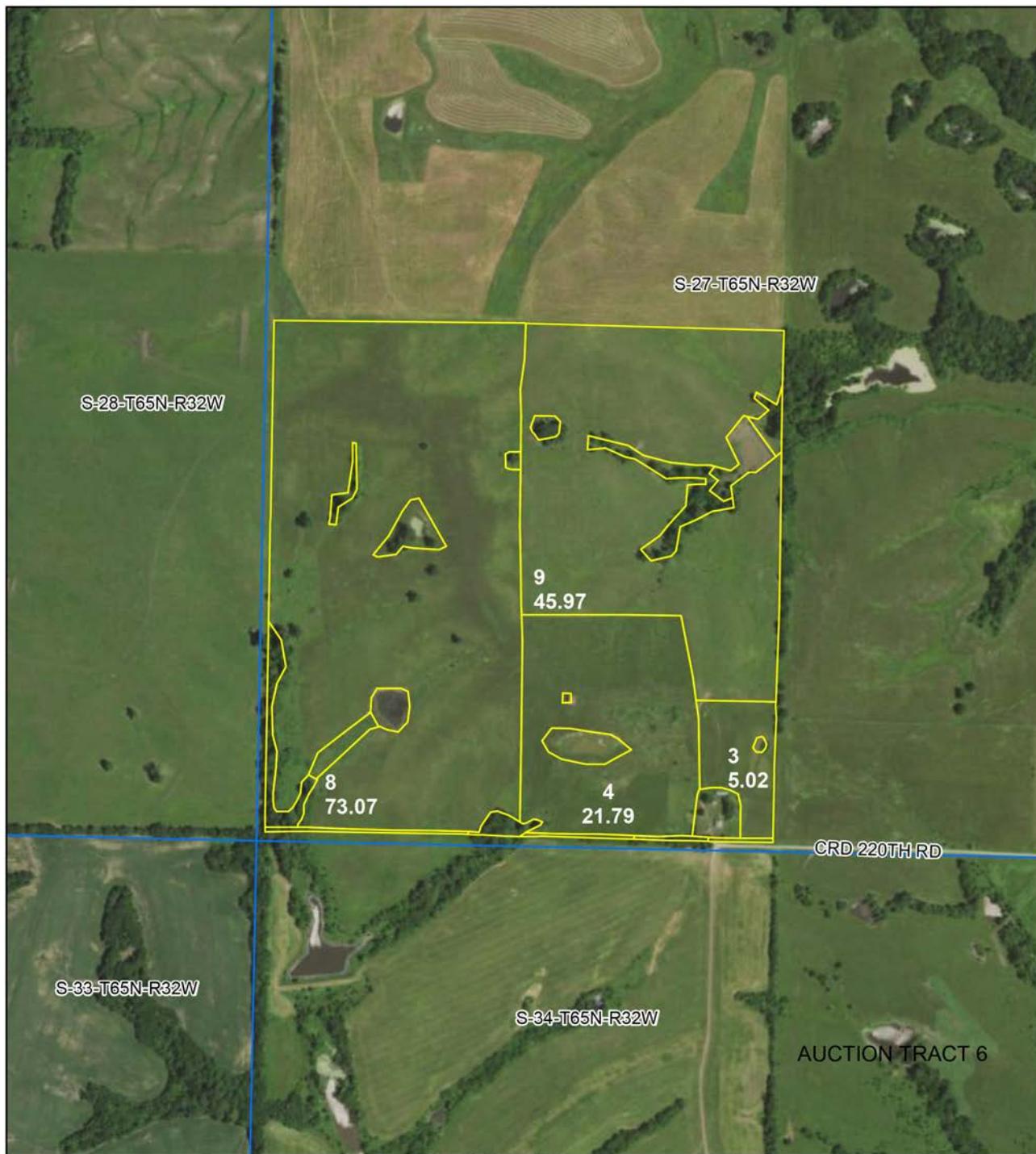


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	36.28	26.8%	Orange	IIIe	68	68	53
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	24.48	18.1%	Purple	Vle	61	61	45
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	16.13	11.9%	Blue	IIw	86	85	70
10120	Sharpsburg silt loam, 2 to 5 percent slopes	16.11	11.9%	Orange	IIIs	72	72	55
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	14.88	11.0%	Blue	IIe	77	76	60
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	9.52	7.0%	Orange	IIIe	73	73	58
30000	Adair and Shelby loams, 5 to 9 percent slopes	9.27	6.8%	Orange	IIIe	77	77	64
30113	Lagonda and Clarinda soils, 5 to 11 percent slopes, eroded	8.06	5.9%	Orange	IIIe	62	62	49
30200	Shelby loam, 9 to 14 percent slopes	0.83	0.6%	Orange	IIIe	72	72	61
Weighted Average						3.31	*n 71	*n 70.7
*n								*n 55.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Worth Co. FSA

C=Corn, Yellow, Grain
SB=Soybeans, common, Grain
WHT=Wheat, Soft Red Winter, Grain
Hay=Mixed Forage, IGS, Forage
P=Mixed Forage, IGS, Grazing
ALF=Alfalfa, Forage
AGM=Mixed Forage, Alfalfa Grass Mix, FG
GLS=Mixed Forage IGS, Left Standing
*Unless noted on Map

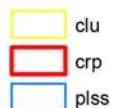
1 inch equals 660 feet

Program Year: 2023

Created: 8/31/2022



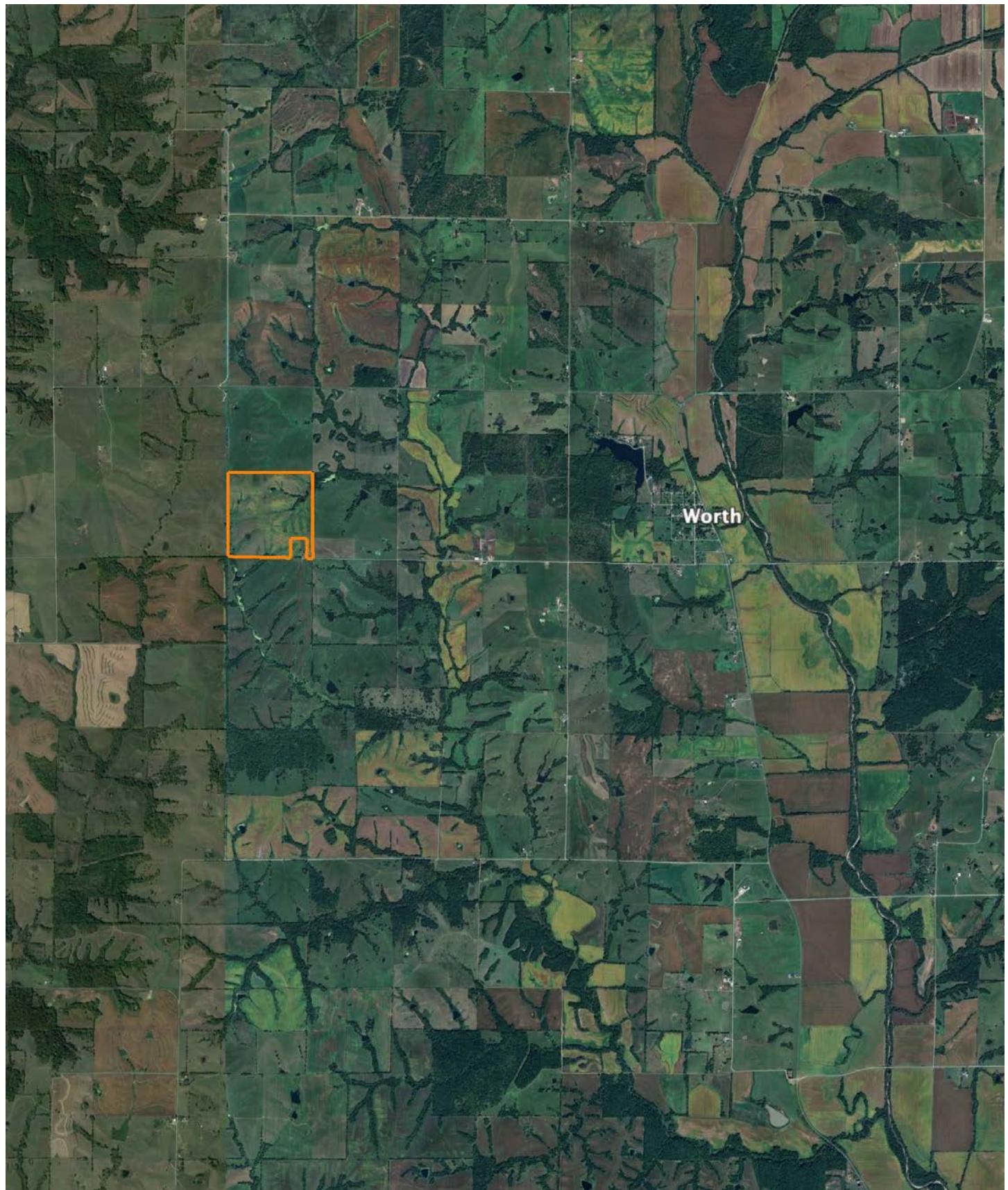
Flown: 2020-06-07



Farm 3535

Tract 378

OVERVIEW MAP



AGENT CONTACT

Midwest Land Group Broker Will Wiest is responsible for expansion in North Missouri and Southern Iowa. Since joining Midwest Land Group in 2014, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big and accepts any challenge with a smile. Will has a tenacious work ethic, with a focus on agriculture farms, commercial real estate and recreational properties. Will is surrounded by an incredible team, mentors and coaches who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and cattleman at their family farm in Missouri.

Will received a Bachelors and Masters degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will serves on the board at the Bank of Orrick, Missouri and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and South East Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke and Brooks. Will spends time with his boys practicing sports, enjoying the outdoors, camping, canoeing, turkey hunting, waterfowl hunting with their chocolate lab, deer hunting, fishing, hiking and exploring on their land outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to vacation, hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



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