

MIDWEST LAND GROUP PRESENTS



# CLAY COUNTY, MO

45 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

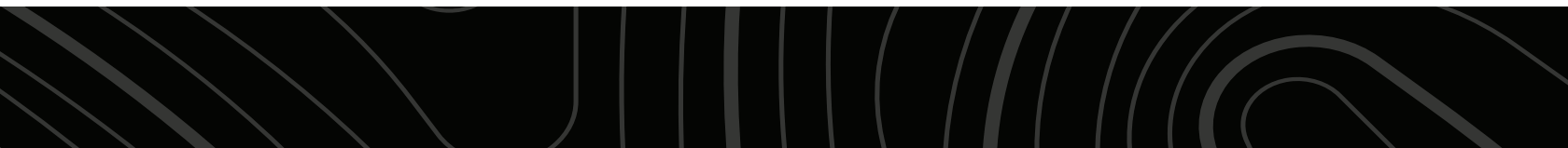
# DYNAMITE 45 +/- HUNTING PROPERTY WITHIN CITY LIMITS

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Situated in the city limits of Kansas City lies this incredible, archery-only tract ready for a new owner. This secluded 45 +/- acre tract provides the hardcore bowhunter with a unique chance to experience phenomenal hunting without the burden of traveling hours from home. Located within the city limits of Liberty, this property is surrounded by large landowners, creating a safe haven for wildlife. Archery-only regulations for urban hunting allow for bucks to get age and minimizes pressure, creating the perfect recipe for mature whitetails. The evidence of incredible deer numbers is clear, with the property being covered with deer sign. A 2 acre food plot carved

out in the middle provides an ideal location to attract and harvest any mature bucks in the neighborhood all season long. The southern portion of this property is in a floodplain. The northern portion is not, however, and has marketable walnut and oak timber.

It's no secret some of the largest bucks in both Missouri and Kansas come from within the city limits. Forget the travel, sleep in your bed every night, and enjoy the perks of an urban bowhunting paradise that doesn't come around often! Call Drew Yarkosky to request more information and a private showing at (816) 599-3647.





# PROPERTY FEATURES

PRICE: **\$379,000** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **45**

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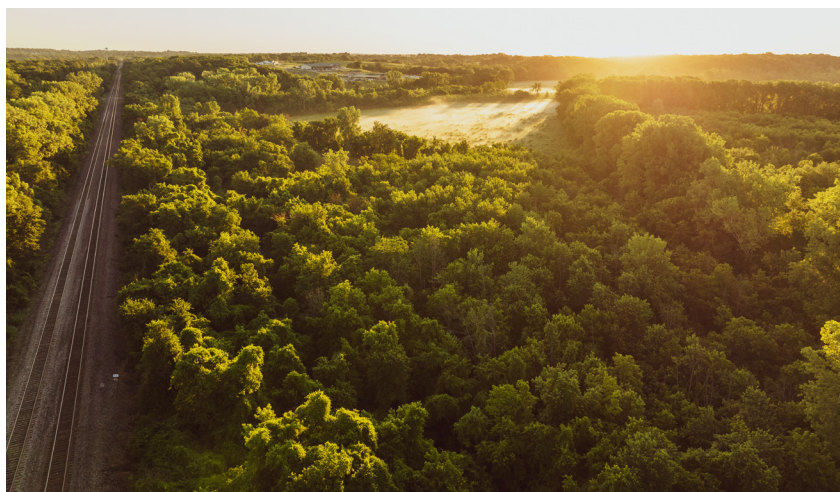
- 45 +/- total acres
- Abundant deer & turkey populations
- Incredible hunting close to home
- Secluded property Location
- Archery-only hunting
- Ideal food plot clearings
- Marketable walnut & oak timber
- Gated access
- Track record of mature bucks
- Minutes from Interstate 35
- Additional acreage available





45 +/- ACRES

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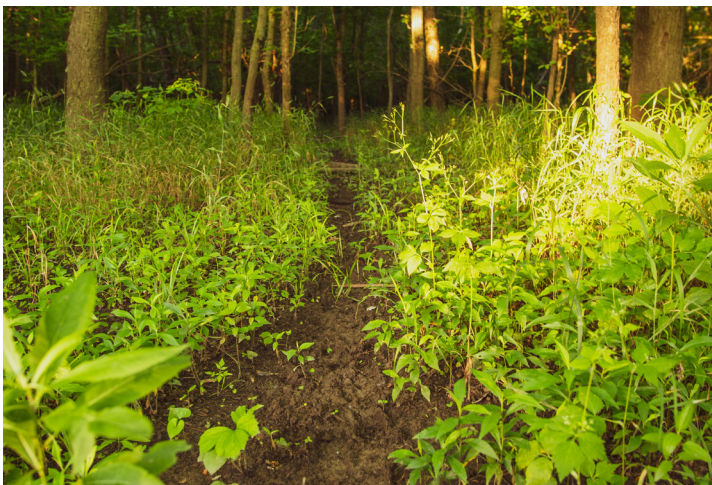
## GATED ACCESS

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## ABUNDANT DEER SIGN

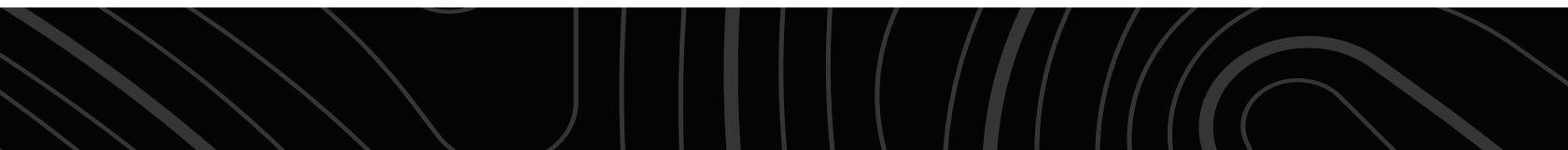
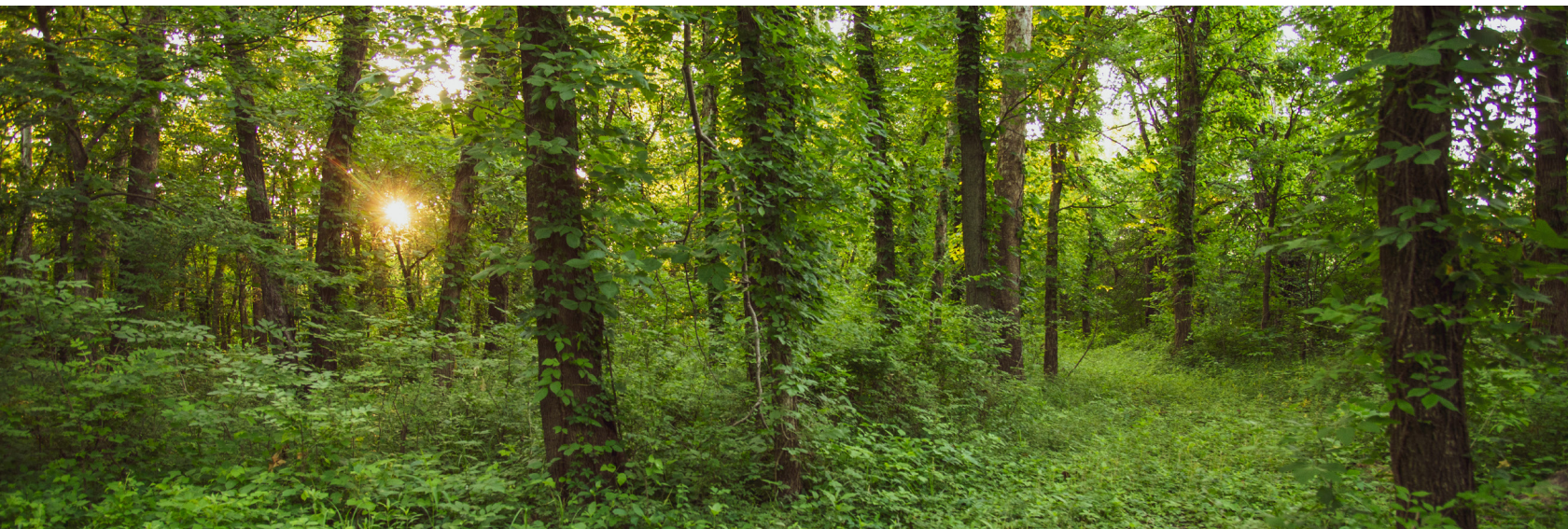
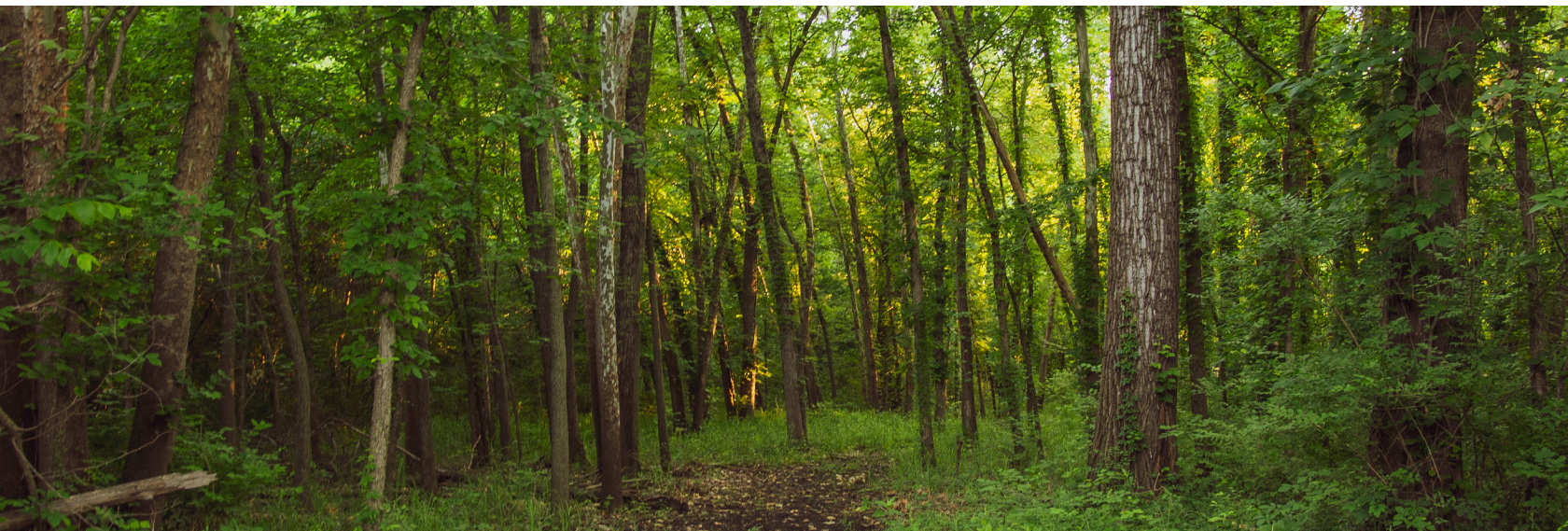
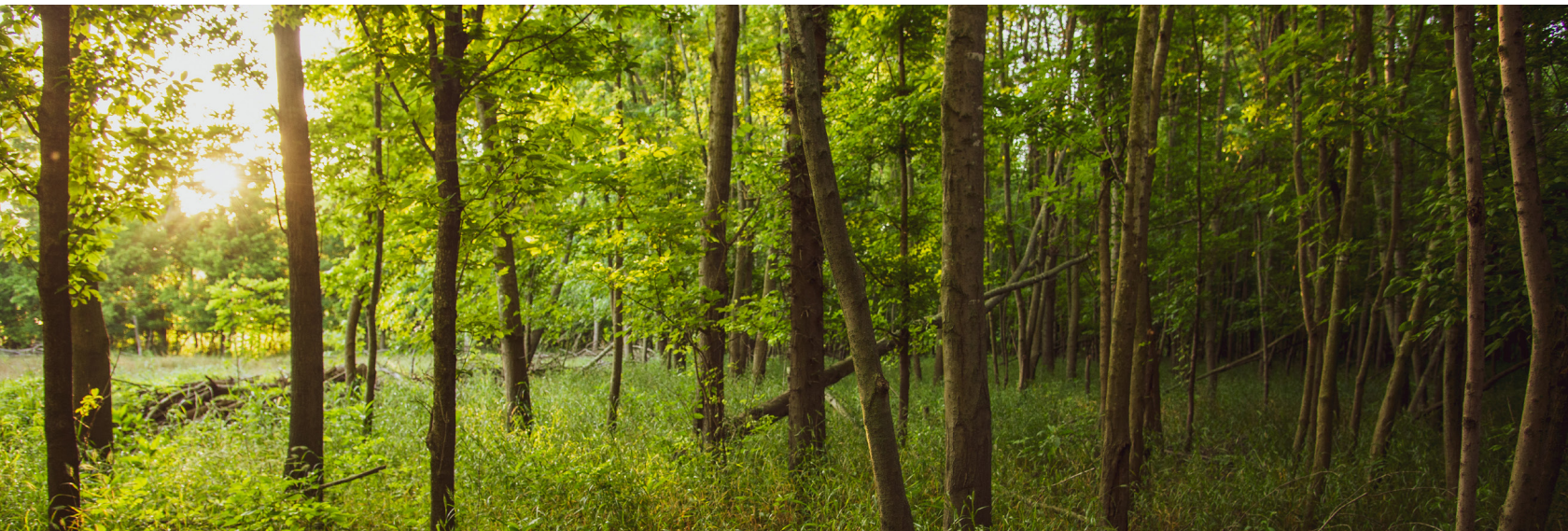
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# MARKETABLE TIMBER

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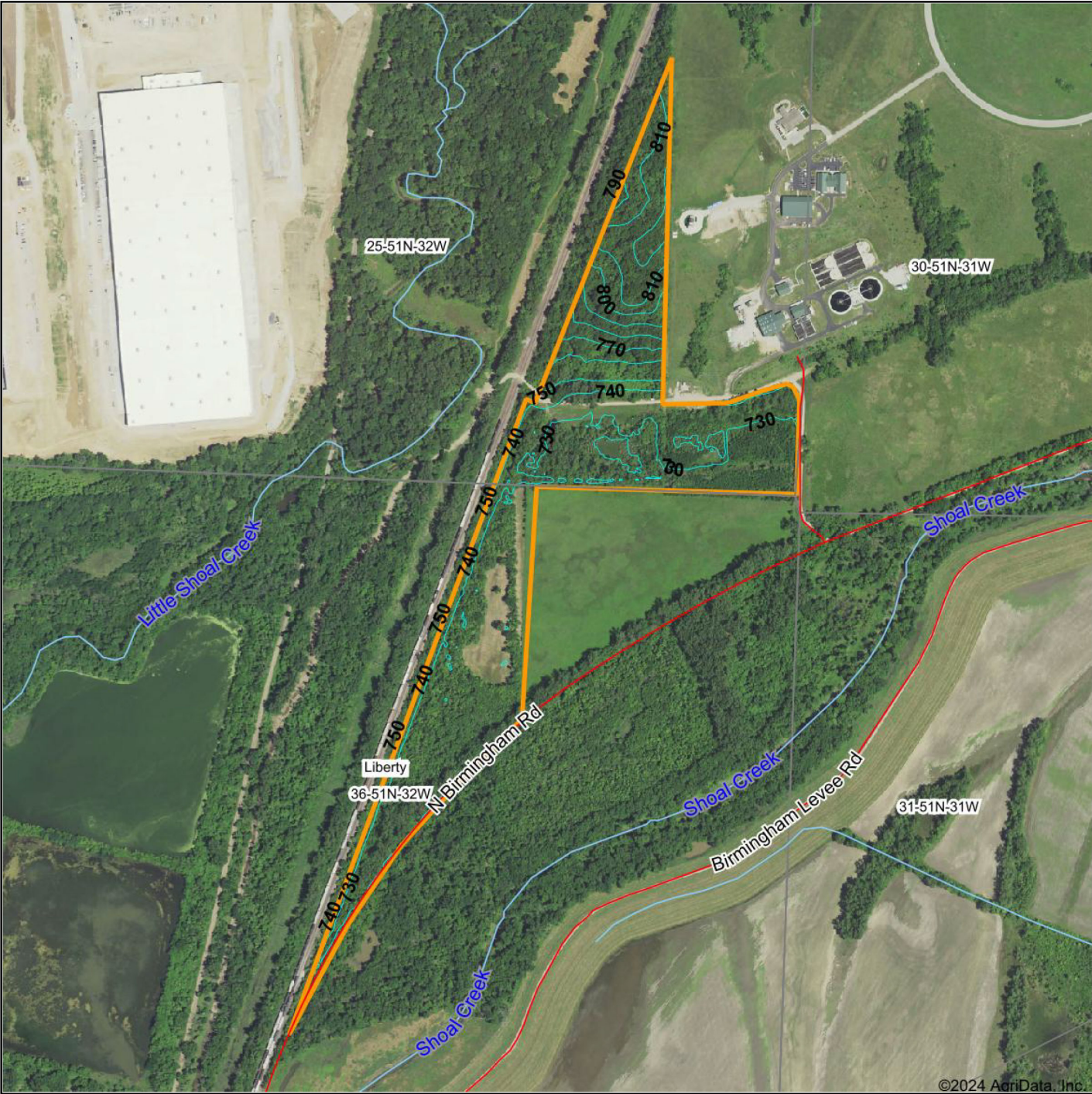
# TRAIL CAM & HARVEST PHOTOS

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# TOPOGRAPHY MAP



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
Interval(ft): 10.0  
Min: 727.2  
Max: 822.9  
Range: 95.7  
Average: 746.4  
Standard Deviation: 29.82 ft

0ft 774ft 1548ft



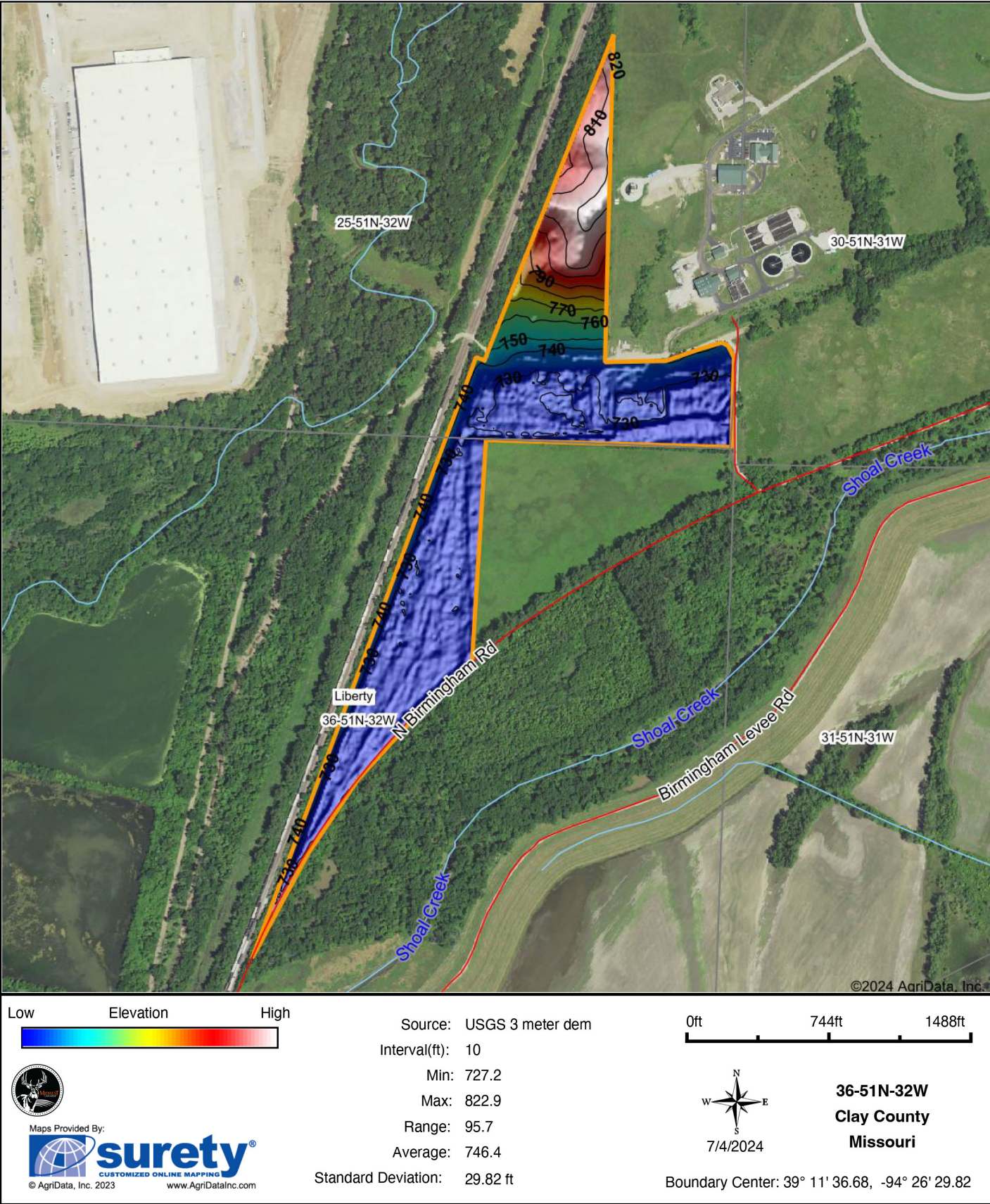
7/4/2024

**36-51N-32W**  
**Clay County**  
**Missouri**

Boundary Center: 39° 11' 36.68, -94° 26' 29.82

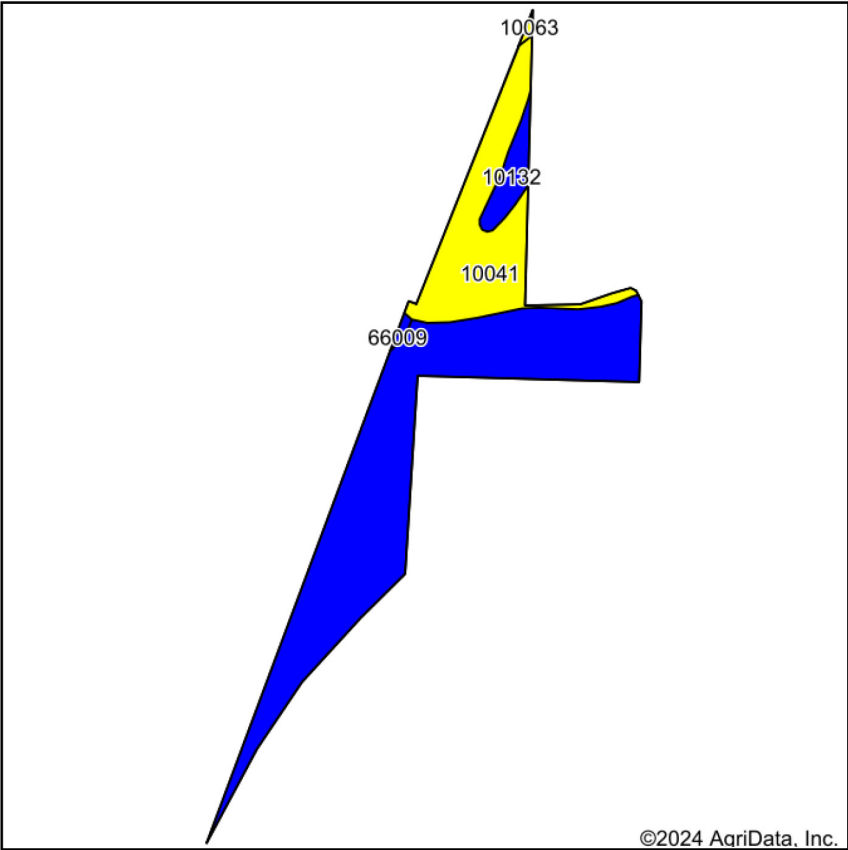


# HILLSHADE MAP



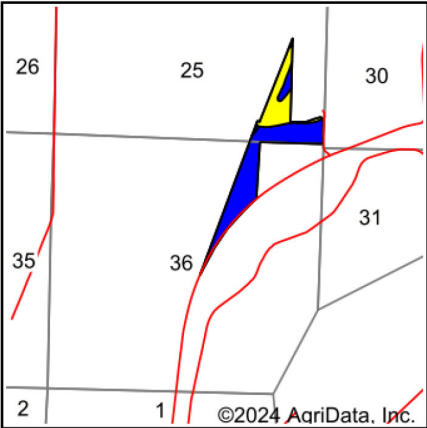


# SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**  
County: **Clay**  
Location: **36-51N-32W**  
Township: **Liberty**  
Acres: **45**  
Date: **7/4/2024**



Maps Provided By:



Area Symbol: MO047, Soil Area Version: 24

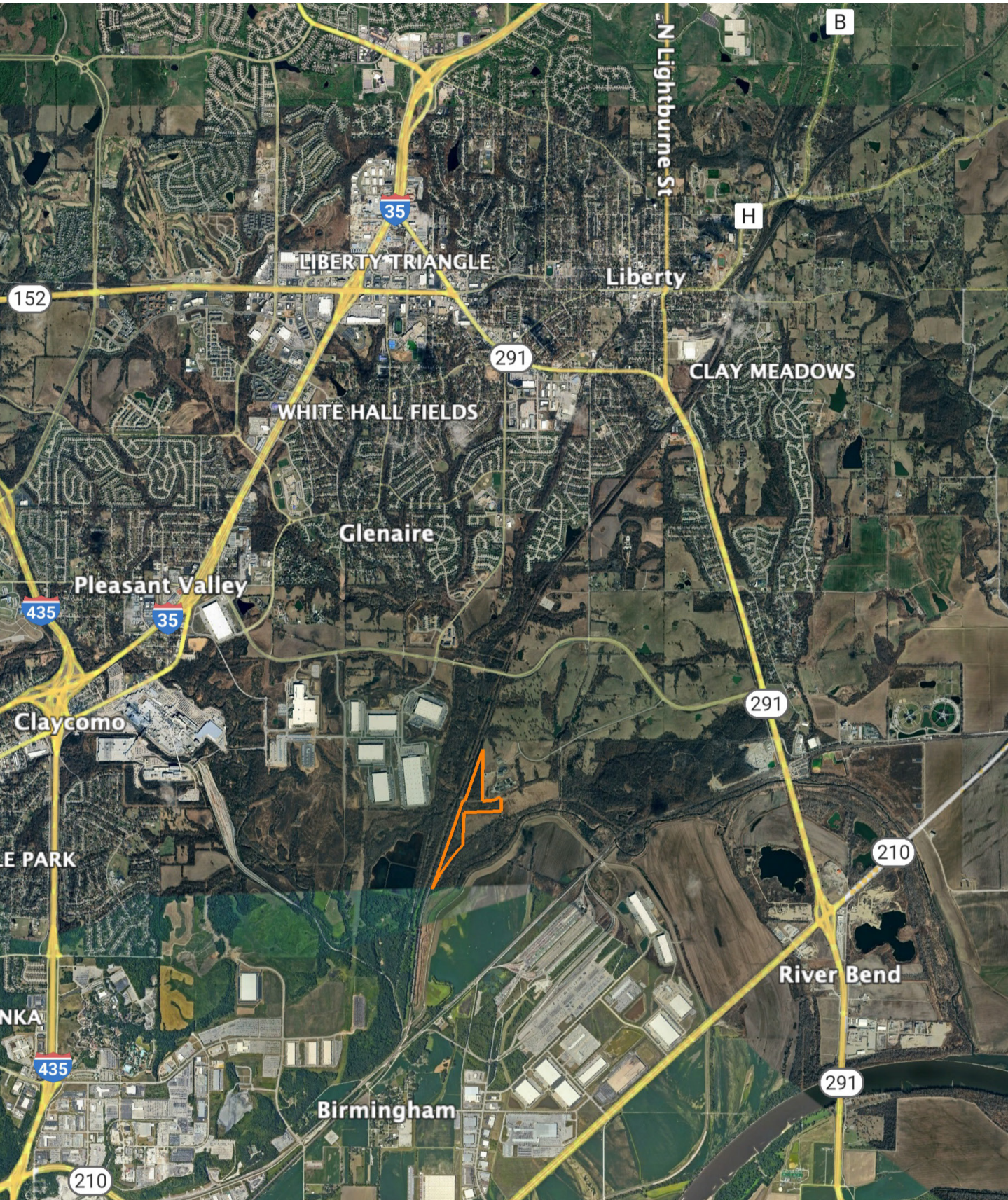
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	30.52	67.9%		2.5ft. (Strongly contrasting textural stratification)	IIw	52	44	41	51
10041	Knox silt loam, 14 to 20 percent slopes, eroded	12.07	26.8%		> 6.5ft.	IVe	75	75	60	60
10132	Sibley silt loam, 2 to 5 percent slopes	2.08	4.6%		> 6.5ft.	Ile	91	91	77	82
66009	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	0.20	0.4%		> 6.5ft.	IIw	59	57	42	53
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	0.13	0.3%		> 6.5ft.	IVe	71	71	58	49
Weighted Average						2.54	*n 60.1	*n 54.6	*n 47.8	*n 54.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



**DREW YARKOSKY, LAND AGENT**

**816.599.3647**

DYarkosky@MidwestLandGroup.com



## MidwestLandGroup.com

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