

MIDWEST LAND GROUP PRESENTS



# HARRISON COUNTY, MO

38 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# LARGE CUSTOM HOME ON 38 +/- ACRES

Conveniently located along I-35 just north of Ridgeway sits this 4,800-square-foot custom home on 38 +/- acres. This property is ideal for the individual looking to enjoy rural living. With the ground being predominantly pasture that is fenced and cross-fenced, you will have plenty of grass for your livestock. There are three ponds that will provide ample water for your animals and wildlife that call this place home. The timbered fingers not only provide shade but serve as bedding and travel corridors for the whitetails that Harrison County is so well known for. The shop building has three rollup doors, a bathroom, radiant floor heat, and a concrete dock under the full-length overhang.

The custom-built home truly is a must-see. Featuring

6 bedrooms, 4 baths, two living areas, and an amazing kitchen with custom alder cabinets. On the lower level, you are welcomed by tall ceilings as you enter the foyer with decorative tile inlay floor and staircase leading to the second floor. On this level, you encounter the large kitchen with an island, a 6-burner gas stove, and a ton of storage in the custom cabinets. There is also a large living area, office space, a 16'x36' master suite, laundry room, and an additional bed and bath. On the second level, you will find a large family room with a vaulted ceiling and a loft, 4 additional bedrooms, 2 baths, and a full-length covered porch to enjoy the amazing views. This one-of-a-kind property has so much to offer. Give land agent Brad Prater a call to schedule your tour today at (660) 236-4281.





# PROPERTY FEATURES

PRICE: **\$665,000** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **38**

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- 38 +/- acres
- Fenced and cross-fenced
- 3 ponds
- Excellent pasture
- 6 bedrooms
- 4 bathrooms
- Custom kitchen
- Radiant floor heat
- Shop with 3 overhead doors
- Highway frontage





38 +/- ACRES

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# FENCED AND CROSS-FENCED

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# SHOP WITH 3 OVERHEAD DOORS

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# 6 BEDROOMS, 4 BATHROOMS

The custom-built home truly is a must-see. Featuring 6 bedrooms, 4 baths, two living areas, and an amazing kitchen with custom alder cabinets.





# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 40° 23' 0.8, -94° 0' 11.95

0ft 282ft 564ft



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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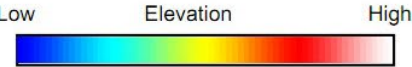
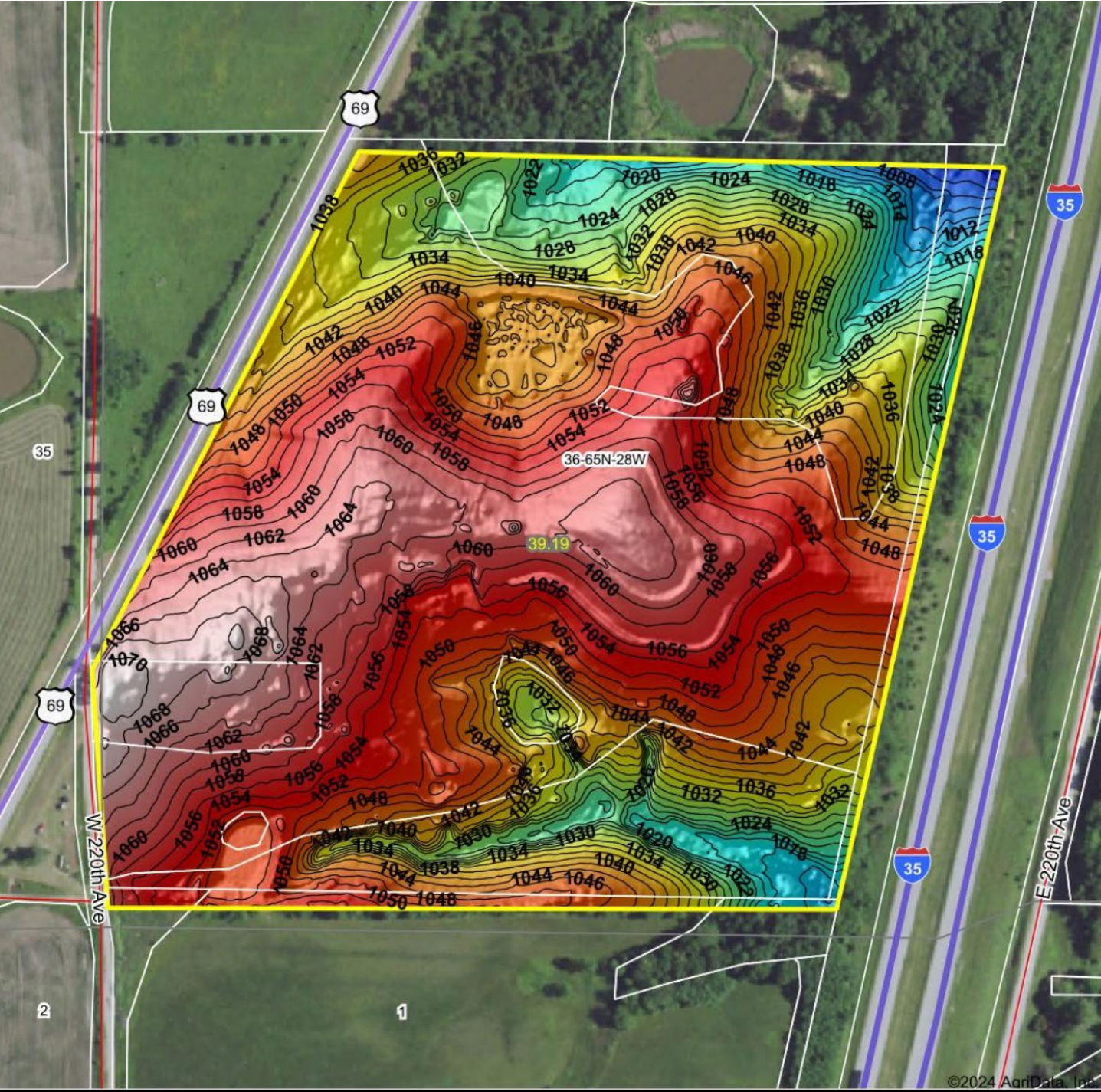
**36-65N-28W**  
**Harrison County**  
**Missouri**



4/26/2024



# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 998.4  
Max: 1,071.9  
Range: 73.5  
Average: 1,045.6  
Standard Deviation: 14.14 ft

0ft 280ft 560ft

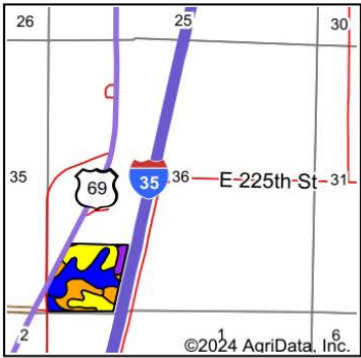
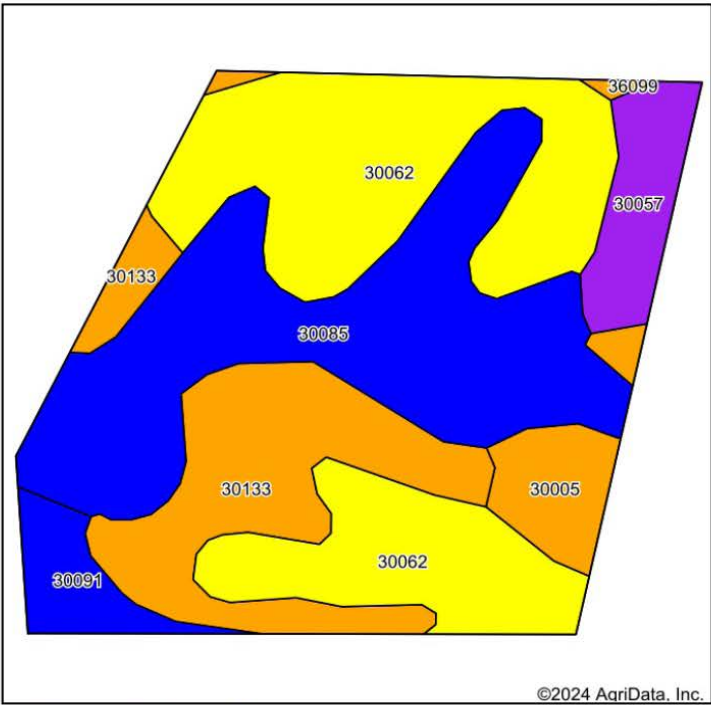


**36-65N-28W**  
**Harrison County**  
**Missouri**

Boundary Center: 40° 23' 0.8, -94° 0' 11.95



# SOIL MAP



State: **Missouri**  
County: **Harrison**  
Location: **36-65N-28W**  
Township: **Union**  
Acres: **39.19**  
Date: **4/26/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MO081, Soil Area Version: 27

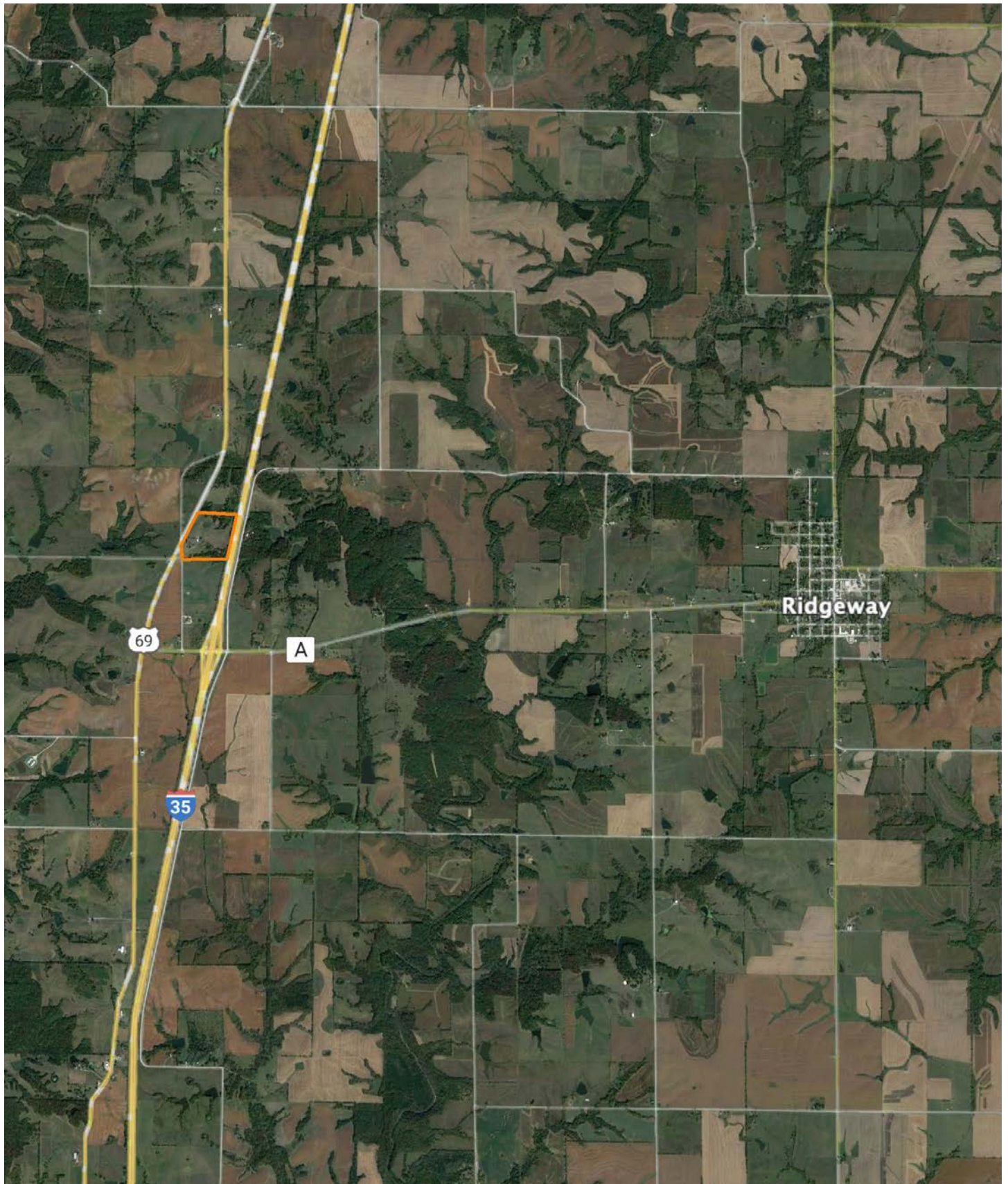
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Corn	*n NCCPI Soybeans
30062	Gara loam, 9 to 14 percent slopes	13.63	34.8%		IVe							71	59
30085	Grundy silt loam, 2 to 5 percent slopes	12.23	31.2%		Ile							74	64
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	7.42	18.9%		IIle							59	47
30057	Gara loam, 14 to 18 percent slopes	2.21	5.6%		Vle							66	52
30005	Adair loam, 3 to 9 percent slopes	2.03	5.2%		IIle	4	7	6	7	6	7	72	62
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	1.57	4.0%		Ile							74	65
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	0.10	0.3%		IIlw			8	7	8	9	67	57
Weighted Average					3.16	0.2	0.4	0.3	0.4	0.3	0.4	*n 69.5	*n 58.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

If there's one agent who has a passion for land and a keen eye for habitat potential, management, and improvement, it's Brad Prater. He's managed hunting properties in different geographical areas, from the Caprock Canyon region of West Texas to prime whitetail properties in the Midwest. He's guided spring turkey hunts for years and has a solid background in beef cattle production having run a cow calf operation.

Born and raised in Missouri, Brad attended Buffalo High School near Springfield. For over a decade, he owned and operated a residential construction company. He also bought and sold several investment properties as a means to build his portfolio. At Midwest Land Group, his determination, drive, and hard work are seen in every transaction. Clients enjoy working with him due to his passion, integrity, and knowledge.

Brad's always been involved in ministry of some capacity. With his sisters, he sang gospel music professionally and traveled nationally. He helped start a teenage outreach ministry, LifeTree Legacies in Amarillo, Texas, and is currently a senior pastor at Rural Dale Baptist Church, east of Trenton. This ongoing involvement in ministry shows just how dedicated Brad is to helping people, meeting the needs of a variety of individuals and circumstances. He currently serves on the stockholder advisory committee for FCS Financial and, when he's not working, enjoys hunting, fishing, habitat management, and baseball. Brad lives in Trenton, MO, with his wife Courtney and daughter Kennison.



**BRAD PRATER**, LAND AGENT  
**660.236.4281**

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## MidwestLandGroup.com

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