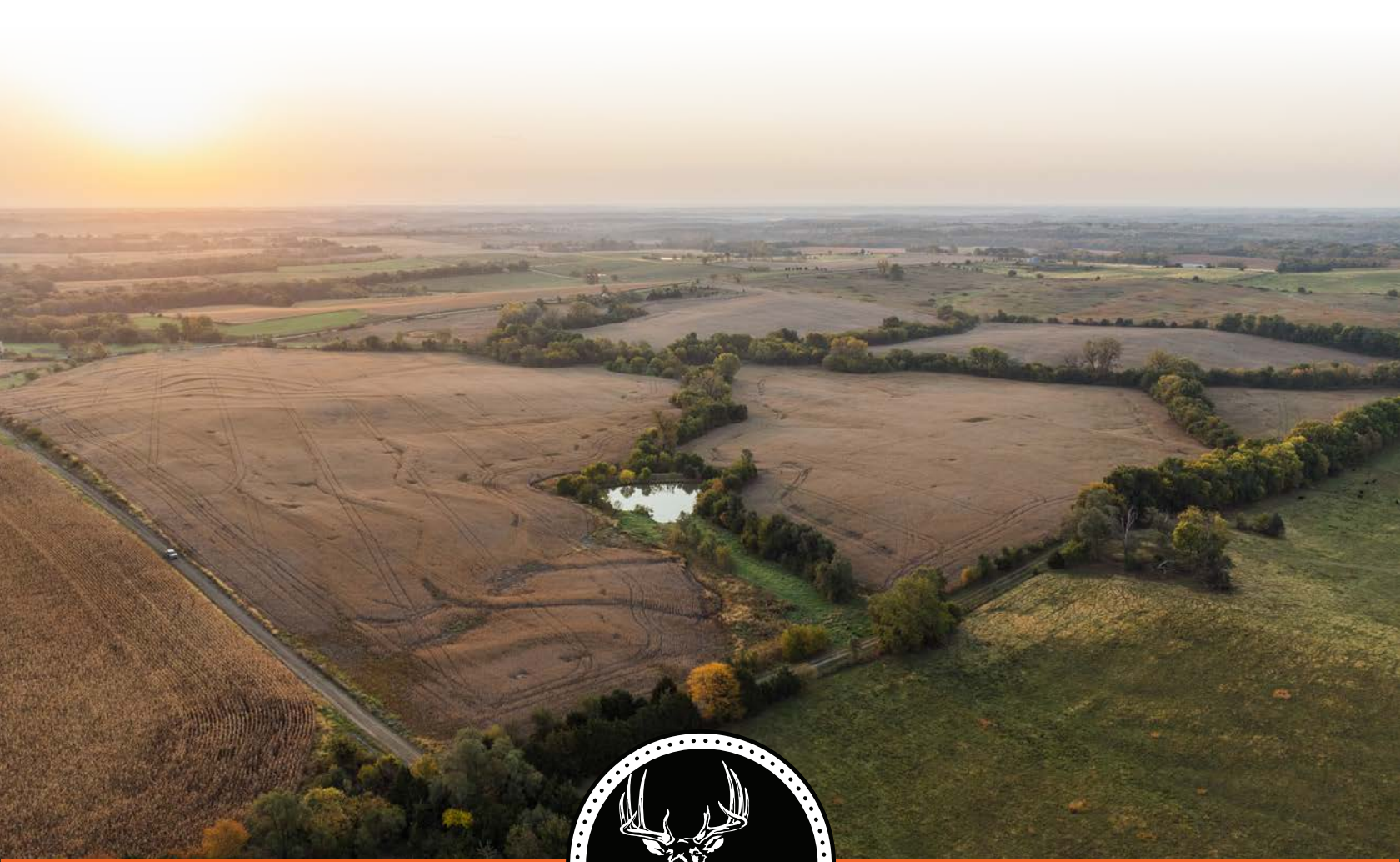


MIDWEST LAND GROUP PRESENTS

159 ACRES IN

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# GENTRY COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TILLABLE INVESTMENT PROPERTY IN NORTHWEST MISSOURI

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Located in Gentry County lies this excellent tillable and recreational farm offering a strong return and recreational use. The property consists of 159 +/- total acres with 133 +/- tillable acres in production currently planted to soybeans. Two ponds, blacktop frontage and several wooded draws are additional perks to this exceptional tract.

The tillable acres on the farm consist mostly of Lamoni clay loam, Grundy silt loam, and Shelby loam with a weighted average of 2.88. Terraces are present along the northern portion of the farm. The tillable acres on the farm consist mostly of Lamoni clay loam, Grundy silt loam, and Shelby loam with a weighted average of 2.88. Terraces are present along the northern portion of the farm. The lease is open for 2025 with several reputable farmers already placing bids.

Quail were heard while touring the property, as well as an abundance of deer and turkey tracks. With access roads on the north and west, access to the property is very attractive. Deer rubs are present and there are many excellent trees for turkeys to roost. The topography funnels movement that will create ideal opportunities during the rut. No hunting has been allowed on the property previously. The mixture of timber and row crop should demand a strong hunting lease if you are looking to maximize ROI.

This is a fantastic tillable and recreational farm located in northwest Missouri. Contact Drew Yarkosky at (816) 599-3647 today for additional information and to arrange a private showing.





# PROPERTY FEATURES

PRICE: **\$947,991** | COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **159**

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- 159 +/- total acres
- 133 +/- tillable acres
- Class II and III soils
- Blacktop frontage
- Weighted average of 2.88
- Tillable acres open for 2025
- Deer, turkey, and quail present
- Ideal funnels for hunting
- 1.9 miles to Darlington, Missouri
- 7.4 miles to Albany, Missouri





# 133 TILLABLE ACRES

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The tillable acres on the farm consist mostly of Lamoni clay loam, Grundy silt loam, and Shelby loam with a weighted average of 2.88. Terraces are present along the northern portion of the farm. The lease is open for 2025 with several reputable farmers already placing bids.





# BLACKTOP FRONT

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## DEER, TURKEY, & QUAIL PRESENT

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# IDEAL FUNNELS FOR HUNTING

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# AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 40° 10' 22.75, -94° 24' 8.15

16-62N-31W  
Gentry County  
Missouri

0ft 571ft 1142ft



5/21/2024



# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 886.9  
Max: 987.5  
Range: 100.6  
Average: 932.9  
Standard Deviation: 19.26 ft

0ft 470ft 940ft



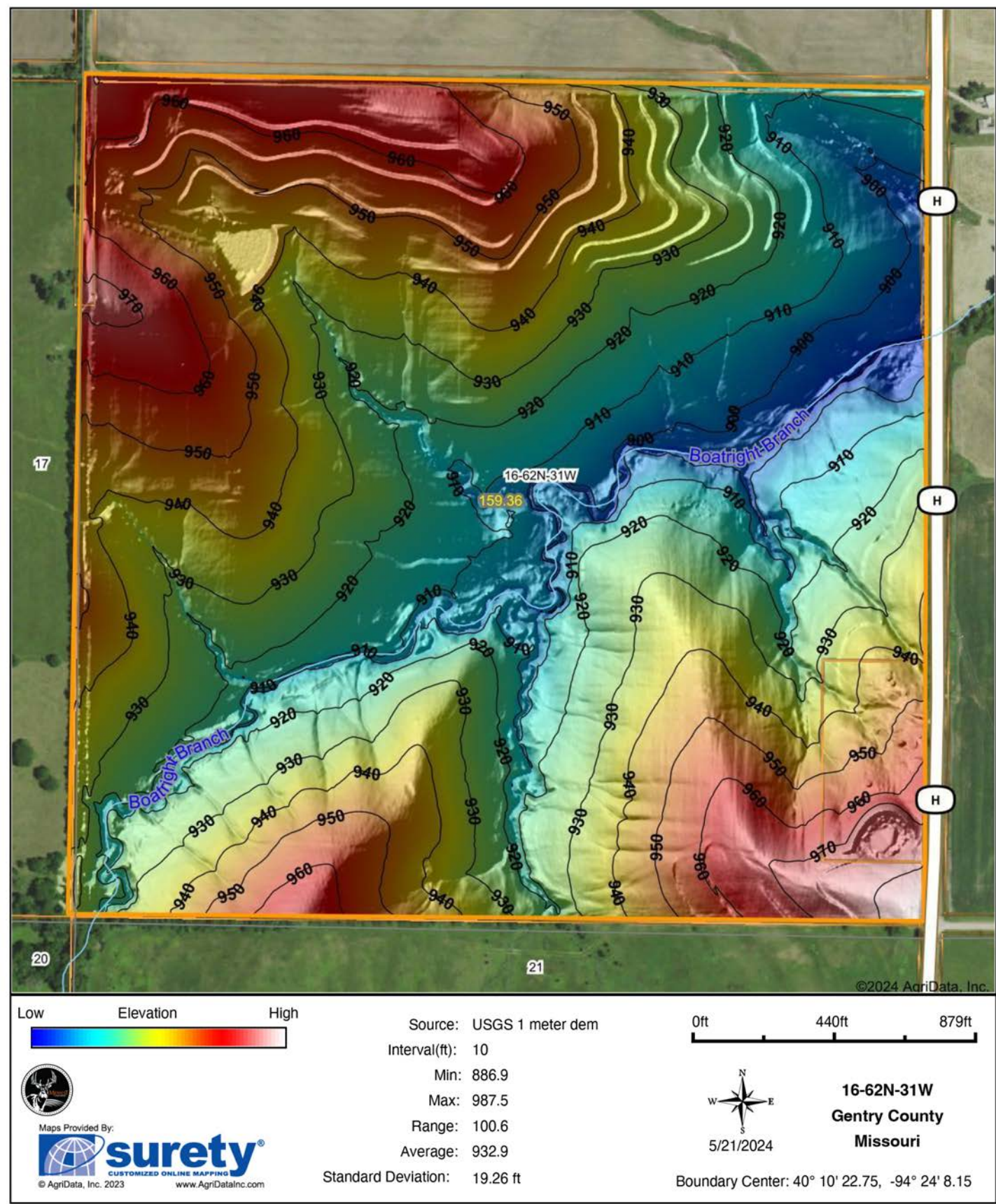
5/21/2024

16-62N-31W  
Gentry County  
Missouri

Boundary Center: 40° 10' 22.75, -94° 24' 8.15

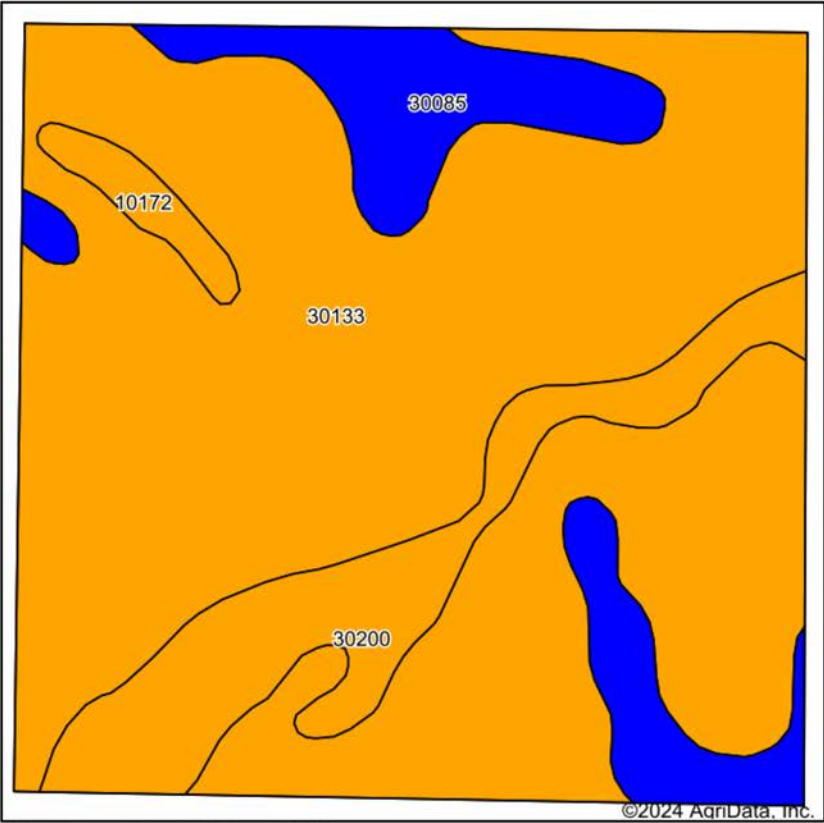


# HILLSHADE MAP

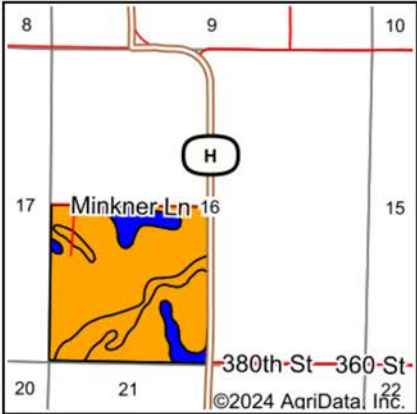




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Gentry**  
Location: **16-62N-31W**  
Township: **Cooper**  
Acres: **159.36**  
Date: **7/4/2024**



Maps Provided By:



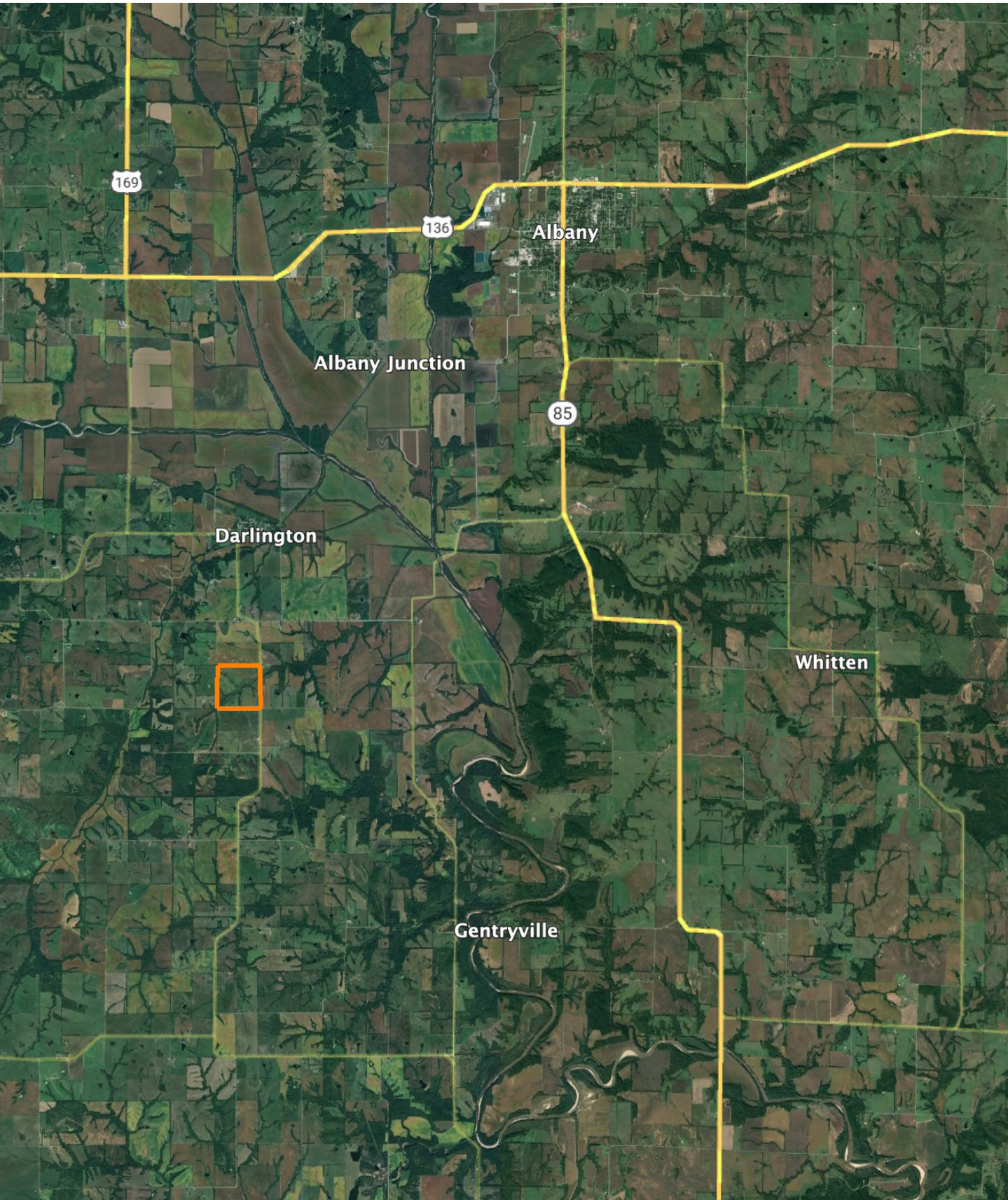
Area Symbol: MO075, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	119.79	75.2%		> 6.5ft.	IIle	59	59	53	47
30085	Grundy silt loam, 2 to 5 percent slopes	18.70	11.7%		> 6.5ft.	Ile	74	74	69	64
30200	Shelby loam, 9 to 14 percent slopes	18.15	11.4%		> 6.5ft.	IIle	72	72	60	61
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	2.72	1.7%		> 6.5ft.	IIle	70	70	56	54
Weighted Average						2.88	*n 62.4	*n 62.4	*n 55.7	*n 50.7

\*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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