



MIDWEST LAND GROUP
PRESENTS

HENRY COUNTY MISSOURI

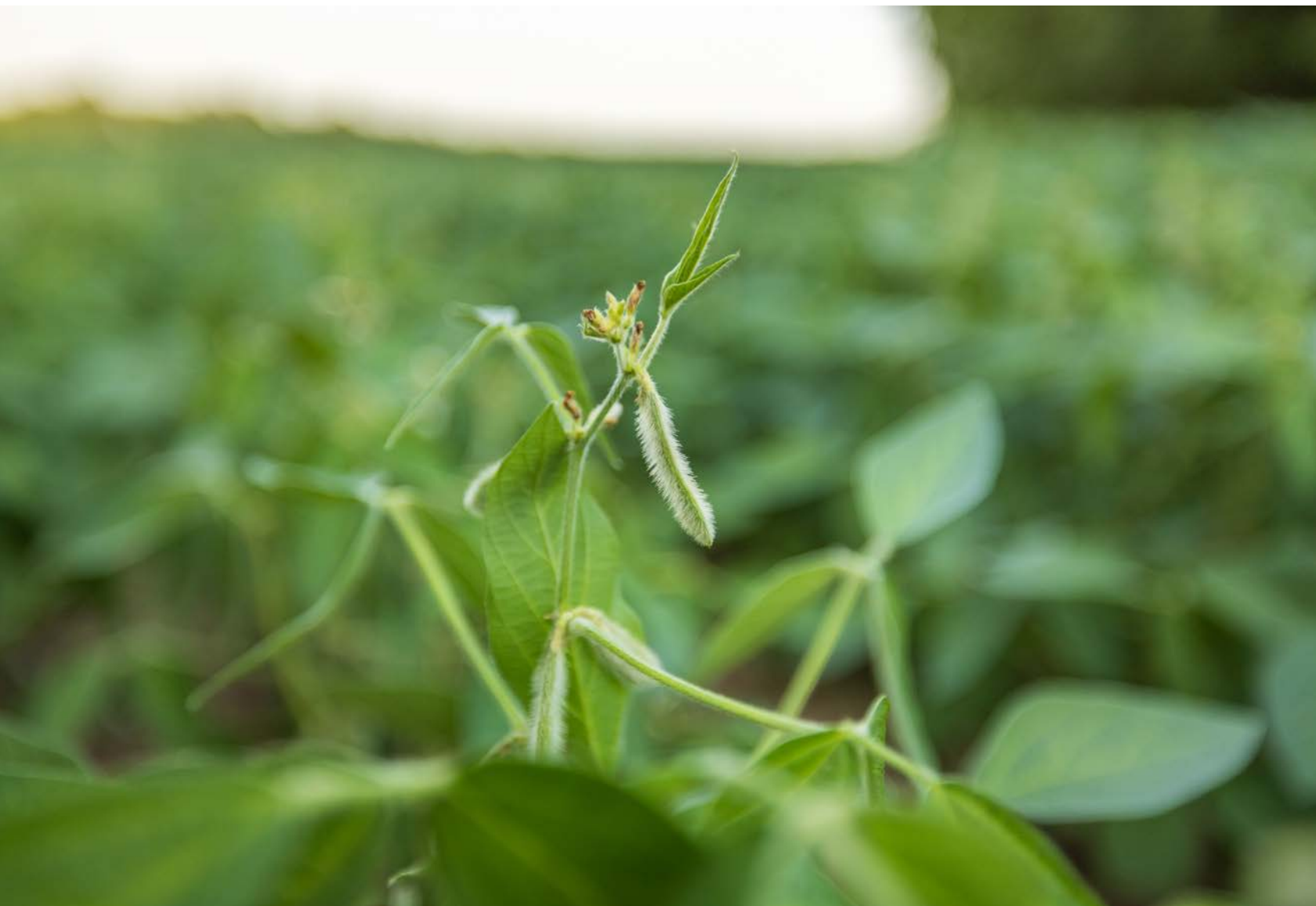
120 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE TILLABLE FARM WITH EXCELLENT HUNTING IN HENRY COUNTY, MISSOURI

This 120 +/- acre highly productive tillable farm truly offers it all! Great income with the 93 +/- acres currently in row crop production, multiple waterways, timbered draws, 3 wildlife ponds, and good road frontage just off of blacktop CC Highway. The farm has been well maintained and it shows in the impressive stand of soybeans currently

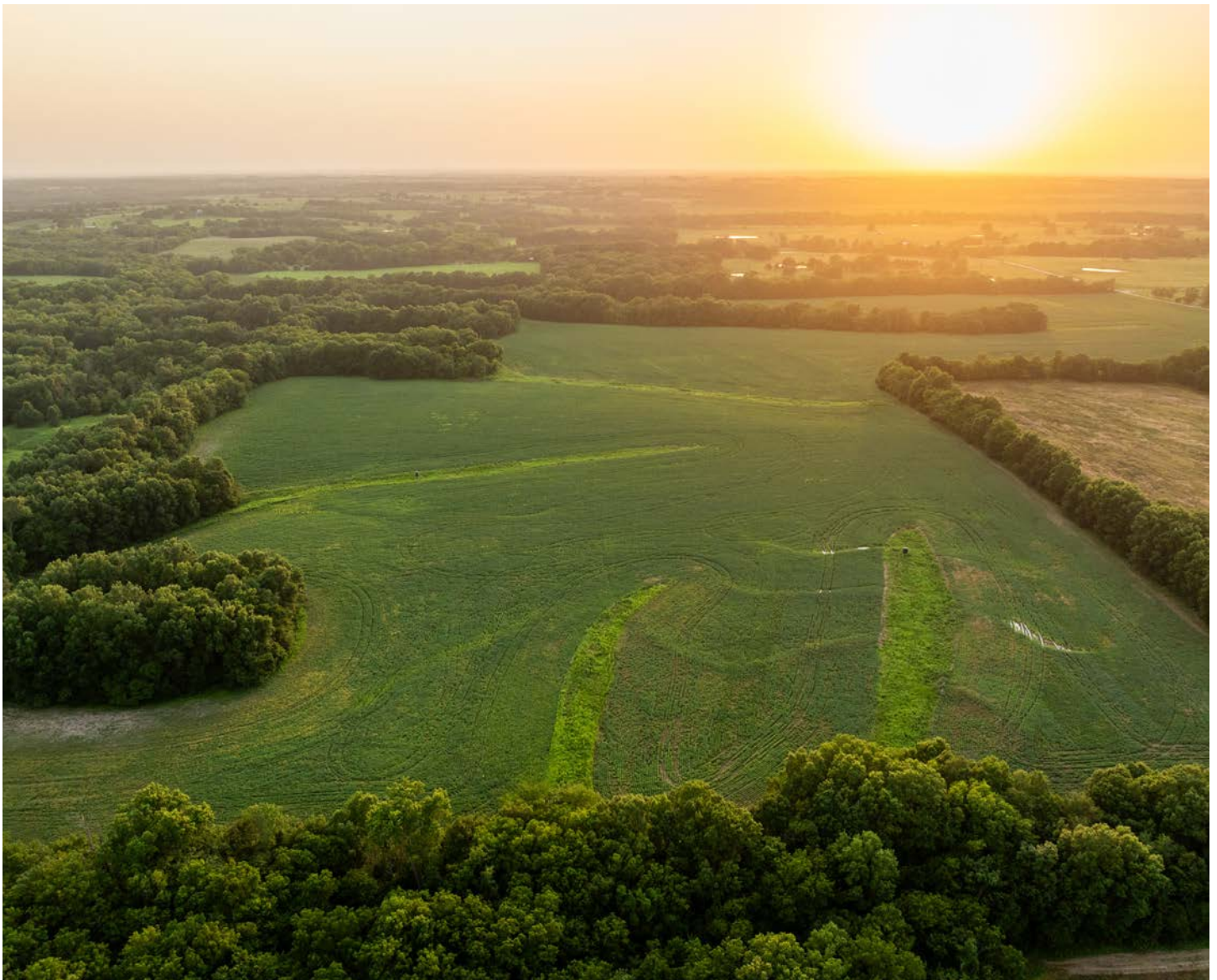
growing on it. Sitting in a great area for wildlife the farm is absolutely covered up with deer, turkey, and even quail. If you've been looking for a nice farm with good income and hunting, you need to come take a look at this Henry County gem. Call Steve Mott at (816) 718-7201 with questions or to arrange a private showing.



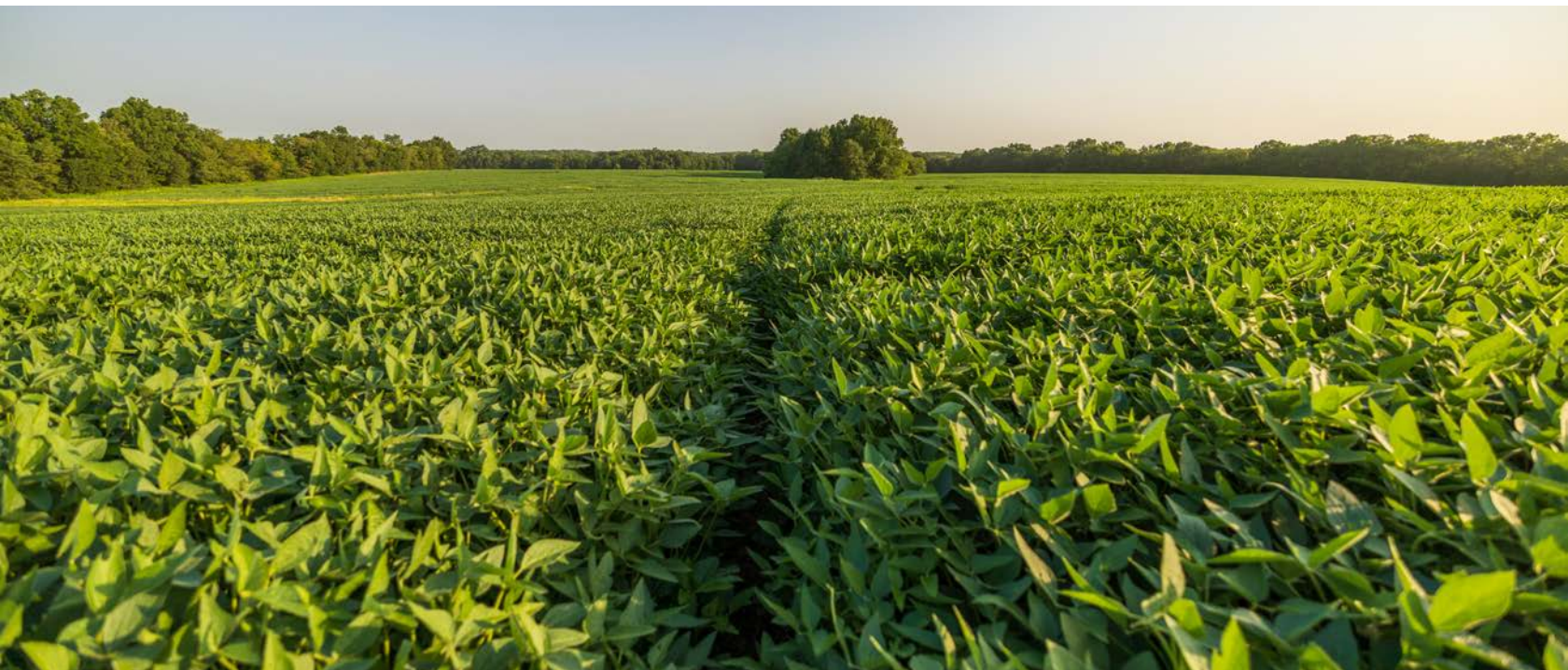
PROPERTY FEATURES

PRICE: **\$750,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **120**

- Highly productive 120 +/- acre farm in northern Henry County
- 3 miles south of Leeton, MO
- 1 hour east of Kansas City, MO
- 93 +/- fertile tillable acres currently in production. Cash rented for \$160 per tillable acre, totaling \$14,880 annually.
- Annual hunting lease of \$2,400
- Current total annual income of \$17,280
- Remaining balance timbered draws and waterways
- Tillable acres consist of Hartwell and Deepwater Silt Loam soils
- Tons of wildlife - quail, deer, and turkey
- 3 wildlife ponds
- ¼ of a mile frontage on NE 1250 Road
- Less than 100 yards off of blacktop CC Highway
- Electricity available at the road
- Property taxes were \$219 in 2023



93 +/- FERTILE TILLABLE ACRES



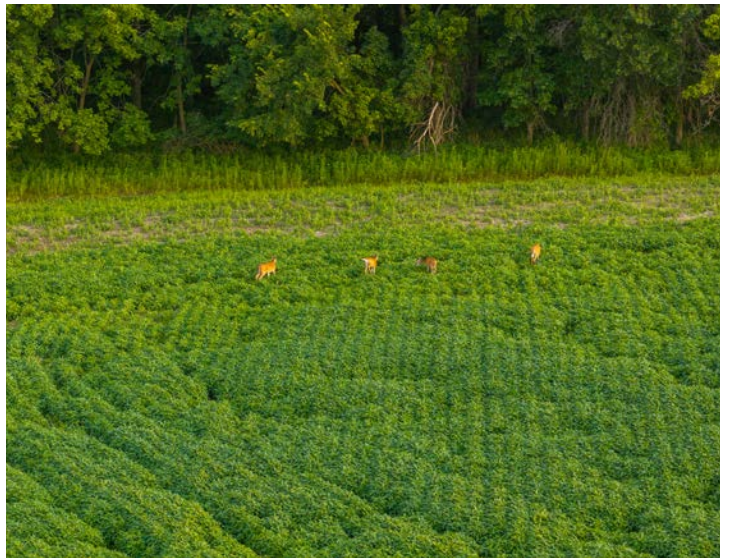
TIMBERED DRAWS AND WATERWAYS



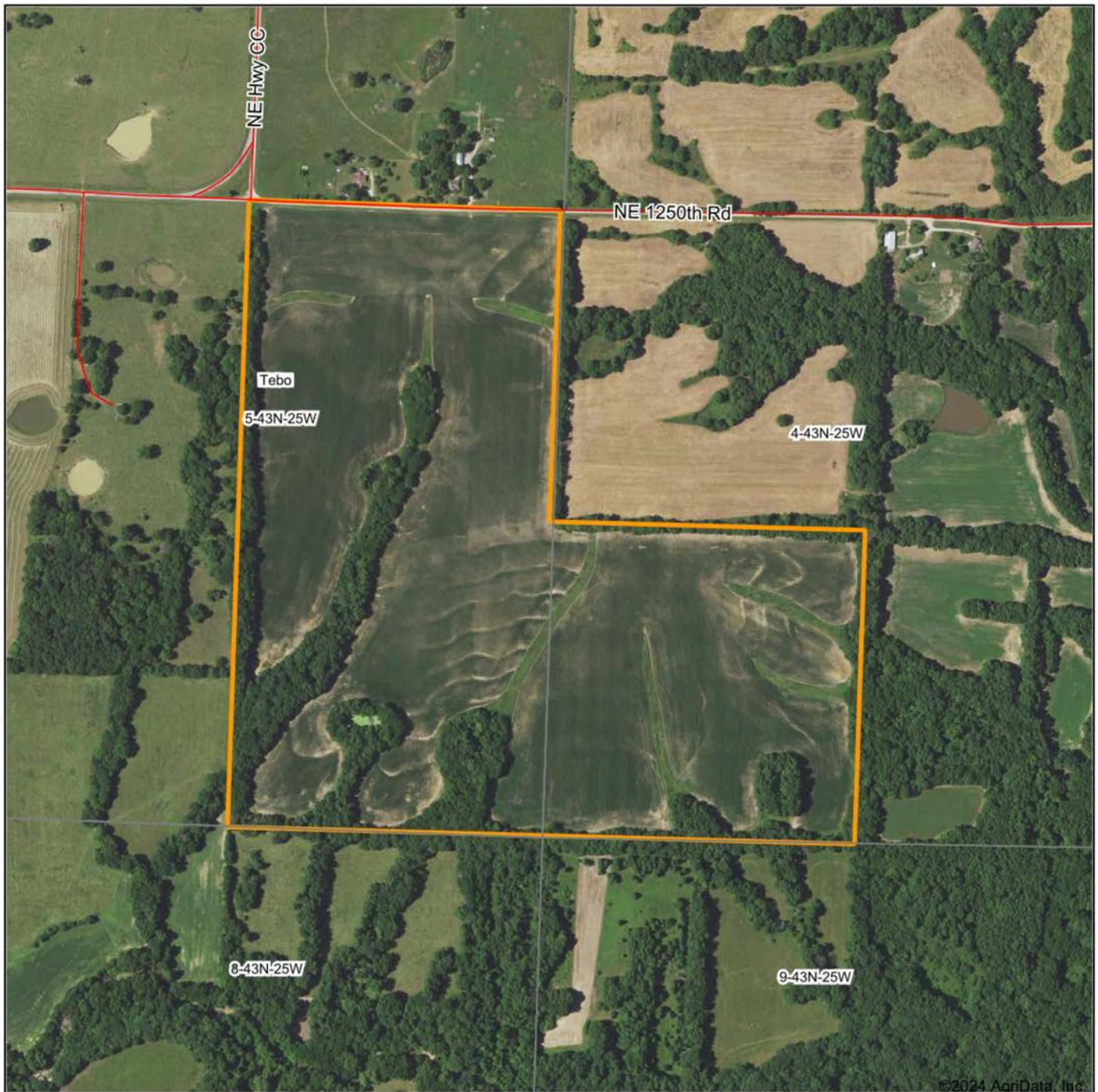
TONS OF WILDLIFE



ANNUAL HUNTING LEASE



AERIAL MAP



Boundary Center: 38° 32' 5.98, -93° 41' 48.78

0ft 653ft 1305ft



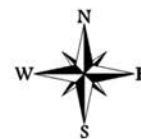
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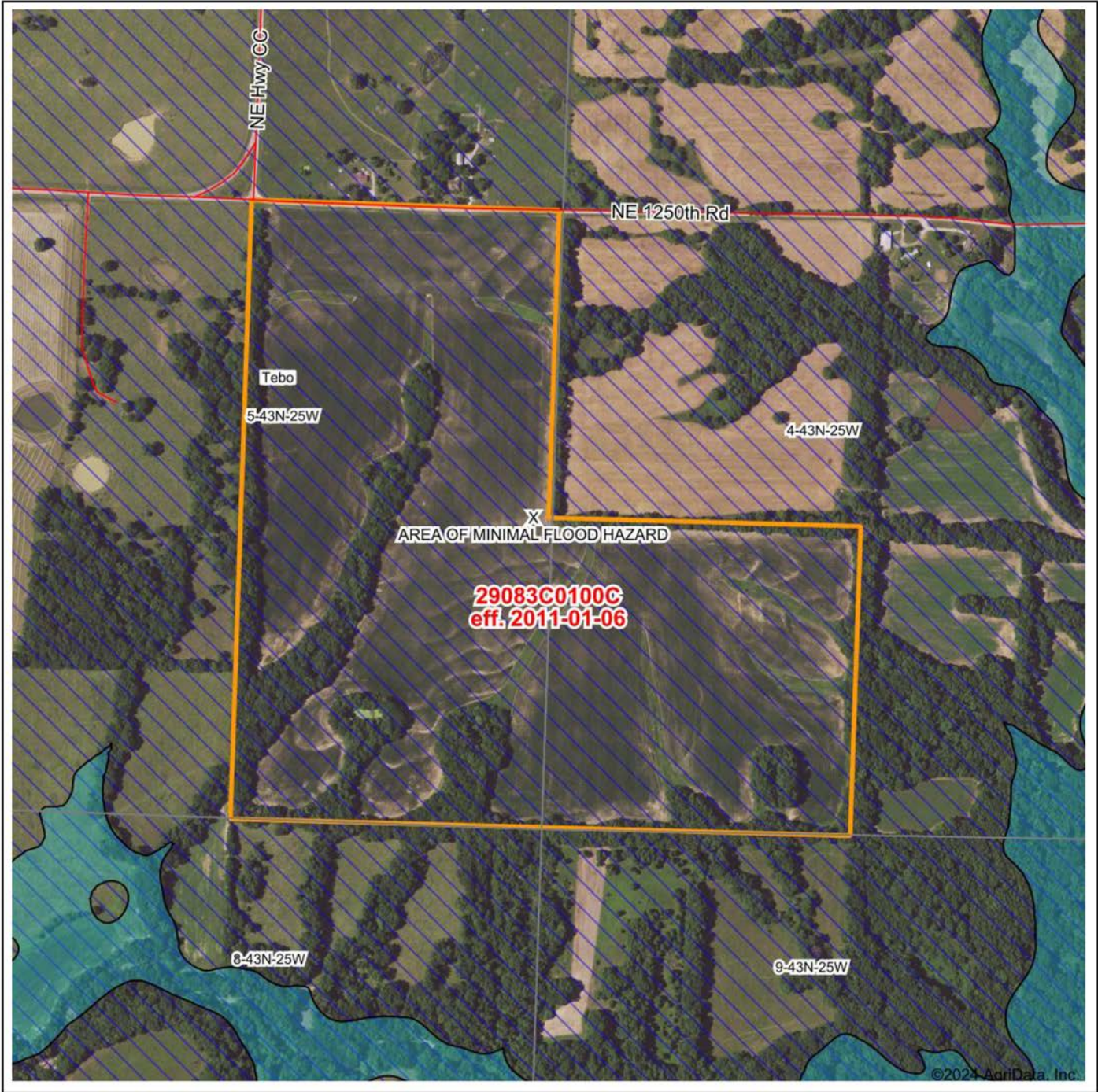
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5-43N-25W
Henry County
Missouri



7/18/2024

FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:
7/18/2024

Mapped Acres:
119.06

Actual Acres:
119.06

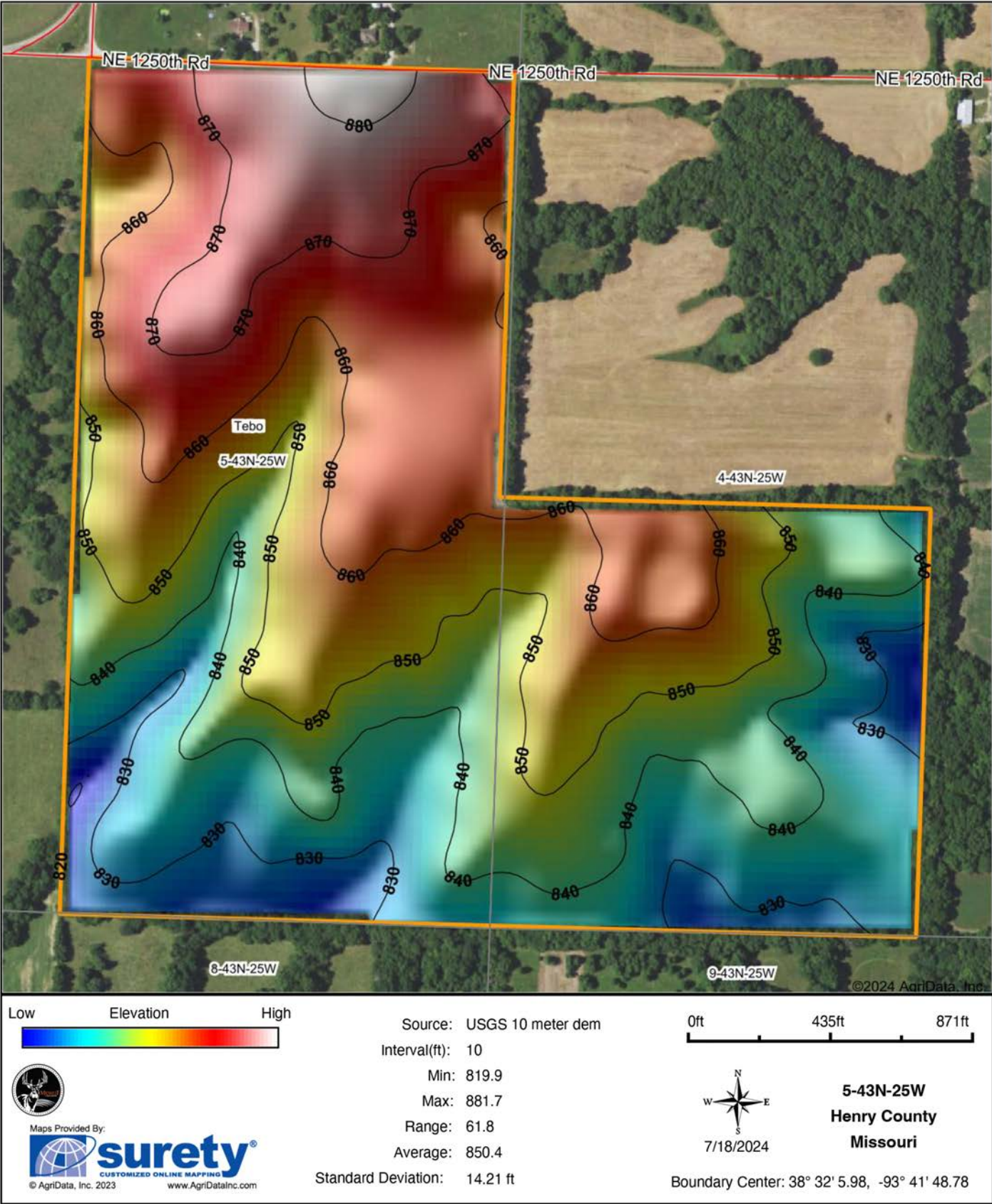
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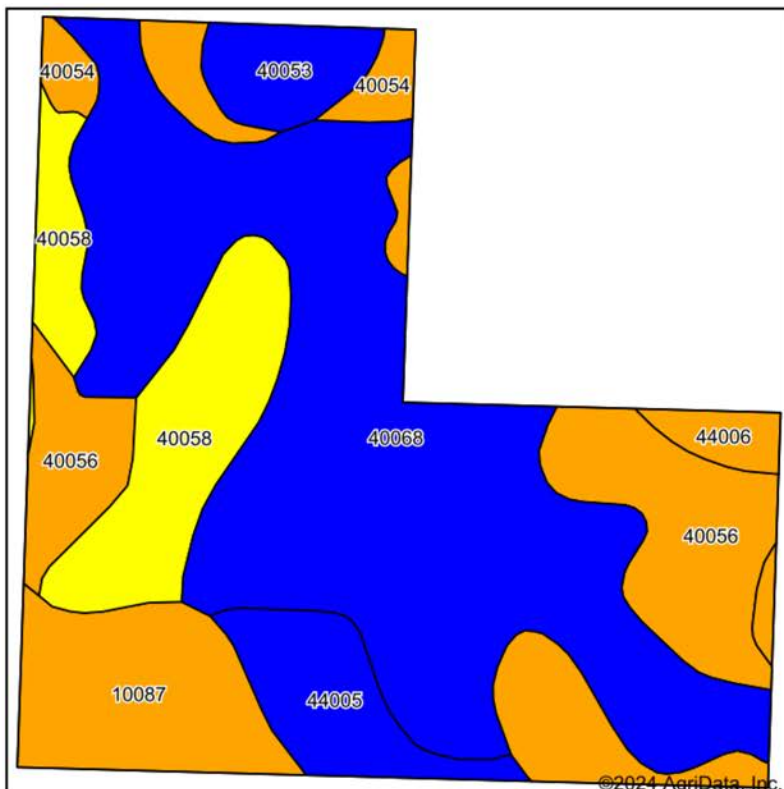
0ft 912ft 1823ft

Page 1 of 2

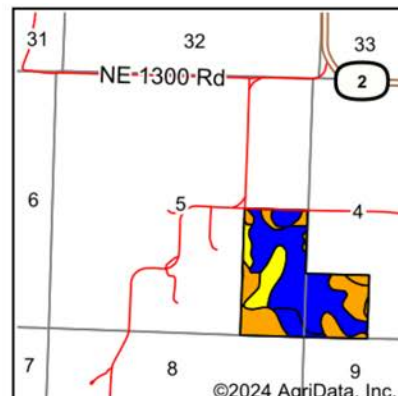
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Henry**
 Location: **5-43N-25W**
 Township: **Tebo**
 Acres: **119.06**
 Date: **7/18/2024**



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Area Symbol: MO083, Soil Area Version: 29

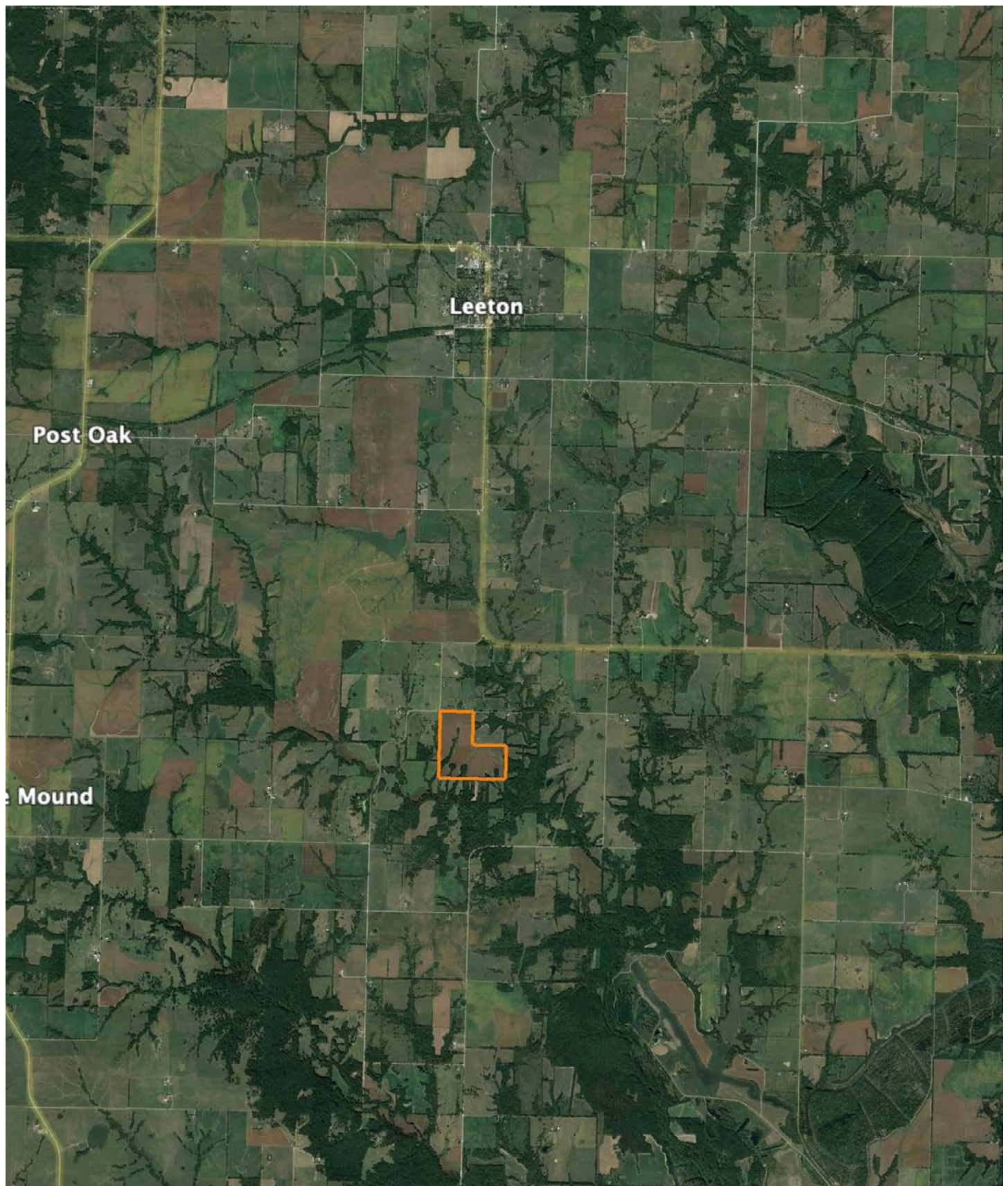
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40068	Hartwell silt loam, 1 to 3 percent slopes	55.32	46.4%		1.1ft. (Abrupt textural change)	Ile	67	67	62	62
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	17.55	14.7%		> 6.5ft.	IIle	77	77	67	71
10087	Mandeville silt loam, 5 to 9 percent slopes, eroded	16.33	13.7%		2.6ft. (Paralithic bedrock)	IIle	46	46	45	33
40058	Deepwater silty clay loam, 5 to 9 percent slopes, severely eroded	14.52	12.2%		> 6.5ft.	IVe	76	76	62	61
44005	Cherokee silt loam, 1 to 3 percent slopes	6.75	5.7%		> 6.5ft.	Ile	56	51	56	48
40053	Deepwater silt loam, 2 to 5 percent slopes	4.24	3.6%		> 6.5ft.	Ile	84	84	73	80
40054	Deepwater silt loam, 2 to 5 percent slopes, eroded	2.58	2.2%		> 6.5ft.	IIle	78	78	67	71
44006	Cherokee silt loam, 1 to 3 percent slopes, eroded	1.77	1.5%		> 6.5ft.	IIle	52	49	52	42
Weighted Average						2.57	*n 66.7	*n 66.4	*n 60.4	*n 59

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
816.718.7201
SteveMott@MidwestLandGroup.com



MidwestLandGroup.com

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