

MIDWEST LAND GROUP PRESENTS

144 ACRES IN

NODAWAY COUNTY MISSOURI



MidwestLandGroup.com

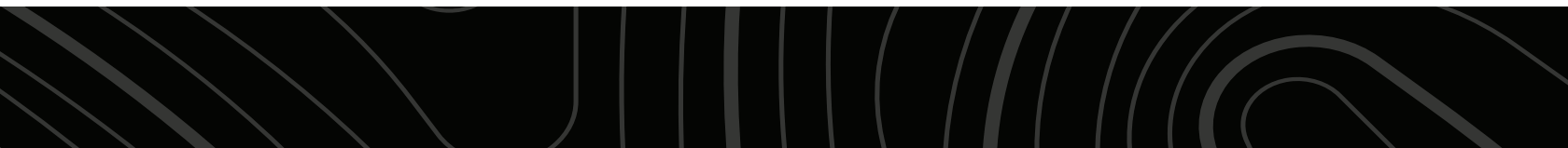
MIDWEST LAND GROUP IS HONORED TO PRESENT

STRONG INCOME-PRODUCING PROPERTY NEAR MOZINGO LAKE

This 144 +/- acre century farm is full of opportunity! When determining the value of a property, everybody knows location is a major factor to consider. This property could not sit in a better location! The property is located just 10 minutes east of Maryville, Missouri, just off the west side of Mozingo Lake, which has become a destination for outdoor enthusiasts! The property sits off of blacktop EE Highway and County Road 245, so access is not an issue! This property has the potential to serve as a tremendous investment, a great place to build and raise a family, or be subdivided to create multiple build sites in an area that is growing very quickly!

This property provides 141 +/- tillable acres which consist of 100% Class II and III soils and an overall NCCPI score of 79.3. The main ridge that runs the property consists of

Sharpsburg silty clay which carries an NCCPI score of 92 and is highly productive. Terracing and tiling are in place to set the stage for an extremely productive farm year in and year out. It is easy to see how well the ground has been managed and is ready for a new owner. At the west boundary of the property sits a pond that is shared with the neighbor. The pond is currently stocked and is a great spot to sit back and catch fish all evening. This area is very well known for its excellent deer hunting. An opportunistic hunter would certainly have opportunities to harvest northern Missouri whitetails throughout the season. The location of the property provides a great location to catch migrating waterfowl coming off of Mozingo Lake in the winter. Properties of this caliber in this location do not hit the market often, do not miss your opportunity!



PROPERTY FEATURES

PRICE: **\$1,540,800** | COUNTY: **NODAWAY** | STATE: **MISSOURI** | ACRES: **144**

- 141 +/- tillable acres
- Class 2 soils
- Class 3 soils
- Tremendous build site
- Subdividing opportunity
- Rural water at the road
- Road frontage on 2 sides
- Majority tillable acres
- Terrace and tiling in place
- Blacktop access



141 +/- TILLABLE ACRES



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 40° 22' 12.99, -94° 47' 50.53

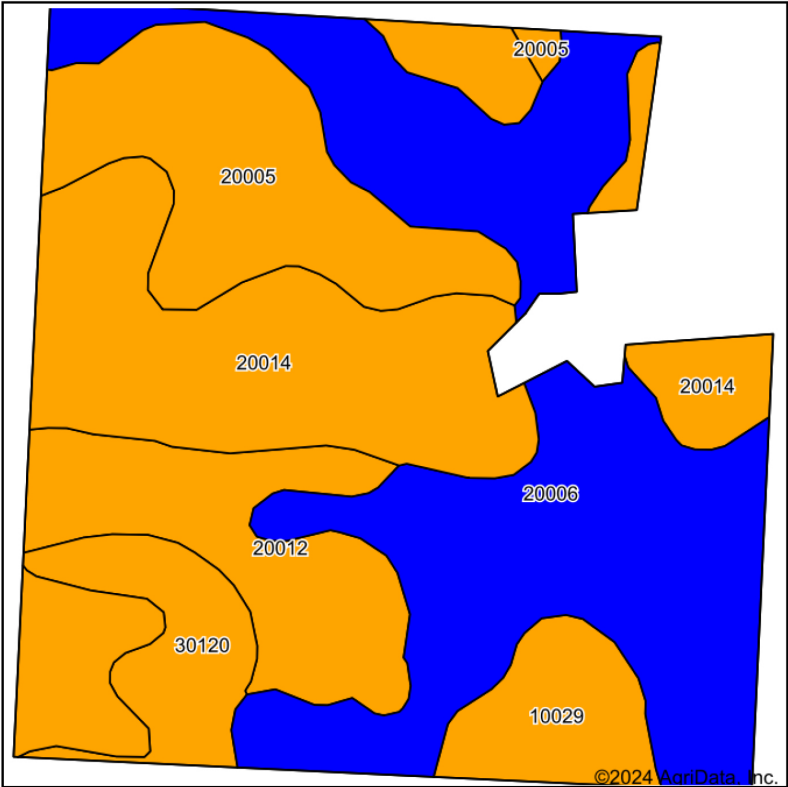
11-64N-35W
Nodaway County
Missouri

0ft 555ft 1110ft

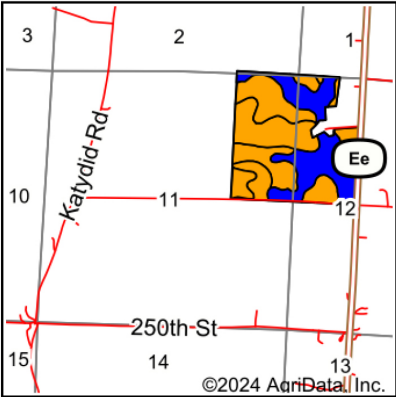


7/30/2024

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Nodaway**
Location: **12-64N-35W**
Township: **Polk**
Acres: **143.81**
Date: **7/30/2024**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Area Symbol: MO147, Soil Area Version: 25

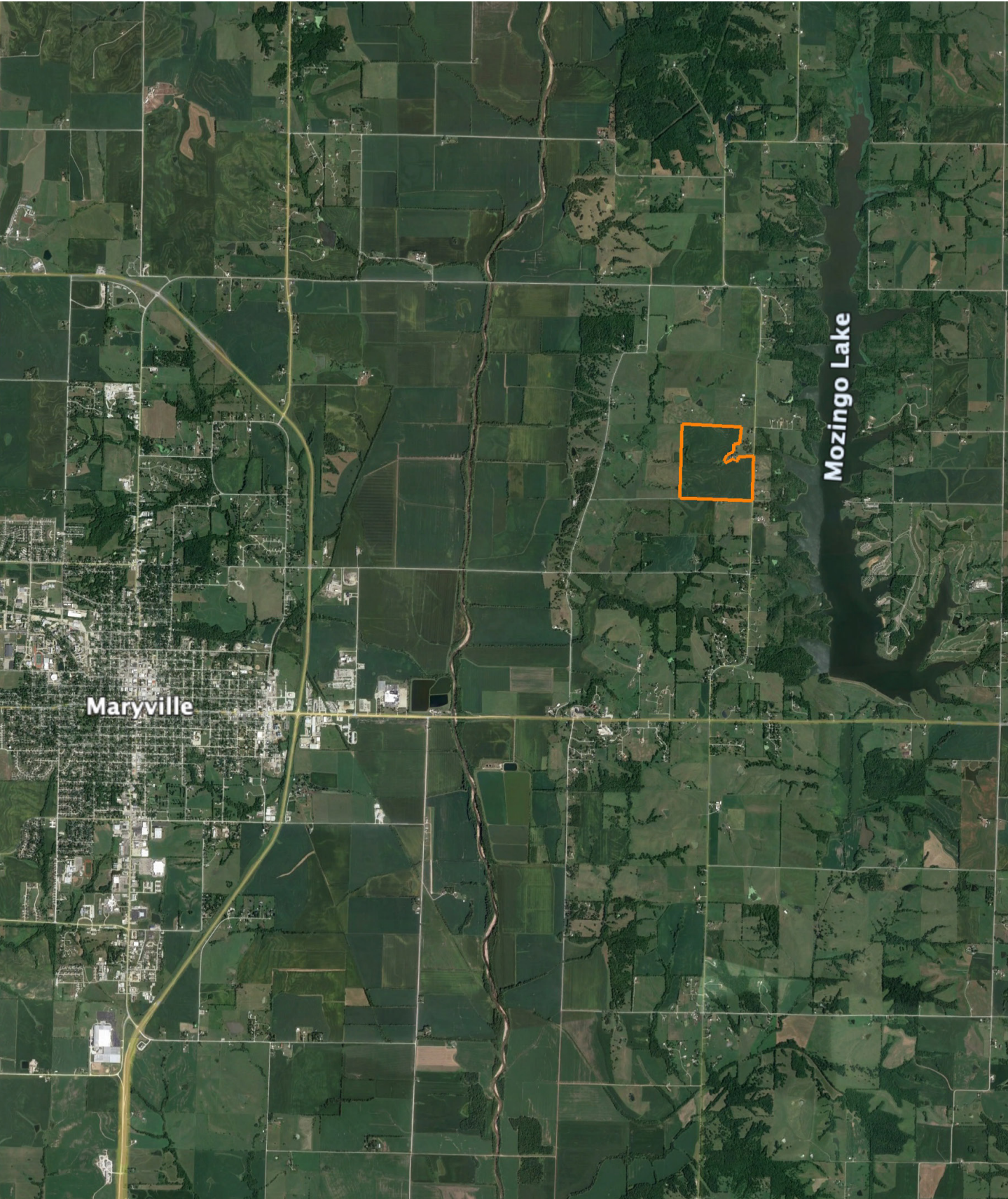
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	51.89	36.1%		Ile	92	92	79
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	39.89	27.7%		IIle	75	75	55
20005	Lamoni clay loam, 5 to 9 percent slopes	20.37	14.2%		IIle	65	65	49
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	15.92	11.1%		IIle	77	77	58
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	8.22	5.7%		IIle	70	68	59
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	7.52	5.2%		IIle	70	70	63
Weighted Average					2.64	*n 79.4	*n 79.3	*n 63.8

*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



AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



BRETT ROBERTS

LAND AGENT

816.309.1218

BrettRoberts@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.