

MIDWEST LAND GROUP PRESENTS

76.6 ACRES IN

NODAWAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE 76.6 +/- ACRE NODAWAY COUNTY TILLABLE FARM

I am very excited to bring to the market this highly tillable property located just north of Barnard, Missouri in a farming-rich area of Nodaway County! This highly productive 76 +/- acre property provides 66.09 FSA cropland acres which come in at 86.9%! The property boasts an average NCCPI score of 80.2 with a mix of sharpsburg, shelby, and lagonda soils throughout! It is easy to see how well the farm has been maintained by farming tenants of the past. Access is not an issue on this farm with road frontage on three sides. The rest of the property provides multiple wooded draws and a wildlife

pond located on the southwest side of the property. Whitetail deer and waterfowl have been seen multiple times when visiting the farm which adds a recreational aspect to the property! The center of the property would make a great location to build a home overlooking the Nodaway County, countryside! This property would make a great addition to a current farming operation, or an investment portfolio! Farms of this caliber in this area do not come to the market often, do not miss your opportunity!



PROPERTY FEATURES

PRICE: **\$698,250** | COUNTY: **NODAWAY** | STATE: **MISSOURI** | ACRES: **76.6**

- 76.6 +/- acres
- 66.09 cropland acres
- 80.2 NNCPI Average
- Just north of Barnard, Missouri
- Farming-rich area
- 2.68 weighted average
- Multiple wooded draws
- Multiple recreational opportunities
- Tremendous build site
- Utilities available at road
- Multiple access points
- Very well maintained



BUILD SITE

The center of the property would make a great location to build a home overlooking the Nodaway County, countryside! This property would make a great addition to a current farming operation, or an investment portfolio!



WOODED DRAWS

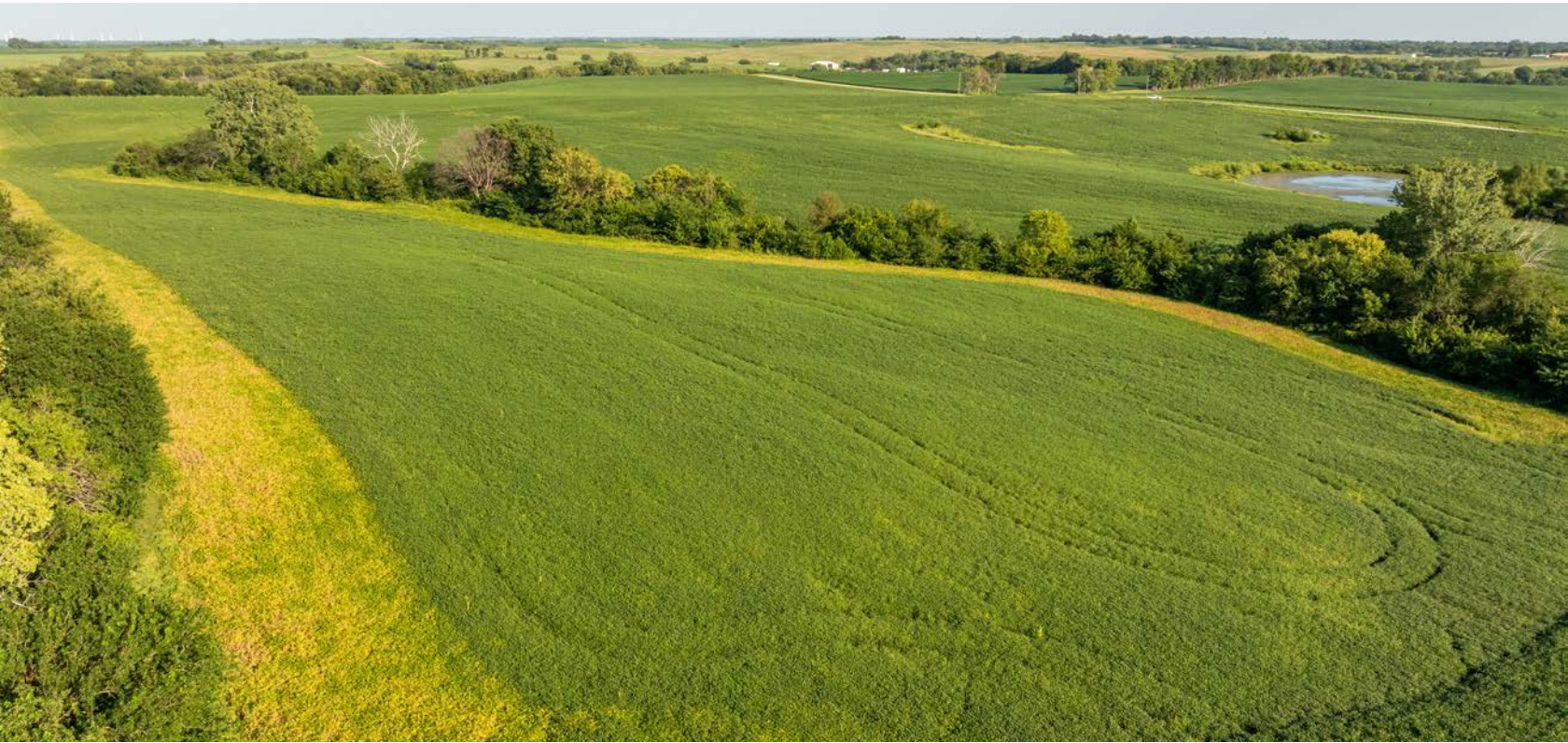


MULTIPLE ACCESS POINTS



FARMING-RICH AREA

This highly productive 76 +/- acre property provides 66.09 FSA cropland acres which come in at 86.9%! The property boasts an average NCCPI score of 80.2 with a mix of sharpsburg, shelby, and lagonda soils throughout!



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 12' 7", -94° 49' 0.17"

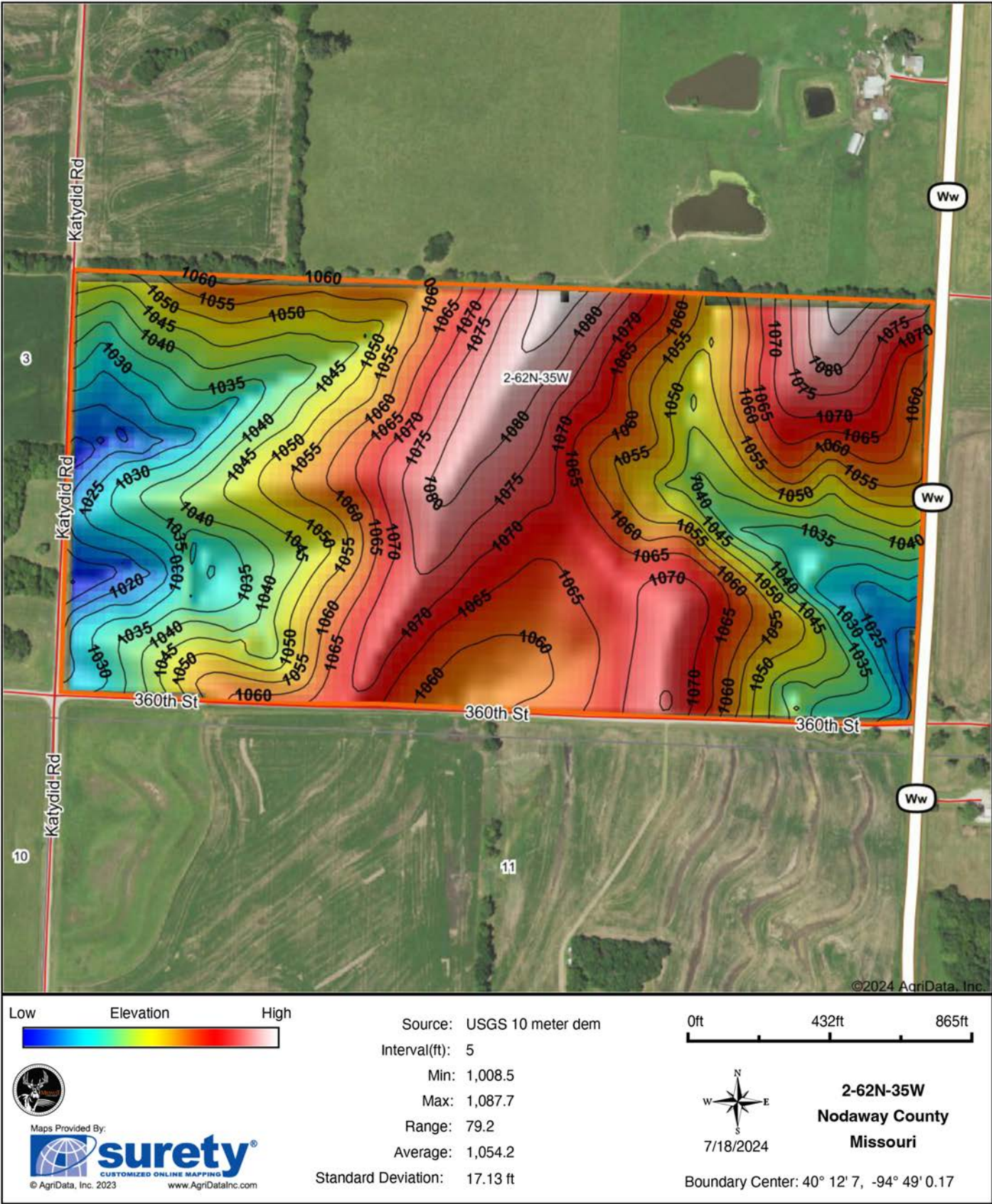
2-62N-35W
Nodaway County
Missouri

0ft 454ft 907ft

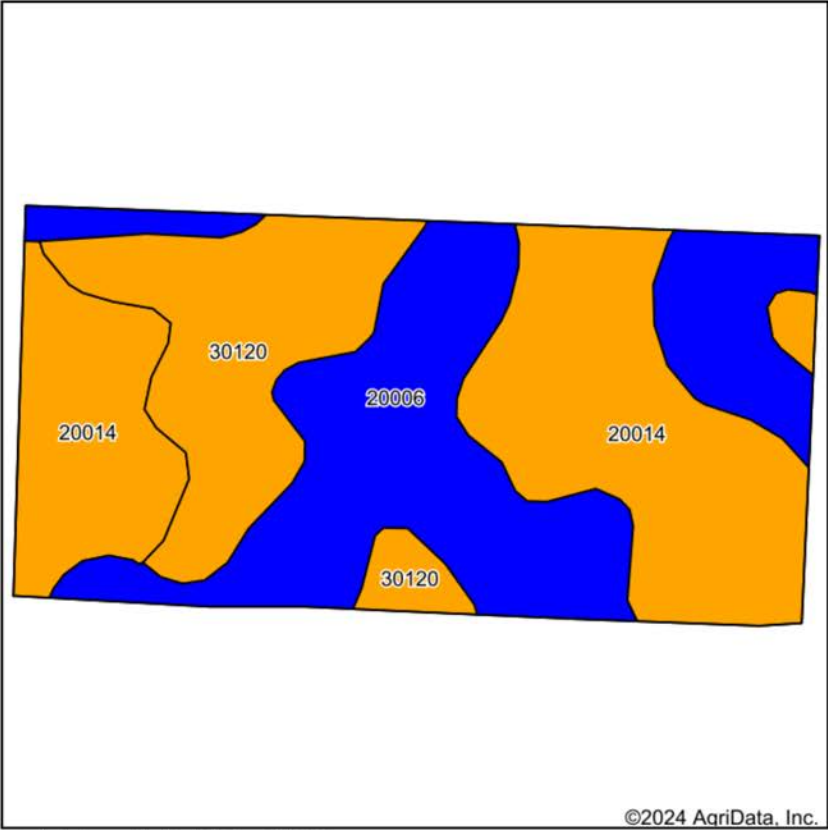


7/18/2024

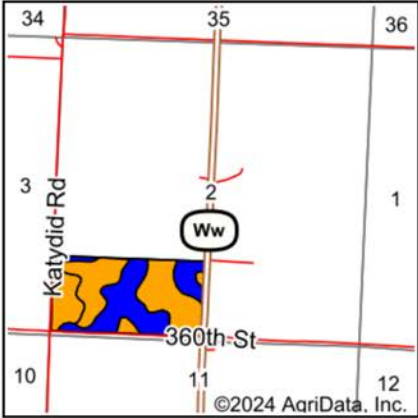
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Nodaway**
Location: **2-62N-35W**
Township: **Grant**
Acres: **77.87**
Date: **7/18/2024**



Maps Provided By:



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
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	31.22	40.1%		IIIe	75	75	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	29.73	38.2%		Ile	92	92	79
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	16.92	21.7%		IIIe	70	68	59
Weighted Average					2.62	*n 80.4	*n 80	*n 65

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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