

MIDWEST LAND GROUP PRESENTS

194 ACRES IN

NODAWAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGH CALIBER 194 ACRE TILLABLE FARM IN NODAWAY COUNTY, MISSOURI

This 194 +/- acre property in the farming-rich area of Nodaway County, Missouri deserves your attention! This 194 +/- acre property boasts 171.72 FSA cropland acres which is 88.5% of the property! The property provides an average NNCPI score of 79.6! The rest of the property provides timbered draws which provide multiple stand locations for the whitetail hunter! When touring the property I jumped multiple bedded bucks across the property, and the deer sign was obvious! Access to this property is extremely easy with blacktop WW bordering the west side of the property, and 350th Street bordering the south

side of the farm. Multiple veins of Sharpsburg soils sprawl throughout the farm which provides a fertile soil bed for your tillable operation. The center of the farm sits high overlooking the Nodaway County countryside, and would be an excellent place to build the home of your dreams! Utilities are available at blacktop WW and could be easily brought to the property entrance. This property would make a great addition to a tillable operation or a great addition to an investment portfolio! Properties in this farming-rich area of Nodaway County, Missouri do not hit the market often! Do not miss your opportunity!



PROPERTY FEATURES

PRICE: **\$1,736,300** | COUNTY: **NODAWAY** | STATE: **MISSOURI** | ACRES: **194**

- 194 +/- acres
- 171.72 cropland acres
- 79.6 average NCCPI
- Sharpsburg/Shelby predominant soils
- Blacktop access
- Wooded draws
- Excellent hunting
- Highly tillable
- Great build site
- Multiple stand locations
- Nodaway County
- Very well maintained



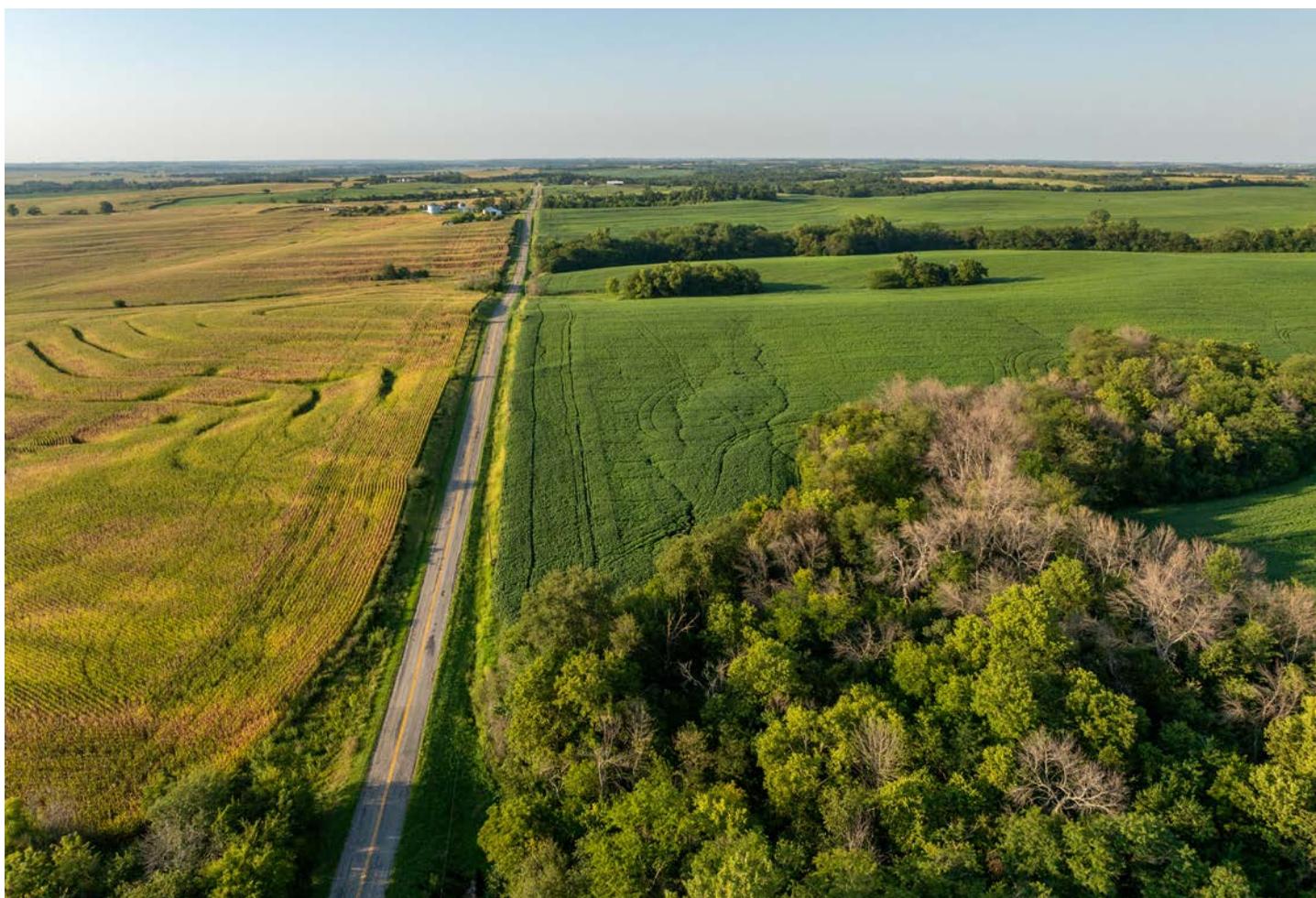
171.72 CROPLAND ACRES



79.6 AVERAGE NCCPI



BLACKTOP ACCESS



WOODED DRAWS



GREAT BUILD SITE



AERIAL MAP



All Measurements are
For FSA Programs Only
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
 C= Corn Yel GR; CW= Corn Wht GR
 SB= Soybn Com GR
 HRW= Wht HRW GR; SRW= Wht SRW GR
 H=MIXFG IGS FG; P= MIXFG IGS GZ
 FG= MIXFG LGM FG
 FTA= Grass FTA GZ; LS= Grass FTA LS
 AGM= MIXFG AGM FG; ALF=ALFAL FG
 *Unless notated on Map

1 inch equals 540 feet

Program Year: 2024

Created: 8/7/2024

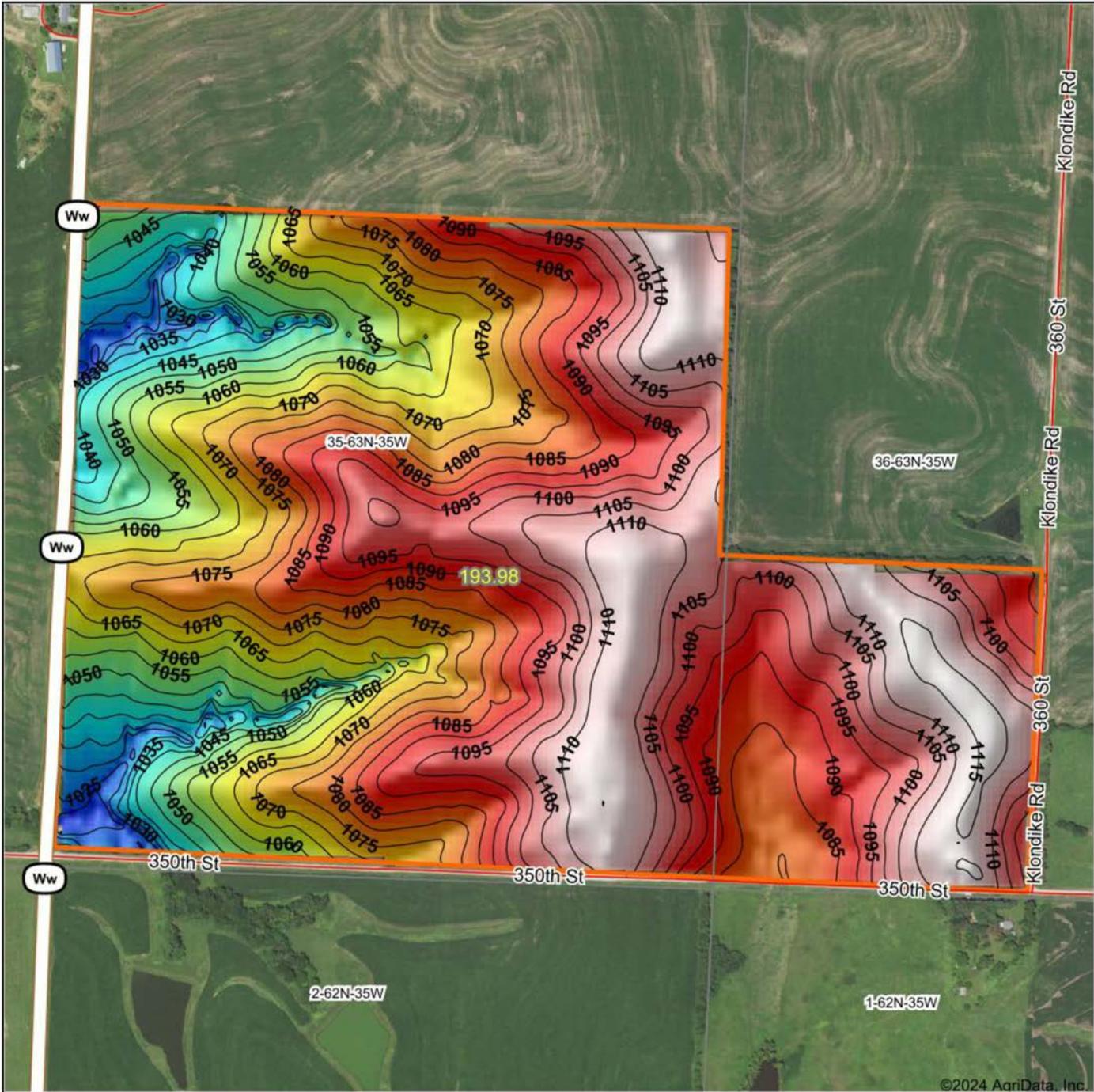
Flown: 2022-7-10

- clu
- crp
- plss

Farm 5259
Tract 574



HILLSHADE MAP





 Maps Provided By:



 CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 1,013.2
 Max: 1,116.0
 Range: 102.8
 Average: 1,081.2
 Standard Deviation: 23.82 ft

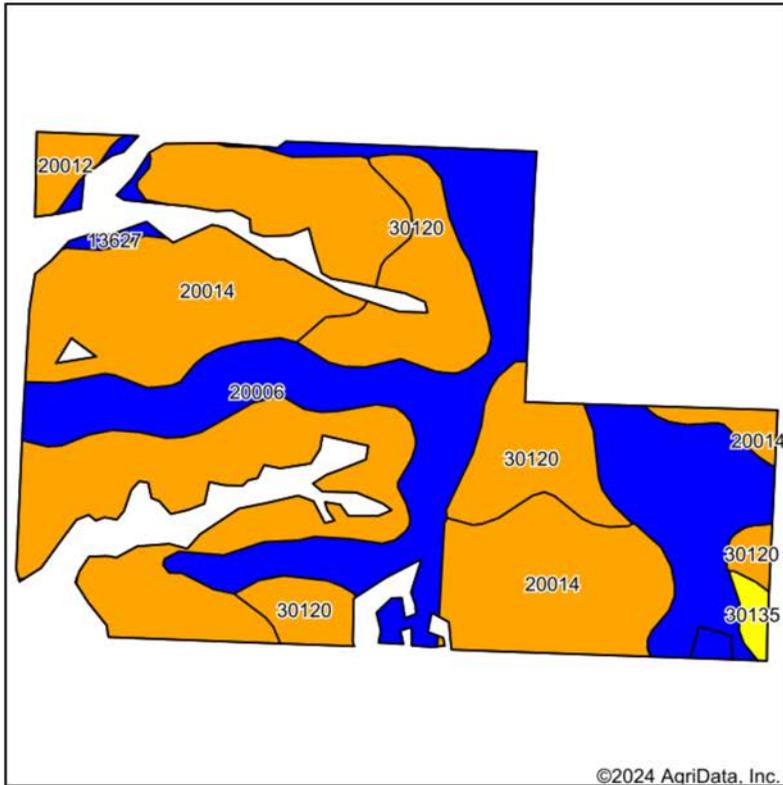


35-63N-35W
Nodaway County
Missouri

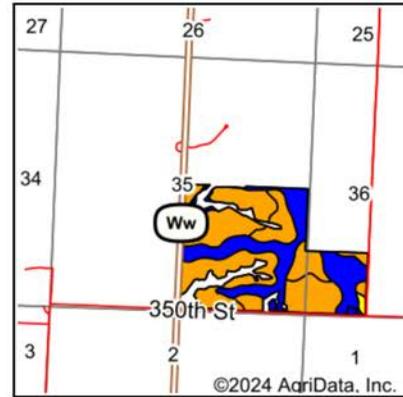
Boundary Center: 40° 13' 3.55, -94° 48' 15.92

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Nodaway**
 Location: **35-63N-35W**
 Township: **Grant**
 Acres: **172.37**
 Date: **7/18/2024**



Maps Provided By:



Area Symbol: MO147, Soil Area Version: 25

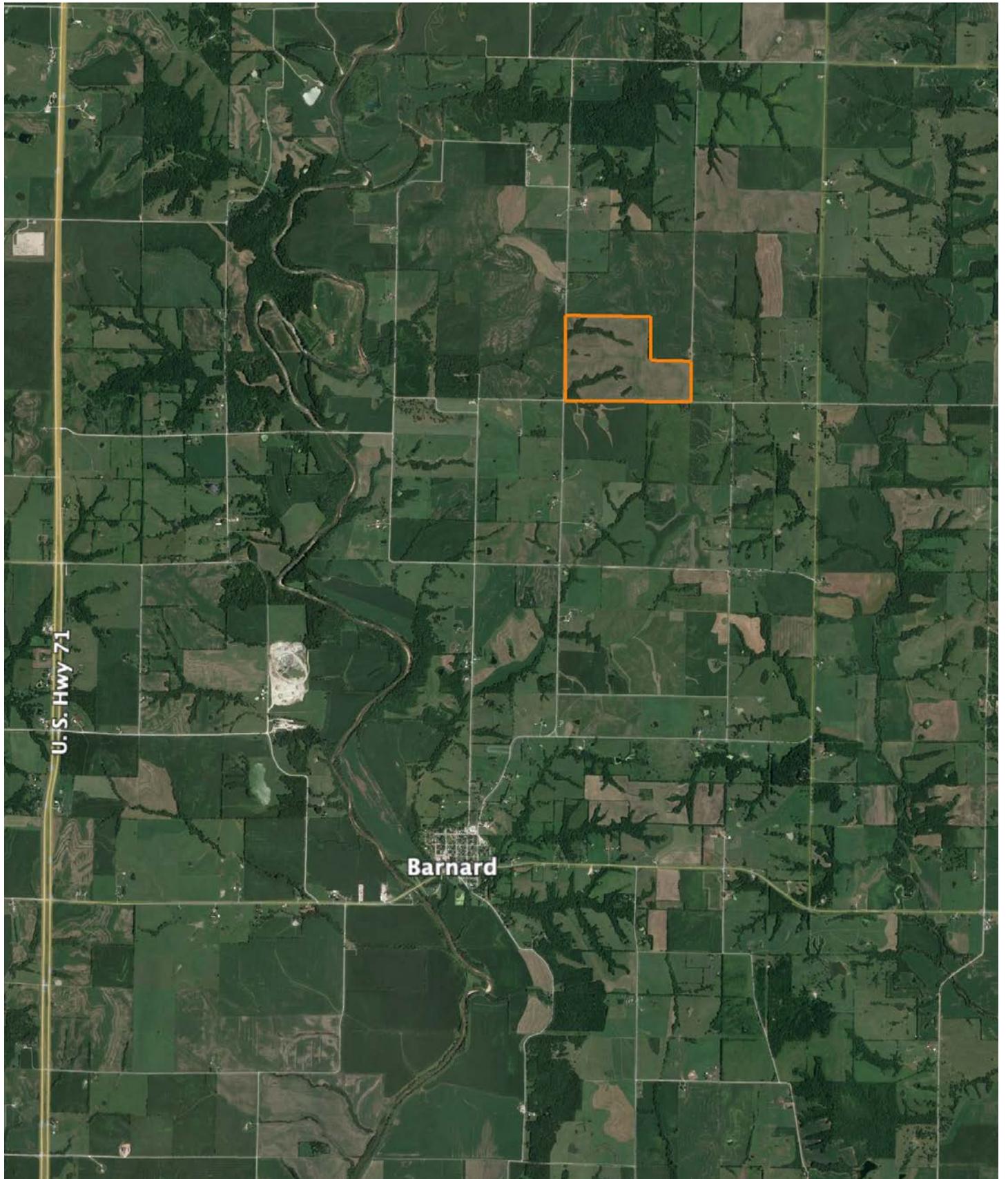
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	85.21	49.4%		Ille	75	75	55
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	55.16	32.0%		Ile	92	92	79
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	26.47	15.4%		Ille	70	68	59
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.61	1.5%		Ille	77	77	58
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	1.59	0.9%		Ilw	77	77	67
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	1.33	0.8%		IVe	63	63	44
Weighted Average					2.68	*n 79.6	*n 79.3	*n 63.4

*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

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