

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

CALDWELL COUNTY MISSOURI

8556 NW MILLCREEK DRIVE, CAMERON, MO 64429



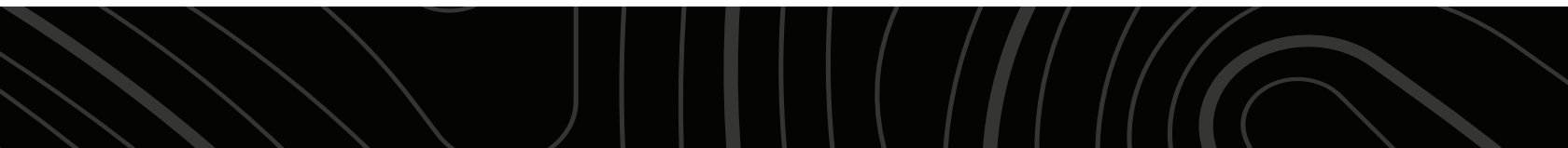
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED HOME ON BEAUTIFUL PROPERTY

You don't want to miss this beautiful and secluded barndominium! Located just outside of Cameron in Caldwell County and the Cameron School District sits this mostly wooded property with a small pasture and pond at the end of the road. If you are looking for quiet country living then look no further. Brushy Creek runs through the property in two locations along the west side creating both beautiful views and an abundance of wildlife. The property has gently rolling topography with trails throughout that are easy to walk and would be ideal for horse lovers and those who just like to go for a stroll with their favorite pets. This is a must-see for those who love nature walks, quiet country living,

and sunsets. As you pull up to the house you will immediately notice how secluded this property is. The beautifully maintained home features 2 bedrooms and 1.5 bathrooms with a large living/dining area and bonus room off the side. The main living area is 1,520 square feet with a 1,600 square foot connected garage. The entire home, including the shop, is spray foam insulated to cut down on your heating and cooling costs. The home is very low maintenance and gives you more time to enjoy nature. Close to town and easy access to the interstate, you won't find a better place to call home. Come see it for yourself, call Paul Lowry now for a private showing at (816) 500-2513.



PROPERTY FEATURES

PRICE: **\$550,000** | COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **40**

- 1,520 sq. ft. living area
- 1,600 sq. ft. shop/garage
- Hickory cabinets and granite countertops
- 2 bedroom, 1 and ½ bath
- 14' RV door bay
- 8' garage door bay
- Additional overhead garage storage
- Fully spray foam insulated
- Extremely efficient heating and cooling system
- Laminate and tile flooring throughout
- Cameron School District
- Miles of maintained trails
- Brushy Creek
- Additional RV hookups outside
- Beautiful timbered property



BEAUTIFULLY MAINTAINED HOME

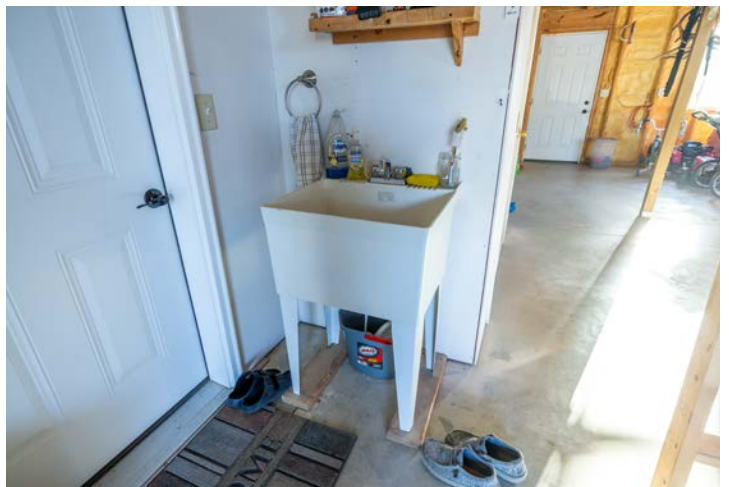
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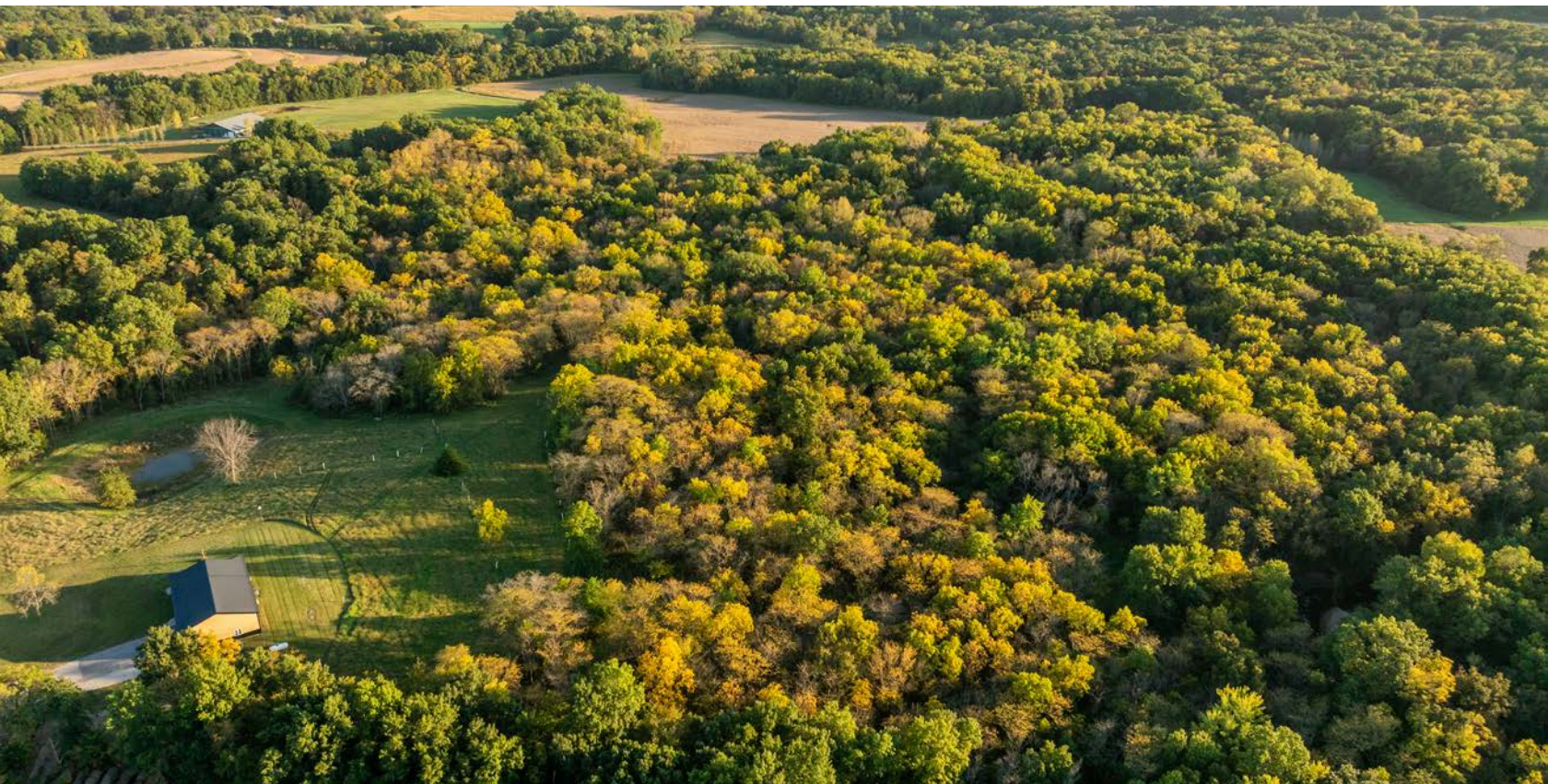
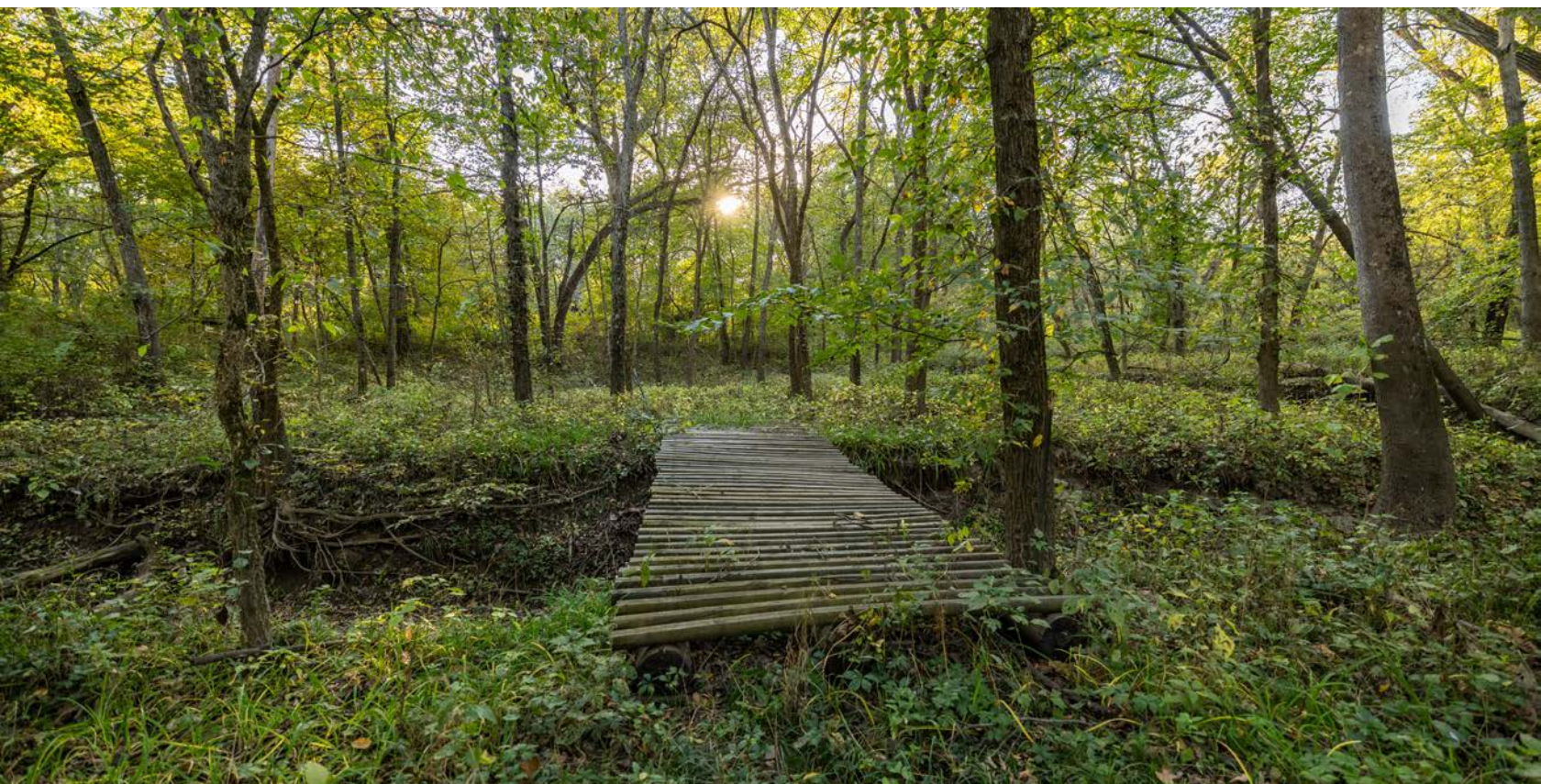
HICKORY CABINETS & GRANITE COUNTERTOPS



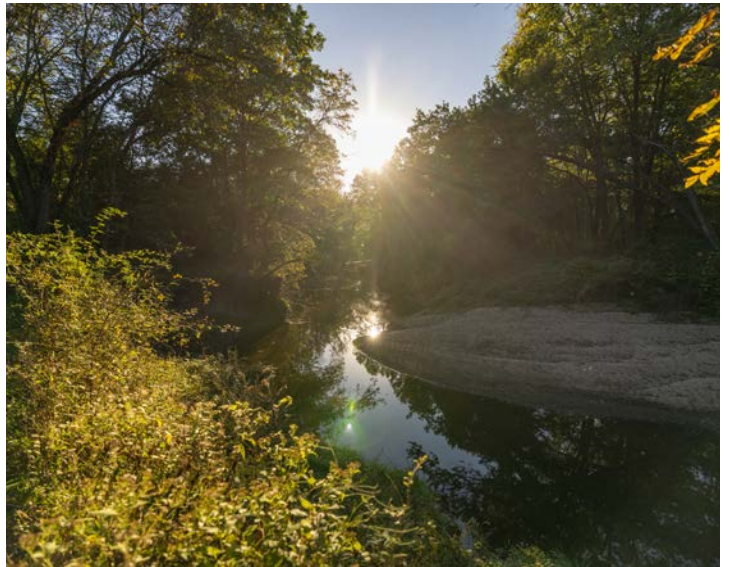
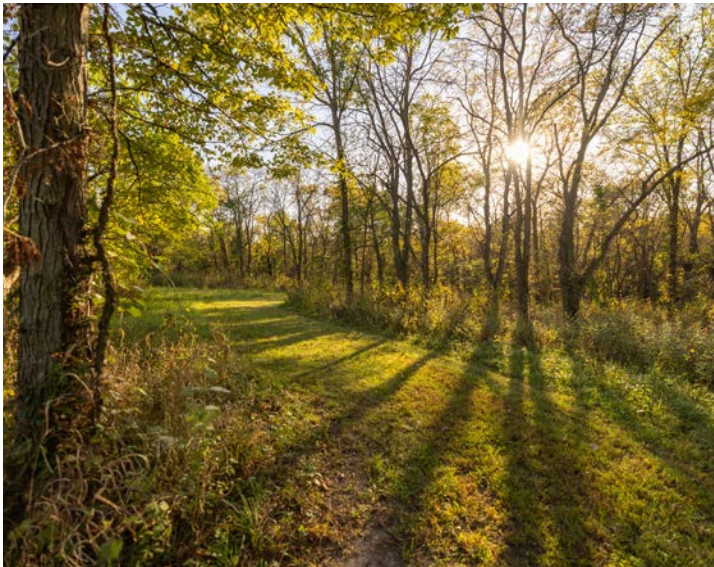
1,600 SQ. FT. SHOP/GARAGE



BEAUTIFUL TIMBERED PROPERTY



MAINTAINED TRAILS & BRUSHY CREEK



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 43' 40.34, -94° 9' 38.72

0ft 314ft 627ft



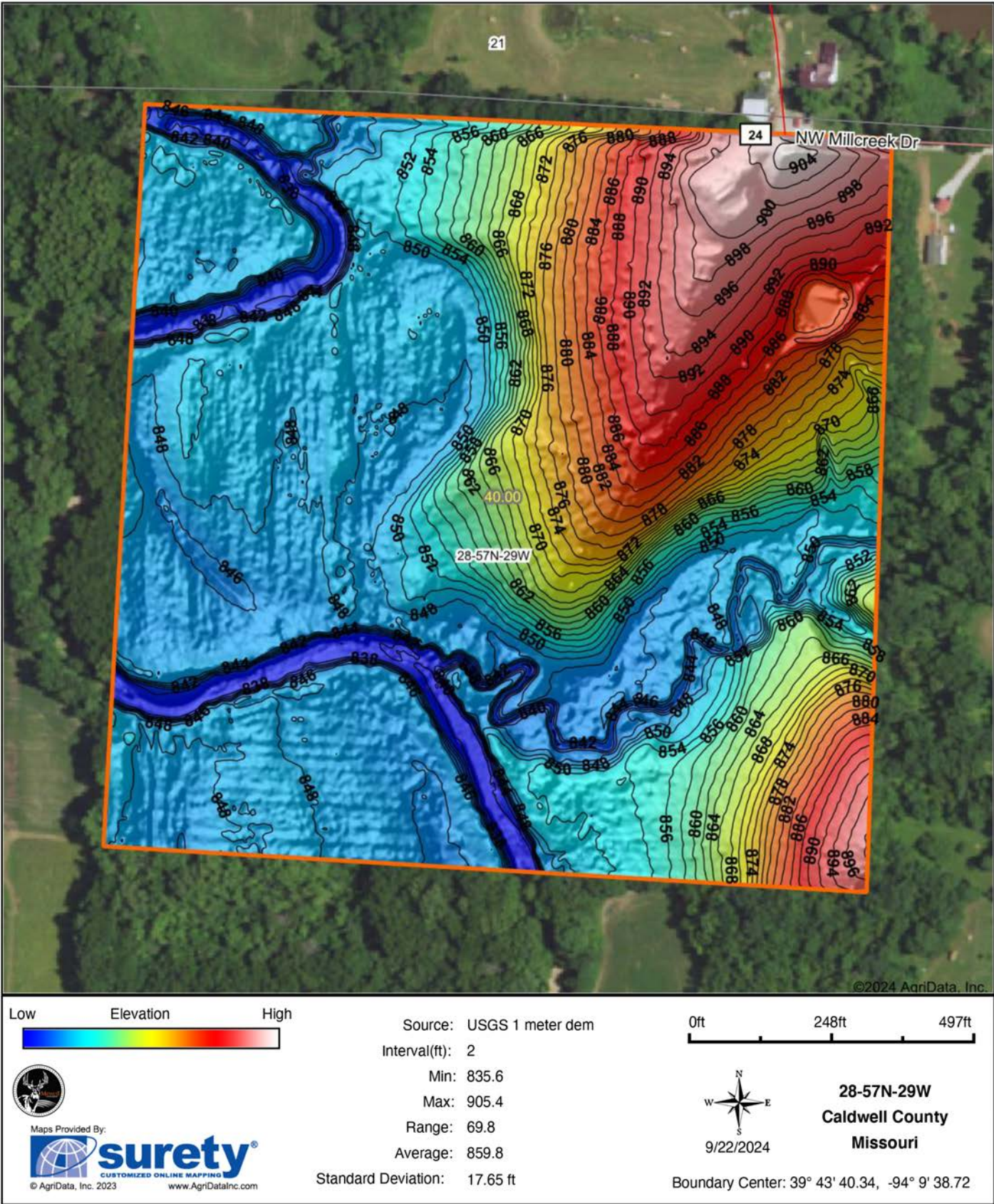
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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28-57N-29W
Caldwell County
Missouri

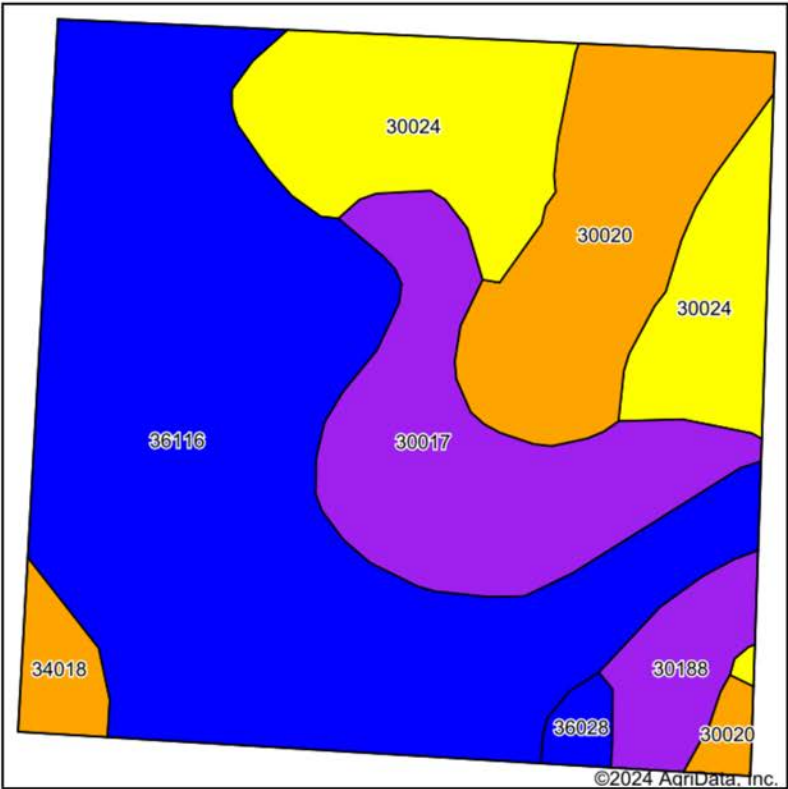


9/22/2024

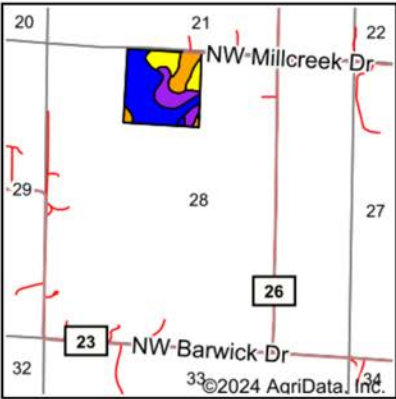
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Caldwell**
Location: **28-57N-29W**
Township: **Kidder**
Acres: **40**
Date: **9/22/2024**



Maps Provided By:



Area Symbol: MO025, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	19.32	48.3%		IIw	74	74	67
30024	Armster loam, 9 to 14 percent slopes, eroded	6.55	16.4%		IVe	59	59	46
30017	Armster loam, 14 to 20 percent slopes, eroded	5.88	14.7%		VIe	61	61	44
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	5.46	13.6%		IIIe	64	64	48
30188	Chillicothe silt loam, 5 to 14 percent slopes, eroded, rocky	1.56	3.9%		VIe	62	62	49
34018	Moniteau silt loam, 0 to 3 percent slopes, rarely flooded	0.83	2.1%		IIIw	78	76	77
36028	Nevin silt loam, 0 to 2 percent slopes, rarely flooded	0.40	1.0%		IIw	84	84	76
Weighted Average					3.23	*n 68	*n 67.9	*n 57.2

*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.

AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



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