

MIDWEST LAND GROUP PRESENTS

162 ACRES IN

ANDREW COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPECTACULAR CRP PROPERTY IN THE HEART OF THE MISSOURI RIVER BLUFFS

Midwest Land Group is very excited to bring to market this spectacularly maintained CRP property in the heart of the Missouri River Bluffs. This is truly one of the cleanest majority CRP farms I have ever come across. There are currently 8 years remaining on the CRP contract which includes 100.16 +/- acres in CRP paying \$16,480 annually. The property sits on one of the main ridges that runs through the center of the Missouri River Bluffs just northwest of Amazonia, Missouri. The location of the property provides gorgeous scenery of the Andrew County countryside. The main entrance of the property is along the main ridge of the property, which would provide an excellent build site for your

dream home. Rural water and electricity are available at the road, making it easy to build your dream home in a breathtaking location. The property also includes a fully stocked 3 +/- acre lake that includes a picnic area and a boat ramp for easy access to the lake. This area has a history of producing big whitetails and the combination of CRP grasses and pockets of timber provide excellent cover for all types of wildlife that call northwest Missouri home. The trail system provides easy access throughout the whole property. Properties in the heart of the Missouri River bluffs are hard to come by, do not miss your opportunity!



PROPERTY FEATURES

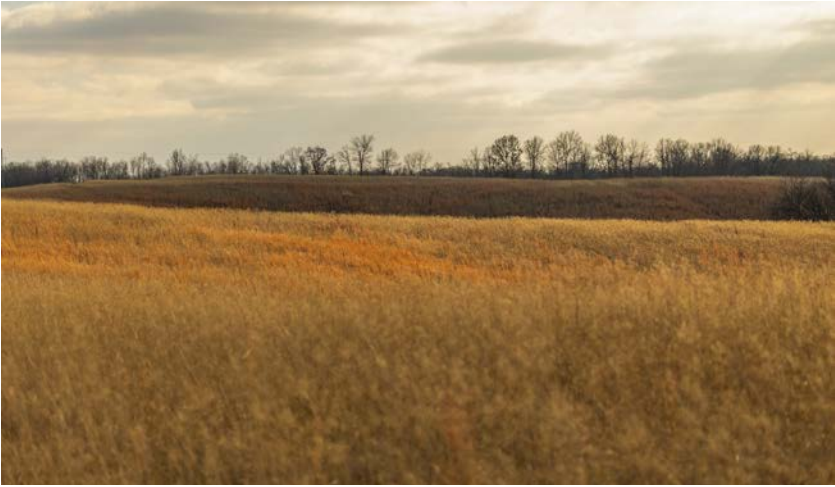
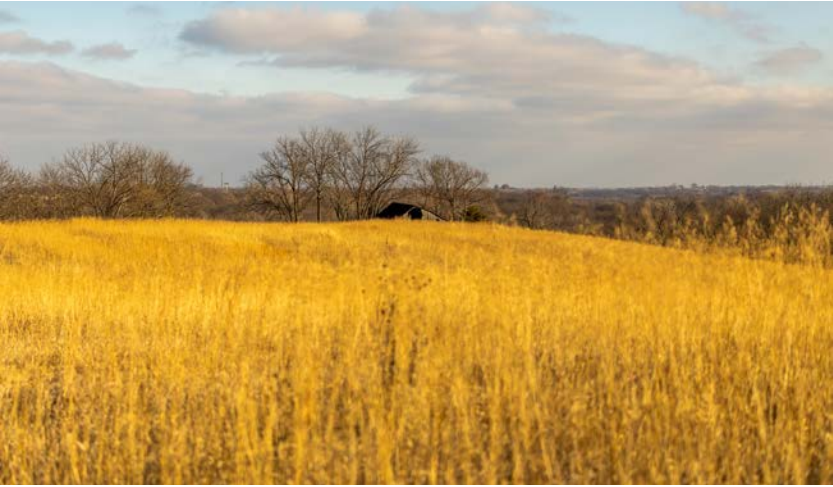
PRICE: **\$891,000** | COUNTY: **ANDREW** | STATE: **MISSOURI** | ACRES: **162**

- 162 +/- acres
- 101.16 +/- acres in CRP
- Andrew County, Missouri
- 8 years remaining in CRP contract
- \$16,489.00 in annual income
- 3 +/- acre lake
- Utilities available
- Boat ramp
- Excellent build site
- Excellent fishing
- Excellent hunting



101.16 +/- ACRES IN CRP

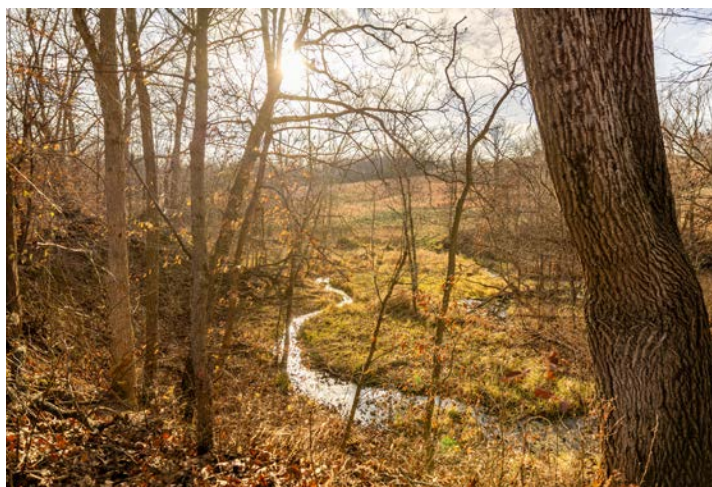
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3 +/- ACRE LAKE

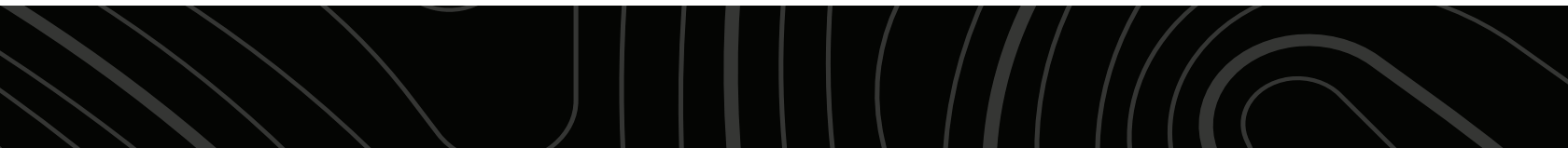
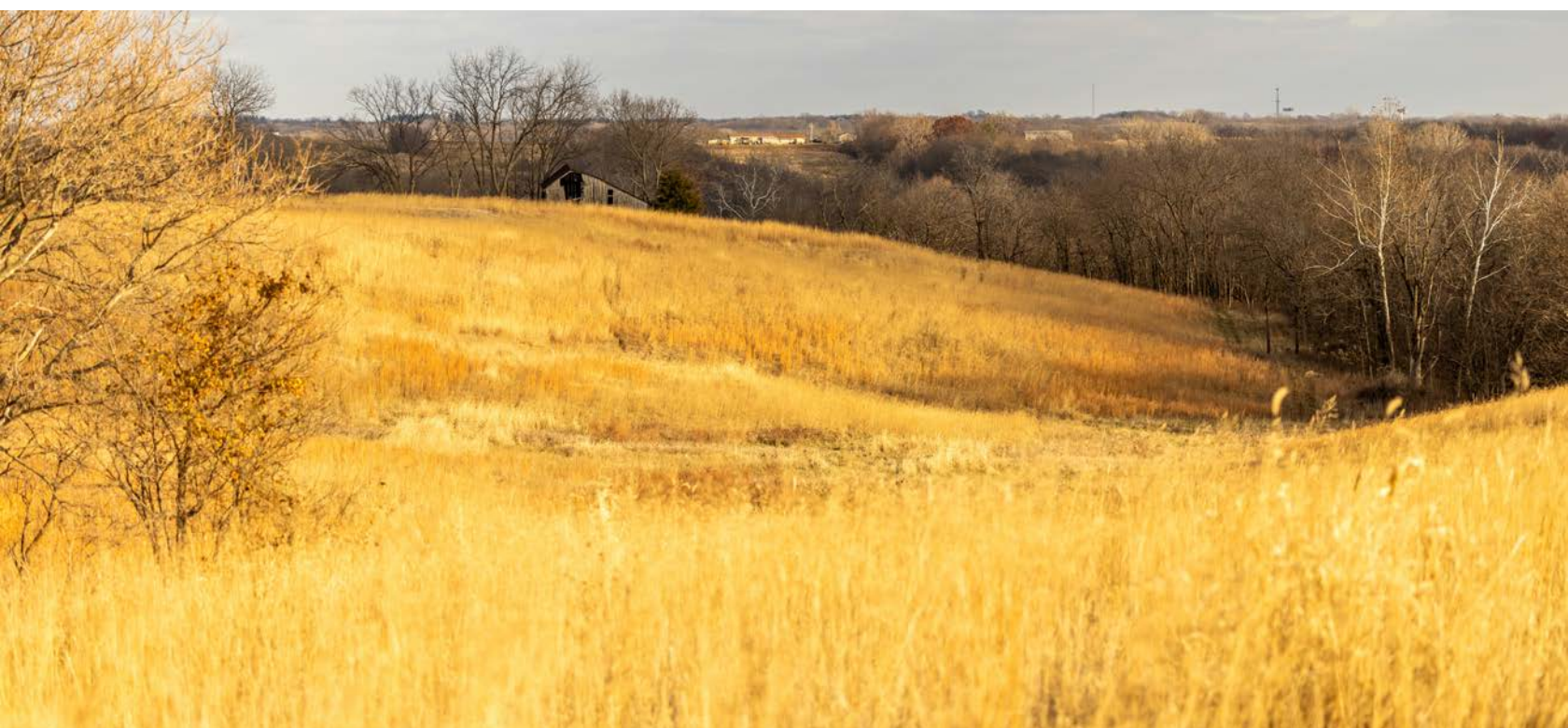


GORGEOUS SCENERY



EXCELLENT BUILD SITE

The main entrance of the property is along the main ridge of the property, which would provide an excellent build site for your dream home. Rural water and electricity are available at the road, making it easy to build your dream home in a breathtaking location.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 56' 3.47, -94° 57' 41.01



Maps Provided By:



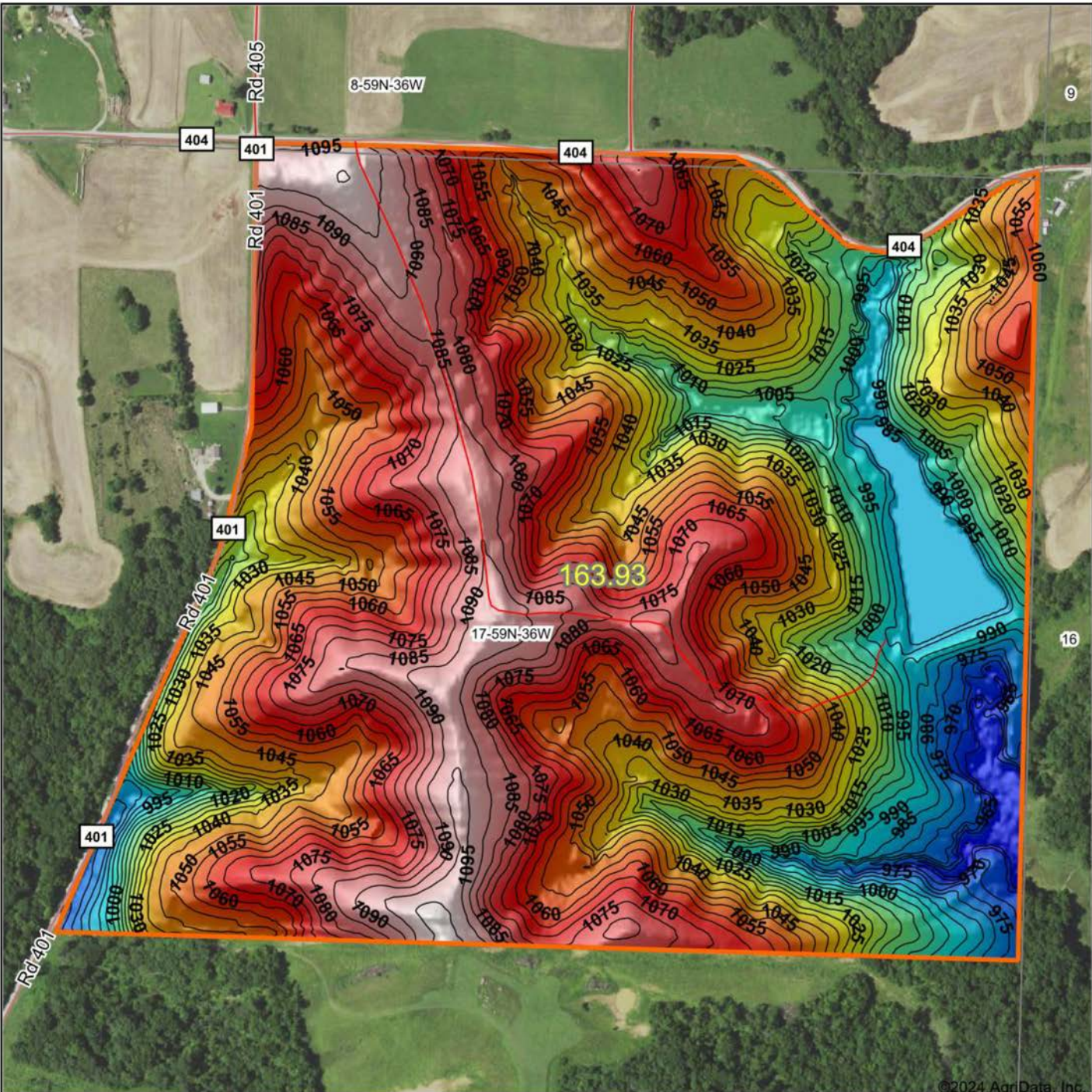
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17-59N-36W
Andrew County
Missouri



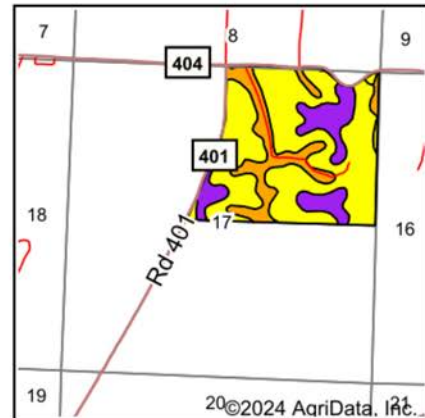
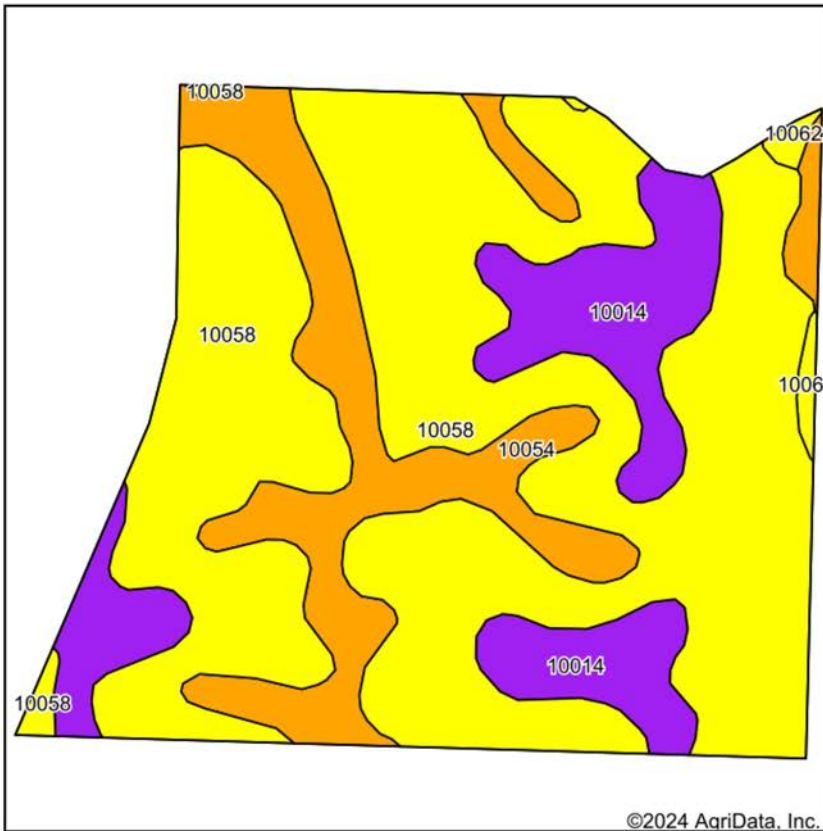
11/14/2024

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 5 Min: 956.1 Max: 1,102.3 Range: 146.2 Average: 1,043.8 Standard Deviation: 33.4 ft</p>	<p>0ft 517ft 1035ft</p>
<p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com</p>	<p>17-59N-36W Andrew County Missouri</p> <p>11/14/2024</p> <p>Boundary Center: 39° 56' 3.47, -94° 57' 41.01</p>	

SOILS MAP



State: **Missouri**
 County: **Andrew**
 Location: **17-59N-36W**
 Township: **Lincoln**
 Acres: **163.93**
 Date: **11/14/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

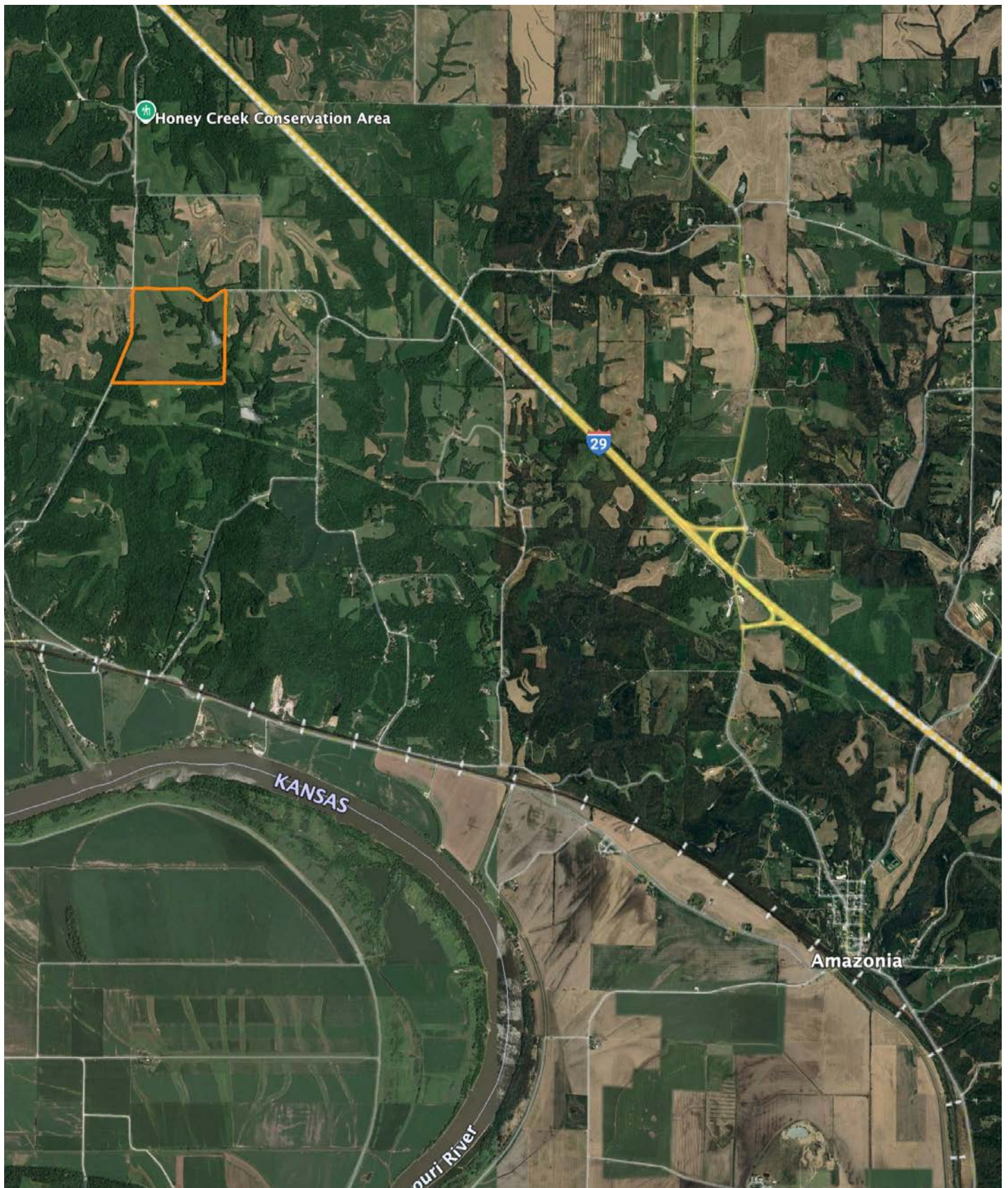
Area Symbol: MO003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10058	Knox silty clay loam, 14 to 20 percent slopes, eroded	108.45	66.1%		IVe	69	69	49
10054	Knox silt loam, 5 to 9 percent slopes	28.16	17.2%		IIIe	85	85	75
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	25.88	15.8%		VIIe	15	15	9
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	1.44	0.9%		IVe	73	73	61
Weighted Average					4.30	*n 63.3	*n 63.3	*n 47.3

*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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