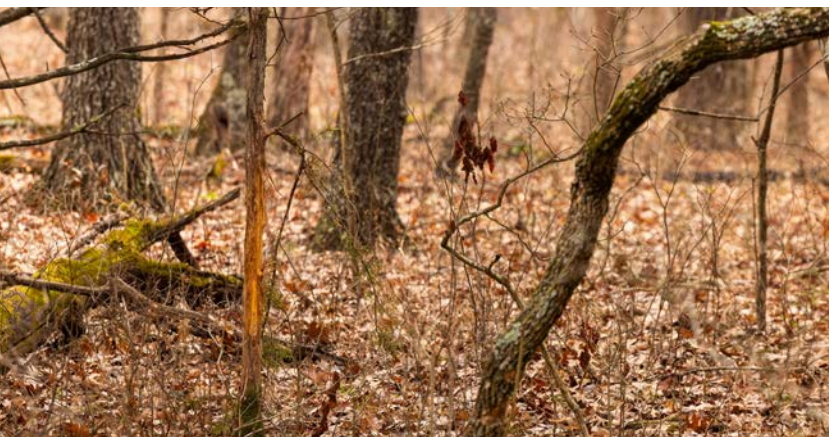


MIDWEST LAND GROUP PRESENTS



BENTON COUNTY, MO

80 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WARSAW OUTDOORSMAN PARADISE

This 80 +/- acre property is jam-packed with awesomeness and one you have to see to believe! It is conveniently located just 20 minutes from Warsaw, Missouri, and one mile off blacktop. Disappear down a quarter-mile driveway to the beautiful home that was built in 2022. The 3 bedroom, 2 bathroom home sets up perfect for a permanent residence or hunting cabin. The modern design open floor plan, oversized kitchen/rooms/closets, and 9-foot ceilings are just a few of the countless features that make this place so ideal. It's a beautiful setup and one you are sure to fall in love with, but it gets better...

Disappear out the back door and hunt on this big buck-producing property! Check out the trail camera and harvest photos of the giants taken off this land! The proven history of this property didn't happen by accident. The owner hired a renowned wildlife and habitat management company and has implemented several improvement strategies that have this place

set up for success! You can navigate the woods on the established trail system that provides incredible access throughout the property. The rolling ridges are awesome and feature a variety of mature oak timber and cedar thickets. It offers a great mix of open woods and thick cover that hold the wildlife on this property year-round. Deer stands and blinds are already in perfect locations with views and shot opportunities that you dream about. The land showed off an abundant number of deer rubs, scrapes, and trails. This property isn't home to just great deer hunting, it is a turkey and morel mushroom honey hole! On top of all that the land is located less than 2 miles from Truman Lake with thousands of acres of Corps of Engineer ground to fish, hunt, and explore. Talk about an outdoorsman paradise!

It doesn't get much better with the location and makeup of this property! It is fully set up and ready to enjoy from day one! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$579,000** | COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **80**

- 80 +/- surveyed acres
- 1 mile off blacktop
- Quarter-mile driveway
- 1,989 sq. ft. house built in 2022
- 3 bedrooms, 2 bathrooms
- Open floor plan with 9 ft. ceilings
- Oversized rooms and closets
- Mudroom entry with sink
- Amazing kitchen with large island
- Private well water
- Septic system
- 40 ft. storage container
- Heavily wooded
- Mature timber
- Incredible trail system
- Amazing hunting
- Proven big buck history
- Turkey and morel mushrooms
- Fishing at Truman Lake just 2 miles away
- 20 minutes to Warsaw
- Just over an hour to Springfield
- 2 hours to the Kansas City area



1,989 SQ. FT. HOUSE BUILT IN 2022

The 3 bed, 2 bath home sets up perfect for a permanent residence or hunting cabin. The modern design open floor plan, oversized kitchen/rooms/closets, and 9-foot ceilings are just a few of the countless features that make this place so ideal.



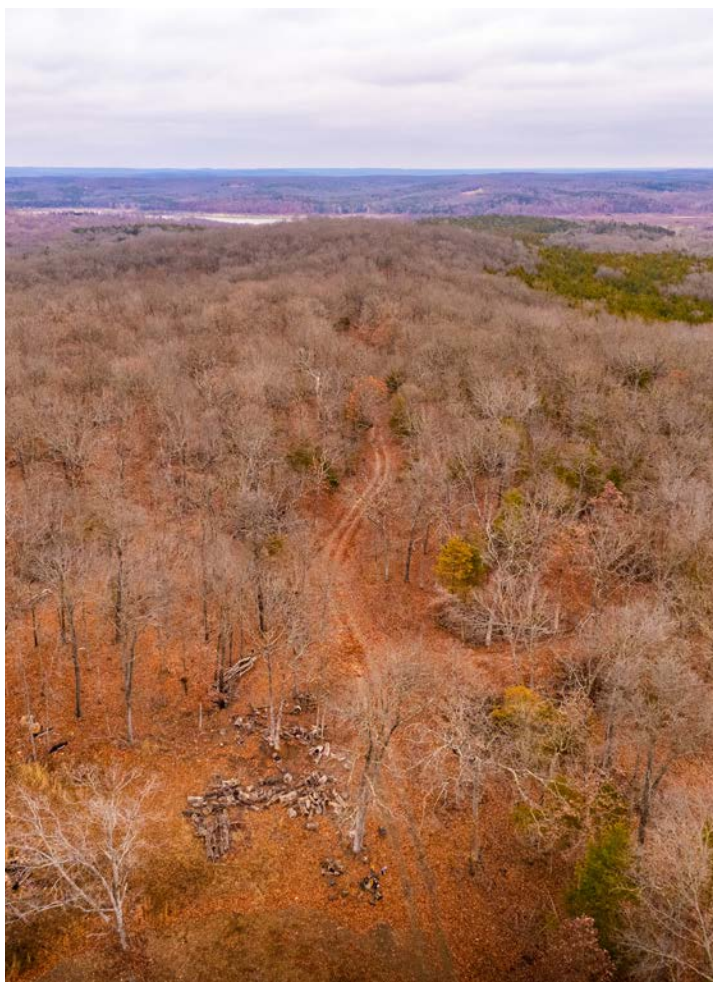
ADDITIONAL PHOTOS



QUARTER MILE DRIVEWAY

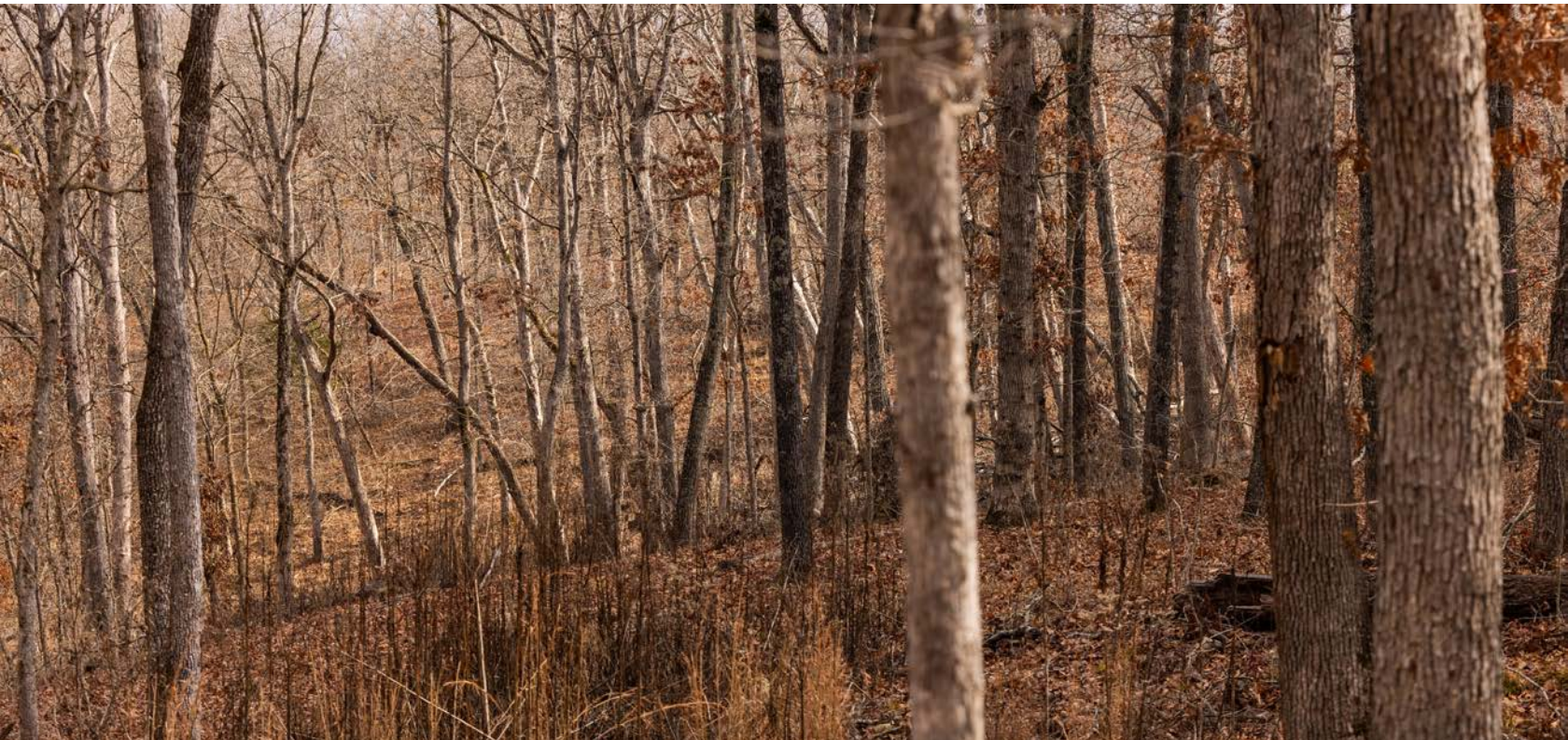


INCREDIBLE TRAIL SYSTEM

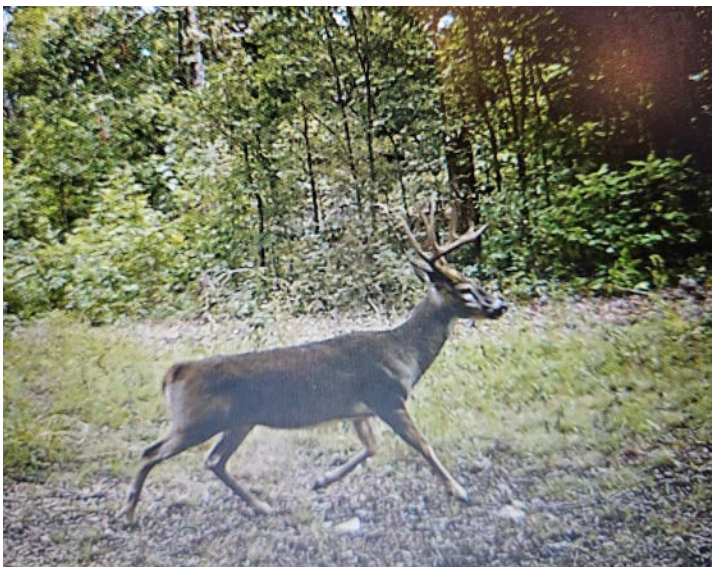


HEAVILY WOODED

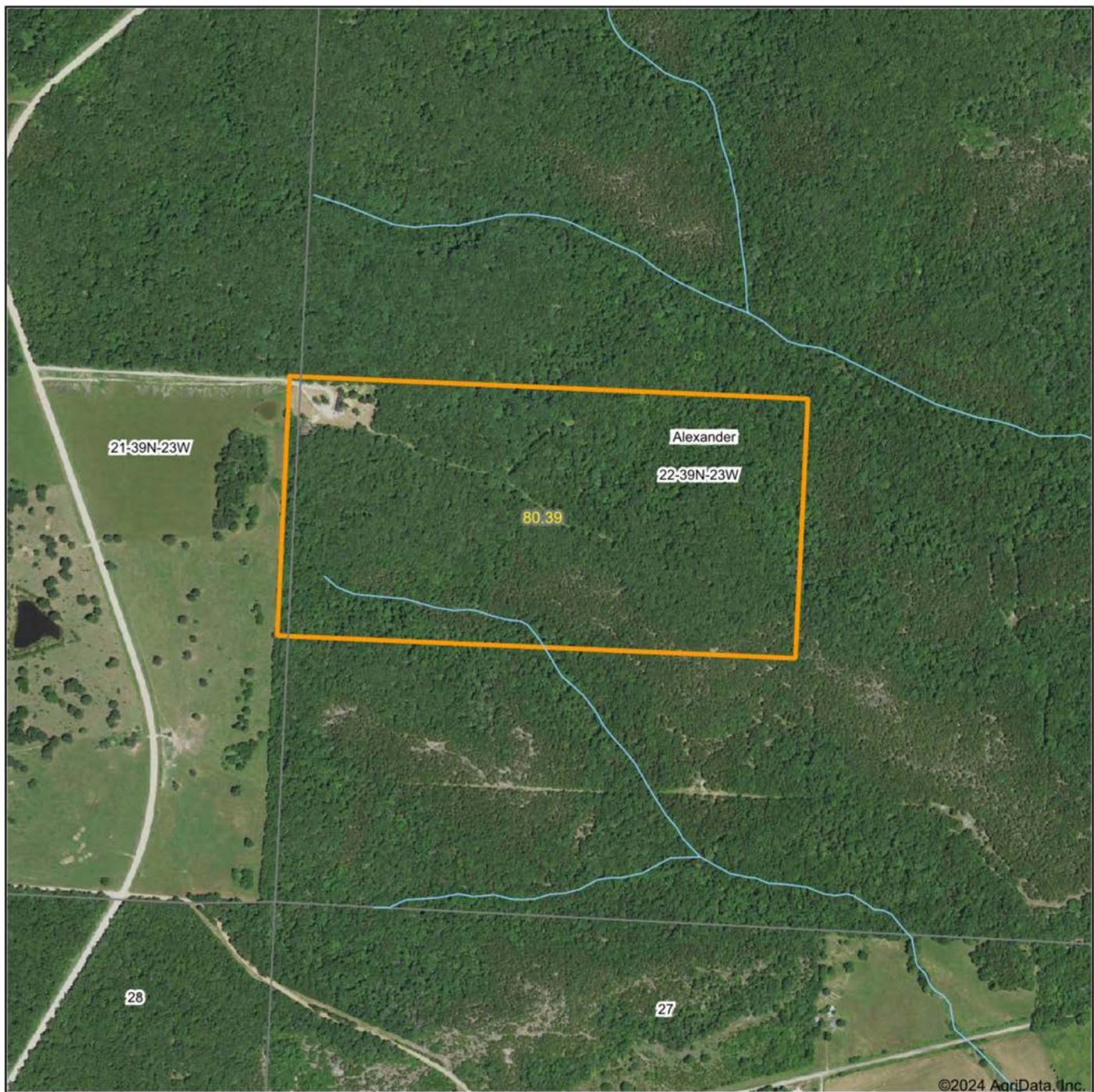
Disappear out the back door and hunt on this big buck producing property! The rolling ridges are awesome and feature a variety of mature oak timber and cedar thickets.



AMAZING HUNTING



AERIAL MAP



Boundary Center: 38° 7' 12.87, -93° 26' 35.28

0ft 791ft 1581ft



Maps Provided By:



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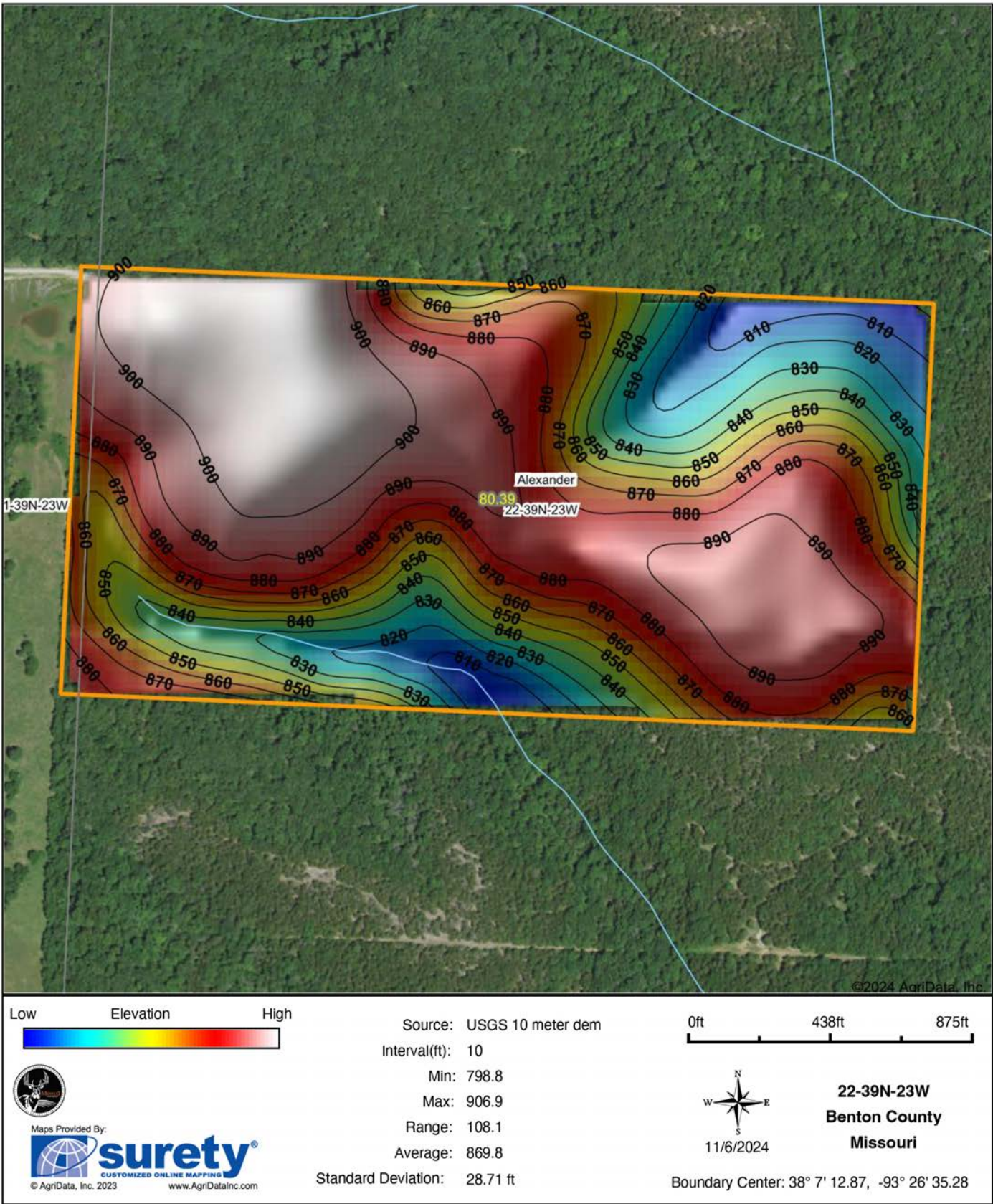
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Benton County
Missouri

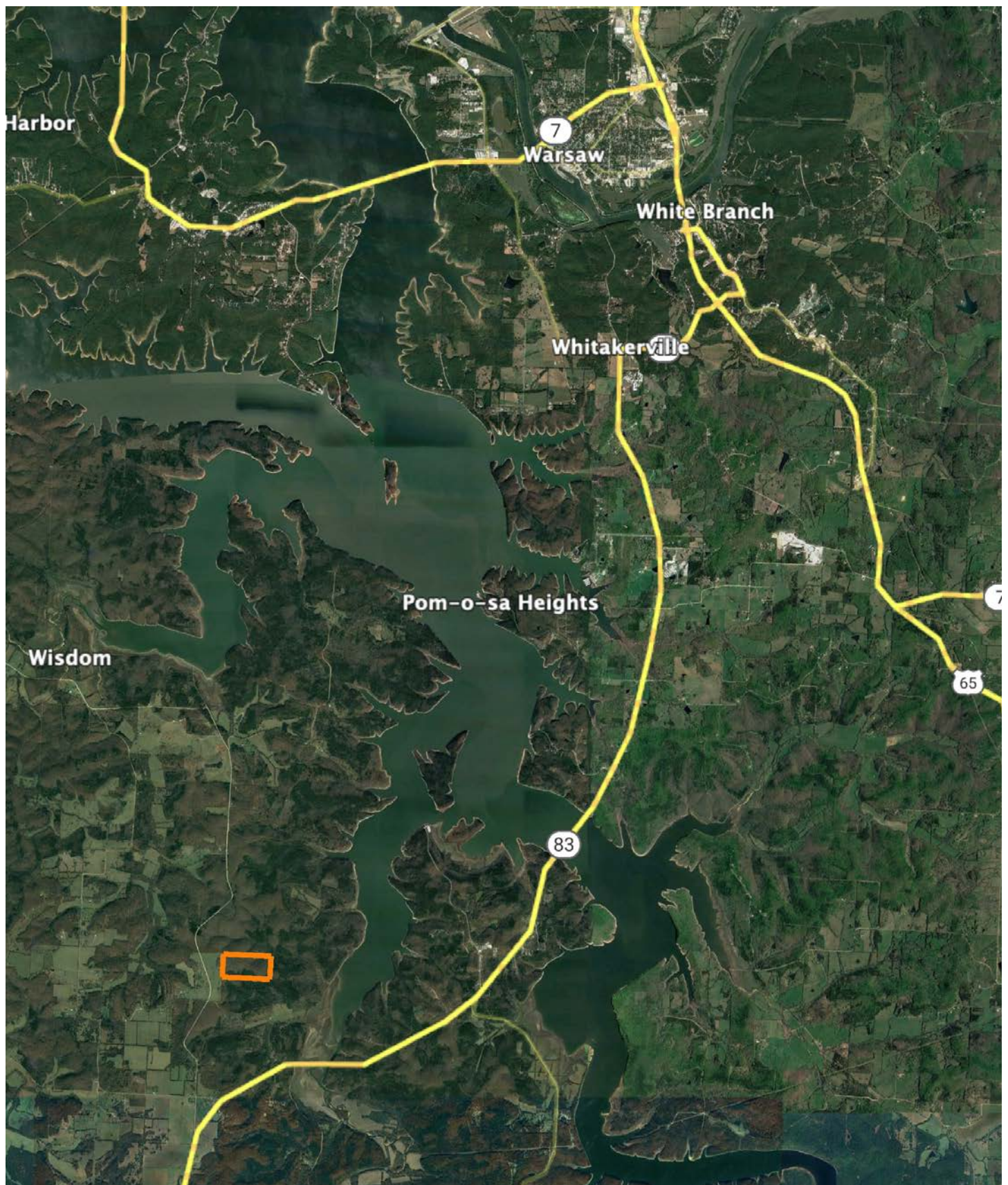


11/6/2024

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

816.500.0168

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MidwestLandGroup.com

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