

MIDWEST LAND GROUP PRESENTS

26 ACRES IN

CLINTON COUNTY MISSOURI



NORTHWEST GRAVES ROAD, GOWER, MISSOURI, 64454

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCELLENT HUNTING AND RECREATIONAL PROPERTY

When it comes to recreational properties, location and seclusion are key. This one checks all the boxes! These 26 +/- acres are located on a dedicated easement and sit in the middle of a well-known big buck travel corridor and hunts very big for its size. If you also like to turkey hunt, you will not find a better gobbler strut zone than this, the turkey hunting is exceptional! There are two off-grid cabins on the property. The main cabin is 12'x20', insulated with a wood-burning stove and a gutter system with a water collection tank. The second cabin is 12'x16' with an unfinished interior, ready for your finishing touches. There is also a 10'x16' storage

shed and an 18'x21' carport to store your toys out of the weather. The cabin site sits in the southeast corner of the property, a perfect location to not disturb your hunting grounds. There are multiple established food plots dotted throughout the property and a wildlife water hole that has constant use. There is a beautiful mix of hardwood timber with mature oaks and plenty of old field thickets to hold deer year-round. Call Paul Lowry today at (816) 500-2513 if you are looking for a great location to enjoy with your family or an exceptional hunting property close to Kansas City.



PROPERTY FEATURES

PRICE: **\$238,000** | COUNTY: **CLINTON** | STATE: **MISSOURI** | ACRES: **26**

- Mature timber
- Multiple food plots
- Trail system
- Secluded cabin site
- Wildlife water hole
- 12'x20' cabin with wood stove
- Gutter system with water collection tank
- 12'x16' second unfinished cabin
- 10'x16' storage shed
- 18'x21' carport
- Excellent hunting property
- Legal easement access



SECLUDED CABIN SITE

There are two off-grid cabins on the property. The main cabin is 12'x20', insulated with a wood-burning stove and a gutter system with a water collection tank. The second cabin is 12'x16' with an unfinished interior, ready for your finishing touches.



TRAIL SYSTEM

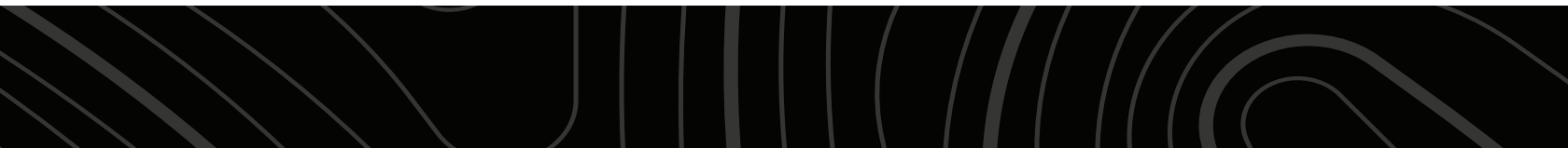
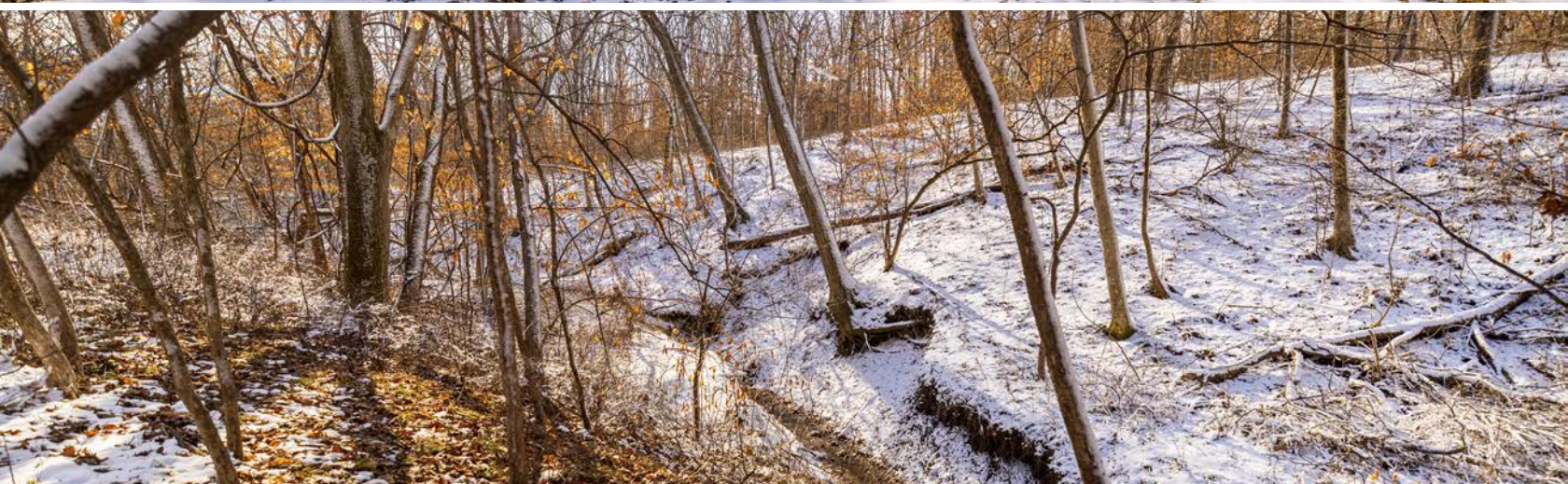
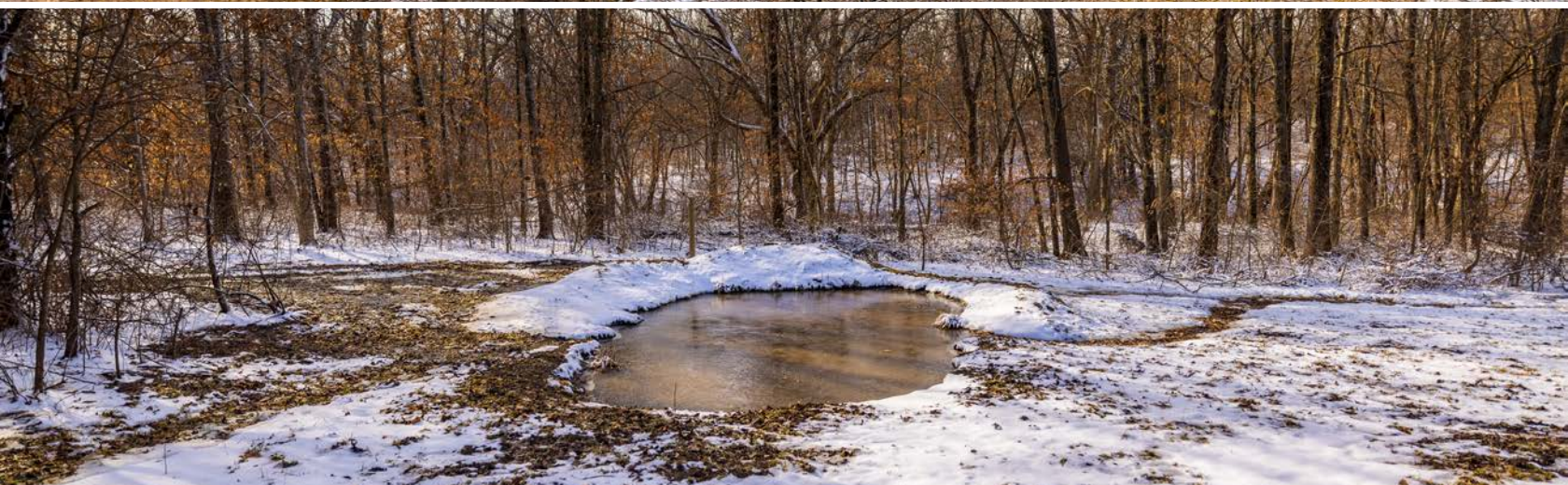


STORAGE SHED AND CARPORT



DIVERSE HABITAT

There are multiple established food plots dotted throughout the property and a wildlife water hole that has constant use. There is a beautiful mix of hardwood timber with mature oaks and plenty of old field thickets to hold deer year-round.



HARVEST AND TRAIL CAM PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 38' 33.02, -94° 33' 4.93

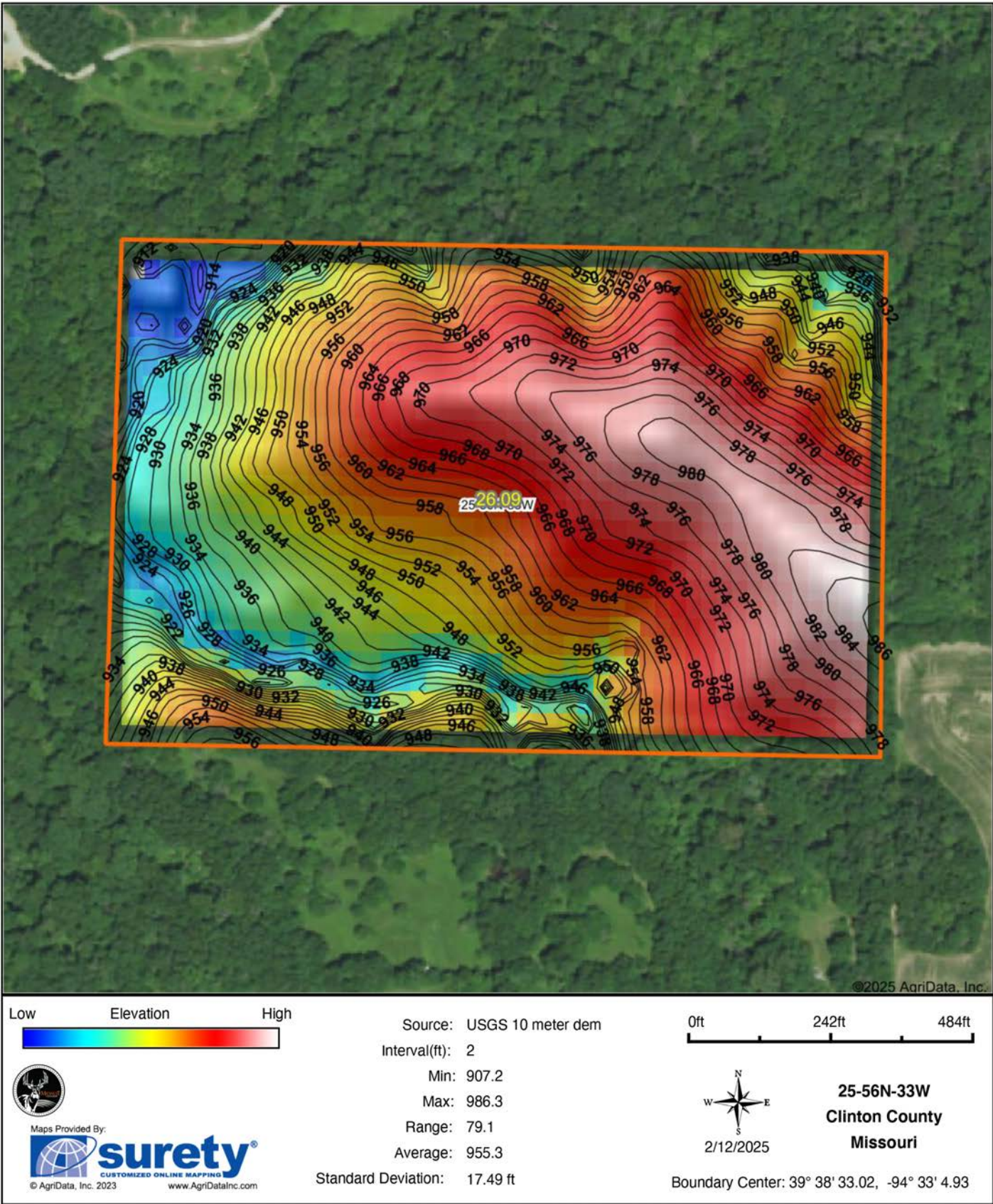
25-56N-33W
Clinton County
Missouri

0ft 291ft 581ft

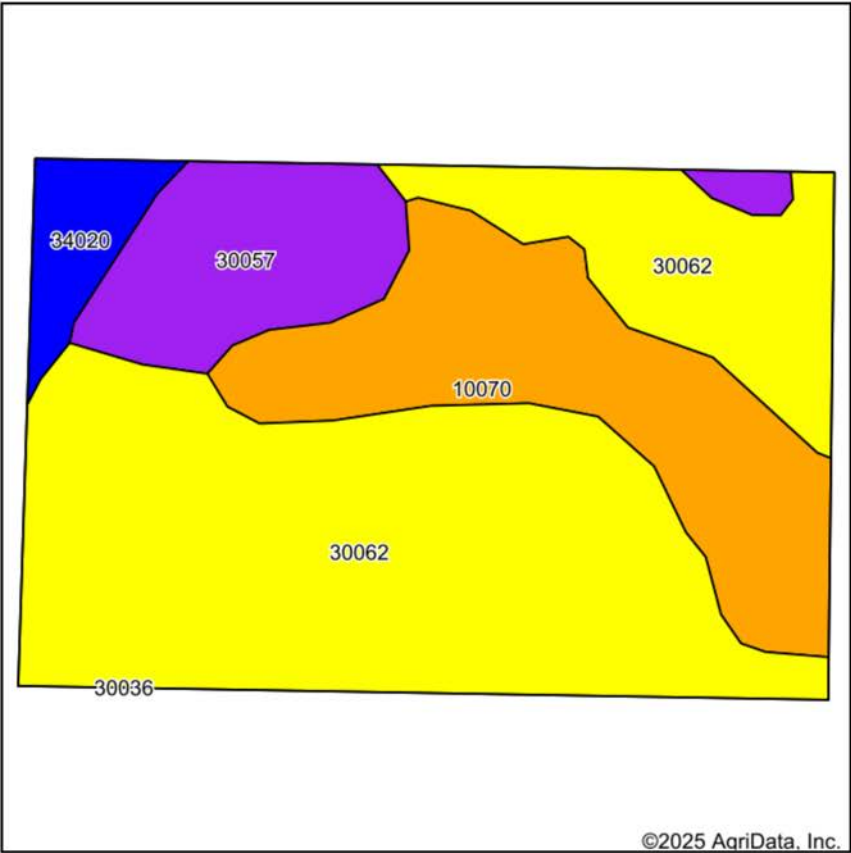


2/12/2025

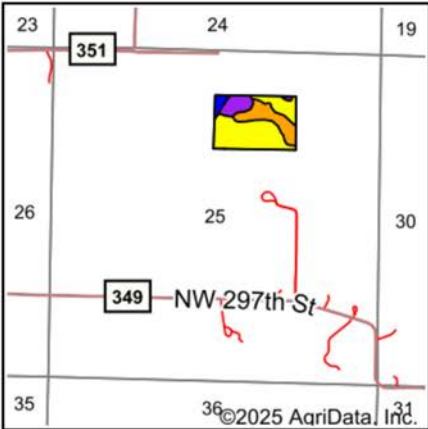
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Clinton**
Location: **25-56N-33W**
Township: **Atchison**
Acres: **26.09**
Date: **2/12/2025**



Maps Provided By:



Area Symbol: MO049, 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
30062	Gara loam, 9 to 14 percent slopes	15.78	60.5%		IVe	71	71	59
10070	Ladoga silt loam, 5 to 9 percent slopes	5.98	22.9%		IIIe	65	65	56
30057	Gara loam, 14 to 18 percent slopes	3.26	12.5%		VIe	66	66	52
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	1.07	4.1%		IIw	78	78	59
Weighted Average					3.94	*n 69.3	*n 69.3	*n 57.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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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