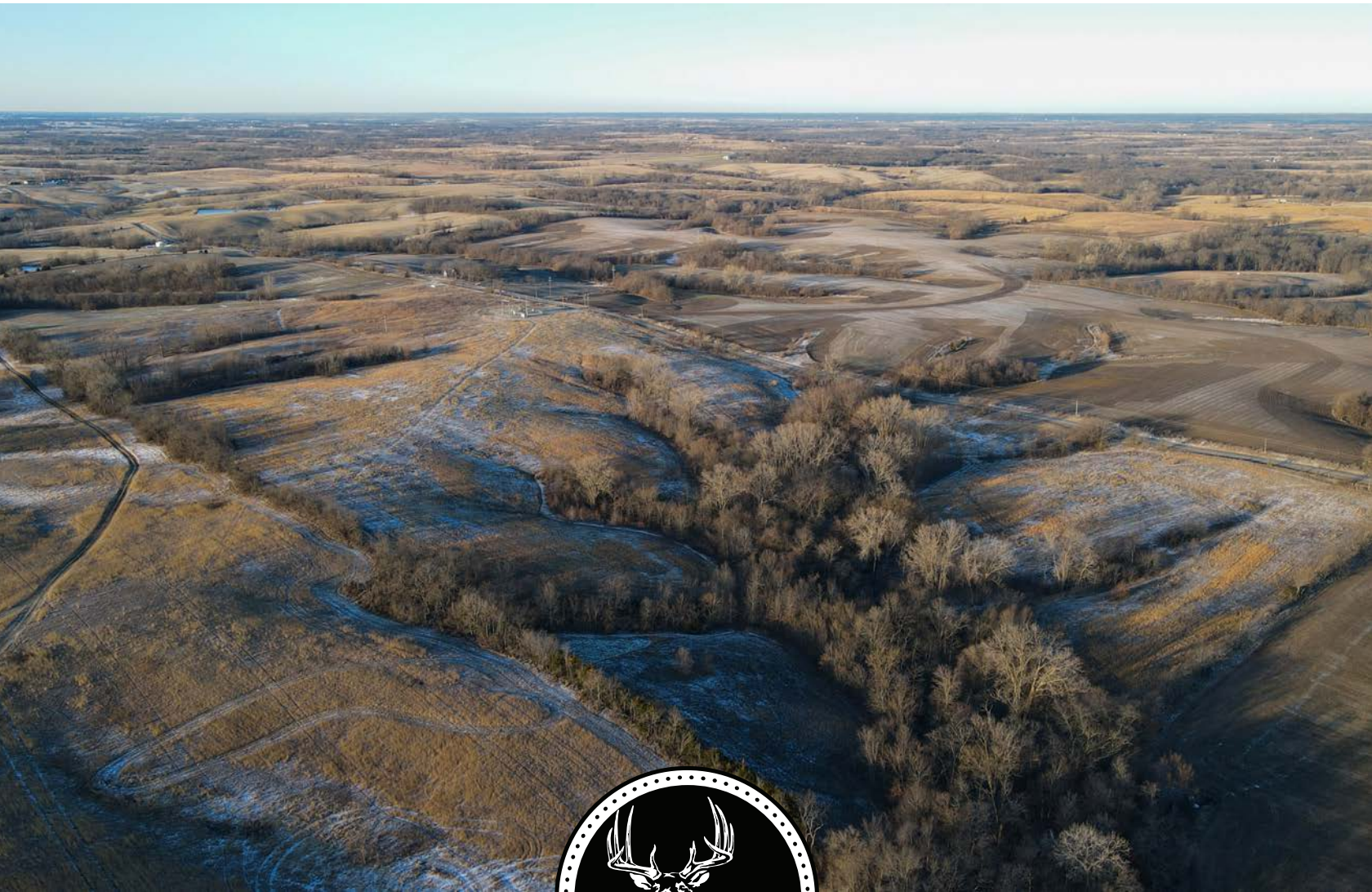


MIDWEST LAND GROUP PRESENTS

69 ACRES IN

GRUNDY COUNTY MISSOURI

J HIGHWAY, GALT, MISSOURI, 64641



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

J & M FARMS - 69 +/- ACRES OF HUNTING AND CRP INCOME

Midwest Land Group is proud to bring to market this phenomenal 69 +/- acre property located just north of Galt, Missouri! The property is an incredible combination of income and phenomenal hunting which makes it a must-see! The property has a fresh 10-year CRP contract signed in 2023 that is paying \$7,599 a year through 2033. The property has multiple access points off of blacktop J Highway, and Northeast 62nd Street on the south end of the property. It is obvious as to why this farm is a tremendous recreation property. The property is surrounded by big CRP and tillable tracts which creates a travel corridor for all types of wildlife, especially big northern Missouri whitetails. Mature whitetails utilize the vein of timber running through the north side of the farm checking the multiple bedding areas during the heart of the rut. Don't overlook the timber veins on the south

side of the property either. The current seller has had multiple encounters with big whitetails in the southern timber. The current owner has done an excellent job establishing food plots, waterholes, and stand locations which makes it a turn-key hunting property to get into immediately. This property will also diversify an investment portfolio extremely well. Along with the CRP income, the property can be subdivided and allow for flexibility in the future. Utilities are available at the blacktop road which allows for an excellent place to build a hunting cabin or your home of the future. The farm is just 15 minutes from Trenton, Missouri which provides all of the creature comforts one is looking for. Properties of this size with this much to offer do not hit the market often, do not miss your opportunity!



PROPERTY FEATURES

PRICE: **\$338,000** | COUNTY: **GRUNDY** | STATE: **MISSOURI** | ACRES: **69**

- 69 +/- acres
- Blacktop access
- Utilities available at road
- \$7,599 of annual CRP income
- Great hunting
- Close to Trenton, MO
- Turkey hunting
- Ready to hunt
- Great access
- Just north of Galt, MO
- Great deer history



ANNUAL CRP INCOME

The property has a fresh 10-year CRP contract signed in 2023 that is paying \$7,599 a year through 2033.



BLACKTOP ACCESS



DIVERSE HABITAT



HUNTING OPPORTUNITIES

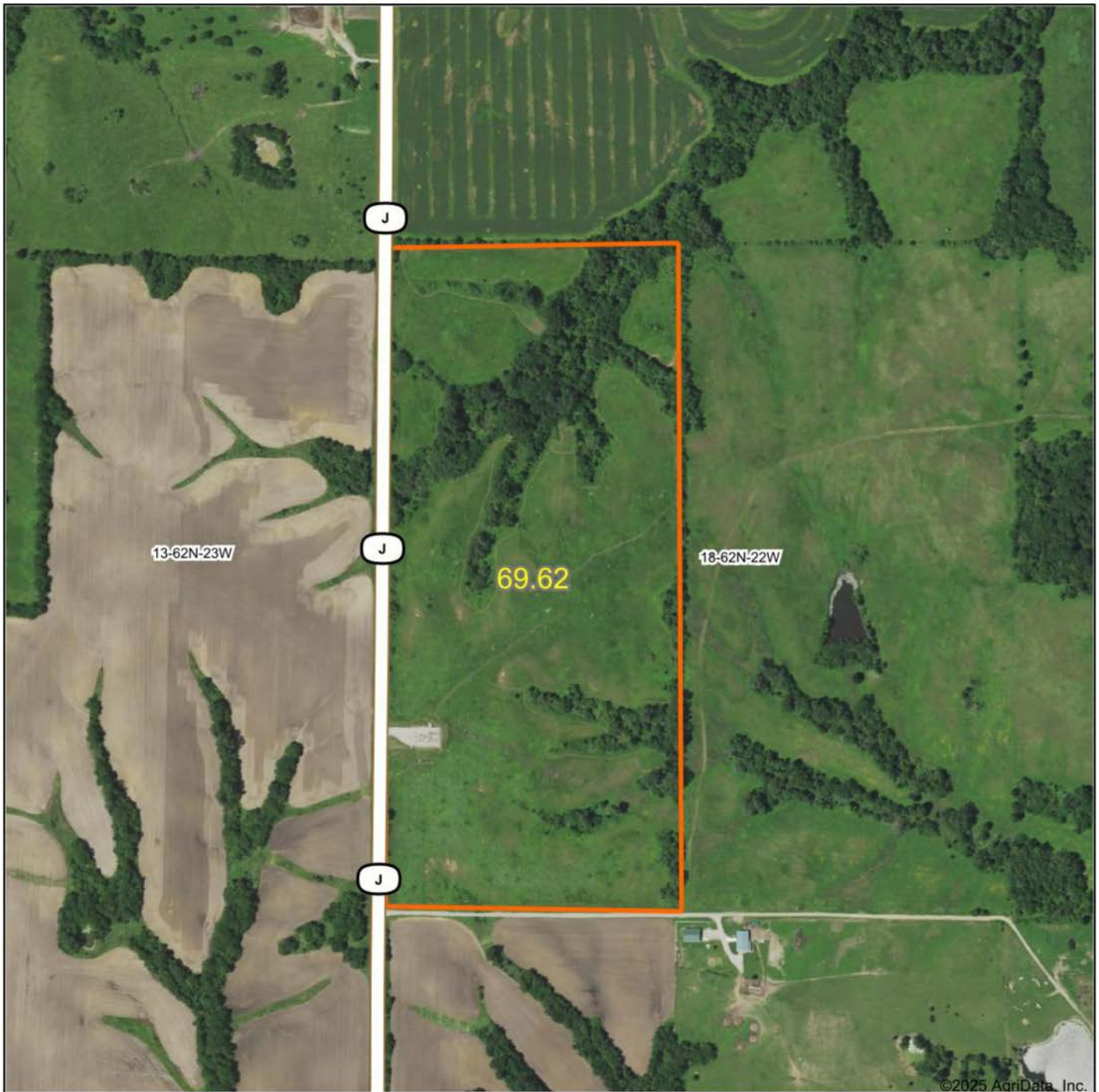
The current seller has had multiple encounters with big whitetails in the southern timber. The current owner has done an excellent job establishing food plots, waterholes, and stand locations which makes it a turn-key hunting property to get into immediately.



HARVEST AND TRAIL CAM PHOTOS



AERIAL MAP



Boundary Center: 40° 10' 15.1, -93° 25' 16.56

0ft 613ft 1226ft



Maps Provided By:



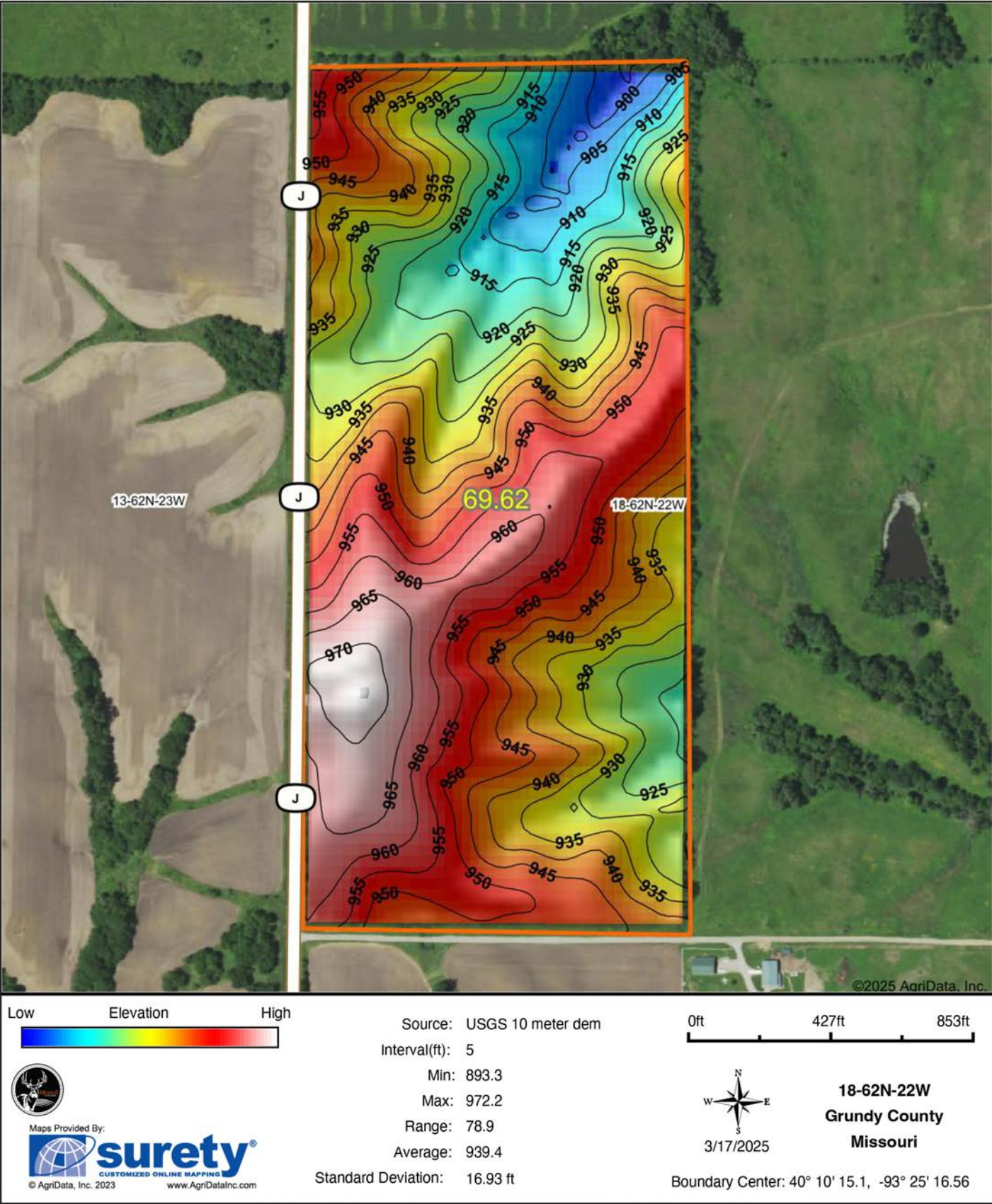
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18-62N-22W
Grundy County
Missouri

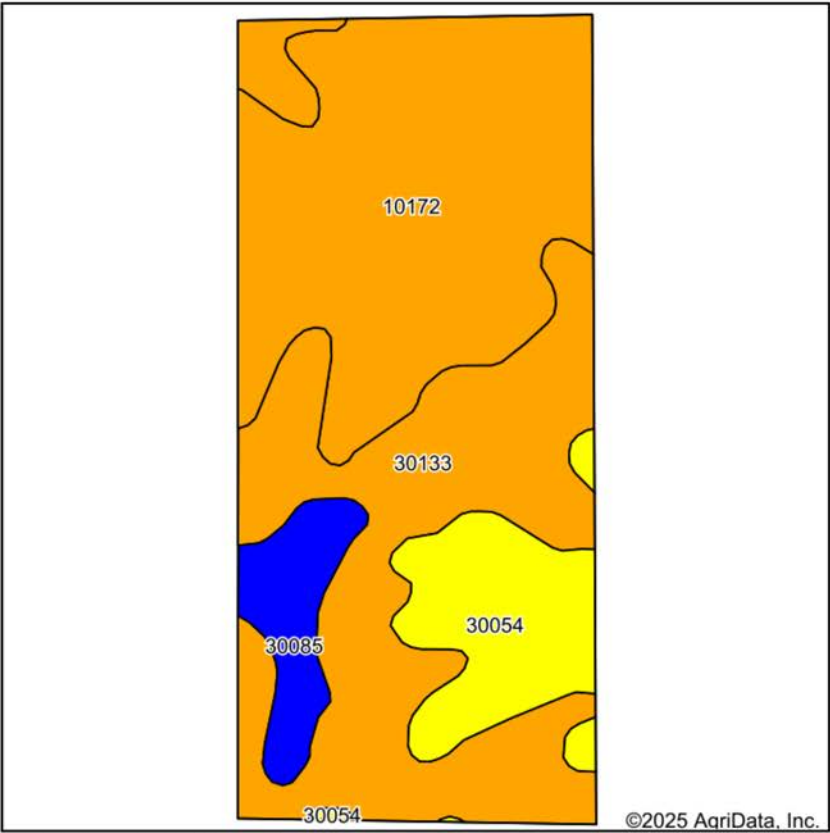


3/17/2025

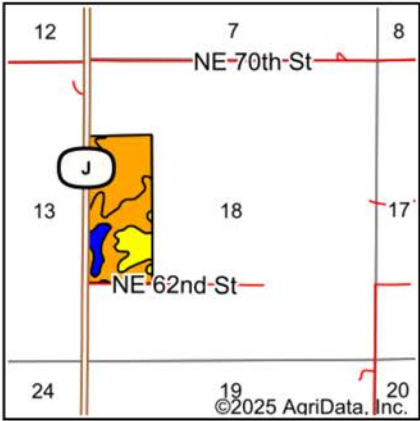
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Grundy**
Location: **18-62N-22W**
Township: **Liberty**
Acres: **69.62**
Date: **3/17/2025**



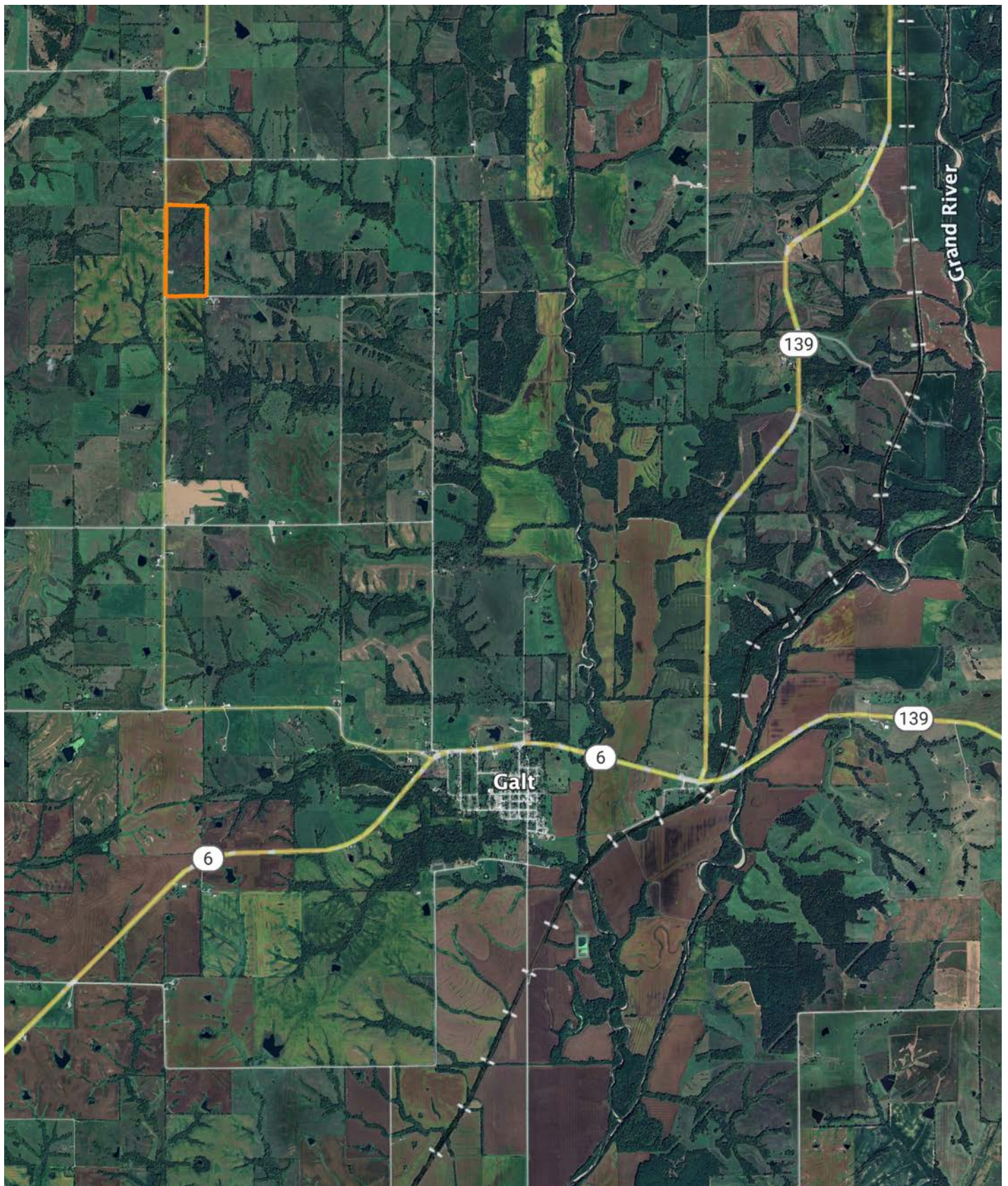
Maps Provided By:



Area Symbol: MO079, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	28.75	41.2%		IIle	70	70	54
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	27.28	39.2%		IIle	59	59	47
30054	Gara clay loam, 9 to 14 percent slopes, eroded	9.16	13.2%		IVe	68	68	47
30085	Grundy silt loam, 2 to 5 percent slopes	4.43	6.4%		Ile	74	74	64
Weighted Average					3.07	*n 65.7	*n 65.7	*n 51

*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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