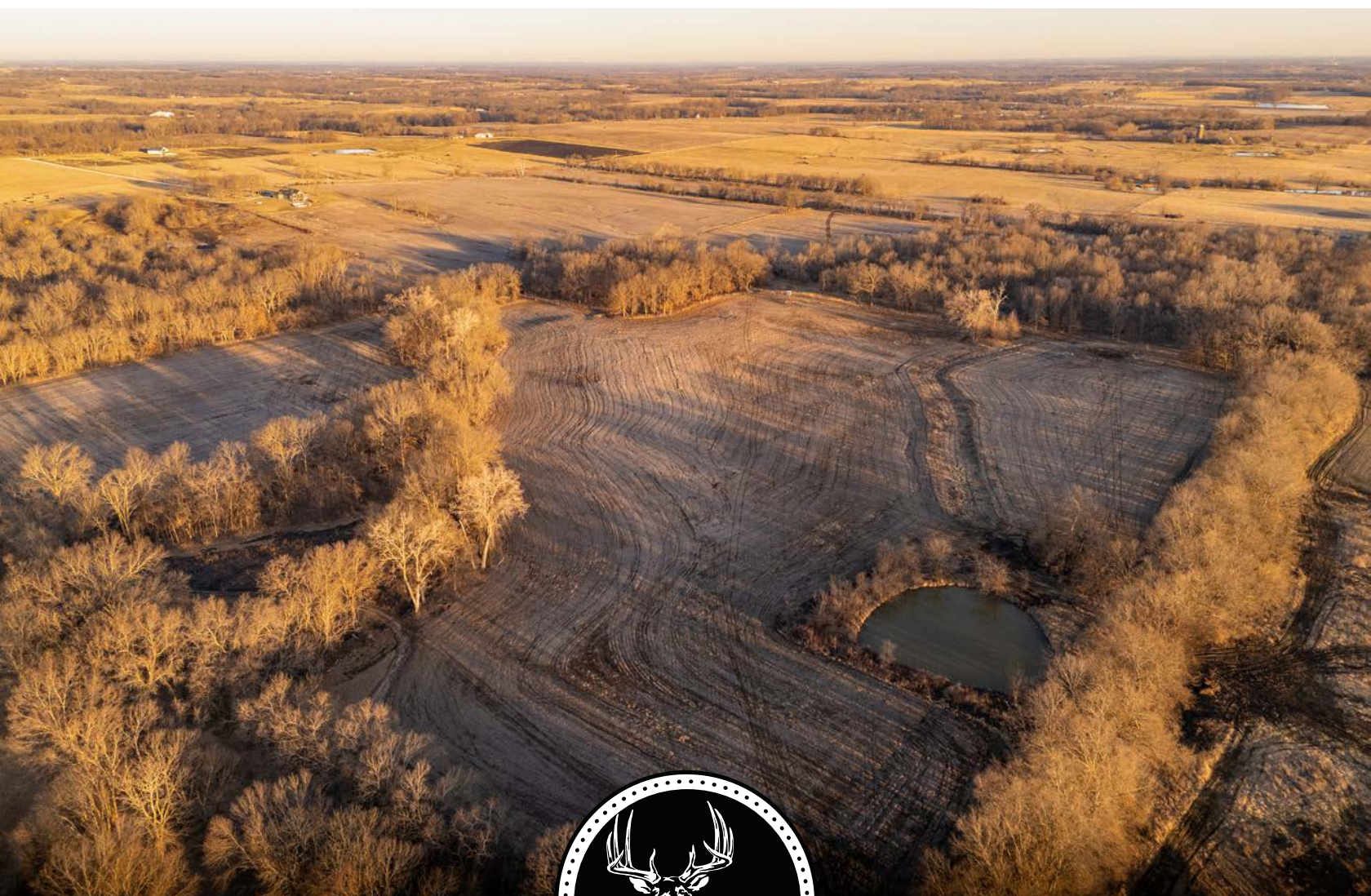


MIDWEST LAND GROUP PRESENTS

95 ACRES IN

HENRY COUNTY MISSOURI

NORTHWEST 1181 ROAD, URICH, MISSOURI, 64788



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTSTANDING HUNTING AND TILLABLE FARM

This is the one if you're looking for a great combo farm within 1 hour of the Kansas City area! The 95 +/- acre property in Henry County features a great mix of tillable crop ground, woods, creek, and two ponds. Located at the end of a dead-end road just north of Urich, Missouri. It's easy to see on the aerial map why this location is ideal for hunting. The private and secluded setup is great for deer and turkeys! Check out the trail camera photos of big bucks! The 60 +/- acres of tillable ground offer a nice income opportunity and the current farmer

would like to continue operations with the new owner. The front portion of the farm features a nice area for a cabin with electricity and fiber internet close by. Imagine the chance to slip out the door and enjoy your outdoor paradise. Also, there is a trail system to navigate the entire property! Perfect for exploring, riding ATVs, and accessing hunting locations. This is a great all-around recreational property. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$589,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **95**

- Just north of Urich, MO
- Less than 1 hour to Kansas City
- 60 +/- acres of tillable crop fields
- Woods, creek, two ponds
- Great deer and turkey hunting
- Trail system
- Located at the end of a dead-end road
- Quiet and secluded
- Electricity and fiber internet close by
- Easy access to 7 Highway
- 21 miles to Clinton
- 37 miles to Warrensburg



TILLABLE CROP FIELDS

The 60 +/- acres of tillable ground offer a nice income opportunity and the current farmer would like to continue operations with the new owner.



QUIET AND SECLUDED

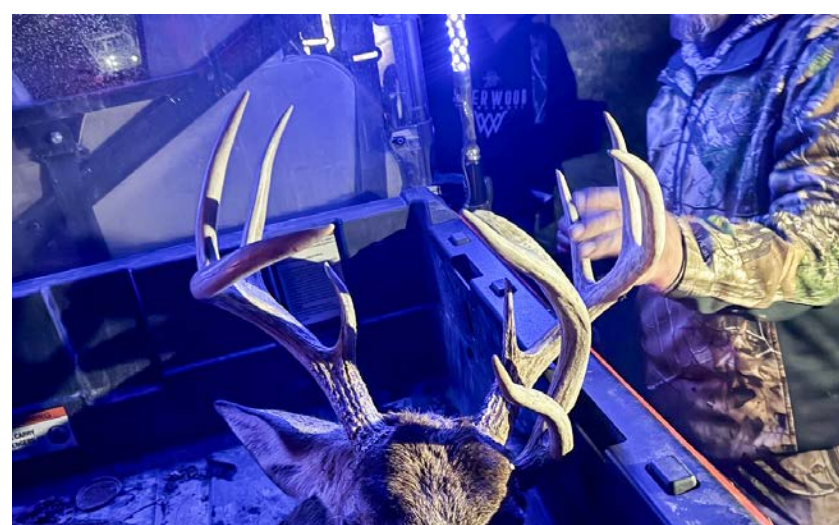


CREEK AND TWO PONDS



GREAT HUNTING

It's easy to see on the aerial map why this location is ideal for hunting. The privacy and seclusion setup are great for deer and turkeys!



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 30' 33.4, -93° 58' 34.29

0ft 729ft 1458ft



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

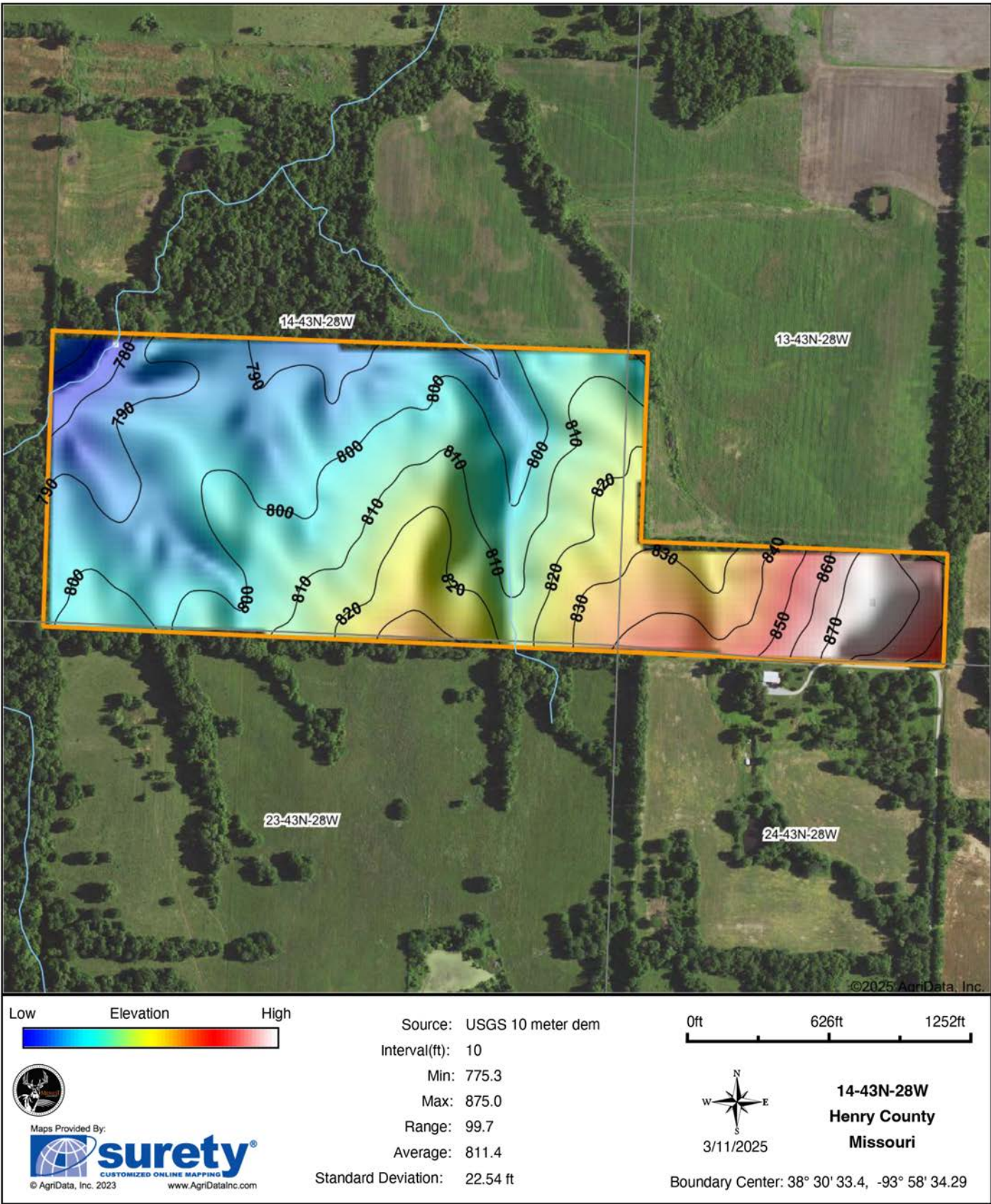
www.AgrIDataInc.com

14-43N-28W
Henry County
Missouri

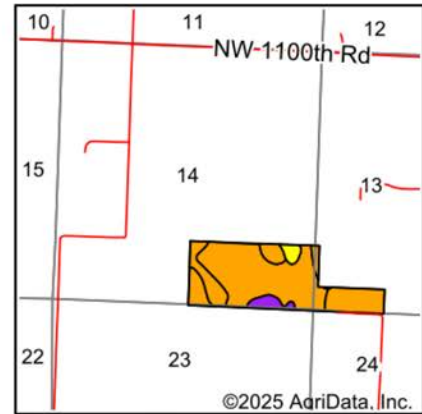
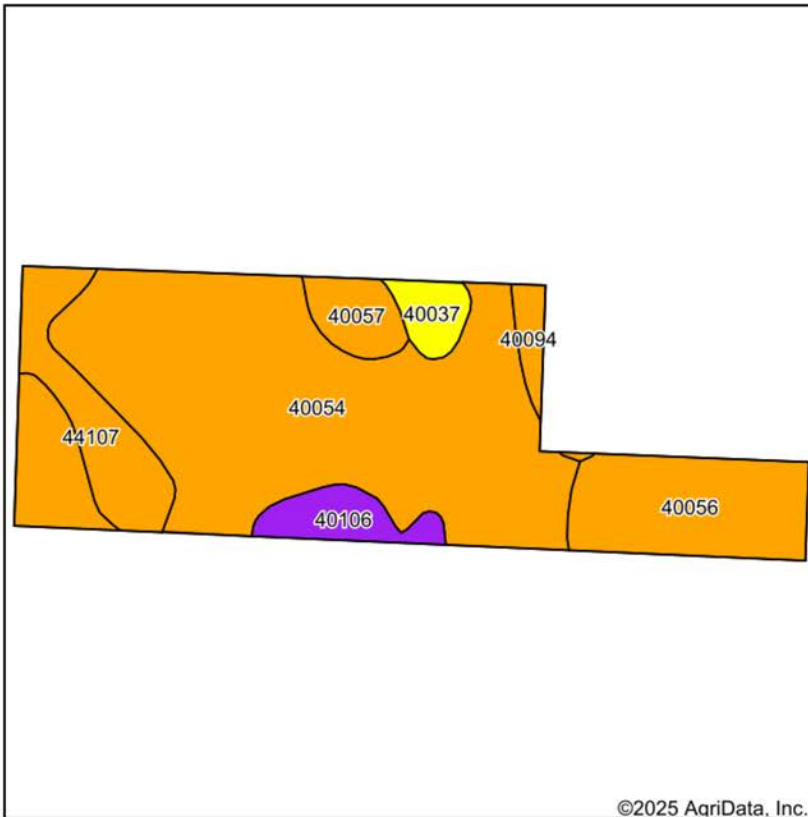


3/11/2025

HILLSHADE MAP



SOILS MAP



State: **Missouri**
 County: **Henry**
 Location: **14-43N-28W**
 Township: **Bogard**
 Acres: **95.37**
 Date: **3/11/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

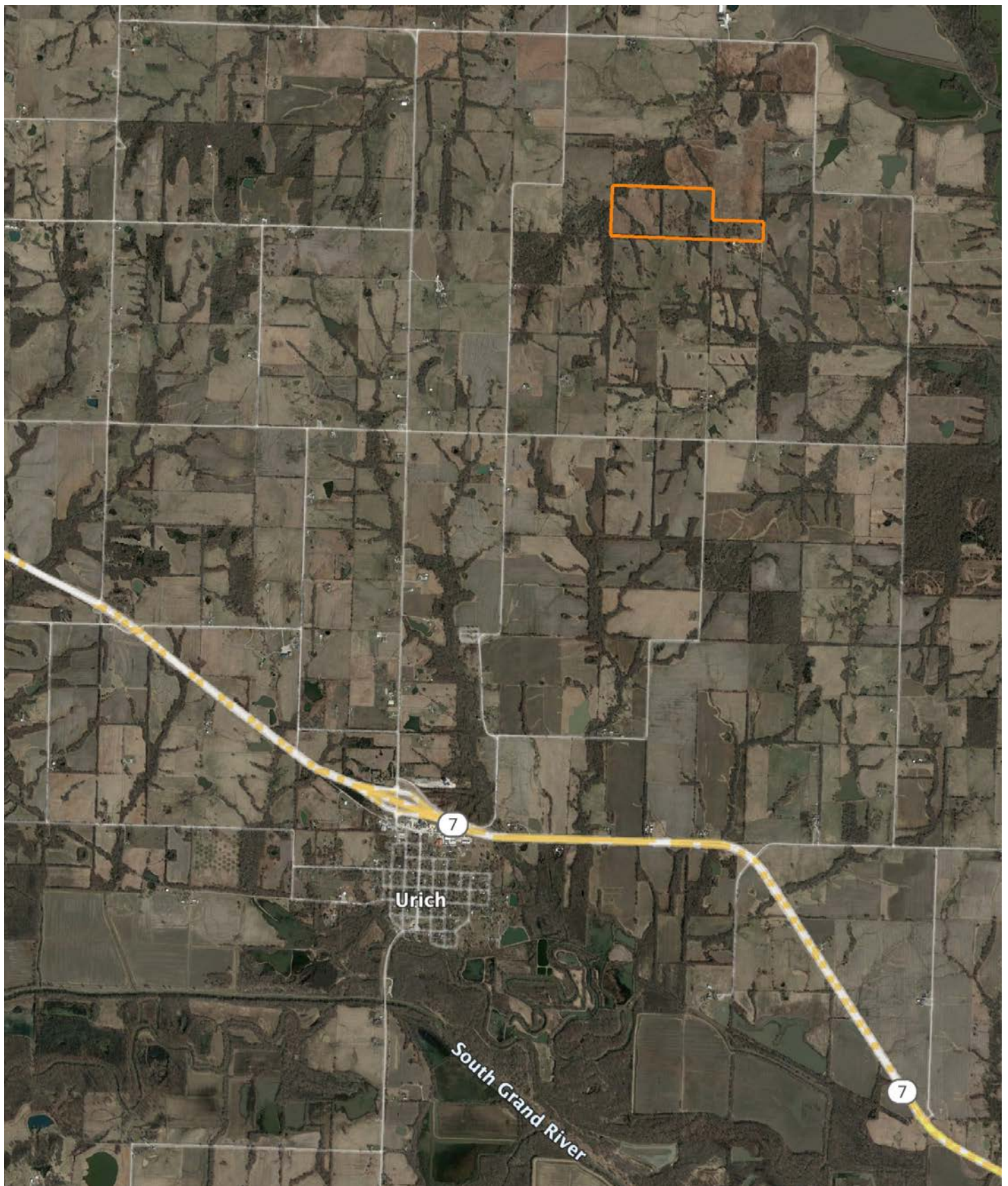


Soils data provided by USDA and NRCS.

Area Symbol: MO083, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
40054	Deepwater silt loam, 2 to 5 percent slopes, eroded	60.59	63.5%		> 6.5ft.	Ille	0	78	78	67	71	73
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	13.47	14.1%		> 6.5ft.	Ille	0	77	77	67	71	73
44107	Muldrow silt loam, 1 to 3 percent slopes, rarely flooded	8.78	9.2%		> 6.5ft.	Illw	425	66	62	65	63	53
40106	Snead silty clay, warm, 5 to 14 percent slopes, eroded	4.19	4.4%		2ft. (Paralithic bedrock)	Vle	0	29	29	27	21	27
40057	Deepwater silty clay loam, 2 to 5 percent slopes, severely eroded	3.77	4.0%		> 6.5ft.	Ille	0	76	76	62	62	70
40037	Barco loam, 5 to 9 percent slopes, eroded	2.72	2.9%		2.1ft. (Paralithic bedrock)	IVe	0	45	42	38	27	45
40094	Summit silty clay loam, 5 to 9 percent slopes, eroded	1.85	1.9%		> 6.5ft.	Ille	0	65	59	53	51	65
Weighted Average						3.16	39.1	*n 73.3	*n 72.8	*n 63.8	*n 66.1	*n 68.1

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

SWirsig@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.