

MIDWEST LAND GROUP PRESENTS



148 ACRES
SAINT CLAIR COUNTY, MO

NW 630 Road, Appleton City, Missouri, 64724



MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCELLENT HUNTING AND RECREATIONAL FARM WITH INCOME

Located southeast of Appleton City, Missouri lies this absolutely incredible hunting and recreational farm with income. Featuring the perfect balance of tillable, timber, CRP, live creek, large pond, and pastured acres, this farm offers a great diversity of habitat and multiple income streams. Check out the trail camera pictures from recent years and you will see this farm packs a big whitetail punch and with the beaten trails, rubs, and scrapes, I'm confident those crisp November

mornings will be rewarding. The CRP buffer strips have been known to hold quail and offer an excellent habitat addition for deer, turkey, and other wildlife. NW 630 Road provides great county road frontage along the northern boundary, less than 1 mile west of blacktop M and just 10 miles from Appleton City, Missouri. Call Steve Mott with Midwest Land Group at (816) 718-7201 with questions or to arrange a private showing.



PROPERTY FEATURES

PRICE: **\$945,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **148**

- 148 +/- acres
- 52 tillable acres currently in production
- 5.01 acres of CRP buffer strips enrolled thru 9/20/2025
- 60 acres of pasture with pockets of timber and corral system
- Large pond
- Live creek laces through southern timber
- Large oak and hardwood timber
- Big big whitetails (see trail camera pictures)
- Eastern turkey and quail
- Fully fenced and cross-fenced
- Locked gated entrance
- Drilled well with 2 hydrants
- Electric meter on site
- County road frontage on NW 630 Road
- 1 mile west of blacktop M Highway
- 10 miles southeast of Appleton City, MO
- Property taxes of \$253.46 (2024)



148 +/- ACRES



52 TILLABLE ACRES



60 ACRES OF PASTURE



LARGE POND



LIVE CREEK & HARDWOOD TIMBER



TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP



All Measurements are
for FSA Programs Only

Wetland Determination Identifiers

- 1 Restricted Use
- 7 Limited Restrictions
- 3 Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the
size, shape or specific determination of the area.
Refer to your original determination (CPA-026 and attached maps)

Bates Co. FSA

SRW=Soft Red Wheat-Grain
HRW= Hard Red Wheat-Grain
C=Com-Yellow-Grain
MILO=GR Sorg-Sorg-Grain
SB-Soybeans-COM-Grain
DC/SB=Double crop soybeans
GZ=Mixed grass-graze
FG=Mixed grass-hay

* Unless noted on this map

1:5,220

Program Year: 2021

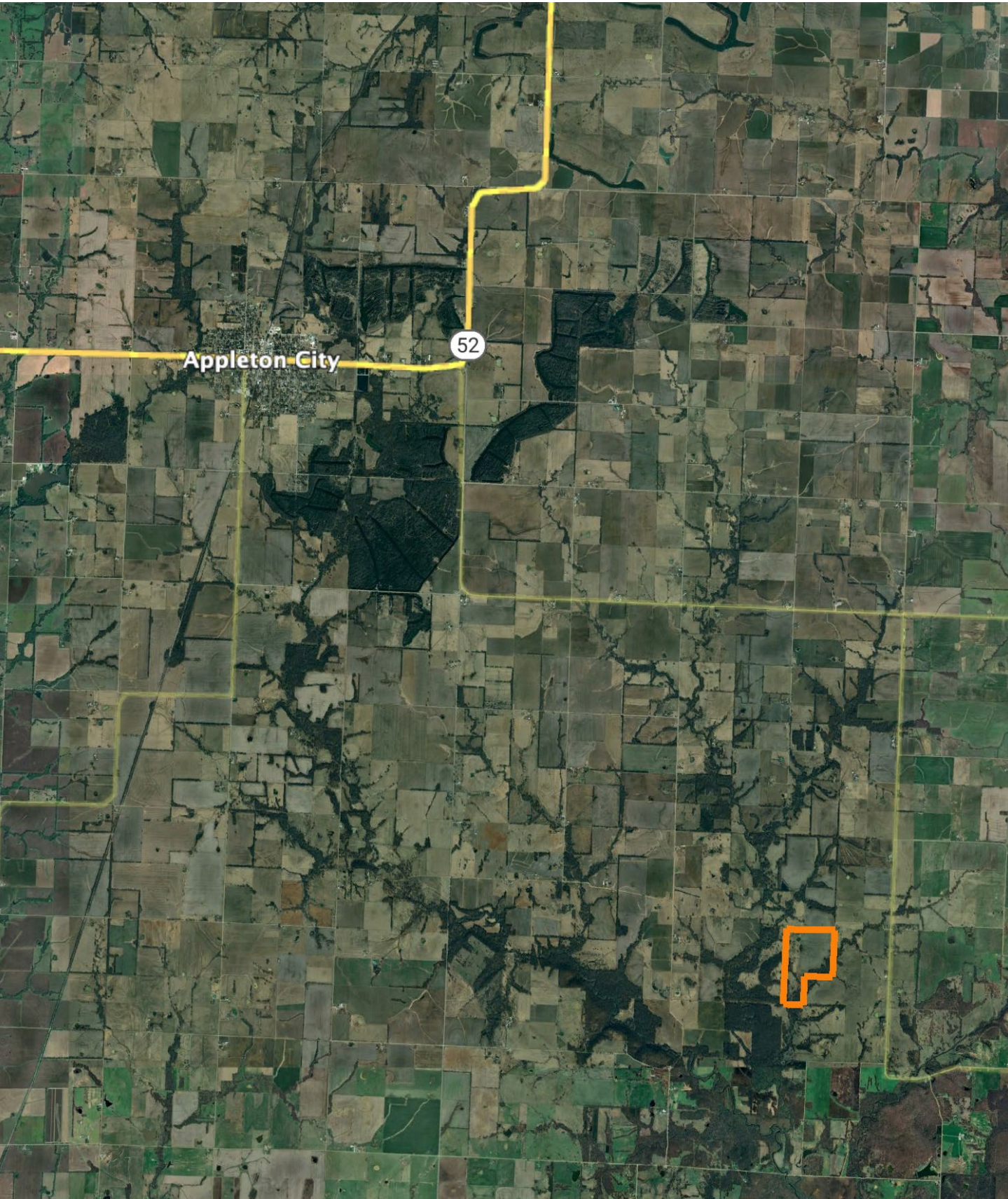
Created: 4/27/2021

Flown: 2020-08-18



Farm 11439
Tract 9571

OVERVIEW MAP



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
816.718.7201

SteveMott@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.