

MIDWEST LAND GROUP PRESENTS

13 ACRES IN

ANDREW COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RANCH HOME ON 13 +/- ACRES

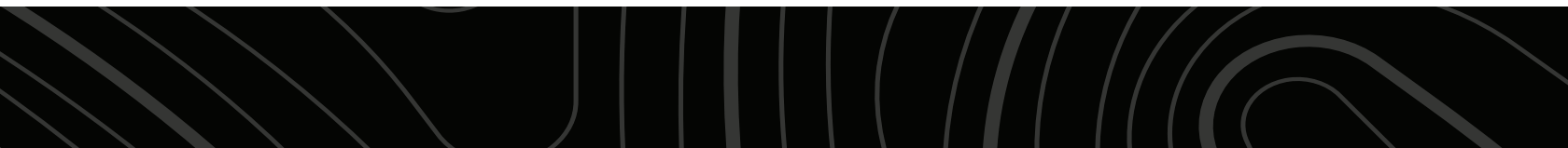
Located just north of St. Joe, this secluded home on 13 +/- acres checks a lot of boxes. The 3,168 square foot ranch home features 3 bedrooms and 2.5 baths with a large living area and a lot of natural light. The home is extremely well built with 2"x6" exterior wall construction and extra insulation. There is a wood-burning fireplace in the living room with a blower and thermostat controlled, making the home extremely efficient to heat. The walk-out basement is finished with a kitchenette, bedroom, full bath, additional storage, and brick patio. There is a large deck overlooking the

pond with beautiful sunrise views. The large pond also features a cabin for entertaining guests and storage for your pond toys. The 2-car attached garage is extra deep, allowing plenty of room for additional workspace and storage. Speaking of storage, there is a 40'x50' insulated and heated shop with water, electricity, and radiant gas heating. All this located just outside of St. Joe, off 169 Highway, but tucked into a secluded setting with a long treed lane just 1 mile from Interstate 29. Hard to find country acreage in a great location, don't miss out! Call Paul Lowry today at (816) 500-2513.

PROPERTY FEATURES

PRICE: **\$595,000** | COUNTY: **ANDREW** | STATE: **MISSOURI** | ACRES: **13**

- 3,168 sq. ft. ranch home
- 3 bedroom, 2.5 bath
- 2"x6" construction
- Secluded location
- Large deck
- Brick patio
- Wood fireplace
- Full basement with walk-out
- Basement kitchenette
- 2-car extra large garage
- 40'x50' insulated and heated shop
- Large pond with cabin
- 1 mile from Interstate 29
- Avenue City Schools



3,168 SQ. FT. RANCH HOME

The 3,168 square foot ranch home features 3 bedrooms and 2.5 baths with a large living area and a lot of natural light. The home is extremely well built with 2"x6" exterior wall construction and extra insulation.



3 BEDROOM, 2.5 BATH



LARGE DECK



FULL BASEMENT WITH WALK-OUT



40'X50' INSULATED AND HEATED SHOP



LARGE POND WITH CABIN



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 39° 49' 51.04, -94° 47' 38.67

0ft 229ft 457ft



Maps Provided By:



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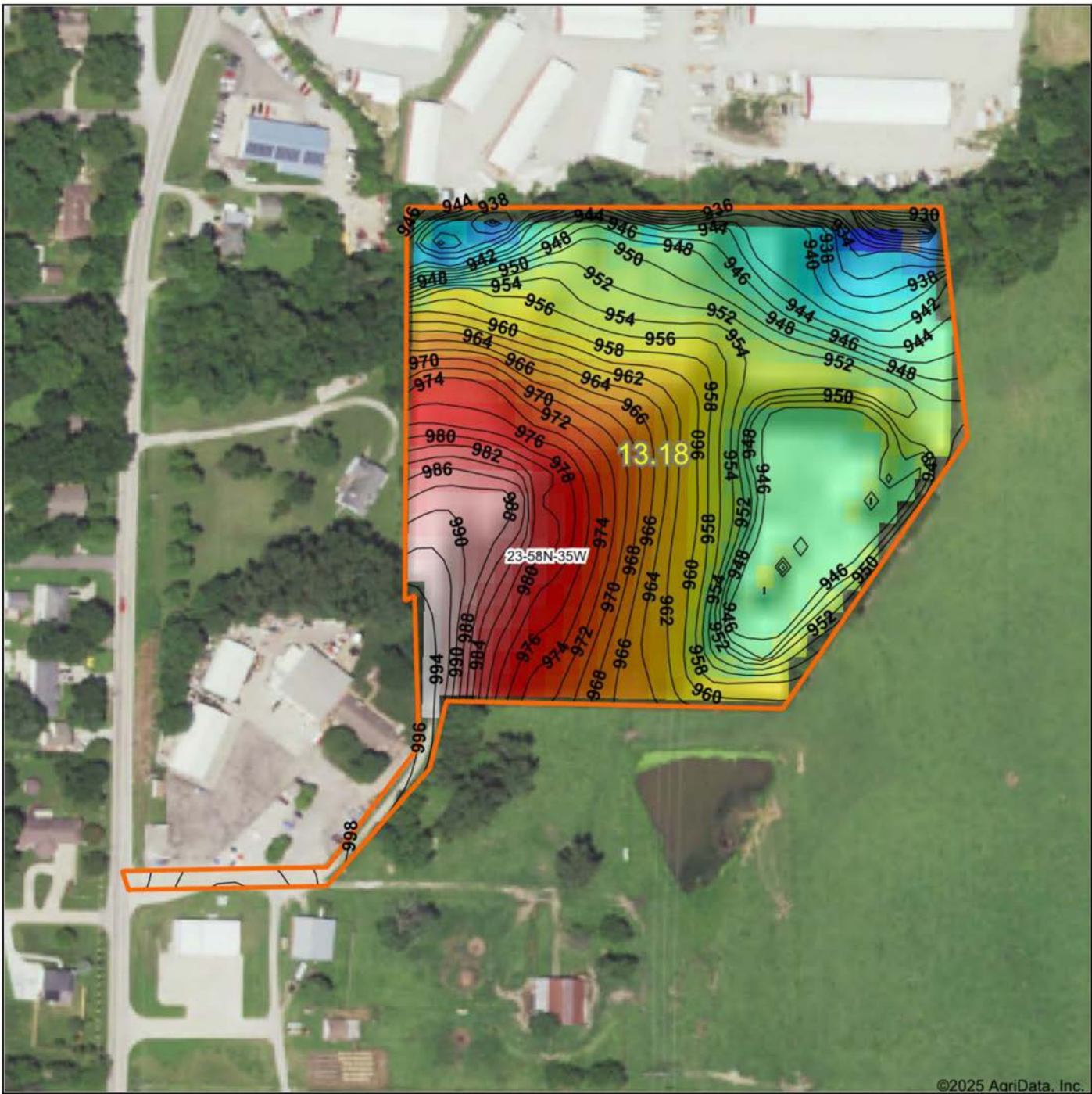
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23-58N-35W
Andrew County
Missouri



1/27/2025

HILLSHADE MAP

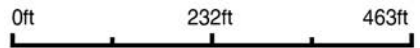


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Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 918.4
 Max: 995.0
 Range: 76.6
 Average: 958.3
 Standard Deviation: 15.58 ft

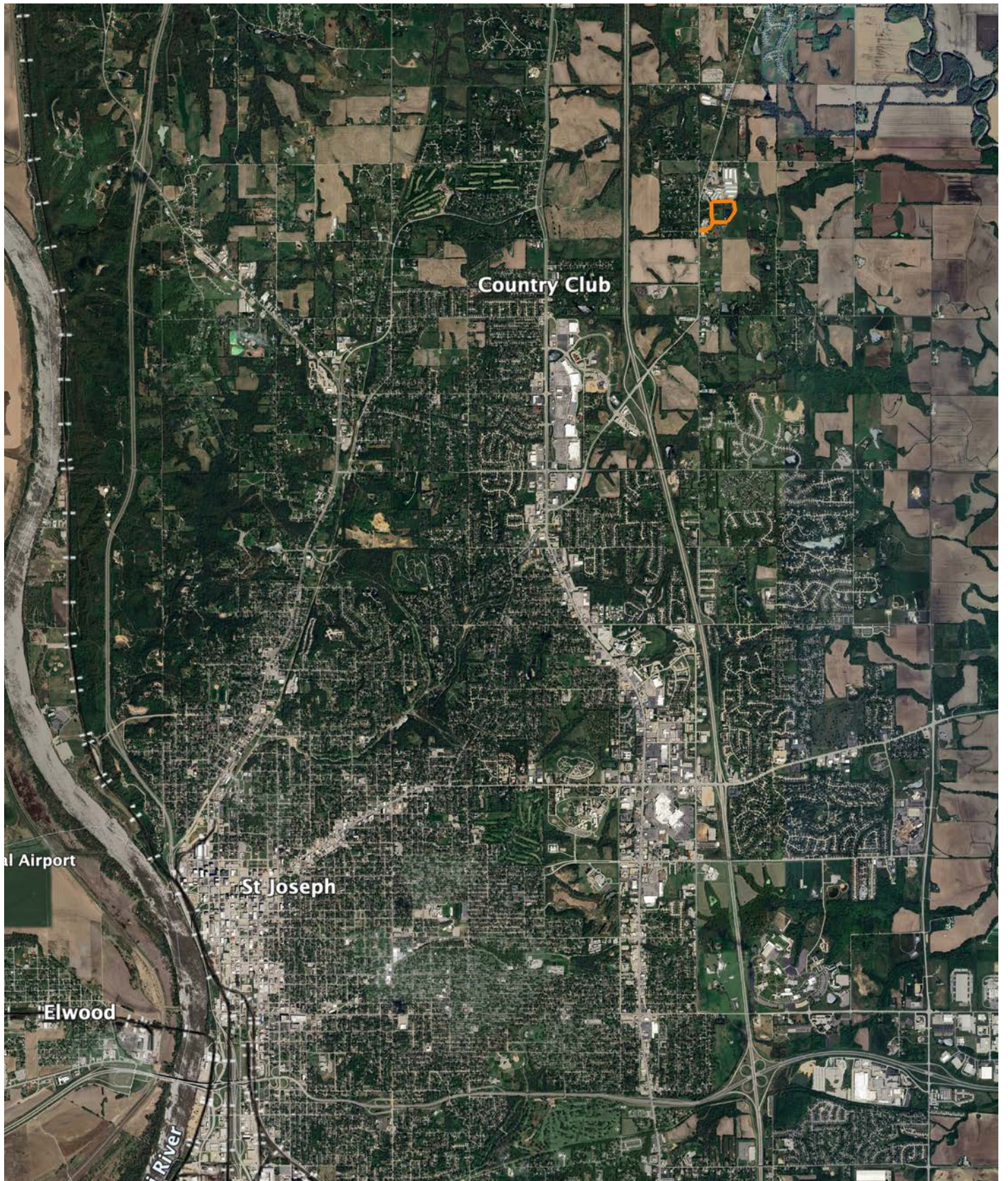


1/27/2025

23-58N-35W
Andrew County
Missouri

Boundary Center: 39° 49' 51.04, -94° 47' 38.67

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.



PAUL LOWRY, LAND AGENT
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