

MIDWEST LAND GROUP PRESENTS



60 ACRES
BUCHANAN COUNTY, MO

Southeast State Route DD, Gower, Missouri 64454



MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG DEER AND GORGEOUS BUILD SITE CLOSE TO KANSAS CITY

This 60 +/- acre farm just north of Kansas City checks several boxes of key features for a new landowner! This property offers a beautiful gently rolling topography with a mix of tillable crop ground, marketable timber, hidden creek bottom fields, UTV trails, and a flowing creek. This property is located in a convenient location within East Buchanan School District on blacktop Highway DD just a few miles from the Highway 116 and Highway 169 interchange. A new shop and gravel pad are on the property with utilities including public water, electric, and fiber optic cable along the entire road frontage making this property ideal for a future build location.

This farm offers a great balance of excellent recreation and hunting use with high-quality cropland for a sustainable income stream each year. The seller has harvested multiple deer and turkeys on the property. Containing 25 tillable acres with an NCCPI overall of 76

and a cash rental rate of \$250 per acre providing \$6,250 per year. The tillable land wraps around timber ridges providing a gorgeous landscape and secluded crop fields ideal for hunting.

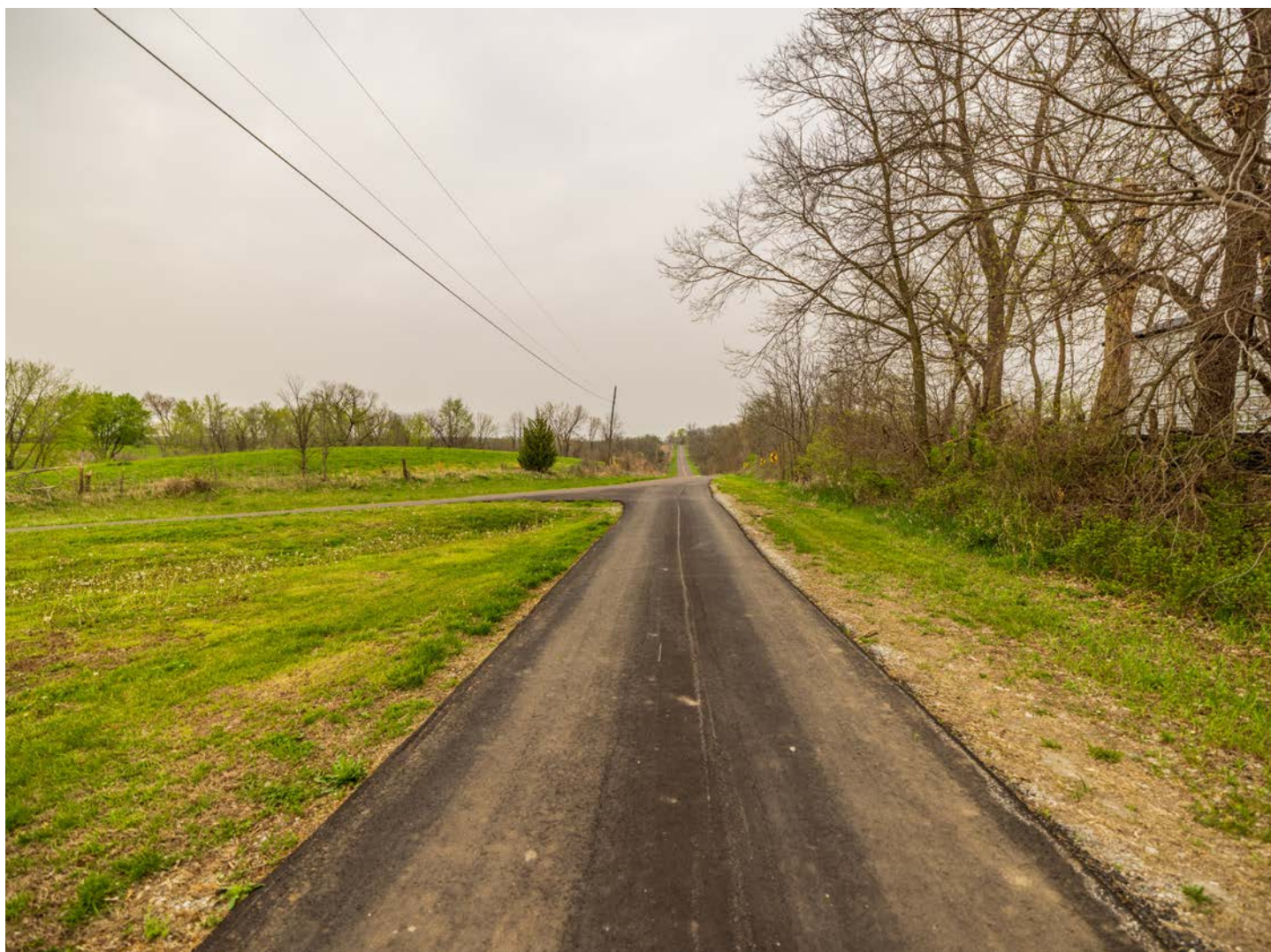
This farm has a beautiful design with multiple build site locations and drive options from Highway DD. There are a few huge mature oak trees within the middle of the tillable field that would make for a gorgeous setting for a build site. The timber within the farm includes a ton of middle-aged walnut trees that will be ready for harvest in 5-10 years if a new owner desires. This area in southeastern Buchanan County, Missouri continues to appreciate in value with highly accredited schools, easy access to Kansas City, high-quality soils, and great hunting and recreation. Please call Will Wiest for additional information and to schedule a tour of this diverse 60 +/- acres in Buchanan County!



PROPERTY FEATURES

PRICE: **\$627,000** | COUNTY: **BUCHANAN** | STATE: **MISSOURI** | ACRES: **60**

- Blacktop Highway DD Road Frontage
- Water, electric, and fiber available
- 25 +/- tillable acres with NCCPI of 76
- New 18'x20' shop and large gravel padsite
- 5 miles west of Highway 116 and 169 interchange
- 7 miles east of Highway 116 and I-29
- Two flowing creeks
- Huge mature oaks and multiple walnut trees
- Creek crossings in place
- UTV/ATV trails throughout the timber
- 3 MoDOT approved entrances
- Multiple build locations
- Excellent recreational use
- 35 +/- acres of rolling timber
- Deer and turkey are abundant
- Farm lease is \$250/ac for 25 acres expiring December 2026
- 1,006 feet of blacktop frontage
- East Buchanan School District
- Drive is 18 minutes from Platte City, 20 minutes from Smithville, and 30 minutes to MCI Airport
- 2024 real estate taxes were \$192.94



25 +/- TILLABLE ACRES

Containing 25 tillable acres with an NCCPI overall of 76 and a cash rental rate of \$250 per acre providing \$6,250 per year. The tillable land wraps around timber ridges providing a gorgeous landscape and secluded crop fields ideal for hunting.



CREEK CROSSINGS



18'X20' SHOP AND LARGE GRAVEL PADSITE



MULTIPLE BUILD SITE LOCATIONS

This property is located in a convenient location within East Buchanan School District on blacktop Highway DD just a few miles from the Highway 116 and Highway 169 interchange. Utilities include public water, electric, and fiber optic cable along the entire road frontage making this property ideal for a future build location.



HUNTING OPPORTUNITIES

This farm offers a great balance of excellent recreation and hunting use with high-quality cropland for a sustainable income stream each year. The seller has harvested multiple deer and turkeys on the property.



AERIAL MAP



©2023 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 39° 34' 41.79, -94° 40' 15.46

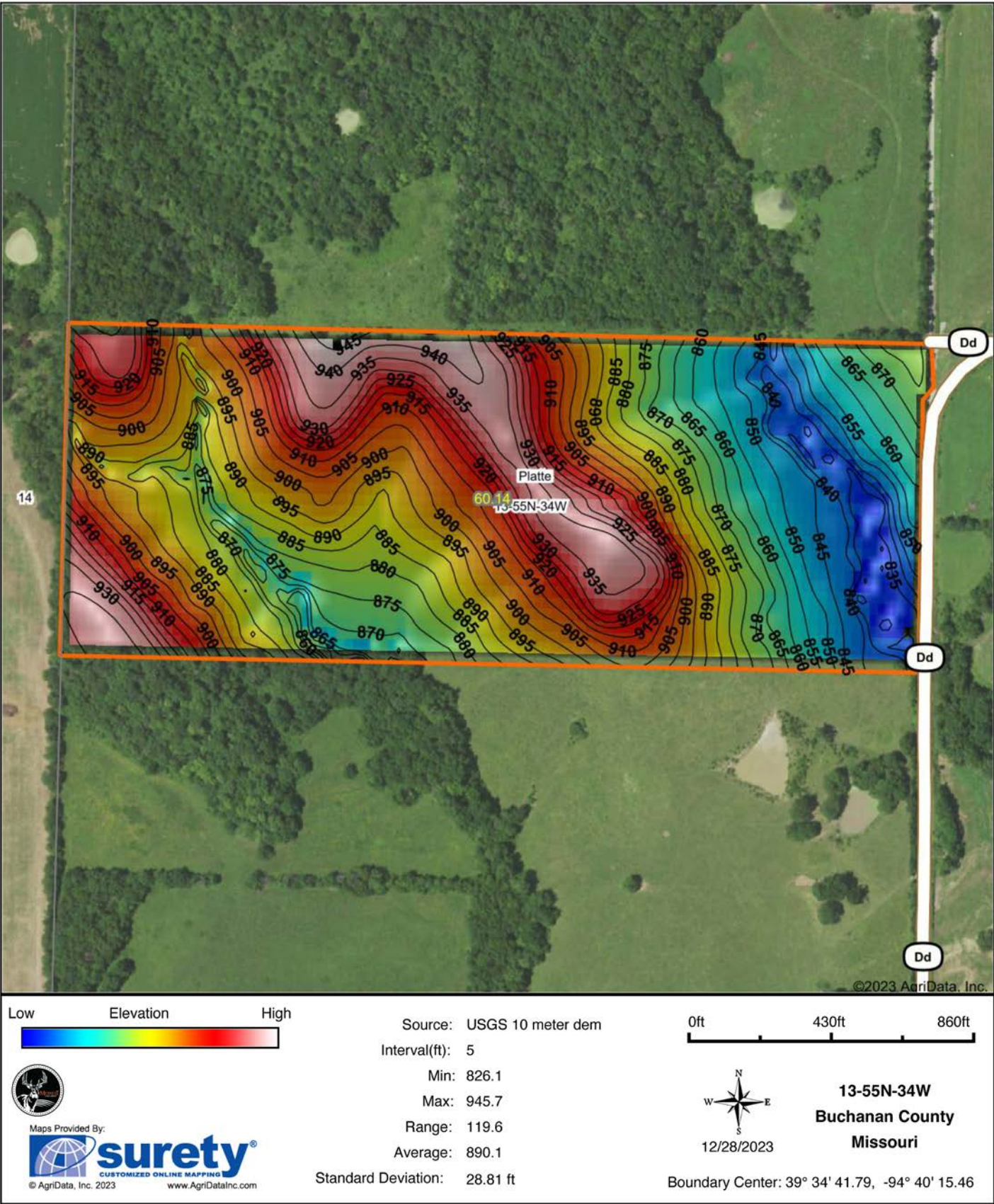
13-55N-34W
Buchanan County
Missouri

0ft 429ft 858ft

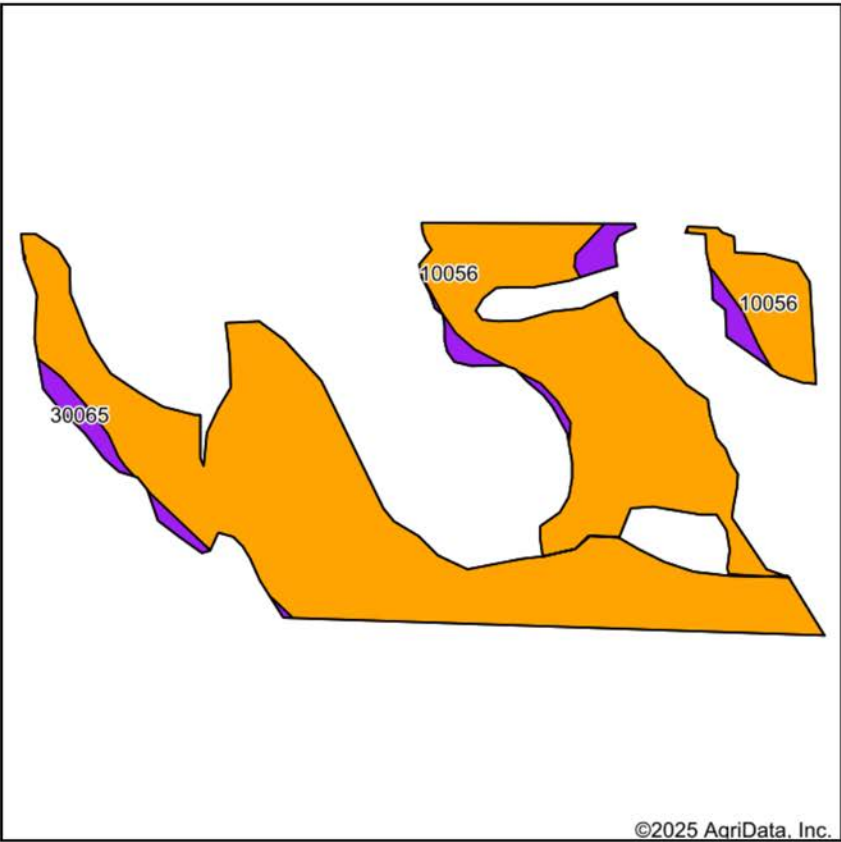


12/28/2023

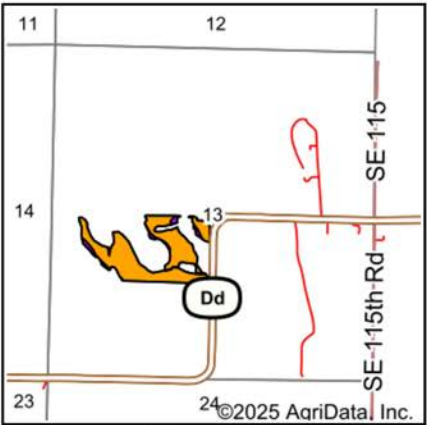
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Buchanan**
Location: **13-55N-34W**
Township: **Platte**
Acres: **24.35**
Date: **4/28/2025**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

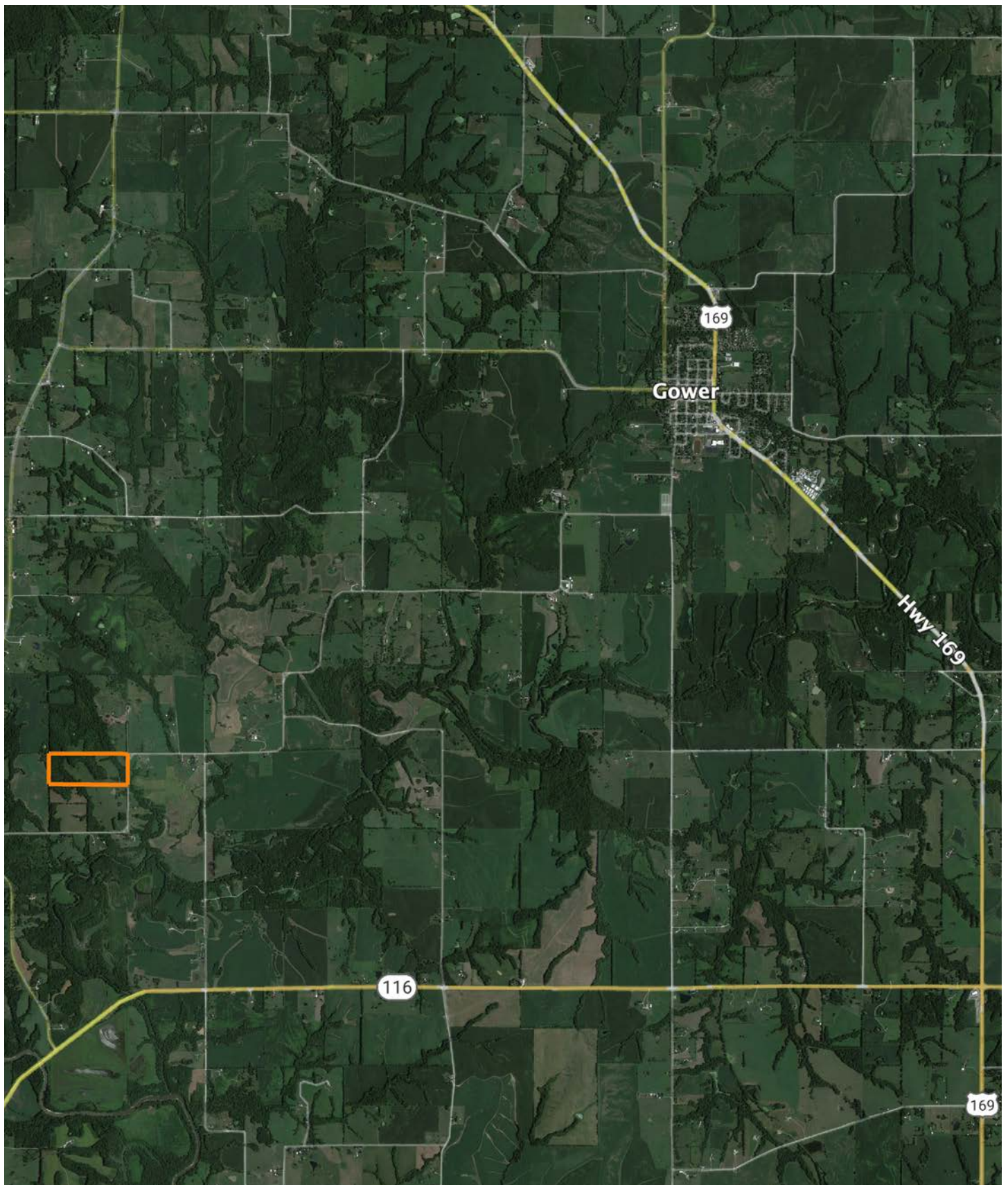


Area Symbol: MO021, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10056	Knox silt loam, 9 to 14 percent slopes, eroded	23.01	94.5%		Ille	80	80	66
30065	Gasconade flaggy silty clay loam, 14 to 35 percent slopes	1.34	5.5%		Vlls	8	8	3
Weighted Average					3.22	*n 76	*n 76	*n 62.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,

ASSOCIATE LAND BROKER

816.703.9066

WWiest@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, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.