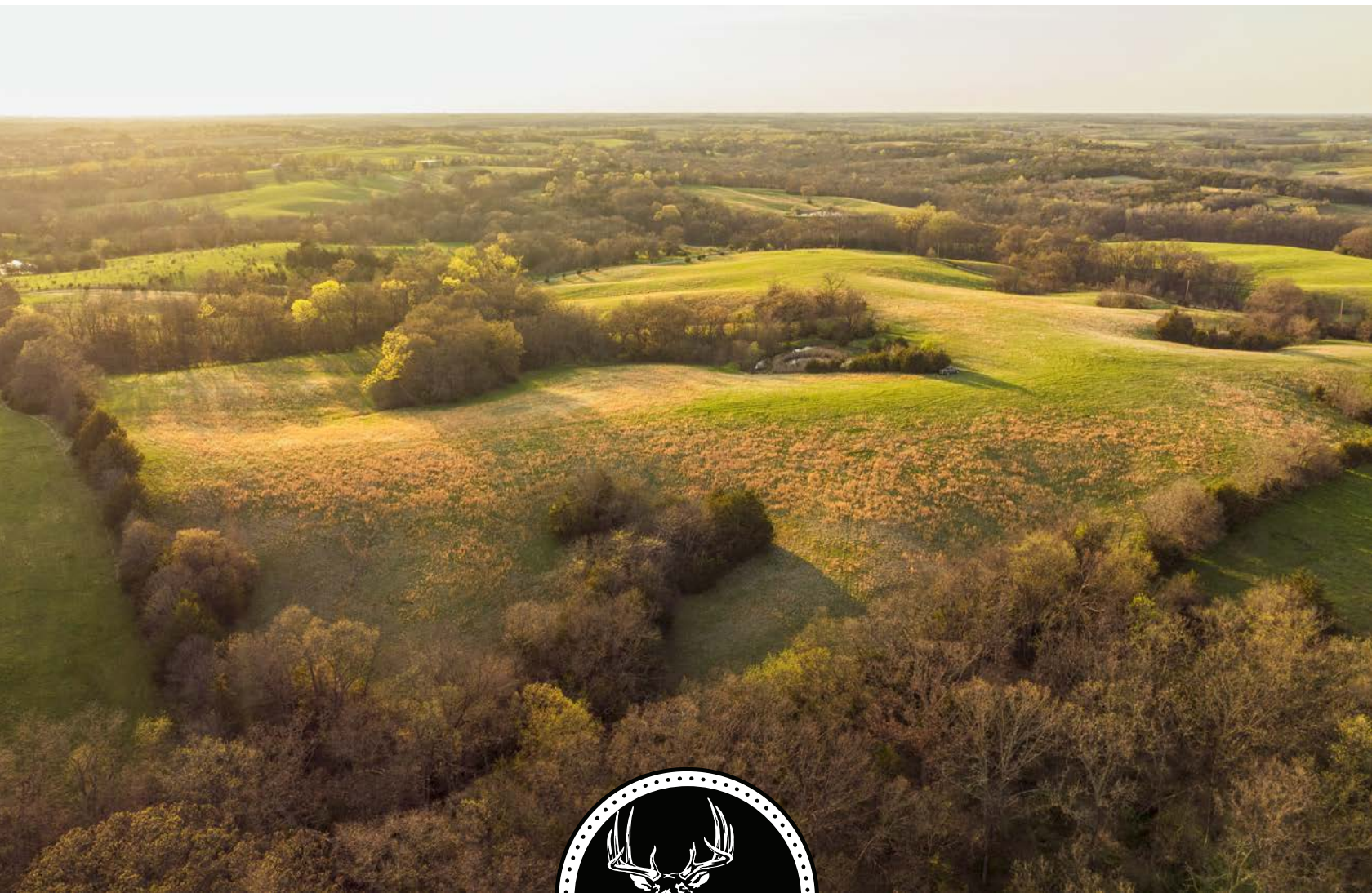


MIDWEST LAND GROUP PRESENTS

39 ACRES IN

HARRISON COUNTY MISSOURI

EAST 350TH ROAD, GILMAN CITY, MO 64642



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HARRISON COUNTY HUNTING AND RECREATIONAL FARM

This 39 +/- acre property is located in southeast Harrison County, Missouri. The farm has a great layout with timbered draws, warm-season grasses, and multiple cattle ponds! The property has 29 +/- cropland acres currently being cut for hay. The soil consists of mostly Class III soils that have an NCCPI overall weighted average of 63.5. The entrance to the property is gated, with barbed wire fencing around the perimeter of the farm.

The property has excellent whitetail deer and turkey numbers! Several toms were gobbling during the evening photo shoot, with one of them roosting right on

the southeast portion of the property. There is no doubt a small amount of work will have big returns for the hunting, with the ridges begging to be converted into food plots. Access from two sides ensures the ability to hunt on multiple winds and in a variety of locations. Another benefit is the terrain changes, which makes the farm hunt bigger. The property is located on a well-maintained gravel road with electric at the road. Mineral rights are intact and will be transferred to the buyer at closing. This property is ready for a new owner to put their touch on this great layout! Contact Drew Yarkosky at (816) 599-3647 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

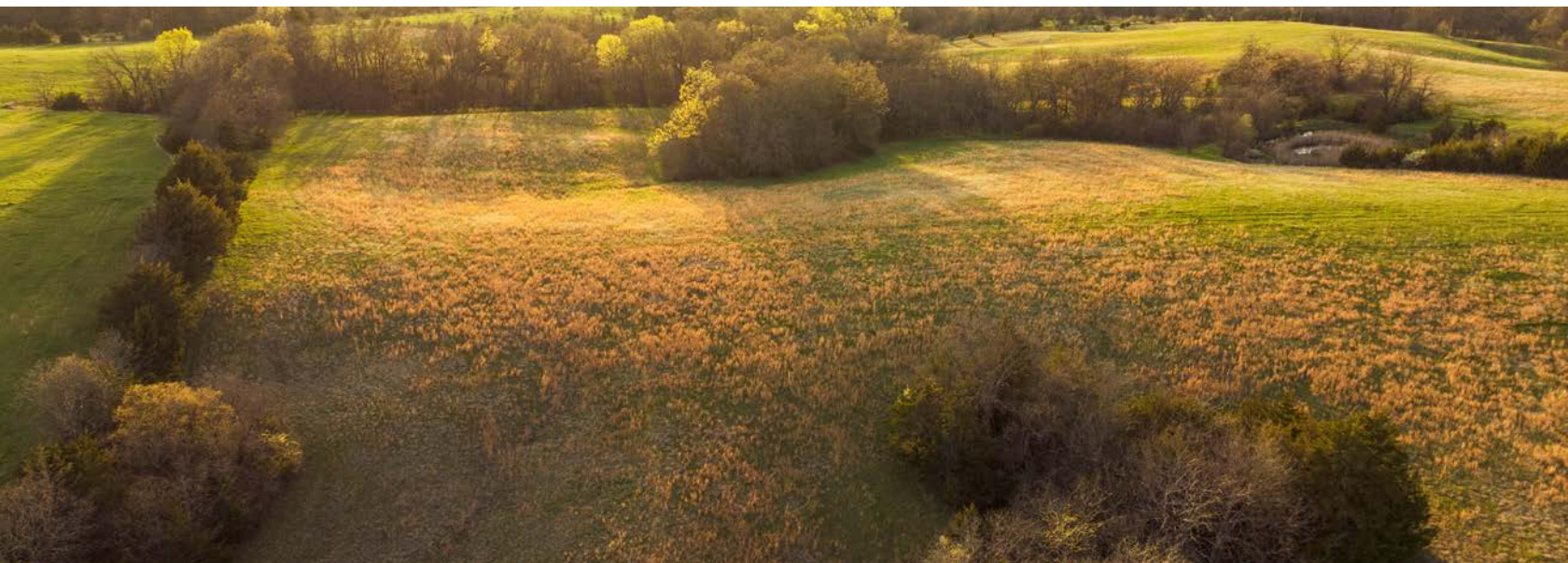
PRICE: **\$205,047** | COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **39**

- 29 +/- FSA acres currently being cut for hay
- Mostly Class III soils
- NCCPI overall weighted average of 63.5
- Excellent whitetail deer and turkey numbers
- Timbered draws
- Plenty of terrain changes
- Two shallow ponds
- Double-gated entrance with perimeter fencing
- Well-maintained gravel road with electric at the road
- Mineral rights are intact
- 2024 taxes: \$118.00
- 7.9 miles to Gilman City, MO
- 15.3 miles to Bethany, MO
- 17.4 miles to Trenton, MO

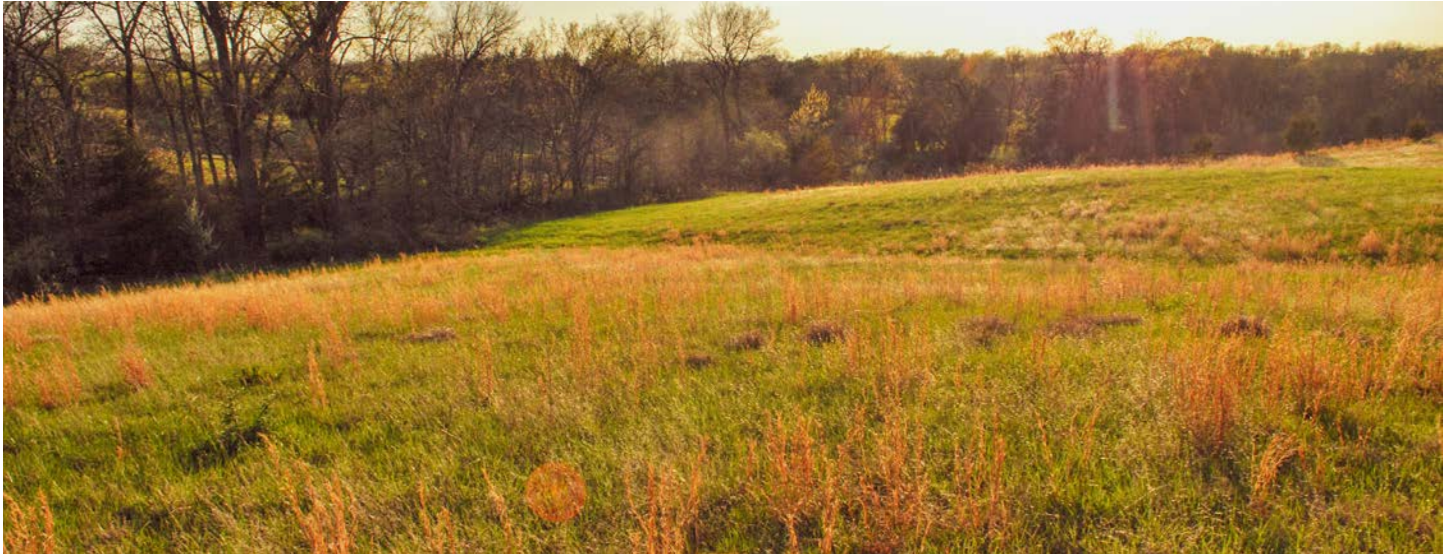


29 +/- FSA ACRES

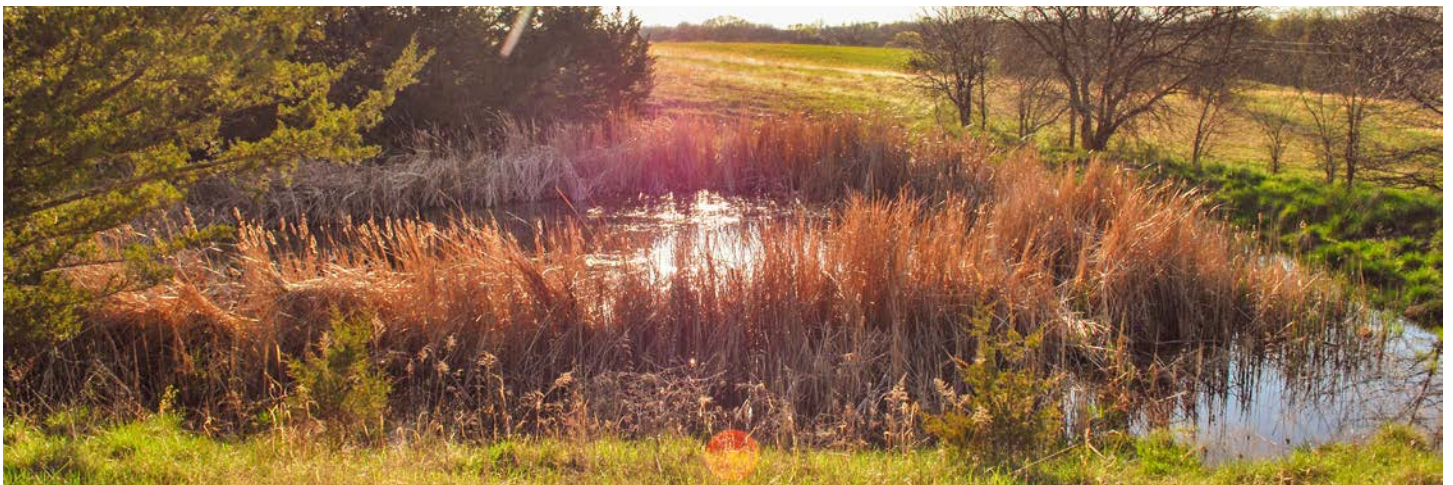
The property has 29 +/- cropland acres currently being cut for hay. The soil consists of mostly Class III soils that have an NCCPI overall weighted average of 63.5.



TERRAIN CHANGES



TWO SHALLOW PONDS



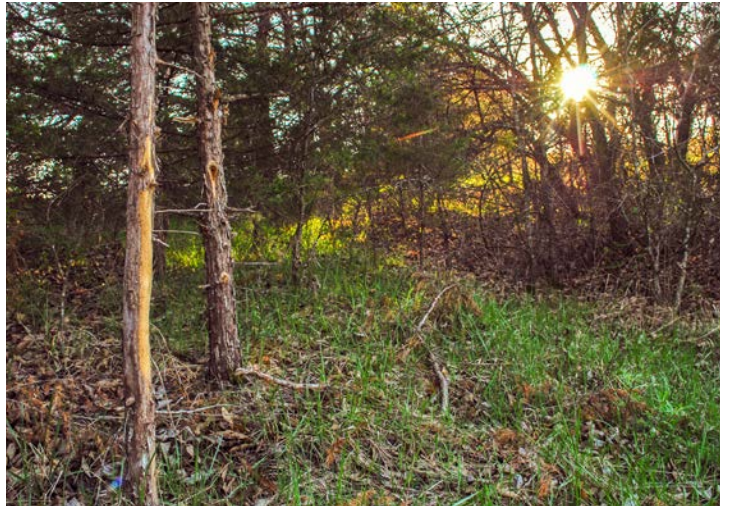
TIMBERED DRAWS

The farm has a great layout with timbered draws, warm-season grasses, and multiple cattle ponds!



HUNTING OPPORTUNITIES

The property has excellent whitetail deer and turkey numbers! Several toms were gobbling during the evening photo shoot, with one of them roosting right on the southeast portion of the property. There is no doubt a small amount of work will have big returns for the hunting, with the ridges begging to be converted into food plots.



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 12' 13.86, -93° 47' 57.52

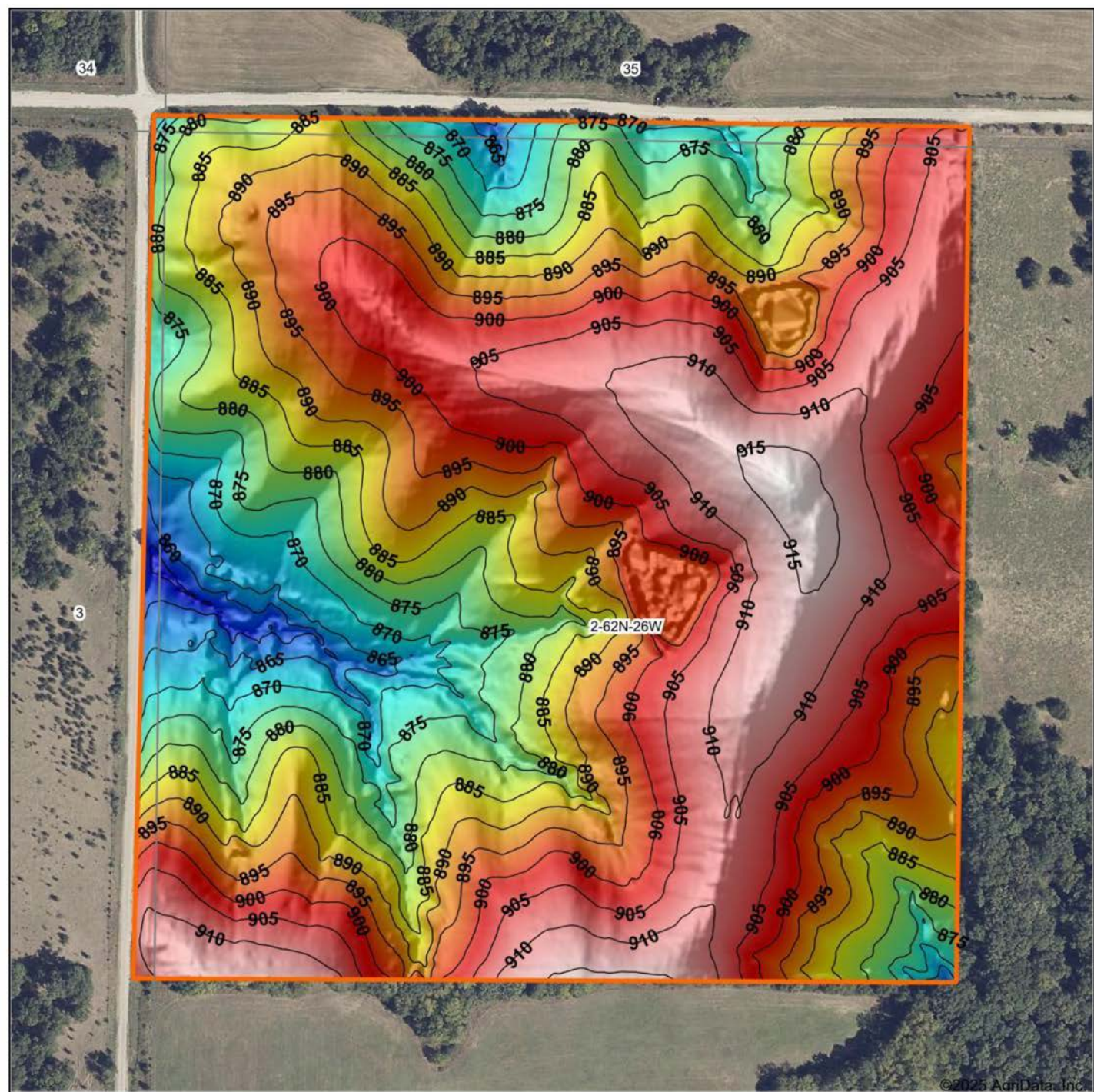
2-62N-26W
Harrison County
Missouri

0ft 331ft 661ft



4/16/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5

Min: 853.9

Max: 917.4

Range: 63.5

Average: 892.6

Standard Deviation: 14.07 ft

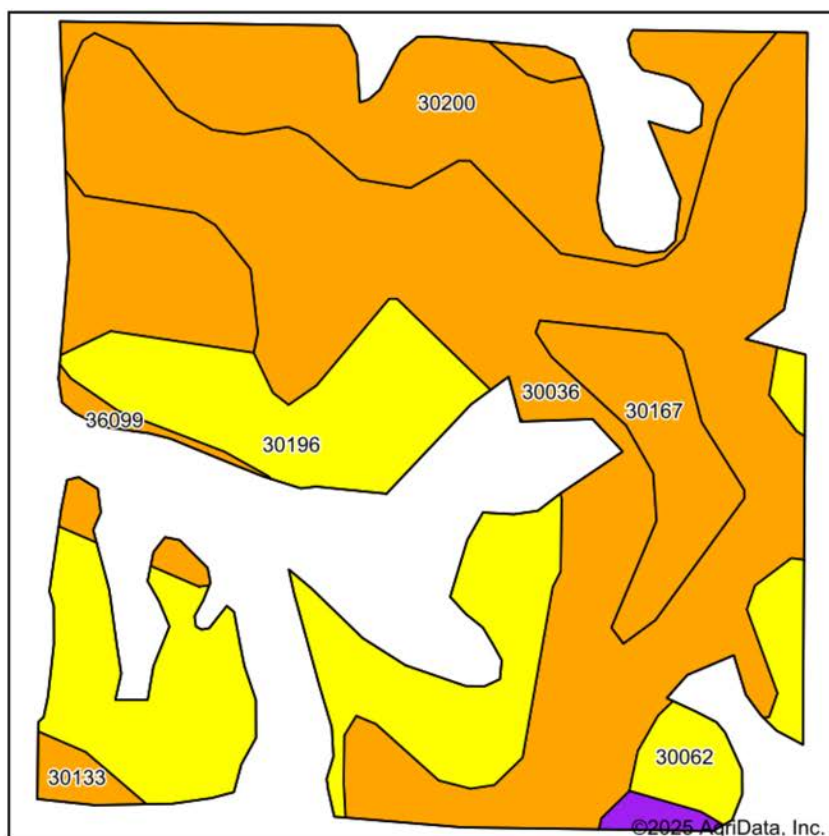


4/16/2025

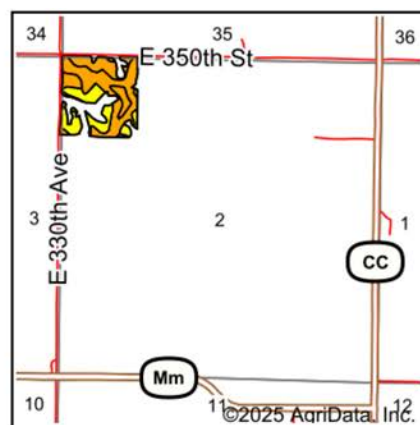
2-62N-26W
Harrison County
Missouri

Boundary Center: 40° 12' 13.86, -93° 47' 57.52

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Harrison**
 Location: **2-62N-26W**
 Township: **Sugar Creek**
 Acres: **29.95**
 Date: **4/16/2025**



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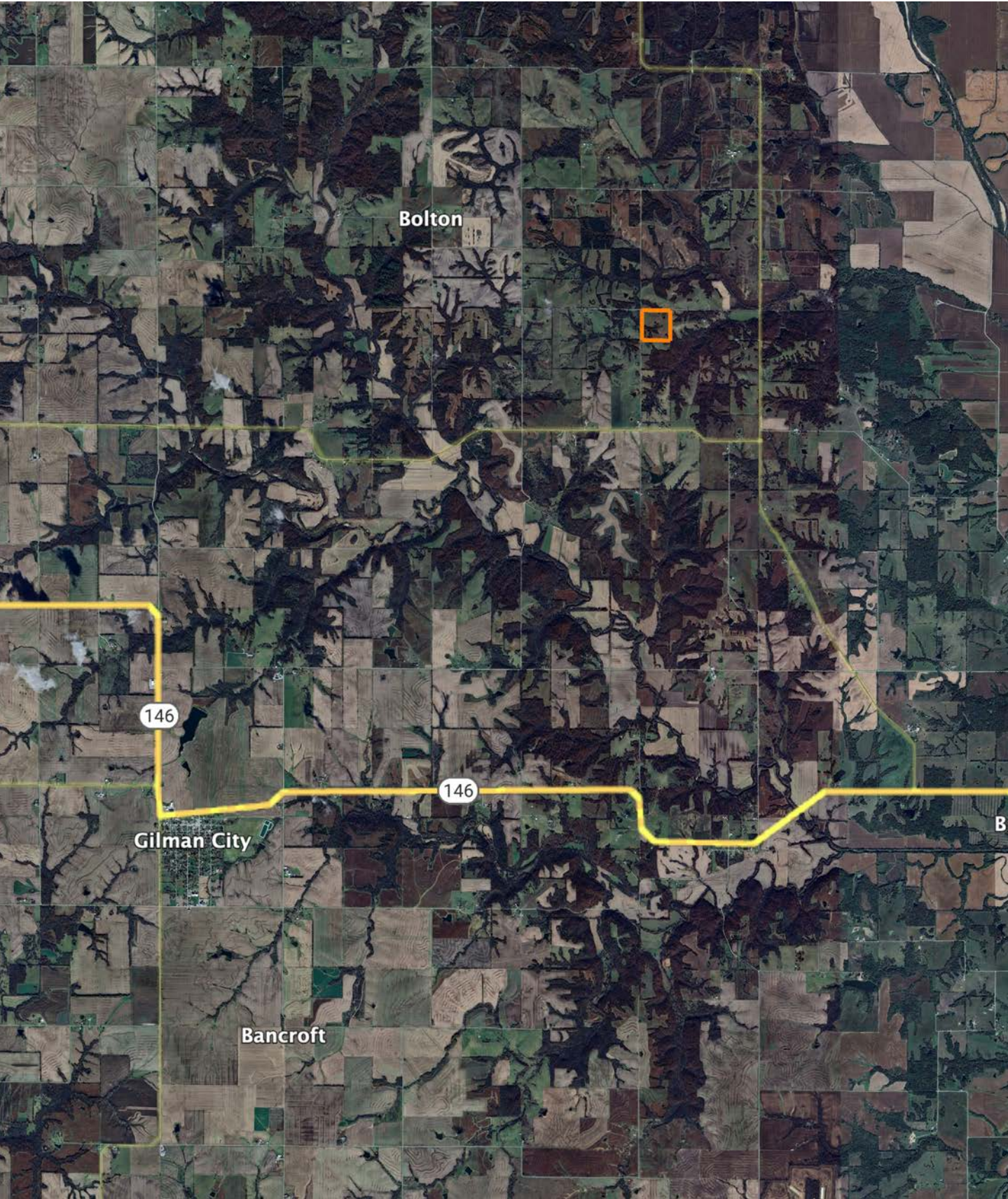
Area Symbol: MO081, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30036	Armstrong loam, 5 to 9 percent slopes	12.79	42.6%		IIIe	56	52	52
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	7.29	24.3%		IVe	66	66	46
30200	Shelby loam, 9 to 14 percent slopes	6.04	20.2%		IIIe	72	72	61
30167	Pershing silt loam, 2 to 5 percent slopes	1.61	5.4%		IIIe	74	74	59
30062	Gara loam, 9 to 14 percent slopes	1.17	3.9%		IVe	71	71	59
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	0.56	1.9%		IIIw	67	67	57
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	0.29	1.0%		IIIe	59	59	47
30057	Gara loam, 14 to 18 percent slopes	0.20	0.7%		VIe	66	66	52
Weighted Average					3.30	*n 63.5	*n 61.8	*n 53

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

816.599.3647

DYarkosky@MidwestLandGroup.com



MidwestLandGroup.com

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