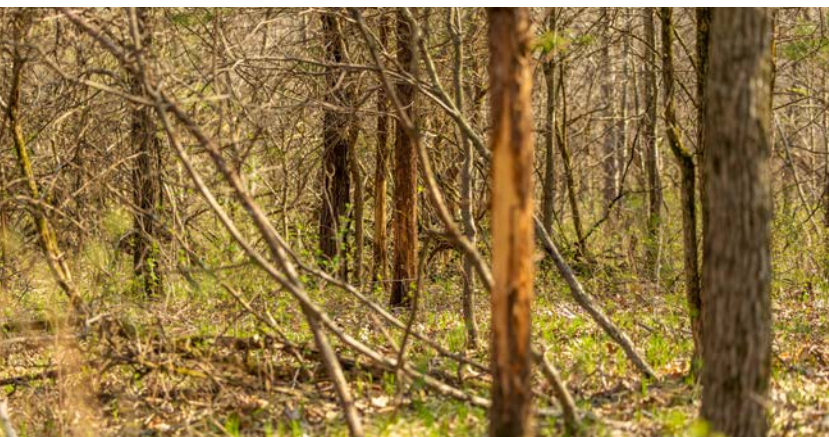


MIDWEST LAND GROUP PRESENTS



WORTH COUNTY, MO

163 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNICORN OF ALL HUNTING FARMS ON THE MISSOURI/IOWA BORDER

Midwest Land Group is eager to present one of the most coveted hunting farms in northern Missouri. Located in Worth County, just north of Grant City and right on the Iowa border, this very secluded 163 acre farm offers a true Southern Iowa hunting experience with the convenience of Missouri's over-the-counter licenses.

This area and farm is exceptionally special when it comes to it's specific location. From a broad scope, this farm is situated on the southern end of a massive timber ridge system that pours out of Iowa. Big bottom land crop fields to the west, upland tillable to the south, and CRP grasslands to the east create a natural border that isolates all the deer traffic in the neighborhood into this 163 acres. With access into the farm being a dead-end dirt road and no road intrusion points through or around neighboring properties, it really enhances the seclusion factor and limits pressure that creates the ultimate sanctuary a whitetail really needs to grow old.

Pulling into the farm grants you beautiful views in every direction of rolling grassland and hardwood timber ridges. The west side of the farm consists of a north and south running ridge that is made up of dense hardwood timber and a pocket of cedars. The south ridge runs

east and west, also consisting of dense and open hardwood timber. The central 45 acres or so is all south-facing overgrown cattle pasture with several nice ponds tucked throughout. The center portion of the farm has several established food plots along the creek ditch that consists of premium class II soils. Together, they create some of the finest whitetail habitat available and hold a ton of deer in every wind direction.

The cover and sanctuaries on this farm are so good that even a roaming junior bull elk has made it home for several of the last weeks. While taking pictures, I picked up one of its shed antlers and found just an unusual amount of elk sign from scat, tracks, rubs, and their beds. I have a personal history with this farm from 2021-2022 and have had nothing but epic experiences with friends and family. From fishing, hunting, shed hunting, to habitat projects, this one will keep a smile on your face. The neighbors are all great people who share common whitetail goals.

State line farms rarely become available. This one hasn't hit the open market in over two decades. Don't hesitate to call me for more information or to schedule a private showing.



PROPERTY FEATURES

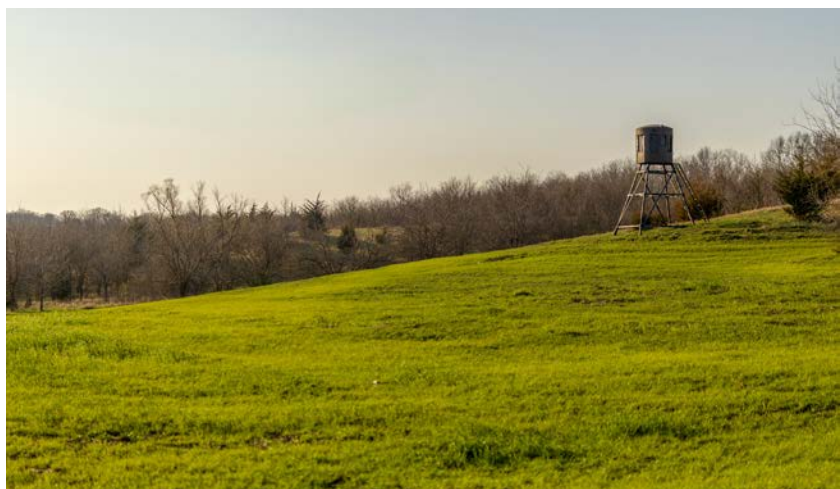
PRICE: **\$1,023,477** | COUNTY: **WORTH** | STATE: **MISSOURI** | ACRES: **163**

- Rare opportunity to own a highly coveted state line farm
- Sits on Iowa border, offering prime trophy whitetail hunting
- Missouri OTC tags combine convenience with elite hunting quality
- Natural funnels formed by timber, CRP, and crop borders
- Dead-end road access provides unmatched seclusion and minimal pressure
- Scenic terrain with rolling grasslands and hardwood timber ridges
- Established food plots and premium soils
- Great neighborhood
- Country Side Inn within 5 miles for a clean room and shower
- First time available on the open market in 20+ years
- Easy commute from Kansas City or Des Moines
- 2024 taxes were \$521



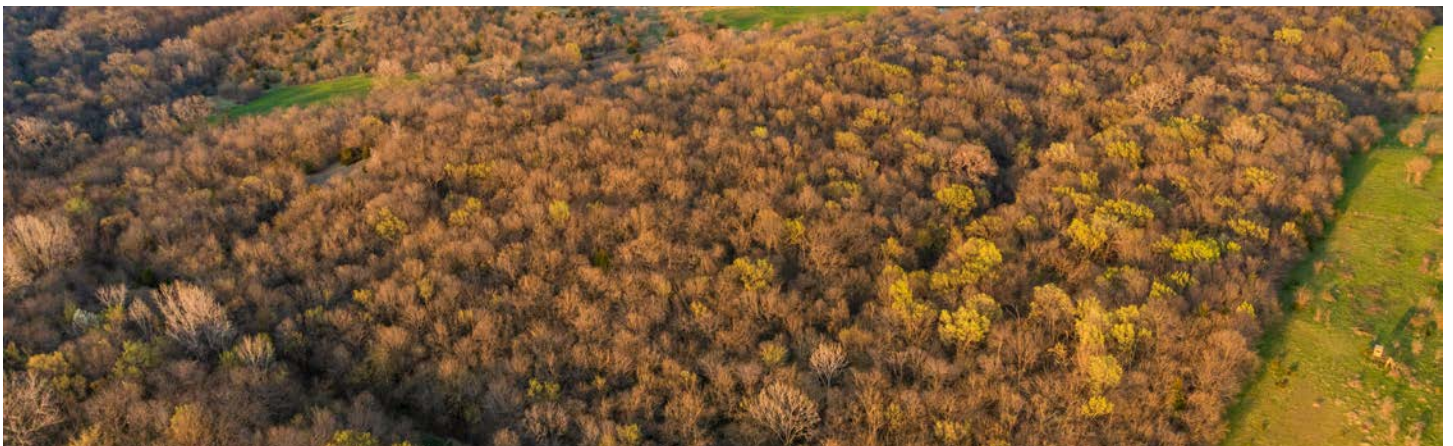
SEVERAL ESTABLISHED FOOD PLOTS

The center portion of the farm has several established food plots along the creek ditch that consists of premium class II soils. Together, they create some of the finest whitetail habitat available and hold a ton of deer in every wind direction.



HARDWOOD TIMBER RIDGES

The west side of the farm consists of a north and south running ridge that is made up of dense hardwood timber and a pocket of cedars. The south ridge runs east and west, also consisting of dense and open hardwood timber.



ROLLING GRASSLAND



NICE STOCKED PONDS



WET-WEATHER CREEK



ULTIMATE WHITETAIL SANCTUARY



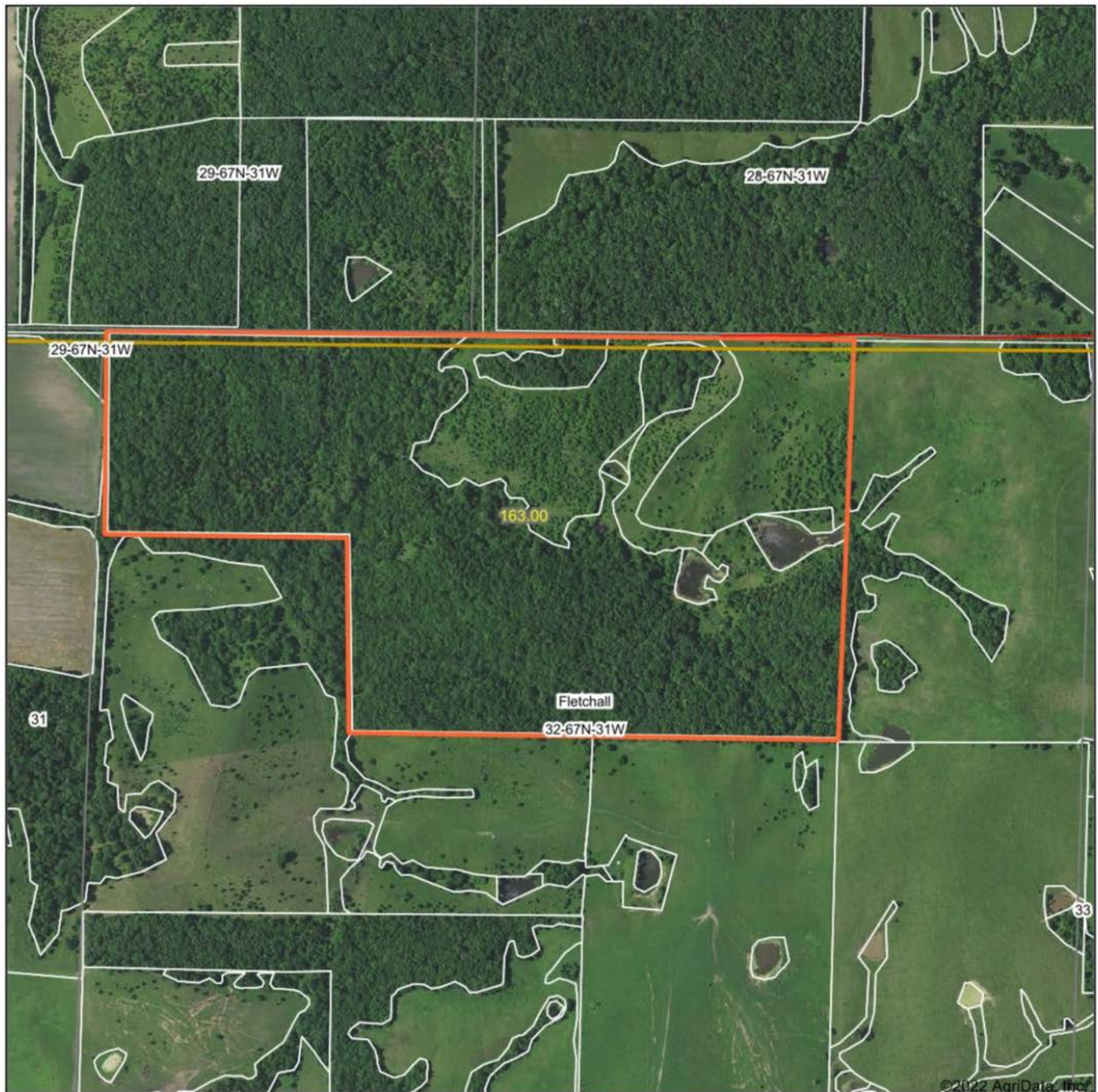
TRAIL CAM PICTURES



TRAIL CAM PICTURES (CONT.)



AERIAL MAP



Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

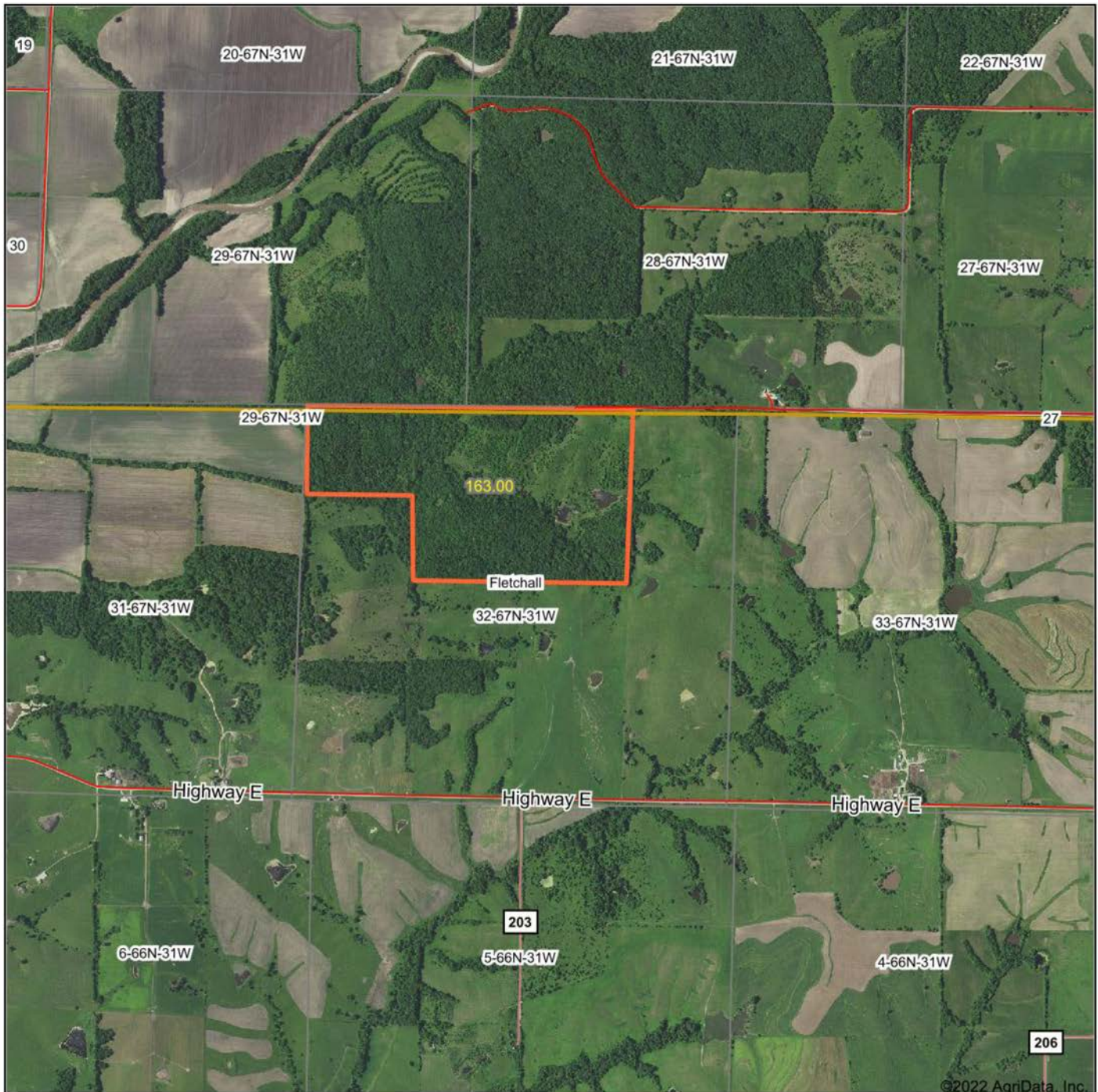
Map Center: 40° 34' 5.01, -94° 25' 58.42

0ft 830ft 1660ft

32-67N-31W
Worth County
Missouri



AERIAL MAP 2



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 40° 33' 59.21, -94° 25' 50.51

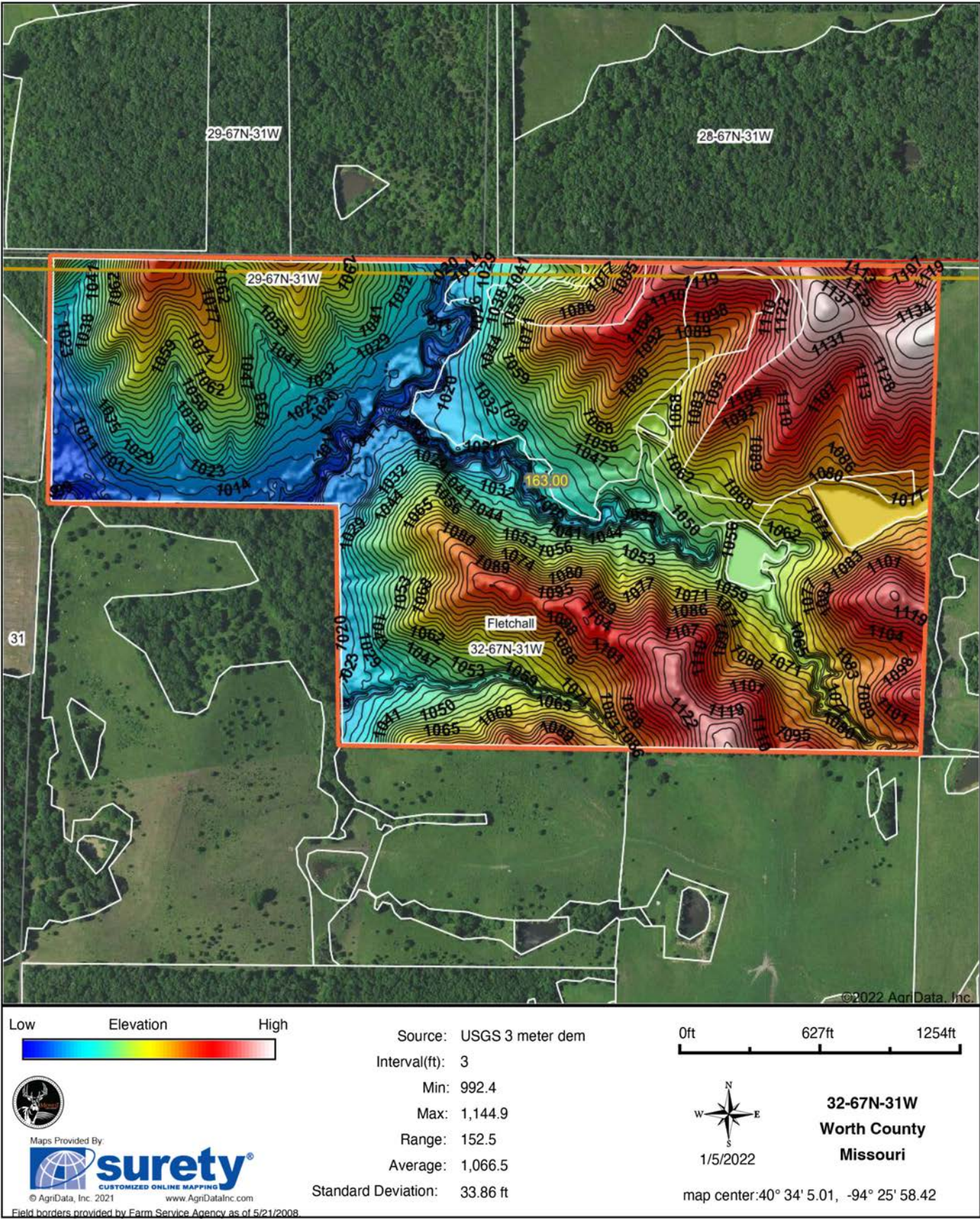
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32-67N-31W
Worth County
Missouri

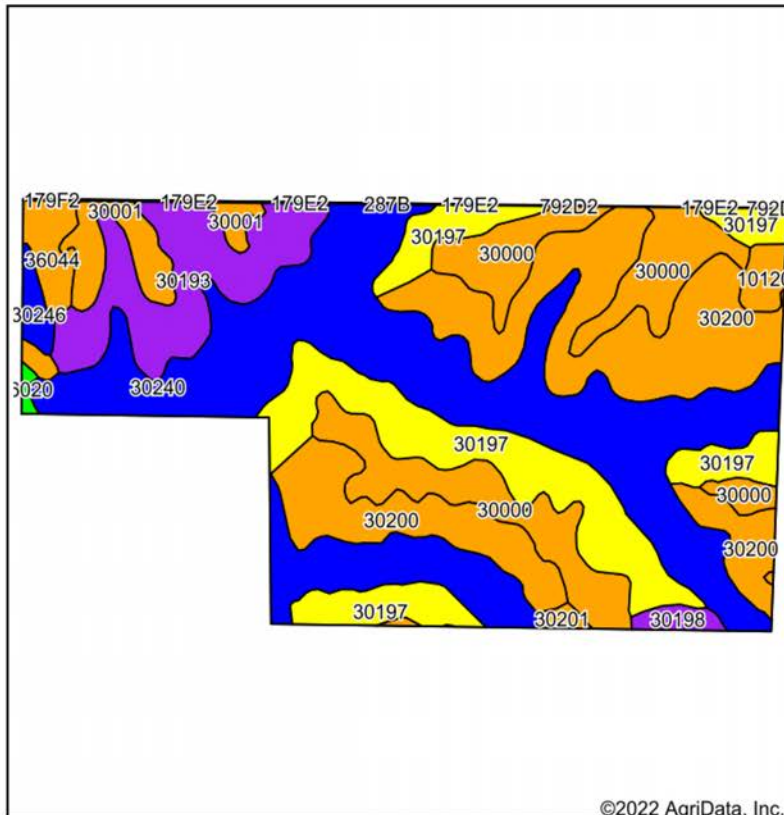


1/5/2022

HILLSHADE MAP



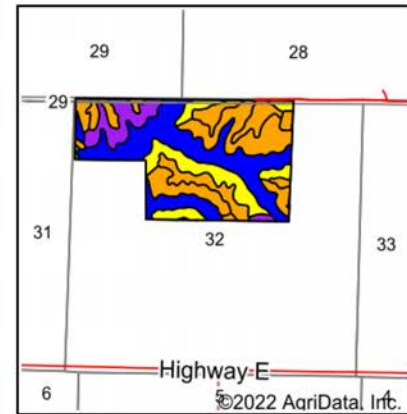
SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: IA159, Soil Area Version: 27
Area Symbol: MO227, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	53.11	32.6%		Ile				77	77	60
30200	Shelby loam, 9 to 14 percent slopes	35.07	21.5%		IIle				74	74	62
30197	Shelby loam, 14 to 18 percent slopes	26.25	16.1%		IVe				67	67	57
30000	Adair and Shelby loams, 5 to 9 percent slopes	21.07	12.9%		IIle				75	75	62
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	13.90	8.5%		VIe				61	61	45
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	4.74	2.9%		IIle				72	72	56
36044	Wabash silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.29	2.0%		IIIw	6	6	2	52	52	45
10120	Sharpsburg silt loam, 2 to 5 percent slopes	1.58	1.0%		IIIs				72	72	56
30246	Olmitz loam, heavy till, 2 to 5 percent slopes	1.29	0.8%		Ile	152	152	41	92	92	78
30198	Shelby loam, 14 to 20 percent slopes, eroded	1.17	0.7%		VIe				71	71	53
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.55	0.3%		IIle				70	70	55
36020	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	0.33	0.2%		Iw				95	95	93
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.26	0.2%		IVe				60	60	42
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.20	0.1%		VIe				64	64	45
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	0.11	0.1%		IIw				73	69	72



State: **Missouri**
County: **Worth**
Location: **32-67N-31W**
Township: **Fletchall**
Acres: **163**
Date: **1/5/2022**

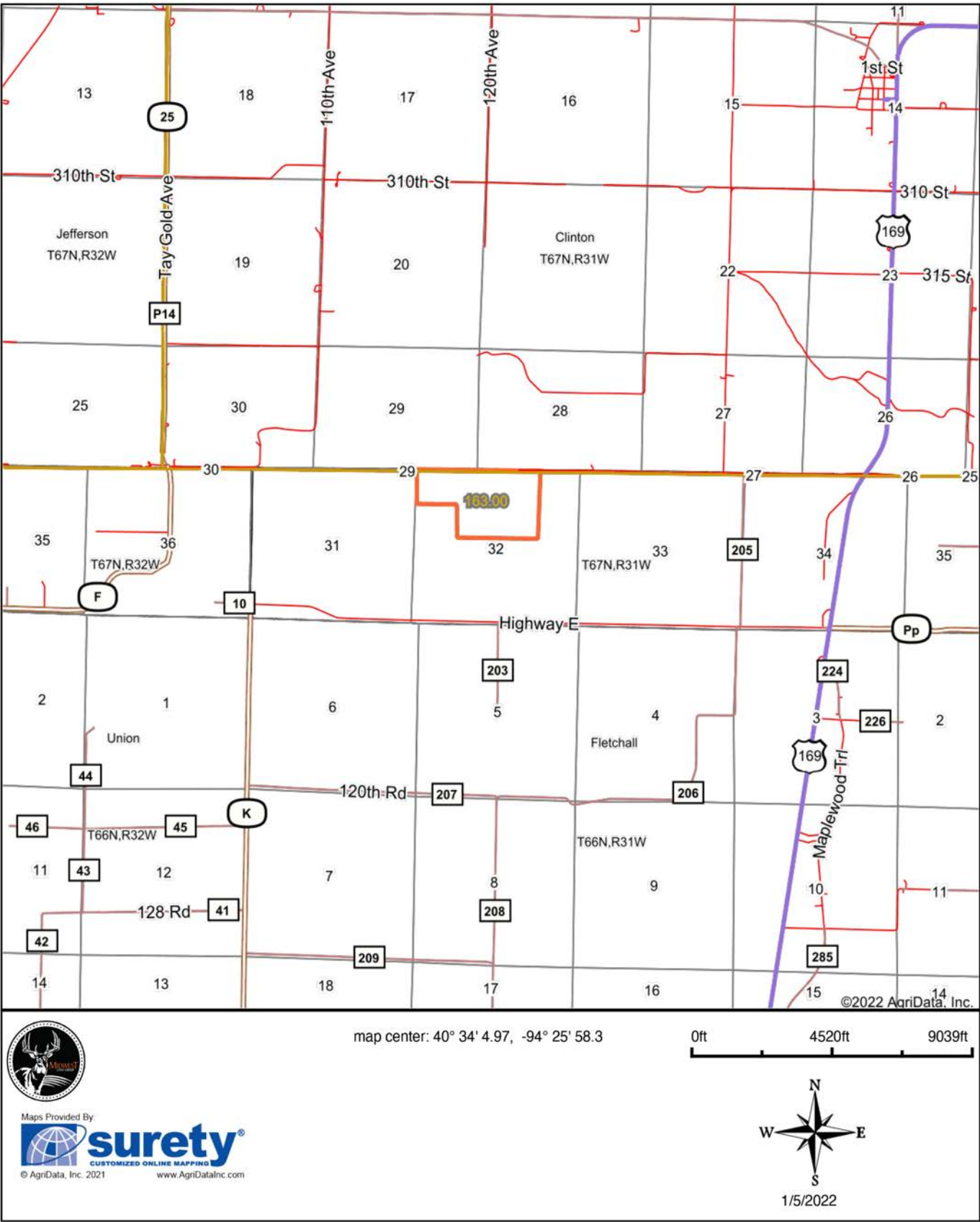


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CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



AGENT CONTACT

Midwest Land Group Agent, Bobby Oberlander, grew up in Owensville, Missouri and now calls Kansas City North home. He has been an avid hunter, fisherman and outdoorsman for nearly three decades. His father taught him how to shoot at the age of four, and later he joined his schools' competitive pistol and rifle teams, winning state and national honors. After attending Missouri State University in Springfield, Missouri, Bobby served his local community as a law enforcement officer before becoming a federal corrections officer. When he was offered an opportunity to manage a four-state territory for an automotive company, he took it. "I drove a lot of miles across acres of Missouri, Iowa, Nebraska and Kansas. I wondered who owned the land, what they used it for and how long it had been in someone's family," said Bobby. He decided to get off the road to help people reach their goal of land ownership and help them gain the most value when it comes time to sell.

Bobby's appreciation for the outdoors, solid work ethic and uncompromising professionalism were key factors in our offering him a position on Midwest Land Group's Team. Bobby knew he wanted to work for a reputable company, and he found that in Midwest Land Group. Joining our team was an easy choice for him after hearing great things from a family member about working with one of our agents. He has traveled, worked, and lived in several parts of Missouri, which makes him very familiar with the landscape. If you're looking for a particular type of land, chances are Bobby can lead you straight to it.

When he's not out working with clients, he is bow hunting whitetails in the fall, fishing in spring and camping in summer with his family. Bobby is involved in the National Wild Turkey Federation (NWTf), Quality Deer Management Association (QDMA) and Boy Scouts of America. Hunting, fishing, law enforcement and long road trips have given him the skills you look for in a land agent like patience, calmness, listening, attention to details, communication and reliability. Give Bobby a call today and talk about your land needs.



BOBBY OBERLANDER,
LAND AGENT
816.392.5515
BOberlander@MidwestLandGroup.com



MidwestLandGroup.com

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