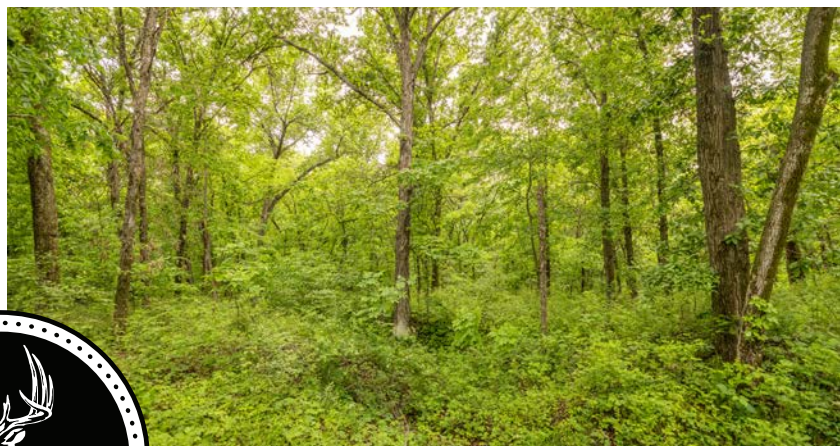


MIDWEST LAND GROUP PRESENTS

38 ACRES

CARROLL COUNTY, MO

19899 COUNTY ROAD 144, BOGARD, MISSOURI, 64622



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THUNDER LODGE RECREATIONAL TRACT

What an outstanding 38 +/- acre recreational tract being offered here in Carroll County, Missouri! Thunder Lodge is located just 1 hour and 15 minutes from Liberty, Missouri, and just over 1 mile off State Route C in Carroll County. Double gates at the road will lead you down the path to the 2 bedroom, 1 bathroom cabin with full utilities. Utilities include rural water, electricity, and a septic tank. Come in from a long day of hunting to the comfort of a cozy cabin, warm shower, soft bed, and a full kitchen. This is a property that the whole family would be comfortable in! There is a 16'x19' shed with a 4' overhang where you can store your equipment, tools, and stands so you don't have to transport these items back and forth to the farm.

The sellers have managed this property with all wildlife in mind. This area is very well known for large whitetail and plenty of turkey! If you are looking for more acreage to hunt, Bunch Hollow Conservation Area is located only 2.5 miles to the northwest! Bunch Hollow Conservation Area is 3,294 acres of prime wildlife habitat!

A number of years ago, edge feathering had been done around parts of the timber edge totaling two acres, providing cover for nesting quail and turkey, and cover for whitetail fawns along with some native grass plantings. This property consists of 13 +/- acres of CRP that was enrolled in 2021 and will expire in 2031. The CRP is paying \$1,802 annually. There is an incredible stand of mature bluestem and other native grasses. Three acres of cedars were removed to make a native grass planting in the middle of a stand of timber. This area is now full of native grasses, forbs, and wildflowers! There are 22 +/- acres of mature timber draws and bedding areas. The timber consists of mature hardwood timber and mature cedar thickets. There is a large creek running through the southwestern corner of the property. This property has the right ratio of timber to open land for a great recreational tract and incredible hunting. It hunts and feels much bigger than a 38! You can easily hunt three people on this property! For additional information or to schedule a private showing please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

PRICE: **\$345,000** | COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **38**

- 38 +/- acres
- Located 1 hour and 15 minutes from Liberty, MO
- 2.5 miles SE of the 3,294 acre Bunch Hollow Conservation Area
- 2024 taxes \$214.64
- 16'x19' shed with 4' overhang built in 2018
- 24'x32' cabin with heat & AC built in 2005
- 2 bedroom
- 1 full bathroom
- Rural water
- Electricity
- Tankless hot water heater
- 13.10 acres of CRP CP1
- CRP pays \$1,802
- CRP expires in 2031
- Small secluded field with native grasses and wildflowers
- Incredible stand of native grasses
- Multiple permanent deer stands
- Trail system
- Many walnut trees
- Multiple species of large mature oaks
- Big cedar thickets
- 16 +/- acres open grassland
- 22 +/- acres timbered

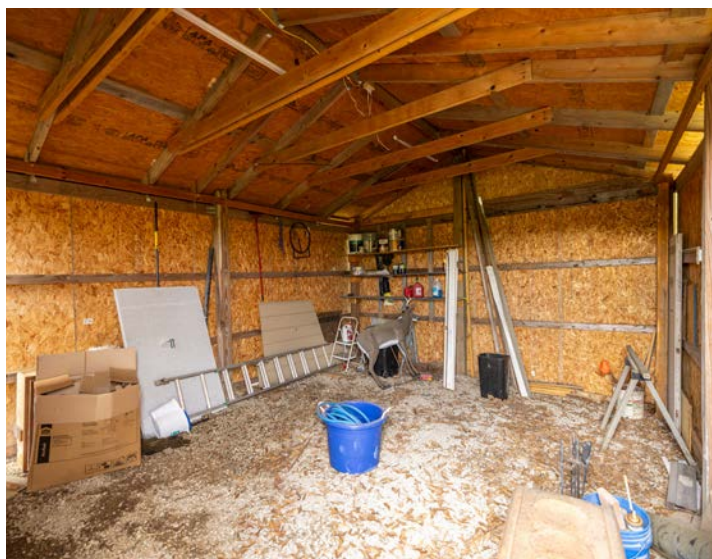


THUNDER LODGE - 24'X32' CABIN

Double gates at the road will lead you down the path to the 2 bedroom, 1 bathroom cabin with full utilities. Utilities include rural water, electricity, and a septic tank.



16'X19' SHED WITH 4' OVERHANG



13.10 ACRES OF CRP CP1



22 +/- ACRES TIMBERED



HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



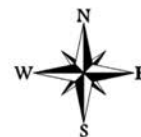
© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 39° 32' 49.2, -93° 34' 21.39

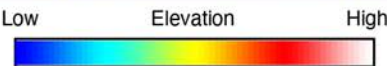
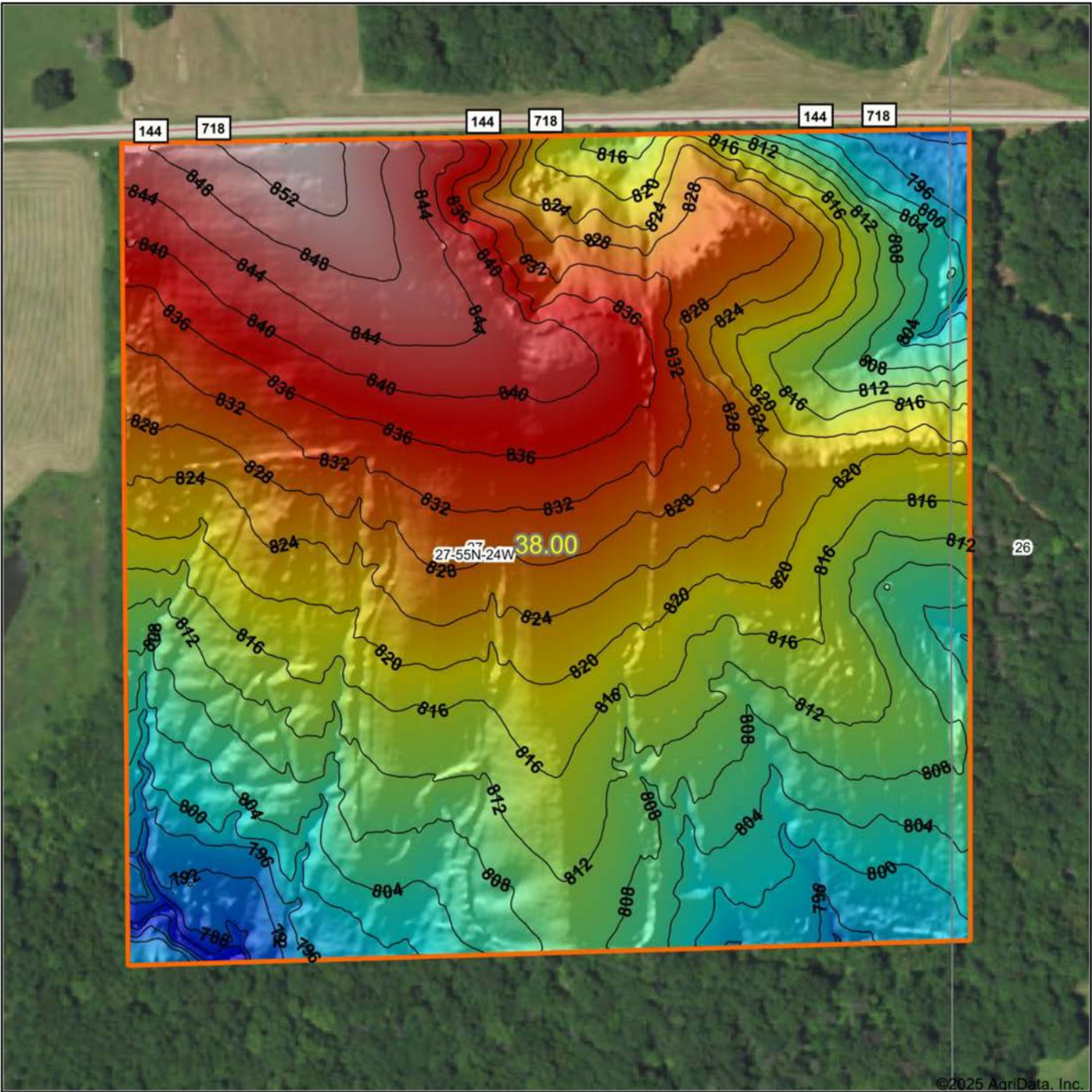
27-55N-24W
Carroll County
Missouri

0ft 282ft 564ft



5/6/2025

HILLSHADE MAP

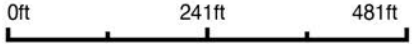


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 4
Min: 782.0
Max: 856.0
Range: 74.0
Average: 819.7
Standard Deviation: 14.8 ft



5/6/2025

27-55N-24W
Carroll County
Missouri

Boundary Center: 39° 32' 49.2, -93° 34' 21.39

CRP MAP



**All Measurements are for
FSA Programs Only
Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- 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) for exact wetland boundaries and determinations, or contact NRCS.

Carroll Co. FSA
SB=soybn-com-gr;C=corn-Yel-gr;mixfg-LS
WHT=wheat-srw-gr;O=oats-spr-fg
CLOVR=Clovr-Red-fg;ALF=ALFAL-fg
MILO=Sorgh-grs-gr;CTN=Cotton-Upland;FG=
mixfg-FG=2/2/2002;GZ=mixfg-GZ=2/2/2002
CCM=covrc-mix-co;CCB=covrc-bob-co;CCC=co
vrc-ceg-co;SWT=corn-sweet-fh;AMY=
corn-amy-gr;All fields are Non-Irrigated
*Unless notated on Map

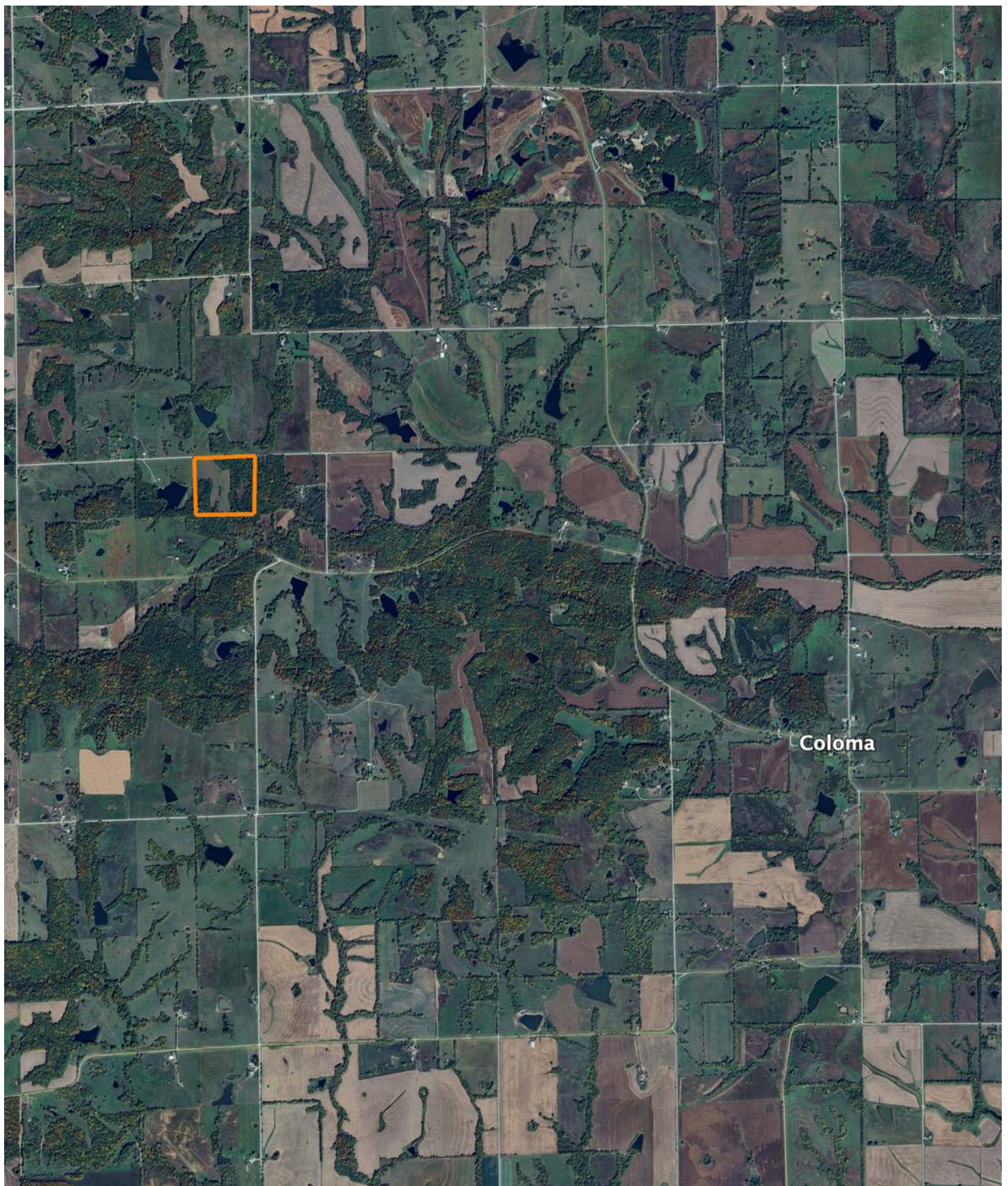
1 inch equals 400 feet
Program Year: 2025
Created: 4/14/2025
Flown: 2022-6-28



- clu
- crp
- plss

**Farm 4999
Tract 4856**

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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