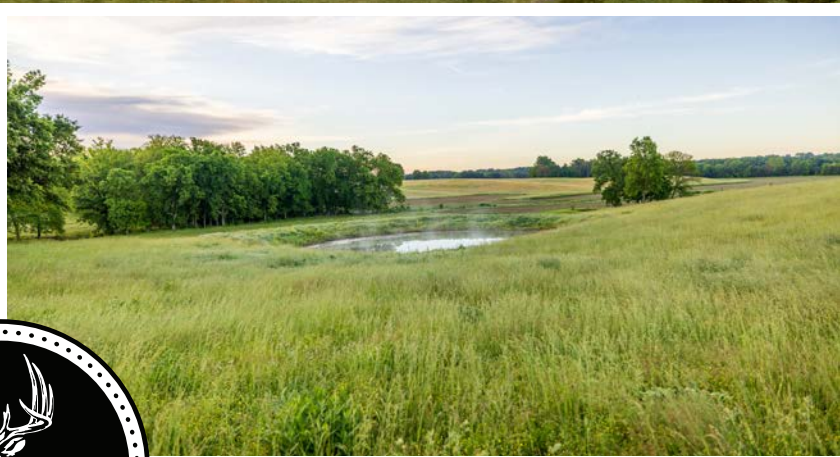


MIDWEST LAND GROUP PRESENTS

39 ACRES

# LAFAYETTE COUNTY, MO

2600 HIGHWAY 23, CONCORDIA, MISSOURI, 64020



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# METICULOUSLY MAINTAINED ACREAGE AND HOME ON 23 HIGHWAY

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This farm is meticulously maintained and offers the opportunity for one to purchase one of the nicest farms in the area, close to town, paired with a well-maintained home, machine shed, and party shack, all located on blacktop! With Highway 23 frontage, you can easily get to either Interstate 70 or 50 Highway! The property is located just 2 miles south of Concordia, Missouri, 15 minutes north of Knob Noster, Missouri, just 45 minutes east of Kansas City, Missouri, and lies within the Concordia School District. The Concordia City Lake is located just 1/2 mile to the east, and the 2,800 +/- acre Ralph & Martha Perry Memorial Conservation Area is located just a couple of minutes to the south, providing a tremendous amount of recreational opportunities.

This incredible 39 +/- acre farm is fully fenced with a working corral and offers a great mix of open pasture & hay ground, beautiful oak and hickory timber, multiple ponds, and a large tree-lined year-round creek that runs approximately 1,845 feet through the property! A good

portion of the open ground could easily be farmed as well if one wanted to.

The well-maintained home is approximately 2496 square feet, with appropriately 1,820 finished square feet. The home features 2 bedrooms, 2 & 3/4 bathrooms, a living room, a large family room located in the basement, 2 large wood inserts, lots of new paint, new carpet, and newer windows. Additionally, on the farm you will find a very private area behind the home and over the hill that features a fire pit area along the creek, a good-sized garden area, a cattle working corral, a large gravel parking area, and a 30'x40' barn with electric and a 12'x40' lean-to. You will also find a fully finished 15'x32' "man cave" with electric, propane, water holding tank, heat and air, and a small bathroom. This building could serve many different purposes! The "man cave" also has an attached 24'x26' carport with concrete and electric. For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.



# PROPERTY FEATURES

PRICE: **\$590,000** | COUNTY: **LAFAYETTE** | STATE: **MISSOURI** | ACRES: **39**

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- Located 2 minutes south of Concordia, MO
- Located 15 minutes north of Knob Noster, MO
- Located 45 minutes east of Kansas City, MO
- 23 Highway frontage
- Meticulously maintained property
- 18 +/- acres of pasture and hay ground
- 21 +/- acres of mature hardwood timber
- Approximately 2,496 sq. ft. home
- Approximately 1,820 finished sq. ft.
- 2 bedrooms
- 2 & 3/4 bathrooms
- Newer windows
- New carpet
- New interior paint
- Large storage area
- 30'x40' barn with 12'x40' lean-to & electric
- Incredible stand of grass
- Tons of recreational opportunities
- Rolling terrain and bottom ground along creek
- Approximately 1,845' of creek frontage meandering through the farm.
- Multiple ponds
- Fully fenced for livestock
- Cattle working corral
- Very private gathering area behind home
- Fire pit area along creek
- Nice garden area/hydrant close by
- Large gravel parking area
- Multiple outdoor hydrants
- 15'x32' "man cave" with heat & air, electric
- 24'x26' carport with concrete and electric





# APPROXIMATELY 2,496 SQ. FT. HOME

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The well-maintained home is approximately 2496 square feet, with appropriately 1,820 finished square feet. The home features 2 bedrooms, 2 & 3/4 bathrooms, a living room, a large family room located in the basement, 2 large wood inserts, lots of new paint, new carpet, and newer windows.





# FULLY FINISHED 15'X32' "MAN CAVE"

You will also find a fully finished 15'x32' "man cave" with electric, propane, water holding tank, heat and air, and a small bathroom. This building could serve many different purposes! The "man cave" also has an attached 24'x26' carport with concrete and electric.





## 30'X40' BARN WITH 12'X40' LEAN-TO

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## CATTLE WORKING CORRAL

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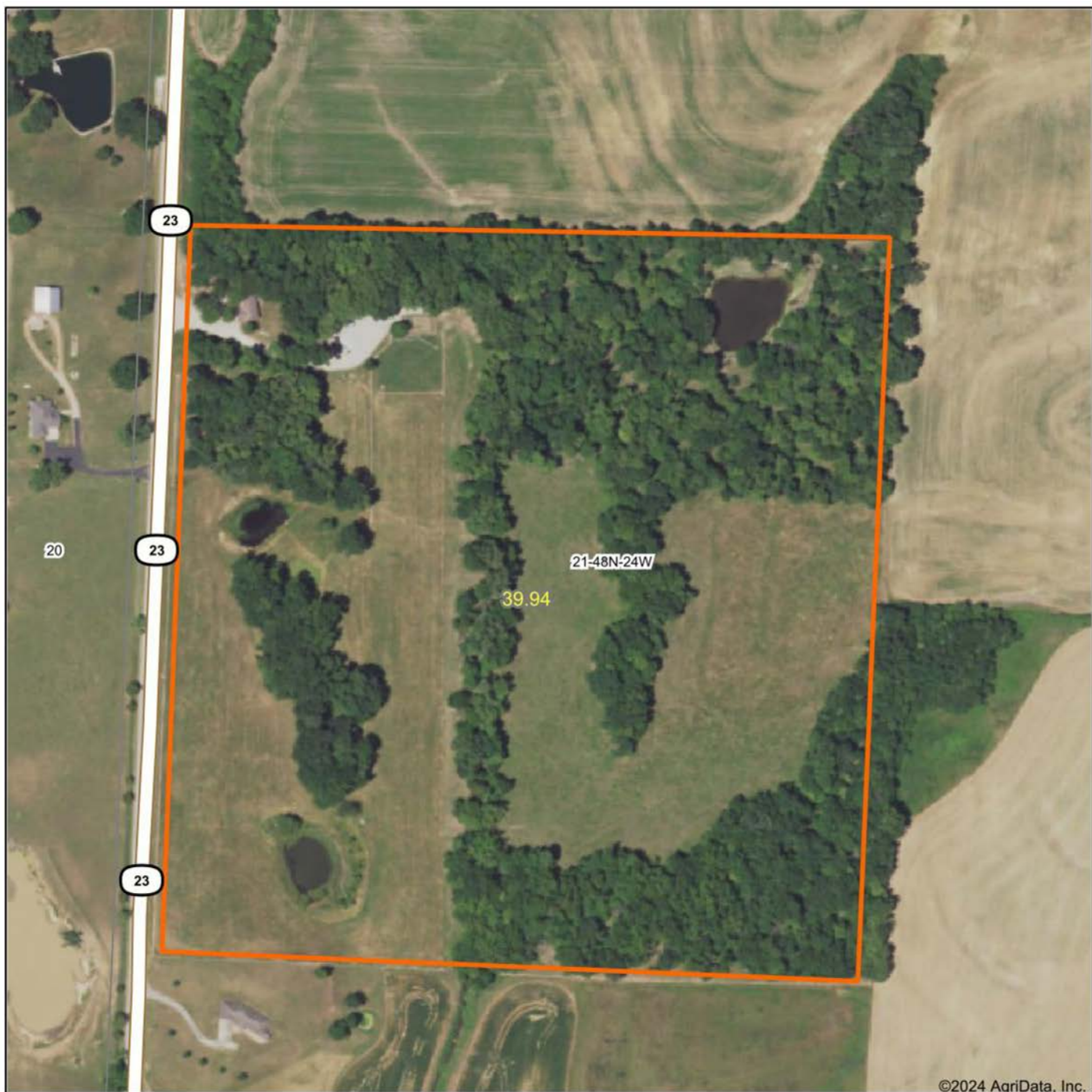
# METICULOUSLY MAINTAINED PROPERTY

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# AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center:  $38^{\circ} 56' 18.56''$ ,  $-93^{\circ} 34' 13.58''$

**21-48N-24W**  
**Lafayette County**  
**Missouri**

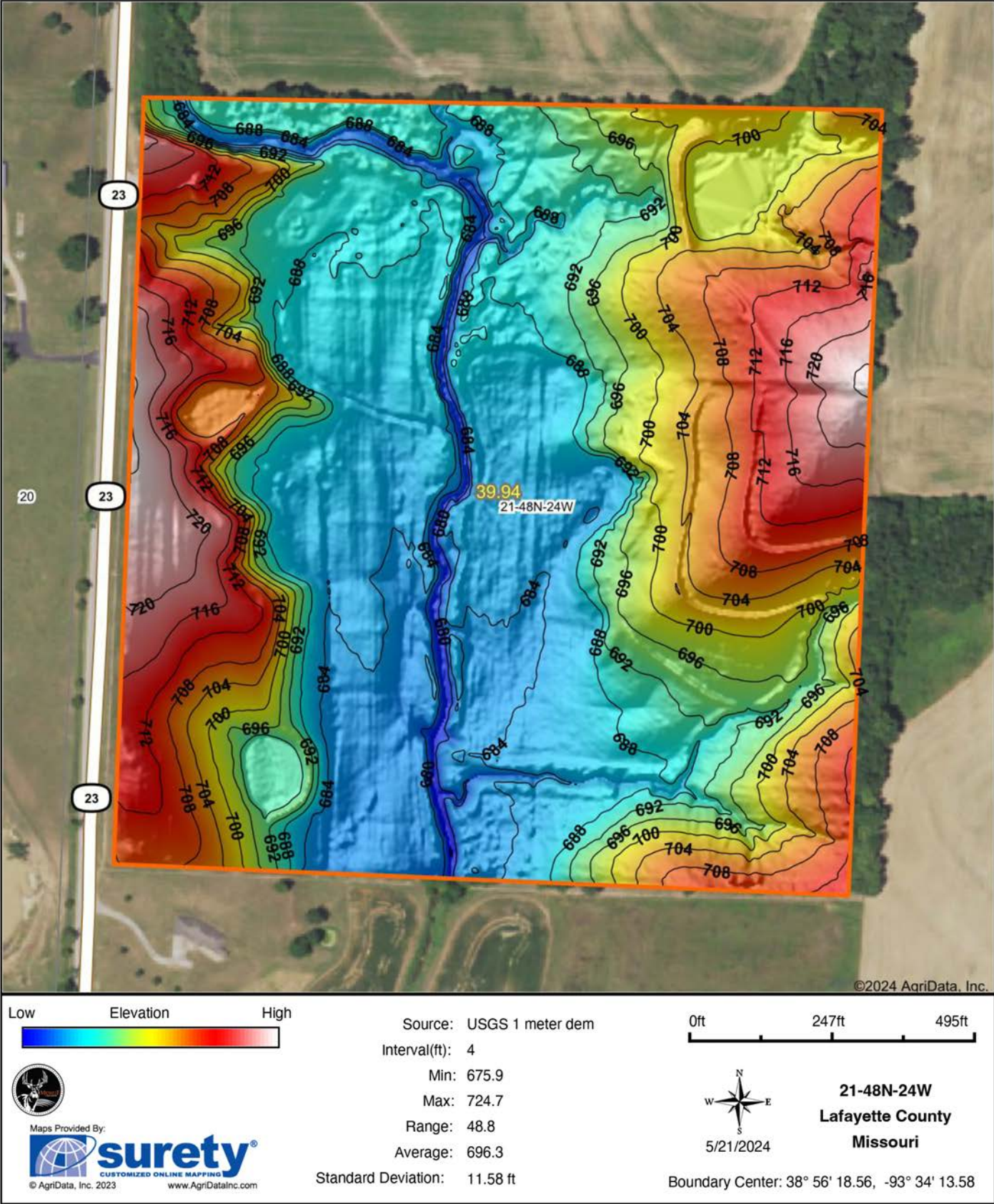
0ft 286ft 571ft



5/21/2024

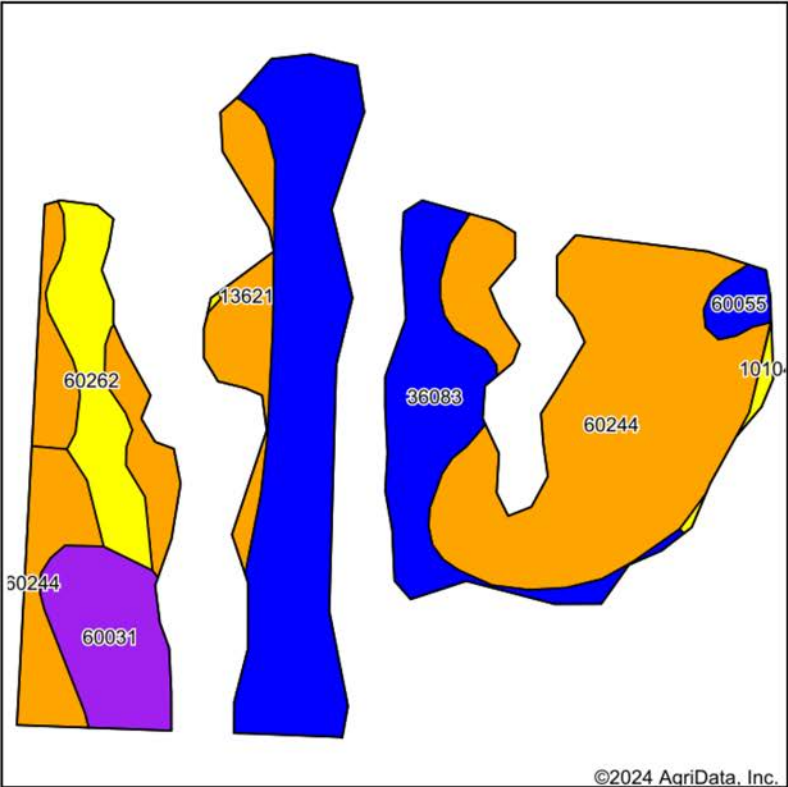


# HILLSHADE MAP

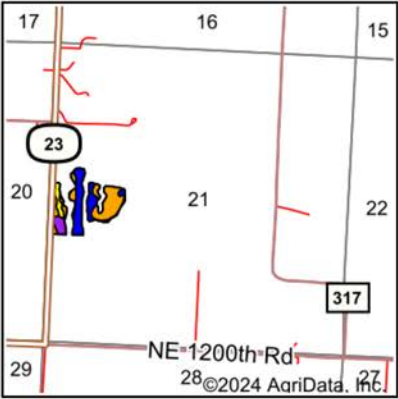




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Lafayette**  
Location: **21-48N-24W**  
Township: **Freedom**  
Acres: **17**  
Date: **5/21/2024**



Maps Provided By:



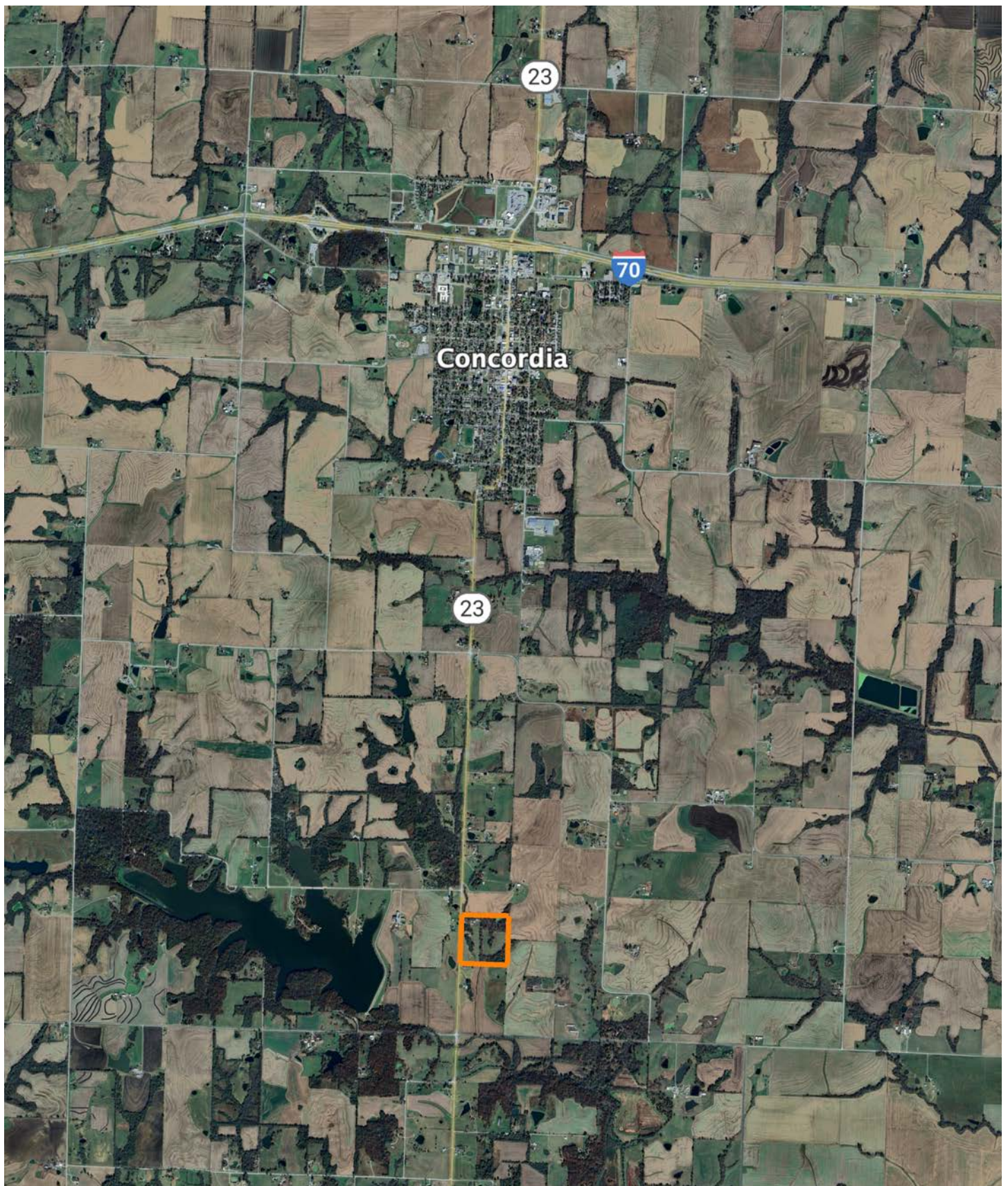
Area Symbol: MO107, Soil Area Version: 25											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	6.30	37.1%		IIIe	132	40	79	79	65	
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	5.85	34.4%		IIw			86	85	69	
13621	Blackoar and Otter silt loams, 1 to 3 percent slopes and frequently flooded soils	1.46	8.6%		IIIw			65	58	64	
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	1.33	7.8%		VIe			73	73	57	
60262	Winfield silty clay loam, 9 to 14 percent slopes, severely eroded	1.24	7.3%		IVe			70	70	49	
10075	Leslie silt loam, 2 to 5 percent slopes	0.47	2.8%		IIIe			89	89	68	
60055	Winfield silt loam, 2 to 5 percent slopes	0.26	1.5%		Ile	145	45	84	84	73	
10104	McGirk silt loam, 5 to 9 percent slopes, eroded	0.09	0.5%		IVe			57	57	45	
Weighted Average					2.95	51.1	15.5	*n 79.3	*n 78.4	*n 64.6	

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 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](mailto:DPayne@MidwestLandGroup.com)



## MidwestLandGroup.com

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