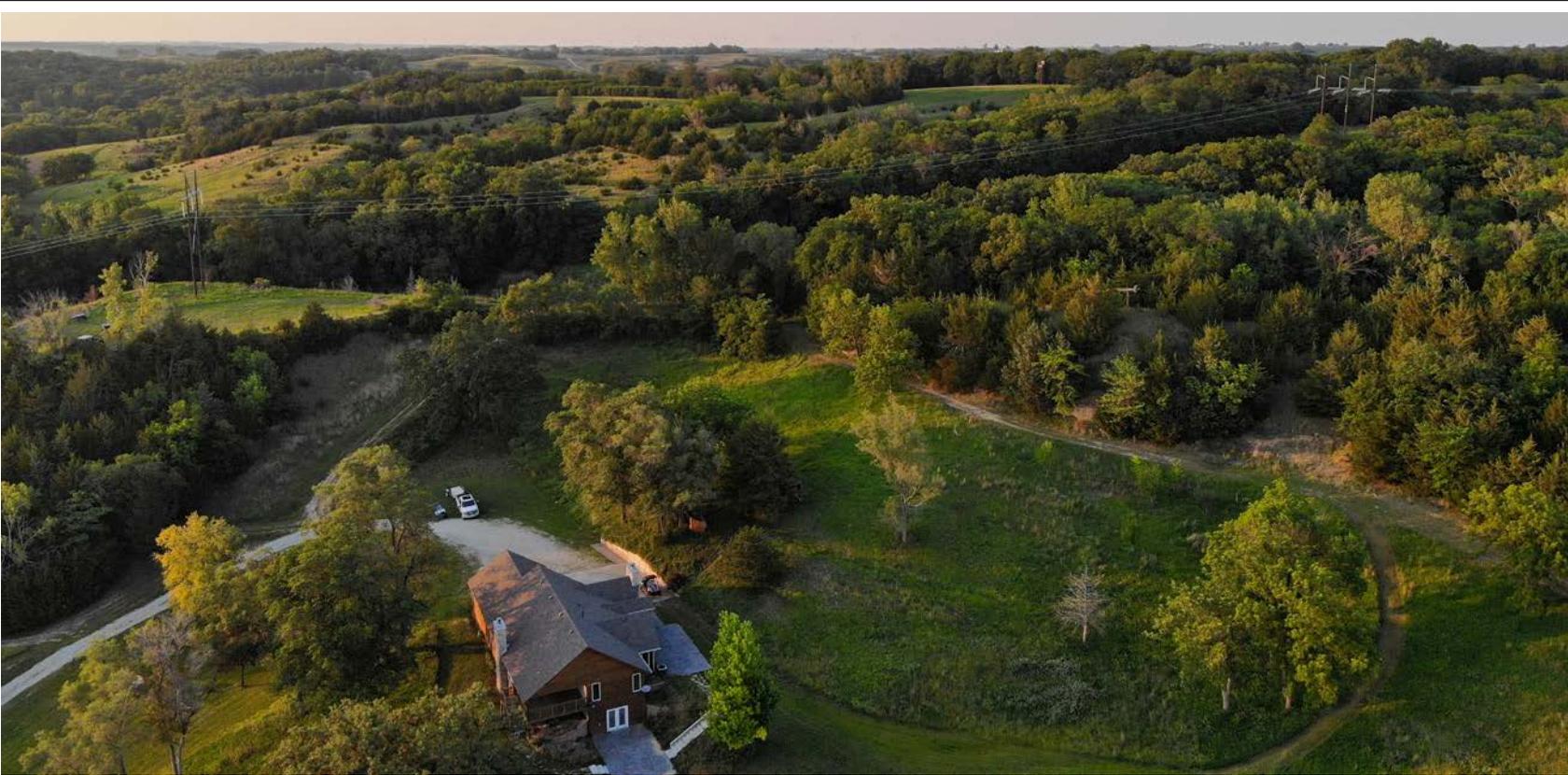


MIDWEST LAND GROUP PRESENTS

216 ACRES

ATCHISON COUNTY, MO

25984 OUTER ROAD, ROCK PORT, MISSOURI 64482



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTHWEST MISSOURI HOME AND HUNTING PARADISE

If you've been searching for an extraordinary recreational property that combines the thrill of the hunt with the comfort of a well-appointed home—all within easy reach of the city—this 216 +/- acre northwest Missouri gem is everything you've been waiting for. Conveniently located just one hour and ten minutes from both Omaha, Nebraska, and Lincoln, Nebraska, this property offers the perfect balance of accessibility and seclusion, making it ideal for both quick day trips and extended weekend getaways.

The property features terrain that makes the property seem way larger than it is with a diverse mix of hardwood timber with plenty of acorn-producing oak trees, open food plots, and a well-maintained trail system that allows for easy access across the entire parcel. Whether you're hiking, riding ATVs, or slipping quietly into a deer blind at first light, the land invites exploration and promises adventure with every turn. Wildlife is abundant, with a strong population of both deer and turkeys that have been carefully managed and supported by years of strategic food plot development.

2.5 +/- acres of lush, perennial clover plots provide a dependable food source throughout the growing season, as well as an additional 3.5 +/- acres of annually planted plots that are rotated with various crops to maximize attraction and nutrition. These plots consistently draw and hold game animals, and they've helped establish a reputation for quality whitetail deer and turkey hunting

on this property. Hunting infrastructure is already in place and ready to go. A 6'x6' Redneck blind mounted on a 15-foot tower stands on one of the main ridges over 1 +/- acre of clover, providing commanding views of key travel corridors and food sources—an ideal spot for both rifle and archery hunting. Additionally, a hard Maverick blind is located on a more secluded plot, which is typically planted with brassicas or other late-season annuals, offering hunters another comfortable hunting option. There are numerous other small plots and stands throughout the property providing a multitude of hunting locations.

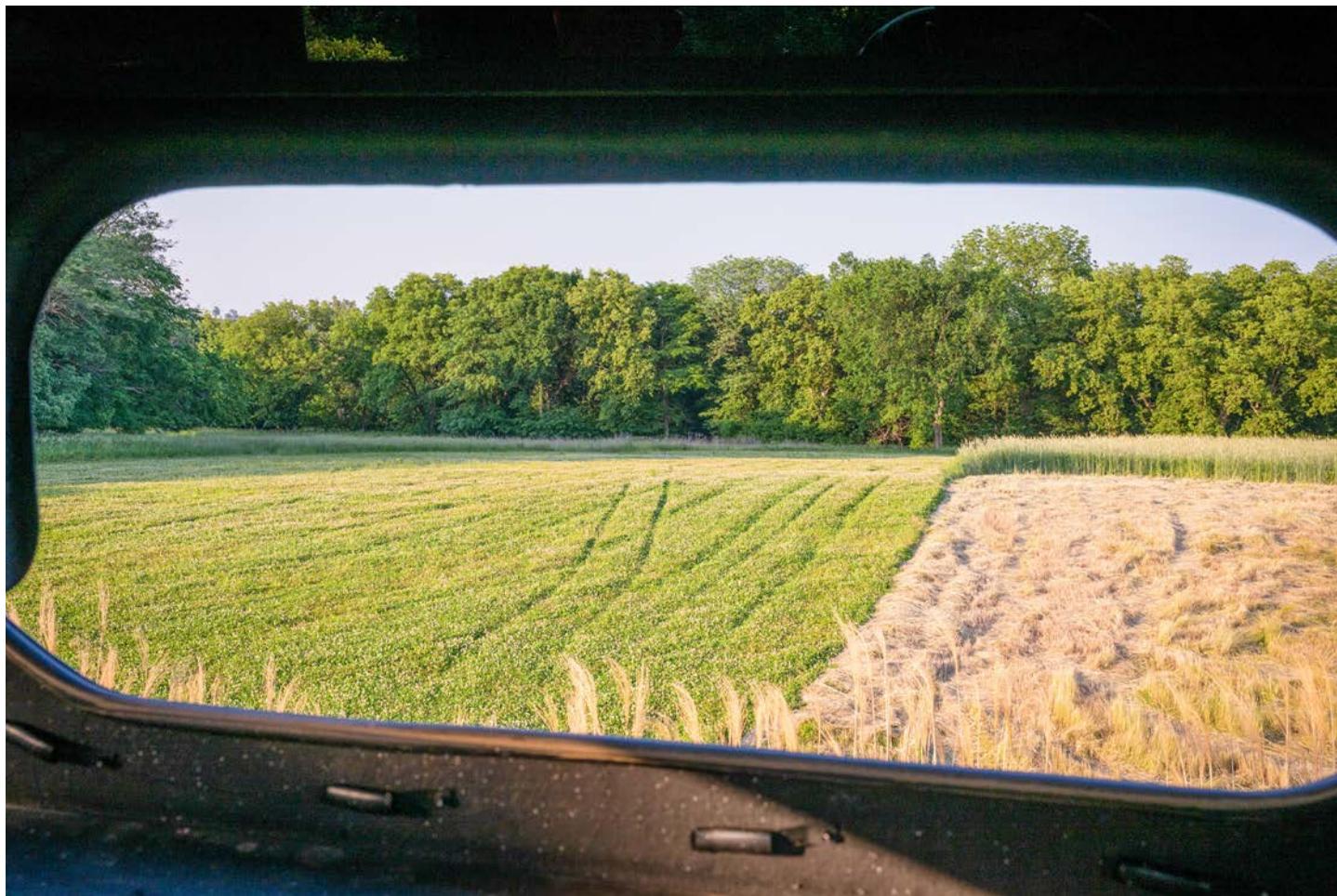
Adding to the long-term value of this land is a significant stand of mature, marketable walnut trees, scattered across several ridges and draws. These trees not only add to the beauty and character of the property but also offer future income potential through selective harvesting.

At the heart of the property is a 2,166 square foot home that perfectly complements the outdoor amenities. The house offers four spacious bedrooms and three full bathrooms, making it a comfortable and accommodating space for family gatherings, hunting trips with friends, or a permanent residence. The interior has been partially remodeled with modern updates, and the remaining bathroom finishes will be completed before closing, ensuring a move-in-ready experience for the new owner. Two wood-burning fireplaces on the main floor add

warmth and charm, creating the perfect ambiance for relaxing evenings after a day in the woods, especially during the cooler fall and winter months. With a 2-stall attached, and 2-stall detached garage, there is plenty of space for hunting gear and equipment.

What makes this place truly special is the rare combination of features it offers. Few properties provide such a high-

quality hunting experience with an equally comfortable and spacious home, all within a short drive of two major metropolitan areas. Whether you're a passionate outdoorsman, a family looking for a nature retreat, or someone who simply values privacy and space, this northwest Missouri home and hunting property is the kind of opportunity that doesn't come around often.



PROPERTY FEATURES

COUNTY: **ATCHISON** | STATE: **MISSOURI** | ACRES: **216**

- Marketable timber
- 1 hour and 10 minutes from both Lincoln and Omaha
- 1 hour and 45 minutes to downtown Kansas City
- Trail system
- 6'x6' Redneck and Maverick blind included in sale
- 2,166 square foot home
- 2.5 +/- acres of clover plots
- Numerous annual food plots
- Isolated pond
- Excellent hunting

2,166 SQUARE FOOT HOME

The house offers four spacious bedrooms and three full bathrooms, making it a comfortable and accommodating space for family gatherings, hunting trips with friends, or a permanent residence.



POND



2.5 +/- ACRES OF CLOVER PLOTS



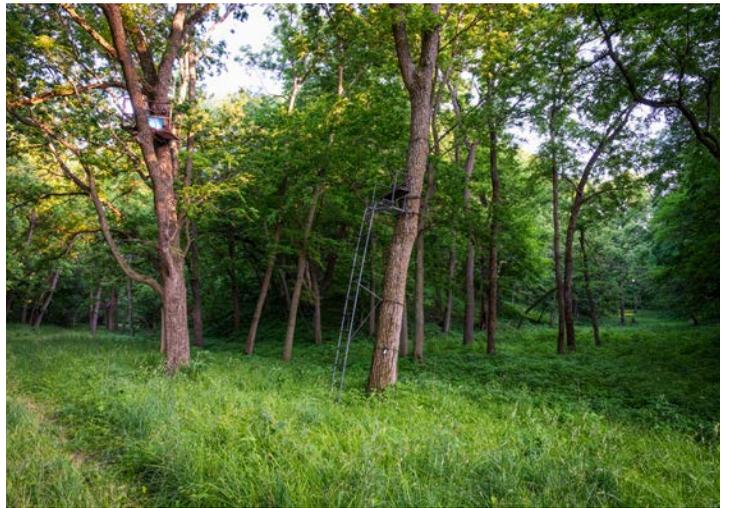
MARKETABLE TIMBER

The property features a well-maintained trail system that allows for easy access across the entire parcel. Whether you're hiking, riding ATVs, or slipping quietly into a deer blind at first light, the land invites exploration and promises adventure with every turn.

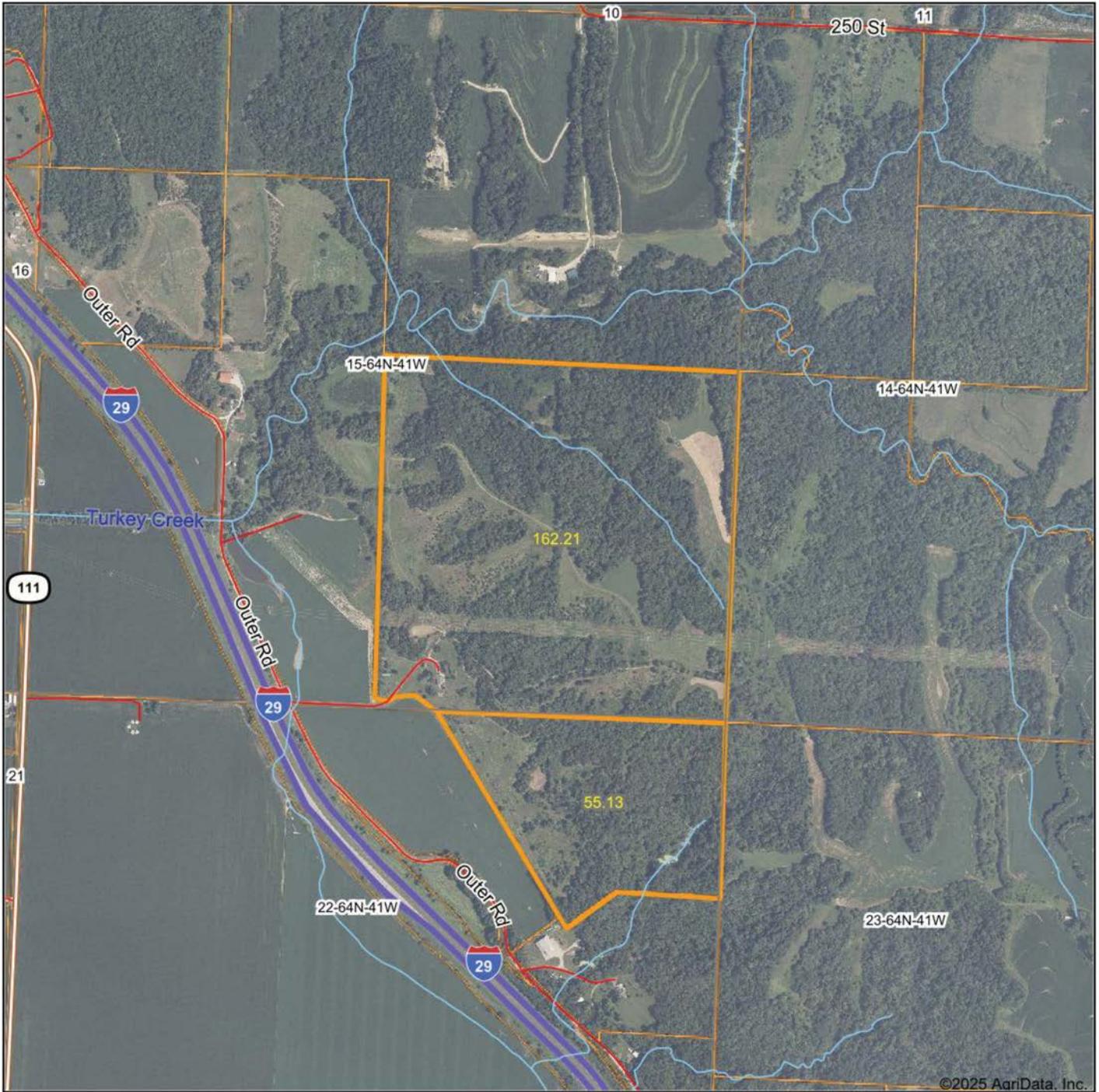


HUNTING OPPORTUNITIES

Hunting infrastructure is already in place and ready to go. A 6'x6' Redneck blind mounted on a 15-foot tower stands on one of the main ridges over 1 +/- acre of clover, providing commanding views of key travel corridors and food sources—an ideal spot for both rifle and archery hunting.



AERIAL MAP



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Boundary Center: 40° 21' 11.12, -95° 30' 22.56



Maps Provided By:



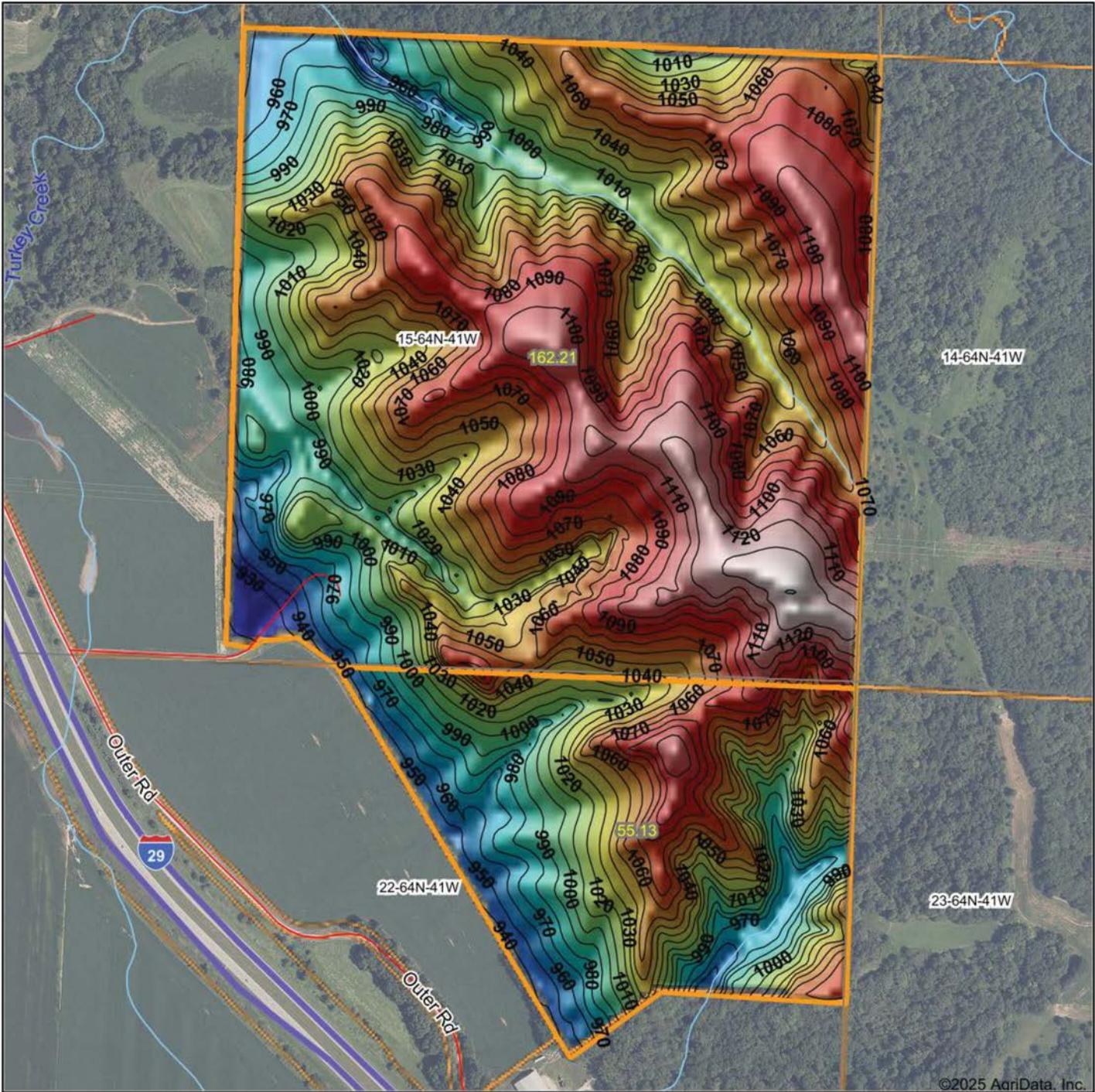
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15-64N-41W
Atchison County
Missouri



6/12/2025

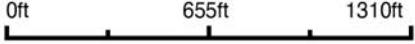
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 919.6
 Max: 1,140.9
 Range: 221.3
 Average: 1,040.0
 Standard Deviation: 46.75 ft



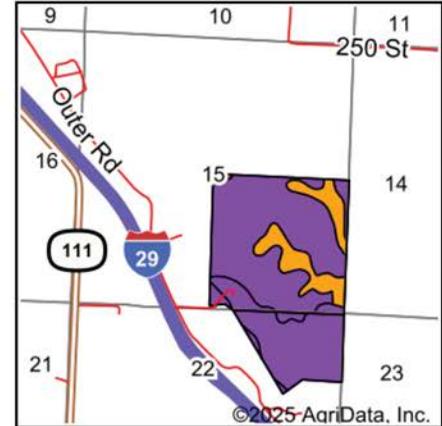
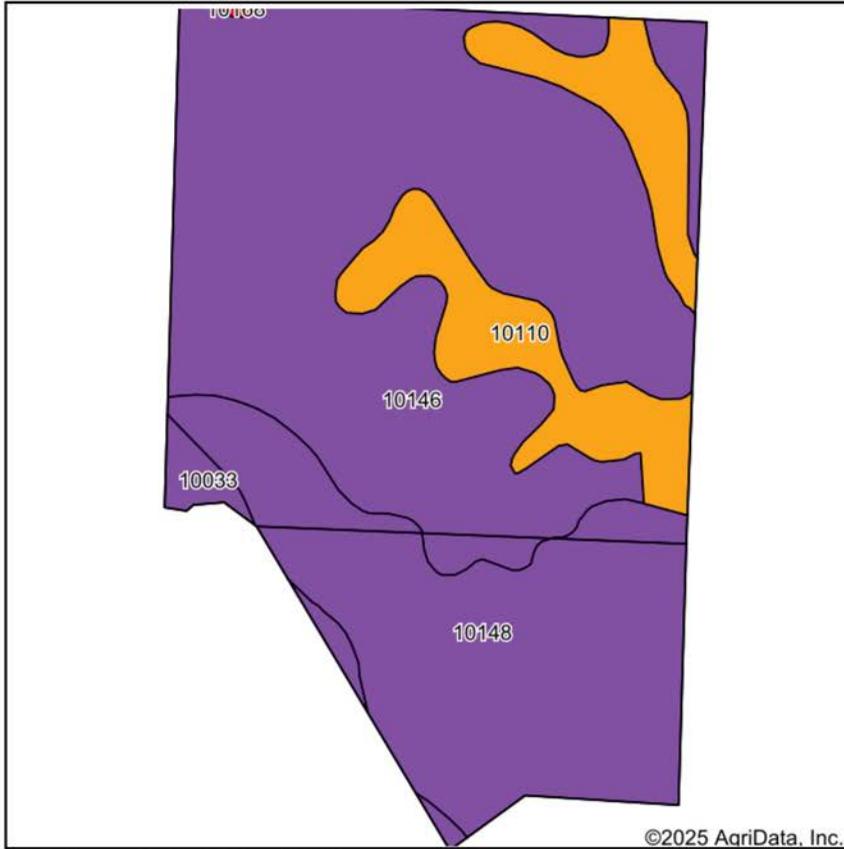
15-64N-41W
Atchison County
Missouri

Boundary Center: 40° 21' 11.12, -95° 30' 22.56



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Missouri**
 County: **Atchison**
 Location: **15-64N-41W**
 Township: **Clay**
 Acres: **217.27**
 Date: **6/12/2025**



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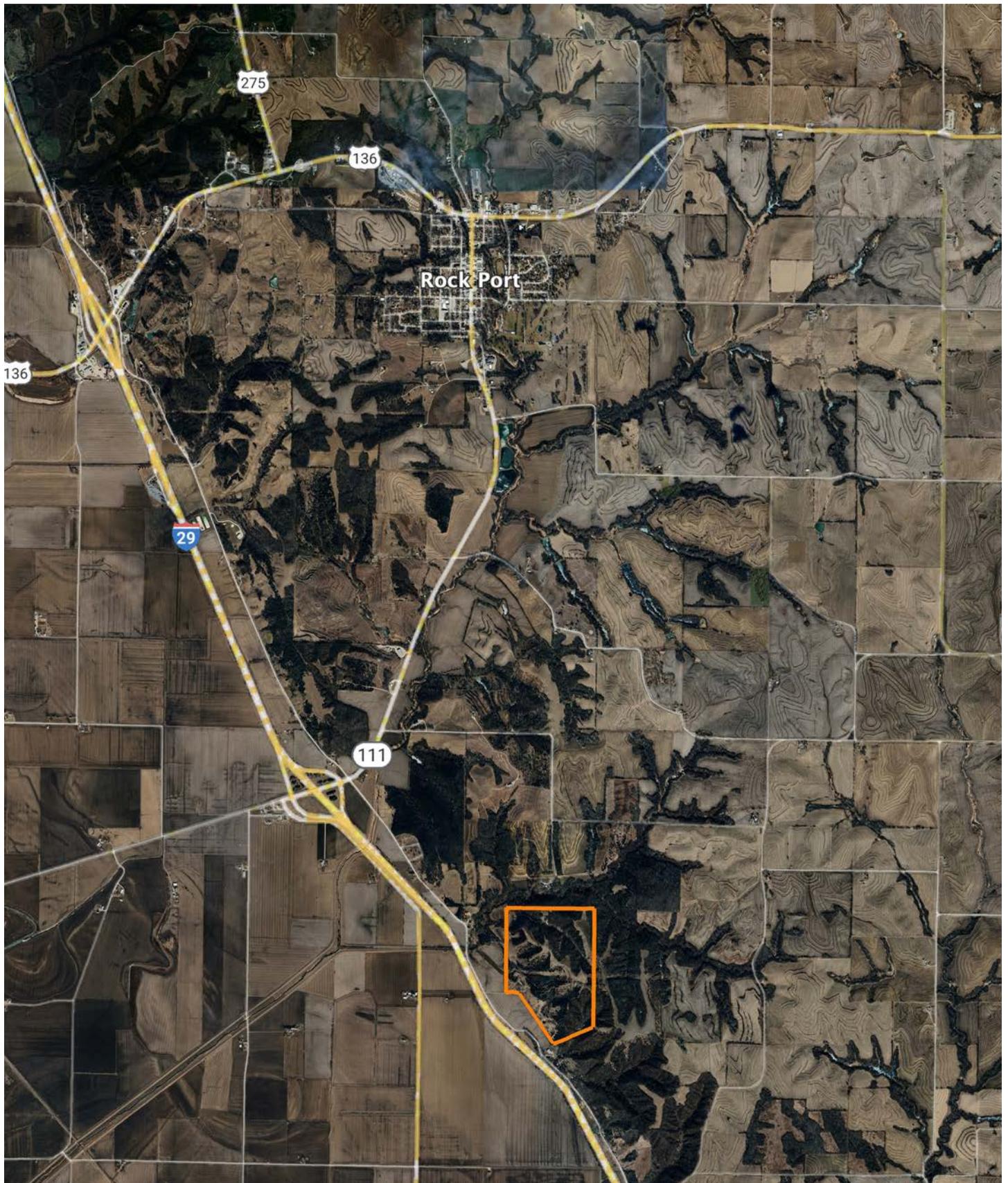
Area Symbol: MO005, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10146	Timula silt loam, 25 to 60 percent slopes	120.34	55.3%		> 6.5ft.	VIIe	163	20	20	18	14
10148	Timula-Hamburg silt loams, 30 to 90 percent slopes	62.26	28.7%		> 6.5ft.	VIIe	0	22	22	21	17
10110	Monona silt loam, 5 to 9 percent slopes, eroded	30.16	13.9%		> 6.5ft.	IIIe	0	81	81	73	76
10033	Ida silt loam, 14 to 25 percent slopes, eroded	4.18	1.9%		> 6.5ft.	VIe	0	57	56	48	56
10168	Gullied land-Napier complex, 1 to 5 percent slopes	0.33	0.2%		> 6.5ft.	VIIIe	0	11	10	11	10
Weighted Average						6.43	90.3	*n 29.7	*n 29.7	*n 27.1	*n 24.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Nate Key possesses a deep-seated passion for land and a keen understanding of the fundamentals that underpin the creation of high-quality wildlife habitats. His expertise extends to establishing and maintaining food plots, managing and developing versatile, family-oriented recreational properties, and advocating for land conservation. Nate pairs this knowledge with a strong work ethic and an affable personality, bringing a sense of enthusiasm and trustworthiness to the land buying and selling process.

Raised in Lincoln, Nebraska, Nate attended Lincoln East High School before earning an Associate's Degree in Energy Generation from Southeast Community College—Milford Campus. His subsequent ten-year tenure as a control room operator at a local public power plant instilled in him the importance of precision and minimizing errors. This meticulous attention to detail translates into smooth, hassle-free transactions for his real estate clients.

A dedicated outdoorsman, Nate finds joy in a range of outdoor activities. His passions include bowhunting for a variety of game, from whitetails and turkey to elk and other western species, waterfowl hunting, and both traditional and bow fishing. He cherishes the time spent in the great outdoors with his wife, Katie, and son, Kayce, whether at their family cabin in Colorado, taking in the mountain vistas and trail riding, or at home on their acreage near Palmyra, NE.

When not at home, Nate can often be found in northwest Missouri or the sandhills, diligently planting food plots and managing family hunting farms alongside his father and father-in-law. Committed to conservation, he's a proud member of Ducks Unlimited, The Rocky Mountain Elk Foundation, Bowfishers of Nebraska, The National Deer Association, and The National Wild Turkey Federation. Nate's affable demeanor, land sales expertise, and dedication make him an approachable and trustworthy agent for your land sales needs.



NATE KEY,

LAND AGENT

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NKey@MidwestLandGroup.com



MidwestLandGroup.com

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