

MIDWEST LAND GROUP PRESENTS

6 ACRES IN

# ATCHISON COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIVATE FARMHOUSE IN ROCKPORT

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Midwest Land Group is very excited to bring to market this extremely private farmhouse on 6 secluded acres in Rock Port, Missouri! When you first step onto the property, you will notice the privacy that the terrain and the massive hardwood timber provide this property. Although it is located in the town of Rock Port, you would not know it when you are on the property! The south side of the property is bordered by Boney Branch Creek and big mature timber, which does a terrific job separating the home from the neighboring properties. The farmhouse on the property is a 4 bedroom, 1 bathroom home, with main level laundry and plenty of room for entertaining guests and family. The older farm home still boasts the original wood trim and floors, which are extremely difficult to find in

modern homes. When you follow the driveway up the hill, you will find a 60'x120' Morton-style outbuilding with water and electricity that can be used in many ways! The current setup of the outbuilding has plenty of room to store big equipment or anything else you need storage for. The seller has solar panels located on the top of the Morton building, which help support the electrical systems on the property. The outbuilding connects nicely to the rest of the property, which creates a great place to support horses, cows, or any type of livestock one would want. The 6 acres are a great mix of open ground and big mature timber, which creates a great setting for your new hobby farm. Properties like this in this location are few and far between! Do not miss your opportunity!





# PROPERTY FEATURES

PRICE: **\$296,000** | COUNTY: **ATCHISON** | STATE: **MISSOURI** | ACRES: **6**

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- Located in Rockport, MO
- 6 +/- acres
- Updated farmhouse
- 60'x120' outbuilding
- Solar panels
- Great hobby farm
- Great privacy
- 4 bed
- 1 bath
- 2-car garage





# UPDATED FARMHOUSE

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6 +/- ACRES

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60'X120' OUTBUILDING

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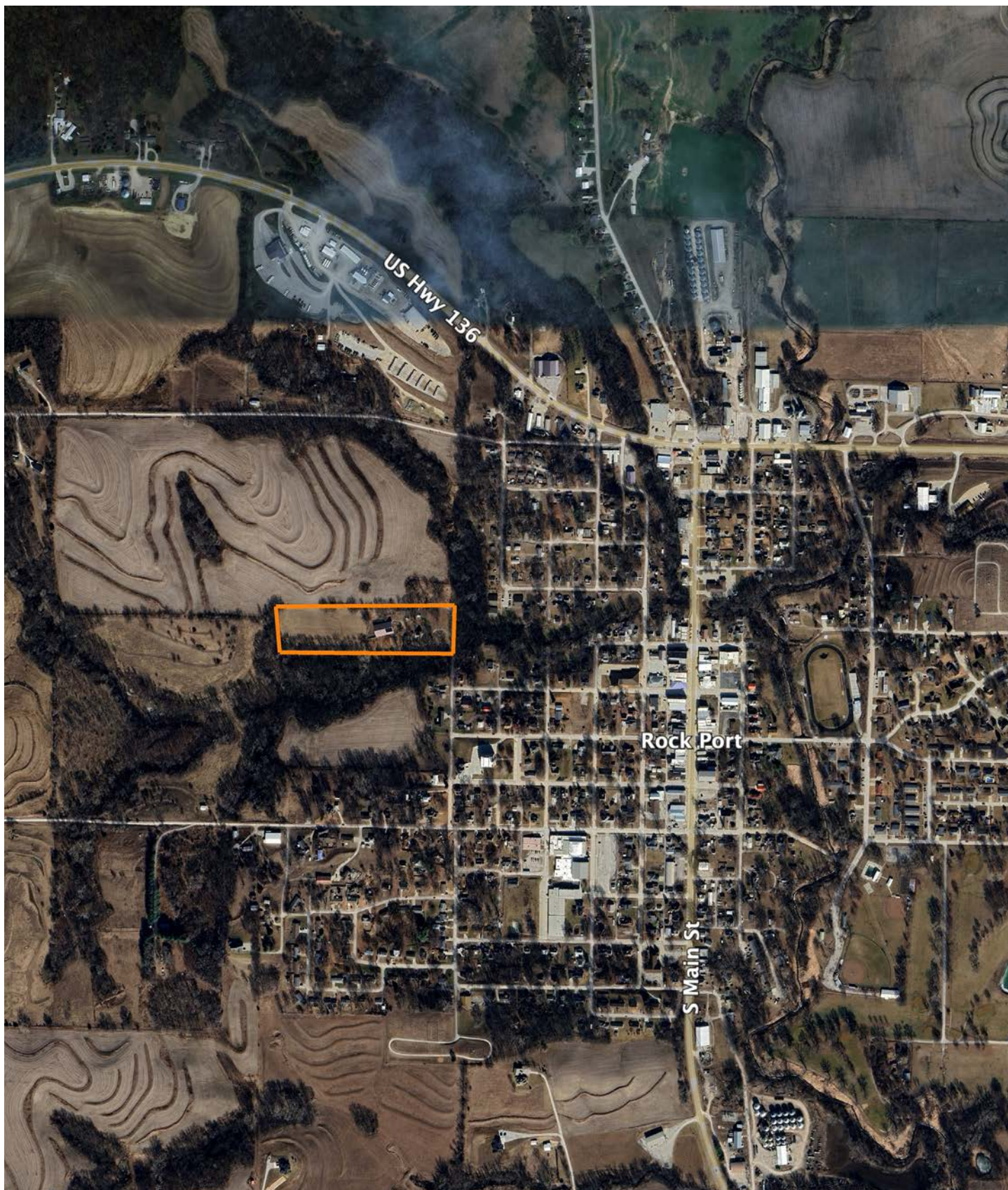


# AERIAL MAP





# OVERVIEW MAP





# AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



**BRETT ROBERTS**

LAND AGENT

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