

MIDWEST LAND GROUP PRESENTS

47 ACRES IN

HENRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE COUNTRY LIVING ON 47 +/- ACRES ALONG NORRIS CREEK

Midwest Land Group is proud to present this well-rounded 47 +/- acre property located just east of Blairstown in Henry County, Missouri. Set along the west side of Norris Creek, this peaceful tract offers a great mix of open ground, hardwood timber, and functional improvements - ideal for those looking to enjoy rural living with space for animals, projects, and outdoor recreation.

Approximately 25 acres are currently in pasture, with established clover and grasses providing plenty of grazing or hay potential. The land is cross-fenced with multiple separated lots and includes smaller fenced pens near the road, ready for livestock or hobby farming.

Tucked back off the blacktop at the end of a long private drive is a spacious 32'x76' Clayton home featuring 4 bedrooms and 2 bathrooms. The home is situated for privacy and comfort, with mature timber creating a beautiful backdrop. A 16'x40' tiny house/

cabin with 100 amp electric offers extra space for guests, workspace, or weekend stays. Additional improvements and features include a 12'x24' shed with 220/110v power, a 24'x40'x1'5 RV carport, a 50' round pen, a 48' horse shed, a feed shed, and tack sheds. Additional equipment, trailers, and livestock can be negotiated with the sale of the property.

The ridges along the north and east sides, consisting mainly of oaks and walnuts, provide cover, food, a natural travel corridor for wildlife, as well as future potential income. Deer and turkey are frequently seen on and around the property, offering recreational opportunities for the new owner.

Conveniently located just 50 minutes from Lee's Summit and an hour from Overland Park, this property offers the perfect blend of accessibility and quiet country living. Whether you're looking to raise animals, build out a hobby farm, or just have some space to spread out, this place is ready to go.



PROPERTY FEATURES

PRICE: **\$524,900** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **47**

- 25 +/- acres of pasture with grasses and clover established
- Small, fenced pens along the road
- Blacktop frontage
- Secluded home and long private driveway
- Additional build site opportunities
- Hardwood ridge on north and east sides
- Clayton home 32'x76' – 4 bed, 2 bath
- 16'x40' tiny house/cabin (100amp)
- 12'x24' T shed gazebo (220/110v)
- RV carport 24'x40'x15'
- Rural water and well present at the home
- 50' round pen
- Combination panel fencing
- Cross-fencing and separated lots
- Multiple water hydrants along the driveway and pastures
- Feed shed
- Tack shed
- 48' horse shed
- 50 minutes from Lee's Summit, MO
- 1 hour from Overland Park, KS



CLAYTON HOME 32'X76' – 4 BED, 2 BATH

Tucked back off the blacktop at the end of a long private drive is a spacious 32'x76' Clayton home. The home is situated for privacy and comfort, with mature timber creating a beautiful backdrop.



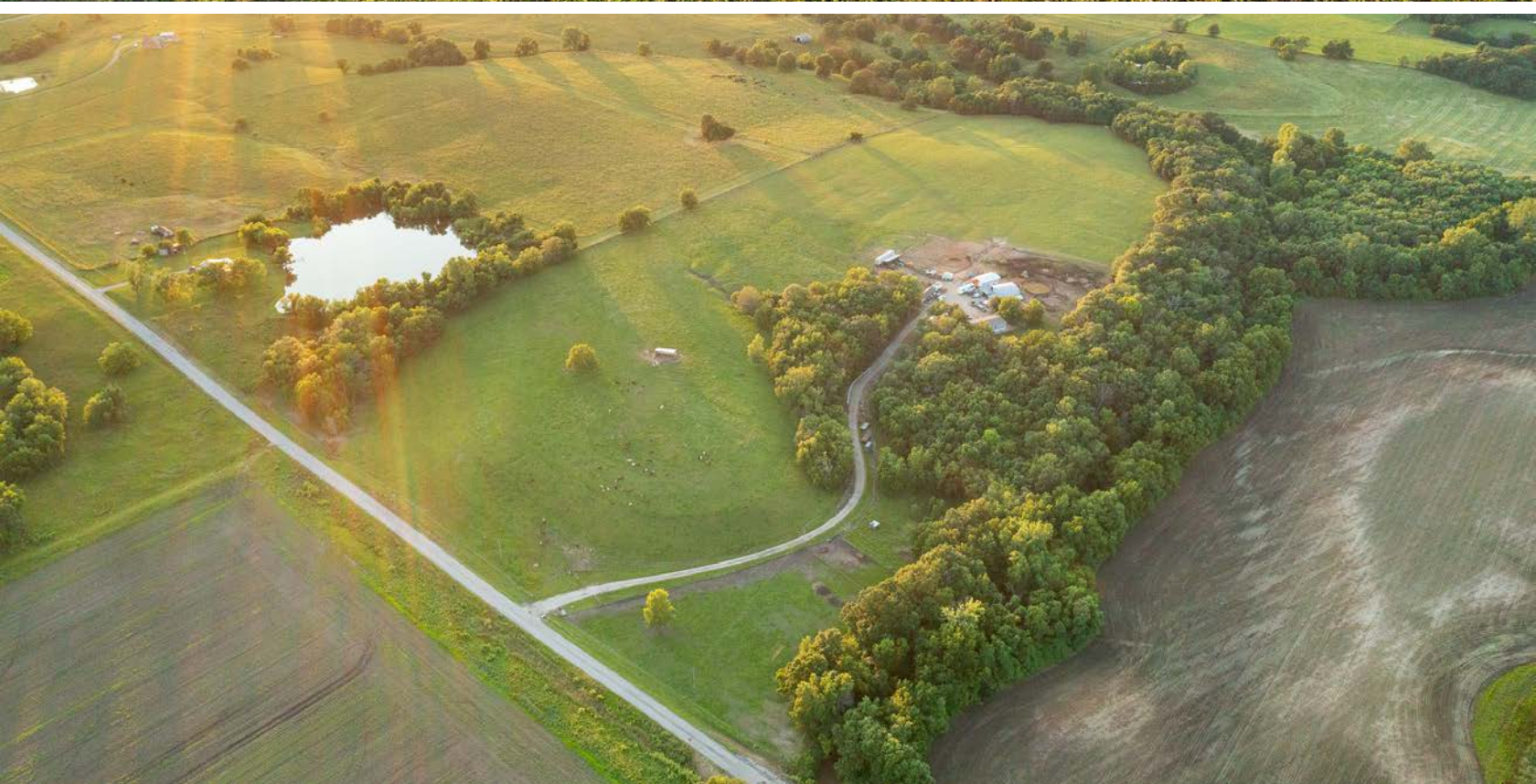
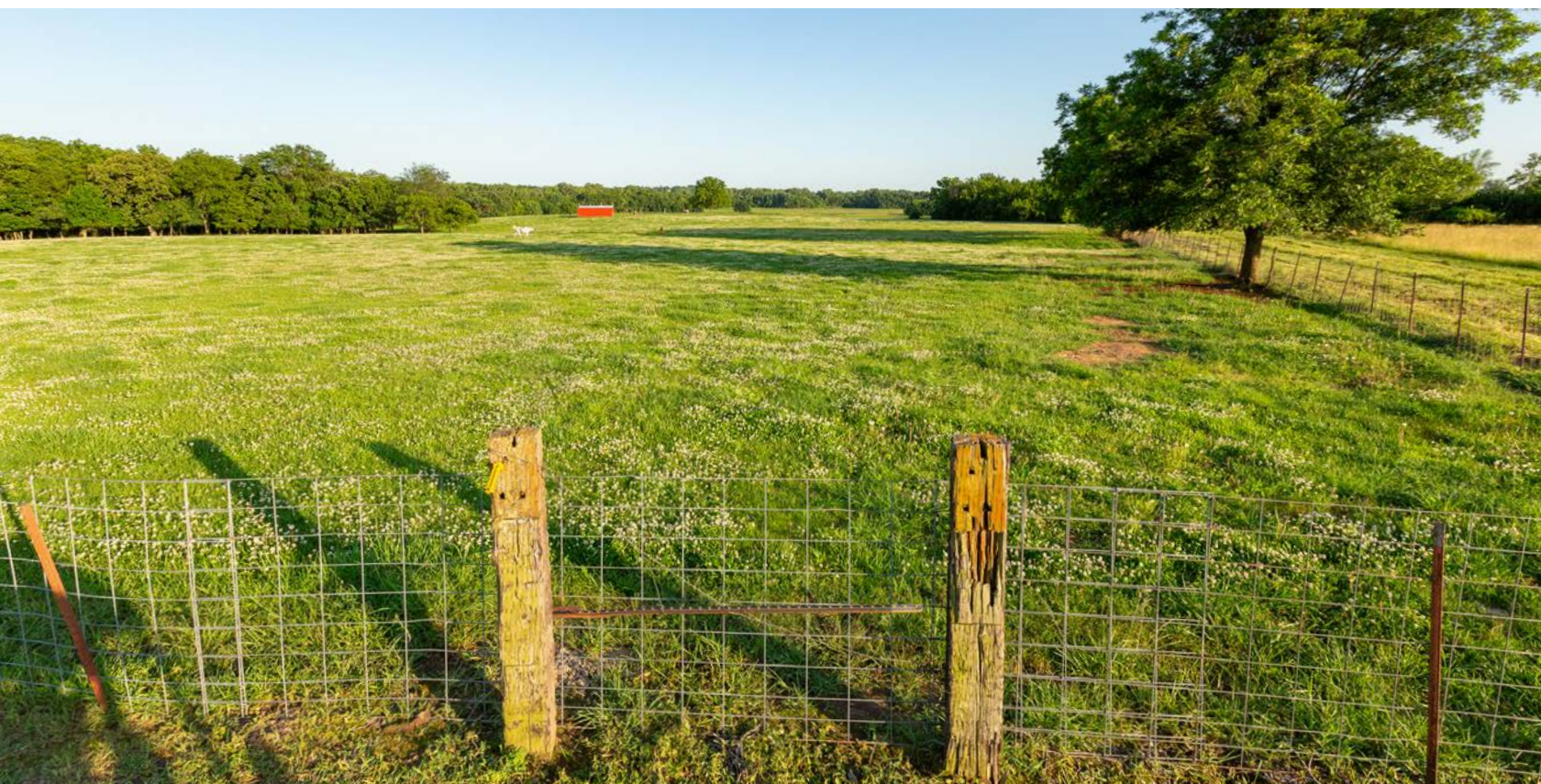
12'X24' T SHED GAZEBO (220/110V)



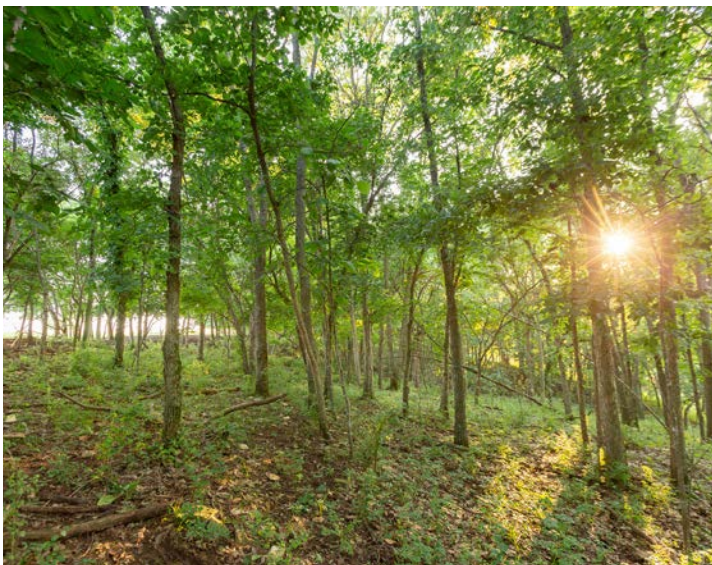
16'X40' TINY HOUSE/CABIN (100AMP)



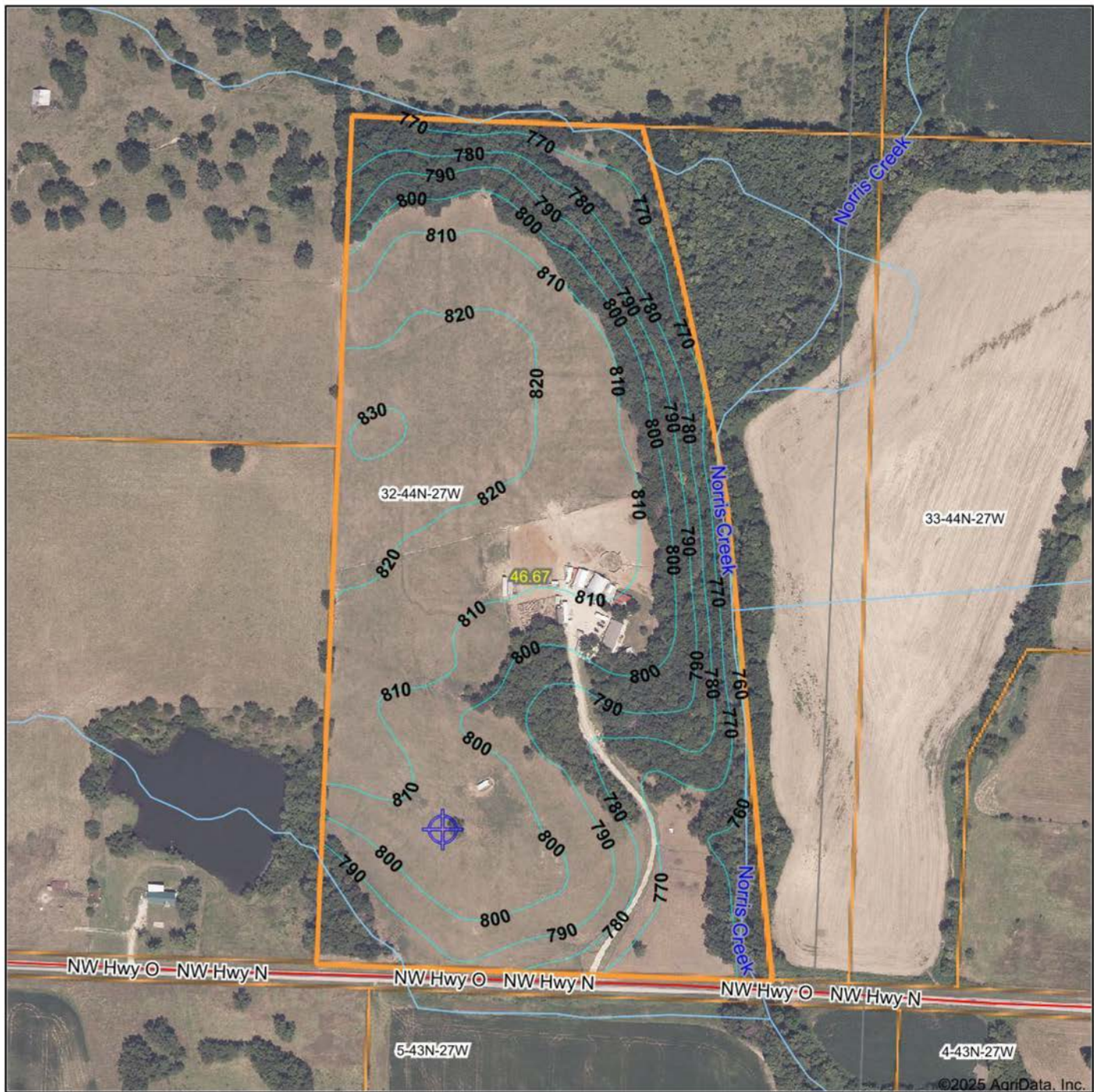
25 +/- ACRES OF PASTURE



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 755.9
Max: 830.9
Range: 75.0
Average: 797.4
Standard Deviation: 19.82 ft

0ft 385ft 770ft

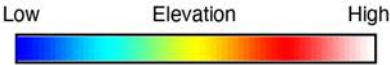
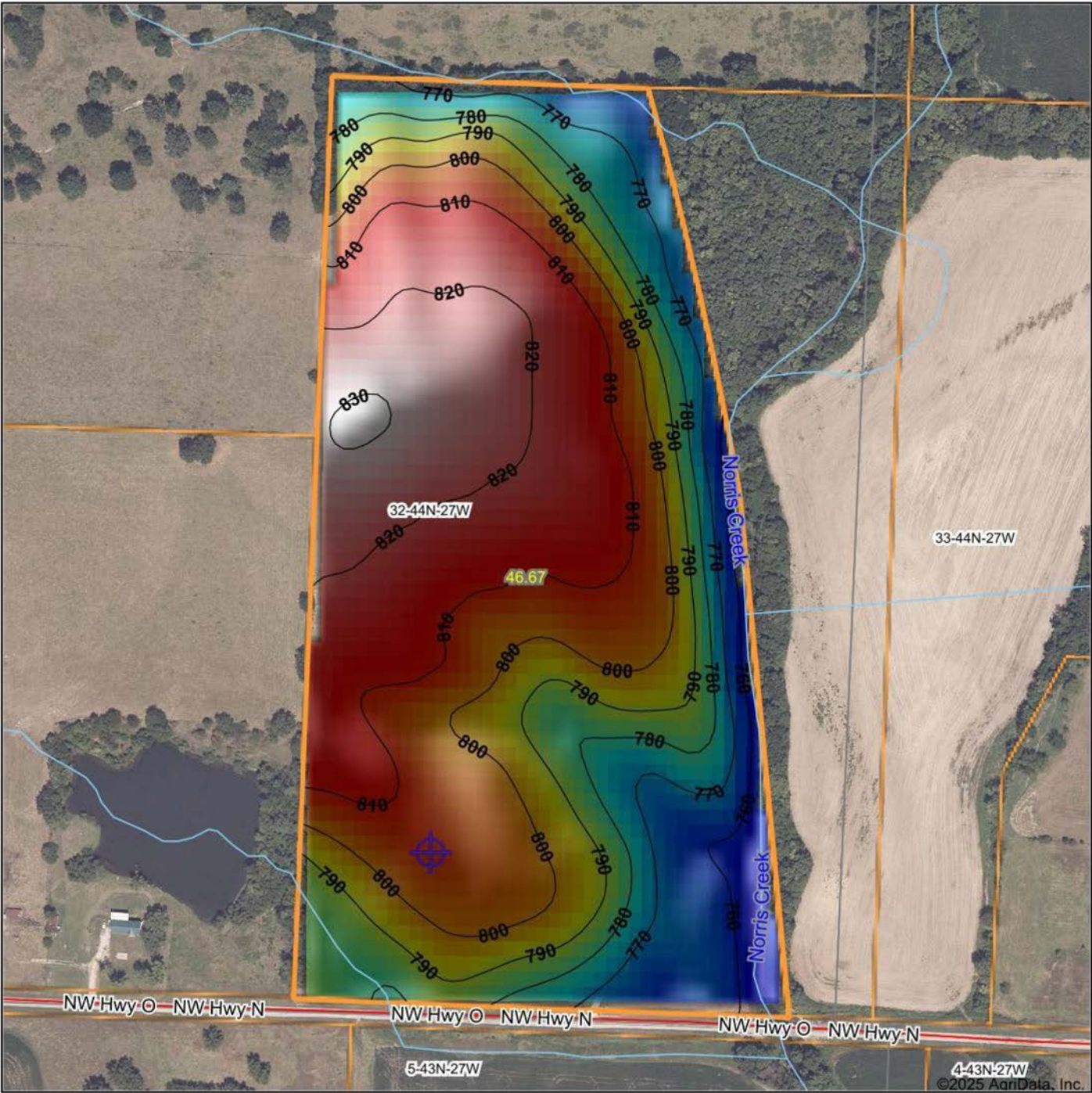


6/25/2025

32-44N-27W
Henry County
Missouri

Boundary Center: 38° 33' 9.89, -93° 55' 12.28

HILLSHADE MAP

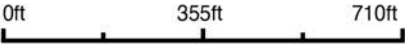


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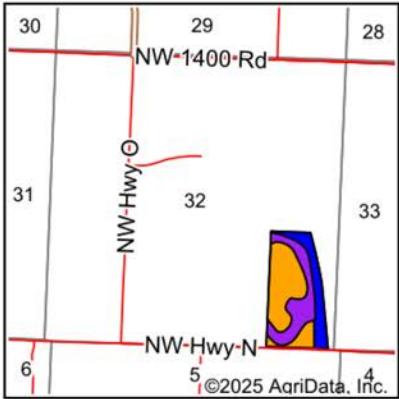
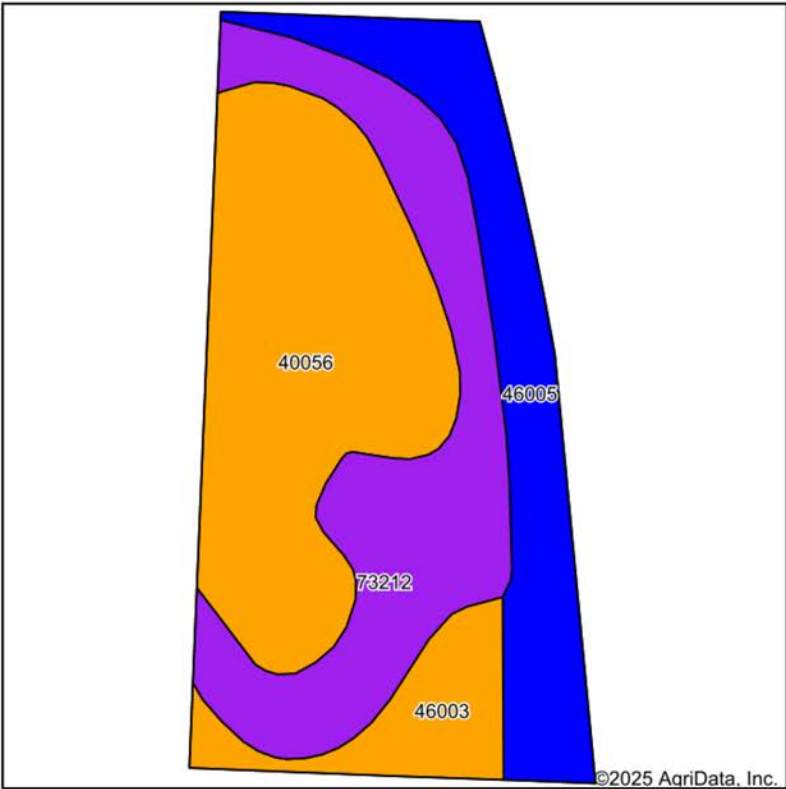


6/25/2025

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Henry County
Missouri

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SOILS MAP



State: **Missouri**
County: **Henry**
Location: **32-44N-27W**
Township: **Big Creek**
Acres: **46.7**
Date: **6/25/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO083, Soil Area Version: 30												
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	*n NCCPI Cotton
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	18.41	39.4%		> 6.5ft.	Ille	0	77	77	67	71	73
73212	Gasconade-Rock outcrop complex, 15 to 50 percent slopes, rubbly	13.94	29.9%		1.1ft. (Lithic bedrock)	Vlls	0	5	5	2	1	
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	10.15	21.7%		> 6.5ft.	Ilw	7758	82	82	63	75	55
46003	Osage silty clay loam, high bottom, 0 to 2 percent slopes, occasionally flooded	4.20	9.0%		> 6.5ft.	Illw	188	62	60	59	57	50
Weighted Average						3.98	1703.1	*n 55.2	*n 55.1	*n 46	*n 49.7	*n 45.2

*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

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



NICK BENGE

LAND AGENT

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