

MIDWEST LAND GROUP PRESENTS

565 ACRES IN

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# ADAIR COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# OUTSTANDING ADAIR COUNTY COMBO PROPERTY

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Midwest Land Group is proud to bring to market this 565 +/- acre combination property in western Adair County, Missouri! The amount of value this property brings at this size is truly hard to find! The property offers 270 acres tillable that is currently leased at \$150/acre by a local farmer. The south portion of the property provides creek bottom tillable with NCCPI scores in the 90s. The remaining tillable is a mix of Class 3 and Class 4 soils. Hog Creek runs up the center and east portion of the property, which connects through a major block of timber through neighboring property, providing an excellent travel corridor for big northern Missouri whitetails. The small openings throughout the property provide great opportunities for food plots to enhance the property's hunting appeal. Hog Creek is lined by big white oak timber, which provides an early-season food source for whitetails and perfect

roost trees for eastern wild turkeys! The grassy draws are a great spot for bobwhite quail and upland birds to call home. Hunting rights are currently leased for the 2025 season but are available for the 2026 season. The farm offers tremendous privacy, being located at the end of Husky Trail Road, limiting the amount of road frontage, which makes this big farm feel even bigger. The property also has easement access from the northeast. The north end of the property has a tremendous build site, and it offers great views of the Adair County countryside. Electricity is available at the property, and rural water is just up the road. The property also provides good pasture on the southwest side of the property if an expansion of your cattle operation is what you desire. Property of this size and caliber do not hit the market often! Do not miss your opportunity!





# PROPERTY FEATURES

PRICE: **\$2,245,875** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **66**

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- 270 tillable
- 60 acres of pasture
- Hog Creek
- Tremendous whitetail hunting
- Dead-end road access
- Easement access
- Electricity on site
- Class 2 soils
- Hunting lease in place
- Multiple ponds
- Massive oaks
- Minutes from Milan, MO





# 270 TILLABLE

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A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.





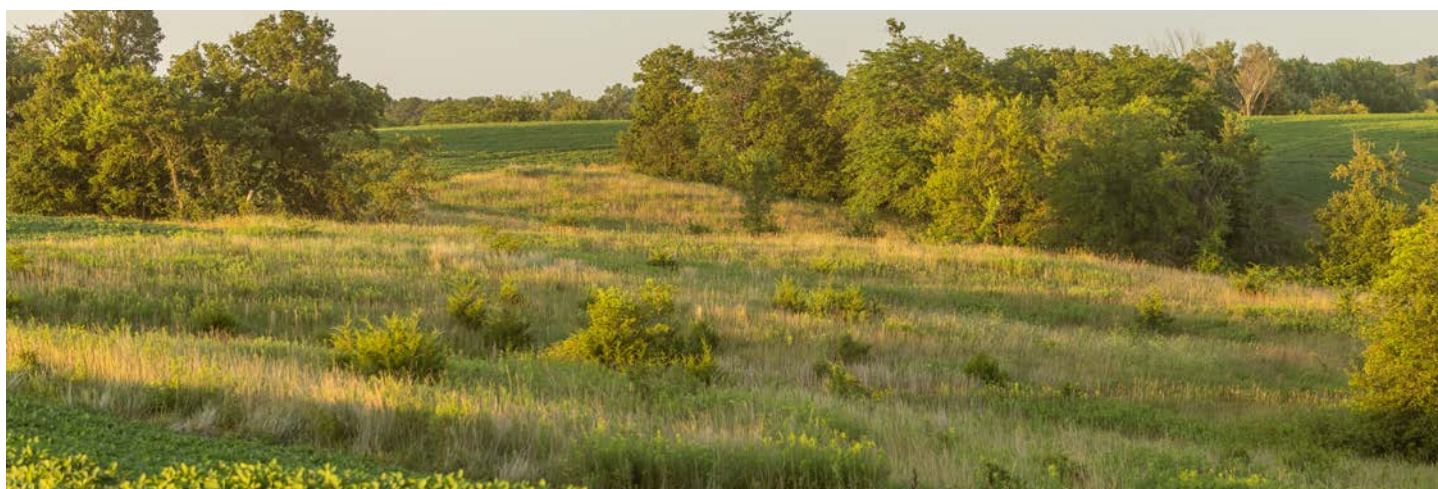
# HOG CREEK

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## 60 ACRES OF PASTURE

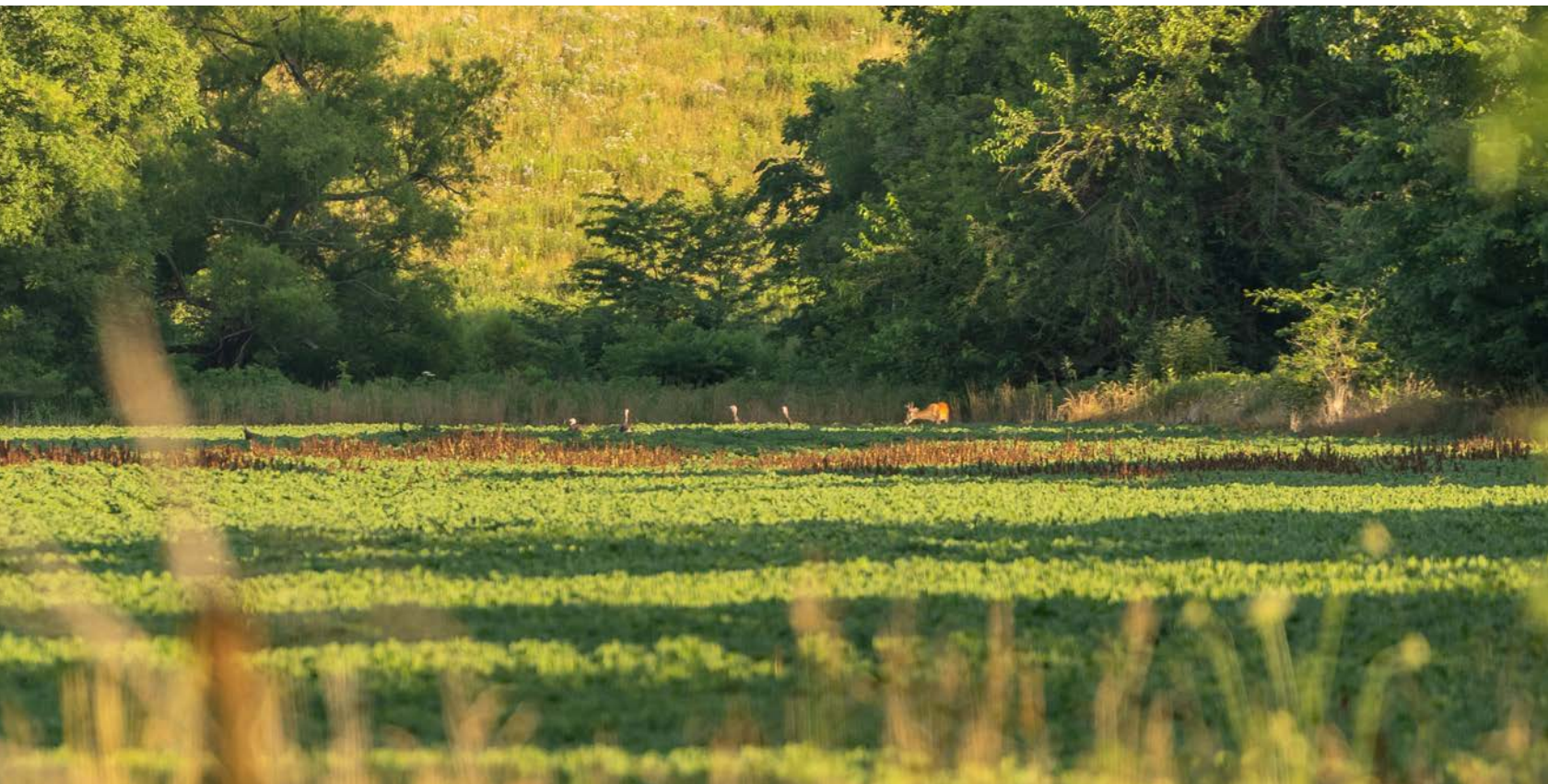
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# TREMENDOUS WHITETAIL HUNTING

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 40° 13' 9.44, -92° 50' 7.06

0ft 1803ft 3607ft



Maps Provided By:



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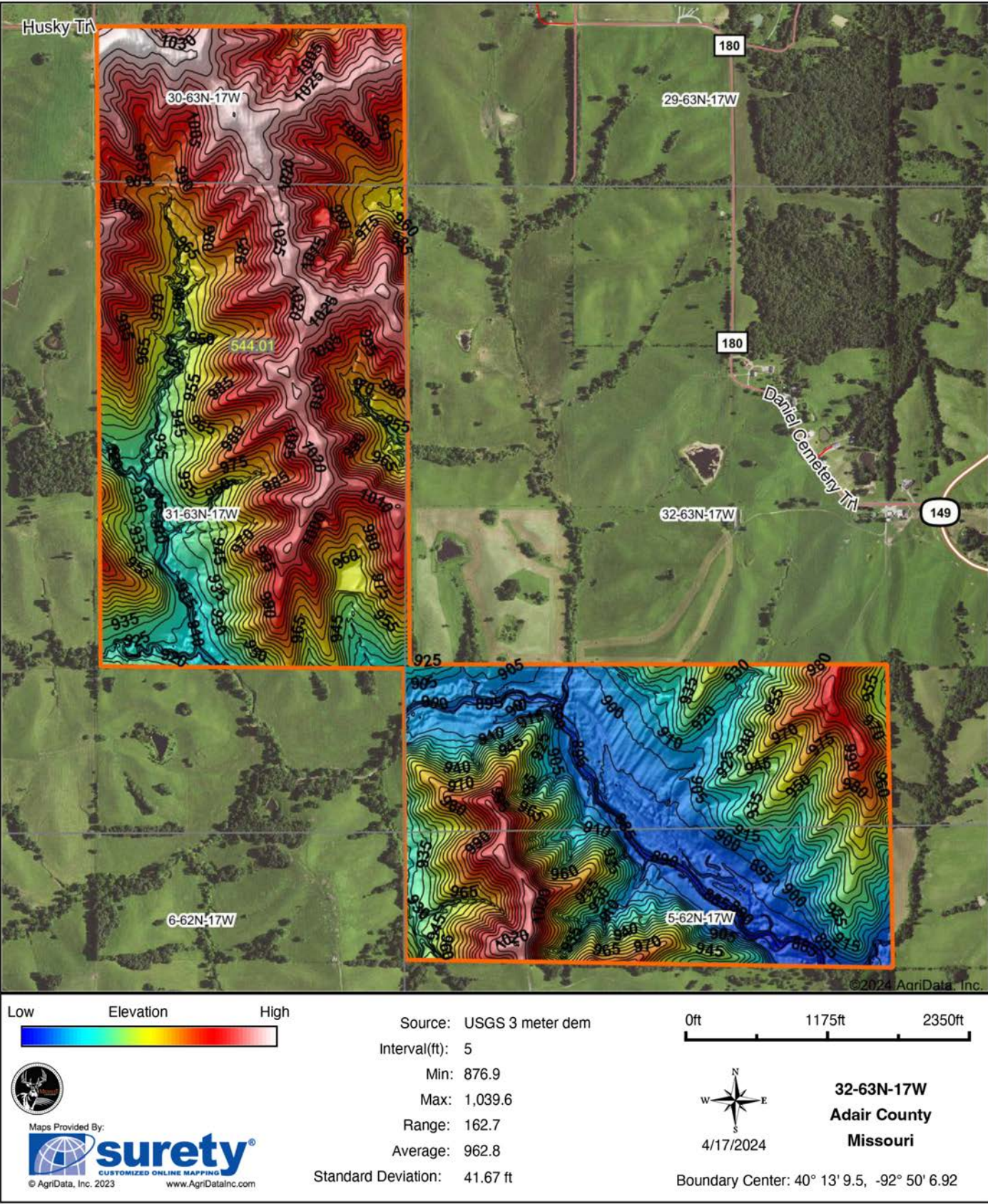
**32-63N-17W**  
**Adair County**  
**Missouri**



5/20/2025

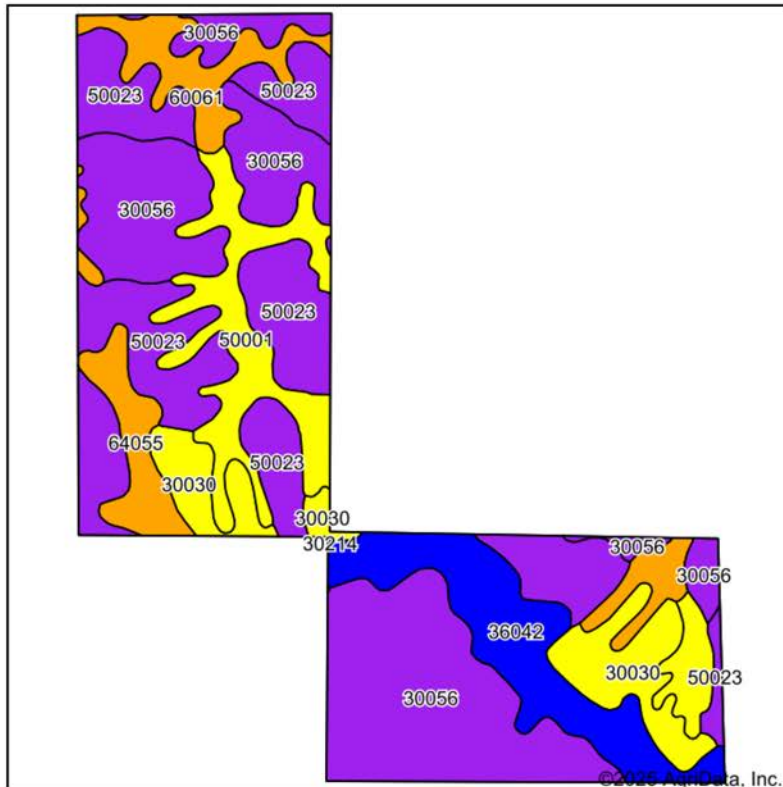


# HILLSHADE MAP

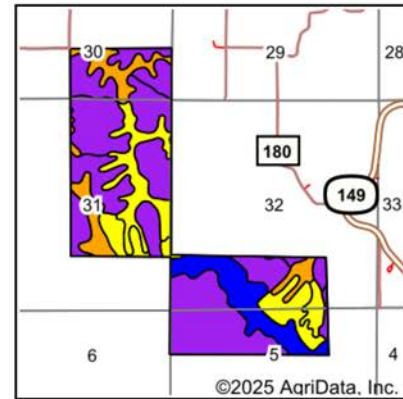




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Adair**  
 Location: **32-63N-17W**  
 Township: **Morrow**  
 Acres: **547.94**  
 Date: **5/20/2025**



Maps Provided By:



Area Symbol: MO001, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30056	Gara fine sandy loam, 20 to 35 percent slopes, eroded	176.55	32.2%		Vlle	17	17	10
50023	Gara fine sandy loam, 14 to 20 percent slopes, eroded	140.90	25.7%		Vle	61	61	53
50001	Armstrong loam, 5 to 9 percent slopes, eroded	62.32	11.4%		IVe	66	66	49
36042	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	60.00	11.0%		Ilw	94	75	94
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	48.86	8.9%		IVe	58	58	41
60061	Bevier silty clay loam, 3 to 8 percent slopes	38.18	7.0%		Ille	69	69	55
64055	Vigar-Zook-Excello complex, 1 to 5 percent slopes	21.06	3.8%		Illw	82	82	67
30214	Vigar loam, 2 to 5 percent slopes, rarely flooded	0.07	0.0%		Ile	91	91	82
Weighted Average					5.15	*n 52.1	*n 50	*n 42.8

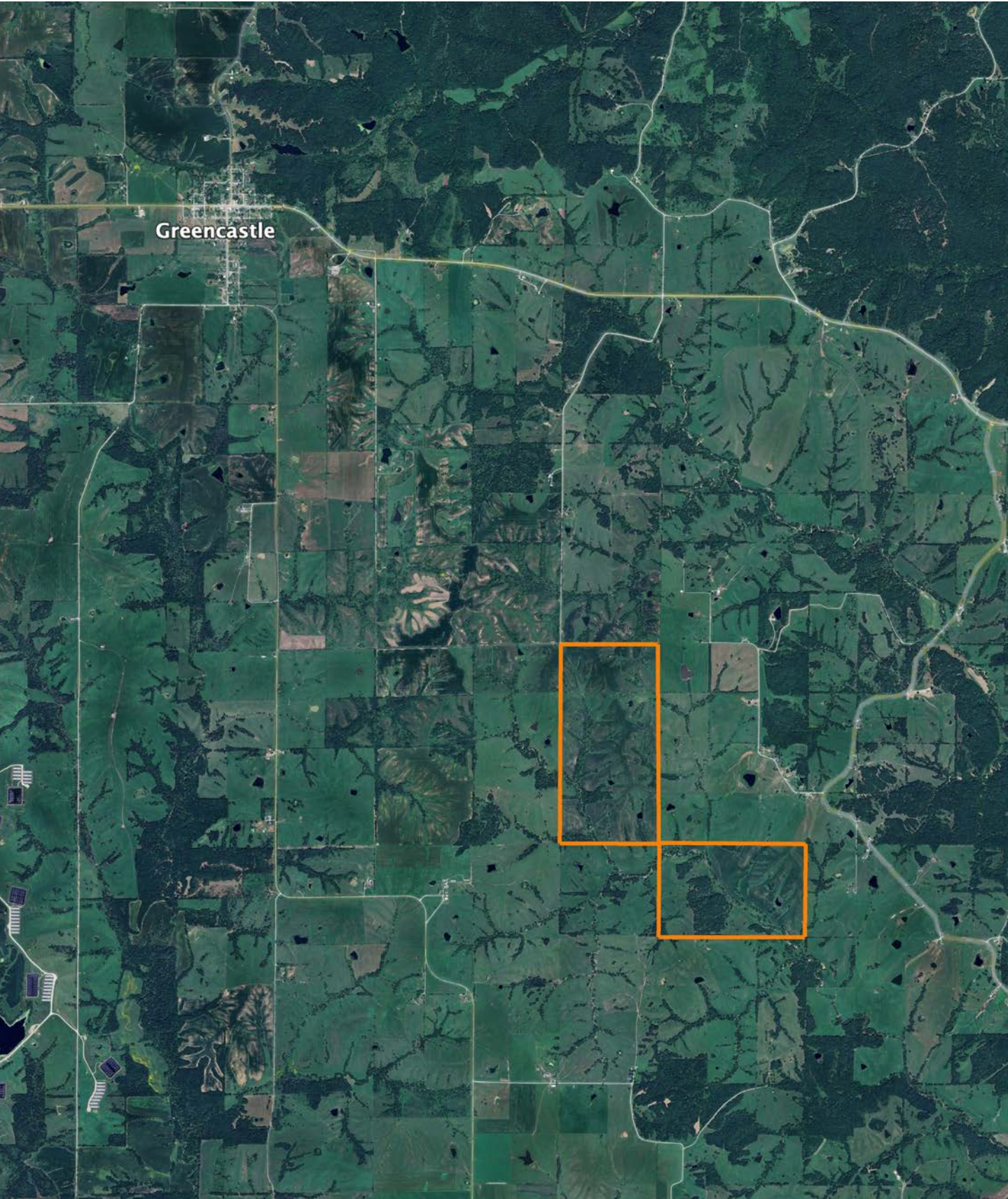
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

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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## MidwestLandGroup.com

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