

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

GRUNDY COUNTY MISSOURI



186 HIGHWAY B, SPICKARD, MO 64679

MIDWEST LAND GROUP IS HONORED TO PRESENT

60 ACRES WITH IMMACULATE HOME, PRIVATE LAKE, RV SHELTER, AND PREMIER HUNTING

Located only 10 minutes from Trenton, this exceptional 60 +/- acre property combines outdoor recreation, modern comfort, excellent hunting, and scenic beauty in one complete package. The land is an outdoorsman's dream, featuring established food plots, big mature timber (hickory, walnut, oaks), rolling topography, and deep drainages providing excellent habitat for deer, turkey, and tons of wildlife. I flushed numerous quail while touring the property! A stocked fishing lake sits right out your back door, spoiling you with gorgeous sunsets and lake views. The 25 acres of lush pasture grass scattered with wild flowers allows you the option to have a few cows or just enjoy the spectacular landscape views during your morning coffee!

The meticulously maintained 2,150 square foot ranch with beautiful landscaping and grand entrance drive is conveniently located off a blacktop road. This homestead includes 3 sizable bedrooms, 2 full baths, a spacious kitchen with a large walk-in pantry, a mud room with laundry, a formal dining room, and 2 cozy living rooms

with a wood stove for those cold winter nights. Newer metal roof and siding, cedar log front, and brand-new all-electric HVAC system providing energy-efficient design and low utility bills. The covered party shelter with ceiling fan is the perfect space for family gatherings, cookouts, while at deer camp, or park a travel trailer under the roof with a 50-amp plug-in, water, and septic. If you need additional space for guests or hunters, there is a 40-foot RV storage with a concrete pad, roof, 30-amp plug-in, and water hookups. The 24'x30' detached garage with an additional motorcycle storage shed and large metal shop provides plenty of space for storing boats, tractors, implements, and toys.

This property checks every box for hunting, fishing, entertaining, and peaceful country living. Whether you're looking for a weekend retreat, permanent residence, or recreational getaway, it offers unmatched value and versatility. Shown by appointment only, schedule your private tour today!



PROPERTY FEATURES

PRICE: **\$595,000** | COUNTY: **GRUNDY** | STATE: **MISSOURI** | ACRES: **60**

- 60 +/- acres of exceptional deer and turkey hunting
- Stocked fishing lake with bass, crappie, and catfish
- Pristine 2,150 square foot ranch with 3 spacious bedrooms, 2 full baths
- Brand-new all-electric HVAC system
- Insulated foundation with spray foam
- Newer metal roof and siding
- All-weather blacktop road access with a grand entrance driveway
- Beautiful landscaping, including peach and pecan trees
- Spacious 24'x30' detached garage
- Party shelter with electricity and ceiling fan—ideal for entertaining
- 40-foot covered RV storage with hookups
- Motorcycle/four-wheeler storage shed with electricity
- Large tool shop with covered parking for equipment and toys
- 10-minute drive to Trenton with amenities including restaurants and a hospital
- 1 hour 45 minutes to Des Moines
- 1 hour 25 minutes to Kansas City



2,150 SQUARE FOOT RANCH HOME

This homestead includes 3 sizable bedrooms, 2 full baths, a spacious kitchen with a large walk-in pantry, a mud room with laundry, a formal dining room, and 2 cozy living rooms with a wood stove for those cold winter nights.



ADDITIONAL INTERIOR PHOTOS



40' COVERED RV STORAGE WITH HOOKUPS

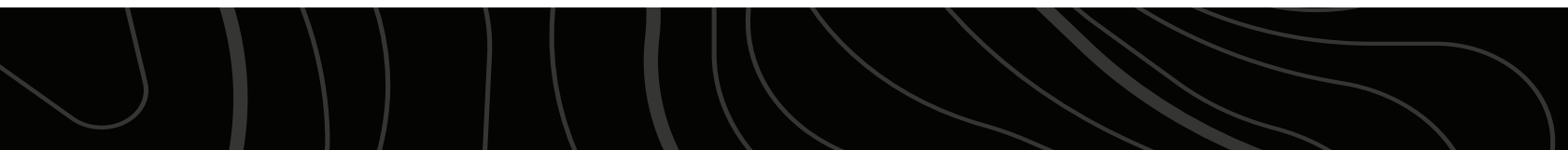


24'X30' DETACHED GARAGE



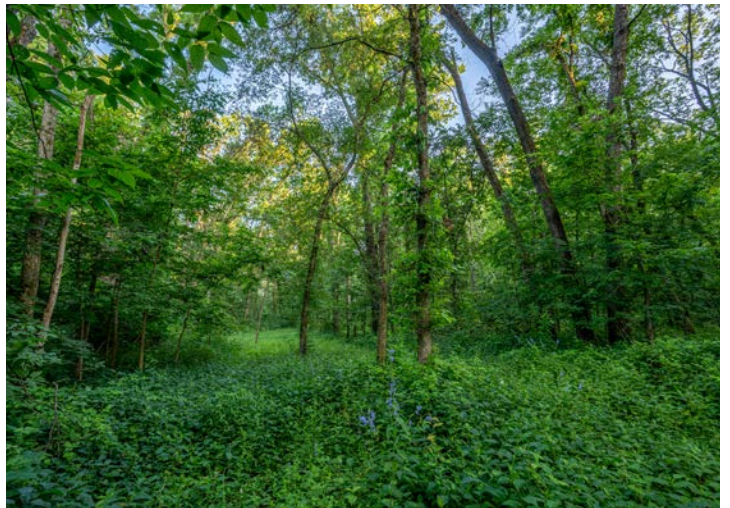
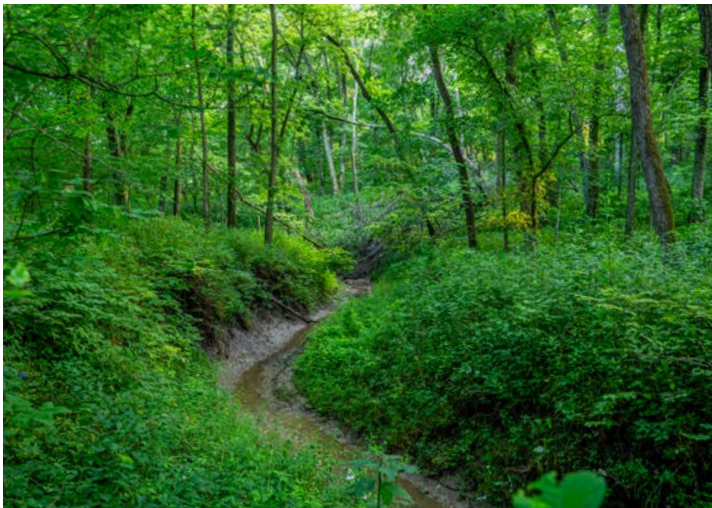
25 +/- ACRES OF PASTURE

The 25 acres of lush pasture grass scattered with wild flowers allows you the option to have a few cows or just enjoy the spectacular landscape views during your morning coffee!



HUNTING AND RECREATION OPPORTUNITIES

The land is an outdoorsman's dream, featuring established food plots, big mature timber (hickory, walnut, oaks), rolling topography, and deep drainages providing excellent habitat for deer, turkey, and tons of wildlife. A stocked fishing lake sits right out your back door, spoiling you with gorgeous sunsets and lake views.



AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 40° 14' 38.24, -93° 33' 50.39

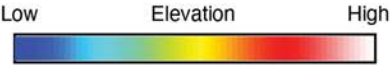
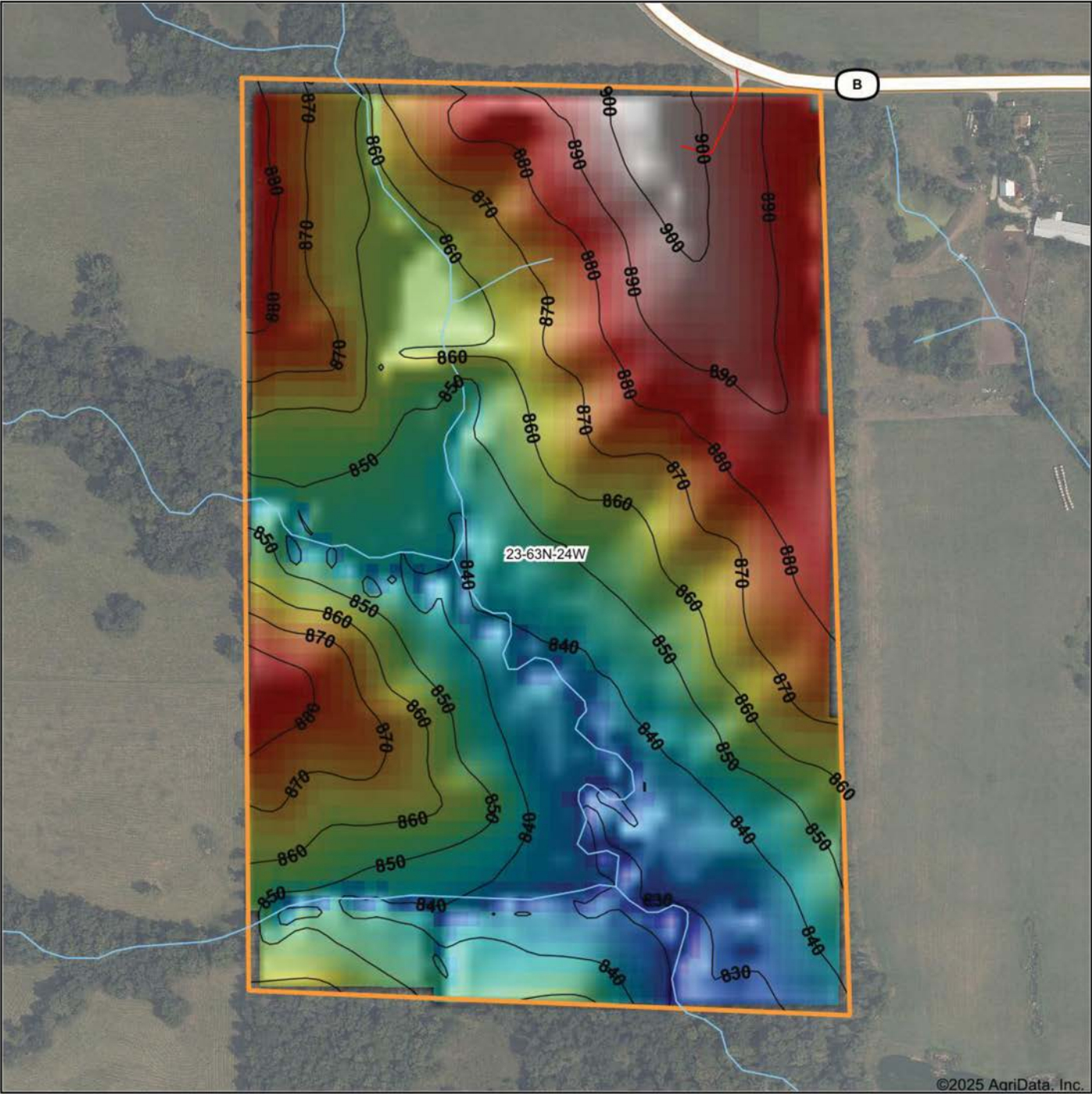
23-63N-24W
Grundy County
Missouri

0ft 499ft 998ft



7/25/2025

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10

Min: 822.1

Max: 904.6

Range: 82.5

Average: 861.3

Standard Deviation: 19.65 ft

0ft 346ft 692ft



7/25/2025

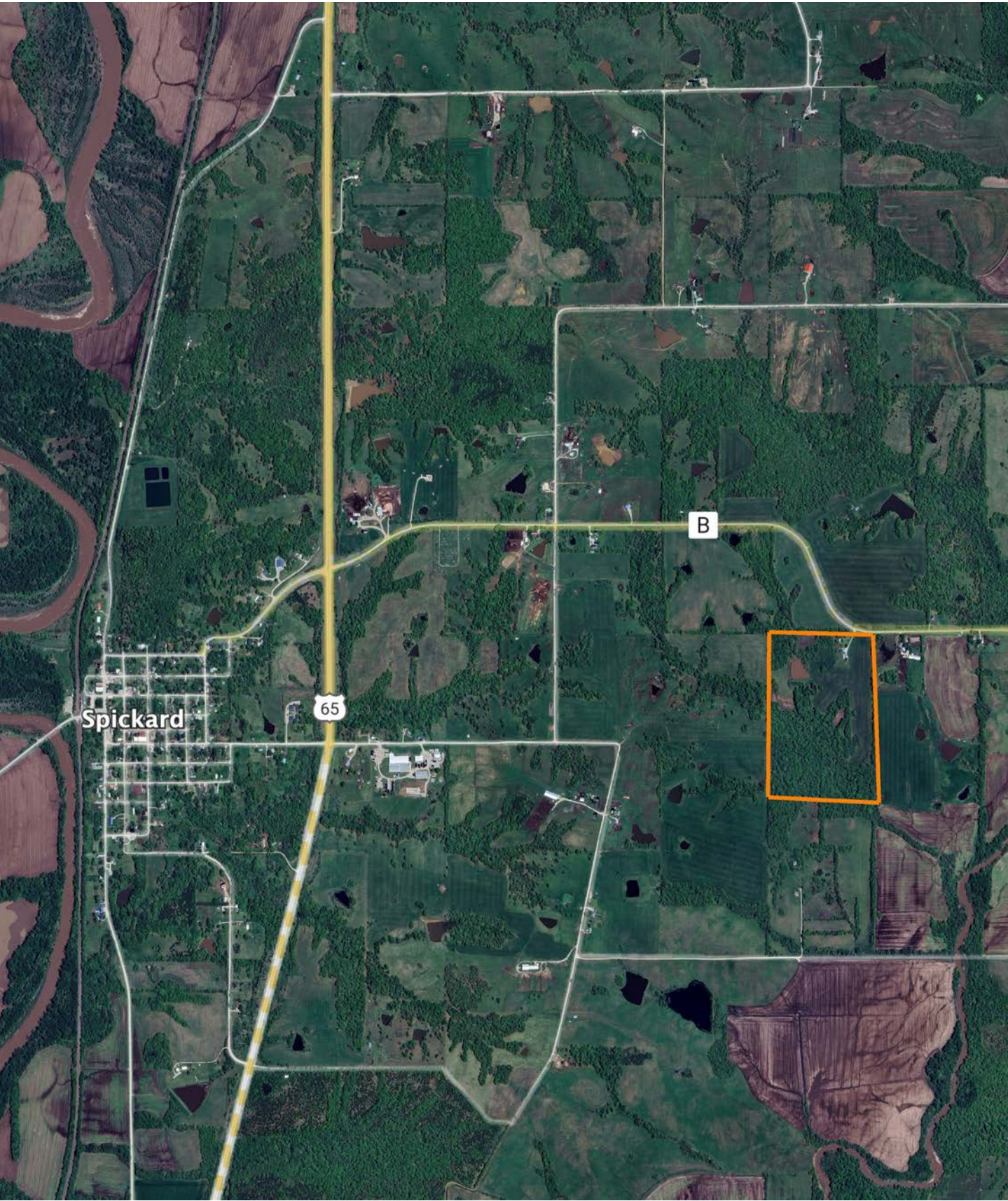
23-63N-24W

Grundy County

Missouri

Boundary Center: 40° 14' 38.24, -93° 33' 50.39

OVERVIEW MAP



AGENT CONTACT

Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



SCOTT VENTIMIGLIA, LAND AGENT
816.695.4294
SVentimiglia@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.