

MIDWEST LAND GROUP PRESENTS



850 ACRES  
**PLATTE COUNTY, MO**

25303 North MO-Highway 45 Spur, Platte City, Missouri 64079





MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIERE NORTHWEST MISSOURI HUNTING CLUB SHARE

Midwest Land Group is very excited to bring to market a 1/17th Hunting Club share! This 850 +/- acre hunting club, which was established in 1905, is located just 20 minutes from KCI Airport, and only 40 minutes from downtown Kansas City! All serious waterfowl hunters know location is the key to having a productive waterfowl property, and you couldn't ask for a better location. The property lies in the Missouri River bottoms, nestled in the heart of the Missouri River flyway. The area is known to hold thousands of waterfowl staging during their winter migration. The property provides two waterfowl pools with multiple pit blinds and hunting locations. The club has recently upgraded the water control structures and water sources on the property to ensure the pools have huntable water every year. The pools are free of any WRP programs, ensuring the pools will have flooded corn or soybeans every year. The property also provides multiple dry field waterfowl hunting opportunities, with the amount of tillable fields the club owns adjacent to the waterfowl pools. A 10 +/- acre lake sits in the heart of the property that provides tremendous largemouth bass and channel catfish fishing, along with waterfowl hunting opportunities. While the property is largely focused on

waterfowl hunting, the club provides so much more. The west end of the property provides thicker timber, and with cover being sparse in the river bottoms, there are sure to be large Missouri whitetails calling it home. The massive cottonwoods and field edges set up for a great spot to turkey hunt in the spring.

This share also provides an updated 2 bed, 2 bathroom cabin for a nice place to kick your feet back after a long day in the field. This share also comes with 2 storage units to store all of your hunting gear and equipment. All cabins are set up with rural water, septic, and electricity, bringing all the creature comforts from home to your hunting club. There is fun for the whole family with miles of ATV trails and a full-time caretaker is on-site to help maintain the property. Located just off the lake is a clear pool and lounge area that all members can enjoy. While this club provides tremendous hunting opportunities, do not overlook the other features that can be enjoyed all year round! Available shares of this historic club do not come around often, do not miss your opportunity! The sale of this share is subject to board approval and a background check.



# PROPERTY FEATURES

PRICE: **\$500,000** | COUNTY: **PLATTE** | STATE: **MISSOURI** | ACRES: **850**

- 1/17th Hunting Club share
- Established 1905
- 850 +/- acres
- 10 +/- acre lake
- Waterfowl hunting
- Whitetail and turkey hunting opportunities
- 2 waterfowl pools
- Dry field waterfowl hunting
- 2 bed, 2 bathroom cabin
- Orchard
- Pool
- Excellent fishing
- Great privacy
- Rare opportunity
- Minutes from KCI
- Minutes from Kansas City





# BEVERLY LAKES HUNTING CLUB SHARE

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This 850 +/- acre hunting club, which was established in 1905, is located just 20 minutes from KCI Airport, and only 40 minutes from downtown Kansas City! This is an opportunity to own a 1/17th share.





# ORCHARD

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## 10 +/- ACRE LAKE

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# WATERFOWL HUNTING

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The area is known to hold thousands of waterfowl staging during their winter migration. The property provides two waterfowl pools with multiple pit blinds and hunting locations.





## 2 BED, 2 BATH CABIN

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This share also provides an updated 2 bed, 2 bathroom cabin for a nice place to kick your feet back after a long day in the field. All cabins are set up with rural water, septic, and electricity, bringing all the creature comforts from home to your hunting club.





## 2 STORAGE SHEDS

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## POOL AND LOUNGE AREA

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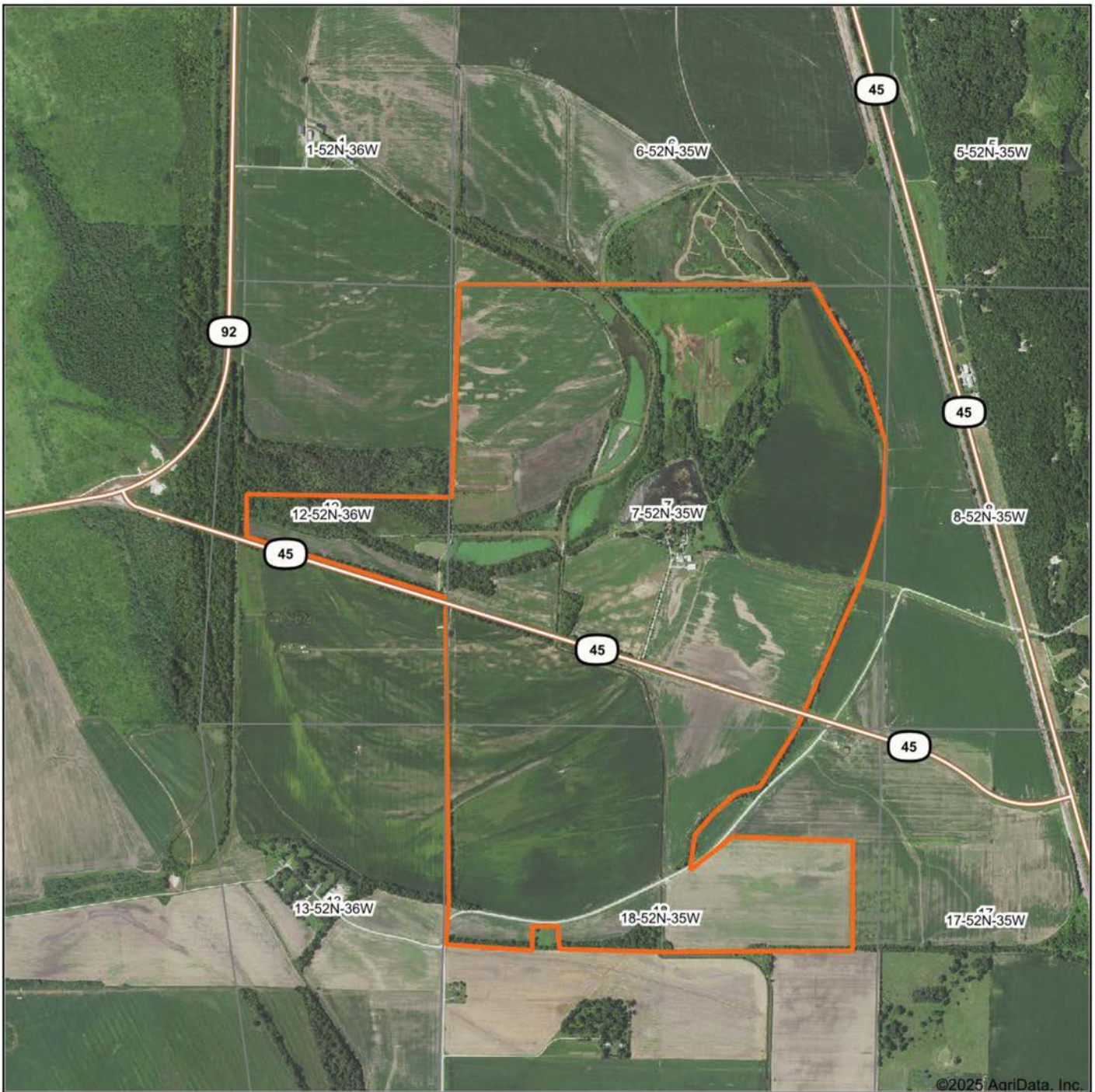
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 19' 40.77, -94° 52' 36.08

7-52N-35W  
Platte County  
Missouri

0ft 1861ft 3722ft



6/8/2025



# 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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