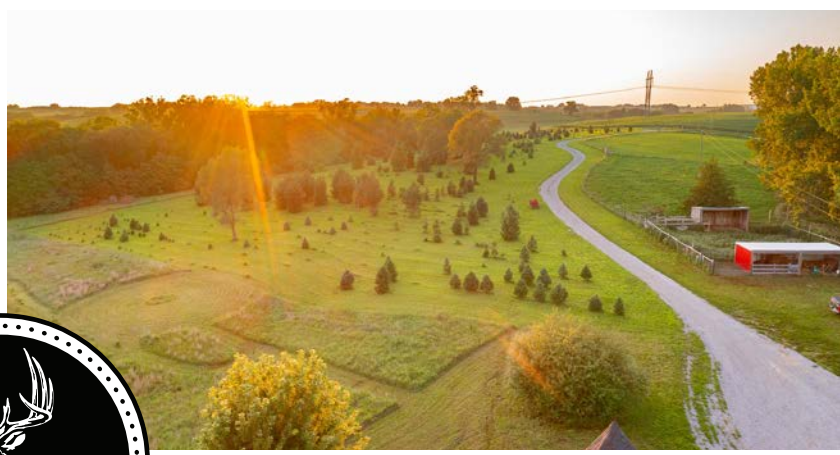


MIDWEST LAND GROUP PRESENTS

21.4 ACRES

ATCHISON COUNTY, MO

18026 200TH STREET, ROCK PORT, MISSOURI, 64482



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VICTORIAN-STYLE HOME ON 21 +/- ACRES

Situated in Northwest Missouri, this beautiful 21.4 acre surveyed property has been home to a Christmas tree farm for many years. People gather from as far as Kansas City and Omaha to cut their own Christmas trees with their families here, making lasting memories for generations. Welcome to your new home in the country! Whether you are looking to continue the Christmas tree farm, want your own privacy, or are looking for the perfect setting for your own sustainable farm to raise a family, you can't miss this one! Situated down a long secluded driveway, you will pull up to this beautiful Victorian-style home featuring 4,962 square feet, 5 bedrooms, and 5 bathrooms located in the middle of the farm. The home was extremely well built in 2007 but includes features from the old days, including historic hardwood trim, doors, and a large wrap-around porch. The finished basement not only allows for more family room but also features water and electrical hookups

for another kitchen, which would make for a perfect mother-in-law suite or additional entertaining space. The open-concept design, tall ceilings, and numerous windows let you enjoy the nature that surrounds you. This land is extremely diverse and has so much to offer, including great soils for growing gardens and pine trees, mature timber, and open pasture. There are also a couple of fenced paddocks for livestock with room to expand your hobby farm. Seclusion at its best with the potential to grow a business. Call Paul Lowry today at (816) 500-2513 to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$699,500** | COUNTY: **ATCHISON** | STATE: **MISSOURI** | ACRES: **21.4**

- 4,692 sq. ft. home
- 5 bed, 5 bath
- 2-car attached garage
- Master with en suite bath
- Victorian-style home
- Historic hardwood trim
- Large wrap-around porch
- Full basement
- 21.4 surveyed acres
- Christmas tree farm with income potential
- Fenced pastures and livestock sheds
- Garden house
- Extra utility hookups in the basement
- Roof new in 2022
- Close access to Interstate 29
- Rock Port Schools

VICTORIAN-STYLE HOME



5 BED, 5 BATH



FULL BASEMENT



LARGE WRAP-AROUND PORCH



FENCED PASTURES AND LIVESTOCK SHEDS



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 40° 26' 14.47, -95° 31' 6.12

0ft 260ft 520ft



Maps Provided By:



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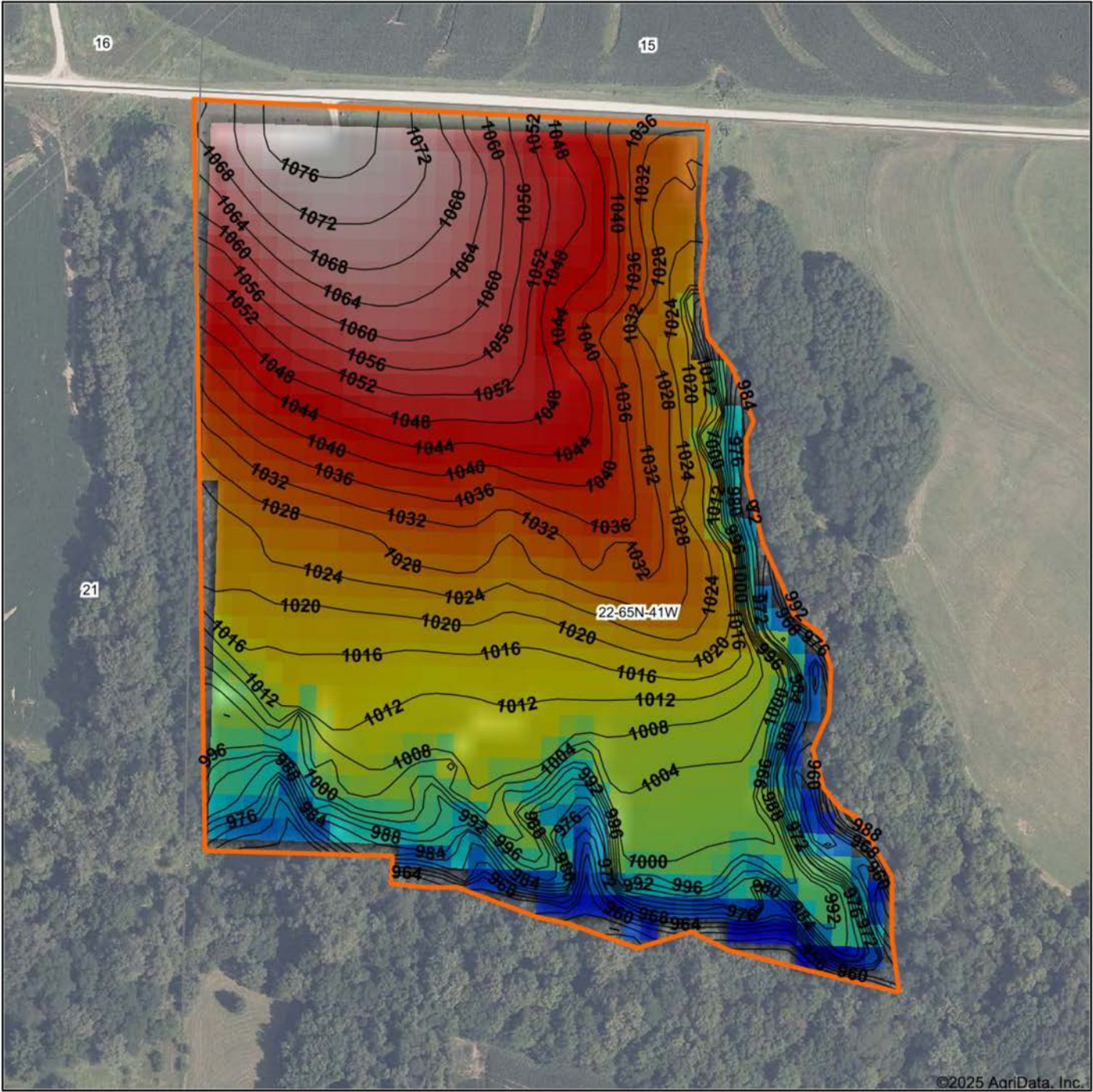
www.AgriDataInc.com

22-65N-41W
Atchison County
Missouri



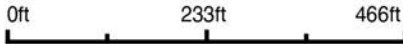
7/15/2025

HILLSHADE MAP



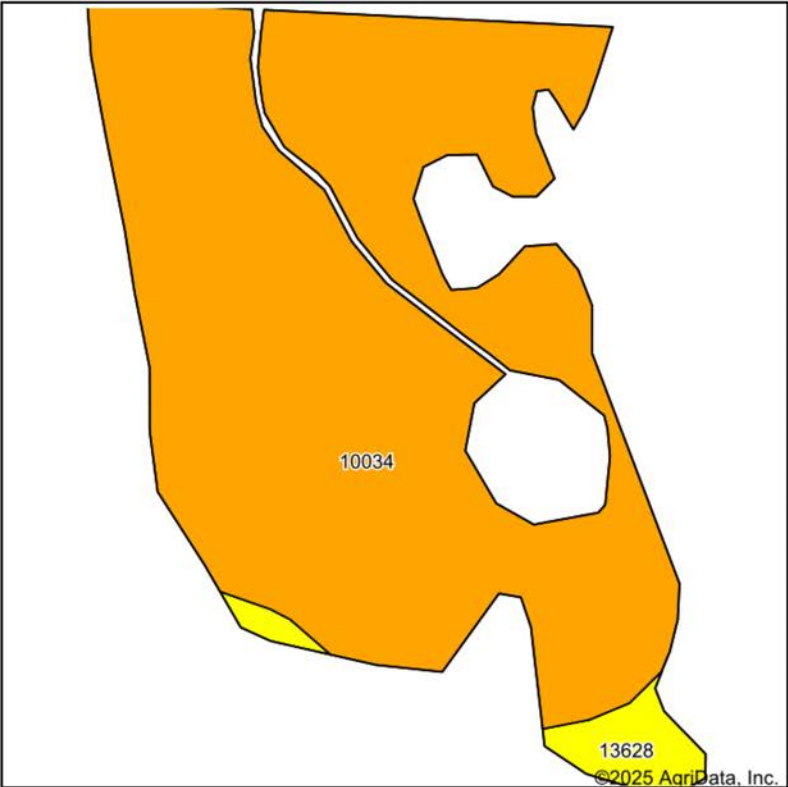
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 4
Min: 944.5
Max: 1,078.3
Range: 133.8
Average: 1,022.1
Standard Deviation: 30.91 ft

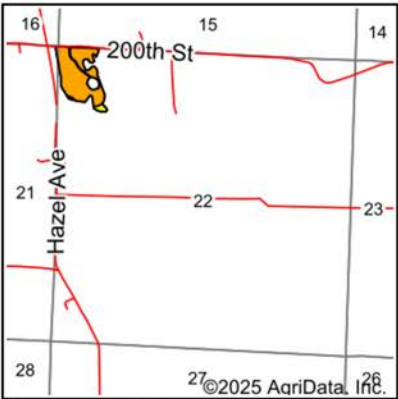


7/15/2025
22-65N-41W
Atchison County
Missouri
Boundary Center: 40° 26' 14.47, -95° 31' 6.12

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Atchison**
Location: **22-65N-41W**
Township: **Clay**
Acres: **14.03**
Date: **7/15/2025**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Area Symbol: MO005, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10034	Ida silt loam, 9 to 14 percent slopes, eroded	13.40	95.5%		IIIe		69	64	68
13628	Napier-Gullied land complex, 5 to 14 percent slopes	0.63	4.5%		IVe	IIIe	11	9	10
Weighted Average					3.04	*-	*n 66.4	*n 61.5	*n 65.4

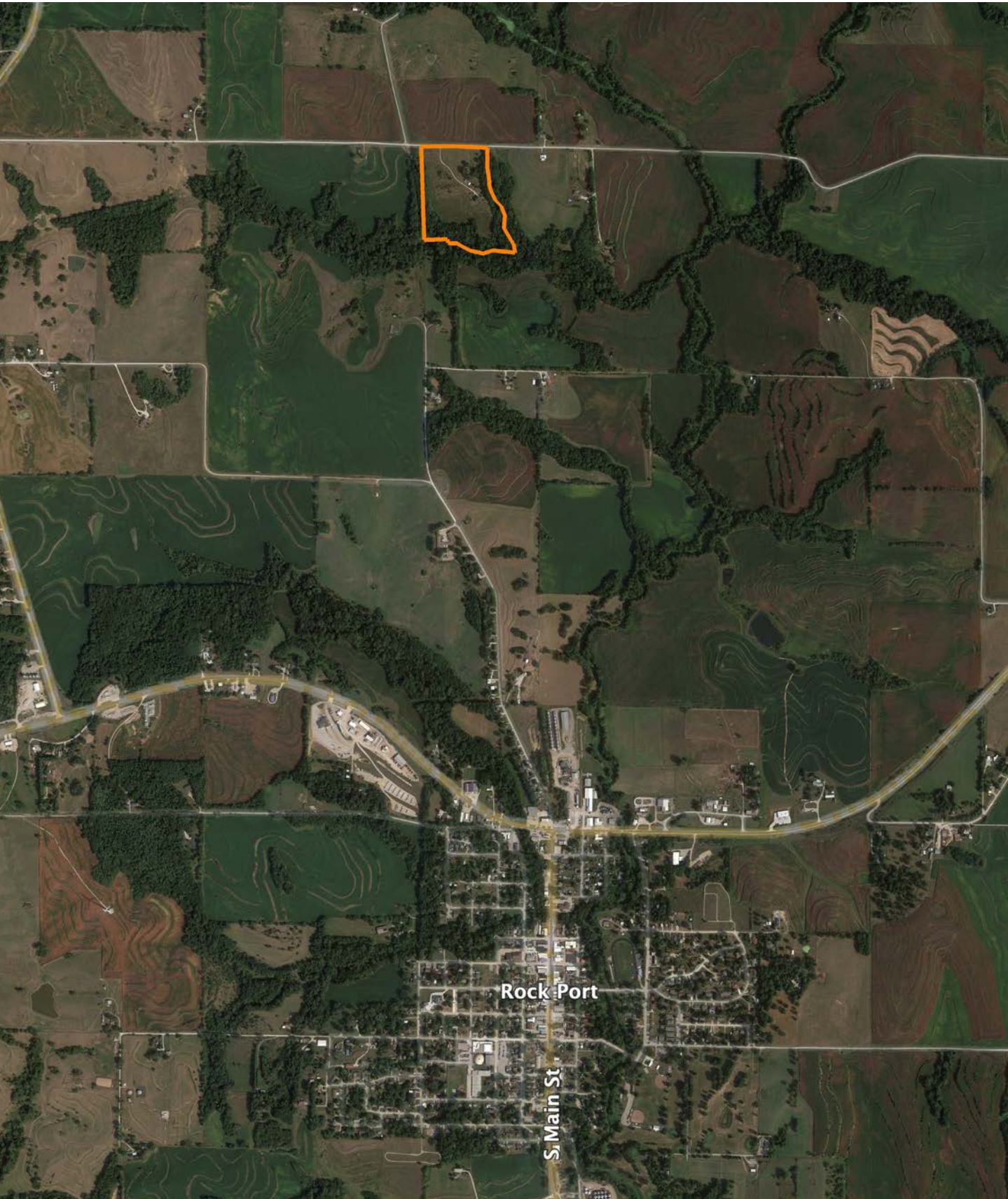
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



PAUL LOWRY, LAND AGENT
816.500.2513

PLowry@MidwestLandGroup.com



MidwestLandGroup.com

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