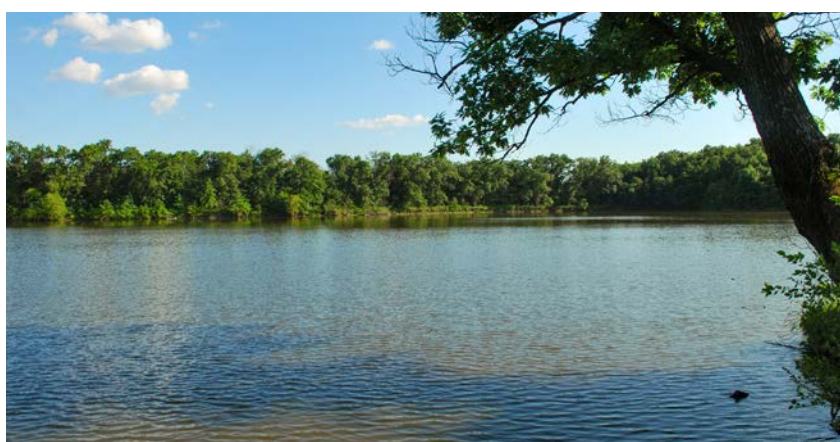
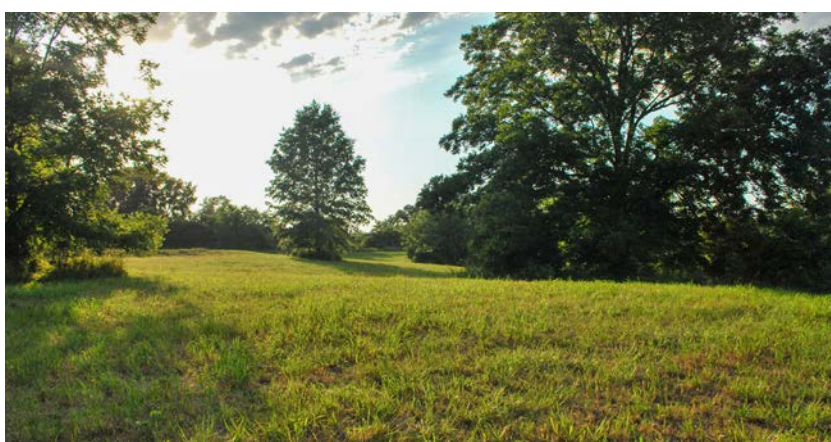


MIDWEST LAND GROUP PRESENTS



CARROLL COUNTY, MO

132 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTDOORSMAN'S PARADISE WITH 25 +/- ACRE LAKE NEAR GRAND RIVER

Midwest Land Group is proud to present this beautiful recreational property located in Carroll County, Missouri. Consisting of 132 +/- total acres, the combination of great hunting, timber, river access, and an abundance of surface water makes this tract unlike any other. Whether you are looking to add some acreage for hunting, land a great spot for fishing with the family, or build in the country with an incredible surrounding, this property is as prime as they come.

The highlight of the property is most certainly the 25 +/- acre lake. Constructed in the 60s, this man-made lake is secluded and surrounded by beautiful timber that is mostly oak, with many access points. The diversity of fish in the lake includes bass, crappie, bluegill, and a variety of catfish, according to the landowner. It would be a beautiful backdrop for someone to build their dream home in the country and overlook the water. The lake is an obvious attraction for waterfowl throughout the year, being so large in a very great location for geese and ducks. Additionally, a 2.84 +/- acre pond stocked with the same fish makeup allows for another spot to enjoy on a smaller scale.

From a hunting perspective, the area is known for great waterfowl. With the Grand River only 1 mile away, the property is located in one of the best flyways in the state. Additionally, the Missouri River is only 3 miles away to

the south. Having such a large body of water in such a great area is a recipe for success. Several notable duck clubs are located in the neighborhood, solidifying the quality of hunting to expect. The back of the farm has an oxbow that creates an exciting opportunity to potentially use the lake and flood a timber hole as well. The eastern border of the property runs along Big Creek.

Don't overlook the deer and turkey as well, as this region of the state holds some exceptional hunting. The landowners do not hunt; however, several nice bucks have been seen each time out on the property. There are approximately 24 +/- tillable acres, currently planted to corn, that will help keep wildlife throughout the season. With plenty of food, water, and cover, the recipe is there for some great whitetail hunting, especially during the rut when the natural corridors of the creek and lake create pinch points to hunt. Quail have also been heard during visits.

Finally, the opportunity to build a country home or cabin near the lake is second to none. With both rural water and electricity at the road along CR 371, there are plenty of open spots that would be suitable for a build site. Currently, there are approximately 20 +/- open acres being cut to hay that are surrounded by nice oaks. Properties like this one with so much to offer rarely change hands, so don't miss this opportunity.

PROPERTY FEATURES

PRICE: **\$1,100,000** | COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **132**

- 132 +/- total acres
- 25 +/- acre lake
- Abundant wildlife
- Bass, crappie, bluegill, and a variety of catfish
- 24 +/- tillable acres
- Mixed hardwoods with large bur oaks
- 20 +/- additional open acres cut for hay
- Plentiful road frontage
- Well-maintained gravel road
- Water and electric available at the road
- Additional 2.84 +/- stocked acre pond
- 6.8 miles from Bosworth, MO
- 17 miles from Carrollton, MO



25 +/- ACRE LAKE

Constructed in the 60s, this man-made lake is secluded and surrounded by beautiful timber that is mostly oak, with many access points. The diversity of fish in the lake includes bass, crappie, bluegill, and a variety of catfish, according to the landowner.



ADDITIONAL 2.84 ACRE STOCKED POND

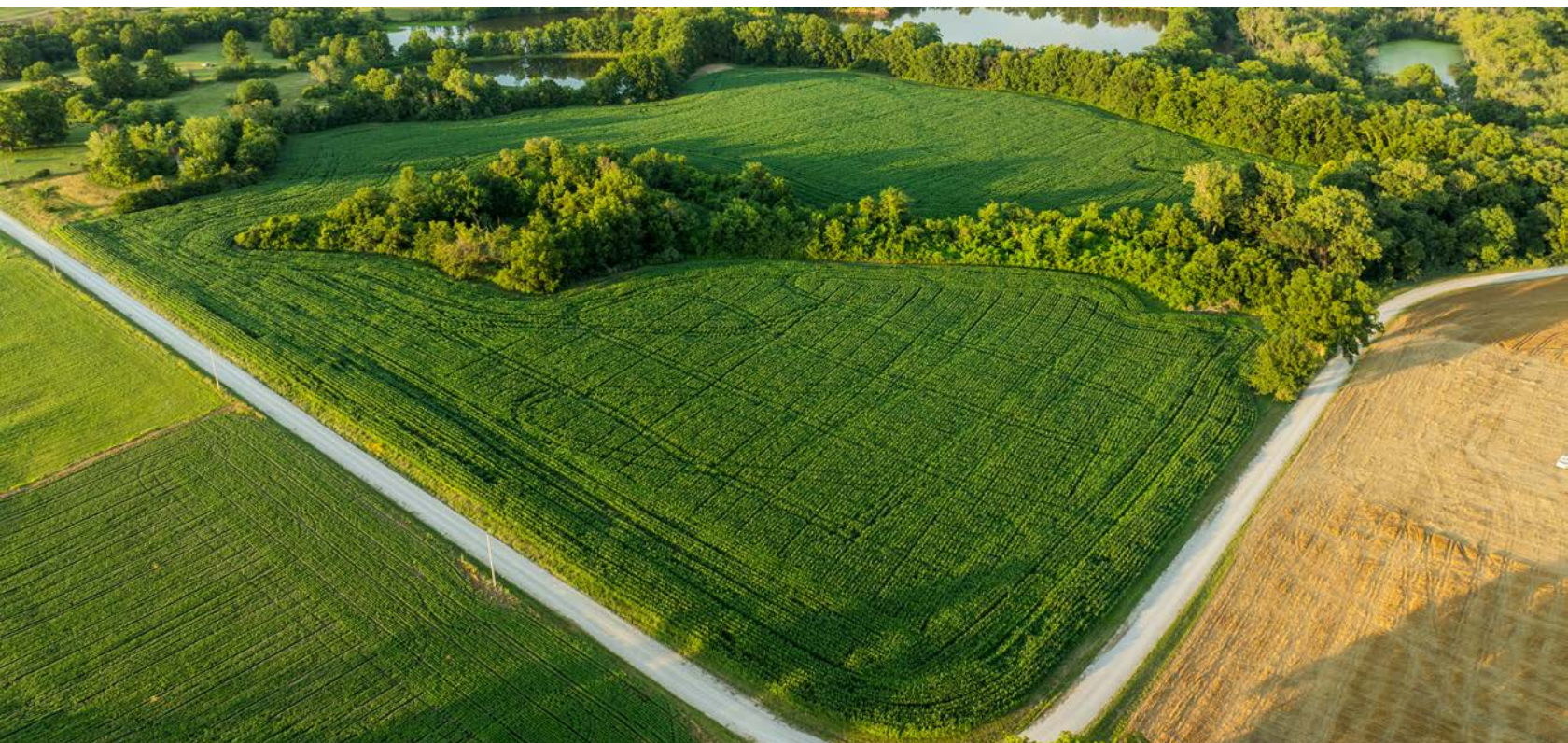


NEAR GRAND RIVER



24 +/- TILLABLE ACRES

There are approximately 24 +/- tillable acres, currently planted to corn, that will help keep wildlife throughout the season.



MULTIPLE BUILD SITES

The opportunity to build a country home or cabin near the lake is second to none. With both rural water and electricity at the road along CR 371, there are plenty of open spots that would be suitable for a build site. Currently, there are approximately 20 +/- open acres being cut to hay that are surrounded by nice oaks.



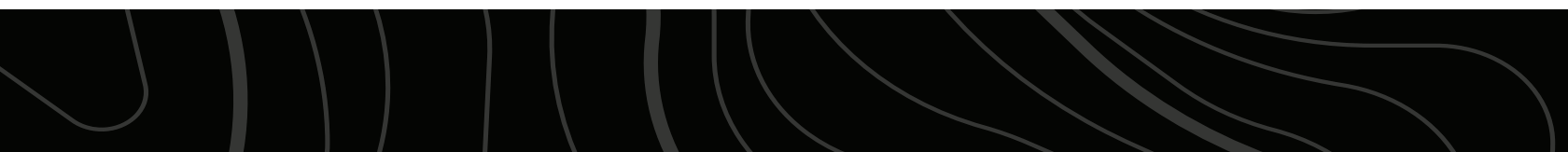
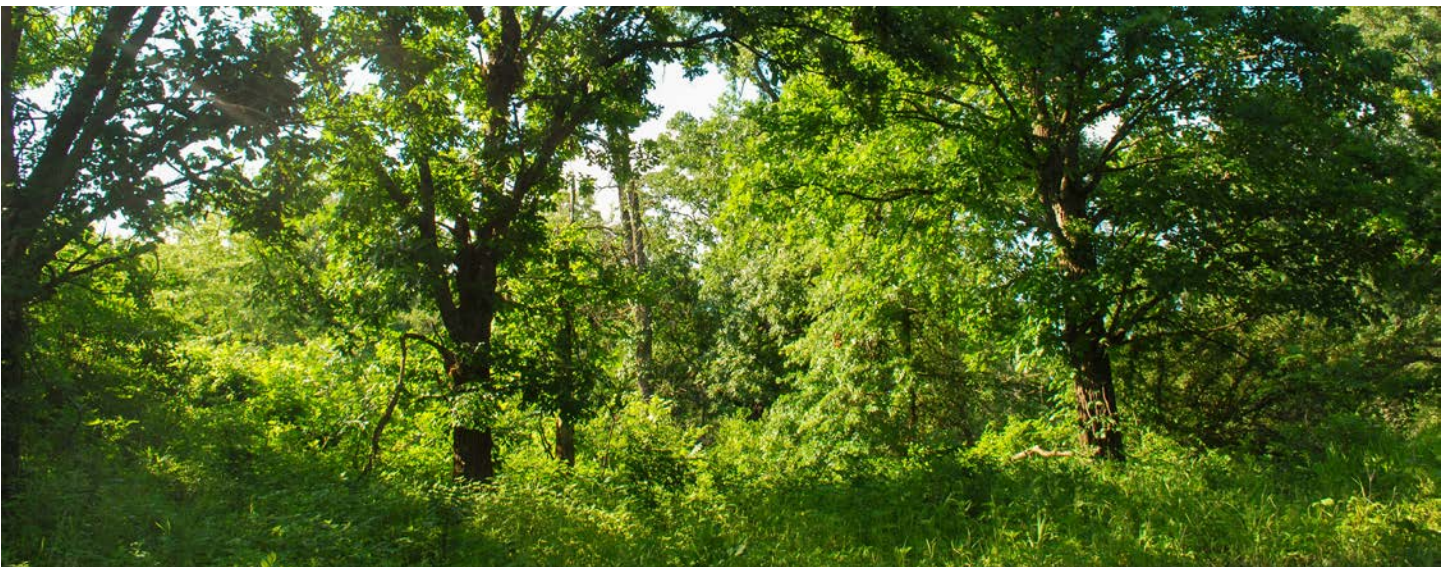
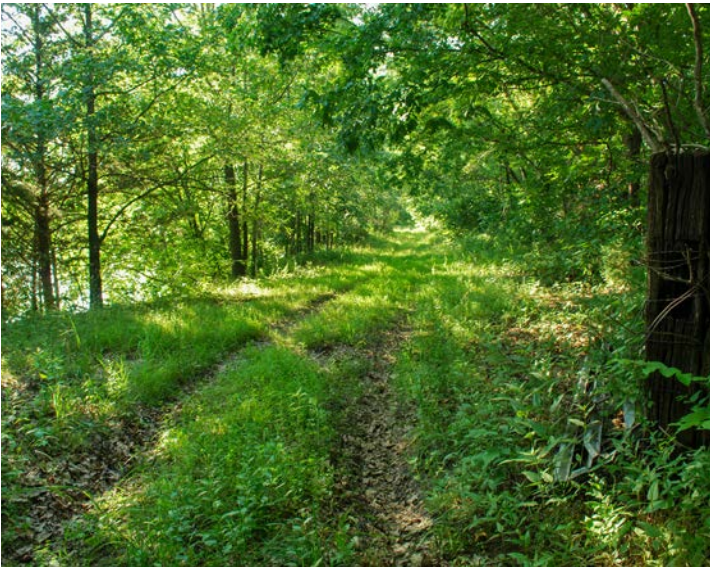
WELL-MAINTAINED ROAD FRONTAGE



ABUNDANT WILDLIFE



BEAUTIFUL TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 25' 51.15, -93° 15' 4.98

0ft 602ft 1203ft

3-53N-21W
Carroll County
Missouri



8/6/2025



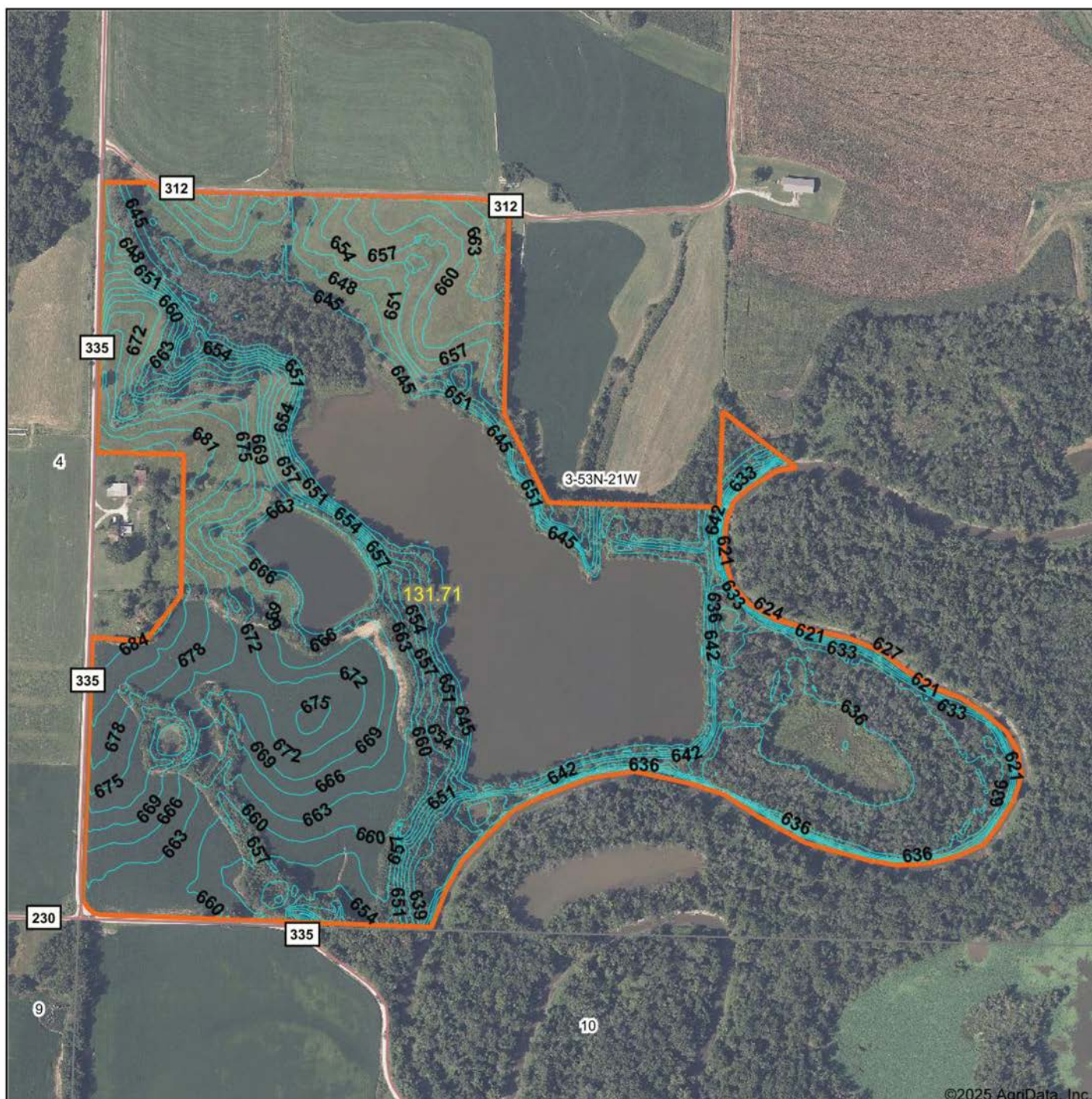
Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 626.2

Max: 687.4

Range: 61.2

Average: 652.9

Standard Deviation: 13.78 ft

0ft 590ft 1180ft

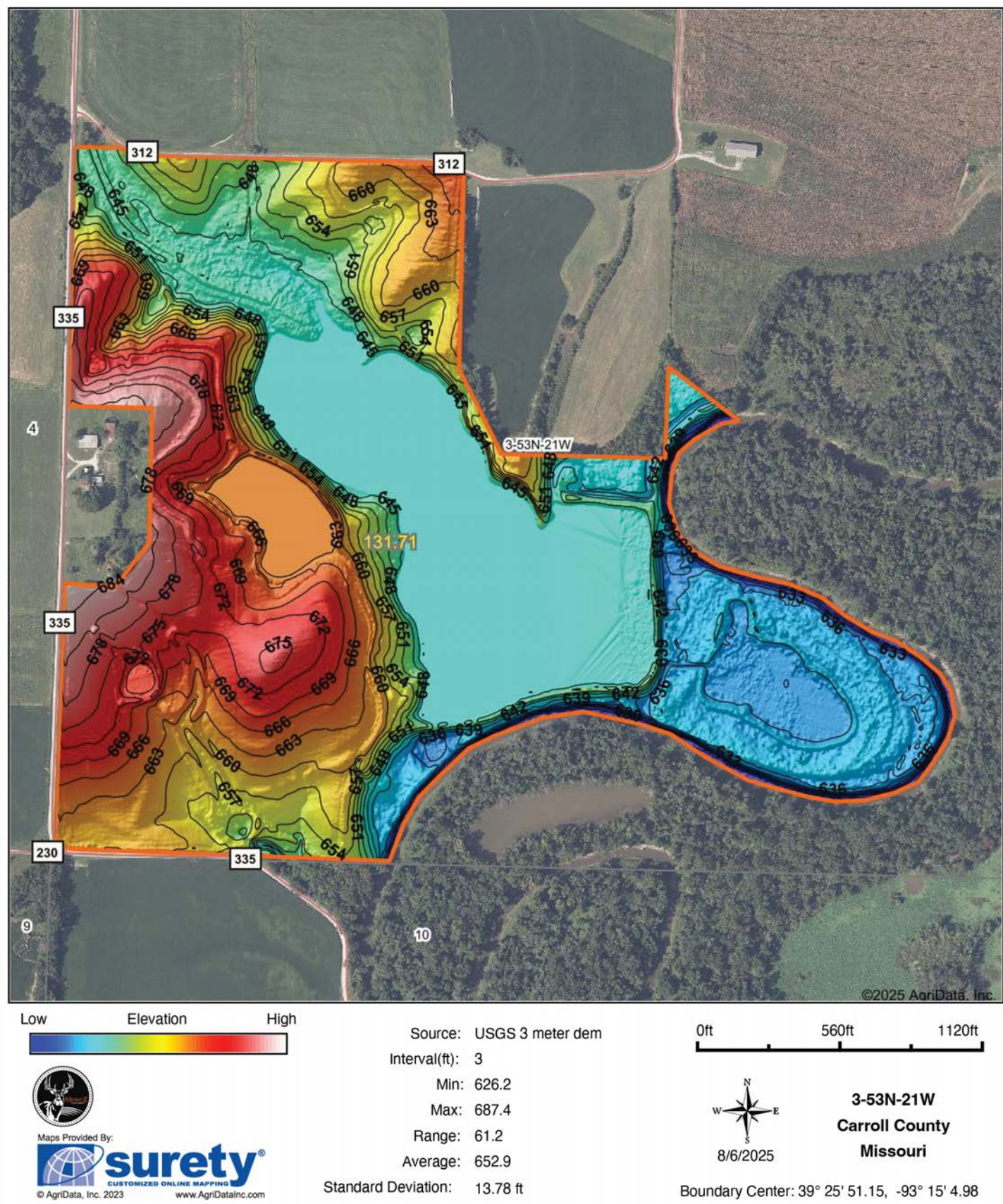


8/6/2025

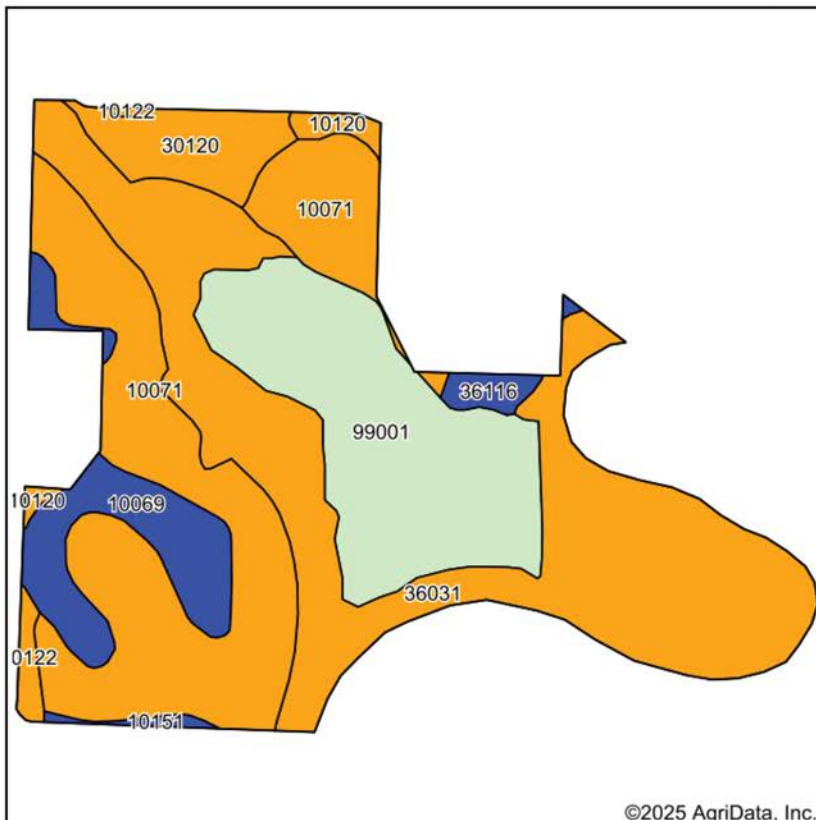
3-53N-21W
Carroll County
Missouri

Boundary Center: 39° 25' 51.15, -93° 15' 4.98

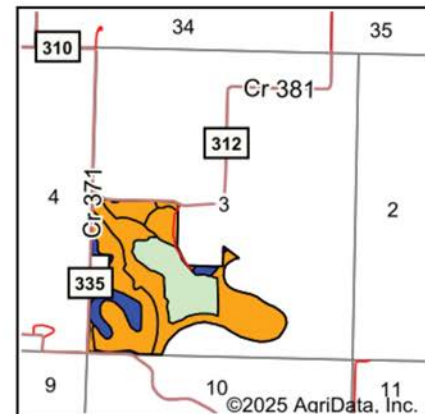
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Carroll**
 Location: **3-53N-21W**
 Township: **De Witt**
 Acres: **131.71**
 Date: **8/6/2025**



Maps Provided By:



Area Symbol: MO033, Soil Area Version: 27

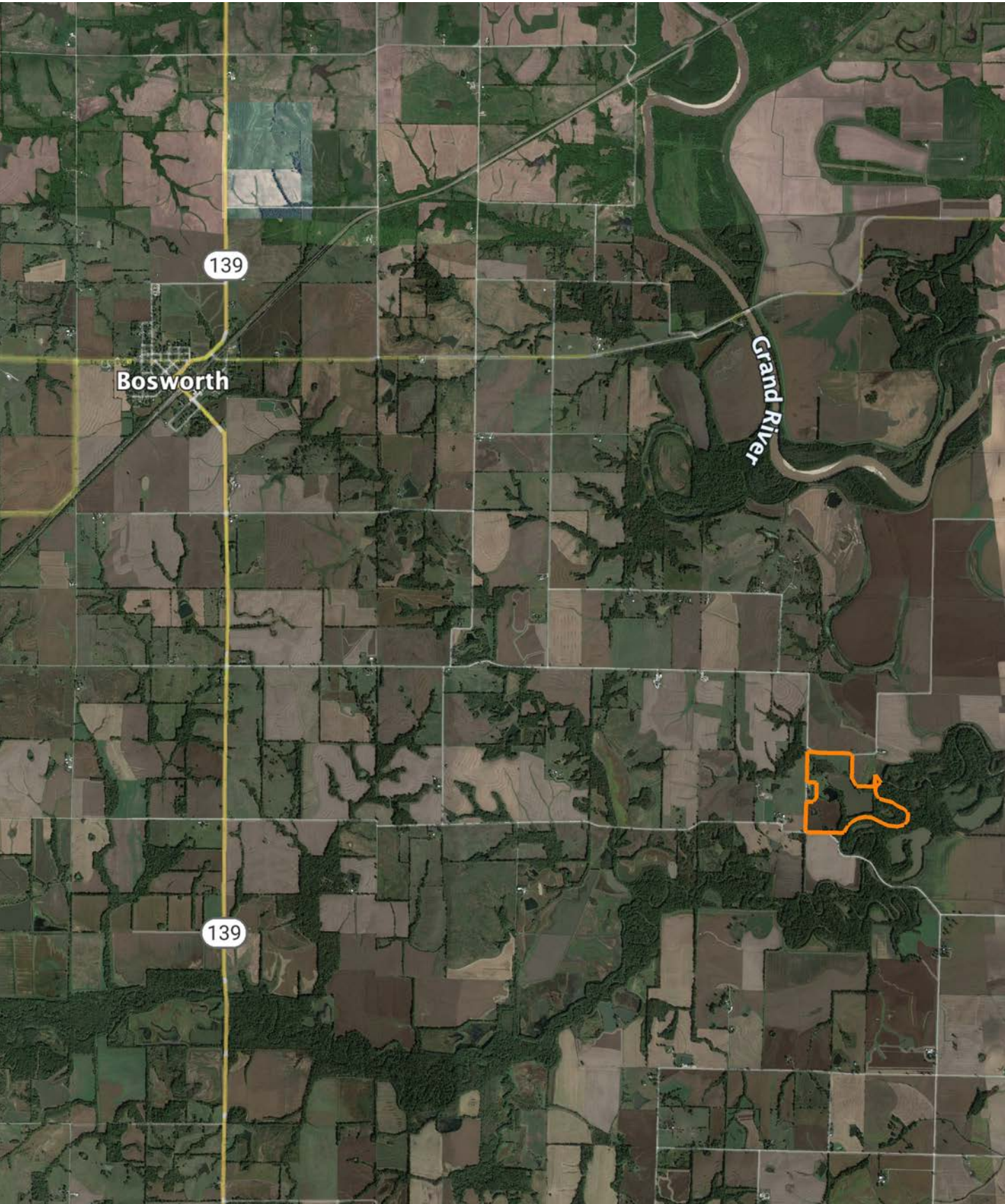
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
36031	Nodaway silt loam, 0 to 2 percent slopes, frequently flooded	46.63	35.6%		IIIw	57	54	44
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	36.72	27.9%		IIIe	61	61	49
99001	Water	27.13	20.6%					
10069	Ladoga silt loam, 2 to 5 percent slopes	10.33	7.8%		Ile	70	70	58
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	6.24	4.7%		IIIe	70	68	59
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.51	1.1%		IIw	74	74	67
10120	Sharpsburg silt loam, 2 to 5 percent slopes	1.34	1.0%		IIIIs	72	72	55
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	1.25	0.9%		IIIe	64	64	47
10151	Wakenda silt loam, 2 to 5 percent slopes	0.56	0.4%		Ile	88	88	78
Weighted Average					*-	*n 48.6	*n 47.4	*n 38.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

816.599.3647

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MidwestLandGroup.com

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