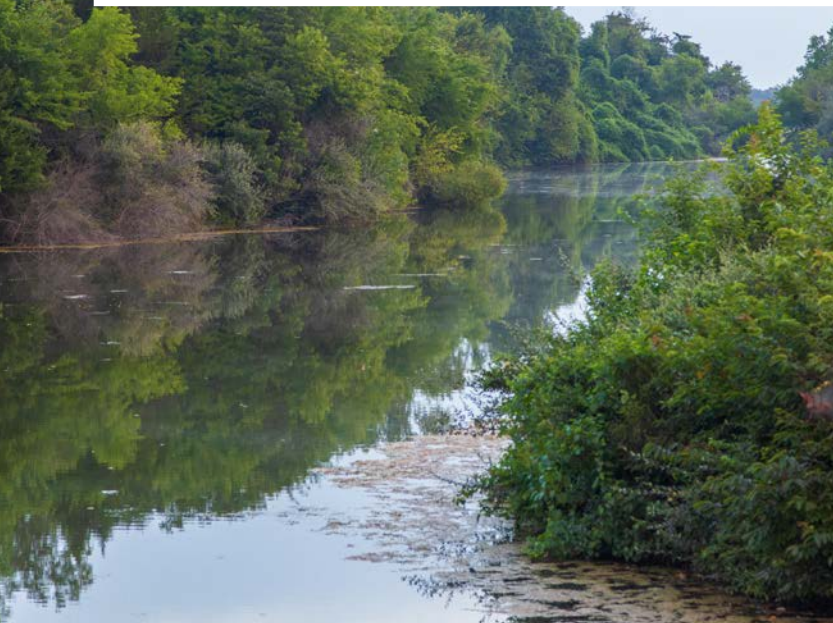


MIDWEST LAND GROUP PRESENTS



196 ACRES
HENRY COUNTY, MO

67 Northwest 1001 Road, Clinton, Missouri 64735



MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PITS AT HIGH POINT

Midwest Land Group is honored to present "The Pits at High Point". A one-of-a-kind offering of premier strip pit fishing, trophy whitetail hunting, plentiful turkey, quail, and waterfowl populations, along with over 100 feet of elevation changes, providing one of the most scenic views in all of western Missouri. Tucked in the foothills of the South Grand River, west of Clinton, Missouri, this 196 +/- acre package offers a tremendous variety of recreation all within an hour of the Kansas City metro.

"The Pits at High Point" features 4 stocked strip pits. All 4 strip pits are different and offer the owner a diversity of fishing and sporting opportunities. The trophy bass pit is deep and loaded with largemouth bass and blue gill. This pit features a large graveled area with a boat launch and sundeck overlooking the pit. This area is perfect for entertaining and overall enjoyment. While photographing, a 7+ pound largemouth bass was caught along with a handful of 1, 2, and 3 pound bass out of this pit. The spring pit is tucked in the center of the farm and features 2 separate pools, both stocked with largemouth bass and blue gill. This pit is crystal clear and has gentle topography around it, allowing for bank fishing, swimming, kayaking, and paddleboarding.

Additionally, the Pits at High Point offers excellent whitetail, turkey, and waterfowl hunting opportunities. Two Redneck blinds overlooking foodplots sit on the north and south sides of this parcel, and with the recent trail camera pictures, the new owner is certain to enjoy hunting the handful of mature bucks currently calling this area home. Waterfowl hunting opportunities will be present with the location of the pits tucked between all of the historic duck clubs along the South Grand River to the north and Truman Lake and Montrose Lake to the east and south.

Access is convenient and provided by blacktop 18 Highway, just 1.25 miles south of the property, with 2 county roads providing access to the land. Clinton, Missouri, and Truman Lake are 10 minutes to the east, and this location is easily commutable from most parts of Kansas City in roughly an hour.

If you are looking for a one-of-a-kind getaway for yourself or your family, "The Pits at High Point" is certainly one to consider. Let's go take a look! Call Steve Mott with Midwest Land Group at (816) 718-7201 with questions or to arrange a private showing.



PROPERTY FEATURES

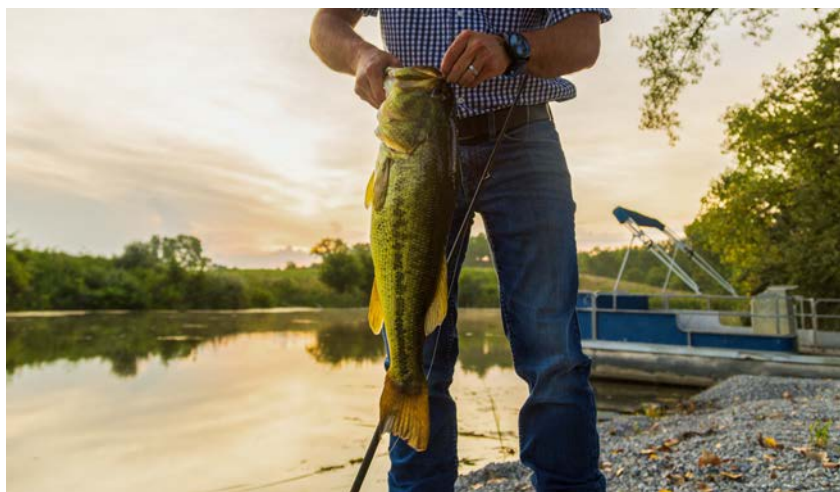
PRICE: **\$1,549,500** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **196**

- 196 +/- acres
- 4 stocked strip pits
- Trophy bass pit features a rocked boat launch area, 3 storage containers, and a large sun deck overlooking the pit, this pit is super deep and loaded with trophy bass and bluegill
- The spring pit is tucked in the center and features 2 separate pools, the water is crystal clear and loaded with bass and bluegill
- 2 additional pits provide fishing and waterfowl hunting opportunities
- Breathtaking views of the surrounding countryside
- One of the highest points in Henry County, with over 100' of elevation change
- Excellent whitetail hunting (check out the recent trail camera pictures)
- An abundant population of deer, turkey, and quail
- Waterfowl opportunities with "The Pits" being tucked between the South Grand River, Truman Lake, and Montrose Lake
- Graveled interior road system provides tremendous access to the core of the farm
- Locked, gate entrance with solar remote/keypad access
- 1.25 miles north of blacktop 18 Highway
- County road access off of Northwest 1001 Road and Northwest 100 Road
- 9 miles west of Clinton, Missouri
- Electricity along both county roads
- The older barn is ideal for equipment storage
- Property taxes were \$312.73 (2024)



4 STOCKED STRIP PITS

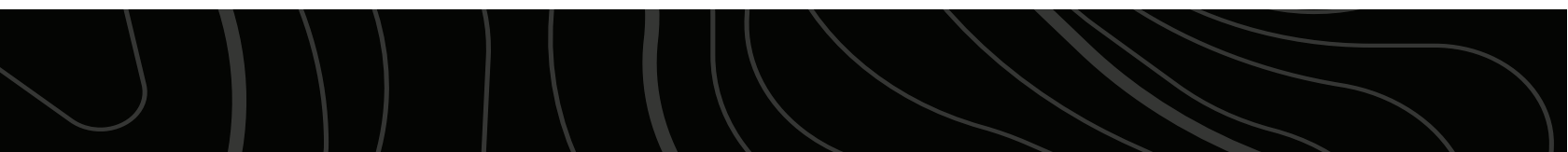
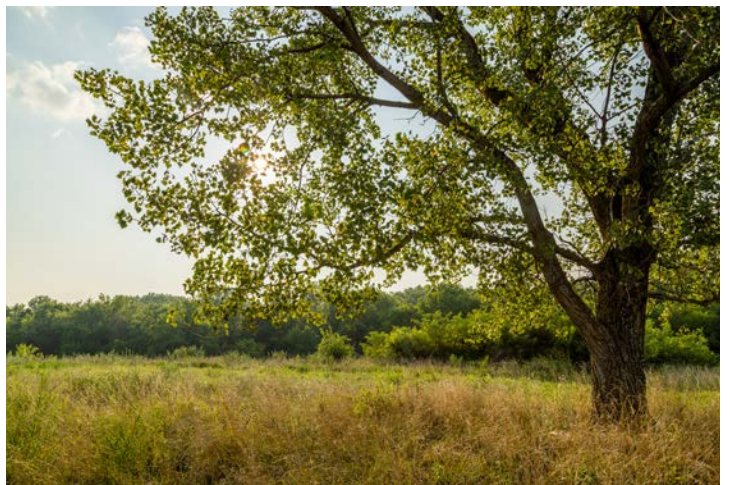
All 4 strip pits are different and offer the owner a diversity of fishing and sporting opportunities.



COUNTY ROAD ACCESS

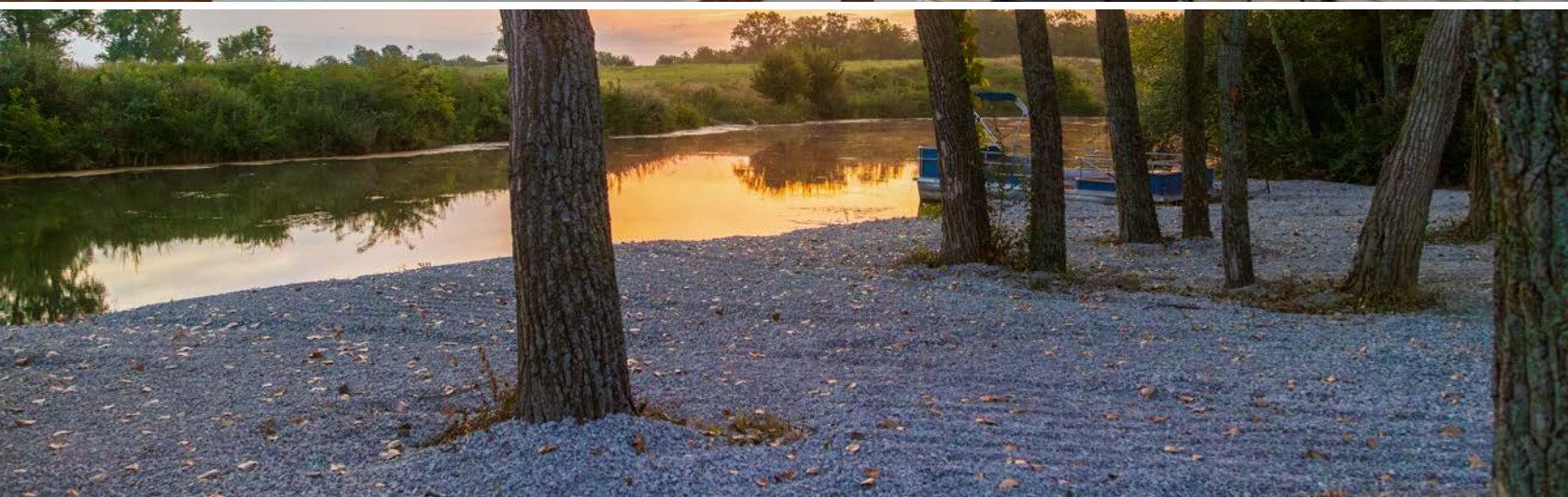


BREATHTAKING VIEWS



BOAT LAUNCH AND SUNDECK

The trophy bass pit features a large graveled area with a boat launch and sundeck overlooking the pit. This area is perfect for entertaining and overall enjoyment.



HUNTING OPPORTUNITIES



AERIAL MAP



Boundary Center: 38° 22' 47.85, -93° 56' 45.83

0ft 833ft 1665ft



Maps Provided By:



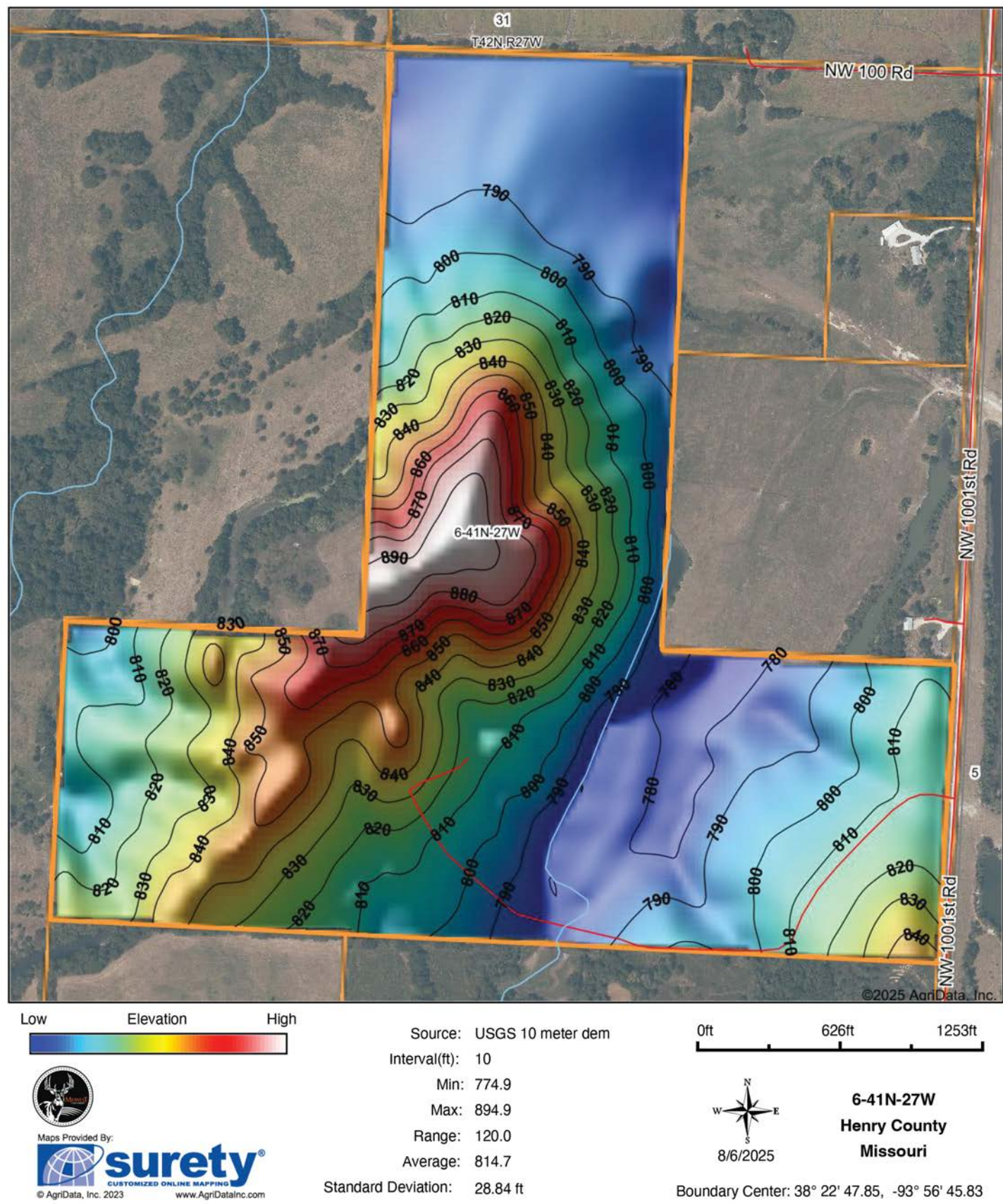
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6-41N-27W
Henry County
Missouri



8/6/2025

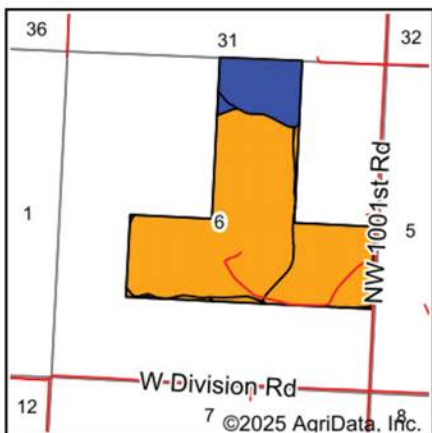
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Henry**
Location: **6-41N-27W**
Township: **Davis**
Acres: **197.79**
Date: **8/6/2025**



Maps Provided By:

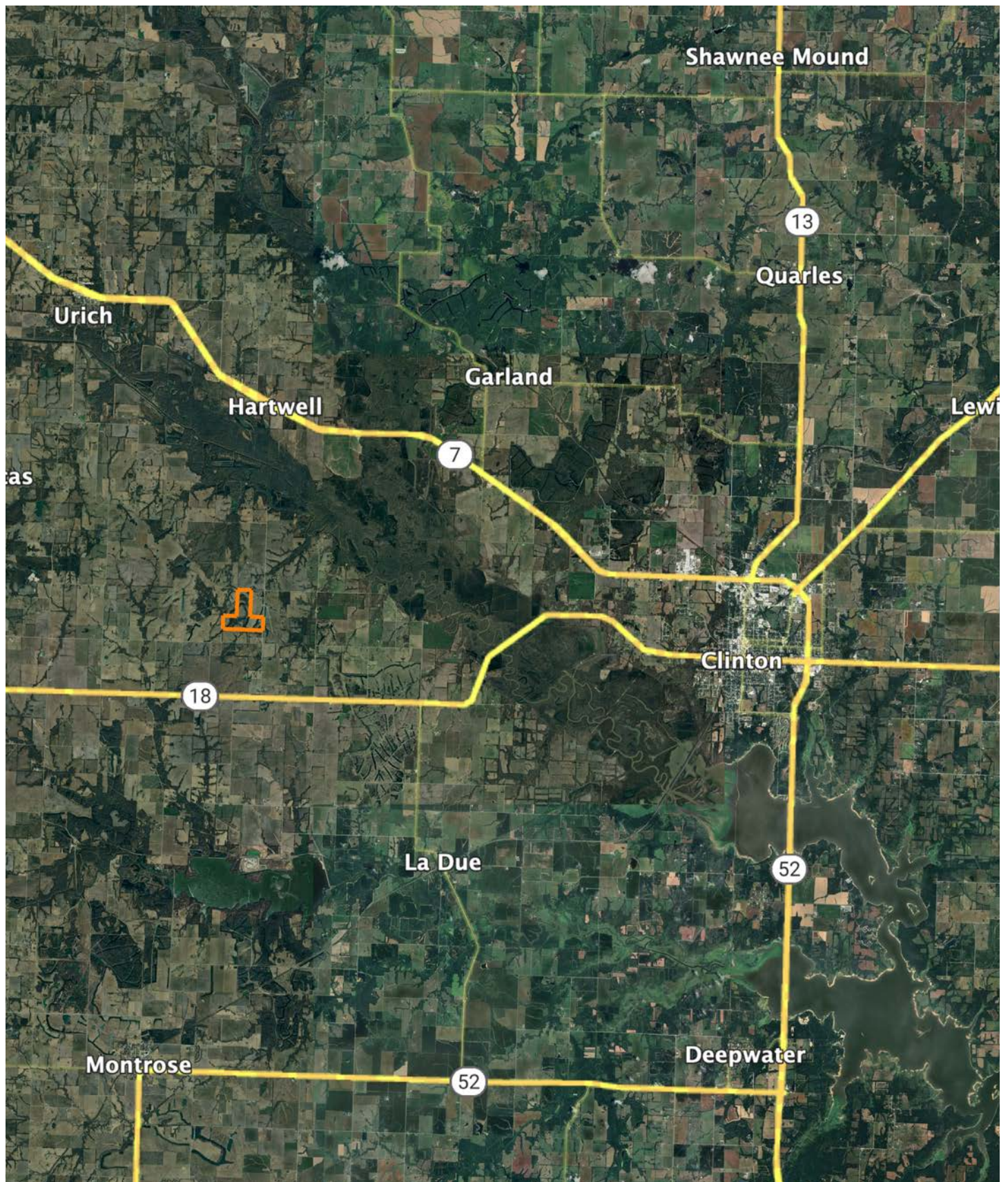


Area Symbol: MO083, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
99125	Coalvale silty clay, 1 to 5 percent slopes	122.92	62.2%		> 6.5ft.	III s	65	64	51	60	64
40041	Brazilton silt loam, 1 to 5 percent slopes	44.39	22.4%		> 6.5ft.	III e	78	78	60	58	60
40068	Hartwell silt loam, 1 to 3 percent slopes	26.72	13.5%		1.1ft. (Abrupt textural change)	Ile	67	67	62	62	66
40093	Summit silty clay loam, 5 to 9 percent slopes	1.45	0.7%		> 6.5ft.	III e	70	65	58	60	69
40091	Summit silty clay loam, 2 to 5 percent slopes	1.34	0.7%		> 6.5ft.	Ile	69	65	59	61	67
40055	Deepwater silt loam, 5 to 9 percent slopes	0.84	0.4%		> 6.5ft.	III e	83	82	72	79	78
40089	Roseland silt loam, 2 to 9 percent slopes	0.13	0.1%		4.6ft. (Paralithic bedrock)	IV e	69	58	55	48	68
Weighted Average						2.86	*n 68.3	*n 67.6	*n 54.7	*n 59.9	*n 63.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
816.718.7201

SteveMott@MidwestLandGroup.com



MidwestLandGroup.com

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