

MIDWEST LAND GROUP PRESENTS

428.1 ACRES

HENRY COUNTY, MO

HH HIGHWAY, MONTROSE, MISSOURI, 64770



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE HENRY COUNTY FARM WITH WATER

Located north of Montrose in southwest Henry County is this highly tillable 428-acre farm. The ground is made up mostly of Deepwater and Hartwell series Class II silt loams, with an overall weighted average NCCPI of 78.8. At approximately 85% tillable, a minimum of 340 acres are leased on a favorable cash rent agreement through March of 2030, and 363 FSA acres are currently planted in soybeans. Comprising three parcels that lie west and east of Southwest 1151 Road and west and north of Southwest Highway HH, the farm has incredible access and 1.7 +/- miles of blacktop frontage. The farm is fenced, with multiple entrances, and could potentially be put into grass and utilized for grazing at the conclusion

of the current lease. A 2,000-foot-long strip pit lake and six sizable ponds offer multiple water sources, totaling nearly 10 surface acres of water, and excellent opportunities for fishing. In an area with a reputation for outstanding hunting and recreation, the farm offers frontage on the Montrose Conservation Area, providing cover from which to pull deer and wildlife, as well as direct access to 2,750 additional acres of hunting and fishing. A very old farmhouse and outbuildings remain and provide a glimpse into the history of this multi-generational farm. This property is just 20 minutes from Clinton, an hour from Kansas City, and is within the Montrose School District.



PROPERTY FEATURES

PRICE: **\$2,782,650** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **428.1**

- 428.1 +/- acres
- Fertile Class II soils
- Farm lease through March 2030
- Favorable cash rent paid annually
- 363 farmed acres
- Extensive (1.7 miles) blacktop frontage
- Fenced
- Strip pit lake and multiple ponds
- Fishing
- Hunting
- Power at the road
- 20 minutes from Clinton
- 1 hour from Kansas City
- Frontage on Montrose Conservation Area



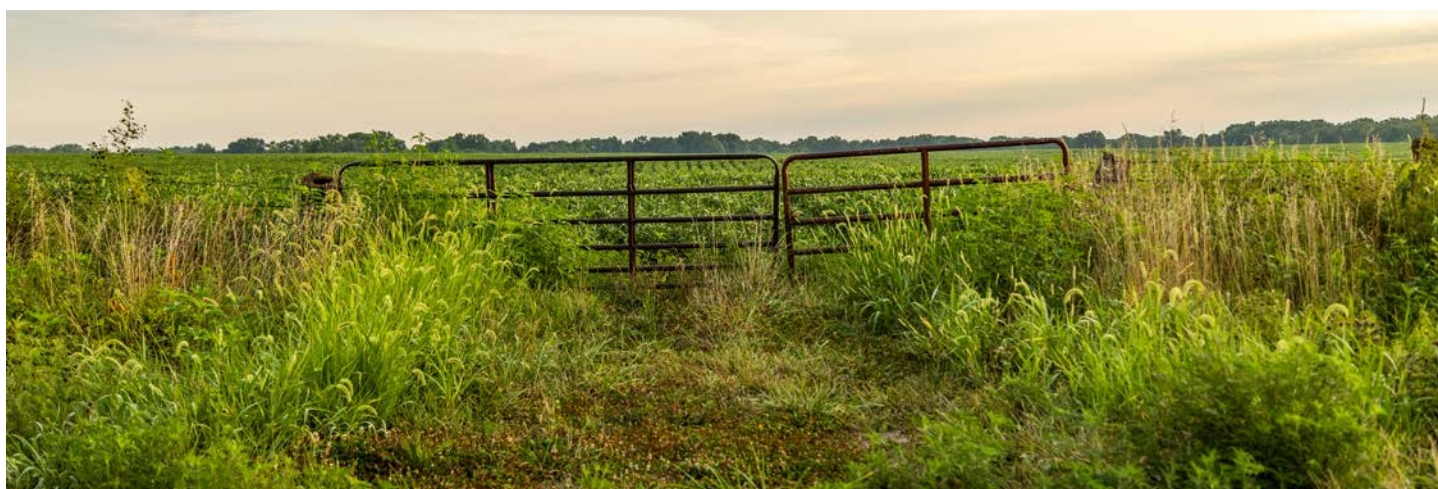
363 FARMED ACRES



FERTILE CLASS II SOILS



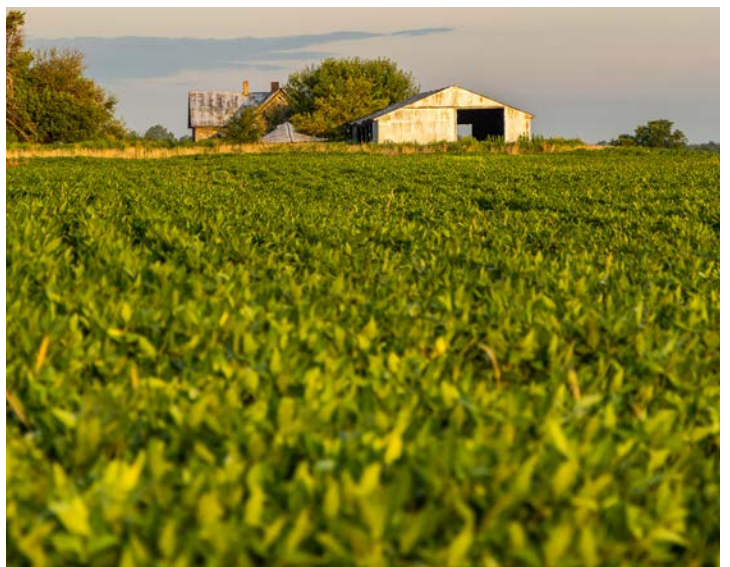
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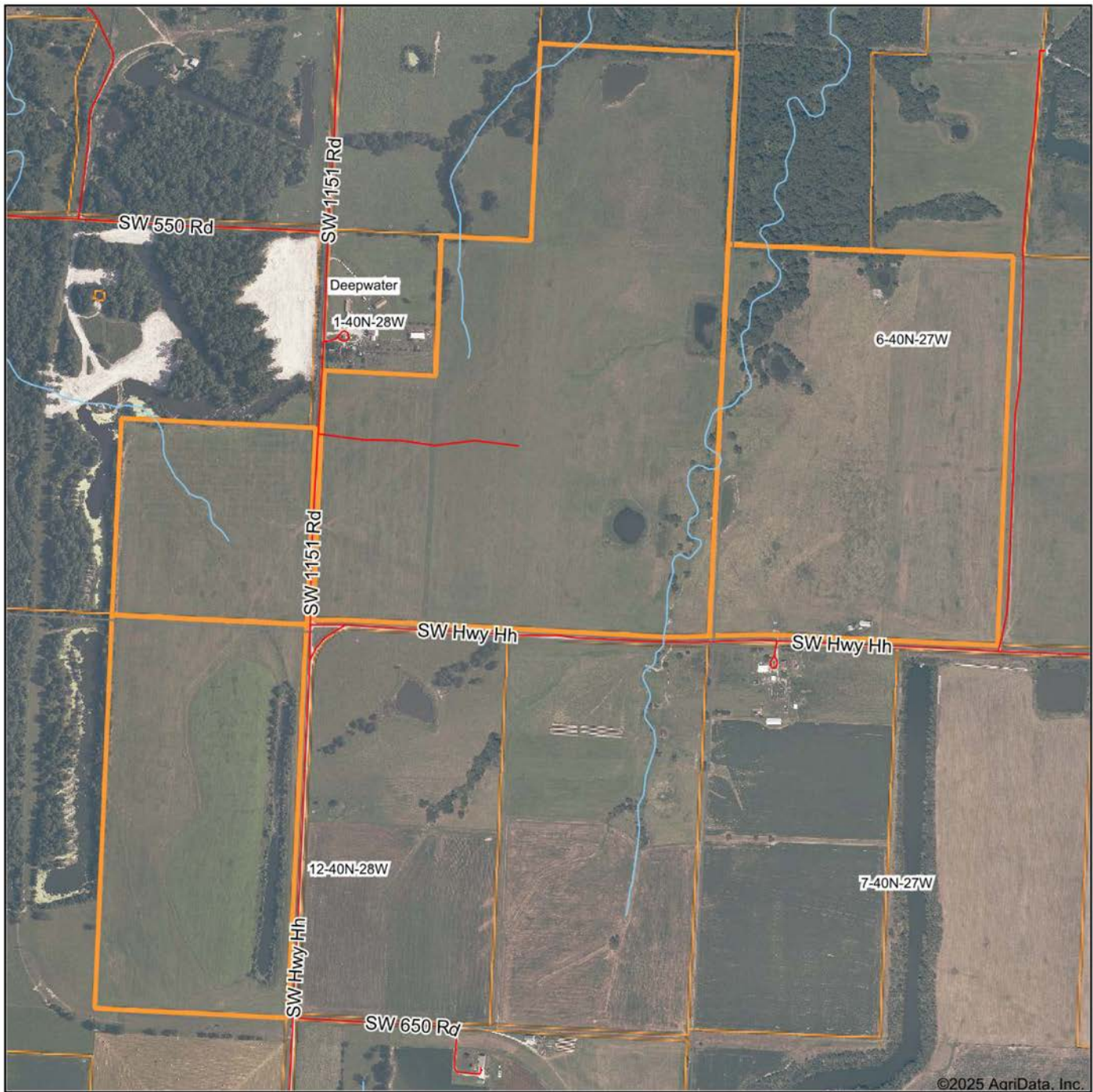
STRIP PIT LAKE AND MULTIPLE PONDS



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 17' 11.01, -93° 57' 54.59

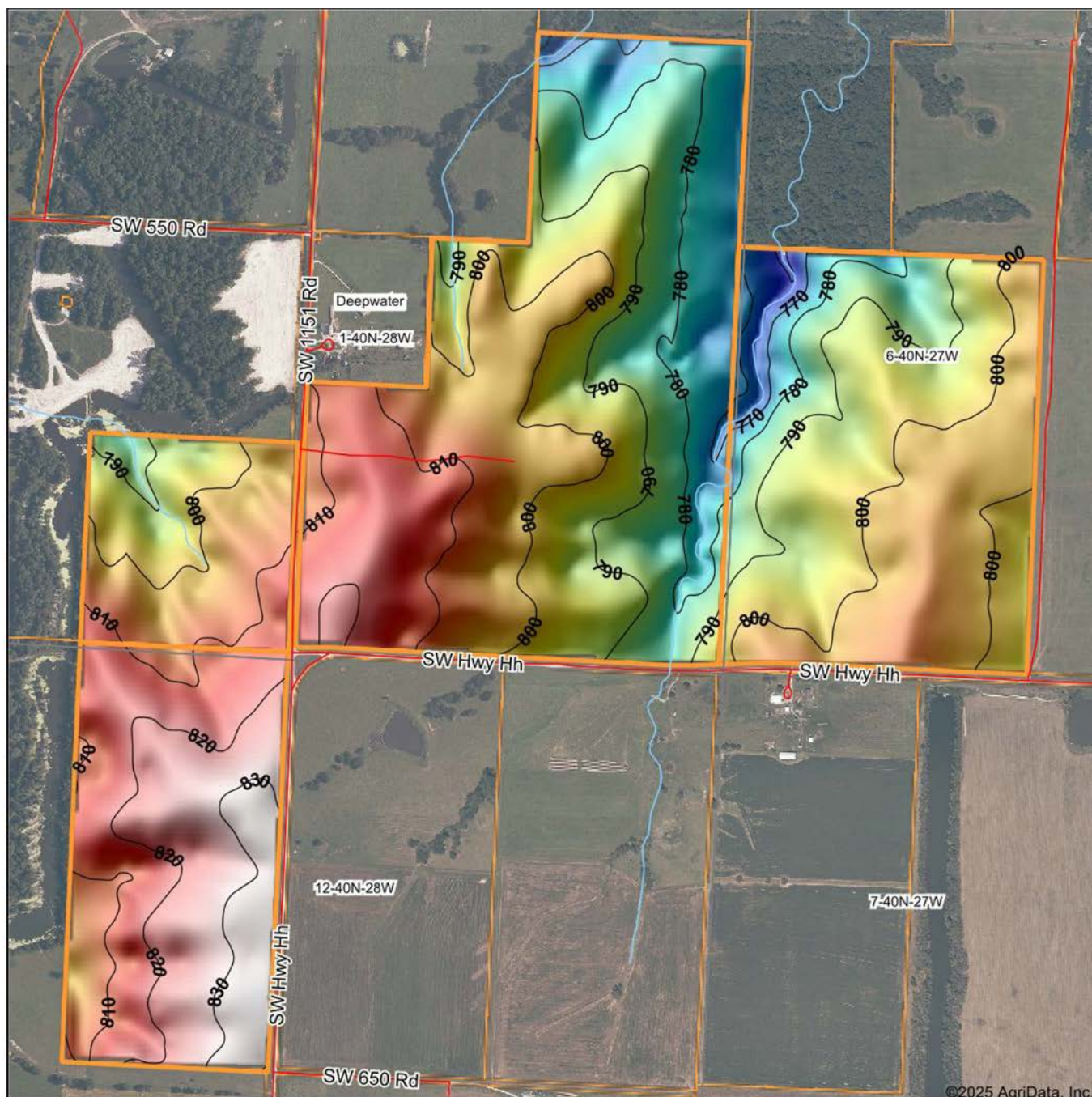
1-40N-28W
Henry County
Missouri

0ft 1040ft 2079ft

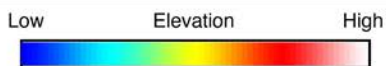


7/22/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 759.5
Max: 832.0
Range: 72.5
Average: 799.4
Standard Deviation: 14.96 ft

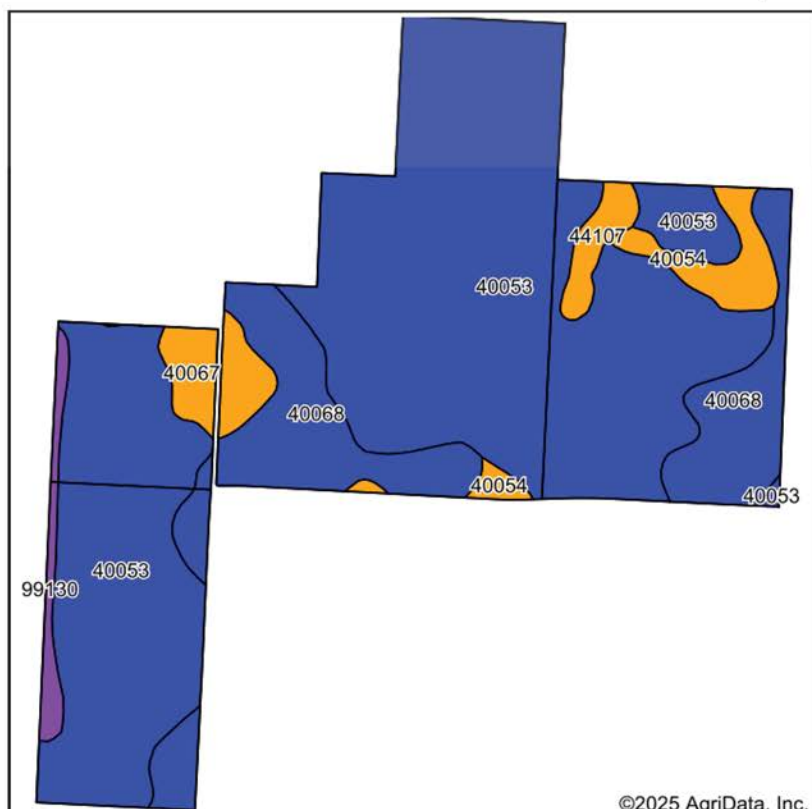


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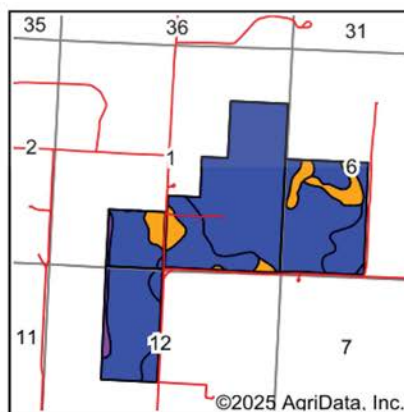
1-40N-28W
Henry County
Missouri

Boundary Center: 38° 17' 11.01, -93° 57' 54.59

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Henry**
 Location: **1-40N-28W**
 Township: **Deepwater**
 Acres: **417.11**
 Date: **7/22/2025**



Maps Provided By:



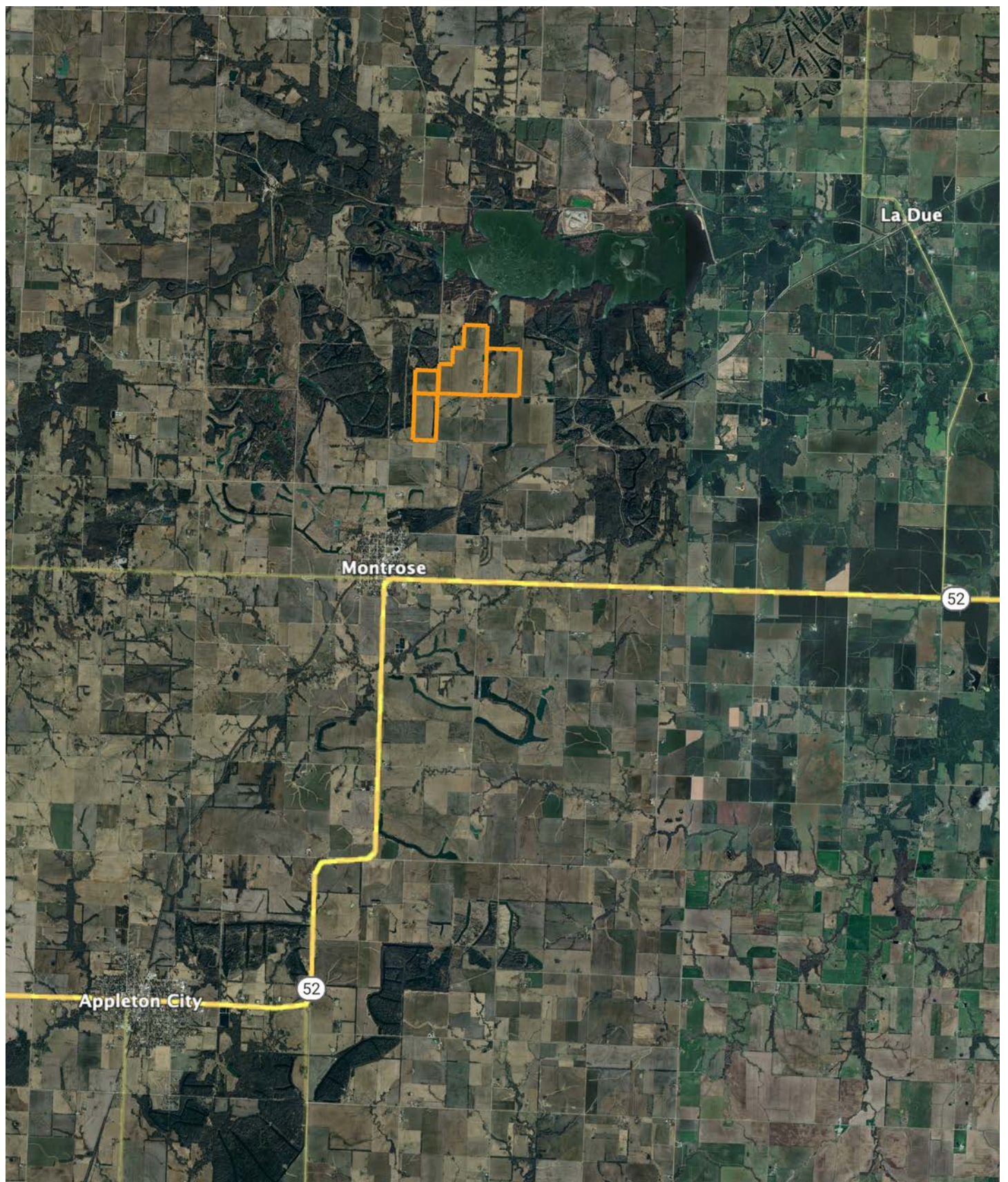
Area Symbol: MO083, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
40053	Deepwater silt loam, 2 to 5 percent slopes	303.34	72.8%		> 6.5ft.	Ile	0	84	84	73	80	79
40068	Hartwell silt loam, 1 to 3 percent slopes	71.47	17.1%		1.1ft. (Abrupt textural change)	Ile	0	67	67	62	62	66
40054	Deepwater silt loam, 2 to 5 percent slopes, eroded	14.60	3.5%		> 6.5ft.	IIle	0	78	78	67	71	73
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	13.88	3.3%		1ft. (Abrupt textural change)	IIle	0	61	57	54	56	61
99130	Kanima silty clay loam, 15 to 50 percent slopes	6.96	1.7%		> 6.5ft.	VIls	0	24	24	18	16	21
44107	Muldraw silt loam, 1 to 3 percent slopes, rarely flooded	6.86	1.6%		> 6.5ft.	IIIw	425	66	62	65	63	53
Weighted Average						2.17	7	*n 78.8	*n 78.6	*n 69.2	*n 74.5	*n 74.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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