

MIDWEST LAND GROUP PRESENTS



# GENTRY COUNTY, MO

266 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



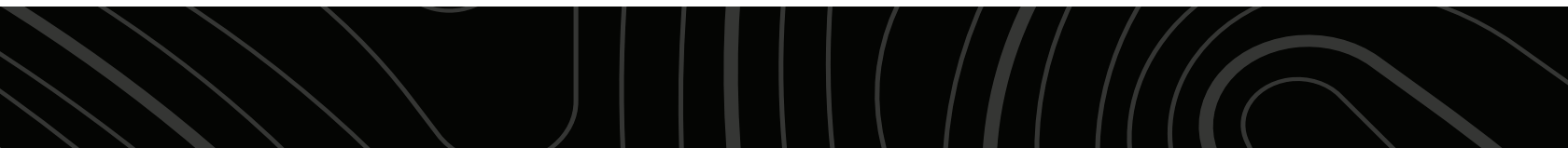
MIDWEST LAND GROUP IS HONORED TO PRESENT

# OUTSTANDING NORTHERN MISSOURI WILDLIFE FARM WITH INCOME

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266 +/- acres with an incredible combination of both wildlife cover and income situated on the Gentry and Worth County line. From the 159.4 acres enrolled into the Conservation Reserve Program (CRP) to the multiple timber blocks, wooded draws, ponds, and live creek, this farm has it all! The CRP contracts provide \$25,642 annually, giving this farm not only excellent wildlife holding capabilities but also good income. If additional income is desired, this farm would lease extremely well for hunters. There are 6 ponds scattered around the farm, one newly constructed, and Indian Creek runs nearly a mile through the center, providing year-round water and a major travel

corridor for wildlife. A new bridge has recently been installed over the creek. For the out-of-town hunters, there are 2 areas along the road that would make excellent build sites for an off-grid cabin or campsite with easy road access but yet secluded on a dead-end gated road for the ultimate privacy. Strategically placed food plots and trails with 2 Redneck blinds for easy access and comfort. Surrounded by ag fields on 3 sides and big timber to the south, everything funnels down through this farm. If you are looking for an excellent hunting farm with income, look no further and schedule your private showing today! Call Paul Lowry at (816) 500-2513.





# PROPERTY FEATURES

PRICE: **\$1,396,500** | COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **266**

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- 159.4 acres in CRP with an annual payment of \$25,642
- 6 ponds, 1 newly constructed
- Indian Creek flows north to south through entire property
- New bridge installed over the creek
- Strategically located food plots
- 2 Redneck blinds
- Gated, secluded, dead-end road access
- Extremely private
- Mature timber blocks with connecting timbered drainages
- Surrounded by ag fields on 3 sides
- CRP provides excellent bedding areas of thick cover and upland bird potential
- Quail, turkey, and pheasants as a bonus
- Great investment property with solid hunting history
- 2 excellent build sites for off-grid cabin or camper





# 159.4 ACRES IN CRP

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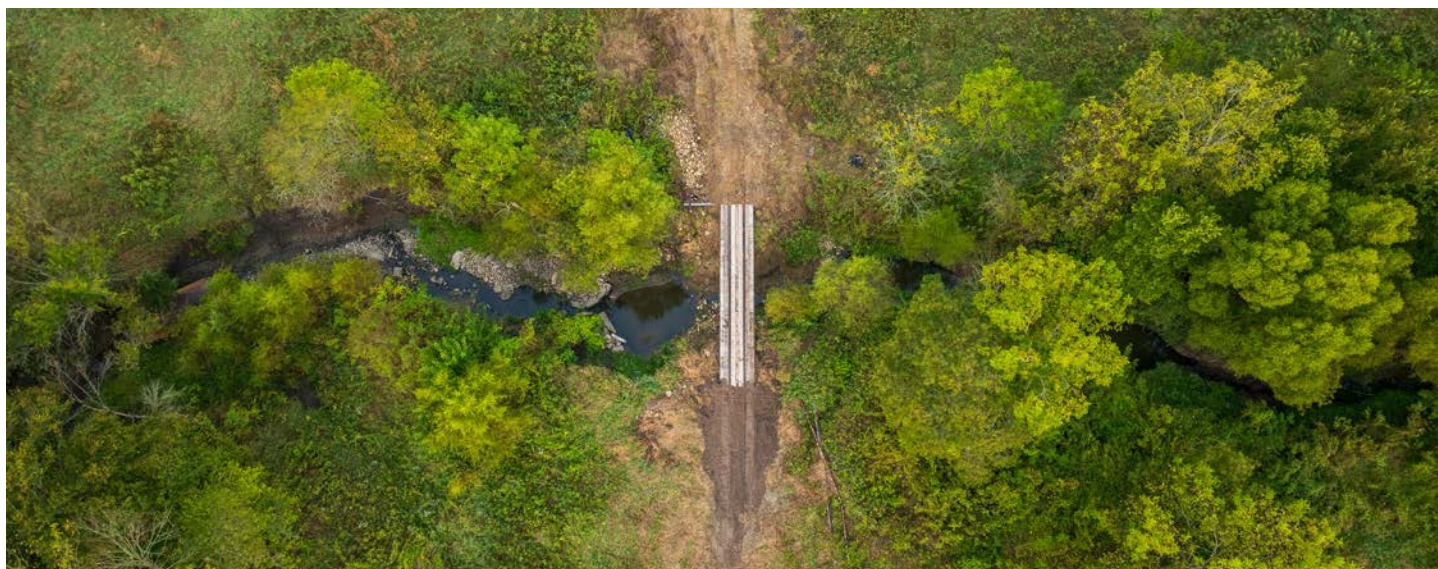
The CRP contracts provide \$25,642 annually, giving this farm not only excellent wildlife holding capabilities but also good income.





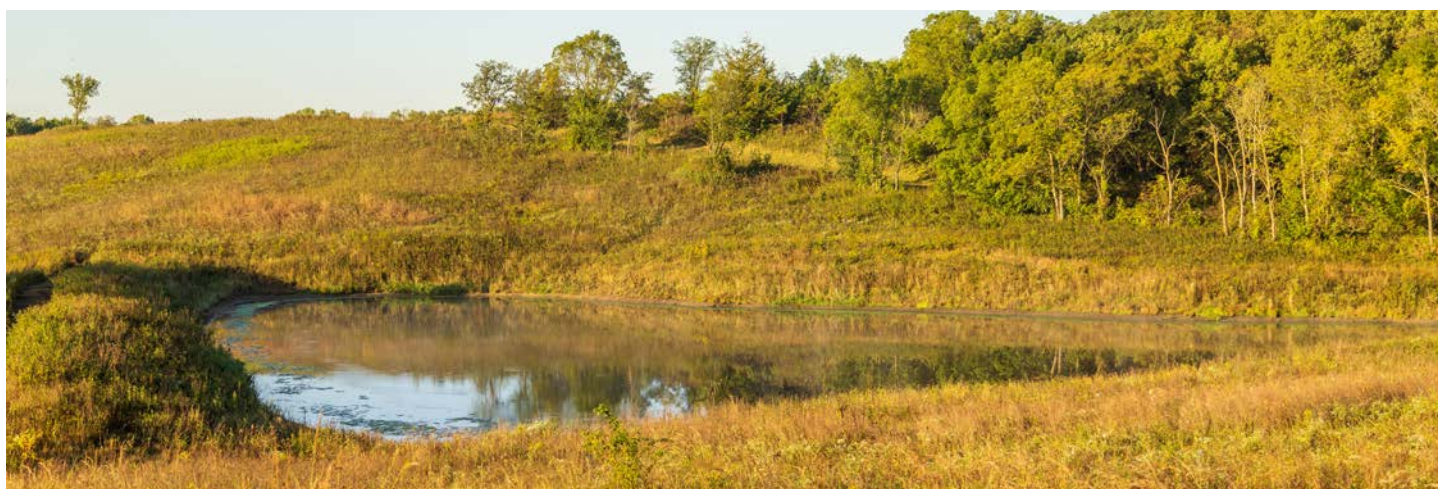
# NEW BRIDGE

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## 6 PONDS, 1 NEWLY CONSTRUCTED

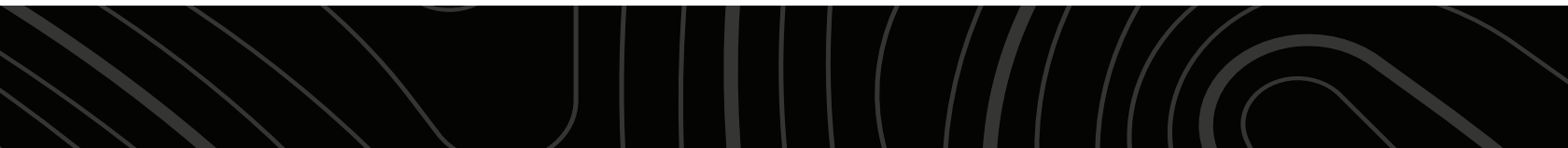
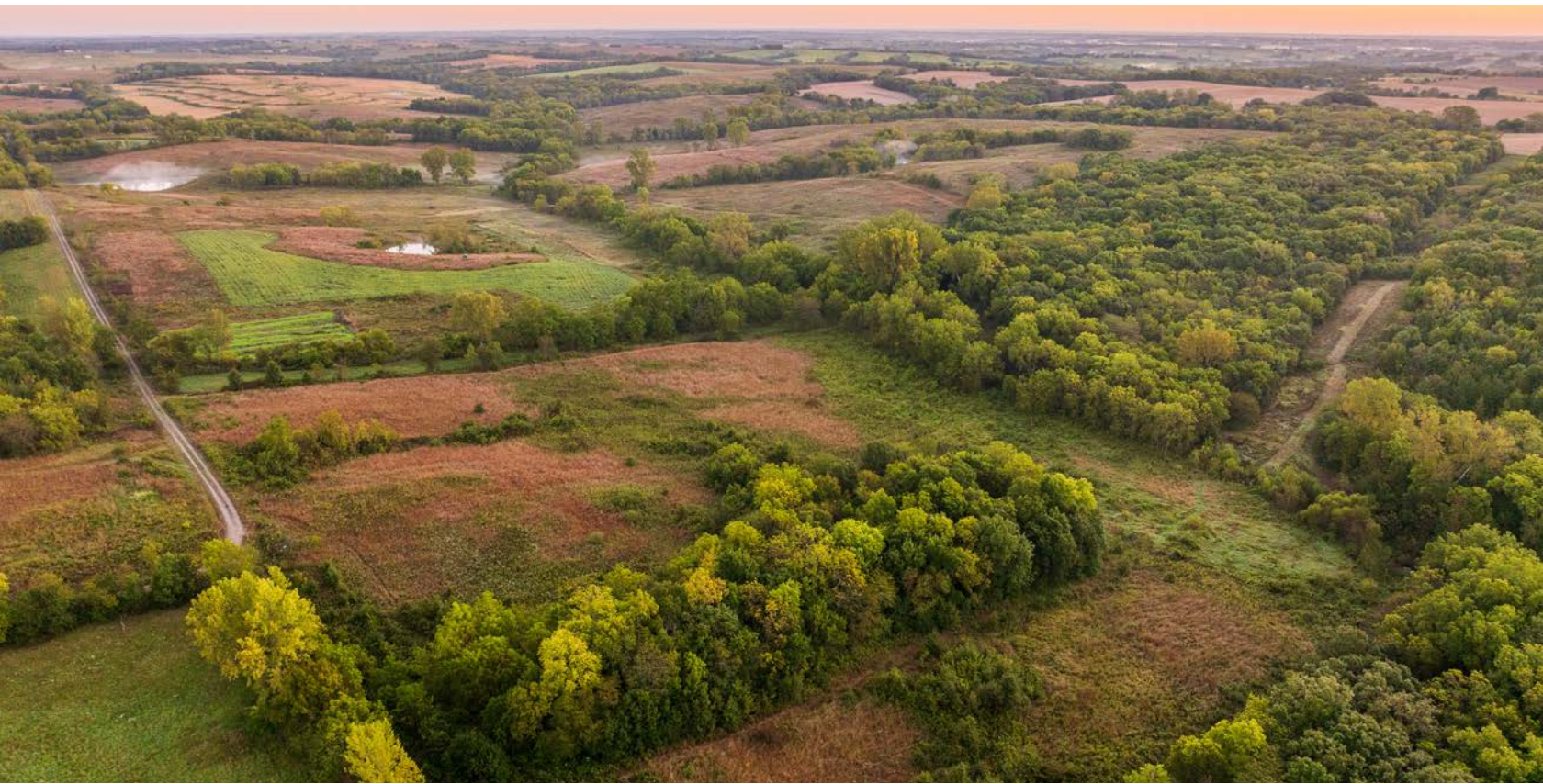
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# MATURE TIMBER BLOCKS

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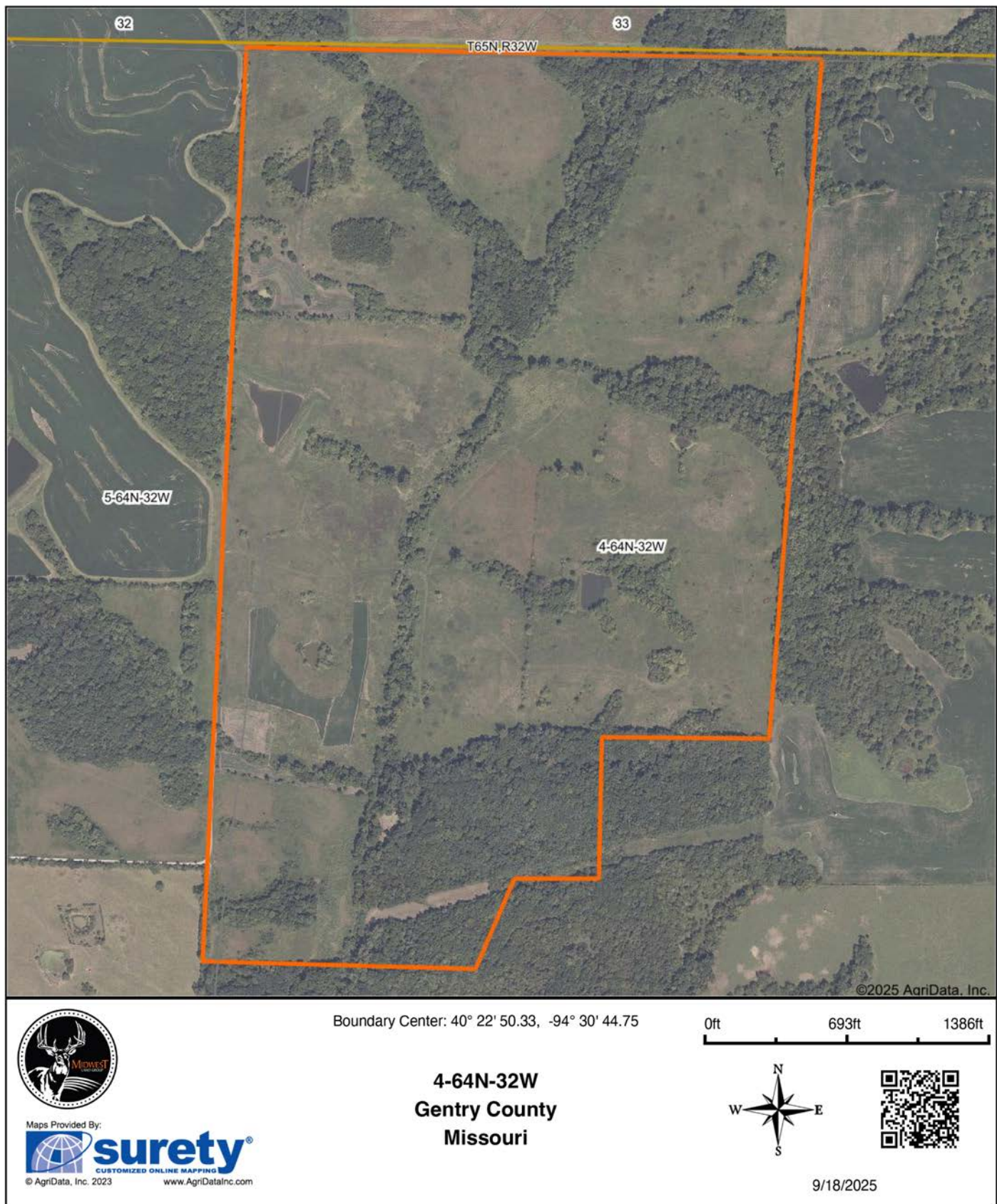
# TRAIL CAM PICTURES

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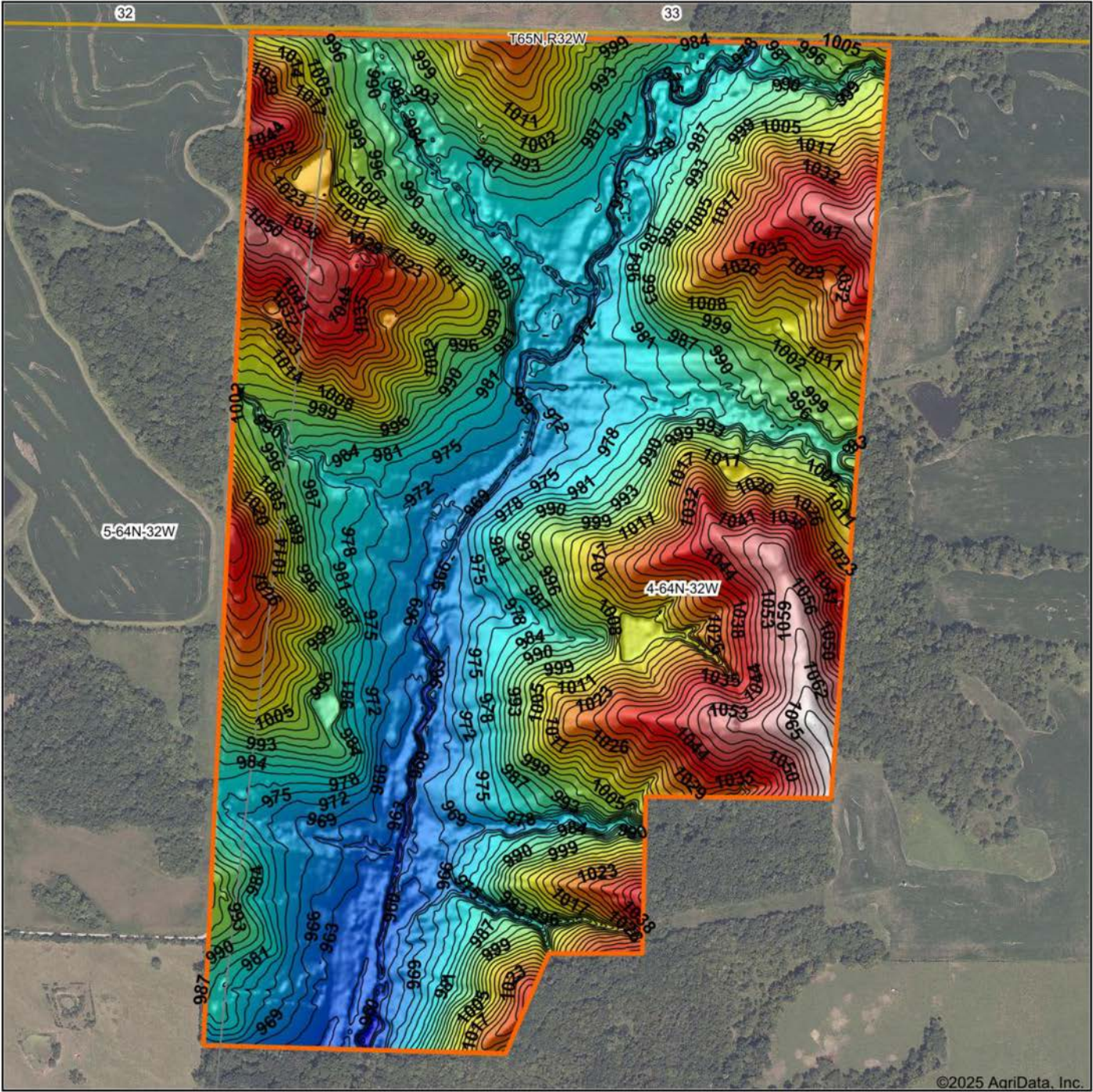


# AERIAL MAP





# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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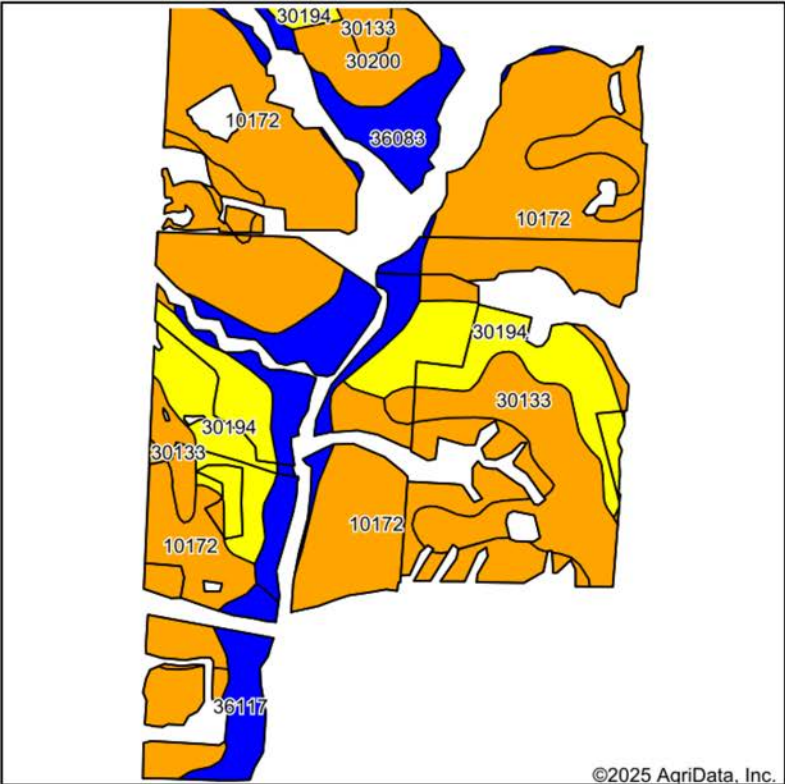
Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 948.7  
Max: 1,069.4  
Range: 120.7  
Average: 999.9  
Standard Deviation: 25.92 ft



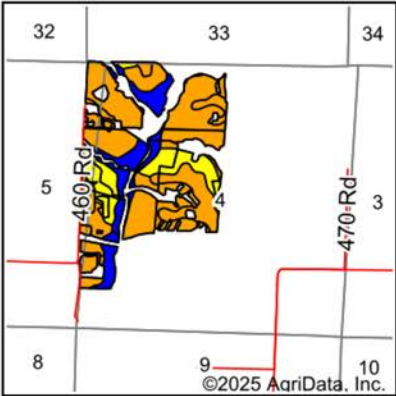
9/18/2025  
Boundary Center: 40° 22' 50.33, -94° 30' 44.75  
**4-64N-32W**  
**Gentry County**  
**Missouri**



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Gentry**  
Location: **4-64N-32W**  
Township: **Wilson**  
Acres: **182.37**  
Date: **9/18/2025**



Maps Provided By:



Area Symbol: MO075, 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
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	89.02	48.8%		IIle	70	70	54
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	30.58	16.8%		IIle	59	59	47
30194	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	27.97	15.3%		IVe	66	66	49
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	22.61	12.4%		IIw	86	85	70
30200	Shelby loam, 9 to 14 percent slopes	6.49	3.6%		IIle	72	72	61
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	5.70	3.1%		IIw	80	80	78
Weighted Average					3.00	*n 69.9	*n 69.8	*n 55

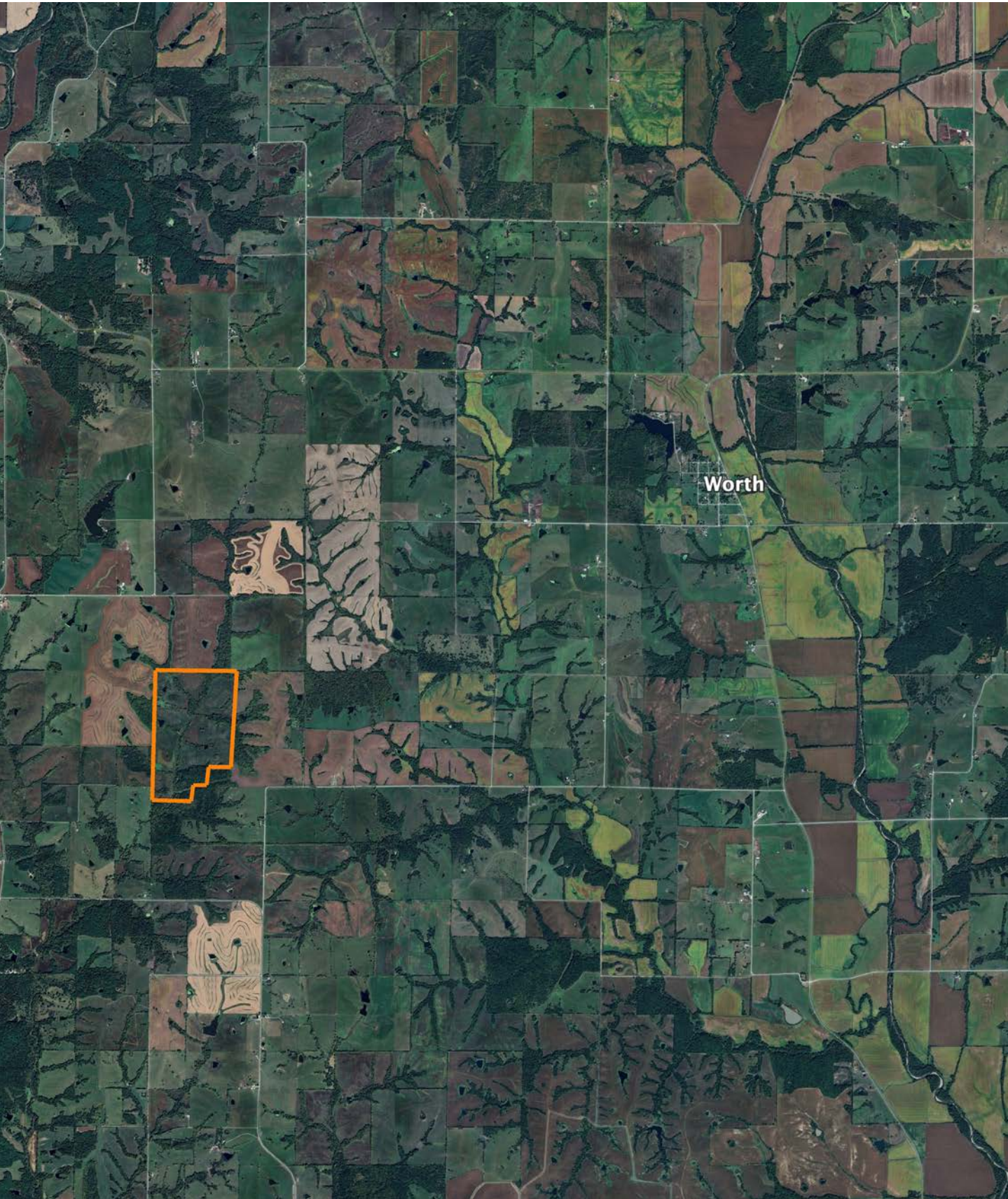
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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](mailto:PLowry@MidwestLandGroup.com)



## MidwestLandGroup.com

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