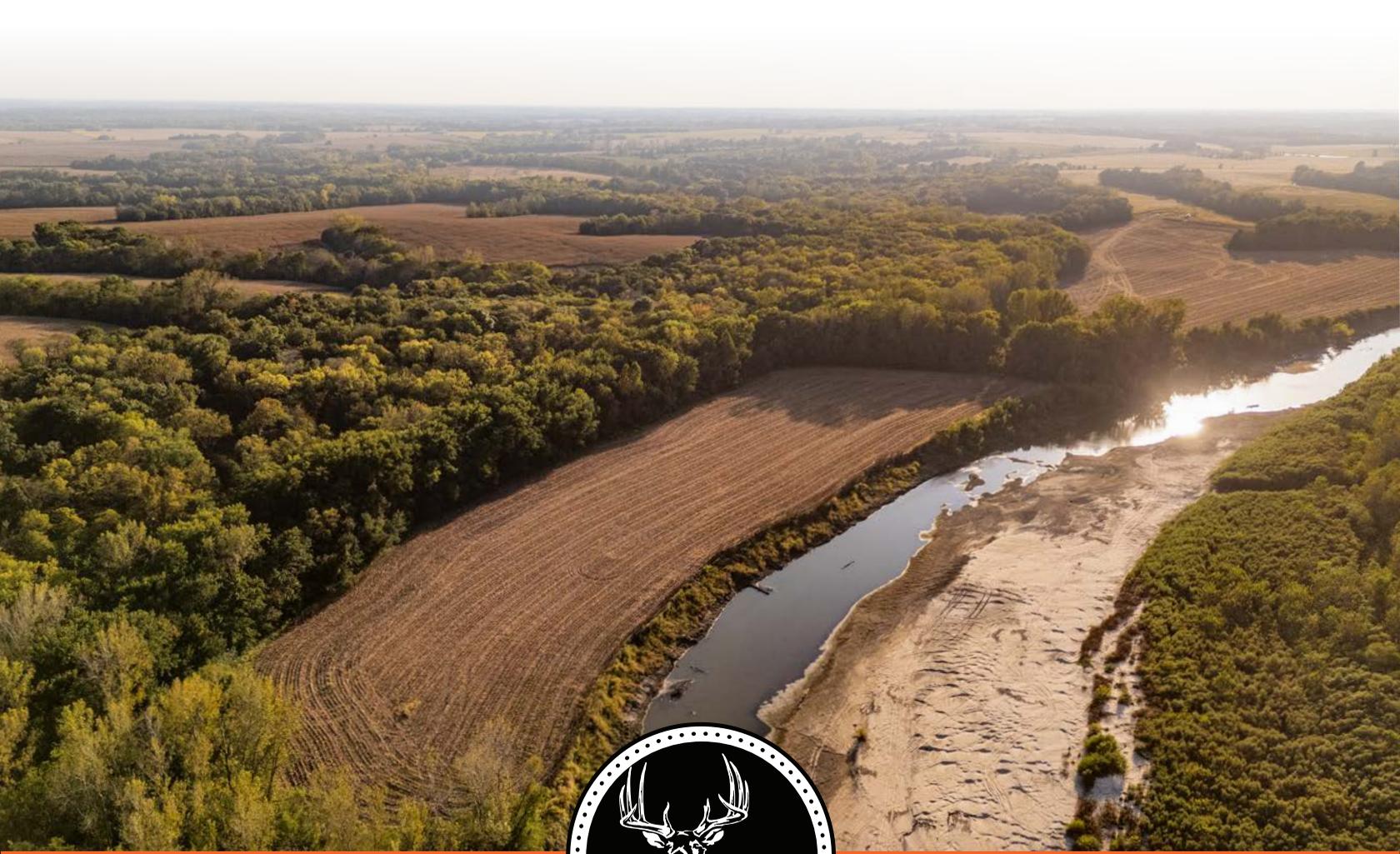


MIDWEST LAND GROUP PRESENTS

52 ACRES IN

DAVISS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED GRAND RIVER BOTTOM FARM WITH INCOME AND HUNTING OPPORTUNITIES

Tucked away at the end of a quiet dead-end road, this property offers privacy, seclusion, and direct frontage on the Grand River. The setting combines highly productive cropland with pockets of timber and outstanding recreational and hunting opportunities. Beyond its seclusion, the open fields and timbered edges create excellent habitat for deer and turkey, while the Grand River adds a recreational bonus with fishing and water access. Whether it's hunting, fishing, or simply enjoying the outdoors, this farm delivers.

The property also includes 42 +/- acres of tillable ground, currently cash-rented to a local farmer at \$8,000

annually, with rent paid on March 1st. Highly productive soils, primarily Nodaway silt loam with areas of Lagonda silty clay loam, give this farm an excellent 78.5 NCCPI rating, making it a top-tier row crop producer. According to tax records, the farm totals 78.89 assessed acres, with online mapping indicating approximately 52 acres of usable land.

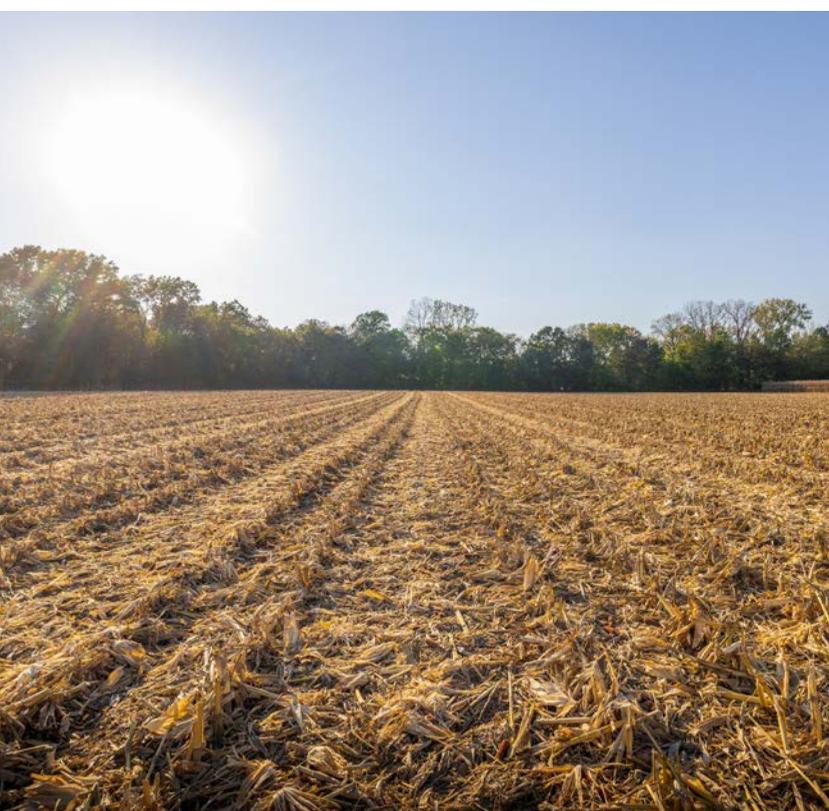
Whether you're seeking a private hunting retreat, an income-producing investment, or a riverfront getaway, this secluded Grand River bottom farm checks all the boxes. Call land agent Clint Moore today to schedule your private showing.

PROPERTY FEATURES

COUNTY: **DAVISS** | STATE: **MISSOURI** | ACRES: **52**

- 52 +/- acres
- 42 +/- tillable acres
- Excellent deer and turkey hunting
- Approximately 1 hour from Kansas City
- 10 minutes from I-35
- Strong, productive soil types
- Surrounded by established CRP and native grass
- \$8,000/year income
- Grand River frontage
- Very secluded and hidden at the end of a dead-end road

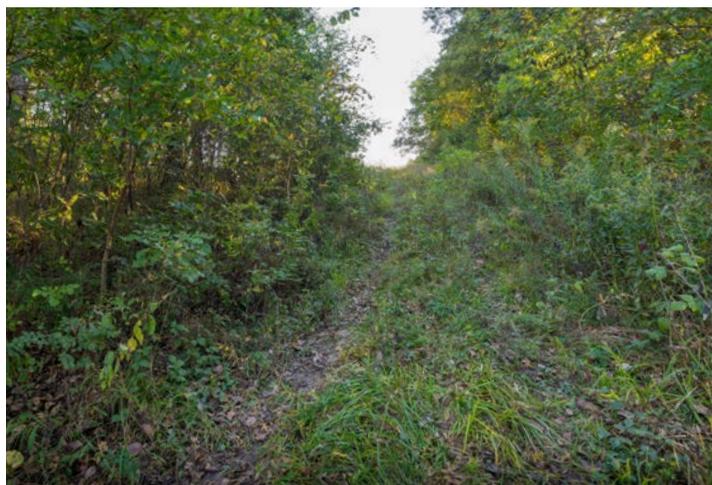
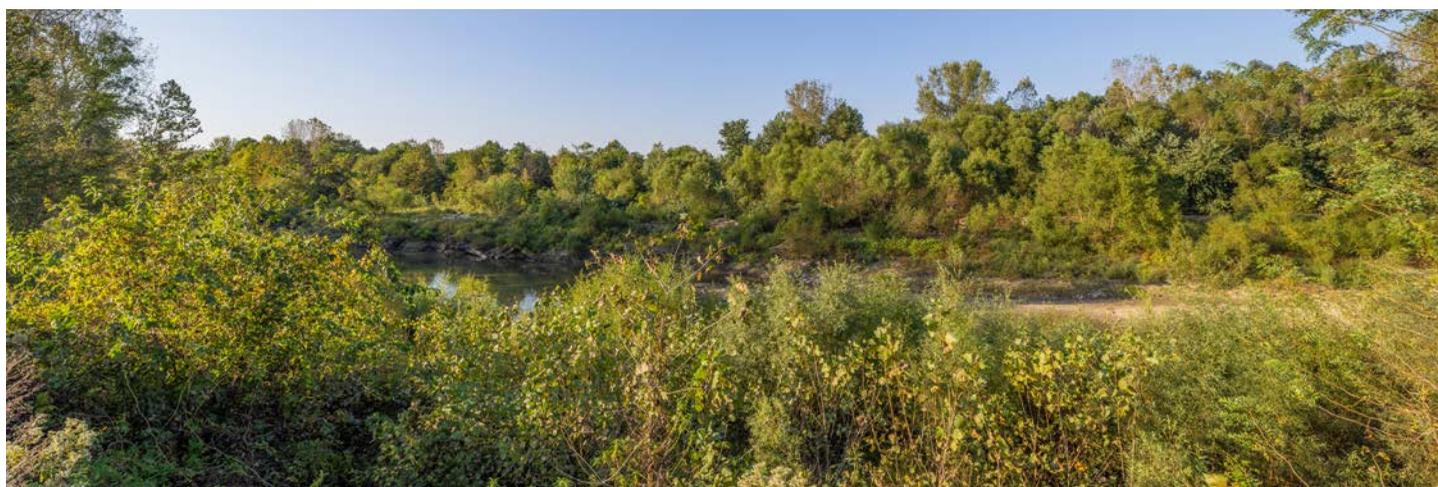
42 +/- TILLABLE ACRES



EXCELLENT DEER AND TURKEY HUNTING



SURROUNDED BY CRP AND NATIVE GRASS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 40° 2' 11.67, -94° 11' 54.09

0ft 640ft 1280ft



Maps Provided By:



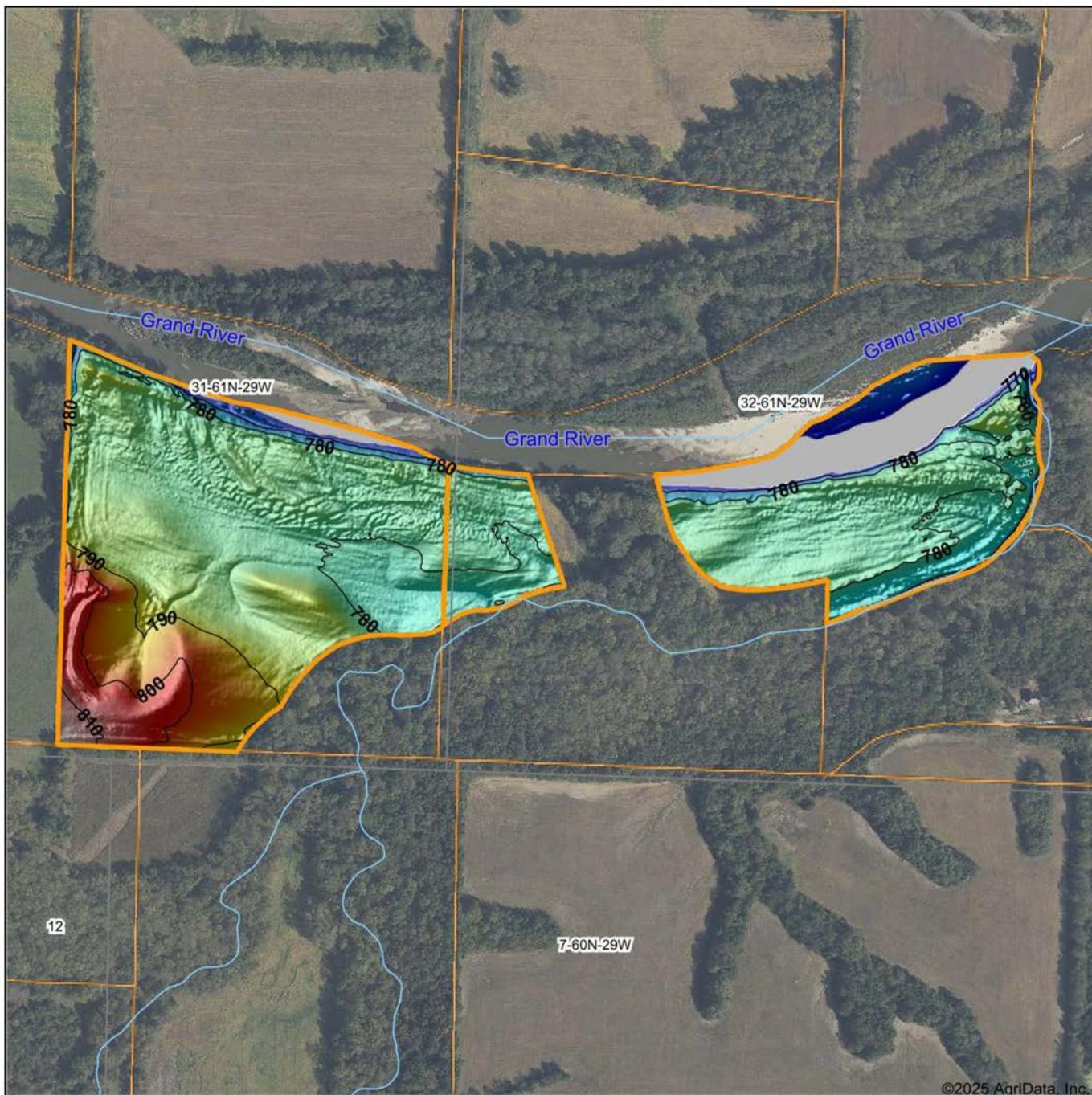
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32-61N-29W
Daviess County
Missouri



9/29/2025

HILLSHADE MAP



©2025 AgriData, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 763.1
 Max: 815.7
 Range: 52.6
 Average: 781.8
 Standard Deviation: 9.58 ft

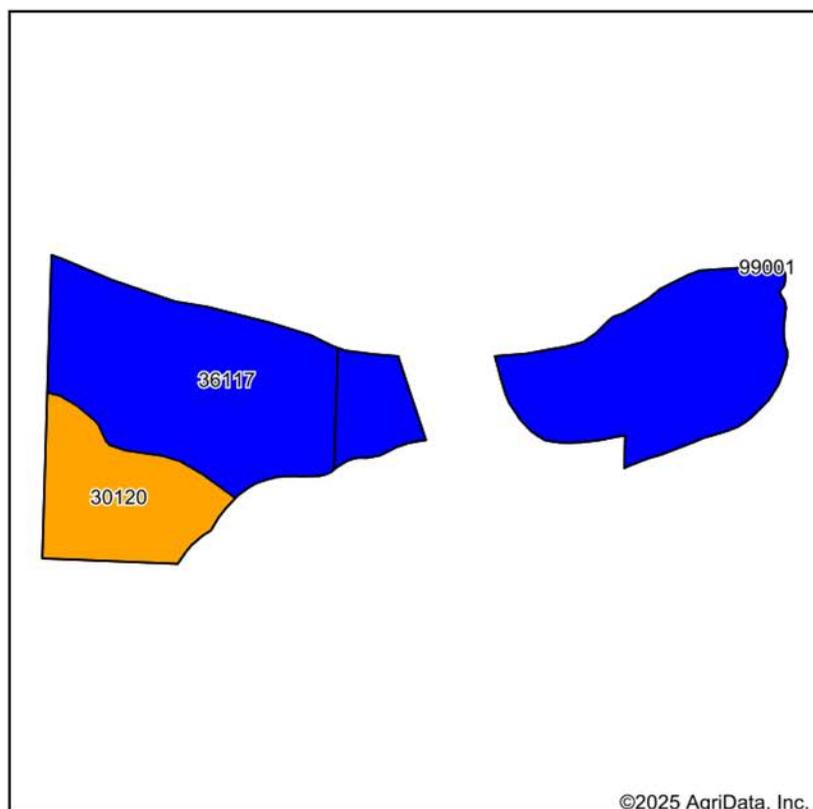


9/29/2025

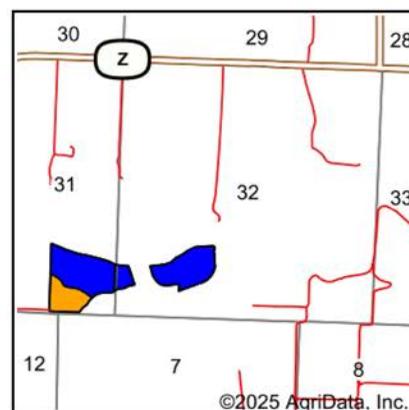
32-61N-29W
Daviess County
Missouri

Boundary Center: 40° 2' 11.67, -94° 11' 54.09

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Daviess**
 Location: **32-61N-29W**
 Township: **Benton**
 Acres: **52.9**
 Date: **9/29/2025**



Maps Provided By:



Area Symbol: MO061, Soil Area Version: 27										
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
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	43.08	81.4%		> 6.5ft.	IIw	80	80	74	78
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	9.82	18.6%		> 6.5ft.	IIIe	70	68	68	59
Weighted Average						2.19	*n 78.1	*n 77.8	*n 72.9	*n 74.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

Born and raised in Princeton and now residing there with his wife Jordan and son Tanner, Clint has spent his entire life immersed in the farming and outdoor lifestyle that defines the region. He grew up working on his family's farm, where he now raises beef cattle and grows corn and soybeans. That lifelong connection to the land shaped his passion for agriculture, hunting, and land stewardship, ultimately inspiring his career in land sales.

Clint holds a degree in Horticulture with an emphasis in Turfgrass Management from Northwest Missouri State University, where he was also a student-athlete. His professional background spans row crop and cattle operations, ranch management, and work on high-end golf resorts in Montana and Mexico—experiences that taught him the value of detail, diligence, and land improvement.

A devoted outdoorsman, Clint especially enjoys upland bird hunting for quail and pheasant, and he's passionate about sharing his knowledge of wildlife habitat and land enhancement with clients. Whether you're selling the family farm or searching for your dream hunting tract, Clint brings unmatched work ethic, local insight, and a genuine passion for helping others achieve their land ownership goals.



CLINT MOORE

LAND AGENT

660.214.1967

CMoore@MidwestLandGroup.com



MidwestLandGroup.com

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