

MIDWEST LAND GROUP PRESENTS

40.21 ACRES IN

DEKALB COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE RECREATIONAL TRACT IN DEKALB COUNTY

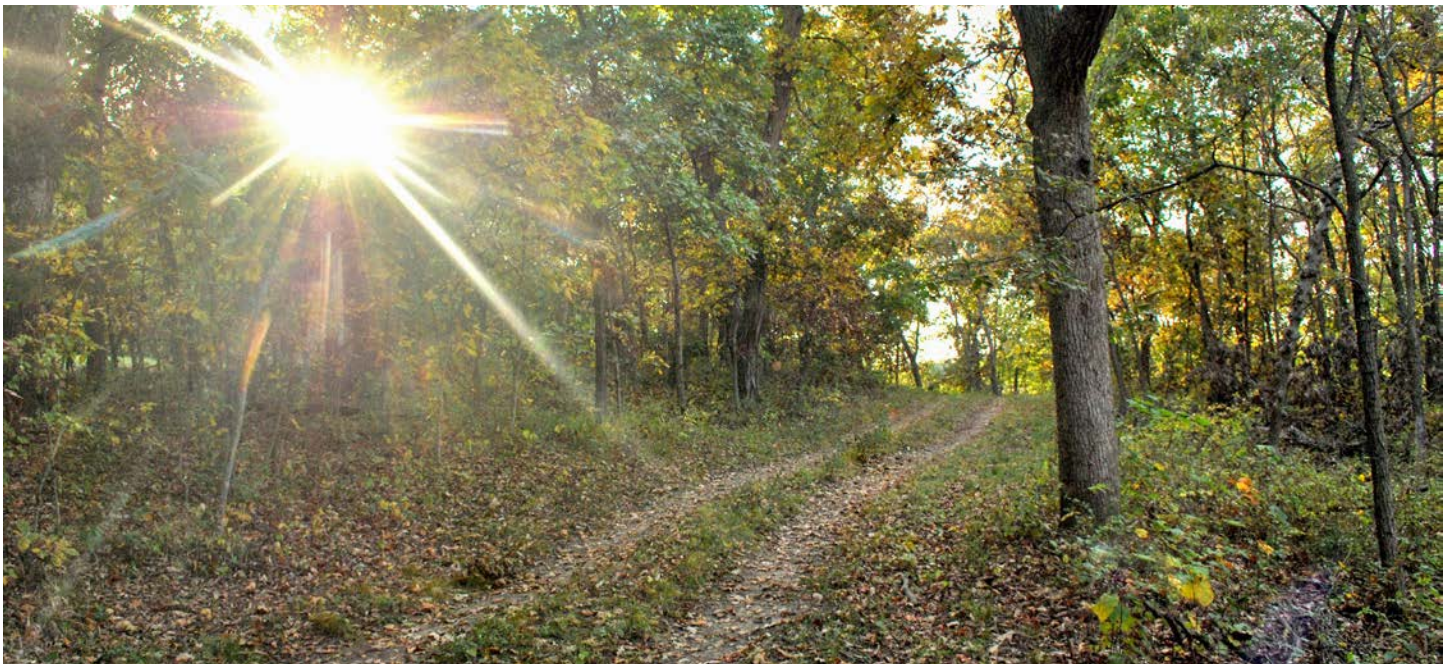
Conveniently located 4 miles from Maysville, this beautiful combination farm has all the recreational opportunities your heart desires! Comprised of timber, open acres and access to a watershed lake, this 40 +/- acre tract is very diverse and suits the needs of many.

Located close to blacktop, the property has great access with the main trail system winding its way through the timber, making driving from the west to the east side of the farm a breeze. The trail system is well-maintained and not a problem to drive with your truck. The timber is a mix of hardwoods, comprised of oak, hickory, elm, and cedar. Deer and turkey have been seen on each visit to the property. The eastern portion has approximately 8 +/- open acres that could make for a great cabin site, food plot, or native planting. The current landowner has recently brush-mowed the field, making it easier for the

next owner to execute their plans.

The highlight of the property is the 25 +/- acre watershed lake that a new landowner would have access to for fishing, kayaking, or canoeing. According to the neighbors, there is great crappie and bass fishing, along with plenty of waterfowl hunting opportunities. This large body of water is sure to attract a plethora of birds, including eagles, ducks, geese, cranes, and pelicans. Being able to drive your truck right to the edge of the water is incredibly convenient.

If you have been looking for a recreational property to get away and enjoy the outdoors, you don't want to miss this one. Contact Drew Yarkosky at (816) 599-3647 for additional information, disclosures, or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$229,000** | COUNTY: **DEKALB** | STATE: **MISSOURI** | ACRES: **40.21**

- 40.21 surveyed acres
- Variety of recreational opportunities
- Abundant deer and turkey
- Hardwoods timber
- Private access to a large watershed lake
- Fishing and kayaking/canoeing opportunities
- 8 +/- acre field
- Multiple cabin build locations
- 2024 taxes: \$56.01
- 4.9 miles to Maysville, MO
- 21 miles to Cameron, MO
- 57 miles from Kansas City, MO



MULTIPLE BUILD LOCATIONS

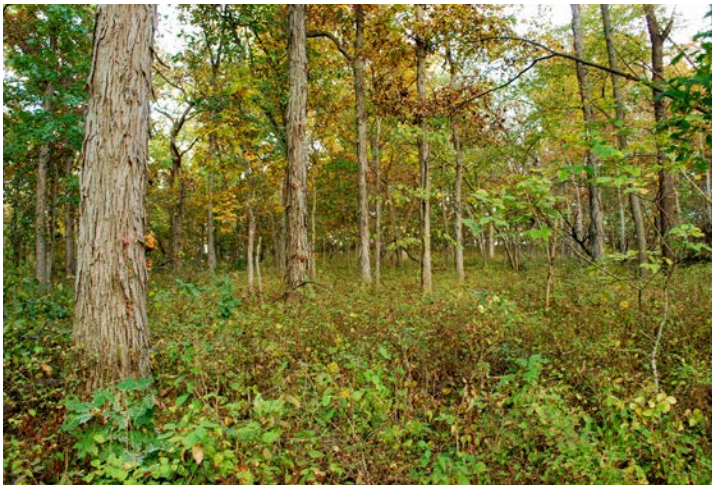
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HUNTING OPPORTUNITIES

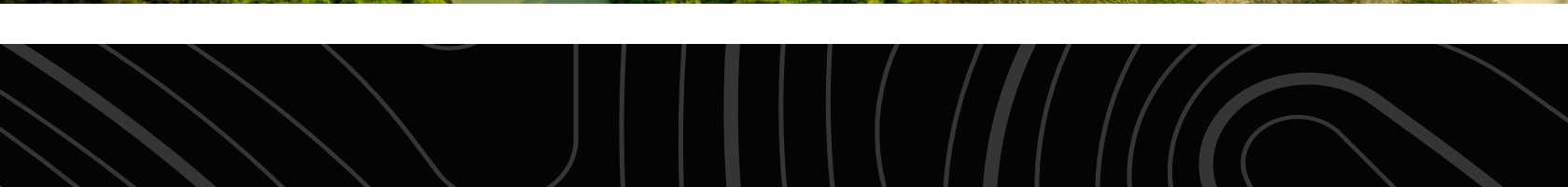


HARDWOOD TIMBER

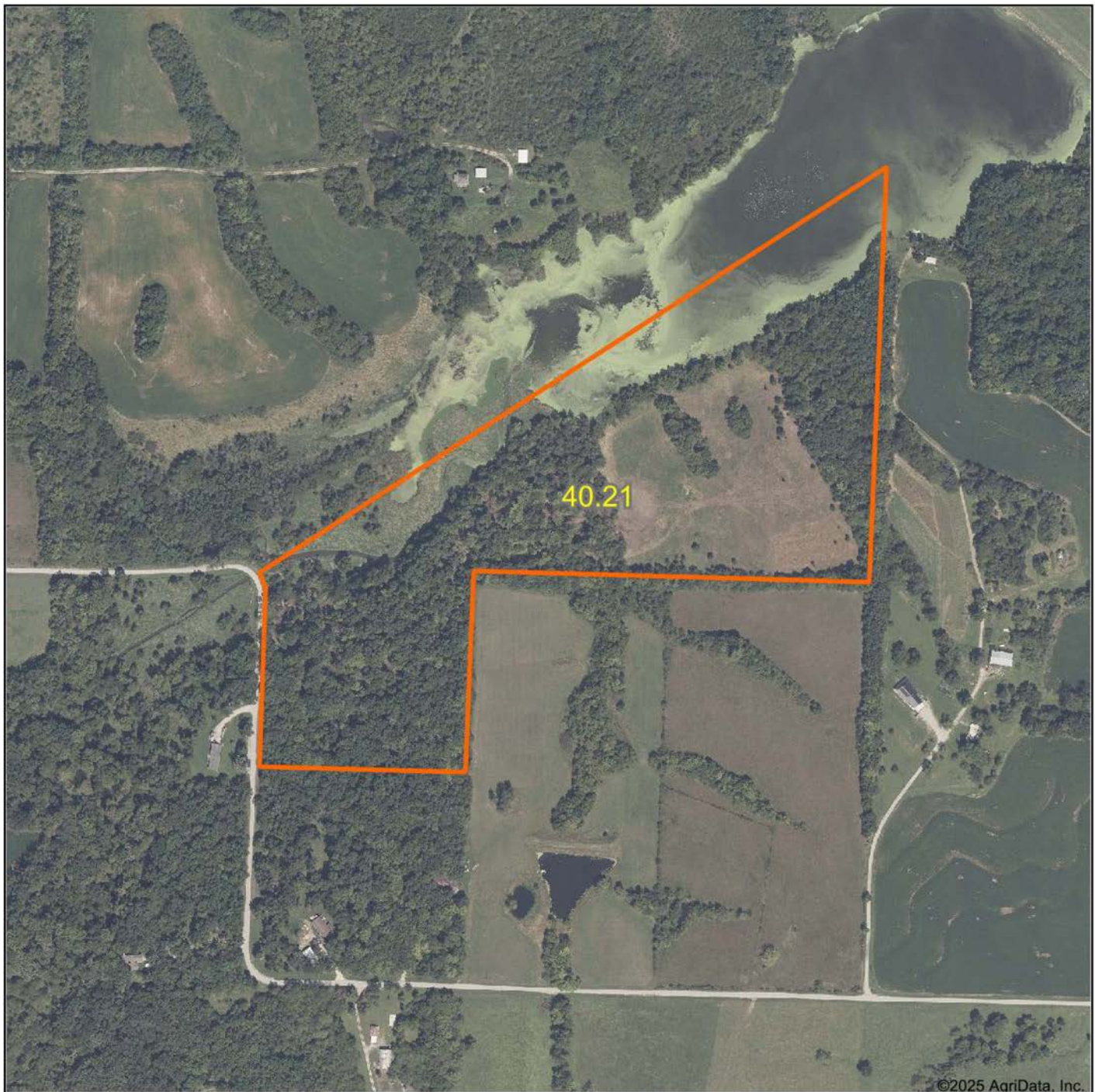


FISHING AND KAYAKING/CANOEING

The highlight of the property is the 25 +/- acre watershed lake that a new landowner would have access to for fishing, kayaking, or canoeing. According to the neighbors, there is great crappie and bass fishing, along with plenty of waterfowl hunting opportunities.



AERIAL MAP



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Boundary Center: 39° 54' 46.17, -94° 25' 20.61

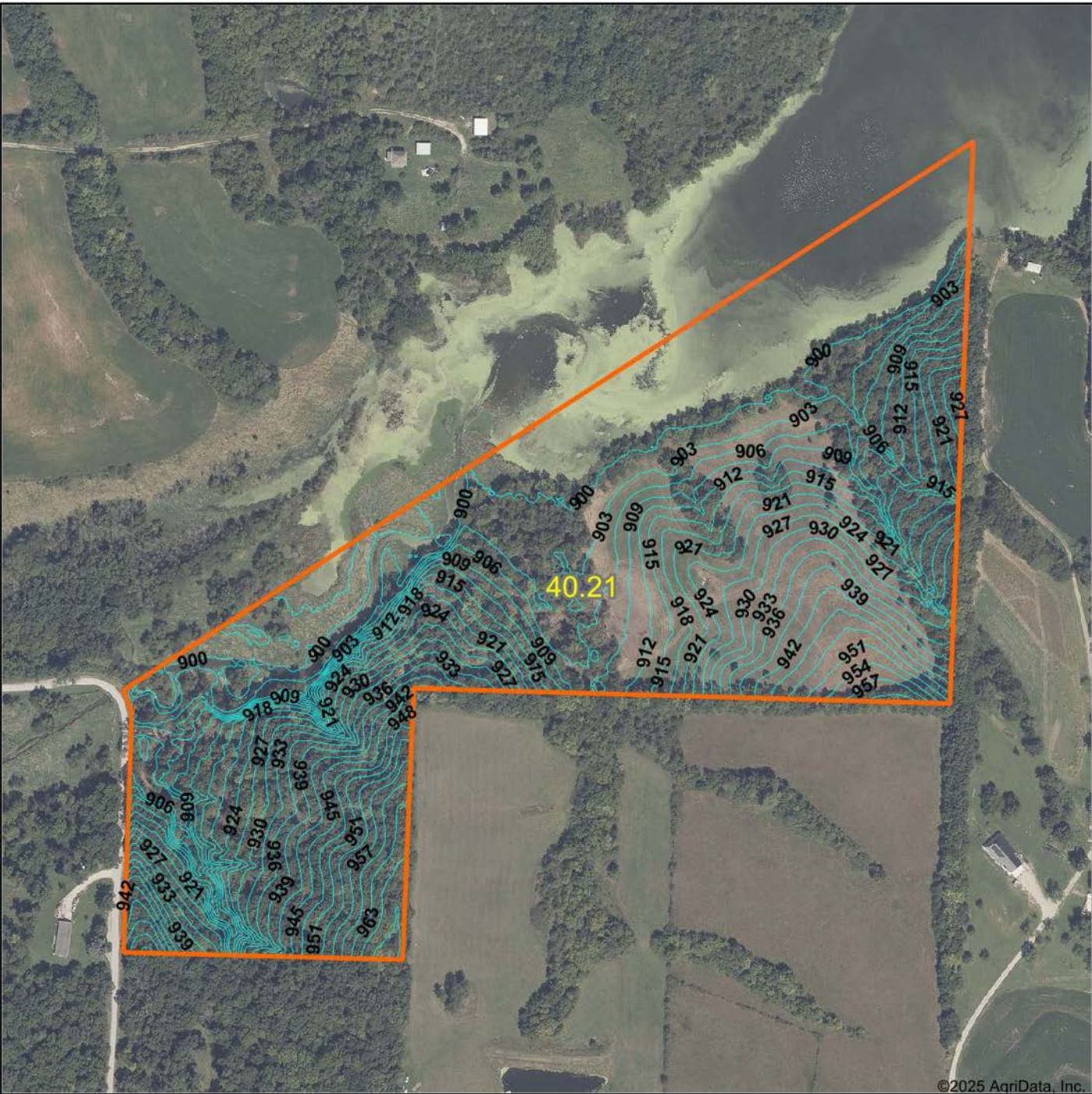
0ft 504ft 1009ft

19-59N-31W
DeKalb County
Missouri



10/8/2025

TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 899.2
Max: 970.4
Range: 71.2
Average: 917.7
Standard Deviation: 18.14 ft

0ft 374ft 747ft

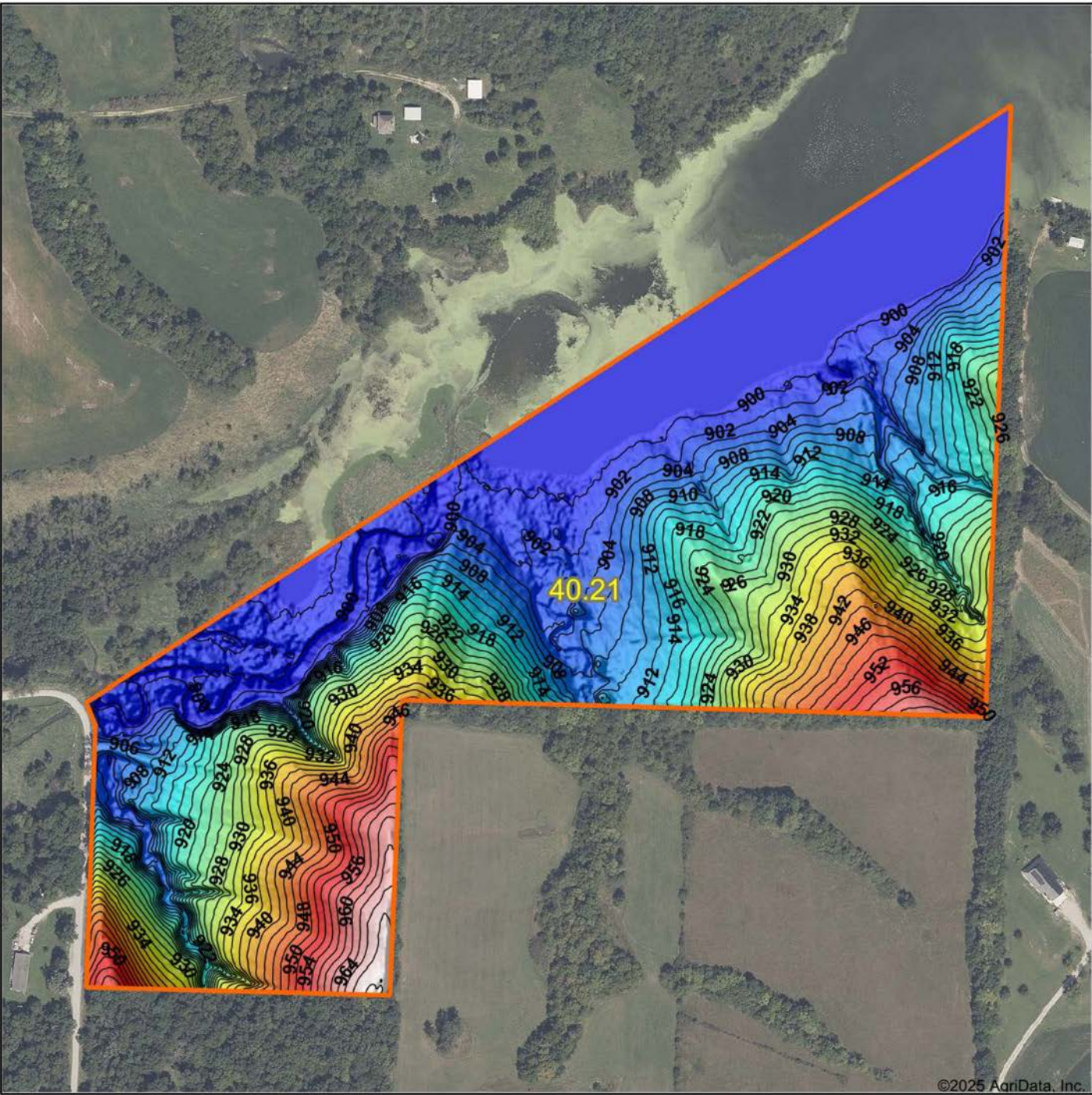


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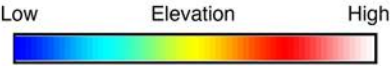
19-59N-31W
DeKalb County
Missouri

Boundary Center: 39° 54' 46.17, -94° 25' 20.61

HILLSHADE MAP



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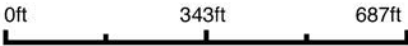
Maps Provided By:



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Source: USGS 1 meter dem
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Average: 917.7
Standard Deviation: 18.14 ft

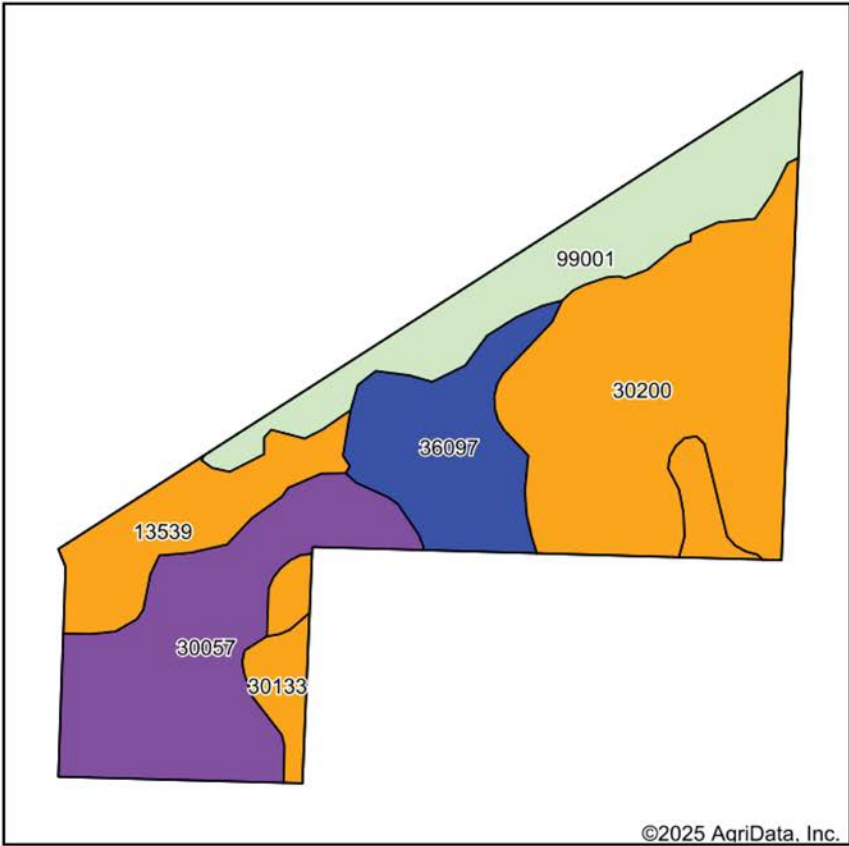


10/8/2025

19-59N-31W
DeKalb County
Missouri

Boundary Center: 39° 54' 46.17, -94° 25' 20.61

SOILS MAP



Soils data provided by USDA and NRCS.

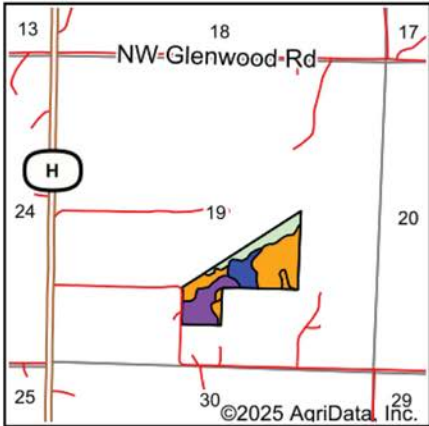
Area Symbol: MO063, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30200	Shelby loam, 9 to 14 percent slopes	13.63	34.0%		IIIe	72	72	61
30057	Gara loam, 14 to 18 percent slopes	8.78	21.8%		VIe	66	66	52
99001	Water	6.93	17.2%					
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	5.03	12.5%		IIw	85	84	67
13539	Kennebec silt loam, 0 to 2 percent slopes, frequently flooded	3.88	9.6%		IIIw	63	63	56
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	1.96	4.9%		IIIe	59	59	47
Weighted Average					*~	*n 58.4	*n 58.3	*n 48.1

*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.



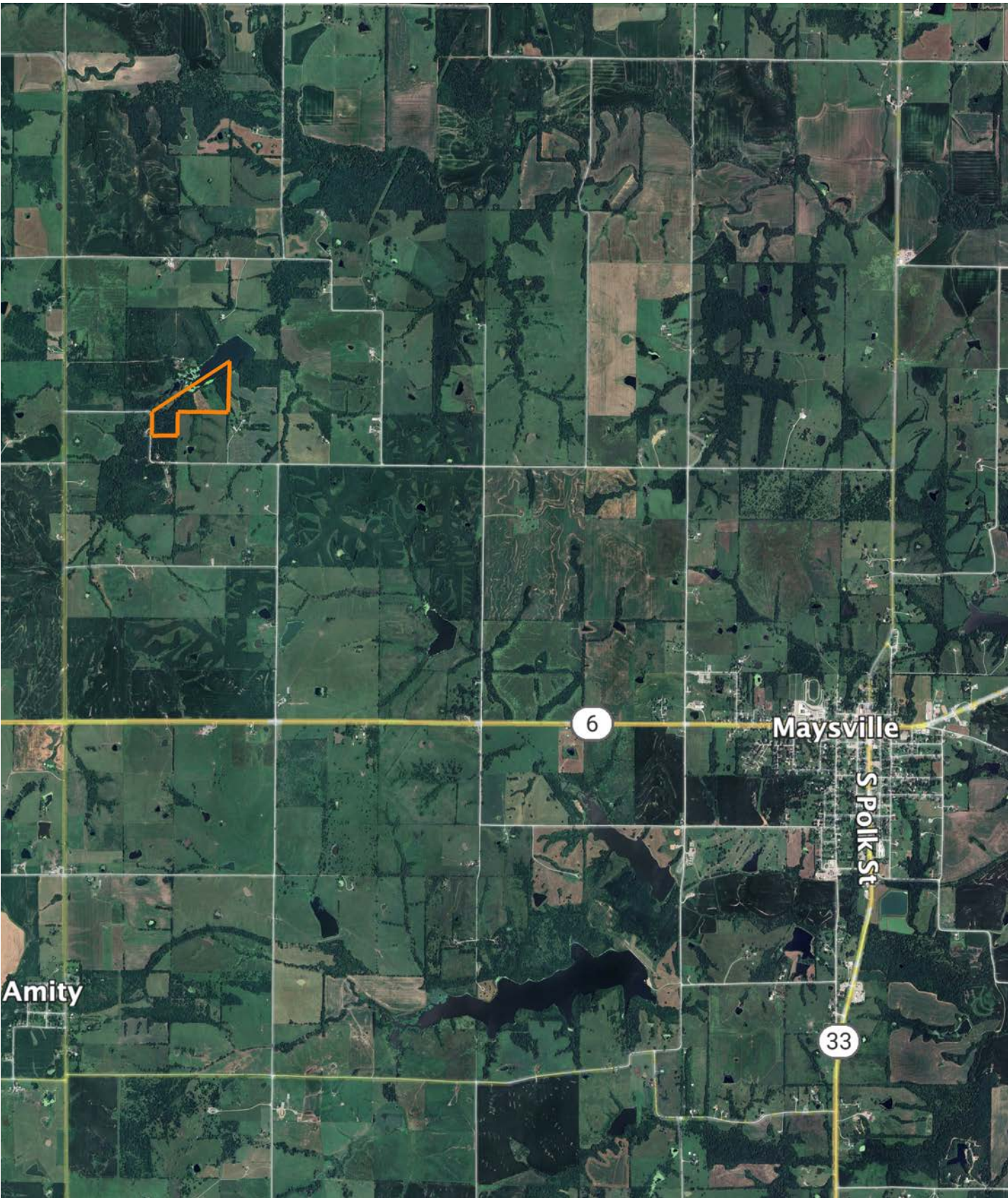
State: **Missouri**
County: **DeKalb**
Location: **19-59N-31W**
Township: **Camden**
Acres: **40.21**
Date: **10/8/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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

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MidwestLandGroup.com

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