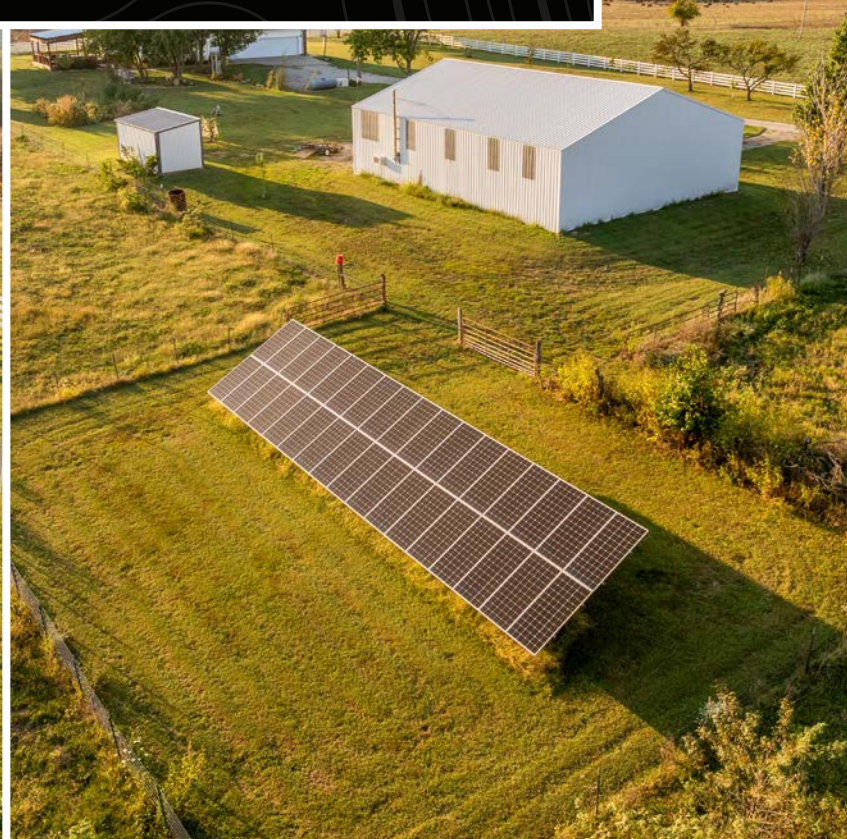




MIDWEST LAND GROUP
PRESENTS

HENRY COUNTY MISSOURI

17 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

17 ACRE COUNTRY SETTING WITH AMAZING HOME AND SHOP

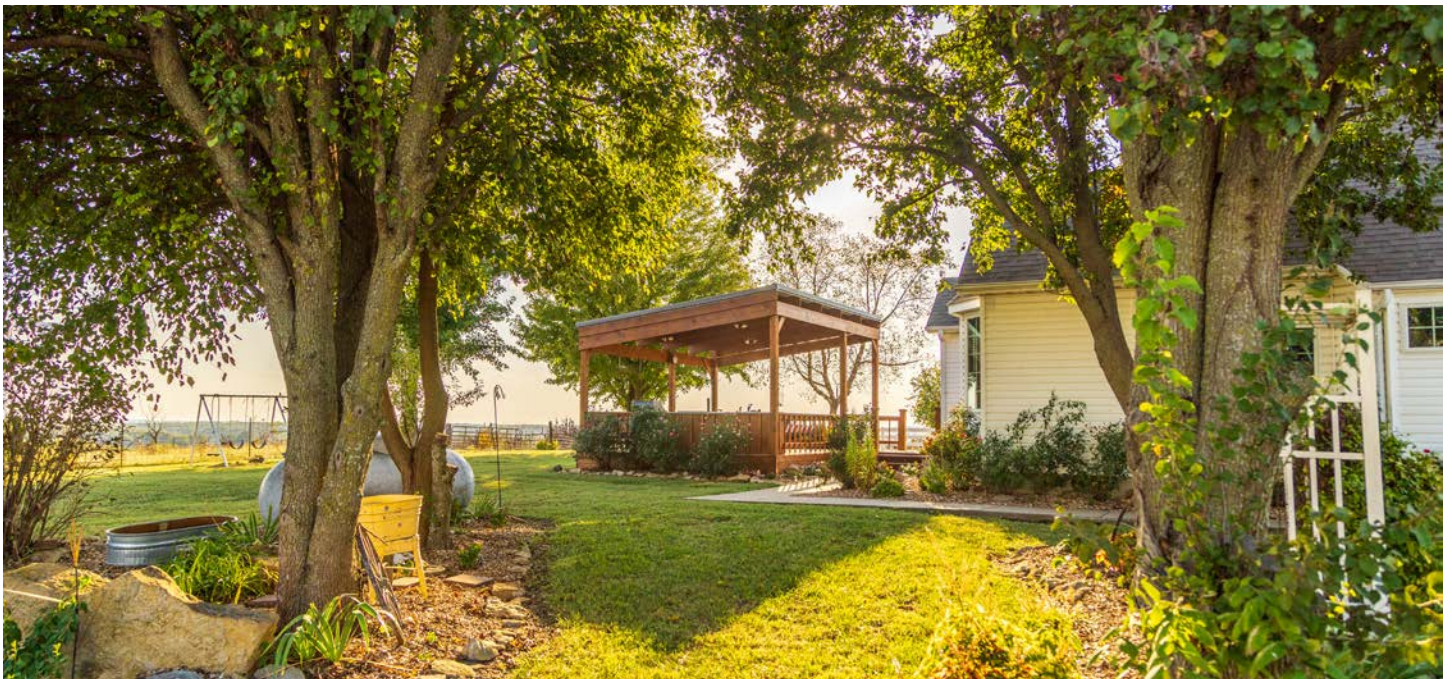
Live out your dreams in the country with this amazing home and shop building in Henry County, Missouri. This 17 +/- acre property is conveniently located less than a mile off blacktop Highway O and a short drive to Clinton, Ulrich, Creighton, and Garden City.

Enter the property down the 1,500-foot private driveway that ends at the beautiful home and shop with amazing country views that extend for miles. The 3-bedroom, 2-bathroom ranch house has been incredibly well-maintained and taken care of. It's a must-see! The home features a large living room with a fireplace, a formal dining area, a spacious eat-in kitchen, an oversized master bedroom and bath, and two large additional bedrooms and a full bath. The full unfinished basement offers a ton of storage and a built-in safe room. The back deck sets up great for entertaining and overlooks the

amazing yard, paired with shade trees. Bonuses include the Generac whole home generator and a three-year-old house solar system that helps reduce electric bills.

It gets even better with the all-steel built 50'x60' shop, complete with a concrete work area and electricity! Perfect for storing tools, equipment, and additional vehicles. Also included are two nice outbuilding sheds. The remainder of the property consists of fully fenced and cross-fenced pasture ground that is set up great for raising horses and livestock. Talk about the perfect setup for living the country life!

Make your dream of living in the country a reality and contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$515,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **17**

- 2,057-square-foot ranch home built in 1997
- 3 bed, 2 bath
- Newer flooring
- Newer kitchen countertops
- Spacious kitchen
- Oversized rooms
- Full unfinished basement with a safe room
- New roof in 2024
- Outdoor deck and entertainment area
- Shade and fruit trees
- All steel 50'x60' shop with concrete and electricity
- Outdoor sheds
- House solar system
- Generac home generator
- Pasture ground
- Fully fenced and cross-fenced
- 20 minutes to Clinton
- 40 minutes to Harrisonville
- 1 hour to the Kansas City area



2,057-SQUARE-FOOT RANCH HOME

The 3-bedroom, 2-bathroom ranch house has been incredibly well-maintained and taken care of. It's a must-see! The back deck sets up great for entertaining and overlooks the amazing yard, paired with shade trees.



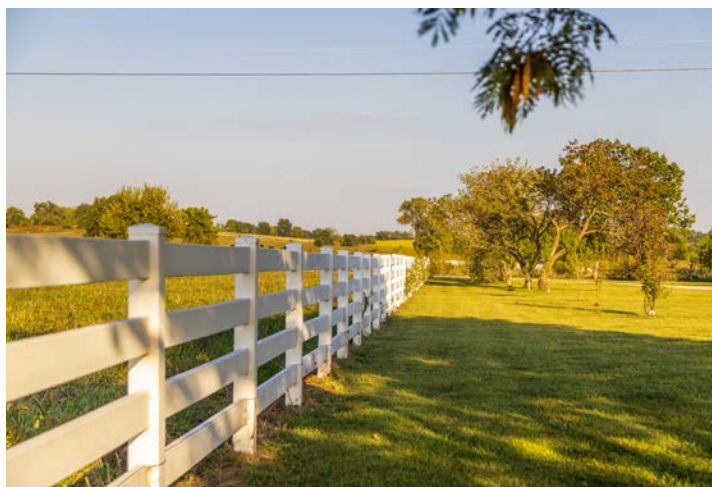
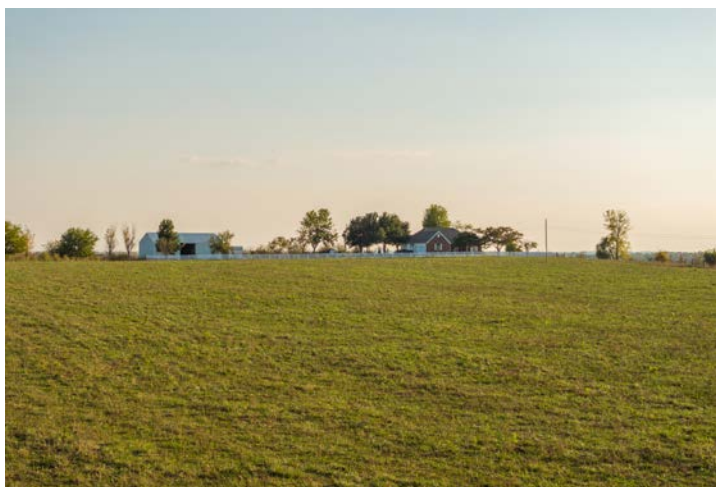
ADDITIONAL INTERIOR PHOTOS



SHADE AND FRUIT TREES



FULLY FENCED AND CROSS-FENCED



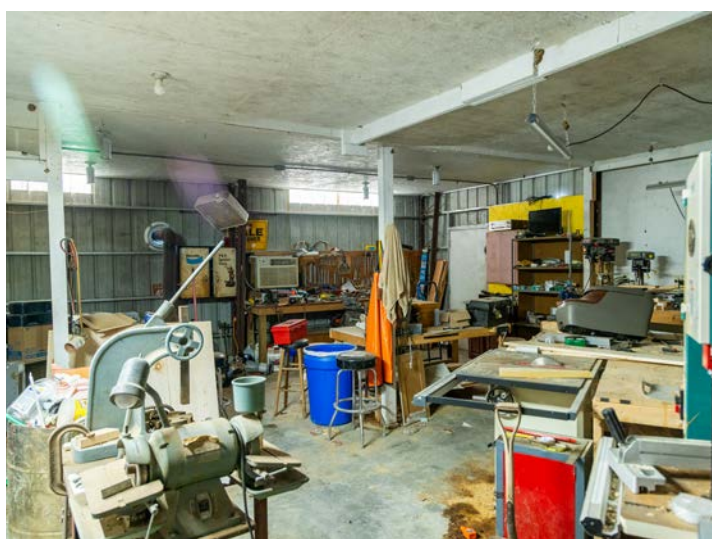
HOUSE SOLAR SYSTEM AND GENERATOR

Bonuses include the Generac whole home generator and a three-year-old house solar system that helps reduce electric bills.

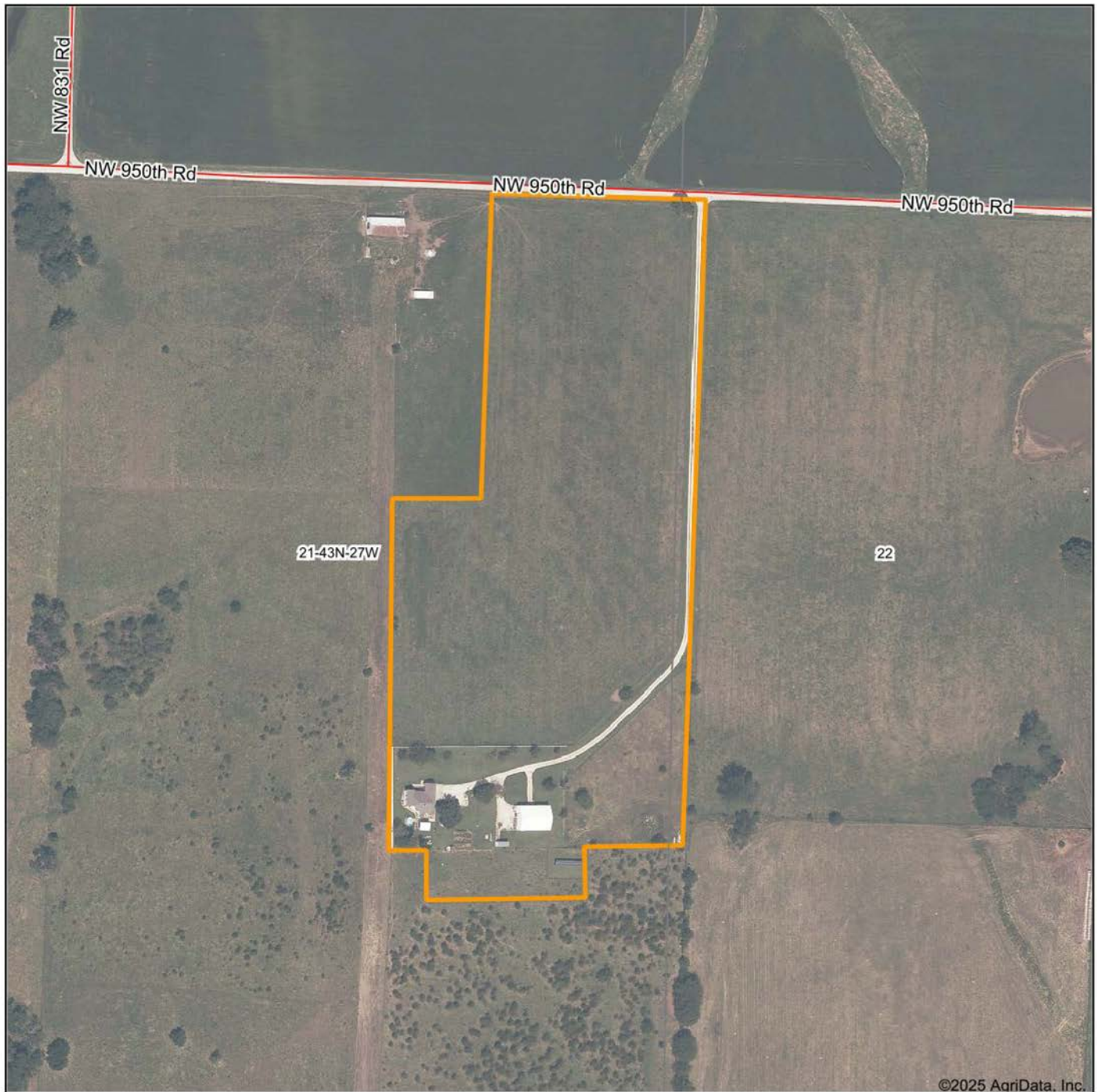


STEEL SHOP AND OUTDOOR SHEDS

It gets even better with the all-steel built 50'x60' shop, complete with a concrete work area and electricity! Perfect for storing tools, equipment, and additional vehicles. Also included are two nice outbuilding sheds.



AERIAL MAP



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Boundary Center: 38° 29' 47.72, -93° 54' 6.21

0ft 318ft 636ft



Maps Provided By:



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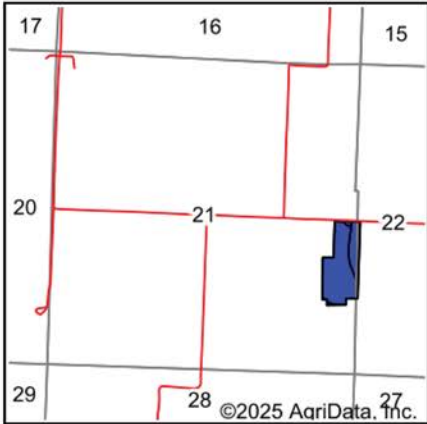
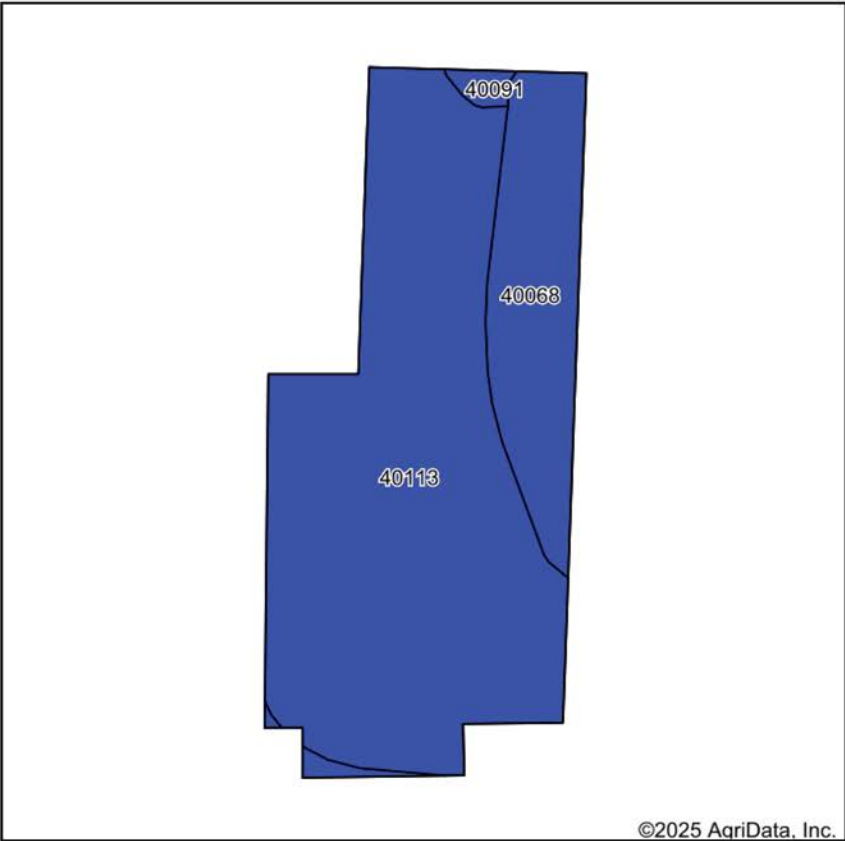
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21-43N-27W
Henry County
Missouri



9/30/2025

SOILS MAP



State: **Missouri**
County: **Henry**
Location: **21-43N-27W**
Township: **Big Creek**
Acres: **17.03**
Date: **9/30/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

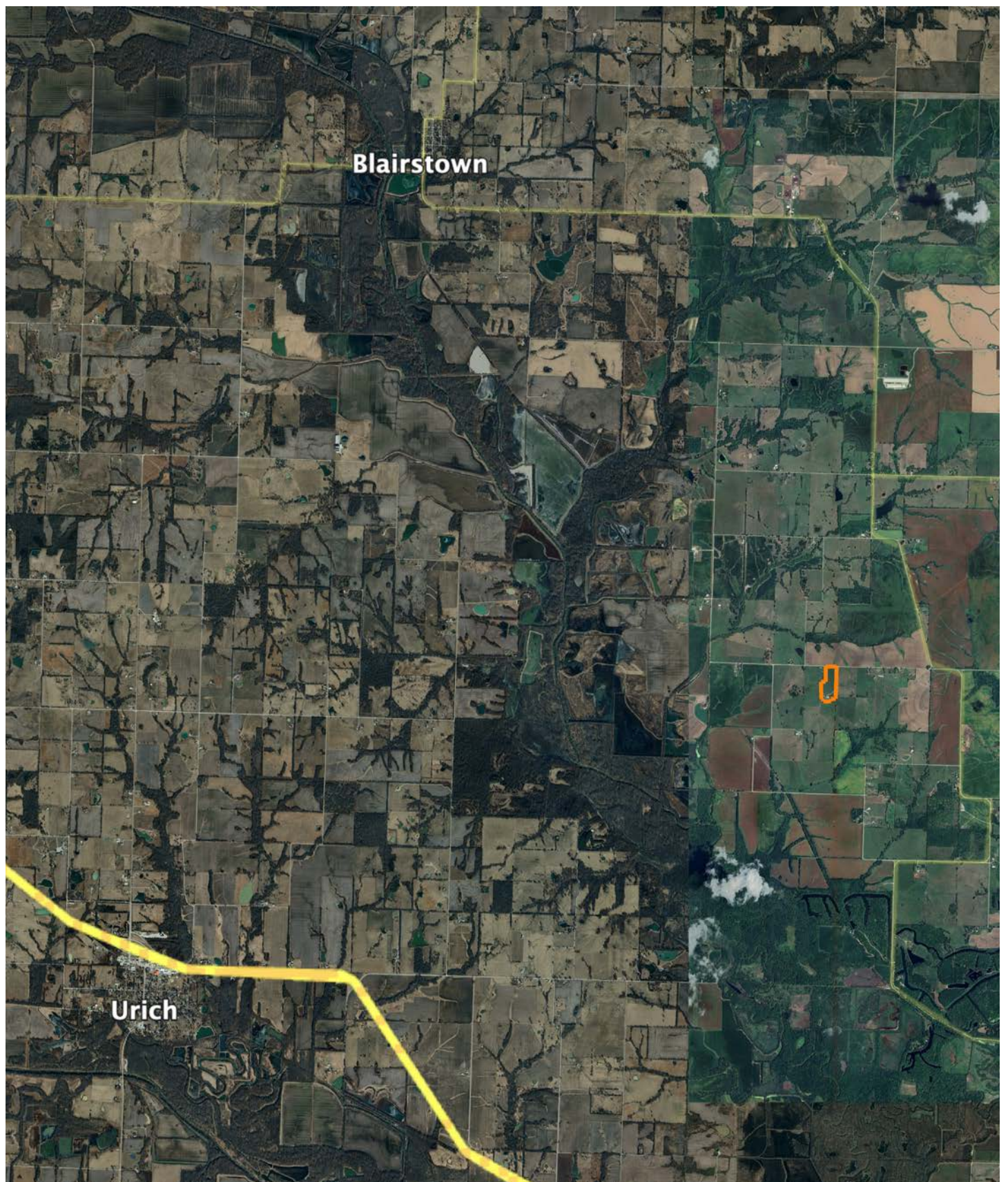
Area Symbol: MO083, Soil Area Version: 30

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
40113	Bucyrus silty clay loam, 1 to 3 percent slopes	13.21	77.6%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60	63
40068	Hartwell silt loam, 1 to 3 percent slopes	3.49	20.5%		1.1ft. (Abrupt textural change)	Ile	0	67	67	62	62	66
40091	Summit silty clay loam, 2 to 5 percent slopes	0.33	1.9%		> 6.5ft.	Ile	0	69	65	59	61	67
Weighted Average						2.00	4737.9	*n 72.5	*n 72.4	*n 58.8	*n 60.4	*n 63.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

816.500.0168

SWirsig@MidwestLandGroup.com



MidwestLandGroup.com

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