

MIDWEST LAND GROUP PRESENTS

31 ACRES
HENRY COUNTY, MO

8440 NE HIGHWAY C, CLINTON, MISSOURI, 64735



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

31 +/- ACRES IN HENRY COUNTY, MISSOURI - BARNDOMINIUM WITH FISHING AND HUNTING

Nestled on 31 +/- picturesque acres in Henry County, this beautiful property offers the perfect blend of comfort, recreation, and seclusion - just minutes from the conveniences of Clinton's restaurants, shops, and hospital. Whether you're looking for a weekend getaway or a full-time residence, this barndominium-style home delivers it all.

The spacious 3-bedroom home (with potential for a 4th) features 2 full baths, a mudroom with laundry, and a bright kitchen with stunning views of the surrounding land and lake. Built by the highly sought-after Morton Buildings, the property includes a 2-car garage plus additional parking in the attached shop, which also features a convenient half bath.

Step outside to enjoy a cozy deck overlooking a fully stocked 2-acre fishing lake, established gardens, and a variety of fruit and nut trees - including pecan and walnut. A greenhouse is ready for year-round

growing, and the property sits off a blacktop highway for easy, all-weather access. Outdoor enthusiasts will love that this 31 +/- acre retreat borders thousands of acres of Corps of Engineers land, offering endless opportunities for hunting and exploring. The property is already set up with three tower stands and established food plots - ideal for deer and turkey hunting. Persimmon groves attract abundant wildlife, just in time for hunting season.

Across the pond, you'll find a beautiful build site - the perfect spot to create your forever home with panoramic views of the water and countryside.

You'll also enjoy quick access to Truman Lake for boating, fishing, and summer fun. The home can be heated with wood or the electric HVAC system, giving you comfort and flexibility. With its peaceful setting, spectacular views, and thoughtful layout, this property offers the best of Missouri country living.



PROPERTY FEATURES

PRICE: **\$449,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **31**

- Borders Truman Lake Corps of Engineers
- 2,250 sq. ft. Morton Buildings barndominium
- 3-bed, 2 full bath
- 2-car garage with additional space in shop
- Attached shop with half bathroom
- Greenhouse
- 2-acre stocked fishing lake with excellent fishing
- Great deer & turkey hunting
- 3 tower stands for deer hunting
- Established food plots
- ATV trails
- 3 ponds
- Secluded driveway off black top highway
- Quick access to boat ramp on Truman Lake
- Optional heating source with a wood stove
- All electric HVAC system
- 10 minutes to Clinton
- 1 hour to Kansas City Metro



MORTON BUILDINGS BARNDOMINIUM

The spacious 3-bedroom home (with potential for a 4th) features 2 full baths, a mudroom with laundry, and a bright kitchen with stunning views of the surrounding land and lake.



ATTACHED SHOP



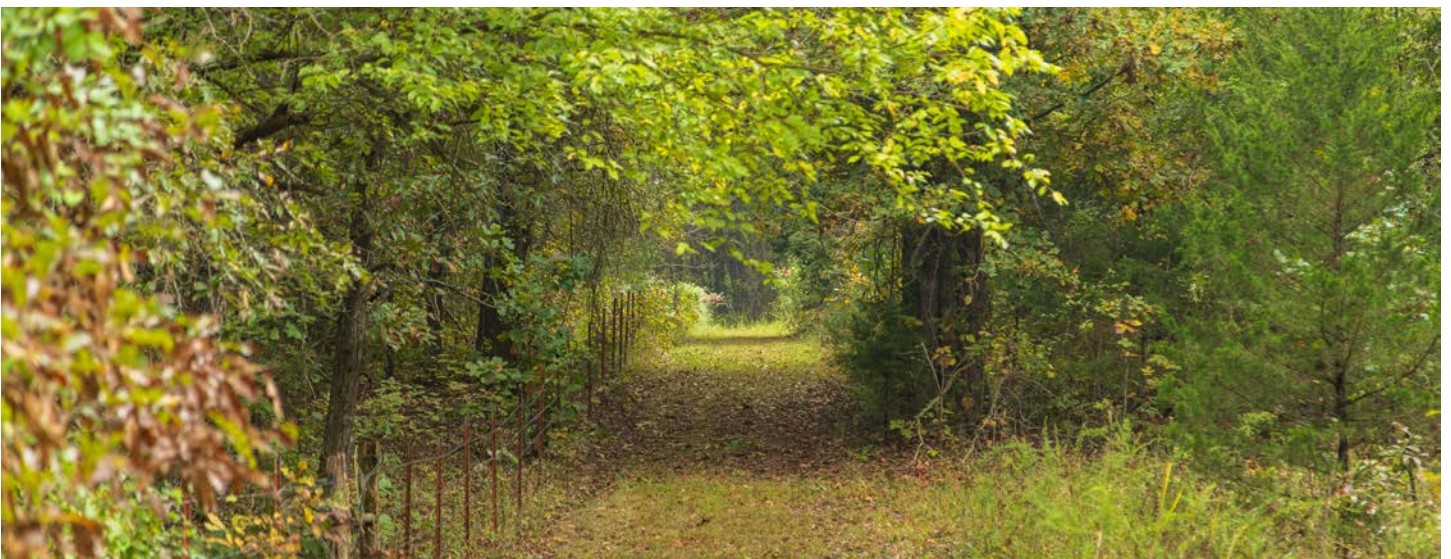
2-CAR GARAGE



2-ACRE STOCKED FISHING LAKE



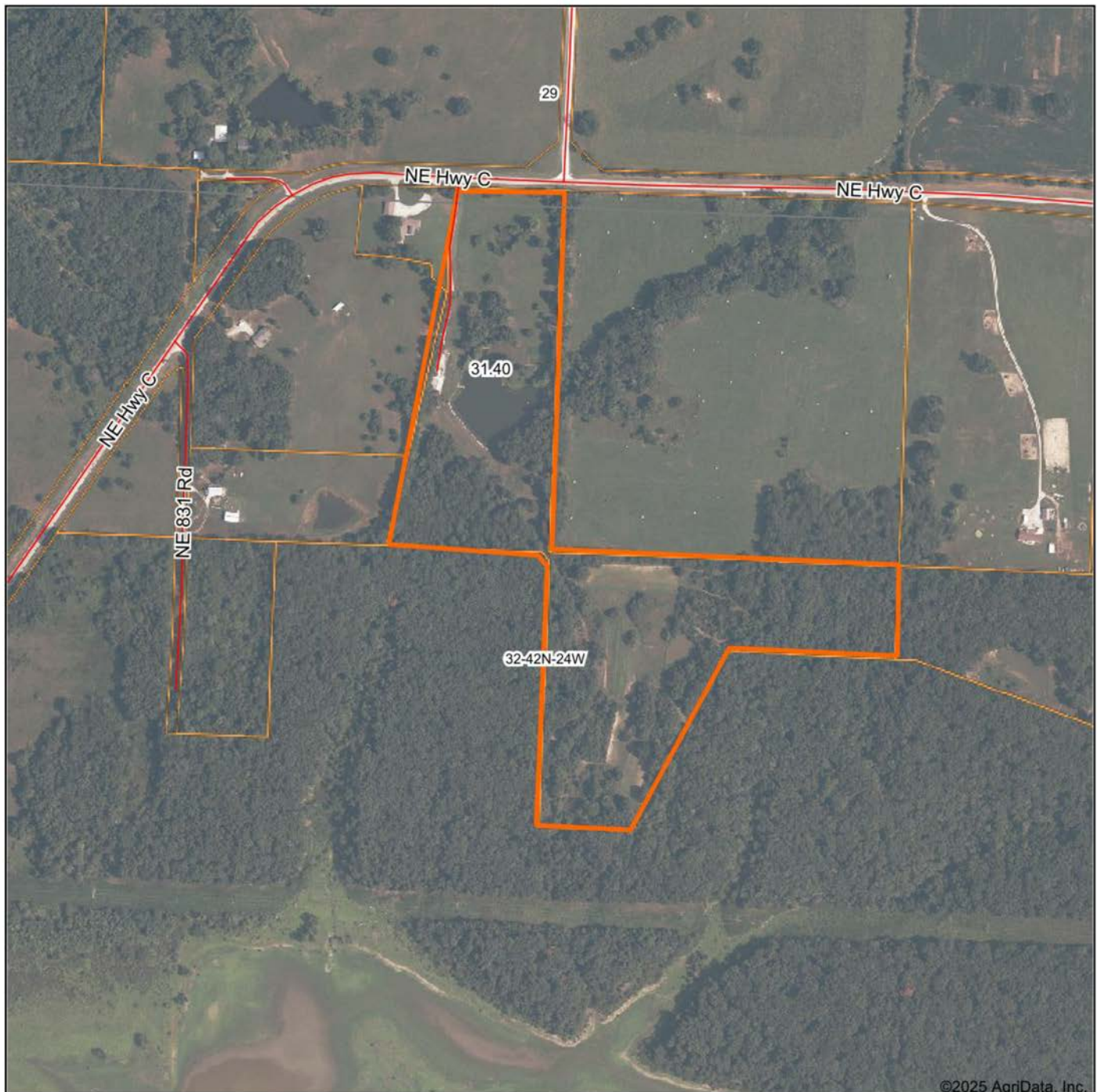
TOWER STANDS, FOOD PLOTS & TRAILS



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 23' 16.2, -93° 35' 49.36

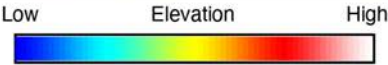
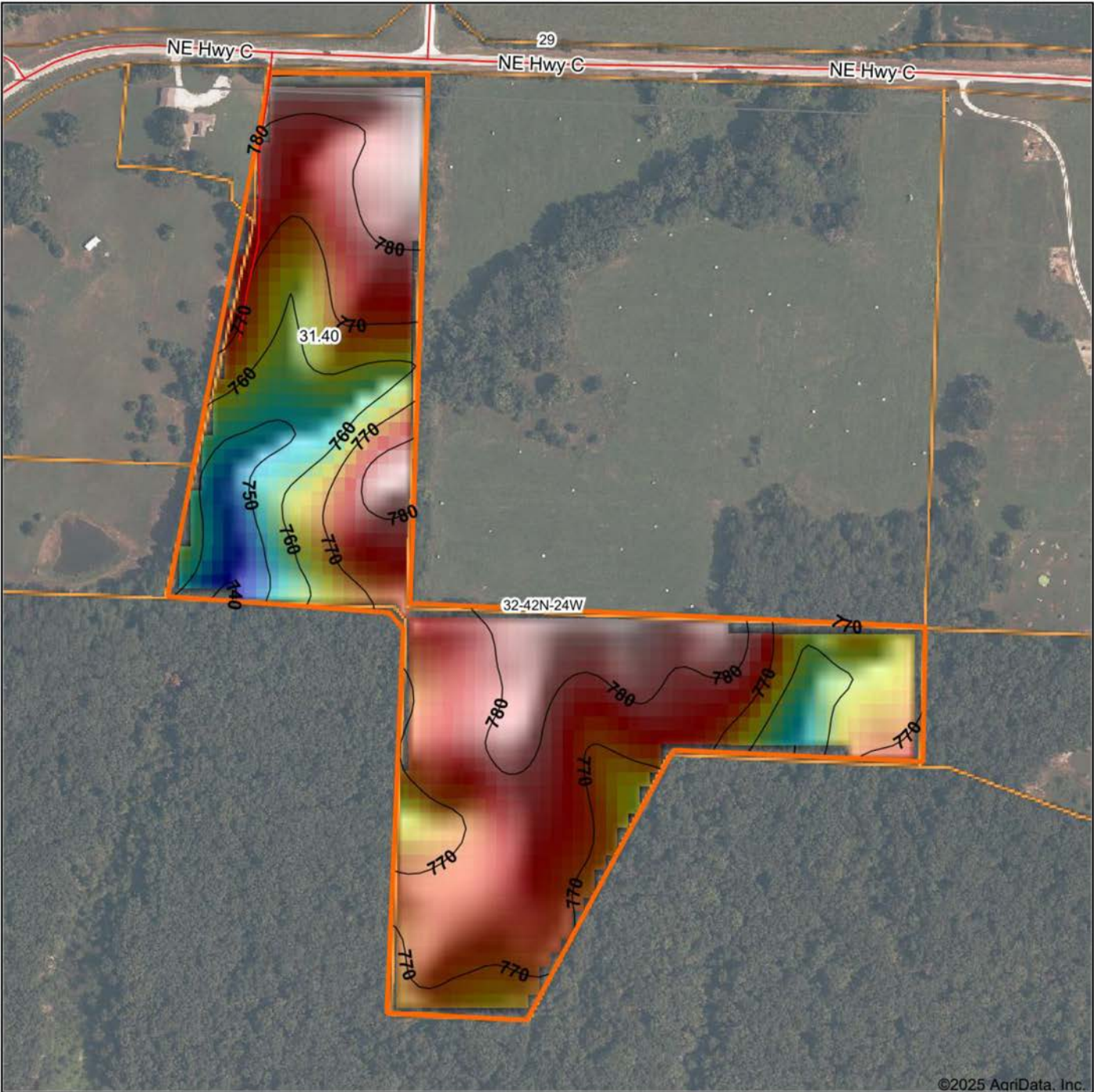
32-42N-24W
Henry County
Missouri

0ft 556ft 1113ft



10/21/2025

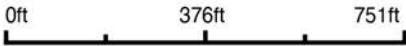
HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 739.4
Max: 785.9
Range: 46.5
Average: 769.8
Standard Deviation: 9.81 ft

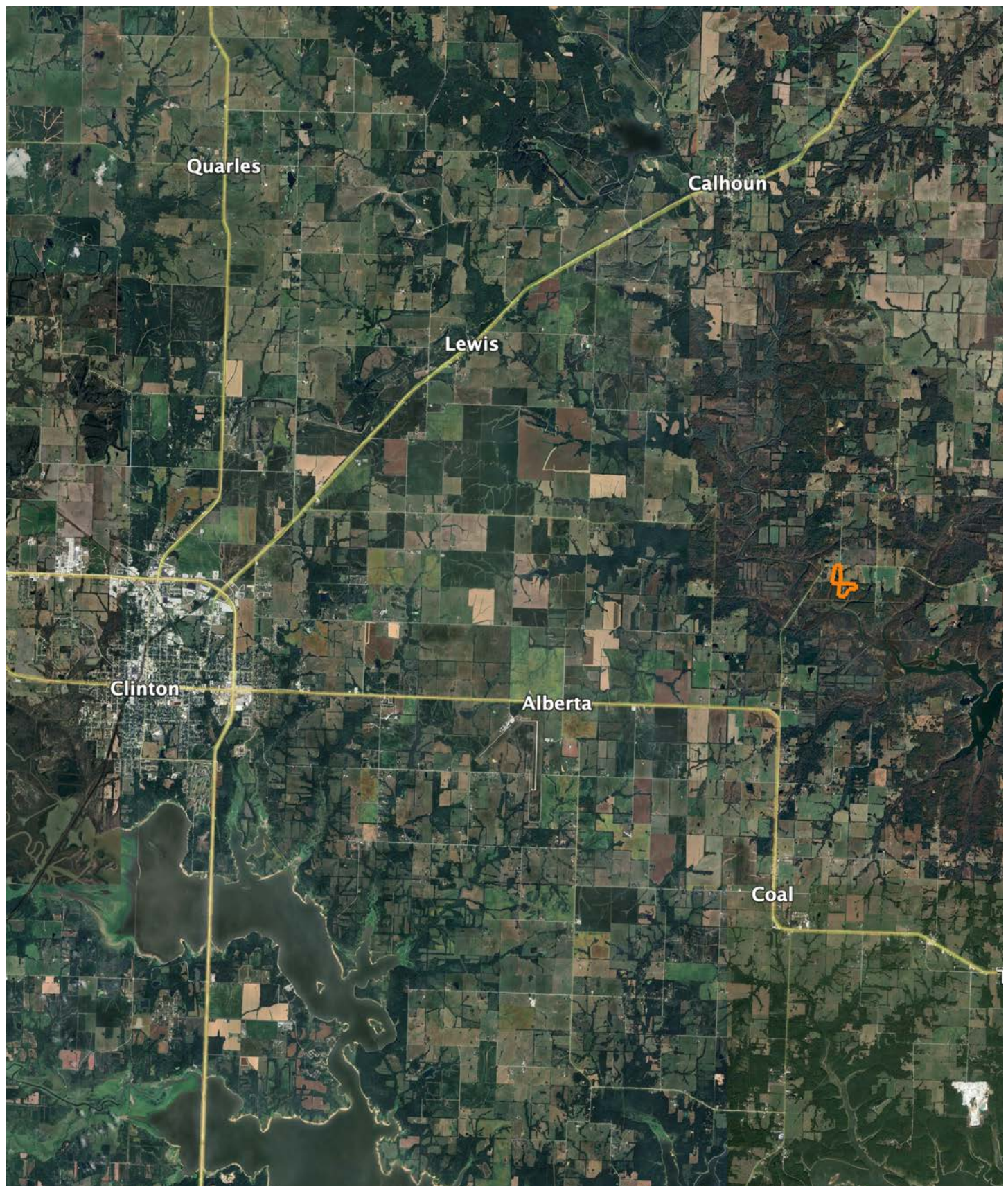


10/21/2025

32-42N-24W
Henry County
Missouri

Boundary Center: 38° 23' 16.2, -93° 35' 49.36

OVERVIEW MAP



AGENT CONTACT

Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



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