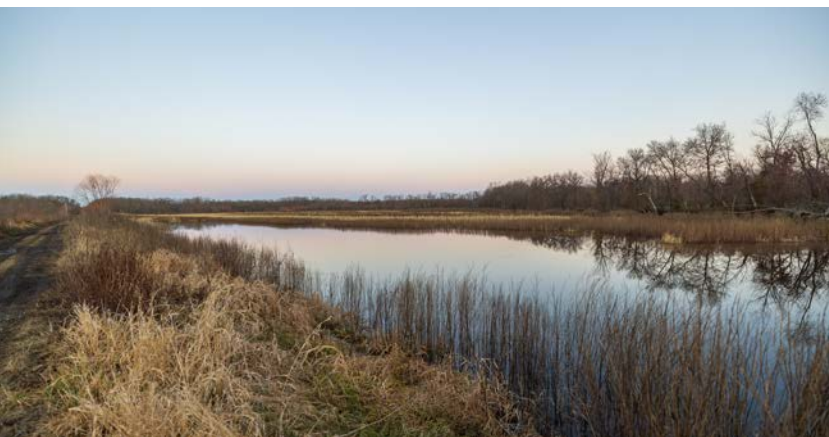


MIDWEST LAND GROUP PRESENTS



HENRY COUNTY, MO

397 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MEMBERSHIP TO THE LODGE ON SPANGLER PRAIRIE

15 minutes northwest of Clinton, Missouri, and 1 hour from Kansas City, sits The Lodge on Spangler Prairie. Located on the fabled Big Creek bottoms world renown for its role in the migration of mallards and other waterfowl in the Mississippi flyway. With 400 +/- acres of privately owned and strategically managed ground ranging from flooded timber to open marsh and flooded crops, it checks all the boxes for the duck property you've been dreaming of. As we enter the bottoms, you will cross the old railroad track. Long since decommissioned, but once used to carry hunters from Kansas City to these very bottoms for waterfowl hunting. Also at your disposal is a 5,000 square foot 3-level lodge equipped with 2 full kitchens, 6 bedrooms, and 3 bathrooms. An additional bunk house provides extra room when needed. Waterfowl hunting is not the only activity to be enjoyed at

Spangler. Trophy whitetails are consistently taken off the property. Also to be enjoyed is the fishing in the 3/4 of a mile strip pit that has been stocked with bass, crappie, and channel cat. With a covered dock already in place, you can look forward to some great fishing in the summer months while we wait for the waterfowl migration. 2 fully enclosed barns for storage of your UTV and other gear are also part of this package. A full-time property manager with years of experience managing waterfowl habitat keeps Spangler at its best, and a cleaning staff for the Lodge. Only 26 shares make up the entire membership, ensuring low pressure and quality hunting. Whether it's cooking breakfast in one of the many heated blinds or leaning on a flooded pin oak, Spangler truly has everything a waterfowler could want. Give me a call today to discuss being a part of the legacy that is The Lodge on Spangler Prairie.



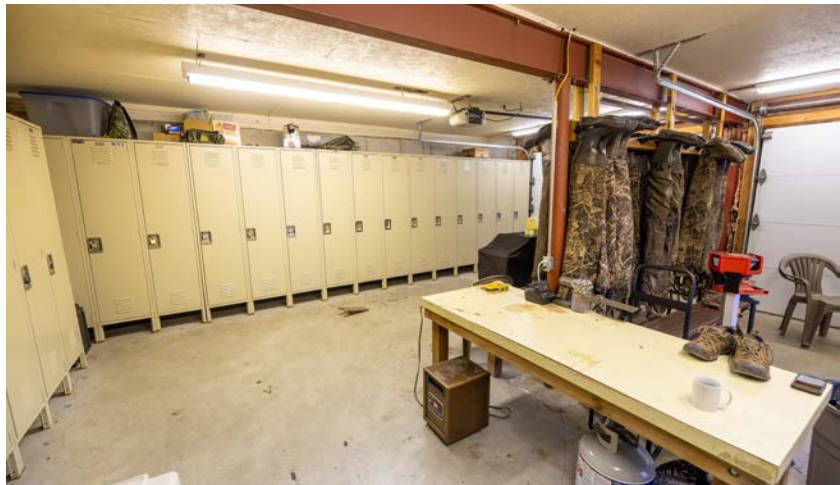
PROPERTY FEATURES

PRICE: **\$115,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **397**

- Flooded timber
- Flooded crops
- Open marsh
- Powered permanent blinds
- 3/4 mile, stocked strip pit
- Covered dock
- Full-time caretaker
- Cleaning staff
- Trophy whitetails
- 5,000 square foot Lodge



5,000 SQUARE FOOT LODGE



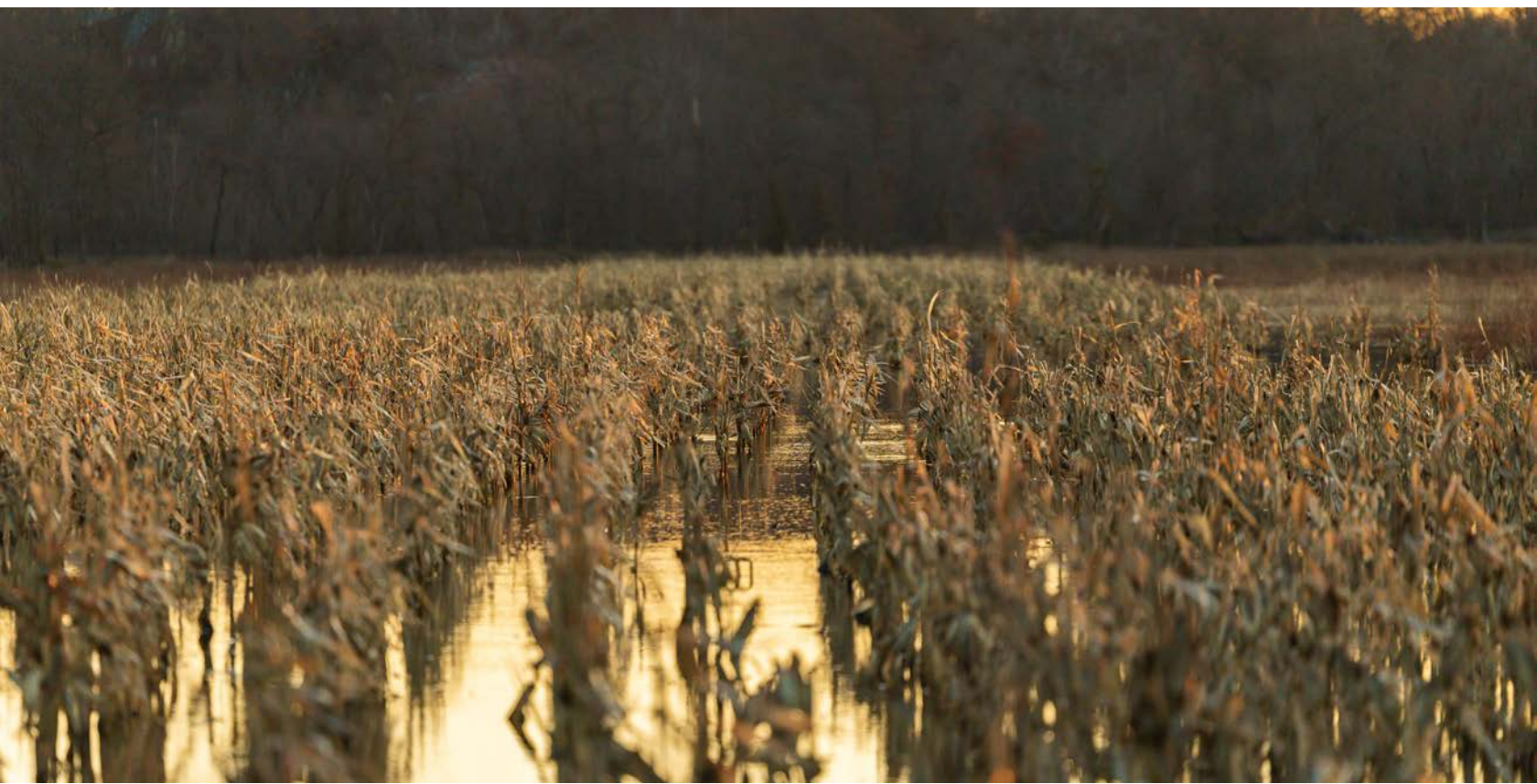
OPEN MARSH



FLOODED TIMBER

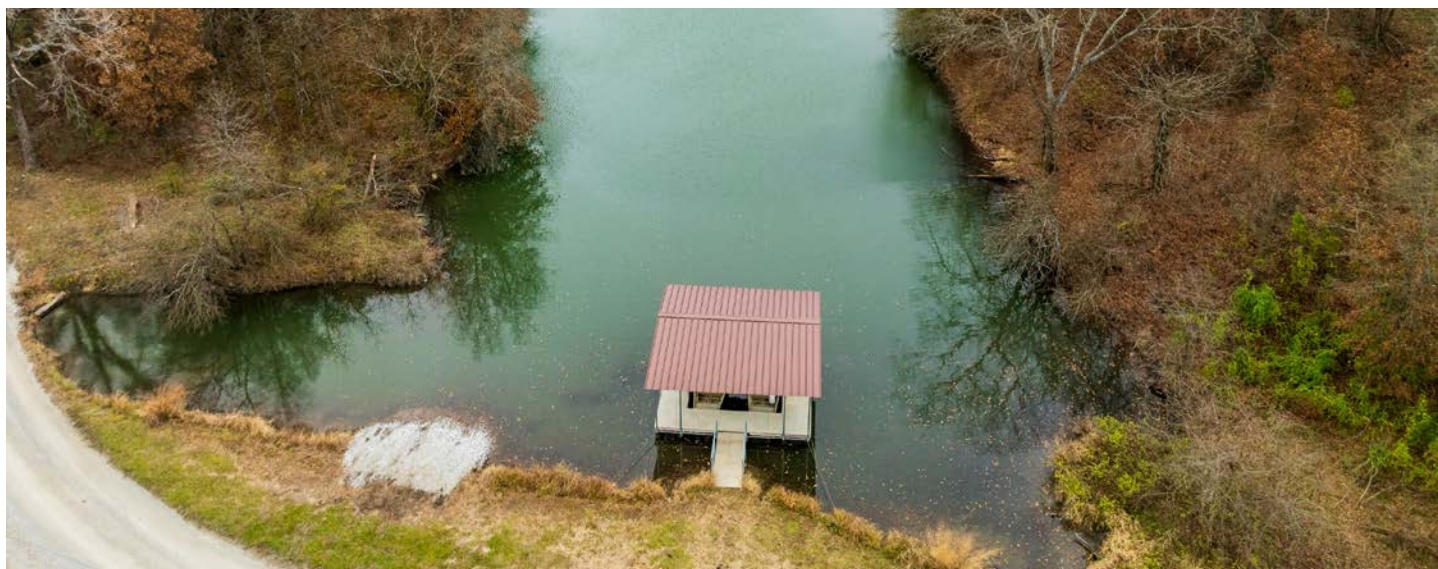


FLOODED CROPS



3/4 MILE, STOCKED STRIP PIT

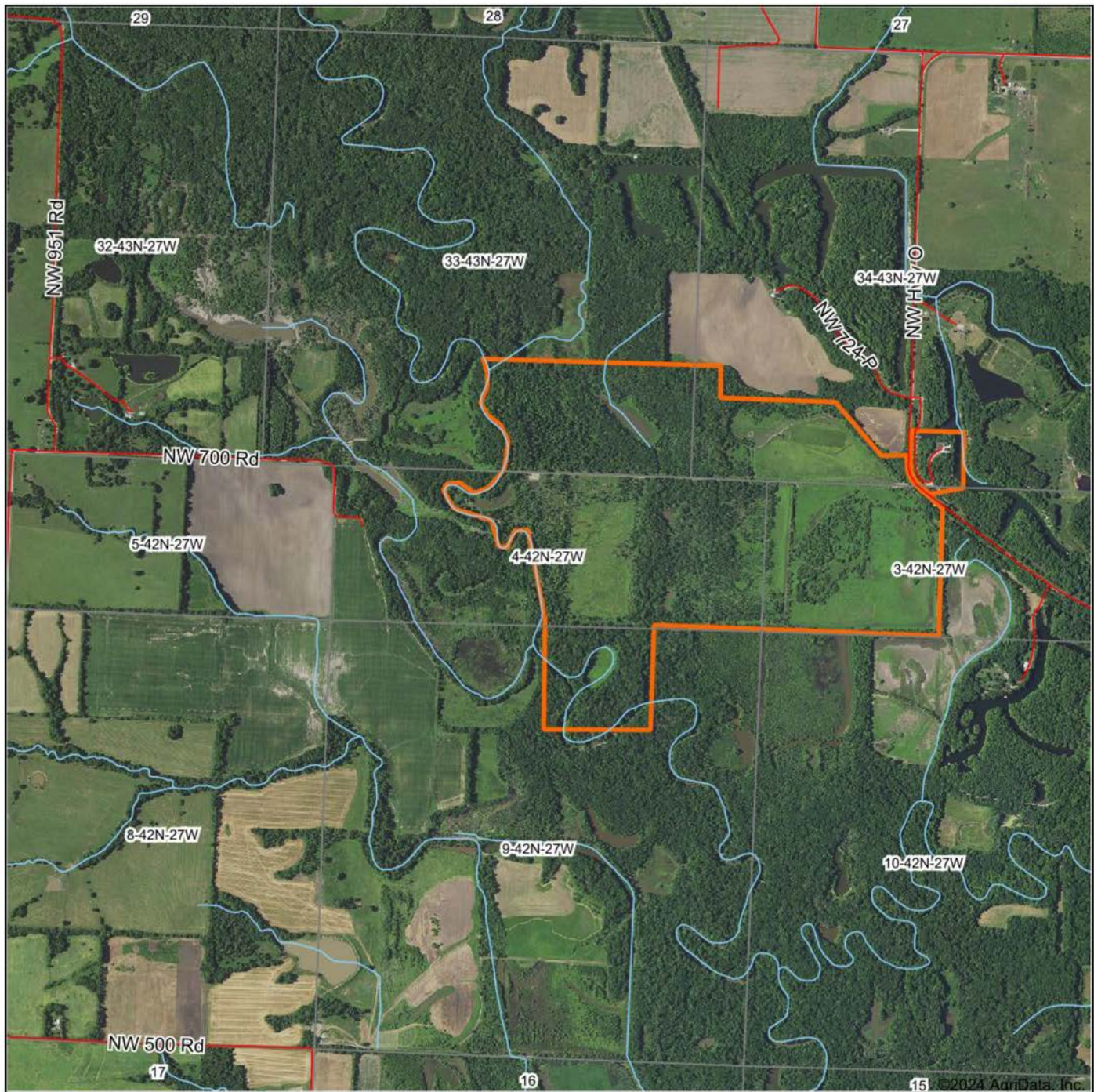
Also to be enjoyed is the fishing in the 3/4 of a mile strip pit that has been stocked with bass, crappie, and channel cat. With a covered dock already in place, you can look forward to some great fishing in the summer months while we wait for the waterfowl migration.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 27' 35.62, -93° 54' 4.96

0ft 1899ft 3798ft



Maps Provided By:



© AgriData, Inc. 2023

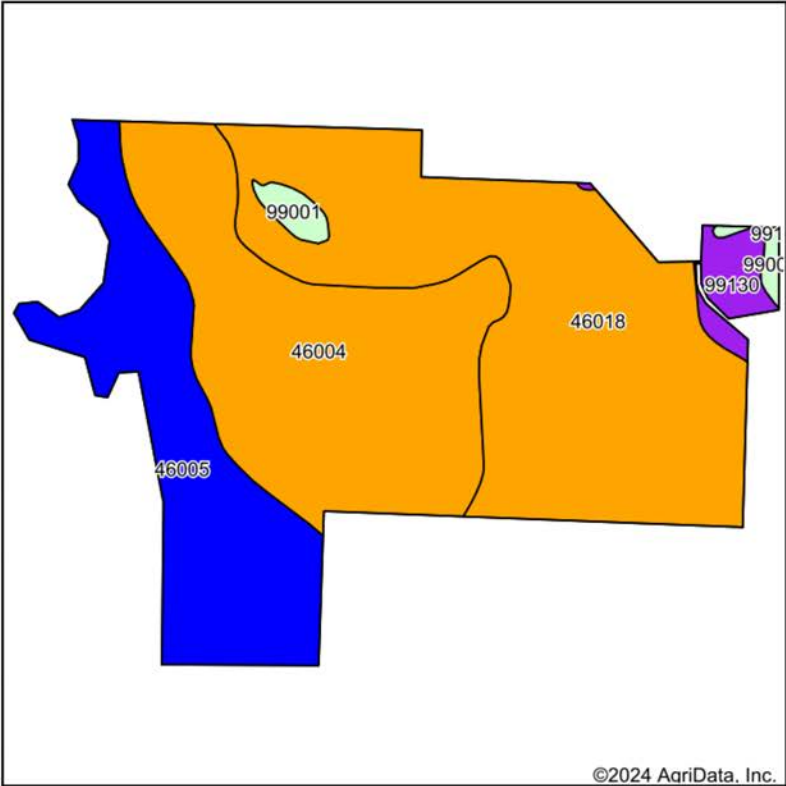
www.AgriDataInc.com

4-42N-27W
Henry County
Missouri

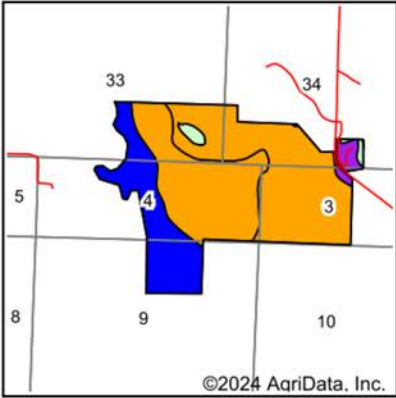


12/11/2024

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Henry**
Location: **4-42N-27W**
Township: **Honey Creek**
Acres: **400.57**
Date: **12/11/2024**



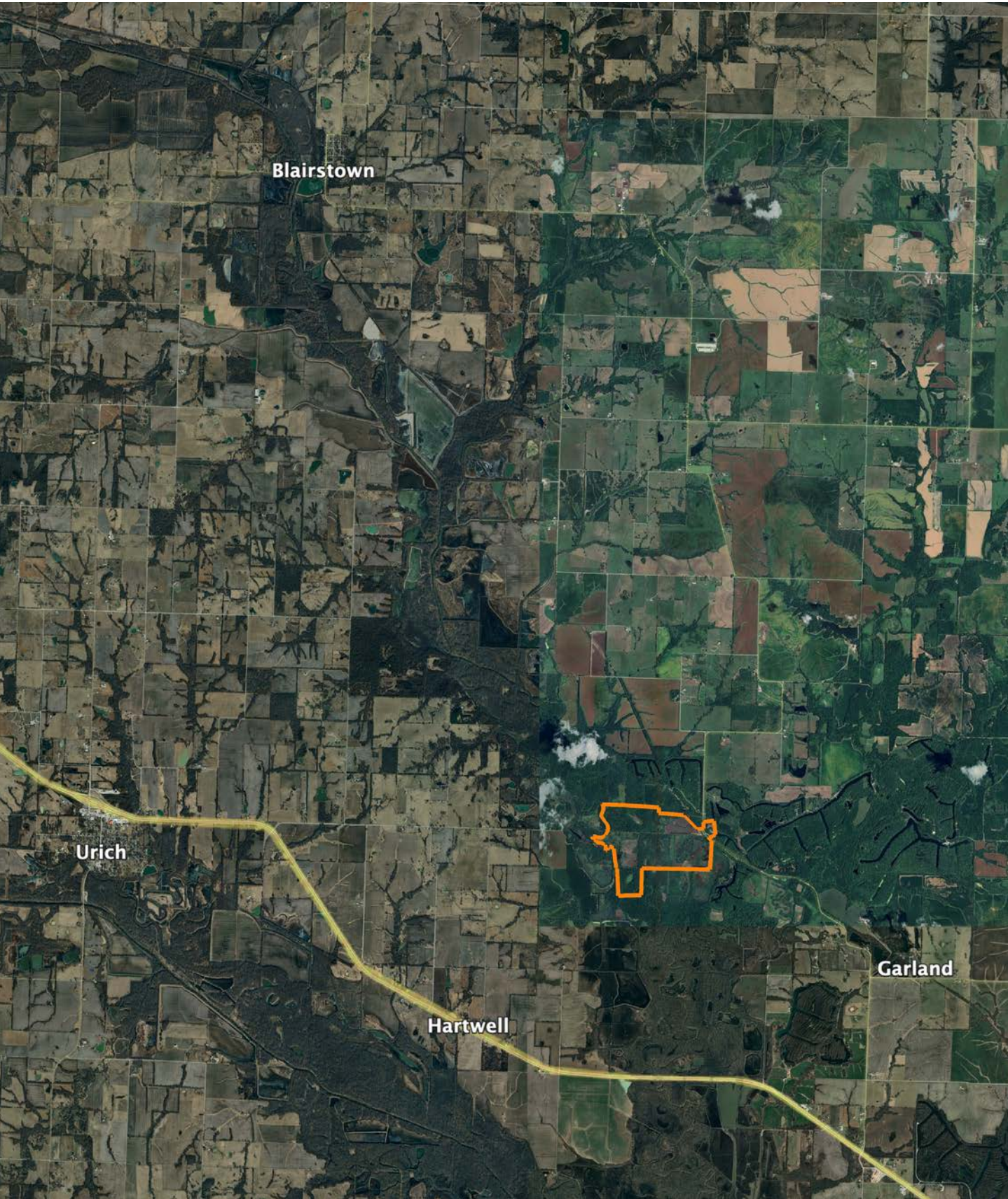
Maps Provided By:



Area Symbol: MO083, Soil Area Version: 30										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
46018	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	168.79	42.1%		IIIw	7199	45	42	39	44
46004	Osage silty clay loam, 0 to 2 percent slopes, occasionally flooded	125.76	31.4%		IIIw	0	63	62	48	57
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	89.01	22.2%		IIw	7758	82	82	63	75
99130	Kanima silty clay loam, 15 to 50 percent slopes	10.65	2.7%		VIIIs	0	24	24	18	16
99001	Water	6.36	1.6%			0				
Weighted Average					*-	4757.4	*n 57.6	*n 56	*n 46	*n 53.5

*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.

OVERVIEW MAP



AGENT CONTACT

Logan Miller is not your average land agent; he's a Missouri native with roots that run deep in the heartland's soil. Born in Springfield, he's the seventh generation of his family to steward their Dallas County farm, demonstrating a lifelong commitment to the land. Living in Long Lane with his wife, Amber, and their sons, Case and Cole, Logan's existence is intertwined with the outdoors, from professional endeavors to hunting and conservation.

With eight years of personal experience in land transactions, Logan has honed his skills in identifying and enhancing property value, making his transition to representing clients a natural evolution. His expertise is not merely academic but forged through real-world experiences, including managing his family's farm, operating a fly shop and resort, and engaging in extensive hunting across various states.

What truly distinguishes Logan is his genuine connection to the land. This connection is cultivated from a childhood spent on a farm and in the excavation business, equipping him with unparalleled insights into land management. His active involvement in his community and church reflects his deep-rooted values.

Opting for Logan Miller as your land agent means entrusting your property needs to someone who not only comprehends the market but lives the lifestyle, offering services grounded in integrity, expertise, and a profound respect for the land.



LOGAN MILLER,

LAND AGENT

417.532.6165

LMiller@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.