

MIDWEST LAND GROUP PRESENTS



HENRY COUNTY, MO

661 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL PARADISE IN CENTRAL MISSOURI

Situated on the Johnson and Henry County line, less than an hour from Kansas City, this 661 +/- acre ranch offers the ideal combination of income and recreation for year-round enjoyment. This is truly a world-class recreational property, offering exceptional deer, turkey, and fishing opportunities, with the added potential for outstanding late-season waterfowl hunting. The ranch is carefully laid out with established food plots and 11 elevated fiberglass box blinds positioned across the landscape, providing countless setups for different winds and hunting conditions. Every detail of the property has been planned to maximize the natural terrain, habitat diversity, and seasonal movement of game, allowing for multiple hunters to enjoy the property at once or for more private outings when desired. There is a well-established and maintained trail system throughout the ranch, providing access to every stand and box blind and every boat ramp on the lakes. This ranch offers the unmatched opportunity to host the entire family for annual deer camp to summer fishing outings. The property features approximately 240 +/- acres of productive tillable ground that provides consistent annual income and doubles as the major food source and draw for wildlife. Approximately 208 +/- acres of mature hardwood timber, with a great mix of red and white oaks, along with a strong stand of walnuts. There are 7 different pit lakes, for approximately 16 surface acres of beautiful, clear water, that provide incredible fishing opportunities for bass and crappie. The balance of the ranch is made up of an incredible warm-season grass stand that creates excellent bedding and nesting cover for wildlife.

The lodge is the core of the property, a beautiful custom-

built home, completed in 2012, that serves as the true centerpiece of the ranch. The lodge features three spacious bedrooms, three full bathrooms, and two half baths, along with a full kitchen and open living area anchored by a beautiful stone fireplace. Large windows and vaulted ceilings bring the outdoors in and give panoramic views of the lakes, timber, and open fields, creating a perfect setting for relaxation or entertaining guests. The most appealing part of the home is the expansive outdoor deck and awesome outdoor fireplace, perfectly blending the indoor and outdoor living areas. Whether hosting family gatherings or enjoying a quiet weekend retreat, the lodge offers year-round comfort and a touch of rustic elegance.

The 60'x100' shop, complete with concrete floors, water, and electricity, is the perfect setup for storing all your gear and equipment, and a game cleaning station. Attached to the shop is a 40'x50' addition with horse stables and a tack room. Next to the shop sits a recent, nicely remodeled three-bedroom, two-bath modular home, which is currently used as additional guest accommodations, but would also be ideal for caretaker housing, or just continue to use it for overflow lodging.

This 661 +/- acre ranch represents one of the finest all-season recreational properties available anywhere in Missouri. With a blend of income-producing farmland, mature hardwoods, 7 different lakes, and exceptional wildlife habitat, that all support a very high deer and turkey population. This is the perfect mix of productivity, privacy, and outdoor adventure - all within easy reach of the Kansas City metro.

PROPERTY FEATURES

PRICE: **\$4,000,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **661**

- Less than an hour from Kansas City
- 661 +/- contiguous acres
- 240 +/- tillable acres
- 208 +/- acres of mature timber
- 7 pit lakes, over 16 +/- surface acres of water
- World-class fishing
- Fantastic deer hunting
- Incredible turkey hunting
- Waterfowl hunting
- 11 elevated box blinds
- Beautiful lodge/home
- Rural water
- Huge shop with concrete floors
- Quiet dead-end road
- Tons of great access with trail system
- Big elevation changes
- Extremely diverse landscape

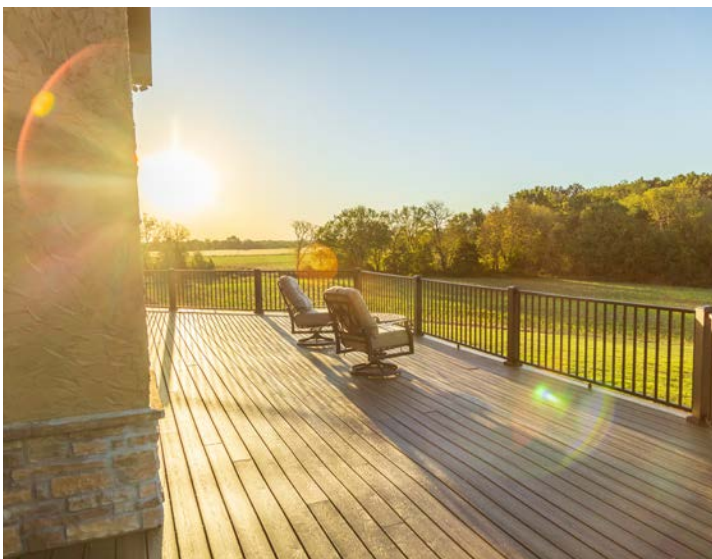


BEAUTIFUL LODGE/HOME

The lodge is the core of the property, a beautiful custom-built home, completed in 2012, that serves as the true centerpiece of the ranch.



ADDITIONAL LODGE PHOTOS



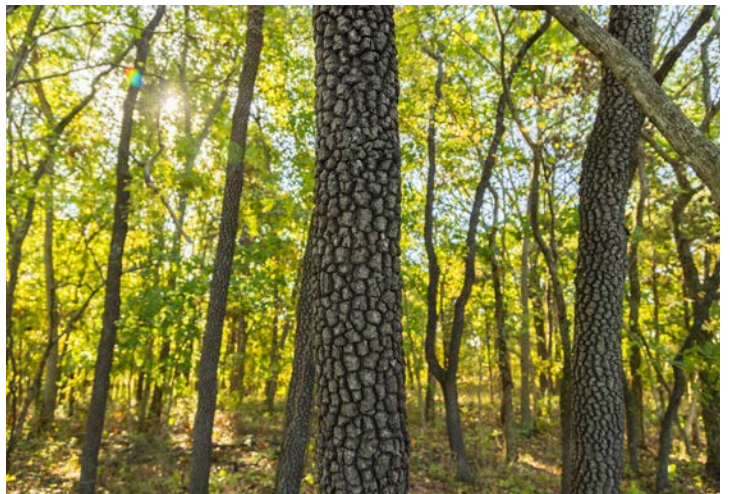
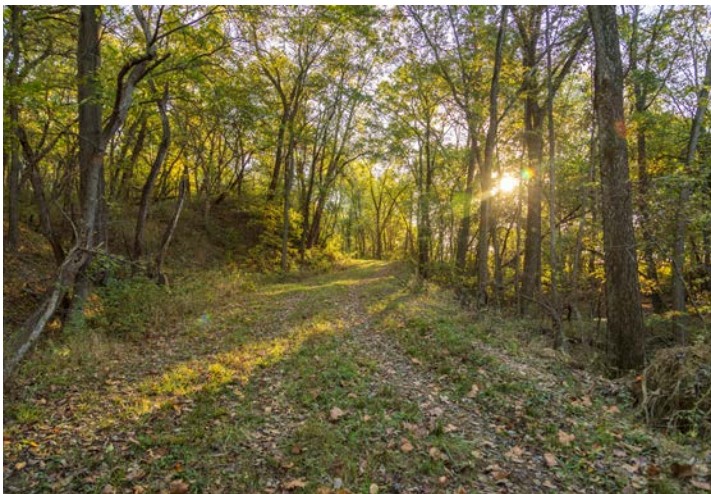
240 +/- TILLABLE ACRES

The property features approximately 240 +/- acres of productive tillable ground that provides consistent annual income and doubles as the major food source and draw for wildlife.

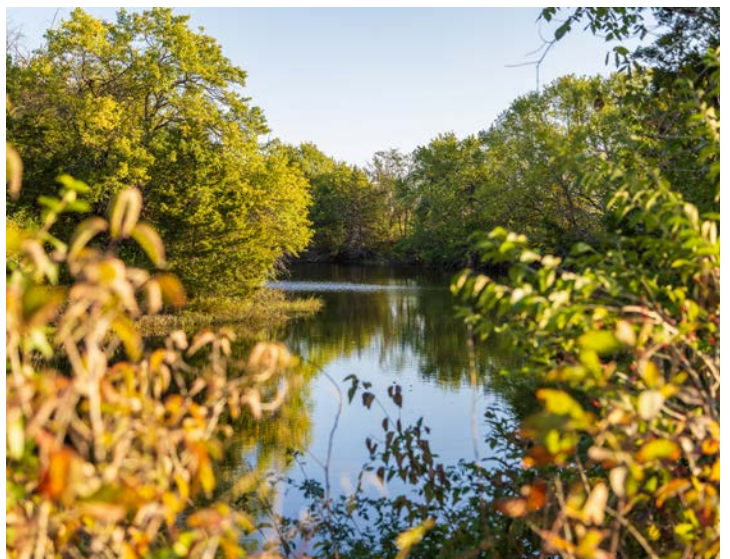


208 +/- ACRES OF MATURE TIMBER

Approximately 208 +/- acres of mature hardwood timber, with a great mix of red and white oaks, along with a strong stand of walnuts.



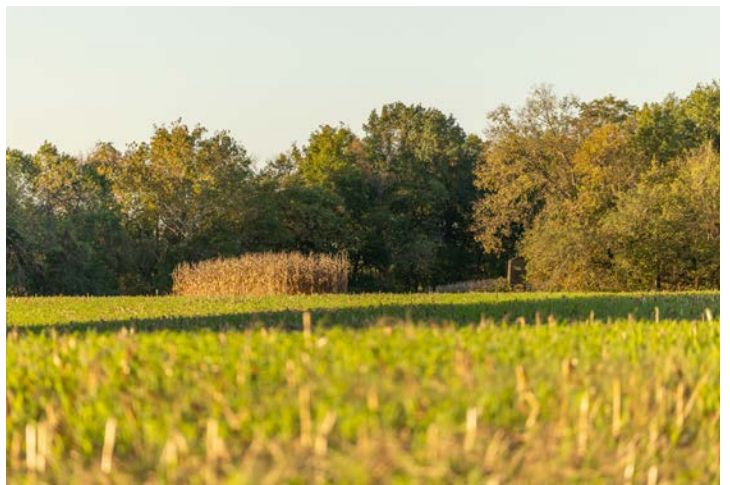
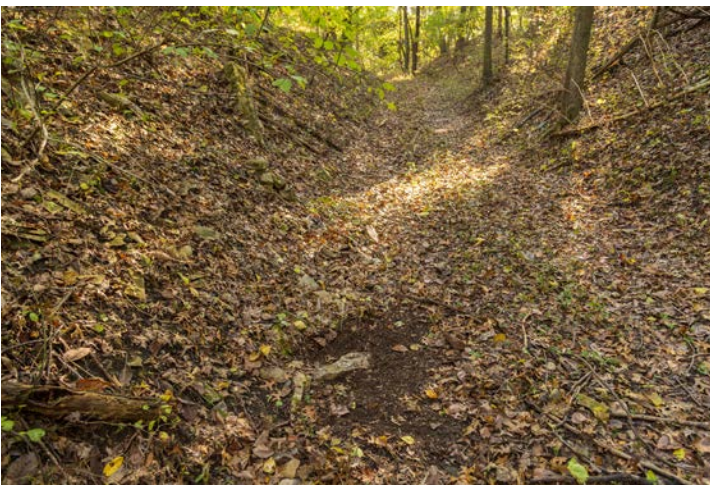
7 PIT LAKES



WATERFOWL HUNTING

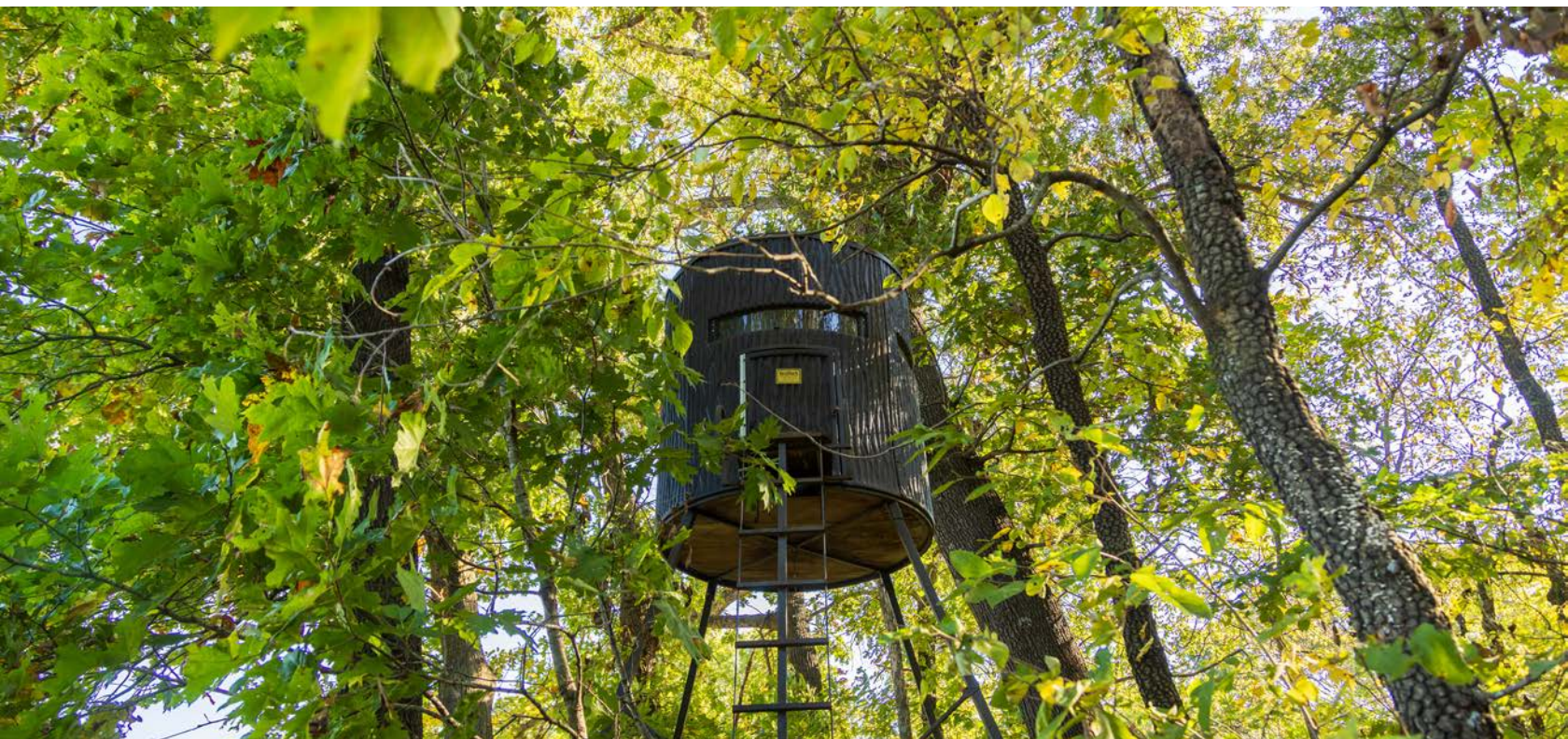


FANTASTIC DEER HUNTING



11 ELEVATED BOX BLINDS

The ranch is carefully laid out with established food plots and 11 elevated fiberglass box blinds positioned across the landscape, providing countless setups for different winds and hunting conditions.



3-BEDROOM, 2-BATH MODULAR HOME



TRAIL SYSTEM



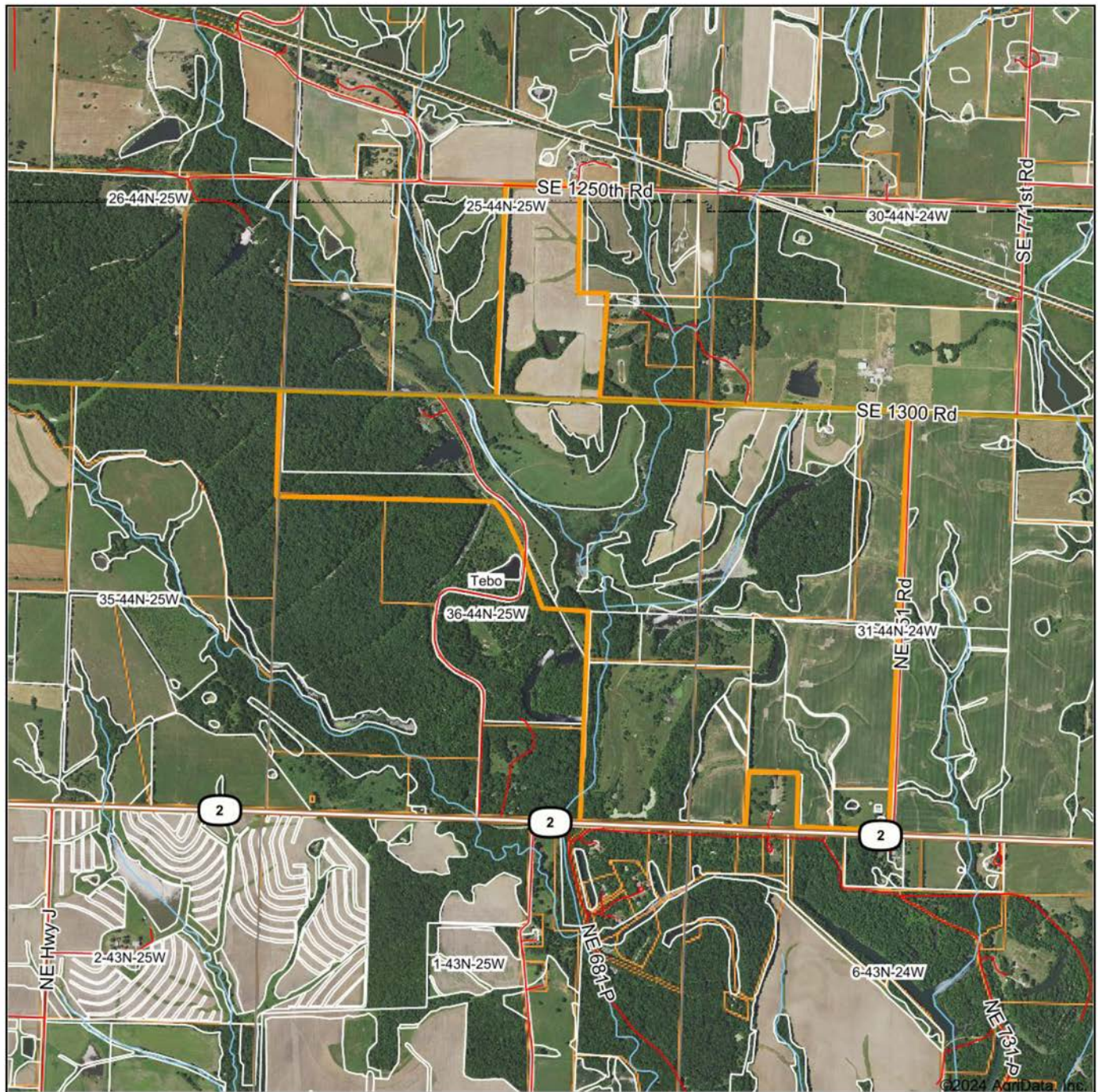
60'X100' SHOP



WORLD-CLASS HUNTING & FISHING



AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

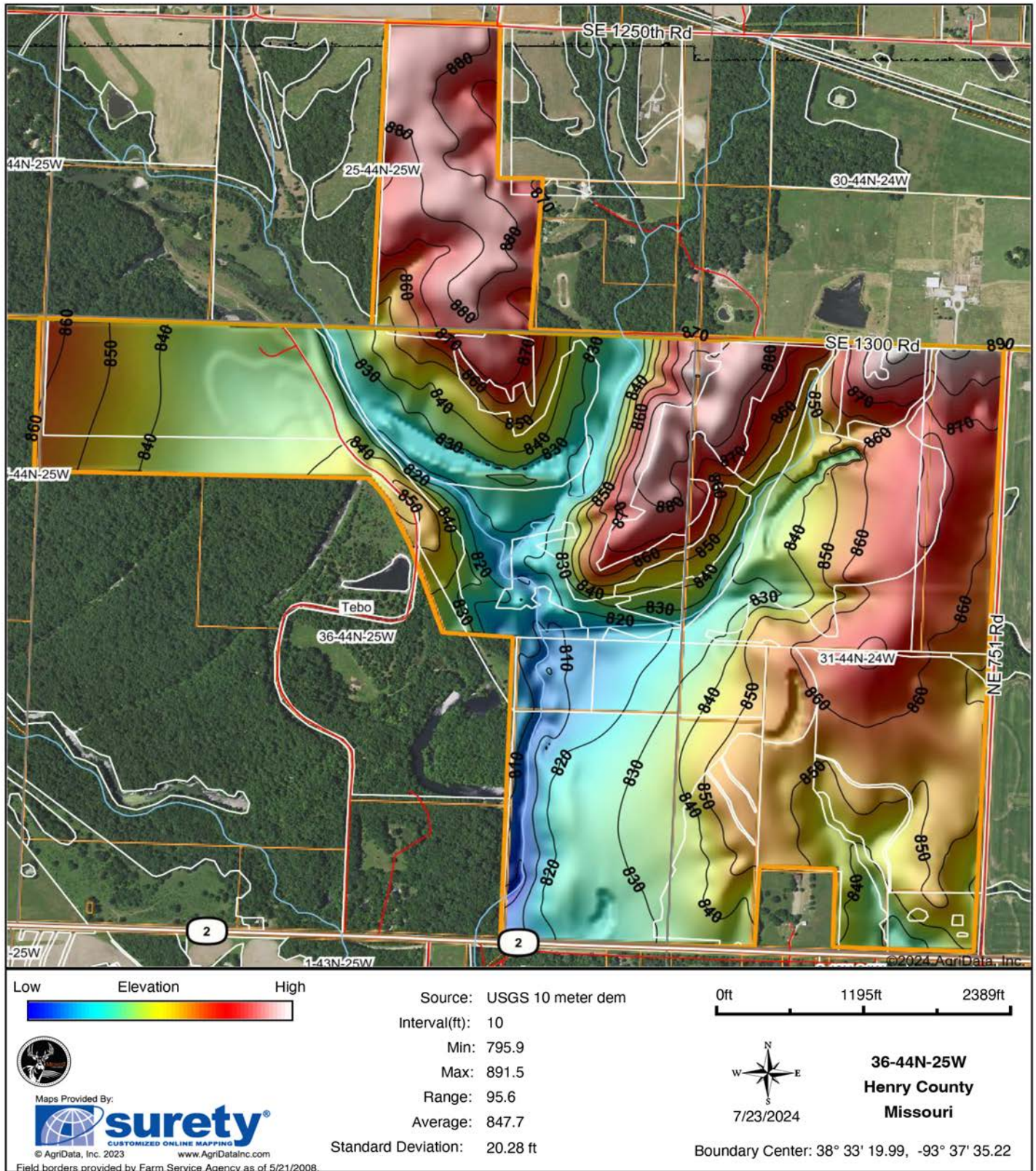
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0ft 1944ft 3887ft

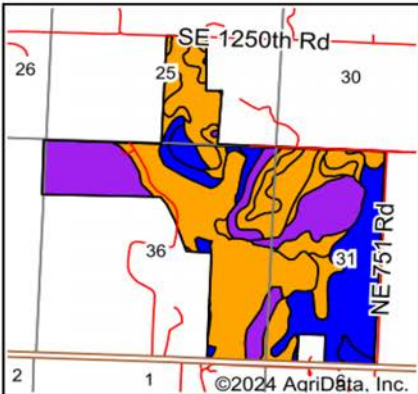
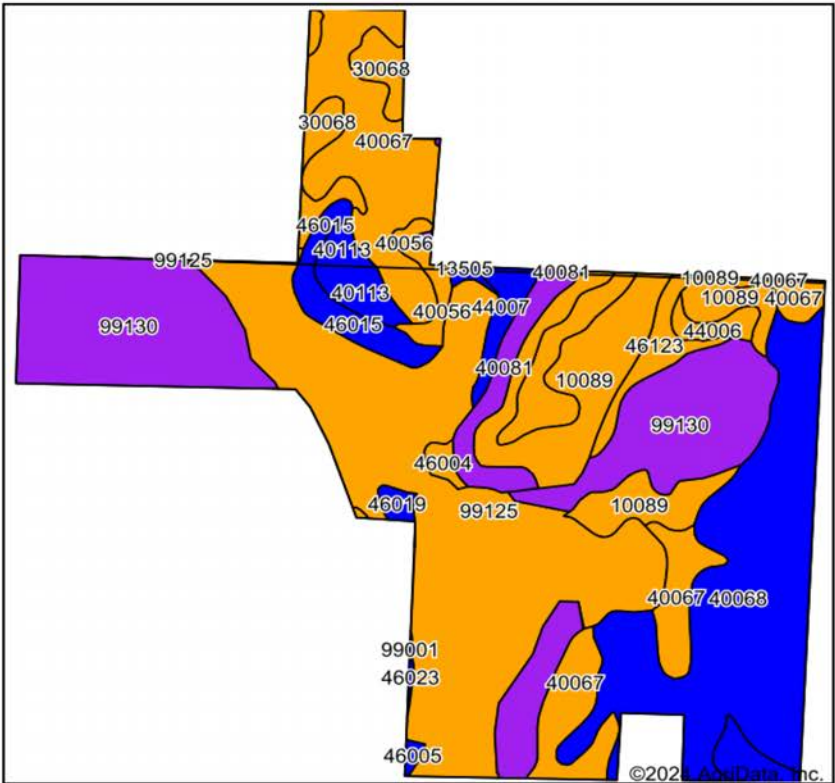
36-44N-25W
Henry County
Missouri



7/23/2024



SOIL MAP - 131 ACRES



State: **Missouri**
County: **Henry**
Location: **36-44N-25W**
Township: **Tebo**
Acres: **676.34**
Date: **7/23/2024**



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

Area Symbol: MO083, Soil Area Version: 29											
Area Symbol: MO101, Soil Area Version: 27											
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
99125	Coalvale silty clay, 1 to 5 percent slopes	174.09	25.6%		> 6.5ft.	IIIIs	0	65	64	50	60
99130	Kanima silty clay loam, 15 to 50 percent slopes	128.04	18.9%		> 6.5ft.	VIIIs	0	24	24	18	16
40068	Hartwell silt loam, 1 to 3 percent slopes	114.59	16.9%		1.1ft. (Abrupt textural change)	Ile	0	67	67	62	62
10089	Mandeville silt loam, 5 to 9 percent slopes	61.58	9.1%		2.9ft. (Paralithic bedrock)	IIIle	0	67	67	61	53
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	53.50	7.9%		1ft. (Abrupt textural change)	IIIle	0	61	57	54	56
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	43.92	6.5%		1ft. (Abrupt textural change)	IIIle	0	61	57	54	56
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	15.96	2.4%		> 6.5ft.	IIIle	0	75	75	54	54
40081	Norris channery silt loam, 5 to 14 percent slopes	14.76	2.2%		0.9ft. (Paralithic bedrock)	VIIs	0	25	25	24	14

Soils data provided by USDA and NRCS.

SOIL MAP CONTINUED PART 1

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
46015	Lightning silt loam, 0 to 2 percent slopes, occasionally flooded	10.49	1.6%		> 6.5ft.	IIw	0	74	74	61	62
46123	Urich silt loam, 1 to 3 percent slopes, occasionally flooded	9.45	1.4%		> 6.5ft.	IIIw	425	63	62	56	62
40113	Bucyrus silty clay loam, 1 to 3 percent slopes	7.71	1.1%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60
44007	Muldraw silt loam, 0 to 2 percent slopes, rarely flooded	6.85	1.0%		> 6.5ft.	IIw	425	83	82	74	77
40053	Deepwater silt loam, 2 to 5 percent slopes	6.58	1.0%		> 6.5ft.	Ile	0	84	84	73	80
44006	Cherokee silt loam, 1 to 3 percent slopes, eroded	4.81	0.7%		> 6.5ft.	IIIe	0	52	49	52	42
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	3.90	0.6%		> 6.5ft.	IIIe	0	77	77	67	71
40113	Bucyrus silty clay loam, 1 to 3 percent slopes	3.57	0.5%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60
46015	Lightning silt loam, 0 to 2 percent slopes, occasionally flooded	3.13	0.5%		> 6.5ft.	IIw	0	74	74	61	62
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	2.78	0.4%		> 6.5ft.	IIIe	0	77	77	67	71
46004	Osage silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.53	0.4%		> 6.5ft.	IIIw	0	63	62	48	57
46019	Quarles silt loam, 0 to 2 percent slopes, occasionally flooded	2.39	0.4%		> 6.5ft.	IIw	170	75	71	60	74
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	1.04	0.2%		> 6.5ft.	IIw	7758	82	82	63	75
13505	Blackoak silt loam, 0 to 2 percent slopes, occasionally flooded	1.03	0.2%		> 6.5ft.	IIw	0	77	67	67	76
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	0.83	0.1%		2.9ft. (Paralithic bedrock)	VIe	0	45	42	28	35
10089	Mandeville silt loam, 5 to 9 percent slopes	0.75	0.1%		2.9ft. (Paralithic bedrock)	IIIe	0	68	68	62	54
44007	Muldraw silt loam, 0 to 2 percent slopes, rarely flooded	0.52	0.1%		> 6.5ft.	IIw	425	83	82	74	77
46023	Urich silt loam, 0 to 2 percent slopes, occasionally flooded	0.43	0.1%		> 6.5ft.	IIw	425	86	86	66	82

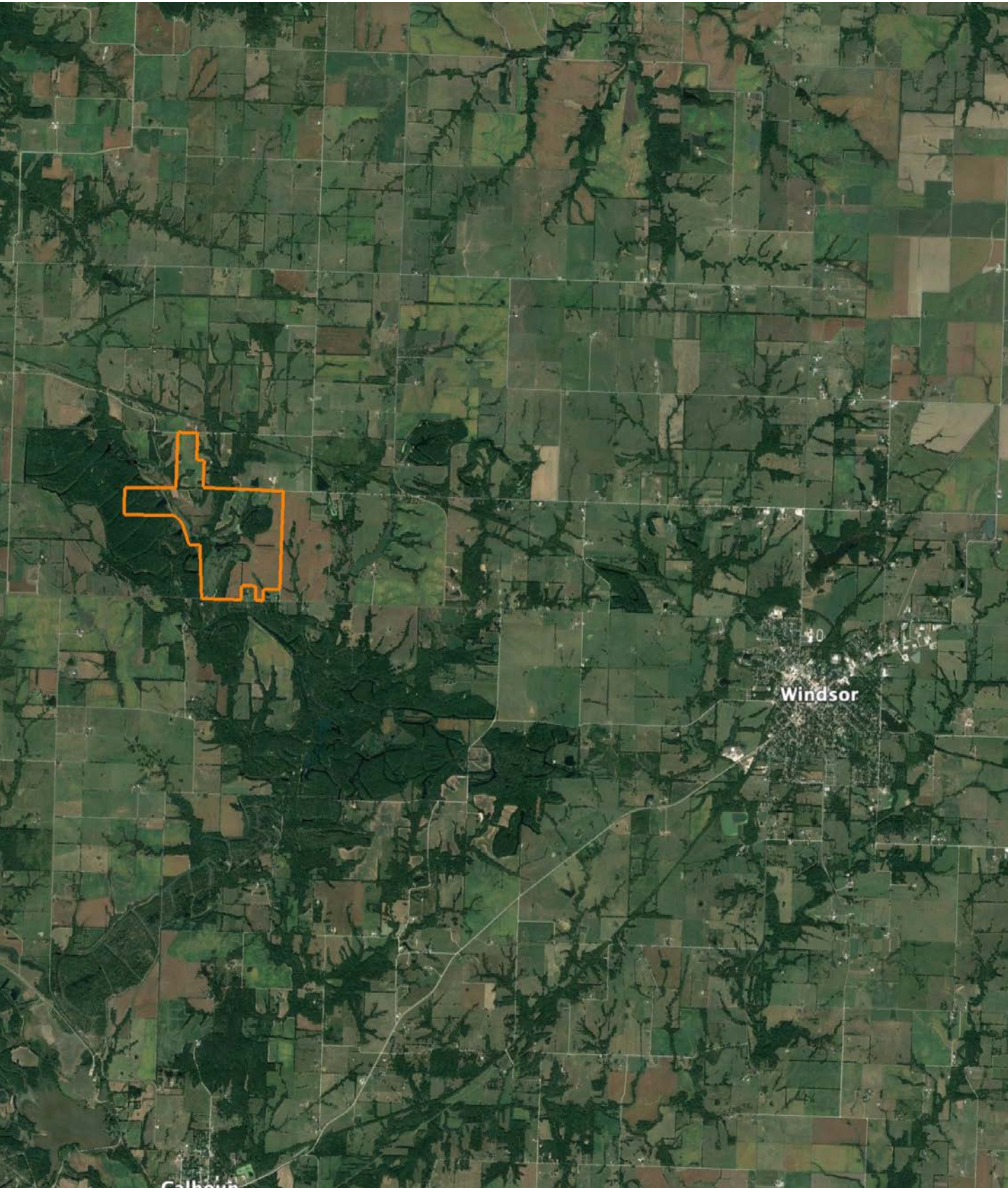
SOIL MAP CONTINUED PART 2

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
99125	Coalvale silty clay, 1 to 5 percent slopes	0.39	0.1%		> 6.5ft.	III _s	0	65	64	50	60
40081	Norris channery silt loam, 5 to 14 percent slopes	0.30	0.0%		0.9ft. (Paralithic bedrock)	VI _s	0	25	25	24	14
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	0.26	0.0%		> 6.5ft.	II _w	0	77	67	67	76
46123	Urich silt loam, 1 to 3 percent slopes, occasionally flooded	0.09	0.0%		> 6.5ft.	III _w	425	63	62	56	62
99130	Kanima silty clay loam, 15 to 50 percent slopes	0.07	0.0%		> 6.5ft.	VII _s	0	24	24	18	16
Weighted Average						3.59	125.3	*n 57.3	*n 56.4	*n 48.2	*n 50.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he's worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he's not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you've booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you've seen him starring on the Outdoor Channel's award-winning "Heartland Bowhunter," where he is also part of their pro staff. Even though he's traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you'll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



NATE FLYNN, LAND AGENT
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