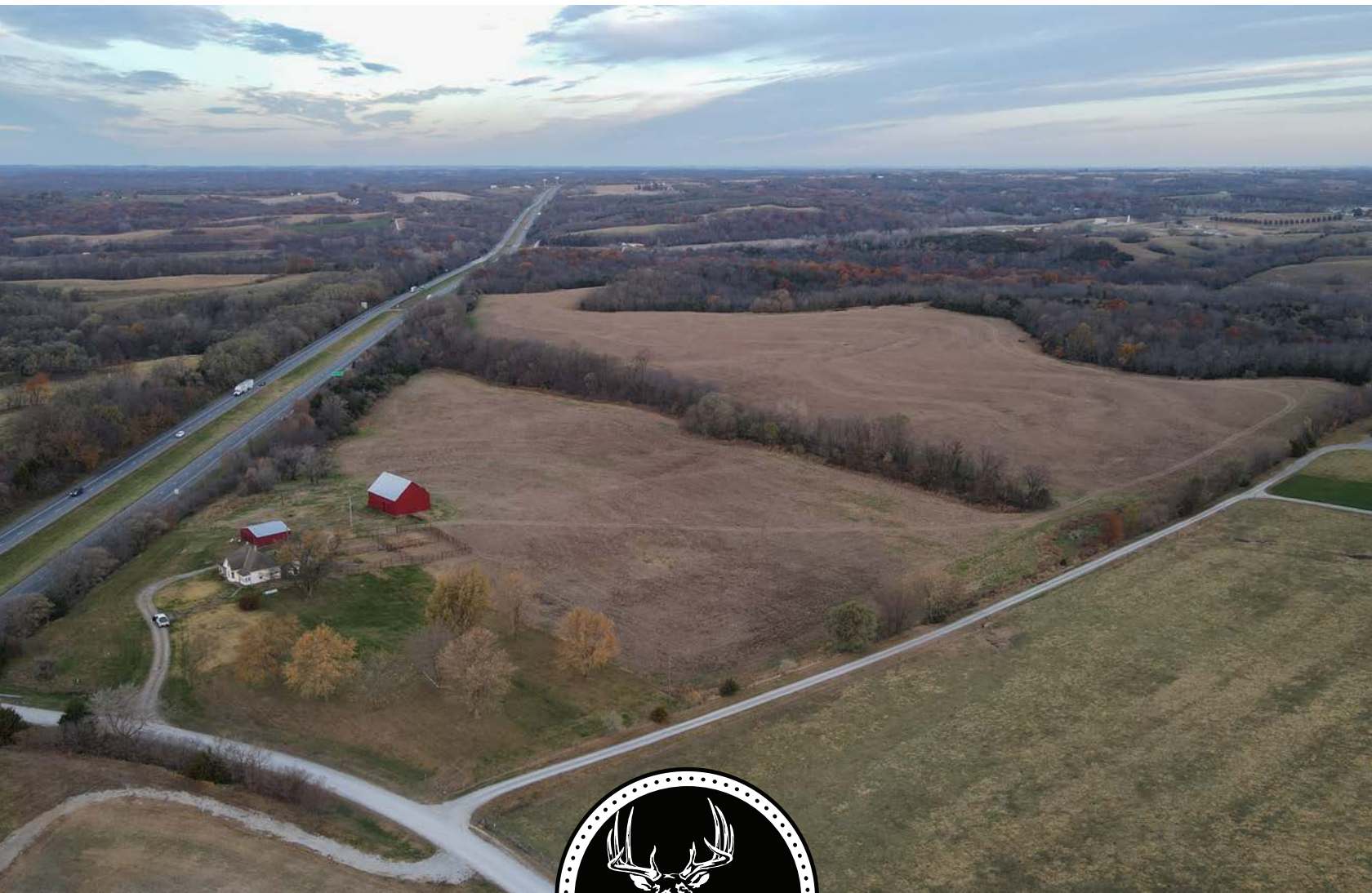


MIDWEST LAND GROUP PRESENTS

119.64 ACRES IN

ANDREW COUNTY MISSOURI

9671 COUNTY ROAD 370, SAVANNAH, MO 64485



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PICTURESQUE 119 +/- ACRES IN WESTERN ANDREW COUNTY

This 119.64 surveyed-acre property in Andrew County, Missouri, deserves your full attention! This property is truly one of the most picturesque properties I have ever set foot on. When you first enter the property, you are greeted by an old home that, with some work, would make a tremendous place to live or a great cabin getaway. Water and electricity are on site, which makes an easy transition for a new home or cabin.

As you drive down the winding drive, you will see the two big outbuildings that provide tremendous storage for all of your equipment. The property slopes gently inclines as you work your way towards the north boundary, which provides great scenery of the whole property. The open acres of the property are currently in hay production, but

could easily be converted back into tillable production if desired. The open acreage is tiled and terraced and ready for whatever you have to throw at it. The northern portion of the property is full of a great mix of timber. The young cedars, warm-season grasses, and young mass-producing plants provide tremendous habitat for all types of wildlife. The amount of deer sign that I noticed while walking the property made it obvious that this property will make for a tremendous hunting property if desired! The northwest corner of the property consists of a pasture finger that is surrounded by tremendous cover, which would make for a great ambush food plot location. Properties of this caliber in this location do not come available often; do not miss your opportunity!



PROPERTY FEATURES

COUNTY: **ANDREW** | STATE: **MISSOURI** | ACRES: **119.64**

- 119.64 surveyed acres
- Andrew County
- Old home
- Utilities on site
- Great mix of timber
- Open acres
- Tillable potential
- Great hunting
- Multiple stand locations
- Tremendous views
- Great access



OPEN ACRES

The open acres of the property are currently in hay production, but could easily be converted back into tillable production if desired. The open acreage is tiled and terraced and ready for whatever you have to throw at it.



OLD HOME AND TWO OUTBUILDINGS



TILLABLE POTENTIAL



TREMENDOUS VIEWS

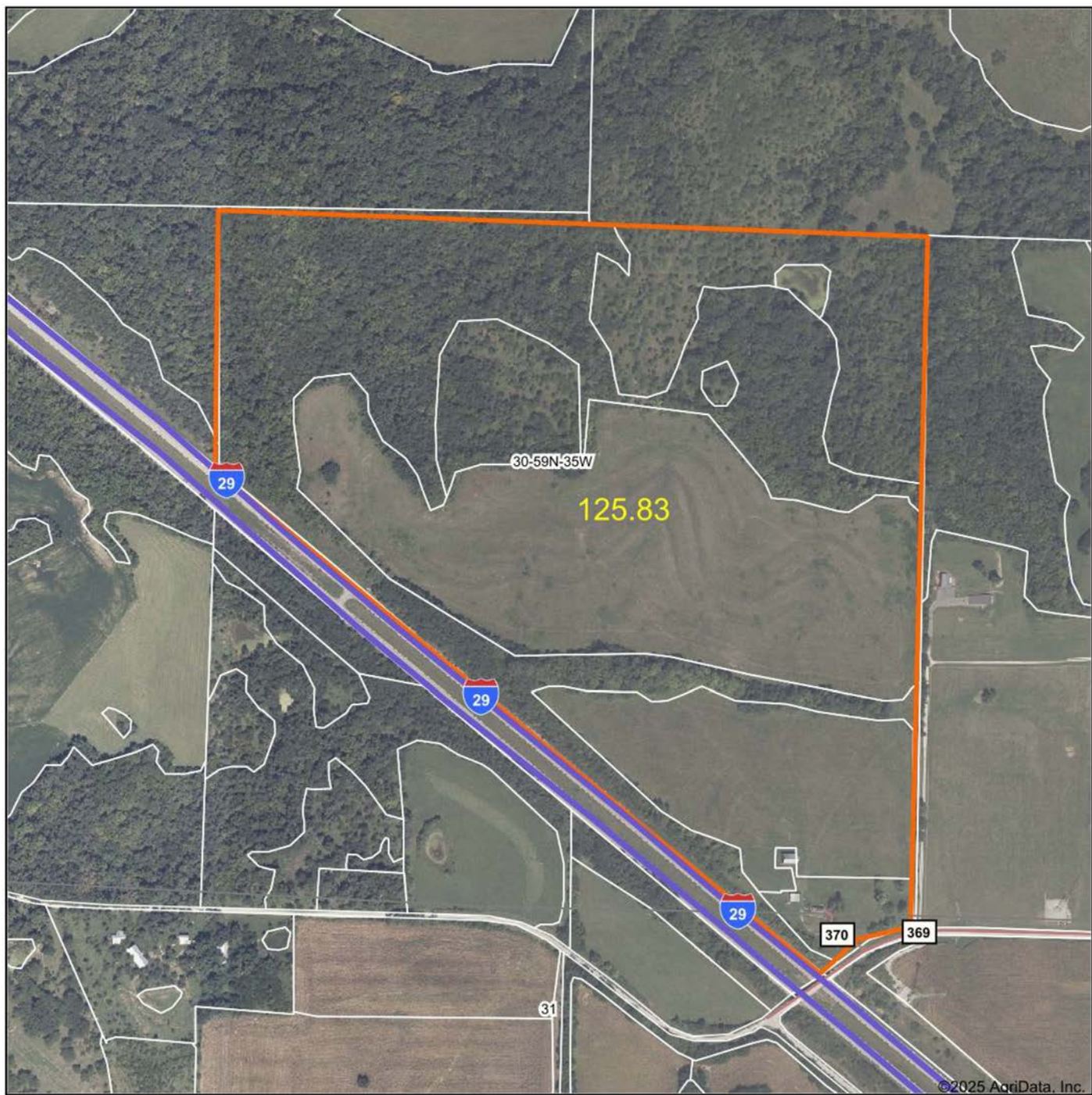


MULTIPLE STAND LOCATIONS

The northern portion of the property is full of a great mix of timber. The young cedars, warm-season grasses, and young mass-producing plants provide tremendous habitat for all types of wildlife. The amount of deer sign that I noticed while walking the property made it obvious that this property will make for a tremendous hunting property if desired!



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 53' 50.28, -94° 52' 16.1

30-59N-35W
Andrew County
Missouri

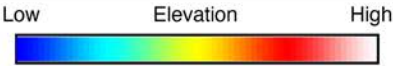
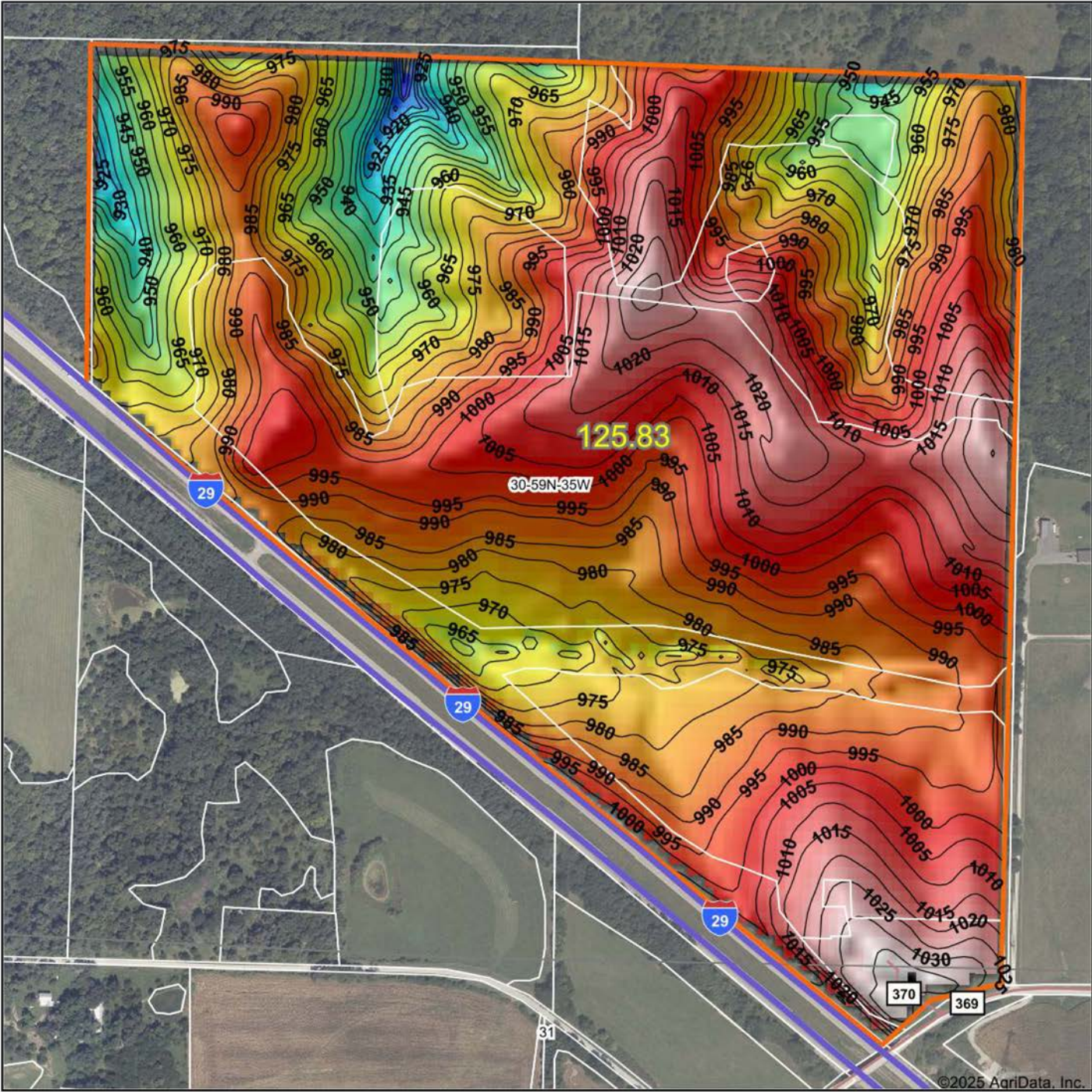
0ft 595ft 1190ft



10/28/2025

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

HILLSHADE MAP



Maps Provided By:



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

Source: USGS 10 meter dem
Interval(ft): 5
Min: 897.0
Max: 1,038.2
Range: 141.2
Average: 988.1
Standard Deviation: 22.47 ft

0ft 454ft 908ft

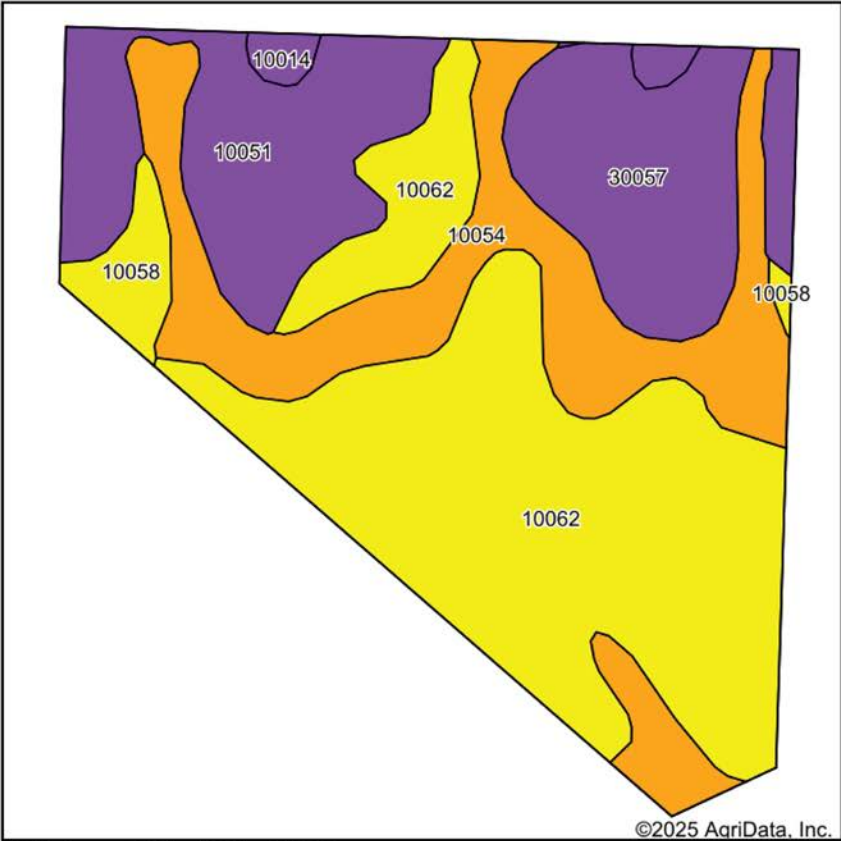


10/28/2025

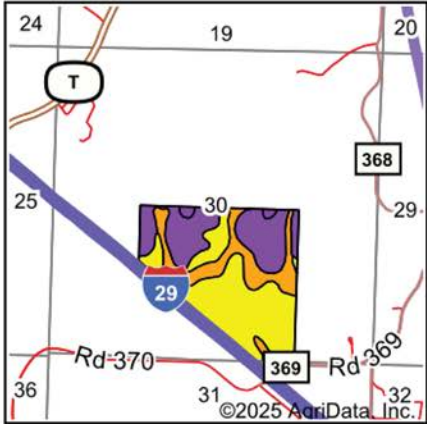
30-59N-35W
Andrew County
Missouri

Boundary Center: 39° 53' 50.28, -94° 52' 16.1

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Andrew**
Location: **30-59N-35W**
Township: **Lincoln**
Acres: **122.45**
Date: **11/19/2025**



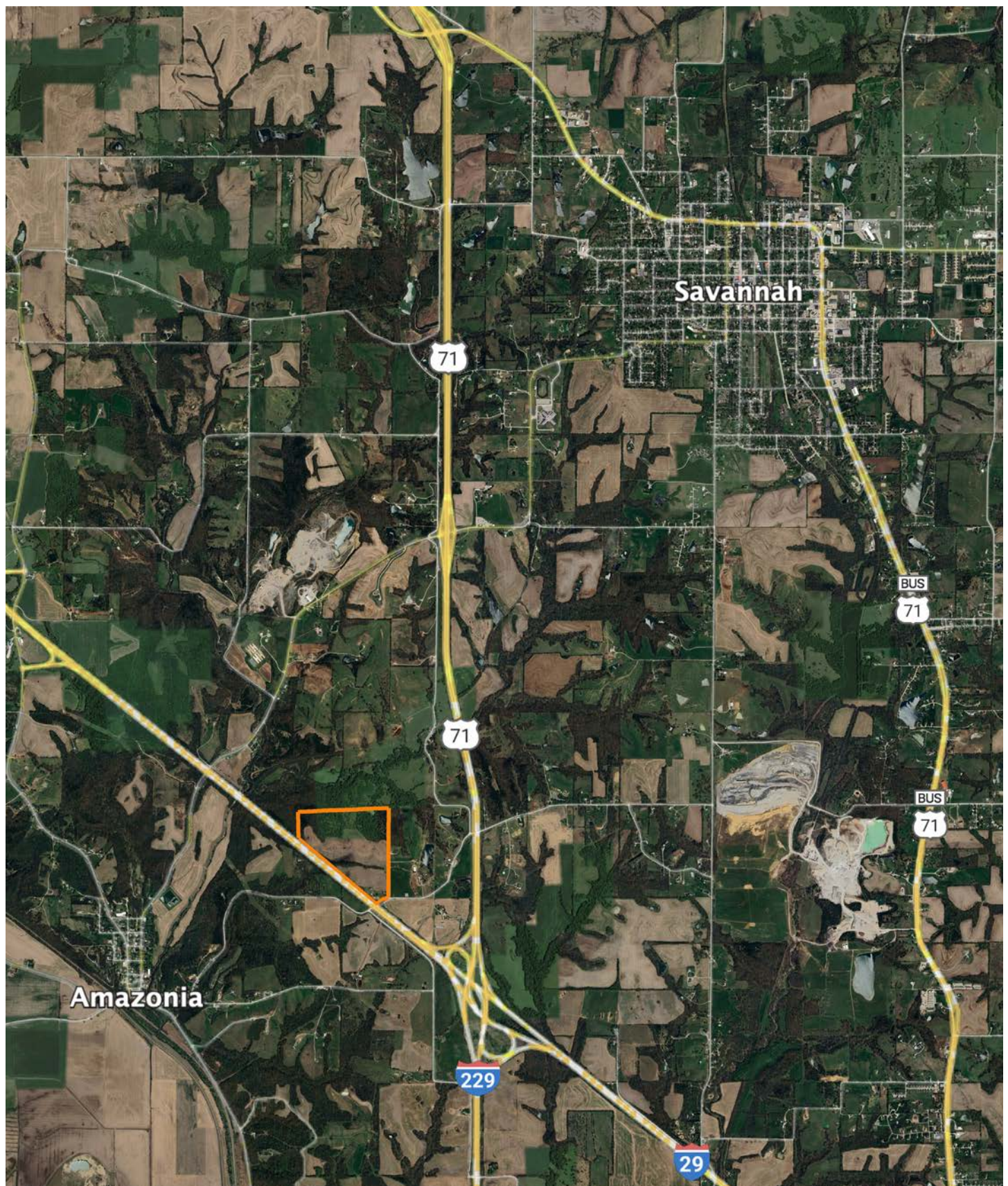
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Area Symbol: MO003, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	52.65	43.0%		IVe	73	73	61
10054	Knox silt loam, 5 to 9 percent slopes	26.90	22.0%		IIIe	85	85	75
10051	Knox silt loam, 20 to 35 percent slopes, eroded	19.75	16.1%		VIe	54	54	37
30057	Gara loam, 14 to 18 percent slopes	17.87	14.6%		VIe	66	66	52
10058	Knox silty clay loam, 14 to 20 percent slopes, eroded	3.66	3.0%		IVe	69	69	49
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	1.62	1.3%		VIIe	15	15	9
Weighted Average					4.43	*n 70.7	*n 70.7	*n 57.8

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



BRETT ROBERTS

LAND AGENT

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MidwestLandGroup.com

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