

MIDWEST LAND GROUP PRESENTS

56 ACRES IN

ANDREW COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE RECREATIONAL TRACT IN ANDREW COUNTY

Midwest Land Group is excited to bring to market this diverse recreational property in Andrew County, Missouri! This 56 +/- acre property has so much to offer. The first thing you notice when entering the property is the limited road access that allows for an extremely private setting! The property used to have an old homestead, which has since been removed. This allows for the perfect build site to be available for someone to build their dream home or a cabin getaway overlooking the pond. The property does have a water meter and electricity on the property, and is ready for you and your builder! The property is a great mix of timber and open ground. The main ridge of the open ground boasts an NNCPI score of 81, which would prove great spots for food plots, tillable income, or a great spot for someone to expand their cattle operation. The current owner has done a tremendous amount of cleanup on the property, which is now a blank slate for a new owner to add their personal touches. The thick timber allows for tremendous cover for all types of wildlife. The south boundary of

the property connects to a big vein of timber, which is sure to be home to big Missouri whitetails and Eastern wild turkeys. If expanding your cattle operation is your goal, this property deserves your attention. The new owner has cleared the boundaries and installed brand new fencing throughout the property. There is also plenty of water and shade for your cattle herd. If tillable production is what you are looking for in a property, do not look any further. The main ridge of the farm lies very nicely and is made up of very good hill ground soils, which provide the opportunity for someone to expand their tillable operation. If hunting is what you are looking for, this property will certainly check that box as well. With the addition of food and a little bit of cover, this farm will hunt extremely well. The pockets of timber allow this property to hunt big and allow for multiple stand locations. This property truly is a Swiss army knife of farms and is waiting for your personal touch. Do not miss out on this opportunity!



PROPERTY FEATURES

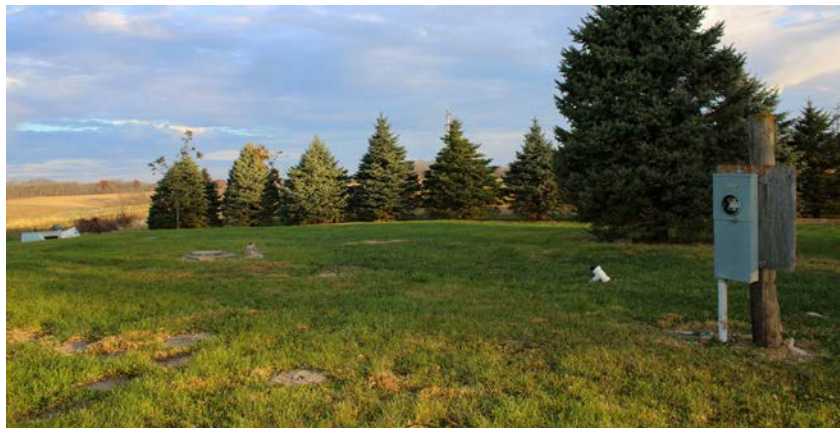
COUNTY: **ANDREW** | STATE: **MISSOURI** | ACRES: **56**

- 56 +/- acre
- Great hunting
- Cattle potential
- Tillable potential
- Utilities on site
- Private setting
- Great build site
- Andrew County
- New fencing
- Pond
- Multiple stand locations
- Great setup



GREAT BUILD SITE

The property used to have an old homestead, which has since been removed. This allows for the perfect build site to be available for someone to build their dream home or a cabin getaway overlooking the pond. The property does have a water meter and electricity on the property, and is ready for you and your builder!



POND



CATTLE POTENTIAL

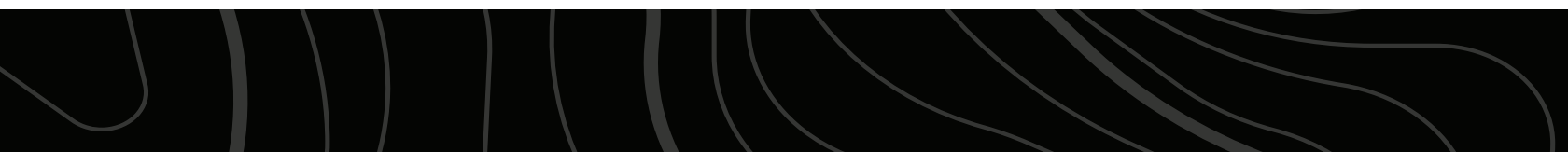


GREAT HUNTING

The south boundary of the property connects to a big vein of timber, which is sure to be home to big Missouri whitetails and Eastern wild turkeys.



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 40° 0' 29.67, -94° 40' 22.35

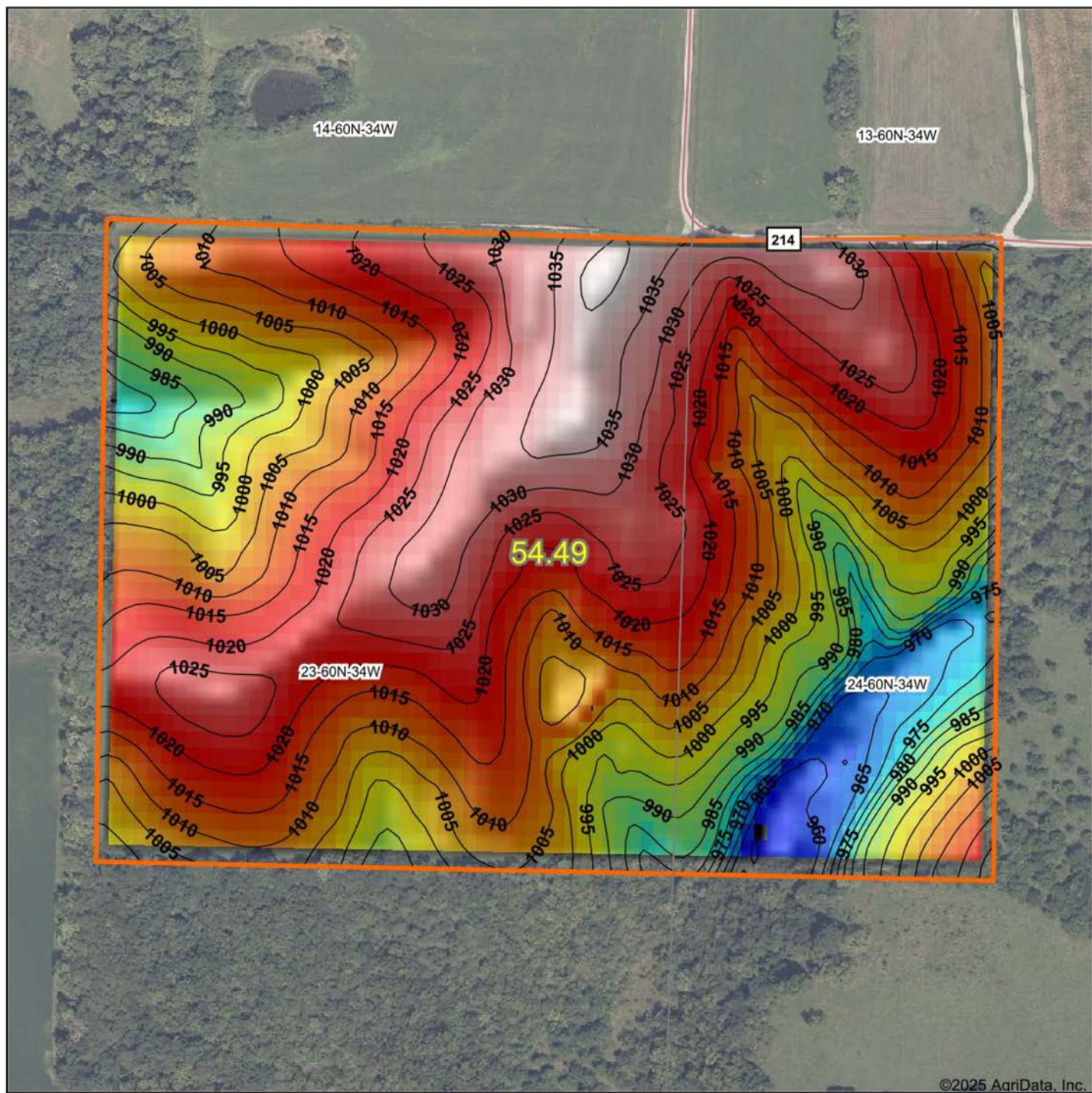
23-60N-34W
Andrew County
Missouri

0ft 546ft 1091ft

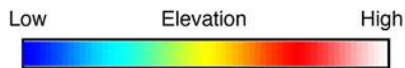


10/30/2025

HILLSHADE MAP



©2025 AgriData, Inc.



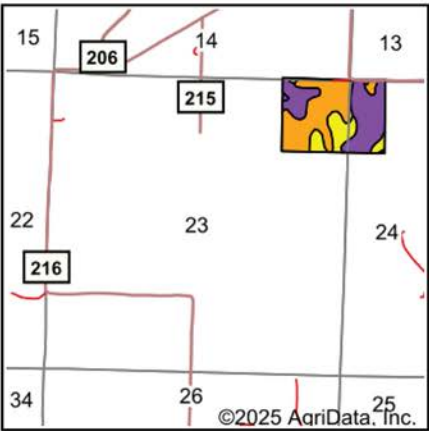
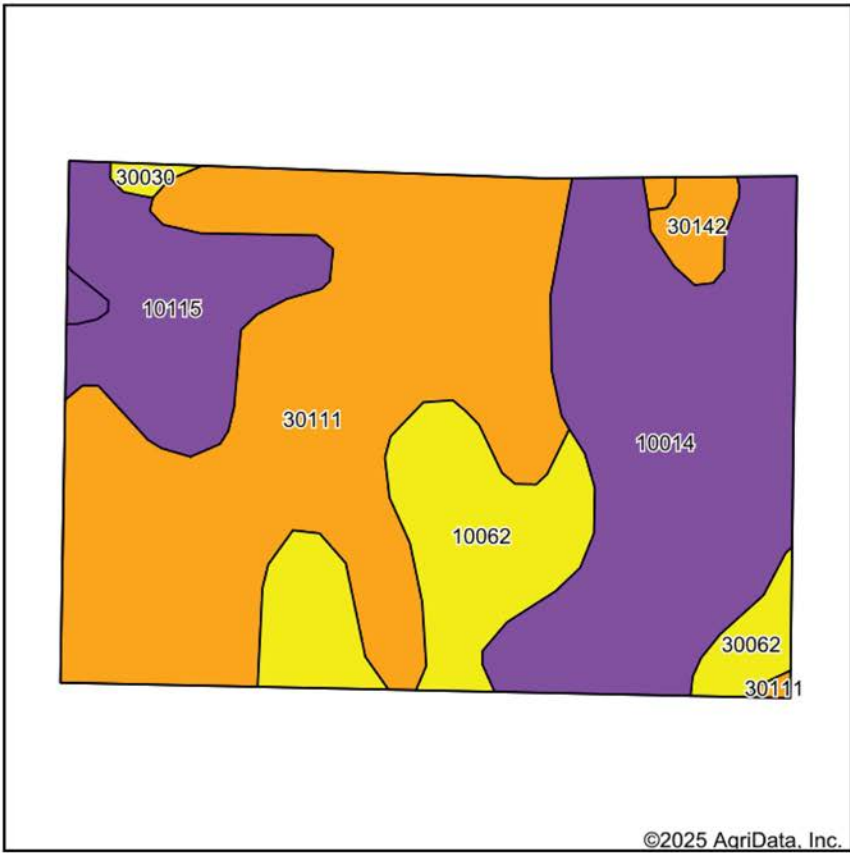
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 5
Min: 954.1
Max: 1,041.4
Range: 87.3
Average: 1,010.2
Standard Deviation: 17.68 ft



10/30/2025
23-60N-34W
Andrew County
Missouri
Boundary Center: 40° 0' 29.67, -94° 40' 22.35

SOILS MAP



State: **Missouri**
County: **Andrew**
Location: **23-60N-34W**
Township: **Empire**
Acres: **54.49**
Date: **10/30/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

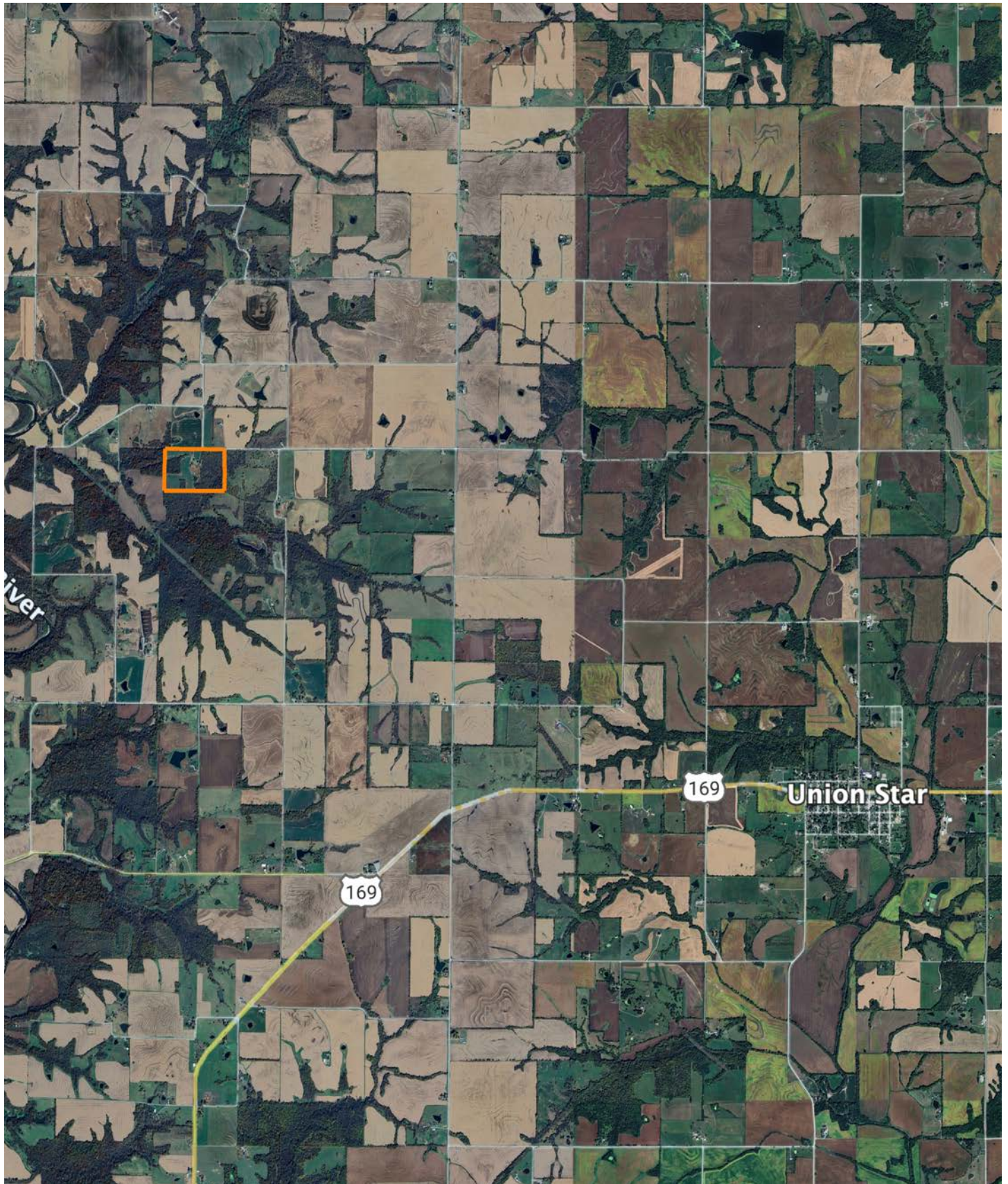
Area Symbol: MO003, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30111	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	23.03	42.3%		IIIe	81	81	62
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	15.70	28.8%		VIIe	15	15	9
10062	Knox silty clay loam, 9 to 14 percent slopes, eroded	7.27	13.3%		IVe	73	73	61
10115	Rosendale silty clay loam, 9 to 30 percent slopes	6.15	11.3%		VIe	59	59	43
30062	Gara loam, 9 to 14 percent slopes	1.10	2.0%		IVe	71	71	59
30142	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	0.97	1.8%		IIIe	61	61	50
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.27	0.5%		IVe	58	58	41
Weighted Average					4.65	*n 57.8	*n 57.8	*n 44.1

*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

816.309.1218

BrettRoberts@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.