

MIDWEST LAND GROUP PRESENTS

3.66 ACRES

CLINTON COUNTY, MO

6326 SOUTHEAST VOLLMER DRIVE, LATHROP, MISSOURI 64465



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME, SHOP, AND SMALL ACREAGE 30 MINUTES FROM KANSAS CITY

Welcome to this stunning 3.66 +/- acre property that is located just 5.5 miles northeast of Holt, Missouri, 25 minutes north of Liberty, Missouri, lies within the Lathrop R-II School District, and is just .7 miles south of Highway V! Are you looking for a home on small acreage with a shed, a large shop, and a small pond? If so, look no further! This tremendous property offers a 1,900+ square-foot home with 3 bedrooms and 2.5 bathrooms with an 8'x33' covered front porch, an attached 14'x26' carport, a very nice 30'x50' shop with concrete, 200 amp electric, and a car lift! The property also features a

large fenced-in back yard along with a spacious 15'x26' workshop with concrete and electric, a small pond, and three apple trees. In 2023, all structures on the property received a new roof, and within the last 5 years, the HVAC system and the hot water heater in the home have been replaced! There is ample outdoor space providing tons of trees, native grasses, a small pond, lots of wildlife, and three apple trees! It is easy to envision yourself here, out in the county, enjoying the quiet mornings and stunning sunsets! This is a beautiful property! Book your private showing today!



PROPERTY FEATURES

COUNTY: **CLINTON** | STATE: **MISSOURI** | ACRES: **3.66**

- Located .7 miles off Blacktop Highway V
- Located 5.5 miles northeast of Holt, MO
- Located 25 minutes north of Liberty, MO
- Lathrop R-II School District
- Very well-maintained property and home
- Approximately 1,900+ square-foot home
- 3 bedrooms
- 2.5 bathrooms
- Exterior walls are 2'x6' construction
- Large master bedroom/large walk-in closet
- New roof on ALL structures in 2023
- HVAC and water heater are less than 5 years old
- Massive 8'x33' long covered porch
- Attached 14'x26' carport
- 30'x50' shop with concrete, 200 amp electric, and a car lift
- 15'x26' workshop with concrete and electric
- Large yard and ample outdoor space
- Large fenced-in back yard
- Small pond
- 3 apple trees
- Tons of wildlife
- Road frontage on 2 sides



3 BED, 2.5 BATH HOME

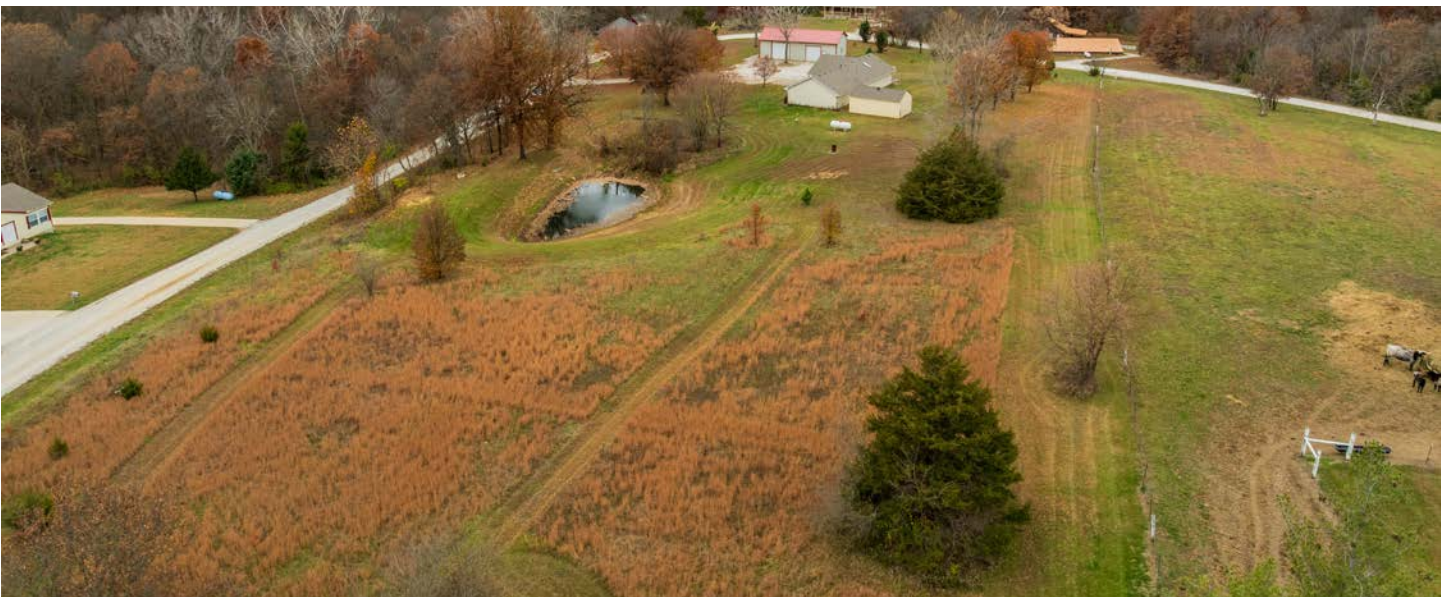
This tremendous property offers a 1,900+ square-foot home with 3 bedrooms and 2.5 bathrooms with an 8'x33' covered front porch, and an attached 14'x26' carport



SMALL POND



LARGE YARD



15'X26' WORKSHOP

The property also features a large fenced-in back yard along with a spacious 15'x26' workshop with concrete and electric, a small pond, and three apple trees.



30'X50' SHOP

Included with the property is a very nice 30'x50' shop with concrete, 200 amp electric, and a car lift!



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 29' 34.04, -94° 17' 42.6

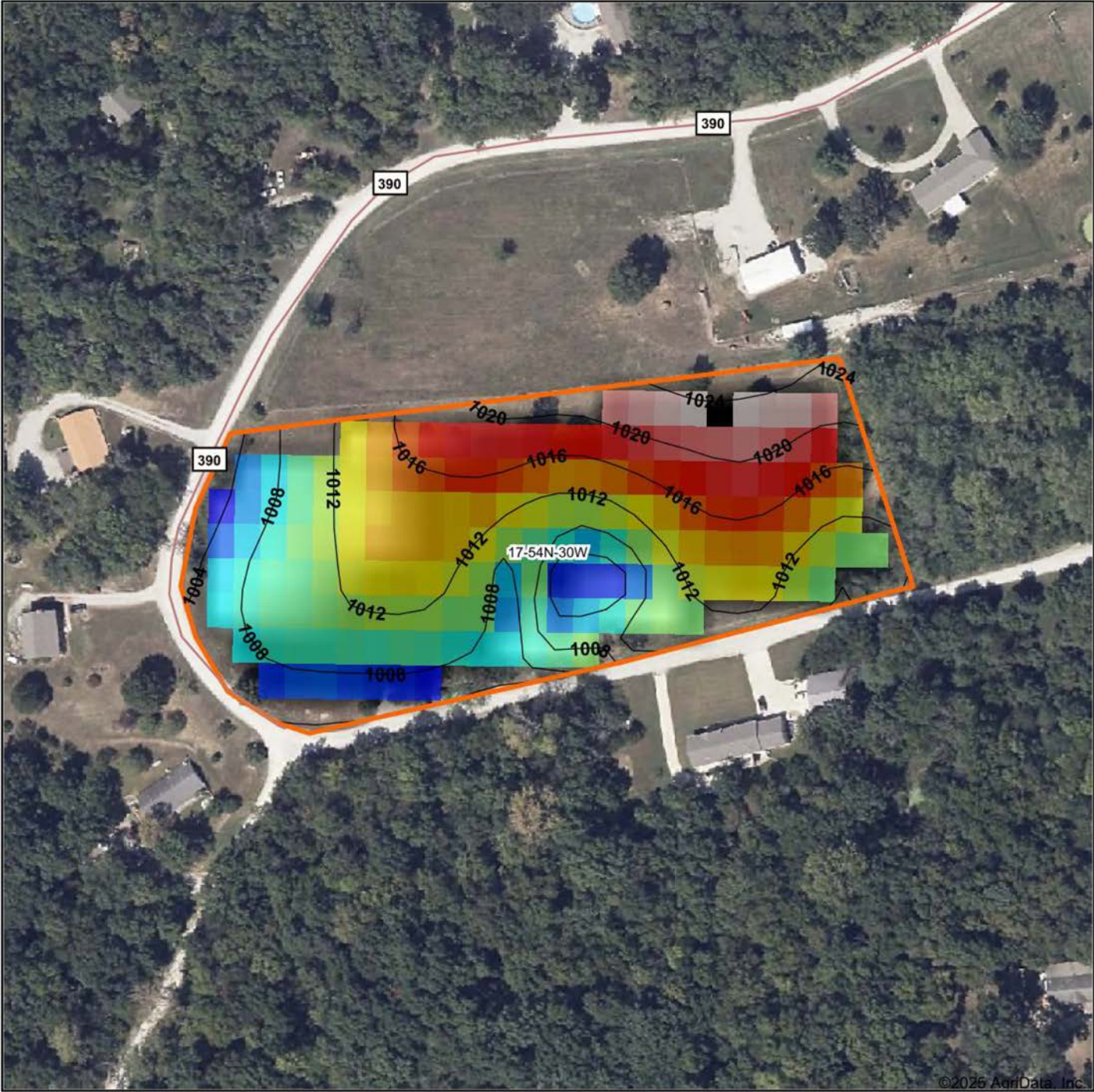
17-54N-30W
Clinton County
Missouri

0ft 170ft 341ft



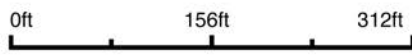
11/19/2025

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 4
Min: 1,001.4
Max: 1,024.3
Range: 22.9
Average: 1,012.4
Standard Deviation: 5.41 ft

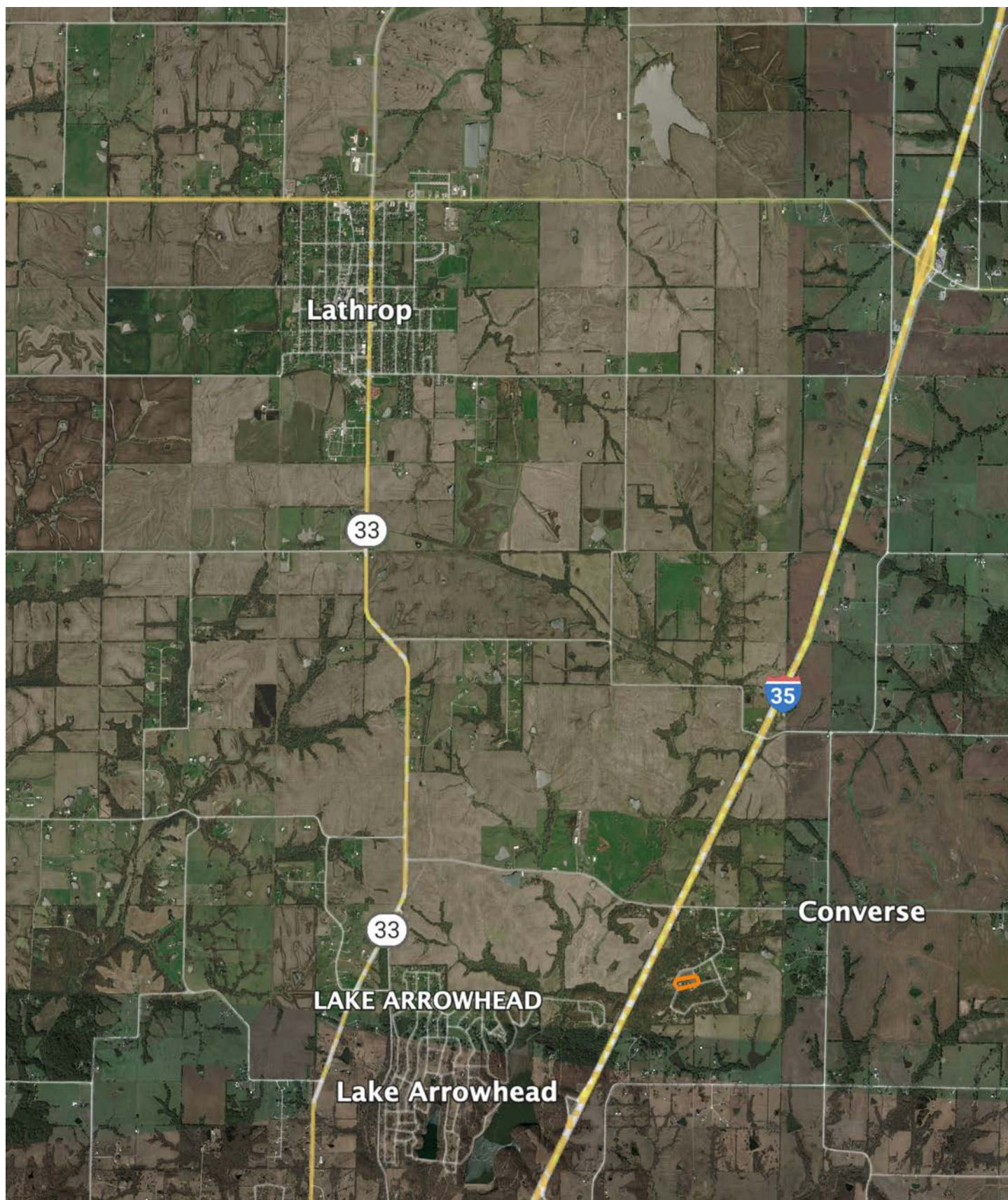


11/19/2025

17-54N-30W
Clinton County
Missouri

Boundary Center: 39° 29' 34.04, -94° 17' 42.6

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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