

MIDWEST LAND GROUP PRESENTS

213 ACRES IN

GENTRY COUNTY MISSOURI



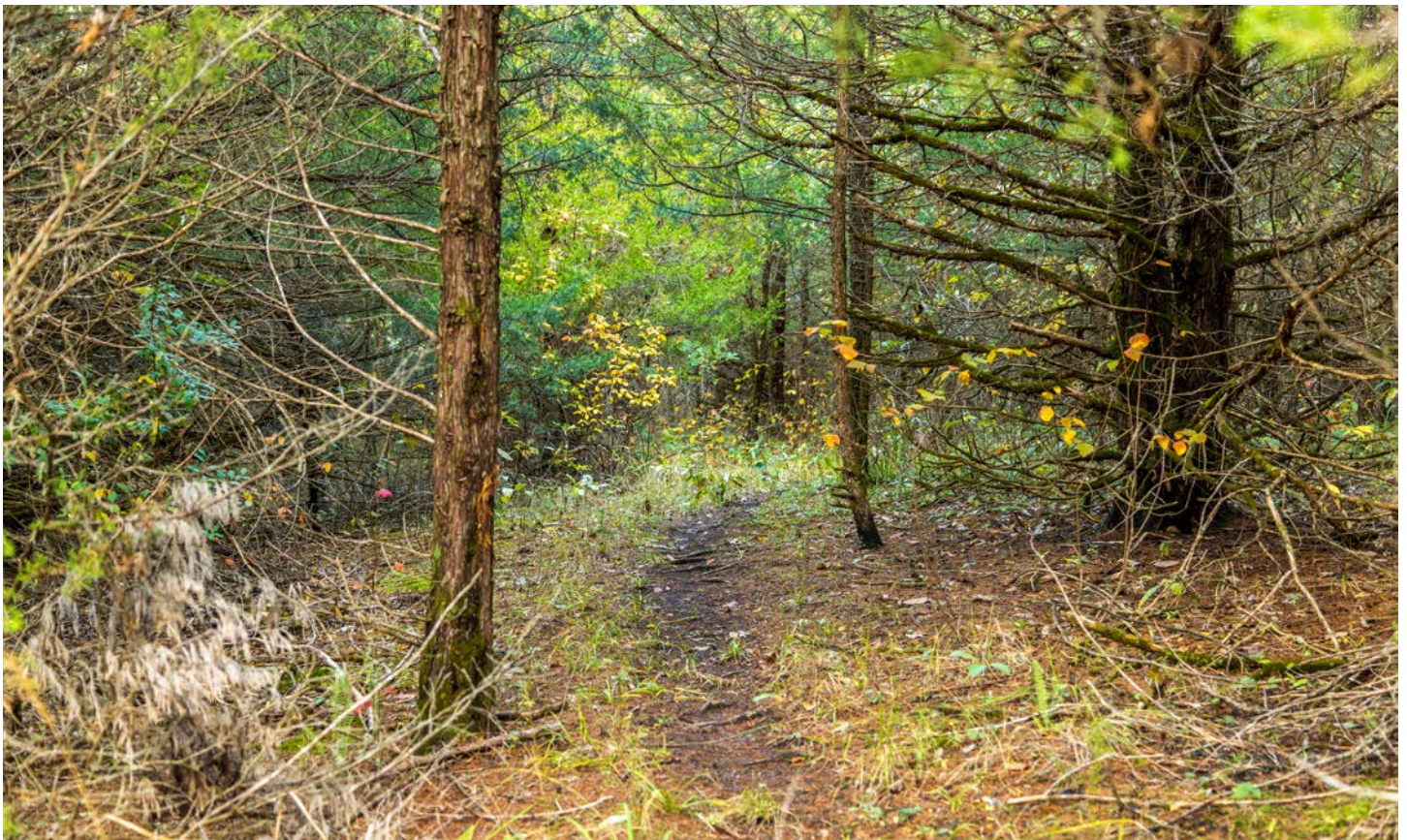
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE NORTHWEST MISSOURI TIMBER TRACT

I am honored to bring to market one of the most unique properties in northwest Missouri! This 100% timber tract has the makeup of a farm that is very difficult to find in northwest Missouri. As most serious deer hunters know, the most difficult habitat to establish on your recreational farm is enough cover to hold multiple mature deer on your property. This farm certainly checks that box! The property has beautiful pockets of mature cedars, big oaks, and mature hickory trees throughout. This property might have the most deer sign I have ever seen on one property. In my opinion, this farm currently acts as the “hub” for the entire area. Multiple creeks and drainages sprawl throughout the farm, which

provides travel corridors and good connectivity to the surrounding farms. The property sits in Gentry County, an area that is well known for big, mature whitetails! With a little bit of clearing and additional food plots, this farm has the potential to be one of the most dynamic hunting farms in Missouri. The property sits off blacktop Highway EE, which provides easy access. There is a great spot to build a private cabin. Rural water and electricity are very close, making this a great spot to create your own private hideaway. The north and east sides of this farm are extremely private and clear of human intrusion. This is your opportunity to own one of the most unique in northwest Missouri; do not miss your chance!



PROPERTY FEATURES

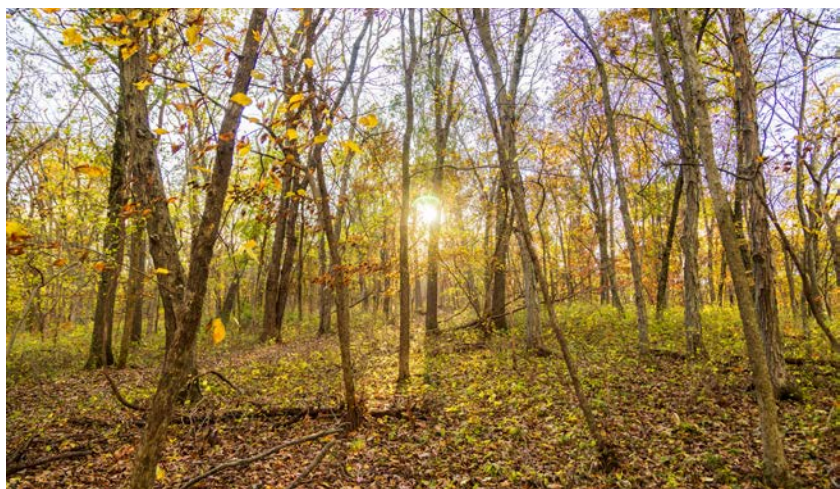
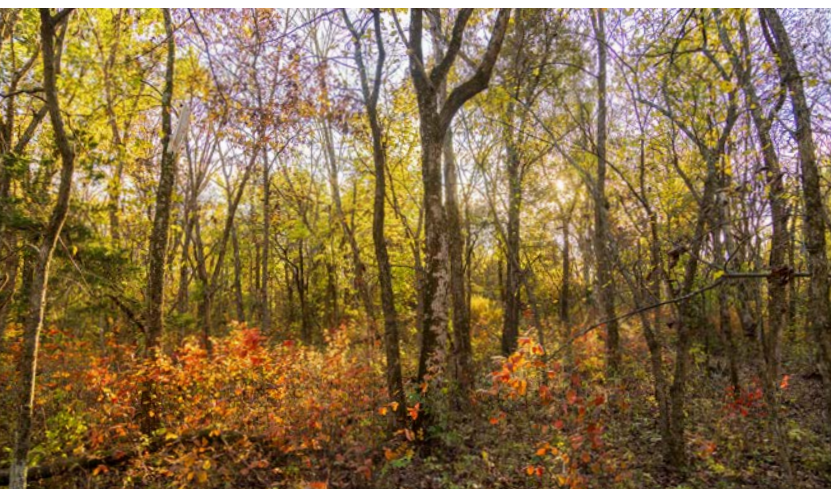
PRICE: **\$958,500** | COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **213**

- 213 +/- acres
- 100% timber
- Rare opportunity
- Big buck hub
- Mature cedars
- Mature oaks
- Mature hickories
- Excellent deer hunting
- Excellent turkey hunting
- Incredible deer sign
- Blacktop access
- Private build site



100% TIMBER

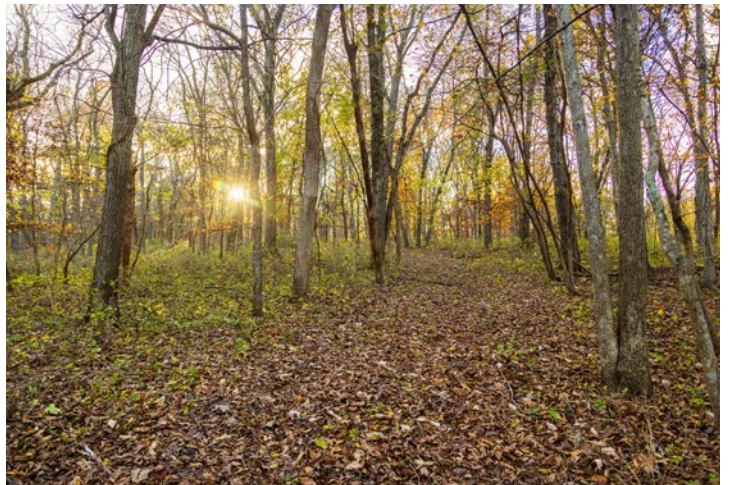
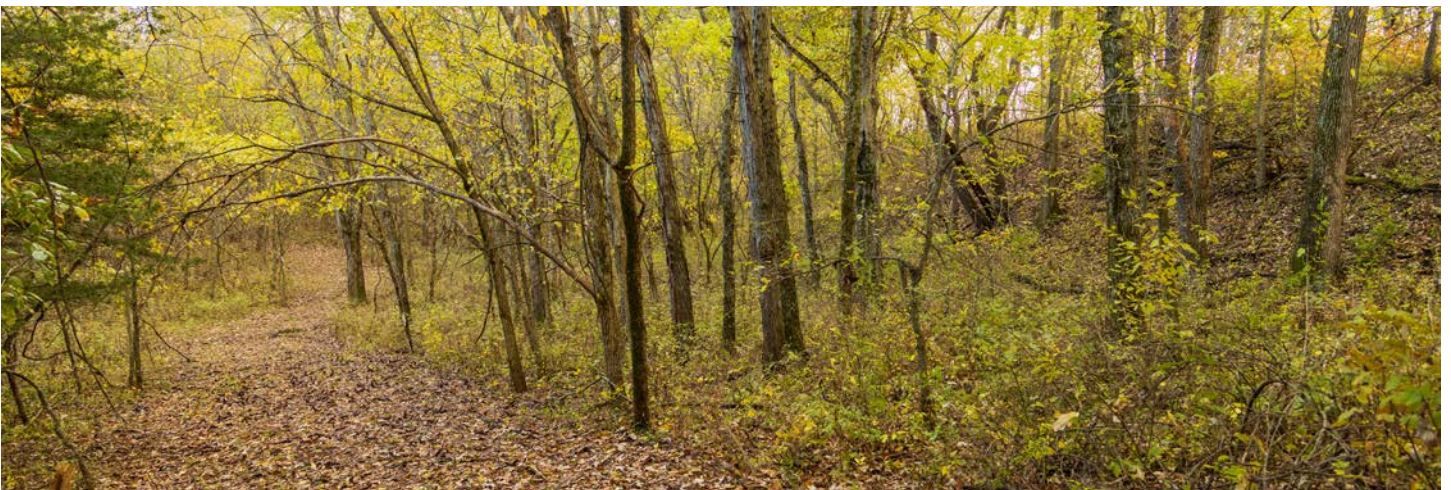
The property has beautiful pockets of mature cedars, big oaks, and mature hickory trees throughout.



BLACKTOP ACCESS

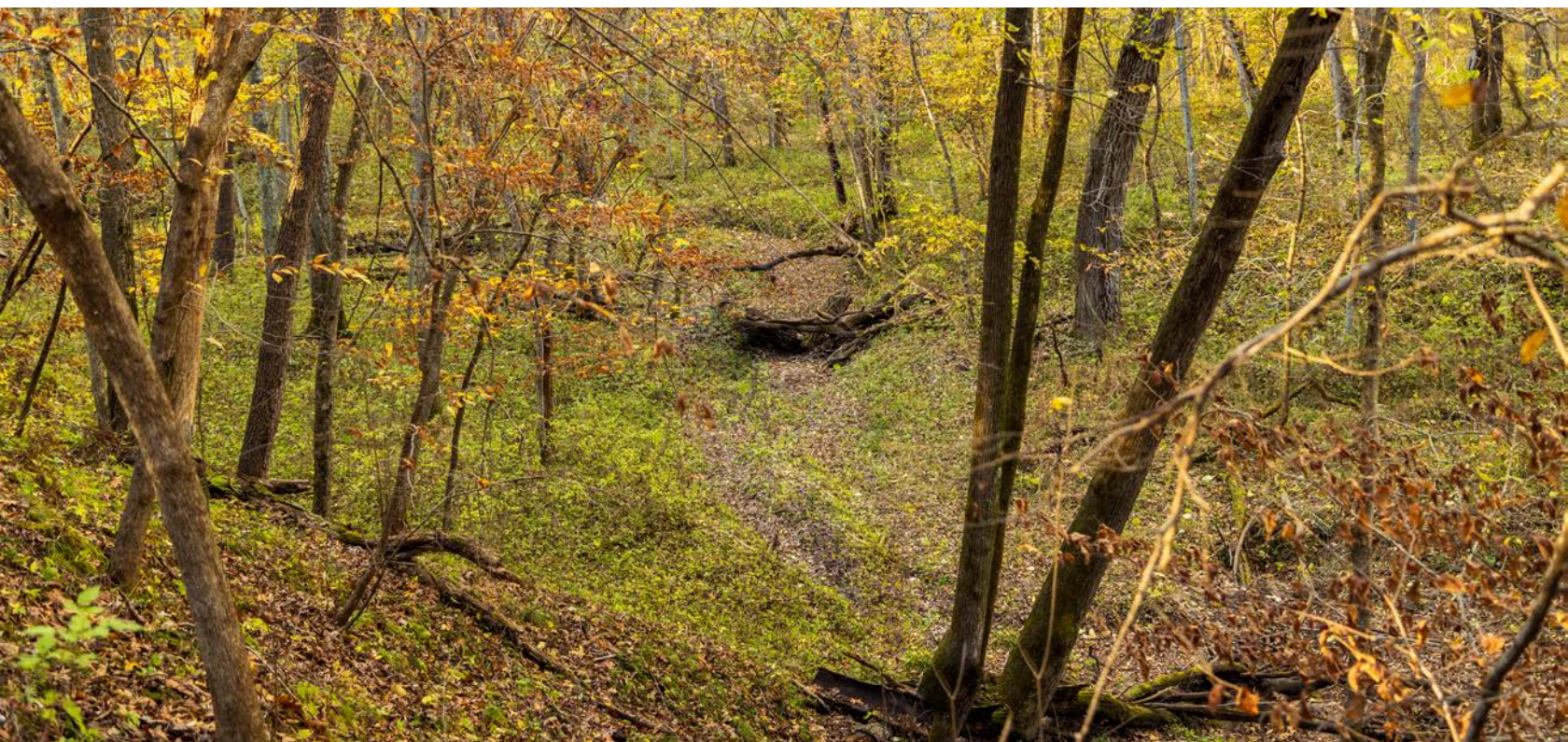
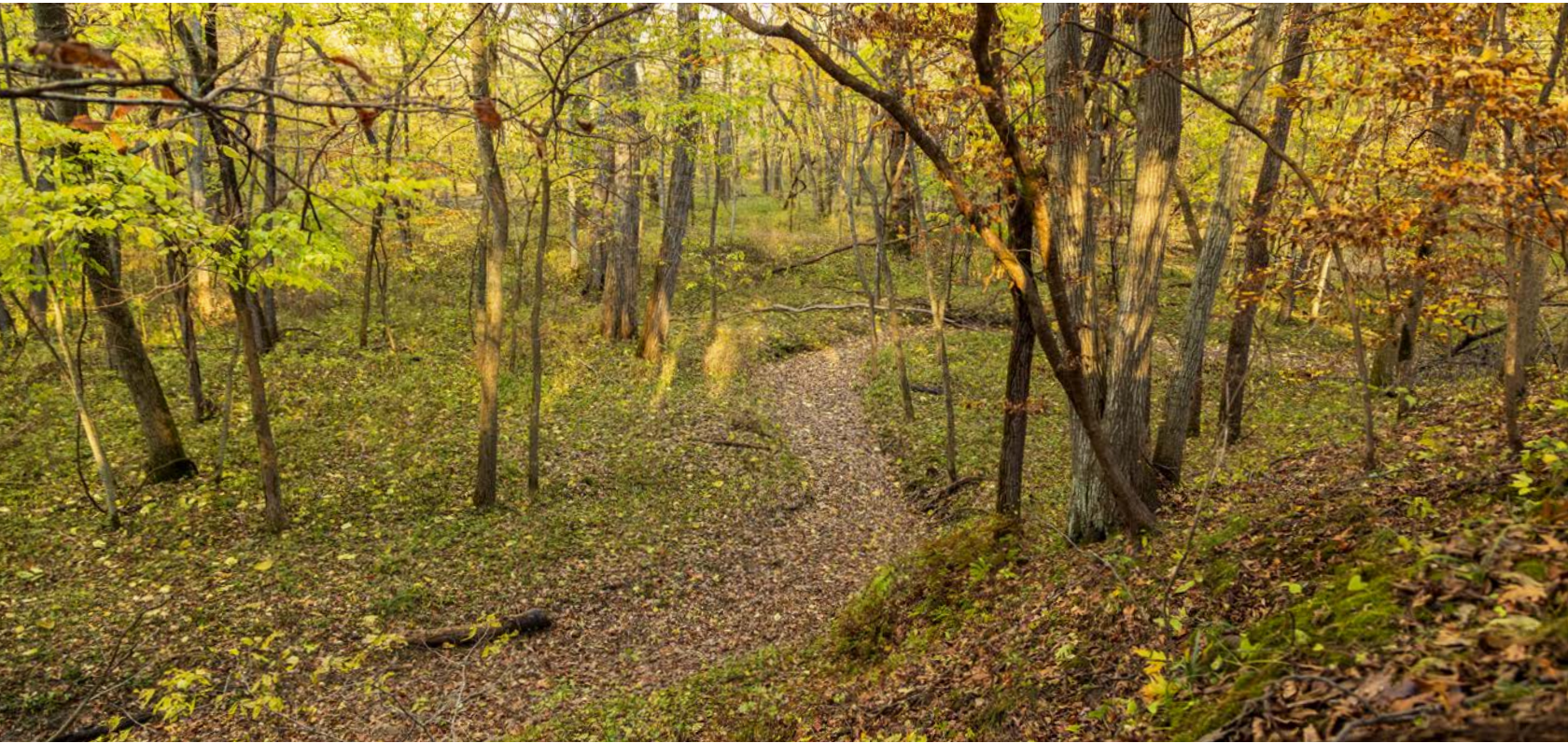


PRIVATE BUILD SITE



CREEKS AND DRAINAGES

Multiple creeks and drainages sprawl throughout the farm, which provides travel corridors and good connectivity to the surrounding farms.

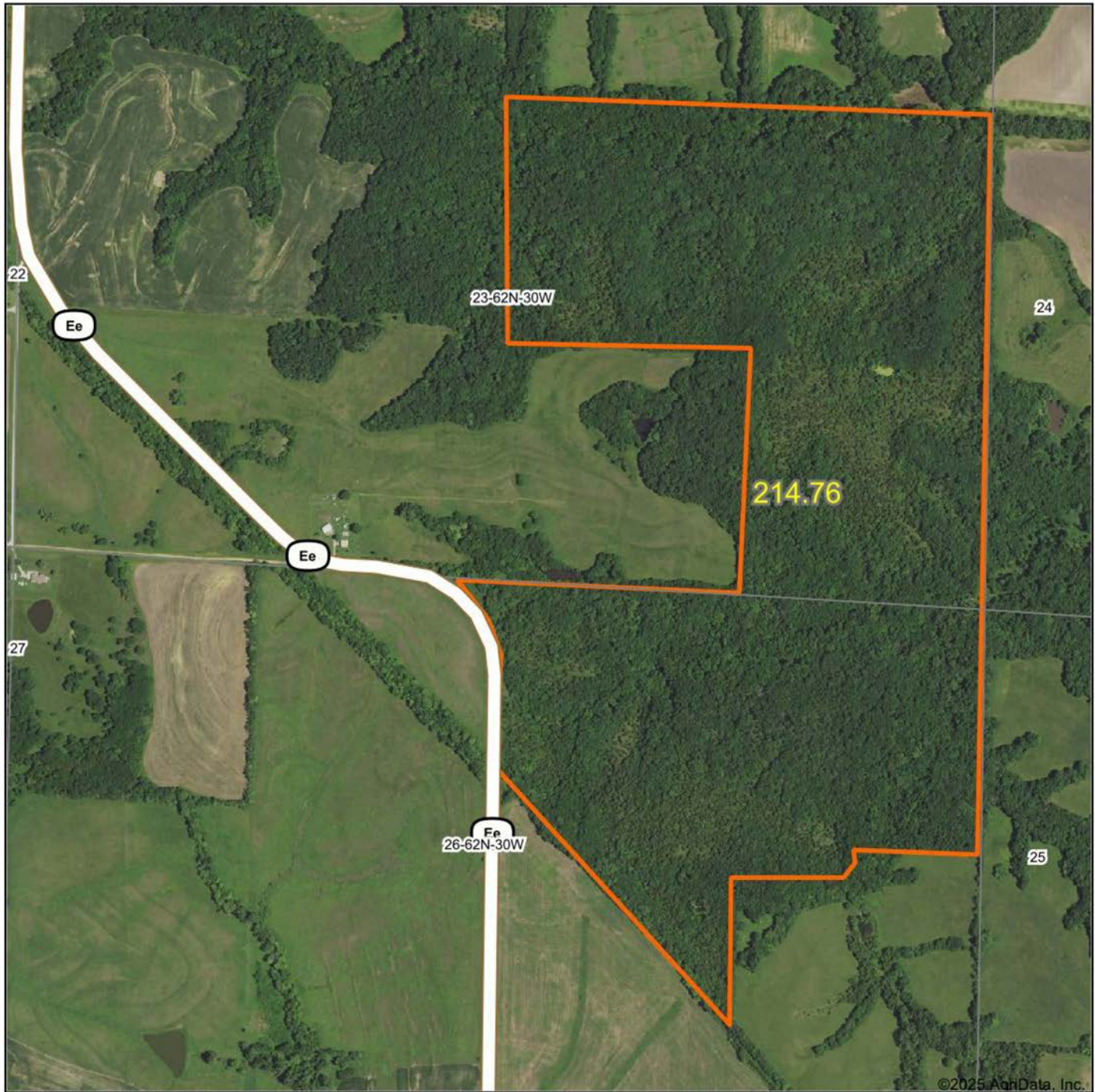


INCREDIBLE DEER SIGN

The property sits in Gentry County, an area that is well known for big, mature whitetails! With a little bit of clearing and additional food plots, this farm has the potential to be one of the most dynamic hunting farms in Missouri.



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgrIDataInc.com

Boundary Center: 40° 9' 9.13, -94° 14' 26.6

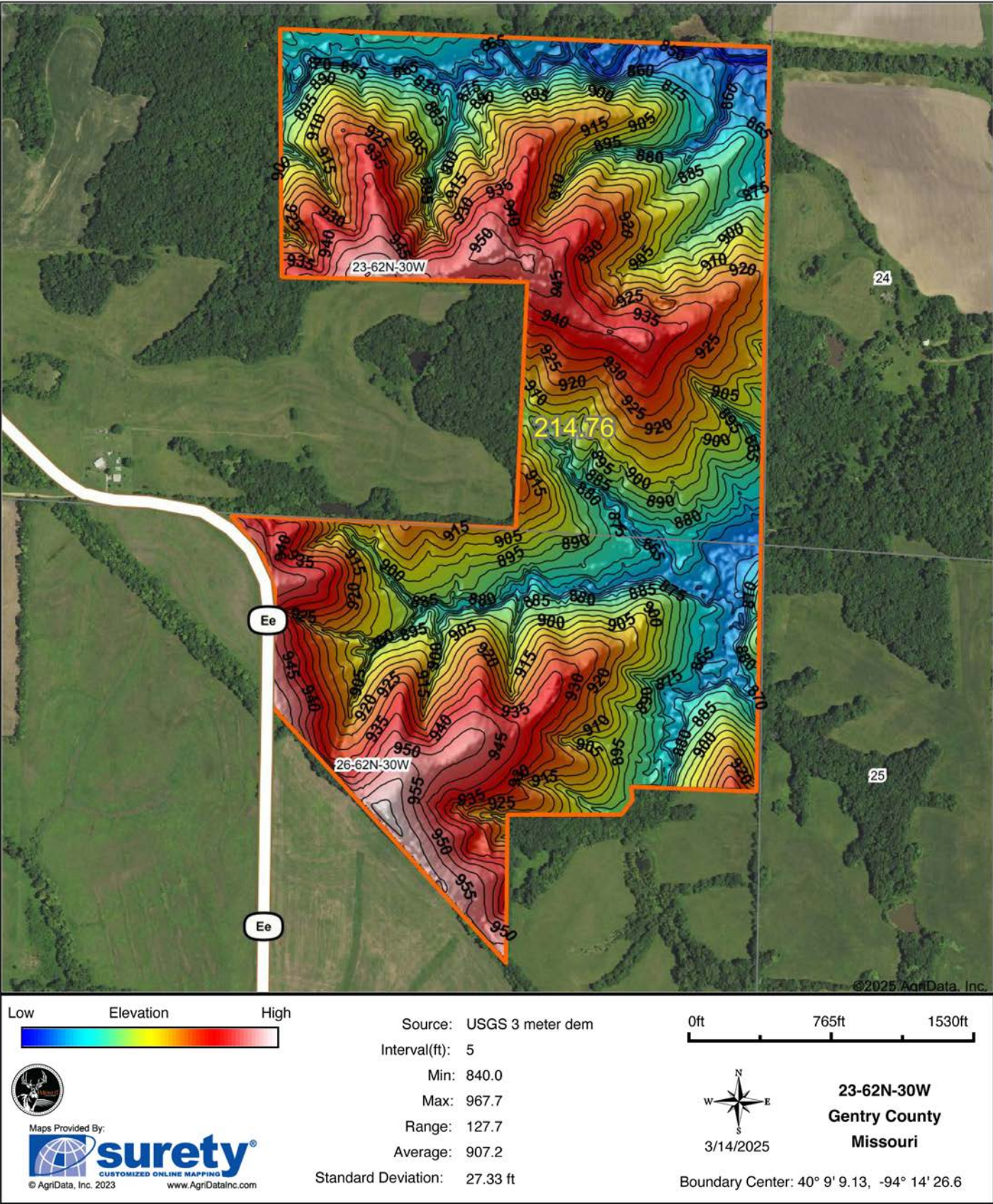
23-62N-30W
Gentry County
Missouri

0ft 845ft 1691ft

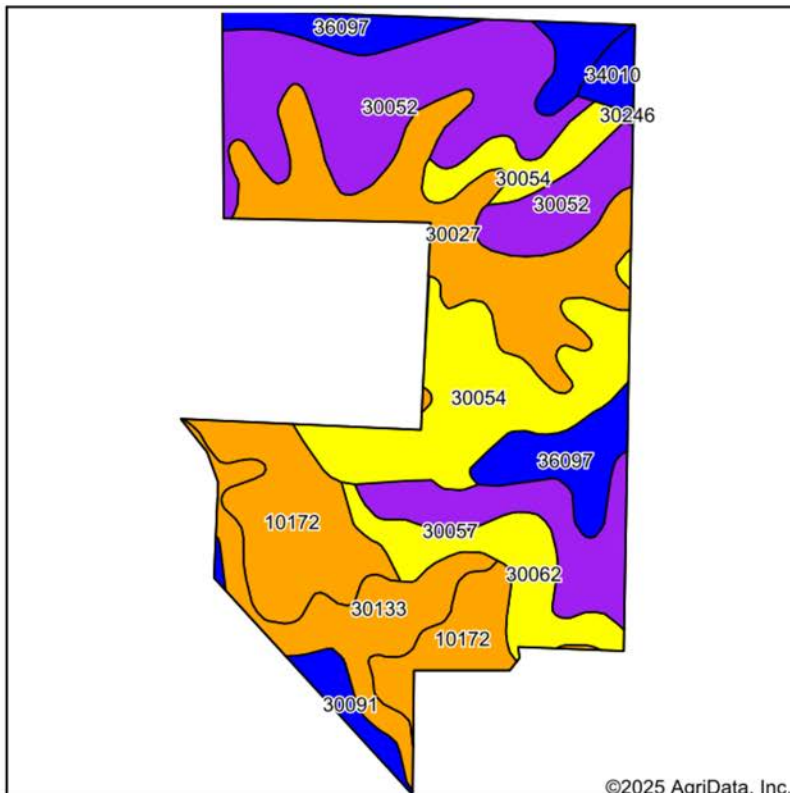


3/14/2025

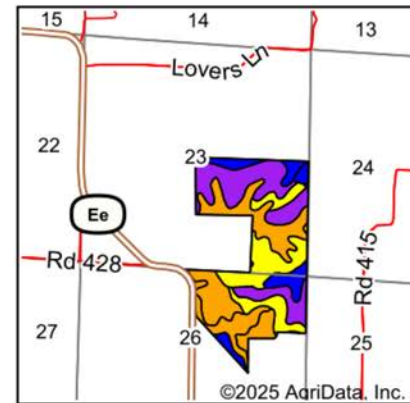
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Gentry**
 Location: **23-62N-30W**
 Township: **Miller**
 Acres: **214.76**
 Date: **3/14/2025**



Maps Provided By:

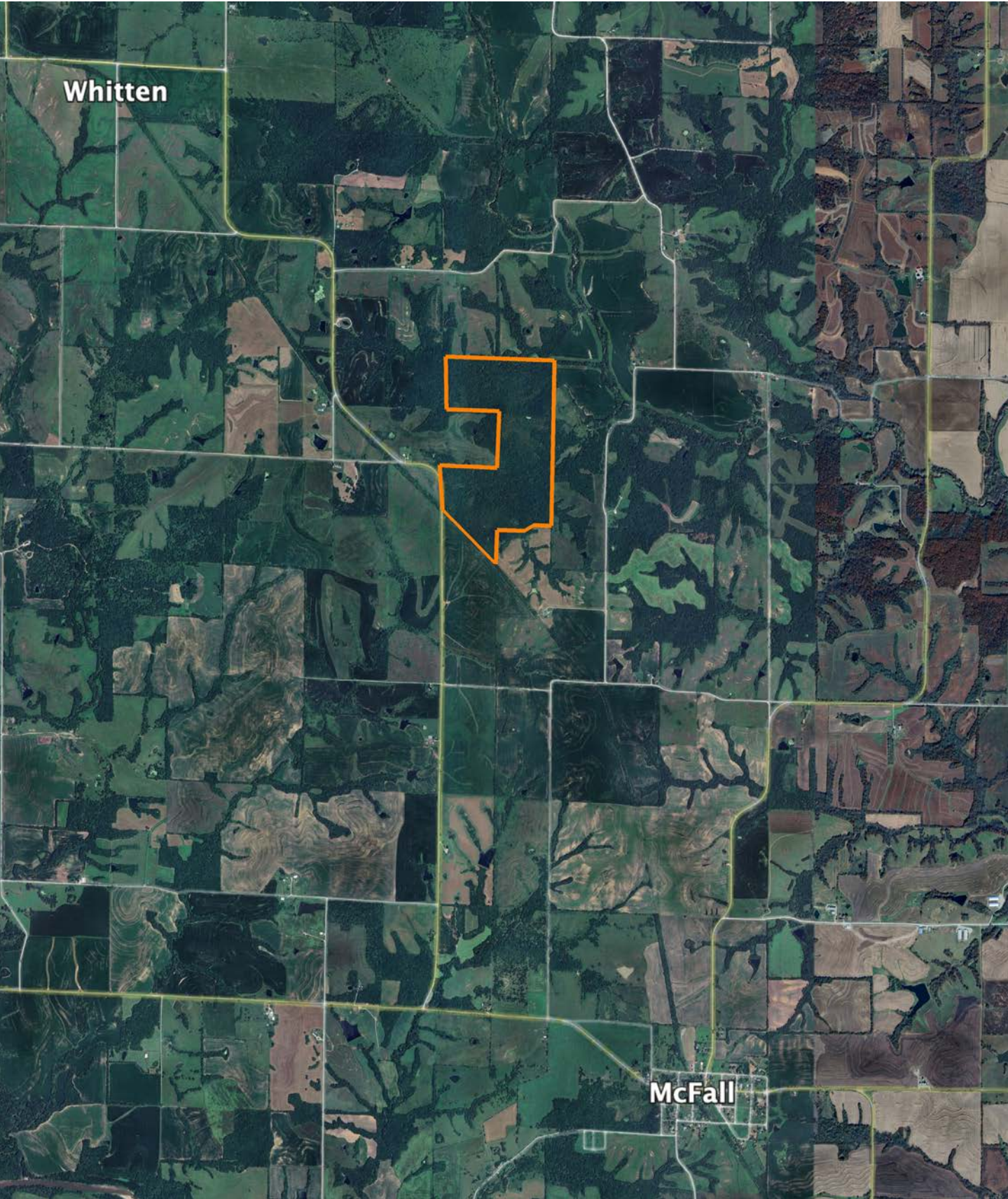
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: MO075, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	45.22	21.0%		Vle			62	62	42
30054	Gara clay loam, 9 to 14 percent slopes, eroded	35.33	16.5%		IVe			68	68	47
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	33.43	15.6%		IIIe			60	60	41
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	29.15	13.6%		IIIe			70	70	54
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	19.39	9.0%		IIw			85	84	67
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	16.98	7.9%		IIIe			59	59	47
30057	Gara loam, 14 to 18 percent slopes	14.67	6.8%		Vle			66	66	52
30062	Gara loam, 9 to 14 percent slopes	13.51	6.3%		IVe			71	71	59
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	4.15	1.9%		Ile			74	74	65
34010	Humeston silt loam, 0 to 2 percent slopes, rarely flooded	2.75	1.3%		IIw			79	79	71
30246	Olmitz loam, heavy till, 2 to 5 percent slopes	0.18	0.1%		Ile	152	41	91	91	77
Weighted Average					3.94	0.1	*-	*n 66.9	*n 66.8	*n 49.5

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.