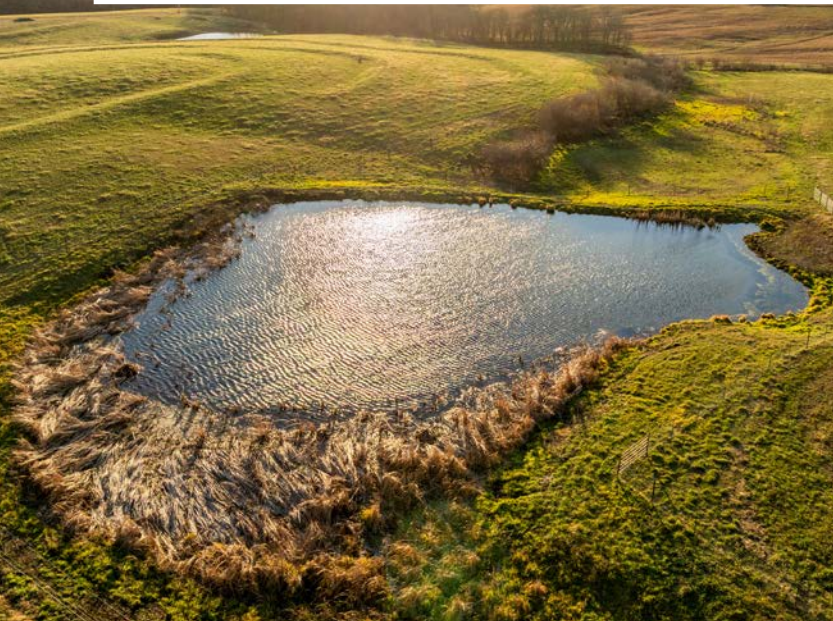


MIDWEST LAND GROUP PRESENTS



89 ACRES
ANDREW COUNTY, MO

7934 County Road 216, Union Star, Missouri 64494

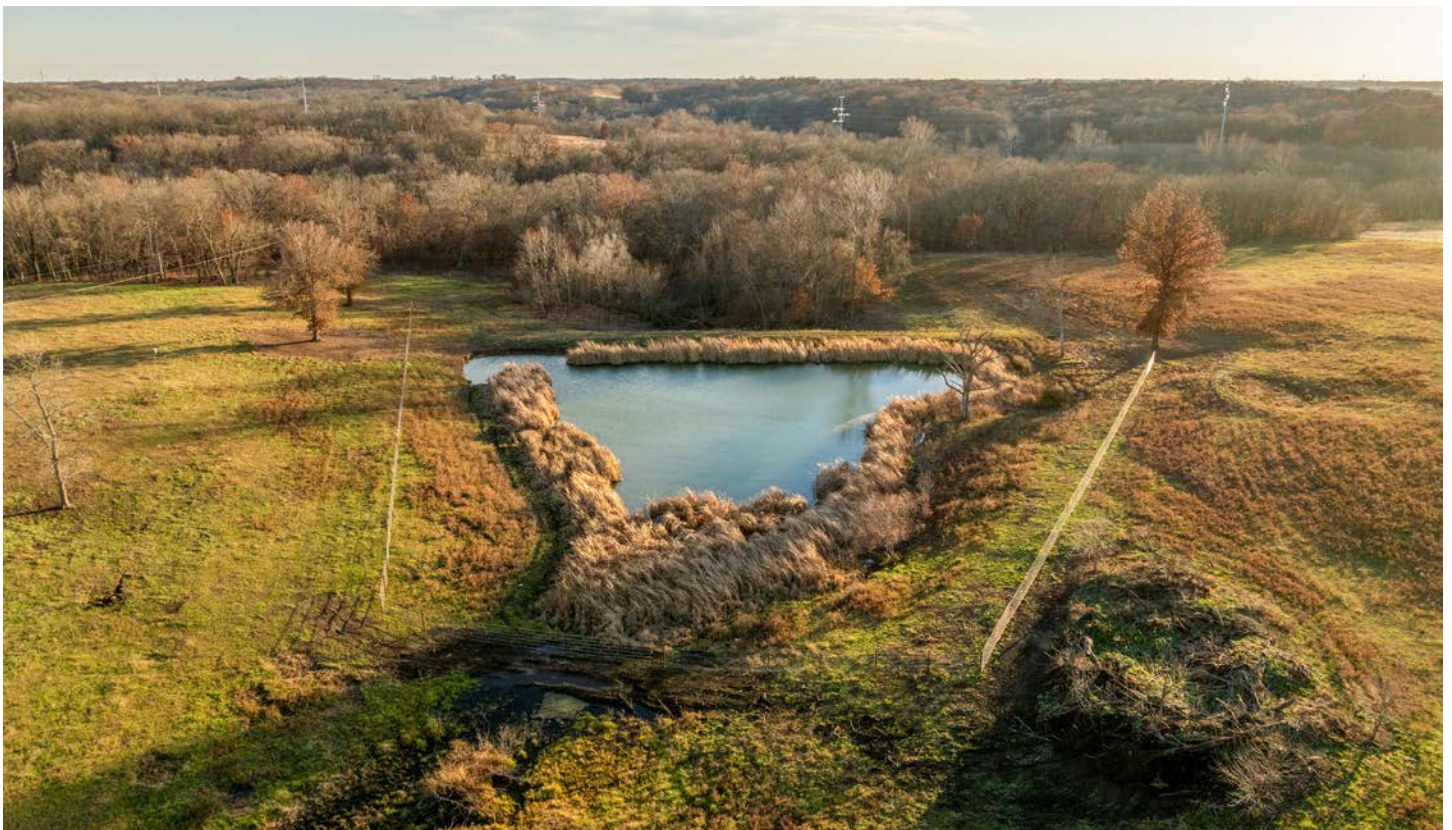


MIDWEST LAND GROUP IS HONORED TO PRESENT

WESTERN EMPIRE PRAIRIE 89 +/- ACRES

Midwest Land Group is proud to bring to market the beautiful 89 +/- acres that sit along the western edge of the Empire Prairie! This 89 +/- acres is a blank slate waiting for you to put your personal touches on the property! The current owner has made a substantial investment in the property and added brand new steel boundary fencing and new cross fencing, making this a turn-key farm for expanding your current cattle operation. The 3 ponds and timber provide plenty of necessary water and shade for your cattle herd. The eastern portion of the farm is tiled and terraced, which would make an easy transition for a tillable operation. The ridge and high tops of the farm include Class III with an NNCP score of 81, which will easily support a grass or tillable operation.

Do not overlook the build sites that this property offers as well. There is a 10-acre section on the east side of the property that would easily support the building of a dream home overlooking the entire property. It is easy to notice how well the immediate area is maintained, with multiple newer homes being built on the surrounding properties. The farm also includes a 924 square foot 2 bedroom 1 bathroom home, which would make a great weekend getaway home or supplement the property's income by renting the home out to tenants. The property also offers a large shop for storing all of the necessary equipment to maintain the property! Once you see the property, it is easy to imagine all the memories that can be made for years to come!



PROPERTY FEATURES

COUNTY: **ANDREW** | STATE: **MISSOURI** | ACRES: **89**

- Small home
- Outbuilding
- Majority open ground
- Tiled
- Terraced
- Brand new border steel fencing
- 3 ponds
- Brand new cross-fencing
- Great build site
- Utilities at the property
- 924 square foot home



SMALL HOME

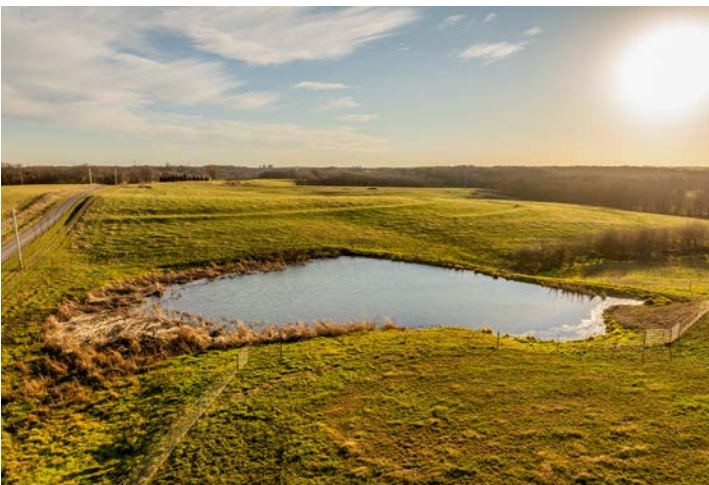
The farm also includes a 924 square foot 2 bedroom 1 bathroom home, which would make a great weekend getaway home or supplement the property's income by renting the home out to tenants.



BRAND NEW BORDER STEEL FENCING

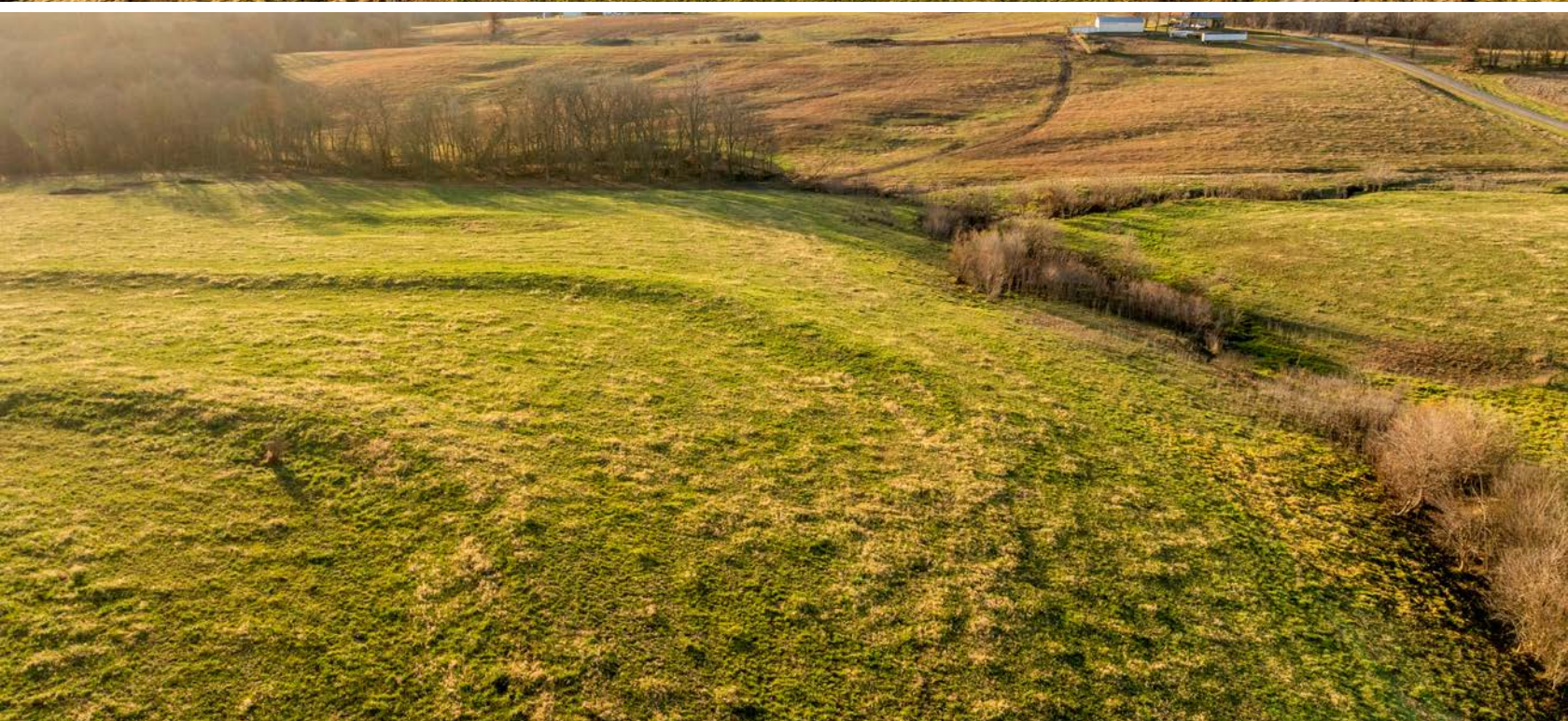


3 PONDS



TERRACED

The eastern portion of the farm is tiled and terraced, which would make an easy transition for a tillable operation. The ridge and high tops of the farm include Class III with an NNCPI score of 81, which will easily support a grass or tillable operation.



BUILD SITES

There is a 10-acre section on the east side of the property that would easily support the building of a dream home overlooking the entire property. It is easy to notice how well the immediate area is maintained, with multiple newer homes being built on the surrounding properties.



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 0' 42.92, -94° 40' 33.92

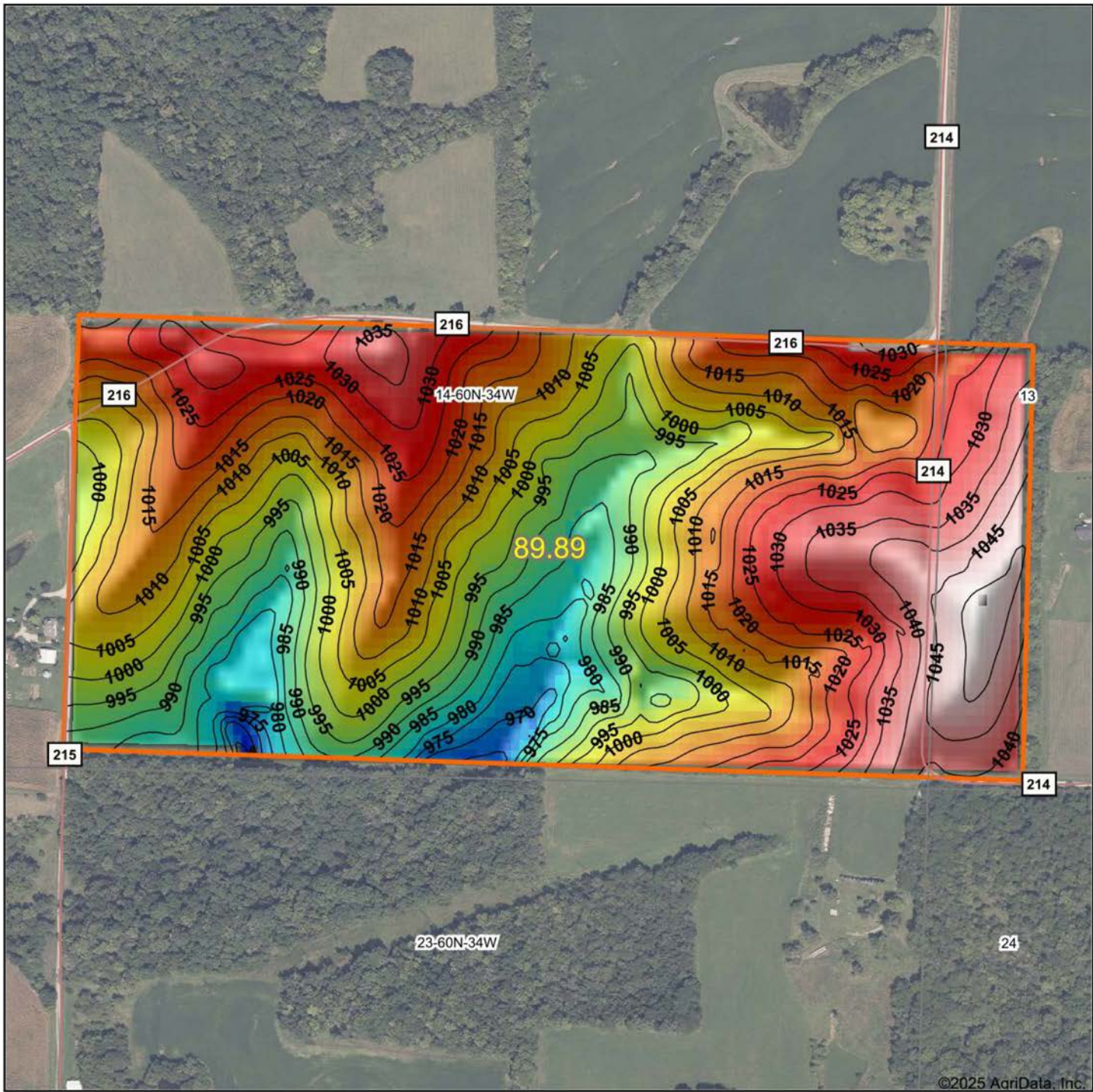
14-60N-34W
Andrew County
Missouri

0ft 601ft 1202ft



12/12/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 5

Min: 952.2

Max: 1,052.5

Range: 100.3

Average: 1,010.4

Standard Deviation: 19.52 ft

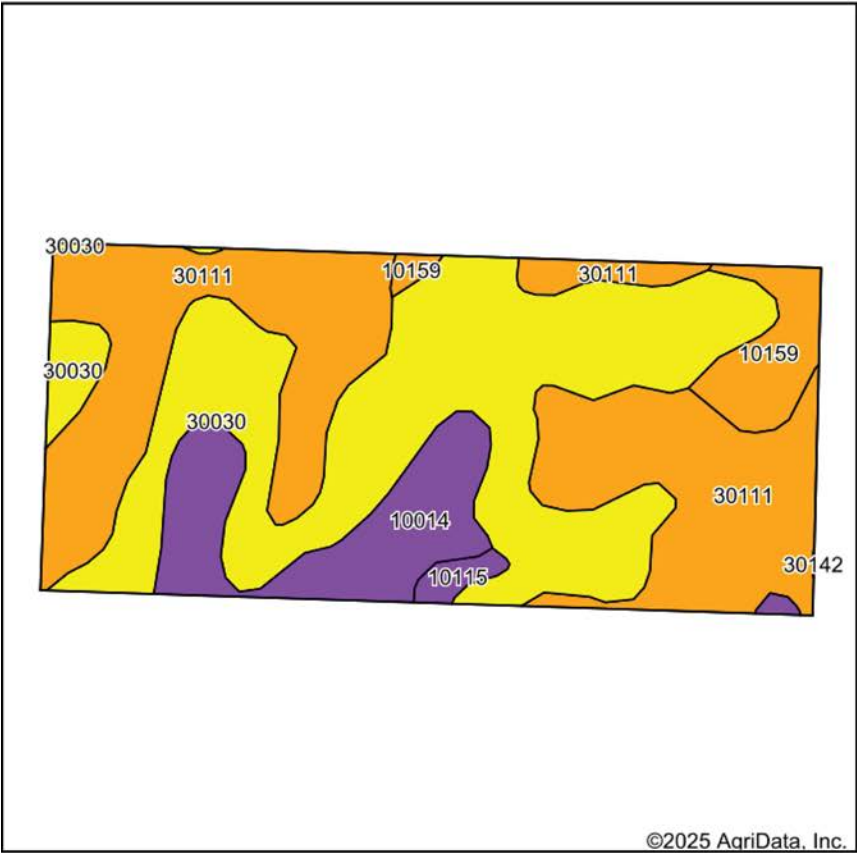


12/12/2025

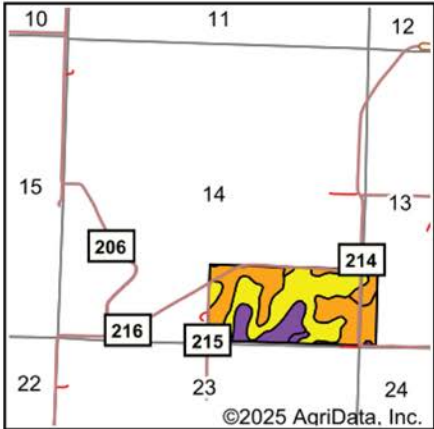
14-60N-34W
Andrew County
Missouri

Boundary Center: 40° 0' 42.92. -94° 40' 33.92

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Andrew**
Location: **14-60N-34W**
Township: **Empire**
Acres: **89.89**
Date: **12/12/2025**



Maps Provided By:



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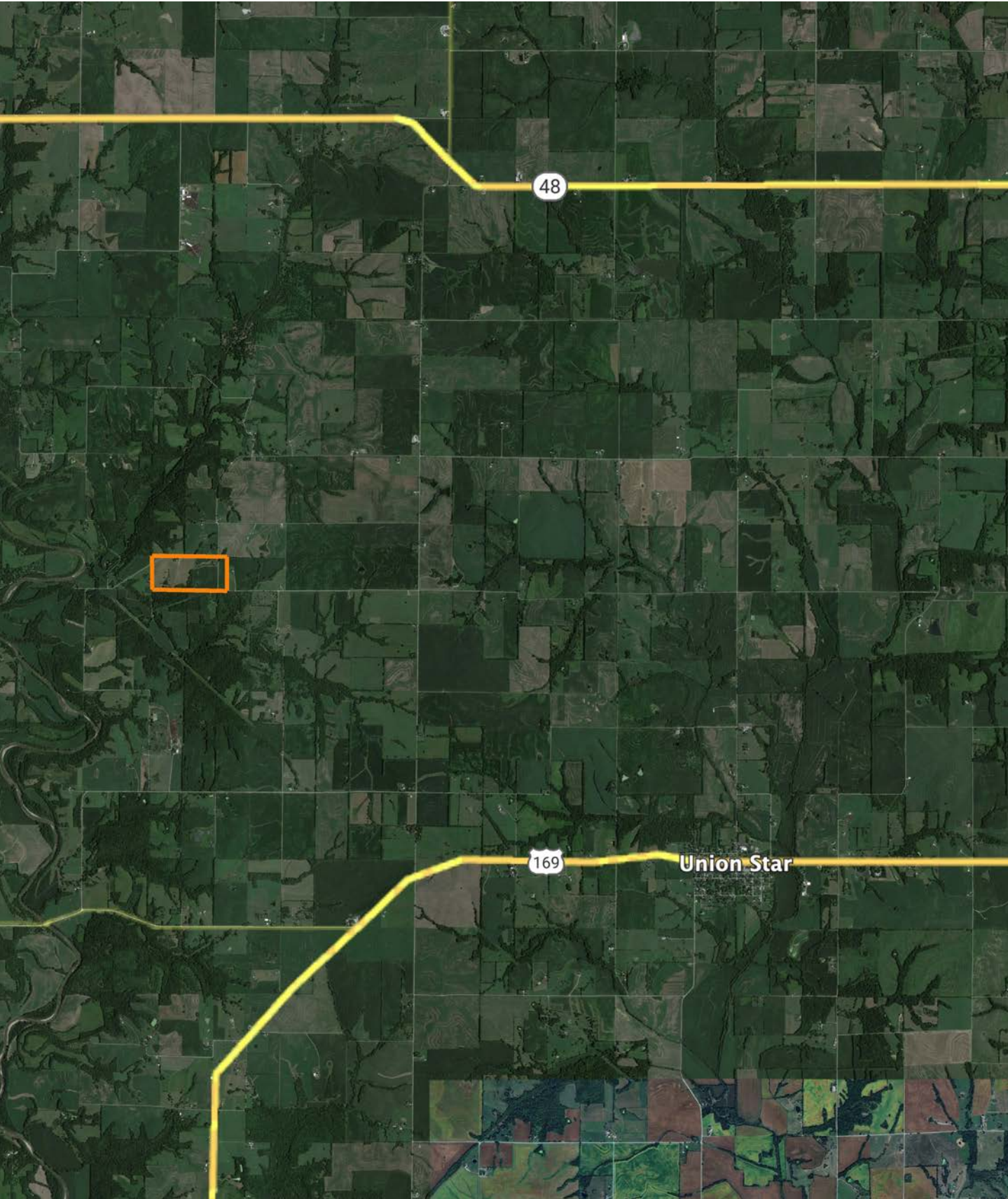
Area Symbol: MO003, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	38.05	42.4%		IVe	58	58	41
30111	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	35.54	39.5%		IIIe	81	81	62
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	10.71	11.9%		VIIe	15	15	9
10159	Arispe silty clay loam, 5 to 9 percent slopes, eroded	4.65	5.2%		IIIe	76	76	58
10115	Rosendale silty clay loam, 9 to 30 percent slopes	0.94	1.0%		VIe	59	59	43
Weighted Average					3.93	*n 62.9	*n 62.9	*n 46.4

*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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BrettRoberts@MidwestLandGroup.com



MidwestLandGroup.com

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