

MIDWEST LAND GROUP PRESENTS



149 ACRES
CARROLL COUNTY, MO

County Road 221, Carrollton, Missouri 64633



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER WATERFOWL PROPERTY

149 +/- acres located adjacent to the famous “Golden Triangle” in the Missouri River Bottoms, directly west of the world-renowned Grand Pass Conservation Area, sits this classic flooded corn, turn-key Green Head Hammer Hole.

The Grand Pass Conservation Area is nationally known for its exceptional duck hunting, attributed to massive annual migrations. This area will typically hold 300,000–400,000 ducks at the peak of the migration. Combine Swan Lake, Fountain Grove, and Habitat Flat refuges nearby, and it pushes the bird count to over 1 million ducks, creating one of the most consistent waterfowl destinations in the Midwest!

This farm is positioned to take full advantage of those migrating birds. The property sits directly west of Grand Pass, and features flooded corn and moist soil, ideal loafing and feeding habitat for the birds leaving Grand Pass refuge to feed and trading back and forth between the other 3 refuges. Surrounded by prime habitat, the Missouri River bottoms, and close proximity to waterfowl refuges, this tract naturally funnels birds through the area, making it a highly desirable location for serious waterfowl hunters.

Of the 149 +/- acres, you can flood approximately 125 +/- acres of corn in three separate areas diked off and equipped with water control structures, allowing for precise and efficient water management. 20 +/- acres of moist soil food along the middle level provide a good mix for teal and early-season hunting. An electric pump and well are in place with the capacity to flood the entire

property in approximately five days, giving the owner full control over water timing and depth throughout the season.

Two fields adjacent to the road can be left dry, providing excellent opportunities for dry-field duck and goose hunting. The property is also located next to a 75-acre deep-water fishing reservoir that remains open during hard freezes, a major late-season advantage that consistently draws and holds ducks and geese when surrounding waters are locked up.

The farm includes three pit blinds with UTV-drivable access, making entry and exit simple and efficient. A 300-yard gravel road in excellent condition leads directly to the pump and parking area. A shed provides secure storage for UTVs and decoys.

Approximately 125 +/- acres are plantable, offering an estimated \$25,000 in annual cash rent income potential. There is also an ideal location to add a clubhouse or cabin overlooking the marsh, with electricity and water available, making this an outstanding setup for a private retreat or hunting club.

Located not far from the town of Carrollton, the property provides quick access to restaurants, fuel, and amenities while maintaining a secluded atmosphere.

Whether you are looking for a proven turn-key waterfowl property for yourself or a property to start a duck club with several hunting buddies, opportunities like this — in this location — are extremely rare.

PROPERTY FEATURES

COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **149**

- 149 +/- acres
- Premier waterfowl hunting property
- Located adjacent to the "Golden Triangle"
- Directly west of the renowned Grand Pass Conservation Area
- Combined flooded corn and moist soil
- Turn-key with a newer electric pump and well
- 3 pit blinds with convenient access for UTVs
- 125 +/- acres of flooded corn
- 3 separate areas diked off with water control structures
- Income potential
- Located near Carrollton for restaurants and amenities
- Shed for secure storage of decoys and UTVs
- Gravel road for all-weather access
- 1 hour from the Kansas City Metro



FLOODED CORN AND MOIST SOIL

125 +/- acres of corn in three separate areas diked off and equipped with water control structures, allowing for precise and efficient water management. 20 +/- acres of moist soil food along the middle level provide a good mix for teal and early-season hunting.



LOCATED NEAR CARROLLTON

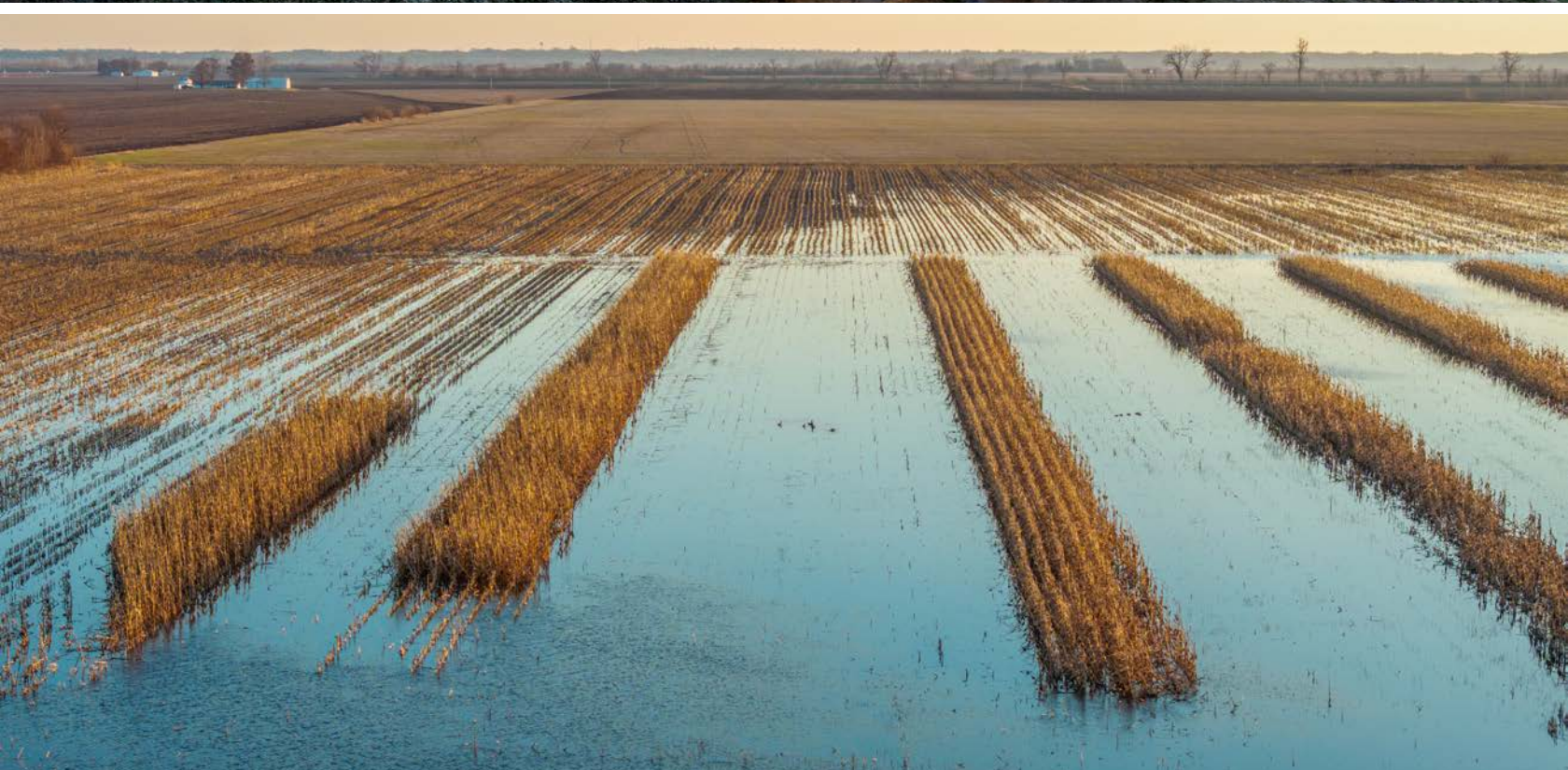


3 PIT BLINDS

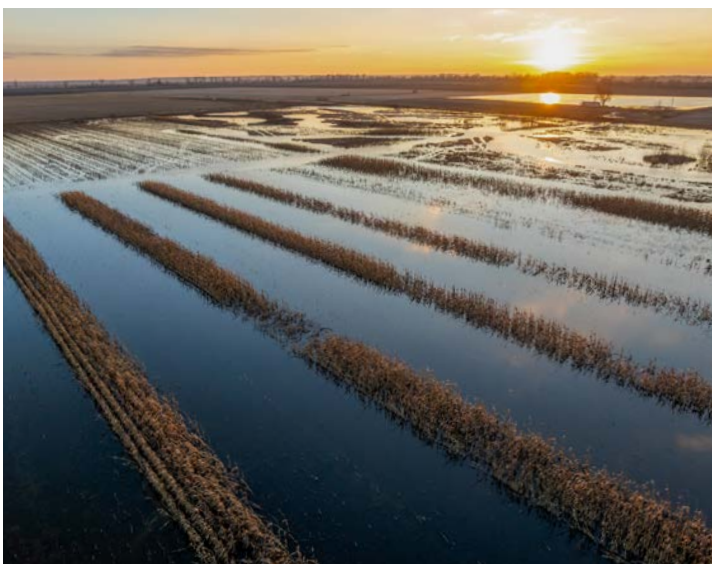


INCOME POTENTIAL

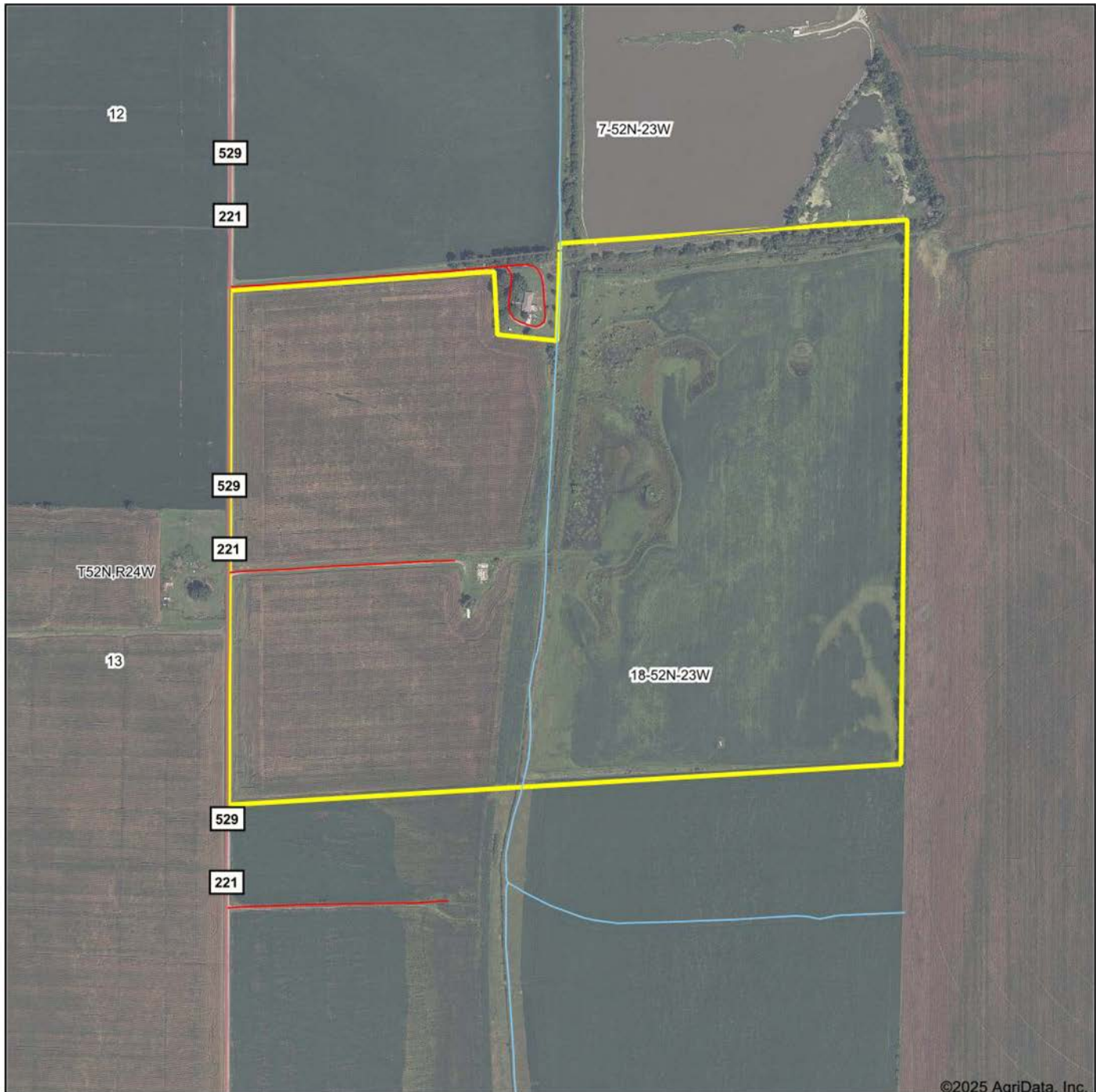
Approximately 125 +/- acres are plantable, offering an estimated \$25,000 in annual cash rent income potential.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 19' 22.75, -93° 31' 33.39

18-52N-23W
Carroll County
Missouri

0ft 667ft 1334ft

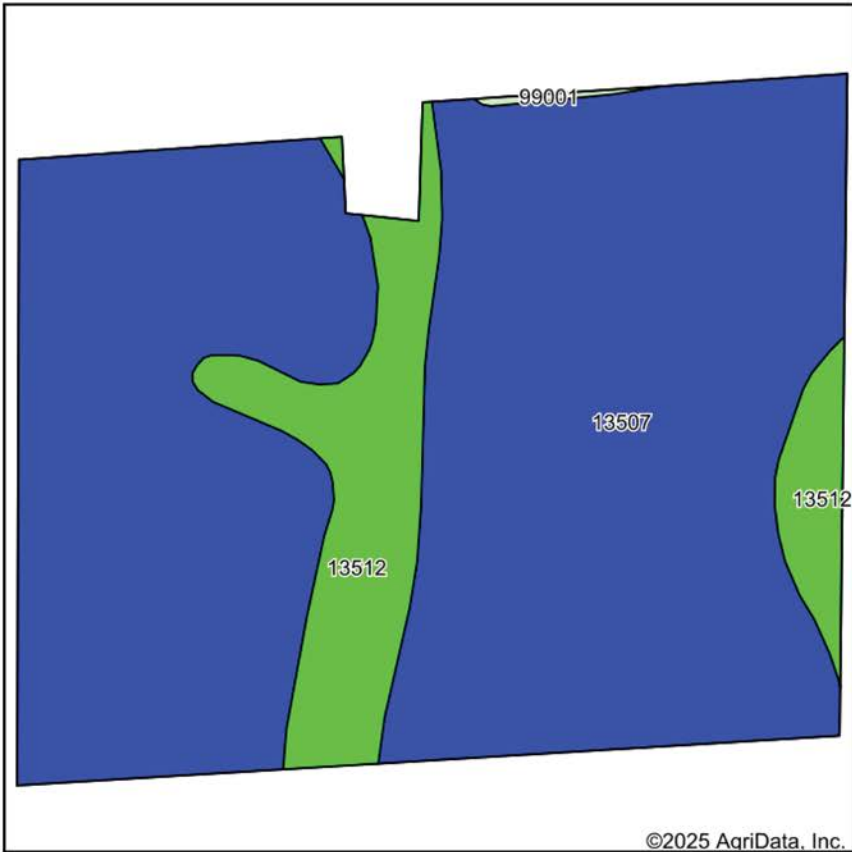


6/17/2025

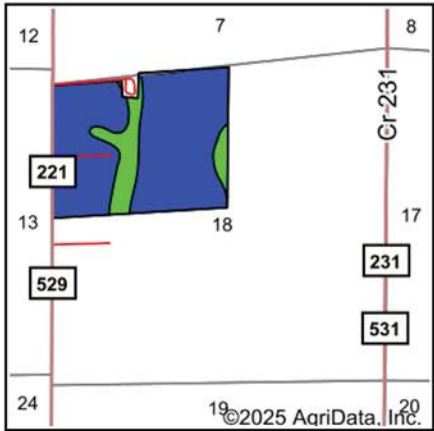
This aerial map displays land parcels with yellow and red outlines. The map includes elevation contours and labels for section numbers (12, 13, 529, 221) and coordinates (7-52N-23W, 18-52N-23W). The terrain is color-coded, with yellow and orange representing higher elevations and blue and green representing lower elevations. A red outline highlights a specific area in the upper right, and a yellow outline highlights a larger area in the lower right. The map also shows a road network and a body of water in the upper right.

Boundary Center: 39° 19' 22.75, -93° 31' 33.39

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Carroll**
Location: **18-52N-23W**
Township: **Wakenda**
Acres: **148.97**
Date: **6/17/2025**



Maps Provided By:



Area Symbol: MO033, Soil Area Version: 27

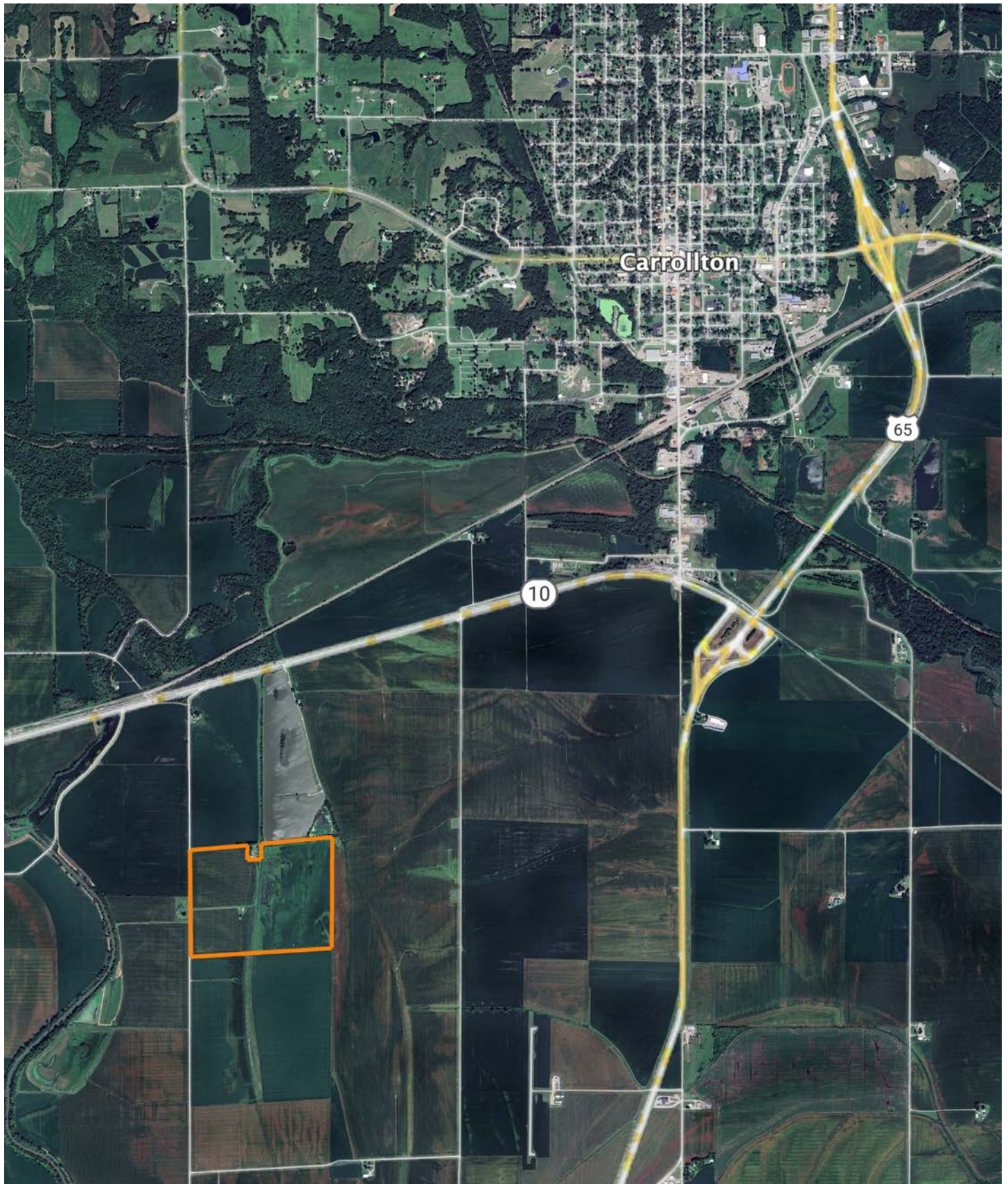
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	128.35	86.1%		> 6.5ft.	llw	67	67	61	59	
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	20.34	13.7%		> 6.5ft.	lw	84	84	73	83	8
99001	Water	0.28	0.2%		> 6.5ft.						
Weighted Average						*-	*n 69.2	*n 69.2	*n 62.5	*n 62.2	*n 1.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



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