

MIDWEST LAND GROUP PRESENTS

472 ACRES IN

PLATTE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ESTATE PROPERTY WITH DEVELOPMENT POTENTIAL

Midwest Land Group is honored to present 472 +/- beautiful and diverse acres located just west of Platte City, Missouri. Properties of this size and location have not been available for many years, and this one will not disappoint. Less than 14 minutes to Kansas City International Airport and easy access to I-29, 45 Highway, I-435, and Leavenworth, Kansas! Ideal location, but also the most beautiful country setting with high ridge build sites you will see in this area!. The property also has long road frontage on 3 sides, ideal

for anyone looking to develop. Currently 208 +/- acres in tillable production with a 50/50 crop lease that has one more year on contract until 12/31/26. The mix of open land and recreation makes this property ideal for both development and building your dream home. Options are endless on this beautiful farm, one you have to see to fully appreciate everything it has to offer. If you want the opportunity at a chance of a once-in-a-lifetime property, call Paul Lowry at (816) 500-2513 for a private showing today!

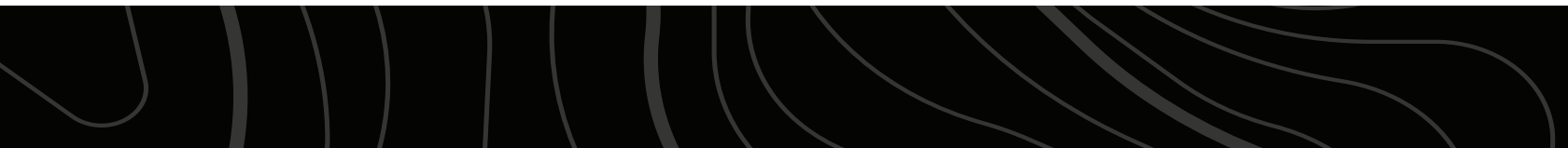
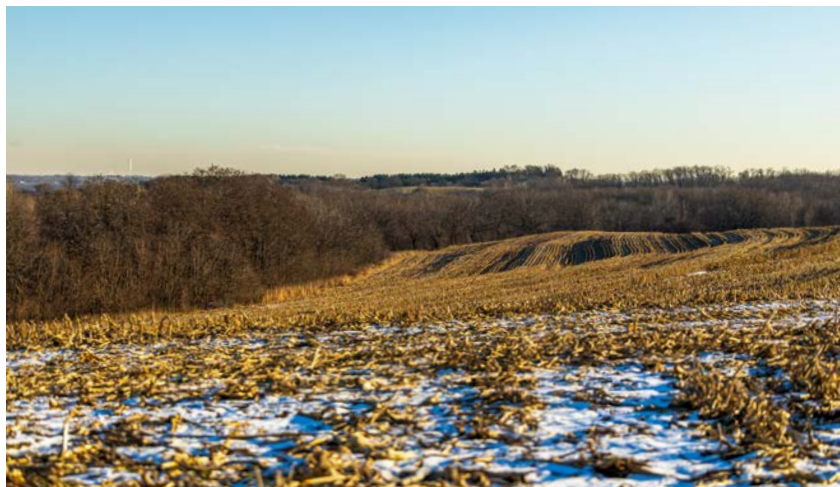
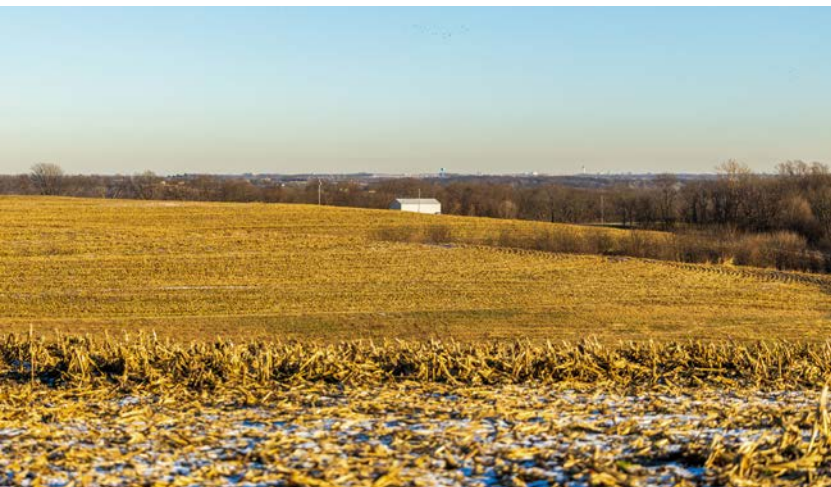


PROPERTY FEATURES

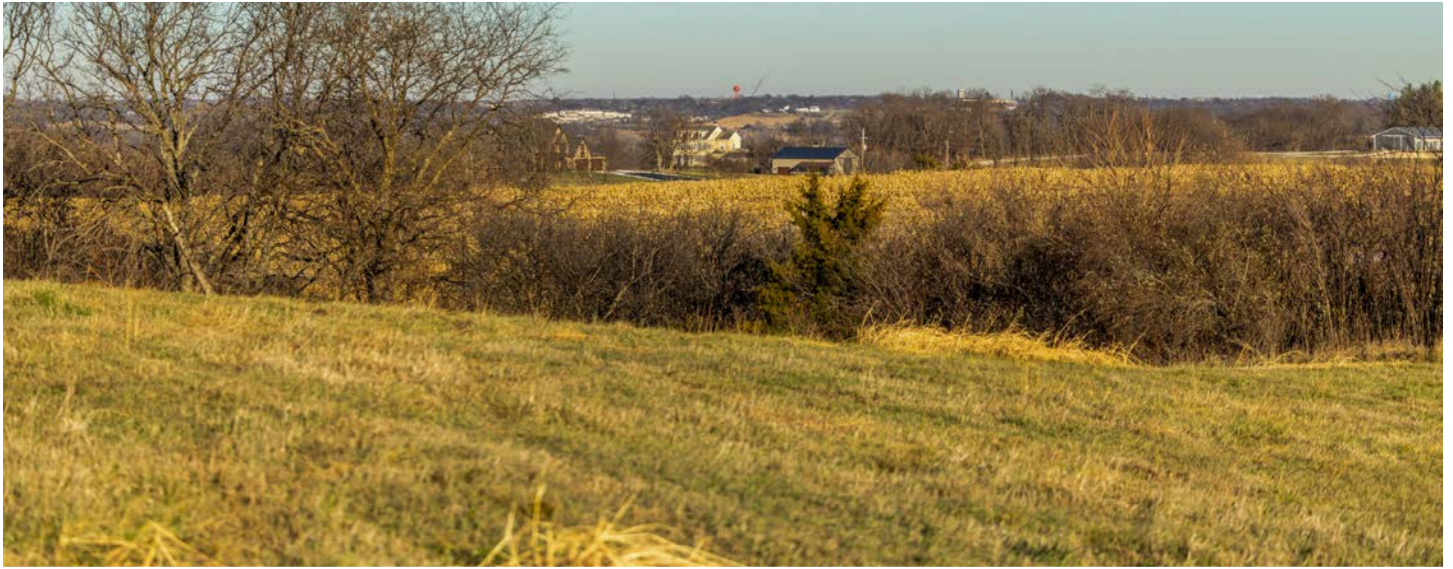
COUNTY: **PLATTE** | STATE: **MISSOURI** | ACRES: **472**

- Numerous high ridge build sites
- Road frontage on 3 sides
- 208 +/- acres tillable
- 3 bed 2 bath well-constructed home
- 1,578 square feet main level with partially finished basement
- 1,200 square foot insulated and HVAC shop
- Water, electric, and fiber available
- Excellent hunting
- Large lake build potential
- 10 miles from KC International Airport
- 7 miles to Fort Leavenworth
- 5 miles to Platte City

208 +/- TILLABLE ACRES



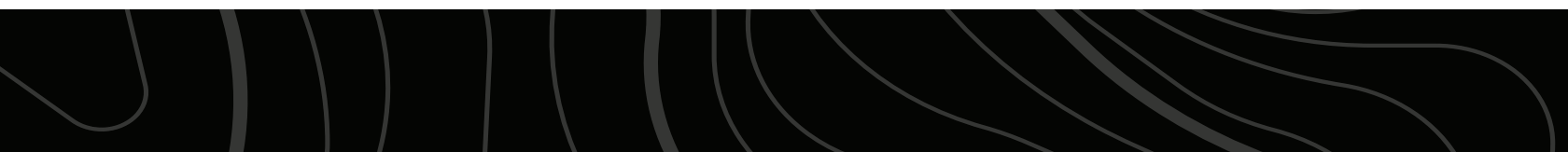
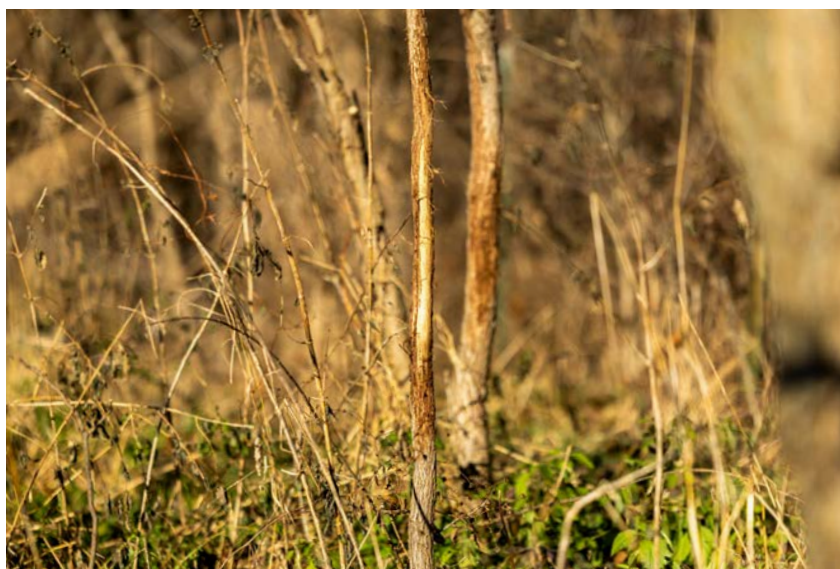
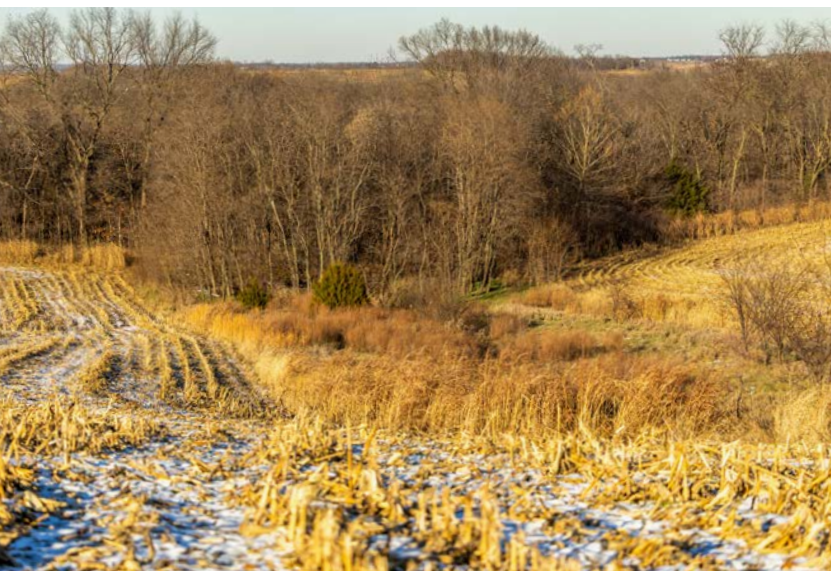
HIGH RIDGE BUILD SITES



1,200 SQUARE FOOT SHOP



EXCELLENT HUNTING



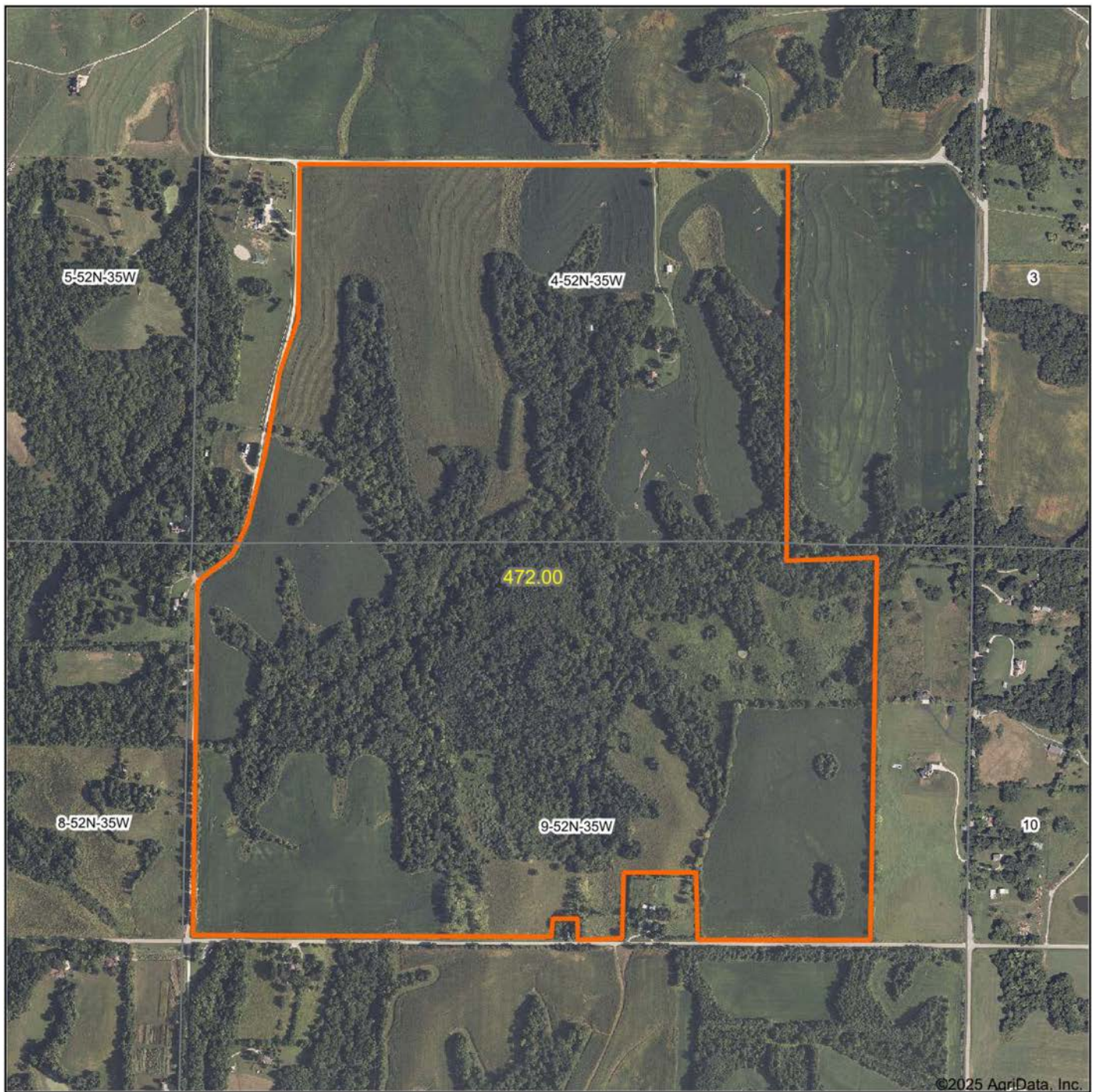
3 BED, 2 BATH WELL-CONSTRUCTED HOME



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 20' 20.88, -94° 50' 10.42

0ft 1046ft 2092ft



Maps Provided By:

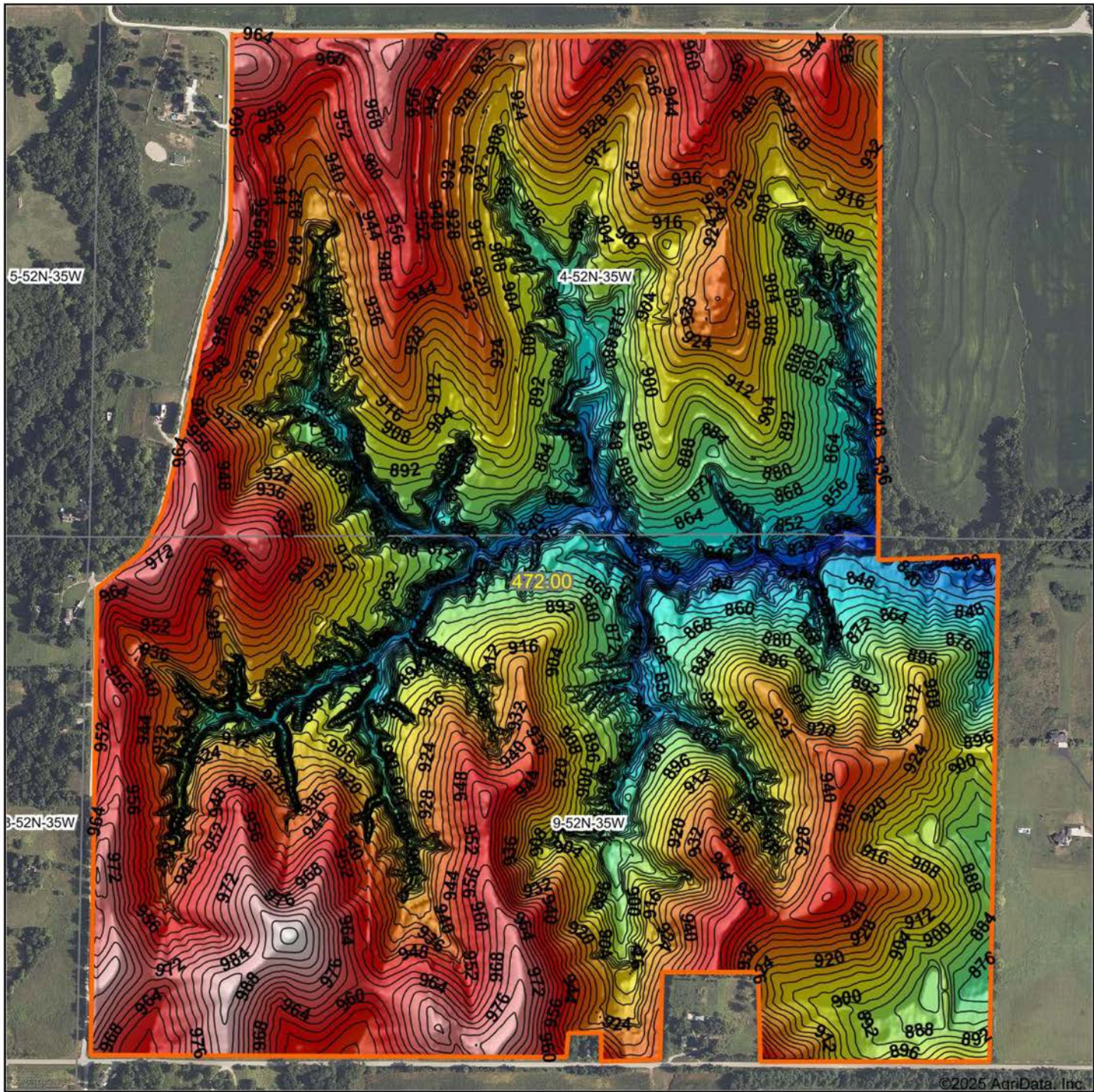
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9-52N-35W
Platte County
Missouri



8/7/2025

HILLSHADE MAP

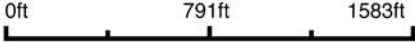


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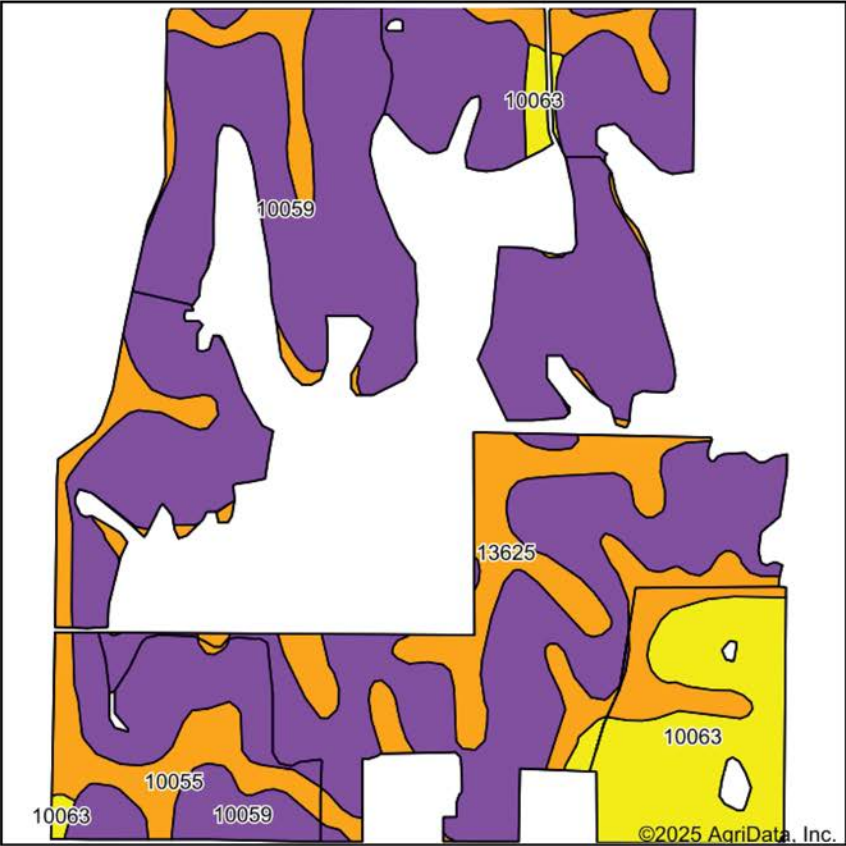
Source: USGS 3 meter dem
Interval(ft): 4
Min: 808.8
Max: 1,001.9
Range: 193.1
Average: 915.2
Standard Deviation: 37.2 ft



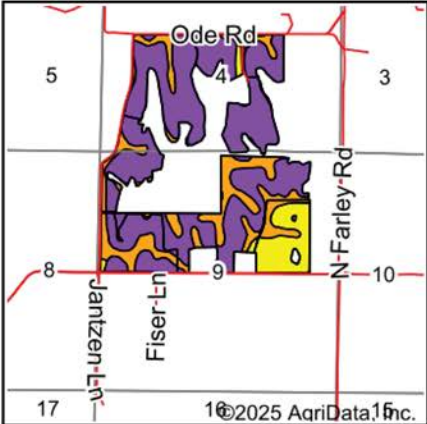
9-52N-35W
Platte County
Missouri

Boundary Center: 39° 20' 20.88, -94° 50' 10.42

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Platte**
Location: **9-52N-35W**
Township: **Lee**
Acres: **339.96**
Date: **8/7/2025**



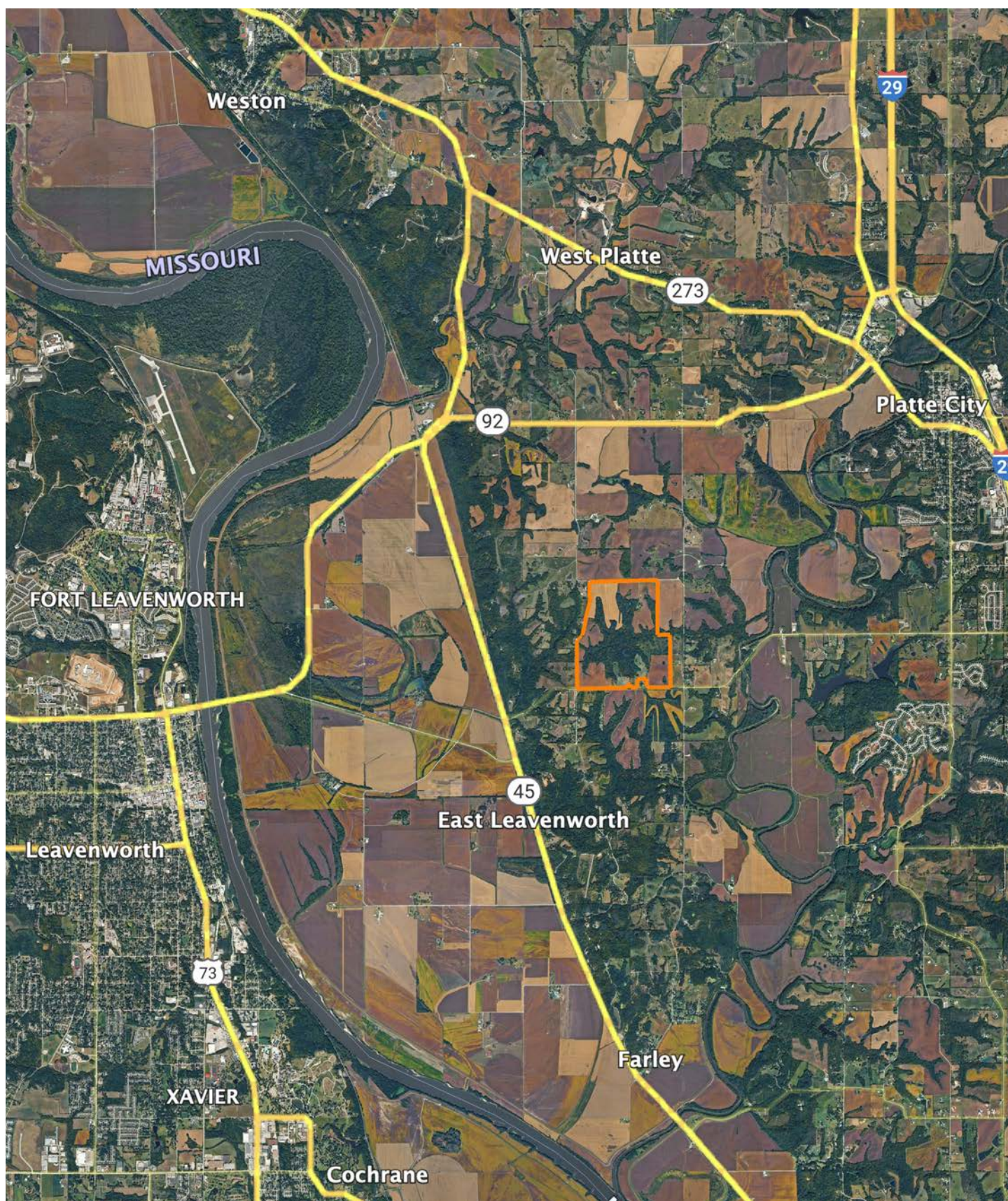
Maps Provided By:



Area Symbol: MO165, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10059	Knox silty clay loam, 14 to 20 percent slopes, severely eroded	228.11	67.1%		Vle	69	69	50
10055	Knox silt loam, 5 to 9 percent slopes, eroded	49.97	14.7%		IIIe	81	81	67
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	35.84	10.5%		IVe	71	71	49
13625	Kennebec silt loam, 1 to 4 percent slopes, frequently flooded	26.04	7.7%		IIIw	61	60	53
Weighted Average					5.12	*n 70.4	*n 70.3	*n 52.6

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



PAUL LOWRY, LAND AGENT
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