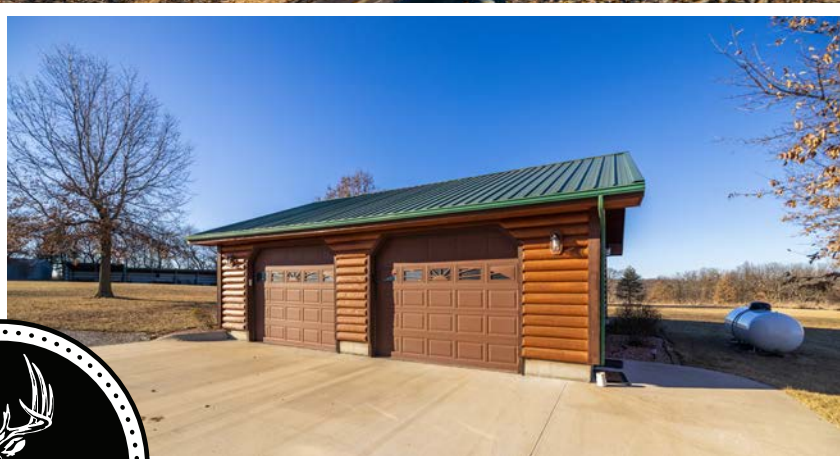


MIDWEST LAND GROUP PRESENTS

97 ACRES

GENTRY COUNTY, MO

6108 STATE HIGHWAY Z, PATTONSBURG, MISSOURI, 64670



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL LOG HOME WITH INCREDIBLE RECREATION

Beautiful secluded country setting with gorgeous views. This 97 +/- acre property sits just into Gentry County with paved road frontage. Just minutes from Interstate 35 - as you pull in, you will already feel how secluded this property is as you drive across the pond dam along the treed driveway. Tucked over 400 yards off the road, you will find a beautiful log home that has that feeling you are in the mountains on vacation. Custom stone fireplace, antler chandelier, log railings, hardwood floors, and open vaulted ceilings with a large loft. The master is on the main level with a full bath and an open kitchen.

Outside, you will find a covered front porch leading to a wrap-around deck with new metal railing and a low-maintenance metal roof. The walk-out basement gives you even more room for friends and family with an additional bathroom, laundry hookups, and wood burning stove. The large 2 car garage matches the

log home and is fully insulated with mini-split HVAC. There is also a small shop and a large lean-to for your equipment storage. Very well kept, this property also has potential as a rental for additional income if you are not considering it as your primary residence. There is a new Marathon water heater, and the HVAC system has all been replaced within the last couple of years.

The land is extremely diverse, with 43.17 acres in CRP paying \$6,343 annually until 2031. 2 stocked ponds provide additional recreational value as well as attracting more wildlife. There are strategically placed food plots and two enclosed hunting blinds. The Grand River makes up the north boundary, not only providing excellent fishing opportunities but also a major deer funnel as well. Whether you are looking for a primary residence or weekend getaway, you don't want to miss the secluded solitude this 97 +/- acres offers. Call Paul Lowry for your private showing at (816) 500-2513.



PROPERTY FEATURES

COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **97**

- Beautiful lodge-feeling log home
- 2 car 27'x31' insulated garage with mini-split HVAC
- Newer HVAC and water heater
- Wood-burning custom stone fireplace
- Basement wood-burning stove
- Long treed driveway
- Extremely private
- Private well with water purification system
- Fiber internet
- MFA propane
- 24'x24' shop and lean-to for equipment storage
- Vacation rental potential
- Strategically located food plots
- 2 enclosed blinds
- 43.17 acres in CRP paying \$6,343 annually until 2031
- 2 ponds
- Mature timber blocks with connecting timbered drainages
- Grand River frontage
- Great investment property with solid hunting history



BEAUTIFUL LODGE-FEELING LOG HOME



2 CAR 27'X31' INSULATED GARAGE



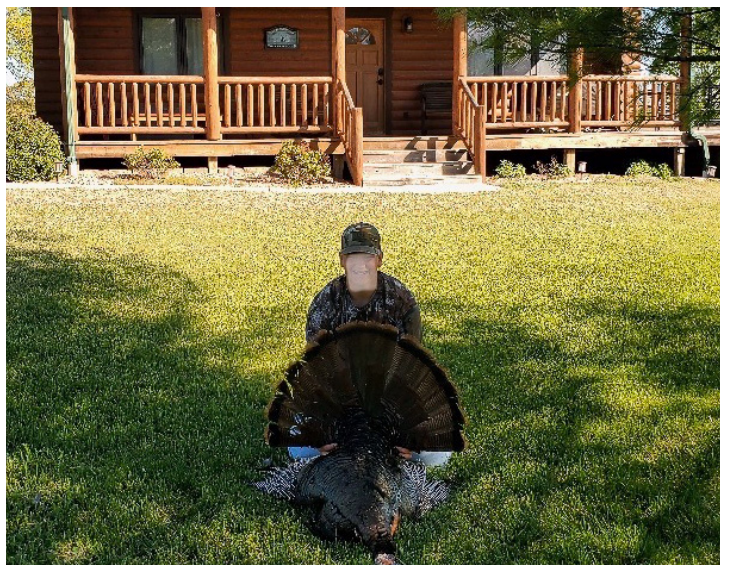
24'X24' SHOP & LEAN-TO



GRAND RIVER FRONTAGE & 2 PONDS



SOLID HUNTING HISTORY & 2 BLINDS



AERIAL MAP



Boundary Center: 40° 3' 15.95, -94° 14' 3.5

0ft 593ft 1186ft



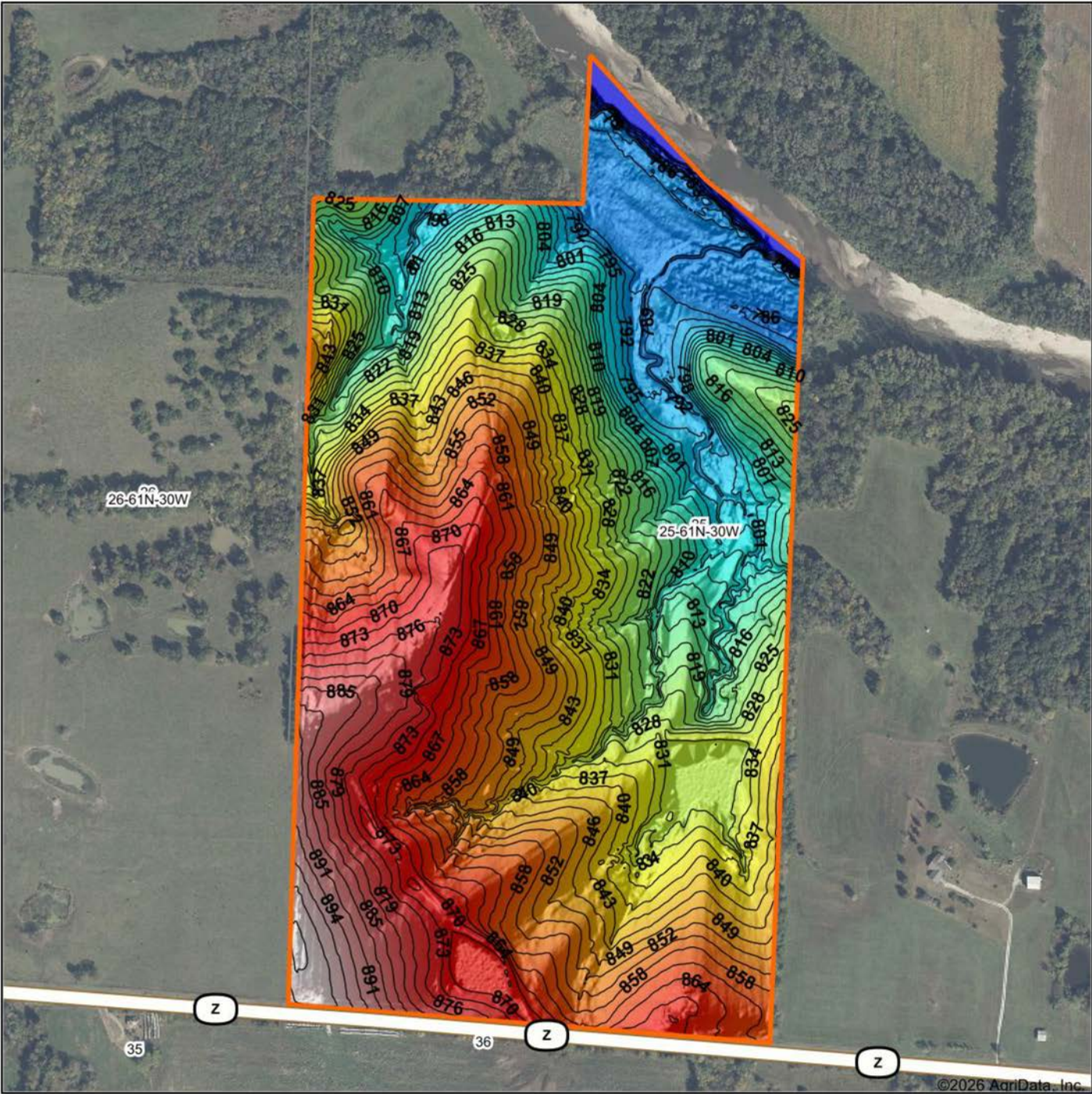
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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25-61N-30W
Gentry County
Missouri



1/18/2026

HILLSHADE MAP



Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 3
Min: 768.9
Max: 904.0
Range: 135.1
Average: 838.2
Standard Deviation: 29.59 ft

0ft 501ft 1002ft

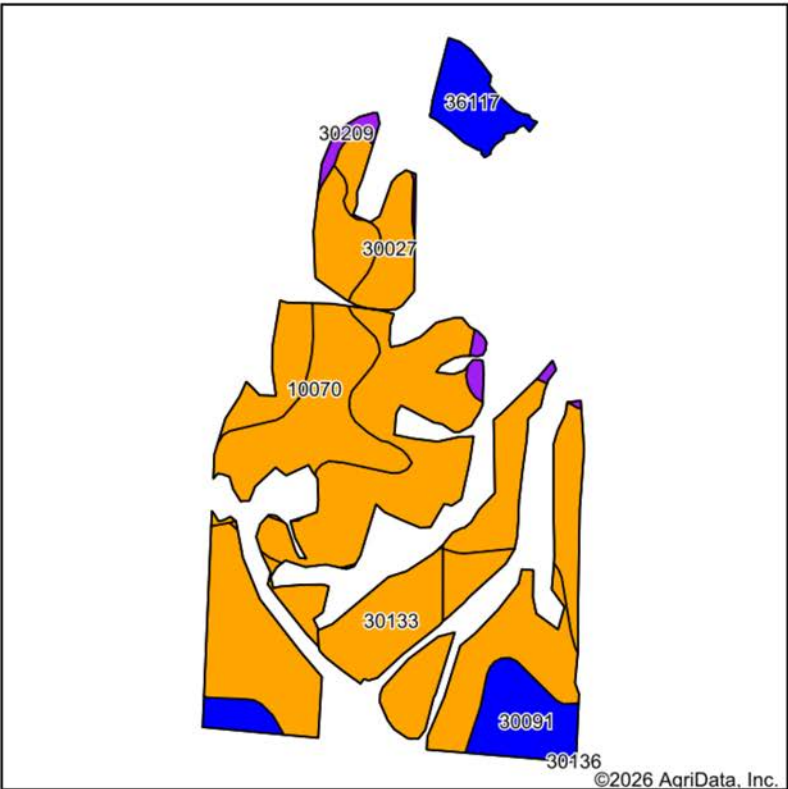


1/18/2026

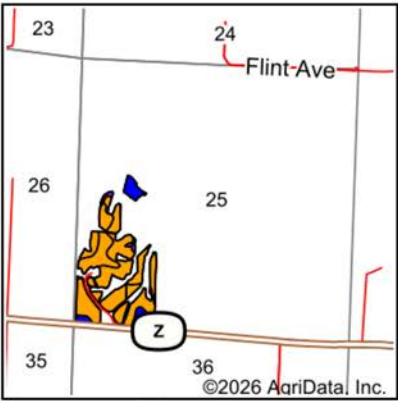
25-61N-30W
Gentry County
Missouri

Boundary Center: 40° 3' 15.95, -94° 14' 3.5

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Gentry**
Location: **25-61N-30W**
Township: **Miller**
Acres: **50.44**
Date: **1/18/2026**



Maps Provided By:



Area Symbol: MO075, Soil Area Version: 28

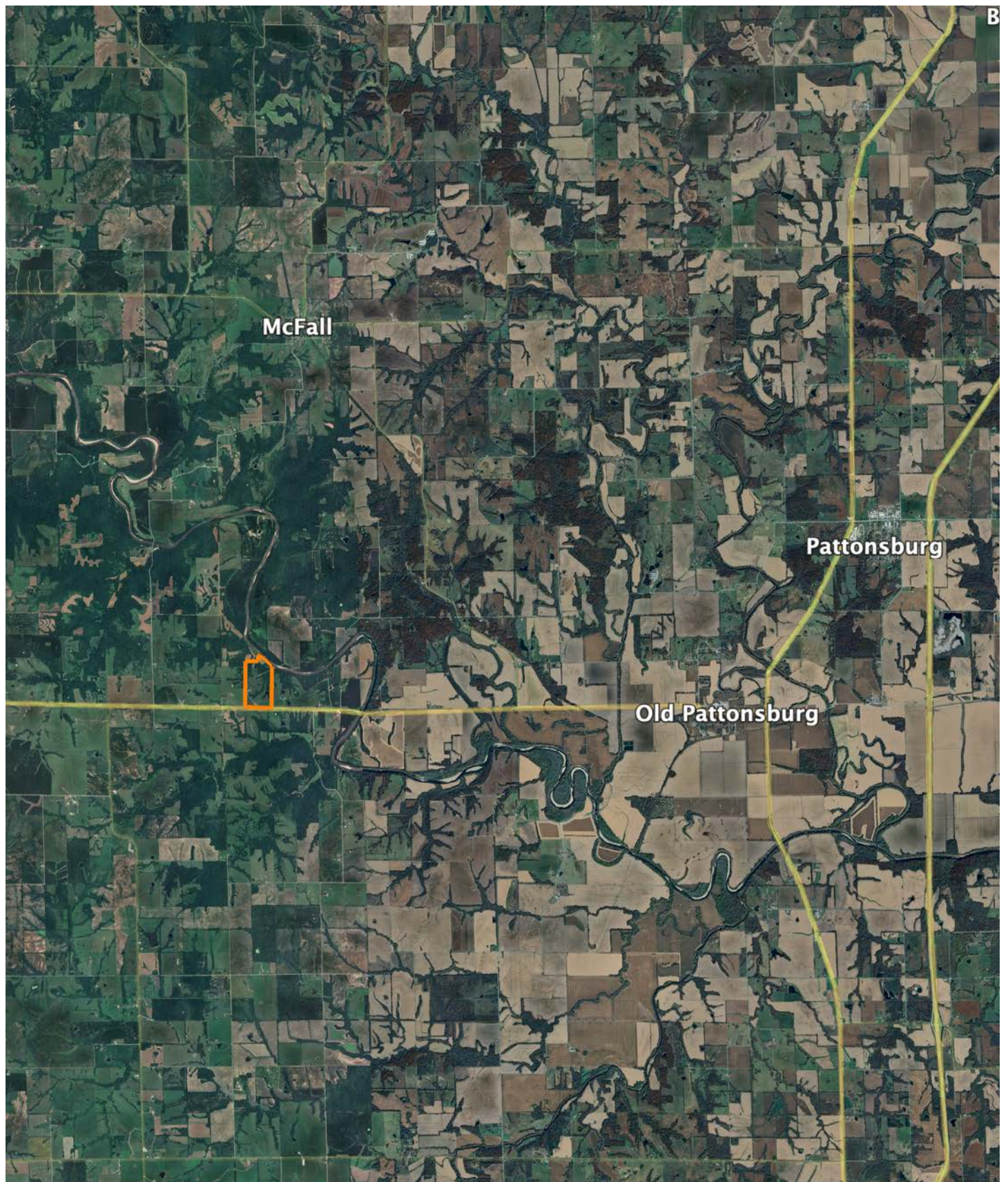
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	18.65	37.1%		IIIe	60	60	41
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	16.46	32.6%		IIIe	59	59	47
10070	Ladoga silt loam, 5 to 9 percent slopes	8.09	16.0%		IIIe	65	65	56
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	3.92	7.8%		Ile	74	74	65
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.34	4.6%		IIw	80	80	78
30209	Vanmeter flaggy silty clay loam, 14 to 40 percent slopes	0.98	1.9%		VIIe	20	20	12
Weighted Average					2.95	*n 61.7	*n 61.7	*n 48.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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
816.500.2513

PLowry@MidwestLandGroup.com



MidwestLandGroup.com

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