

MIDWEST LAND GROUP PRESENTS

156.5 ACRES IN

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# GENTRY COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAR CREEK

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This 156.5 +/- acre farm checks several boxes for an outdoorsman and investor, with a ton of diversity and character, yet strong income, located in an outstanding hunting neighborhood. One of the most well-manicured properties I have seen with a balance of cropland, marketable timber, CRP, and live Bear Creek lacing through the center. Providing UTV trail access to six food plot locations, 5 included hunting blinds, hidden field pockets, dense CRP grass, with excellent access and multiple entry points to the farm. With touring farms throughout Missouri and Iowa, many offer one strong selling feature, such as crop production or recreation. This farm is a top-tier option of each attribute, which is difficult to find in Northwest Missouri. Farms such as this are highly sought after and continue to appreciate in value regardless of market trends.

The farm offers 103.96 +/- FSA tillable acres, including 83.47 +/- acres of cropland and 20.49 +/- acres enrolled in CRP, producing an annual income of \$20,753.20, before a hunting lease. The cropland has been leased by a reputable long-term local tenant, paying \$218/acre (\$18,190/year), on a year to year lease agreement, while the CRP provides \$125.10/acre (\$2,563.30/year) expiring 9/30/2030. Conservation Practices include CP2, CP42, and CP12 and have been properly maintained in accordance with the contract. The farm boasts a solid 71 NCCPI overall rating on the 103.96 +/- tillable acres, with the majority of the fertile creek bottom soils reaching into the 80s.

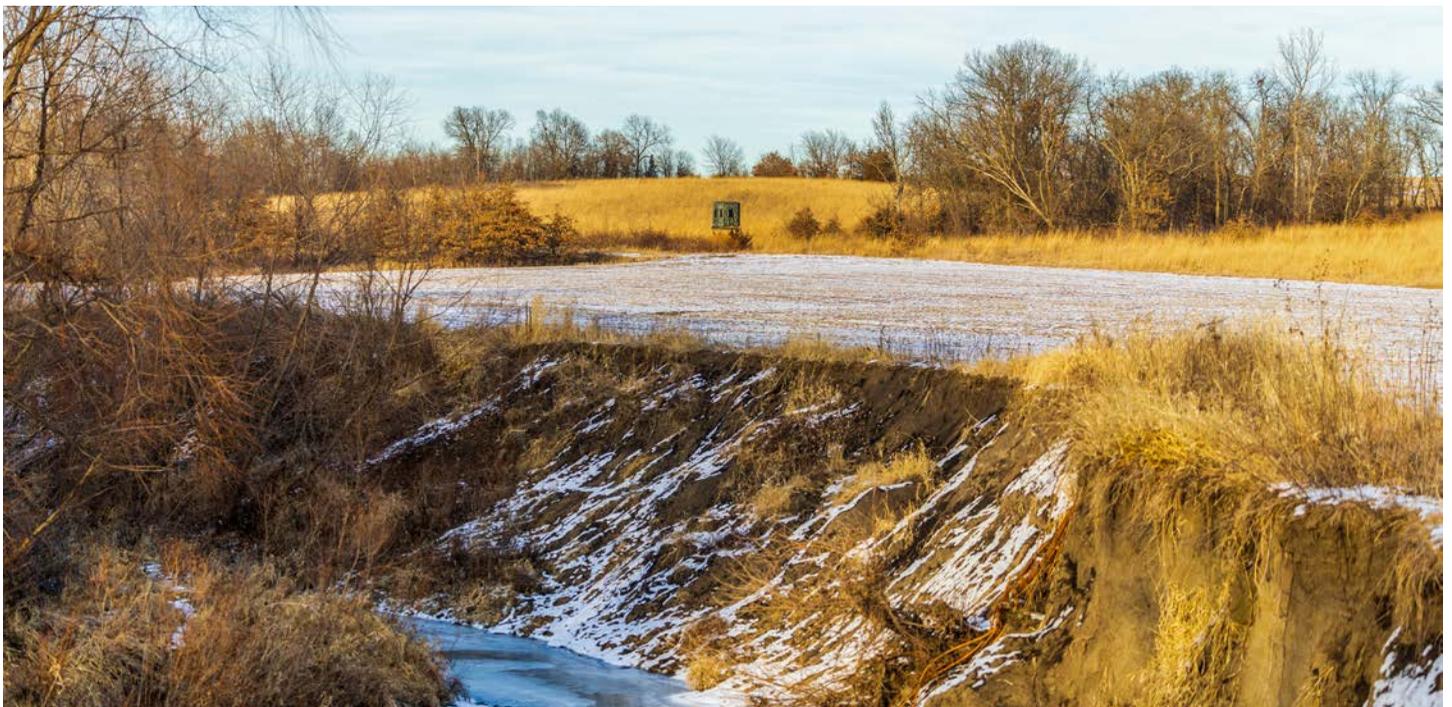
For the outdoorsman, the property provides variations of wildlife food sources, dense grass and timber for bedding, gently rolling topography, areas of open canopy timber, and water stretching through the entire center of the property, offering an ideal habitat required to hold wildlife year-round. The seller has 5 blinds overlooking standing soybean plots, and one food plot inside the timber. Surrounded by large landowners on all directions, and located on a very lightly traveled road with no residences in sight, the several-mile radius around the farm is very remote and an absolute mecca for holding mature whitetails. Road access on the south and west side of the property allows the landowner to access stand locations strategically, considering wind and bedding areas. If you look at an aerial view and zoom out, you will recognize there are large blocks of timber that funnel into this property from multiple directions. Not only does this farm have the habitat to hold whitetail, but the design of the property and surrounding properties create a major intersection for traffic during the rut. It is simply a fun place to hunt during the entire season.

This 156.5 +/- acres is a true investment and recreational tract for the buyer who is seeking both a strong crop return and excellent hunting in northwest Missouri. With the year to year farm lease agreement, the farm also has the ability to be purchased by an owner-operator. There is no question that this farm checks many boxes for those searching, and I would love to give you a tour. Call Will Wiest, Land Broker with Midwest Land Group, for additional information.

# PROPERTY FEATURES

COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **156.5**

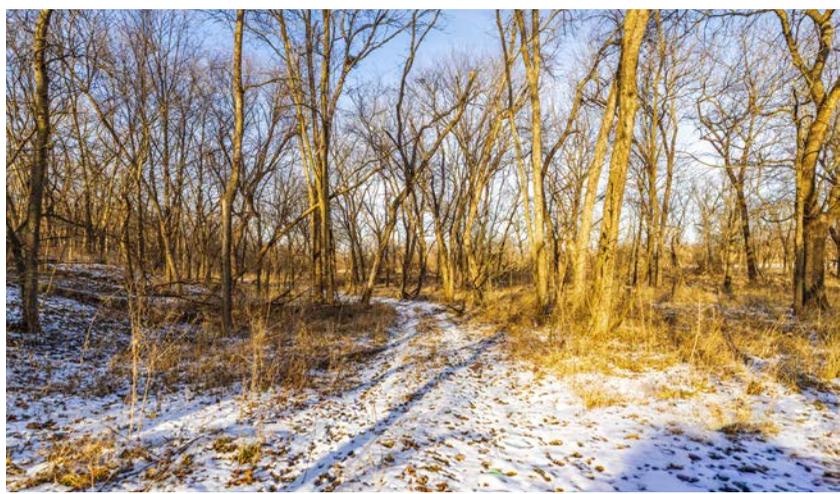
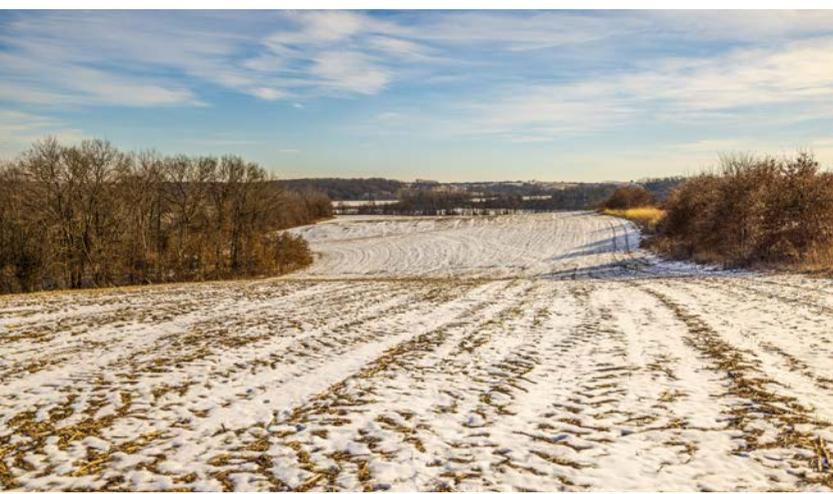
- Incredible diversity with cropland, CRP, marketable timber, and a live creek
- Phenomenal hunting, including whitetail, turkey, and occasional quail and pheasant
- Strong income-producing property with hunting and recreation use
- Bear Creek runs through the center of the farm
- 5 hunting blinds and 6 ladder stands are included with the sale
- Each blind is positioned over standing soybean food plots
- Additional food plot inside the timber
- Manicured property with multiple habitat improvements
- 103.96 +/- acres FSA tillable
- 83.47 +/- acres of cropland
- 20.49 +/- acres of CRP
- 55 +/- acres of timber, including large oaks, walnuts, and various species
- Farm lease Income is \$218/ac or \$18,190 per year
- CRP income is \$125.10/ac or \$2,563.30 per year, expiring 9/30/2030
- Crop and CRP income total is \$20,753.20 per year
- Hunting lease for approximately \$32/ac is an optional additional income
- CRP practices CP 2, CP 42, and CP 12
- NCCPI overall rating is 71, with creek bottom land in the 80s
- Reputable local long-term farm tenant
- Secluded location in a highly populated deer neighborhood
- Pin oaks holding leaves year-round, surrounding a majority of the timber blocks
- Bear Creek is picturesque and will flow year-round
- 2.5 miles north of Gentry, MO, with a bar and grill
- 10 miles from Albany, MO, with lodging, restaurants, and general stores
- 2025 taxes were \$469.49 on 156.49 +/- acres



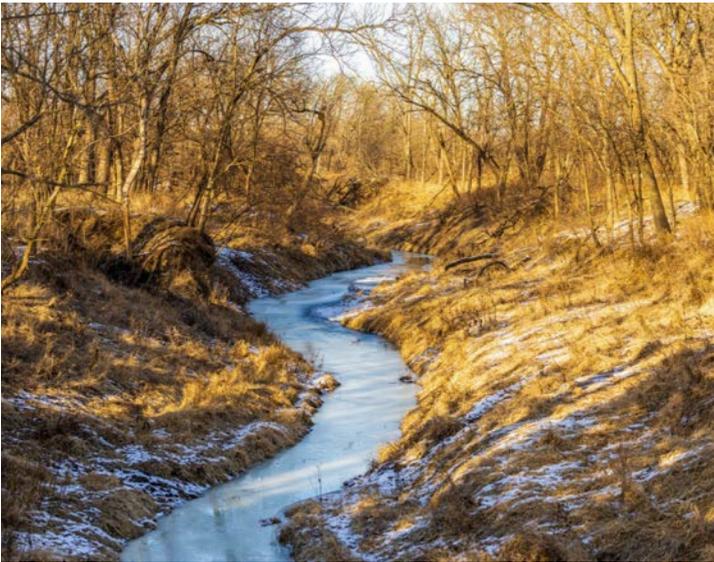
# INCREDIBLE DIVERSITY

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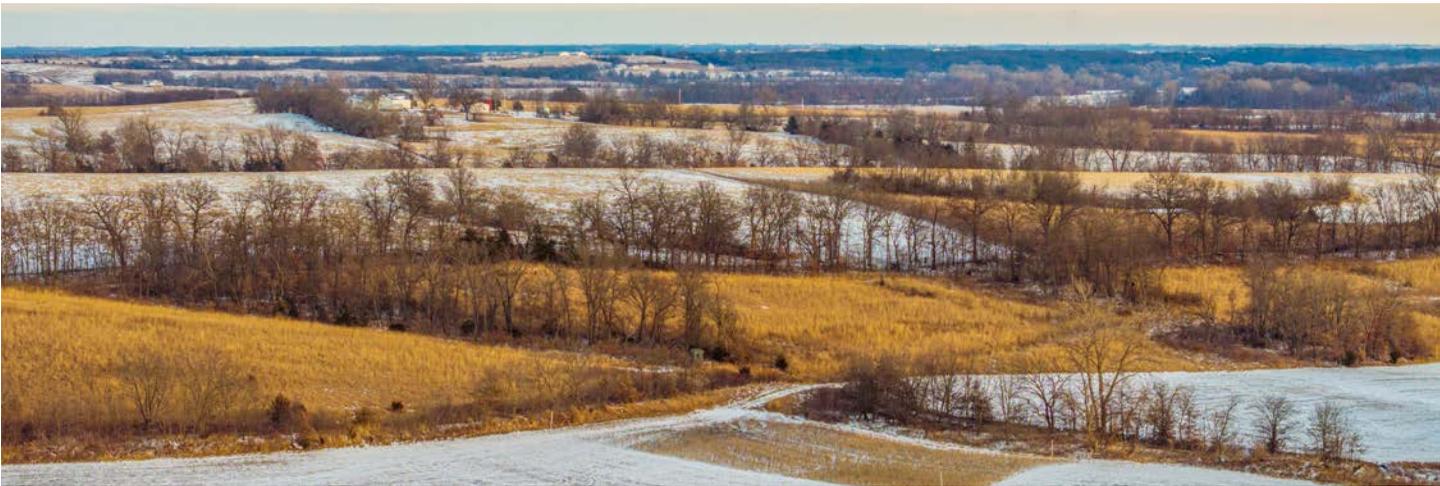
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# BEAR CREEK



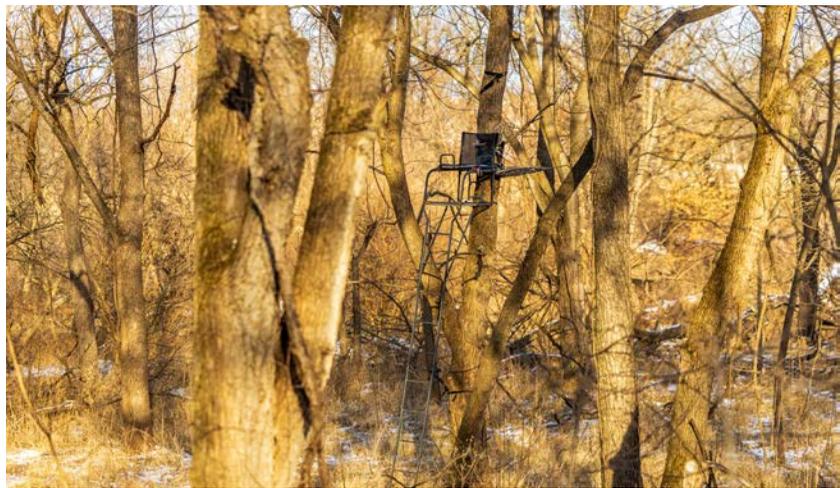
# SECLUDED LOCATION



# PHENOMENAL HUNTING

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The seller has 5 blinds overlooking standing soybean plots, and one food plot inside the timber. Surrounded by large landowners on all directions, and located on a very lightly traveled road with no residences in sight, the several-mile radius around the farm is very remote and an absolute mecca for holding mature whitetails.



# AERIAL MAP

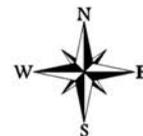


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Boundary Center: 40° 21' 40.25, -94° 27' 22.77



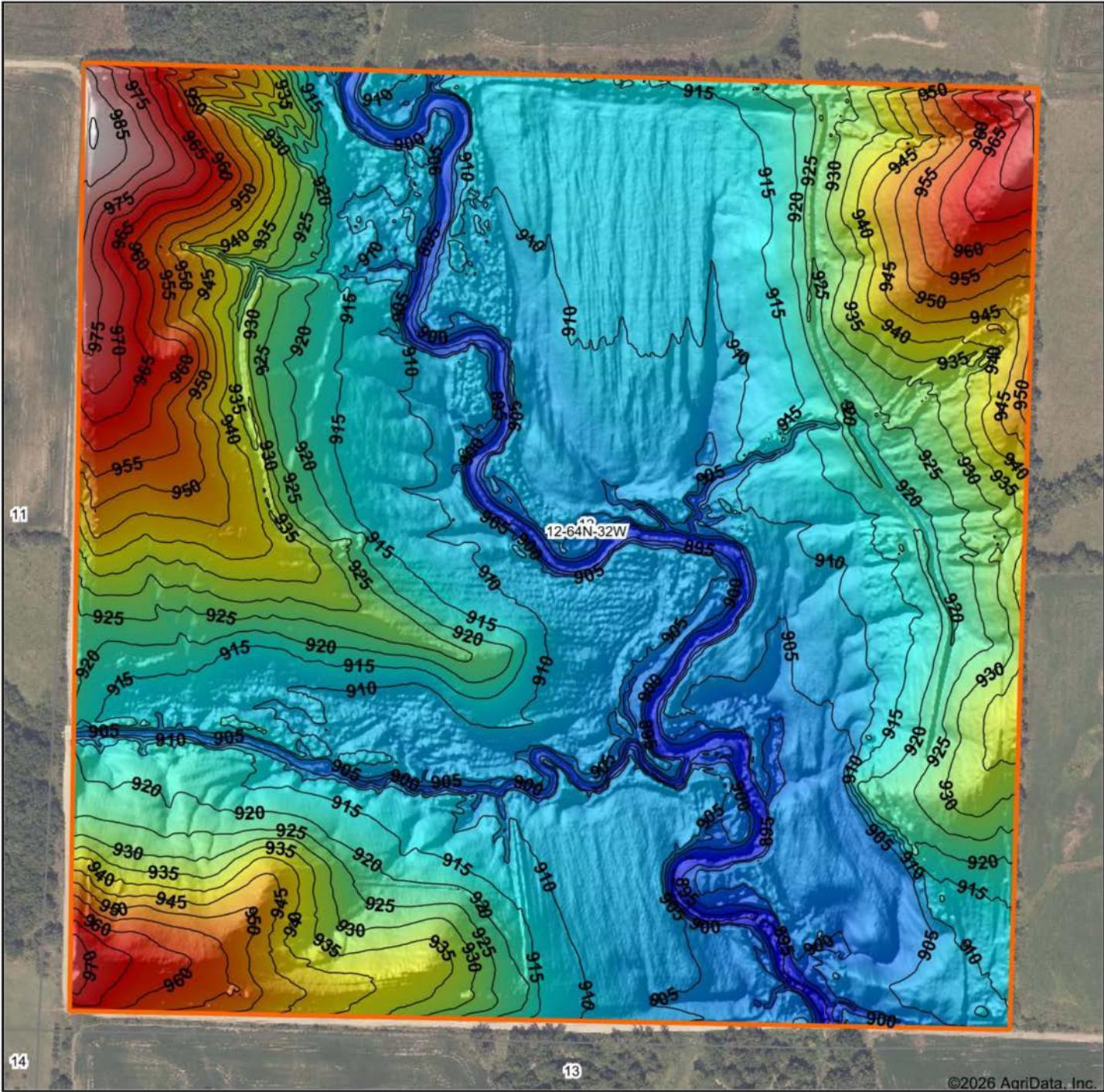
**12-64N-32W**  
**Gentry County**  
**Missouri**



Maps Provided By:  
  
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2/22/2024

# HILLSHADE MAP



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Source: USGS 1 meter dem  
 Interval(ft): 5  
 Min: 888.8  
 Max: 990.6  
 Range: 101.8  
 Average: 921.5  
 Standard Deviation: 19.32 ft



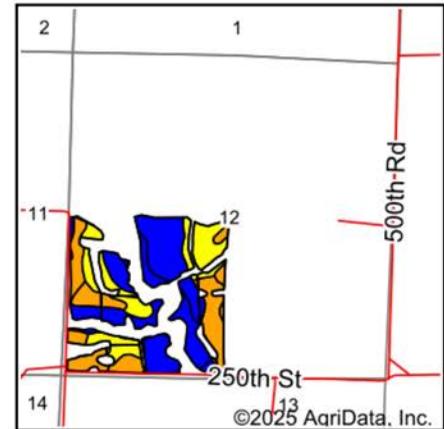
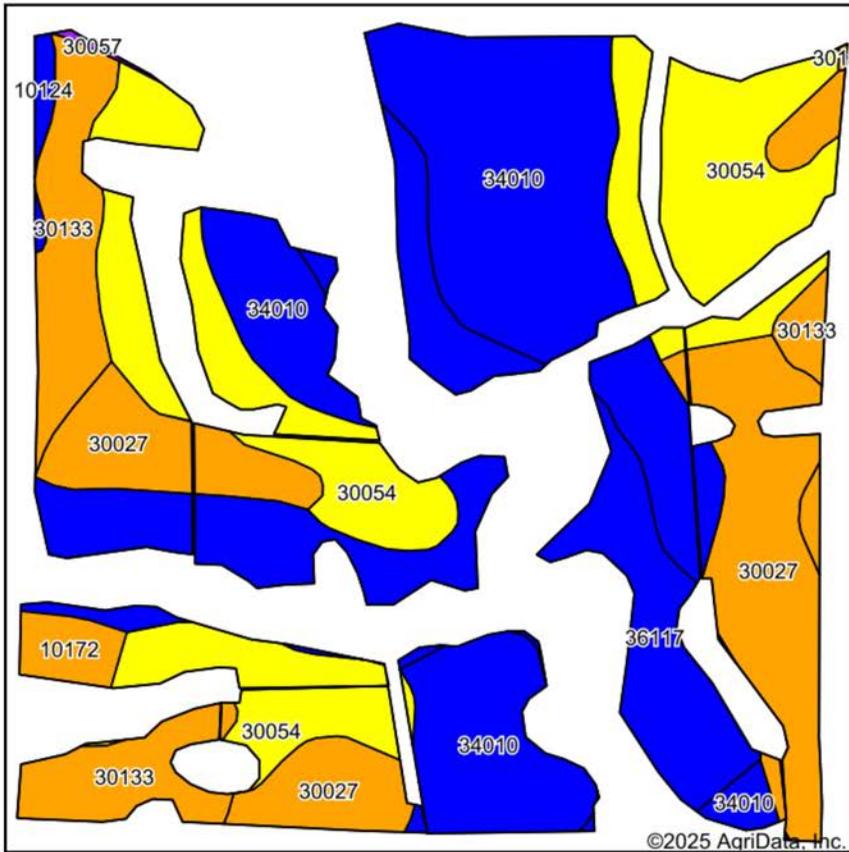
12-64N-32W  
 Gentry County  
 Missouri

Boundary Center: 40° 21' 40.31, -94° 27' 22.9



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



State: **Missouri**  
 County: **Gentry**  
 Location: **12-64N-32W**  
 Township: **Bogle**  
 Acres: **100.24**  
 Date: **5/9/2025**



Maps Provided By: **surety**  
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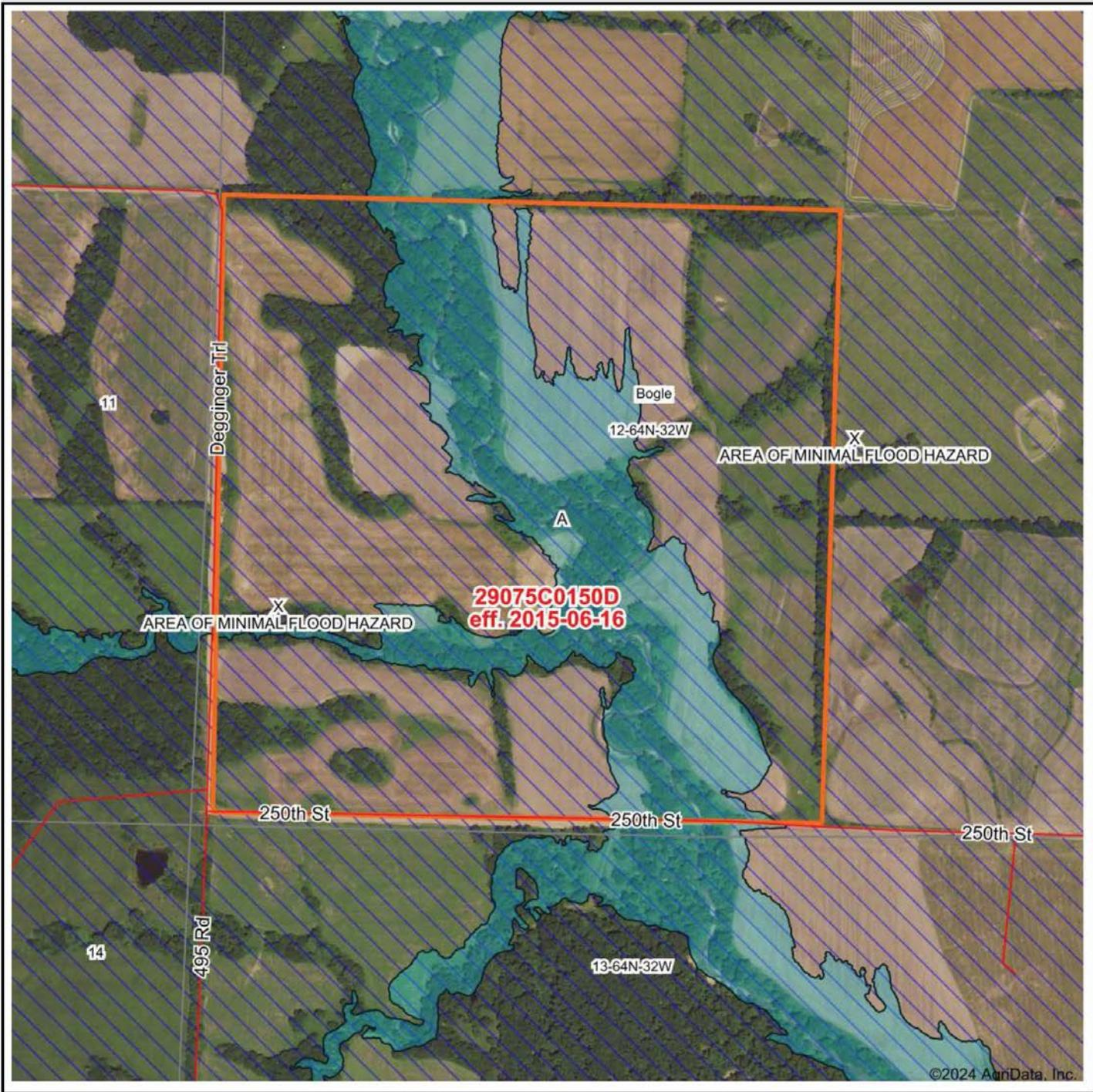
Soils data provided by USDA and NRCS.

Area Symbol: MO075, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
34010	Humeston silt loam, 0 to 2 percent slopes, rarely flooded	29.32	29.3%	Blue	Ilw	79	79	71	
30054	Gara clay loam, 9 to 14 percent slopes, eroded	24.07	24.0%	Yellow	IVe	68	68	47	
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	16.98	16.9%	Orange	IIle	60	60	41	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	16.86	16.8%	Blue	Ilw	80	80	78	
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	10.81	10.8%	Orange	IIle	59	59	47	
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.48	1.5%	Orange	IIle	70	70	54	
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	0.60	0.6%	Blue	Ile	75	75	61	
30057	Gara loam, 14 to 18 percent slopes	0.12	0.1%	Purple	Vle	66	66	52	
<b>Weighted Average</b>						<b>2.78</b>	<b>*n 71</b>	<b>*n 71</b>	<b>*n 58.4</b>

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

# FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

Mapped Acres:

Actual Acres:

2/22/2024

156.09

156.09

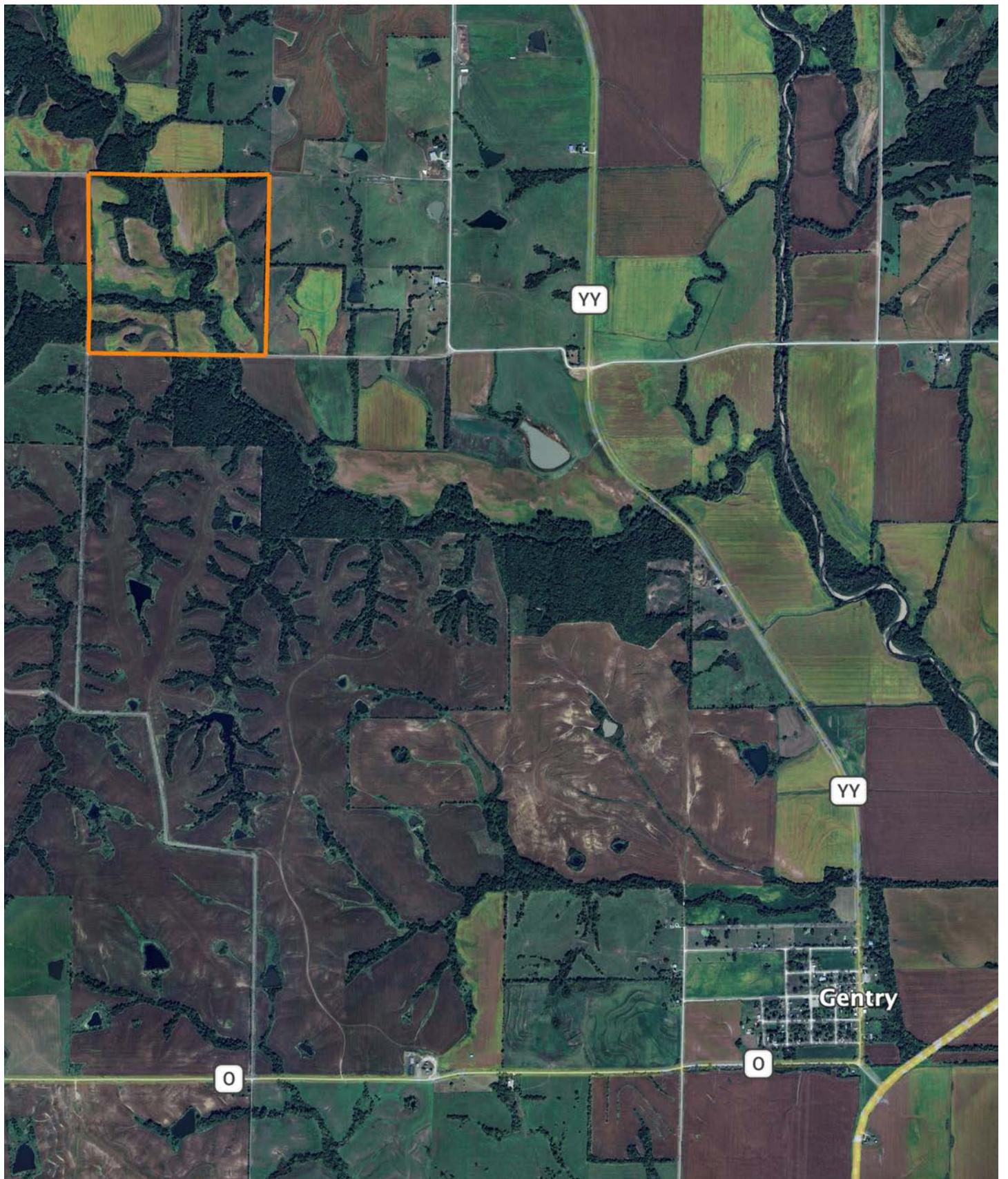
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Maps Provided By:



# OVERVIEW MAP



## BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



**WILL WIEST,**  
ASSOCIATE LAND BROKER  
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WWiest@MidwestLandGroup.com



## MidwestLandGroup.com

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