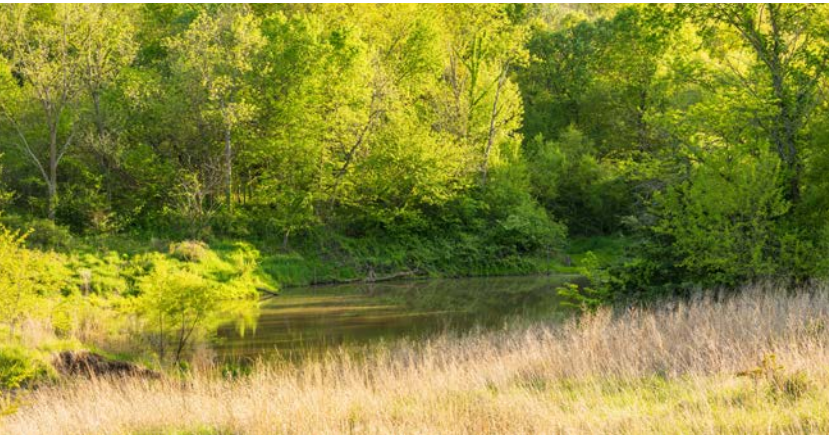


MIDWEST LAND GROUP PRESENTS



GENTRY COUNTY, MO

327 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP TIER HUNTING WITH LODGE IN NORTHWEST MISSOURI

Located just west of Martinsville, Missouri, on the Harrison/Gentry county line lies this 327 +/- acres premier hunting tract. Offering turn-key hunting and lodging, this farm is set up and ready to produce. The land boasts a rare mix of natural features highlighted by an established land and deer management plan. The topography of this farm is very unique and has been enhanced over the years with one goal in mind: harvesting mature whitetails. Offering a super mix of food, water, and cover, consisting mainly of timbered fingers that transition from bedding to feeding areas. Several 1/4 to 1/2 acre ponds are scattered through the farm that blend in with heavy cover pockets with food options close by. There are up to 60 acres that could be returned to tillable production, serving as destination food sources and also providing income to the owner. These acres are currently planted into a stand of switch grass and kill plots to enhance the cover and direct deer movement.

Gated farm entrances from the west and east make hunting the wind and accessing one of the 17 established stand sites a breeze. A well-established trail system and mowed paths to each stand allow for stealthy access. Traditionally, a bow hunting only farm, a majority of the stands are set up for a close shot, over fall or late season food plots. One stand site is over a man-made water hole, which has been a proven setup for years, and several more are along travel corridors in the timber, which consist mainly of hardwoods. Around 15

years ago, several acres of oak varieties were planted along the central corridor. This improvement not only added a great fall food source but also expanded the depth of cover. Several varieties of warm and cool season grasses have been managed to serve several purposes, including bedding, buffer strip along the timber, and cover for hunters along the trail. Overall, the combination of rolling terrain, depth of cover, and evenly distributed water/food equals a healthy herd with less social pressure. Other species of wildlife, including turkey, quail, and small game, are thriving here as well. If you have been holding out for a farm that will meet high expectations, this is the one.

The professionally built lodge is a key feature that really unlocks the opportunity at hand when it comes to fully enjoying this farm. The living quarter side consists of two beds, one full bath, a utility closet with laundry, a living area, and a kitchen. The shop side offers ample amounts of space with a tall overhead door for larger equipment access. Over the last five years, the seller's family and friends have harvested several bucks over 150", with one in the 170s, and one in the 180s. This farm is sure to fill the memory buckets for your family and friends for years to come.

If this is the one you have been looking for, please call Bobby Oberlander at (816) 392-5515 for more information or to schedule a private tour.

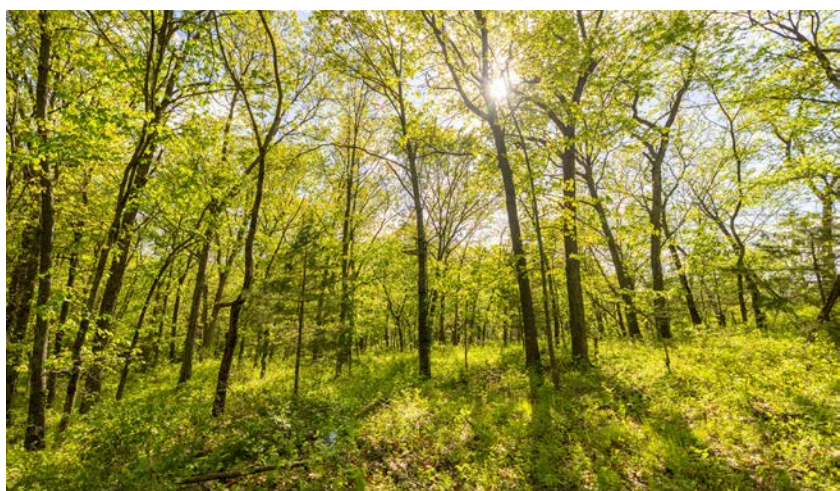
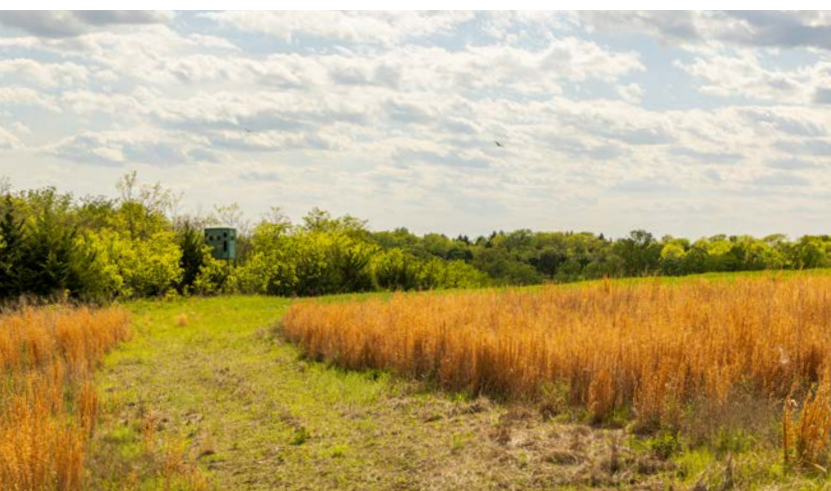
PROPERTY FEATURES

COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **327**

- This 327 +/- acre premier hunting tract sits just west of Martinsville on the Harrison County and Gentry County line
 - The farm offers turn-key hunting and lodging, fully set up with an established land and deer management plan focused on producing mature whitetails
 - A rare mix of rolling terrain, timbered fingers, and strategic habitat improvements creates ideal transitions from bedding to feeding areas
 - Multiple ¼- to ½-acre ponds are tucked into heavy cover, providing reliable water sources near prime food locations
 - Up to 60 acres can be returned to tillable production for income or destination food plots, currently planted in switchgrass and kill plots to enhance cover and direct deer movement
 - Gated entrances on both the east and west sides
- allow hunters to play the wind and access any of the 17 established stand sites with ease
 - A well-maintained trail system and mowed paths provide quiet, stealthy access to stands, most positioned for close-range bow opportunities over food plots and travel corridors
 - Hardwood timber corridors, a proven man-made water hole stand, and oak plantings established 15 years ago add depth of cover and reliable fall nutrition
 - Managed warm- and cool-season grasses serve as bedding areas, timber buffers, and screening cover, helping maintain a healthy herd with reduced social pressure
 - A professionally built lodge with living quarters and a spacious shop complements a proven track record of 150"–180" class bucks, creating a property built for both performance and lasting memories



327 +/- ACRES



TURN-KEY HUNTING AND LODGING

The professionally built lodge is a key feature that really unlocks the opportunity at hand when it comes to fully enjoying this farm. The living quarter side consists of two beds, one full bath, utility closet with laundry, living area and kitchen.



MULTIPLE ¼- TO ½-ACRE PONDS

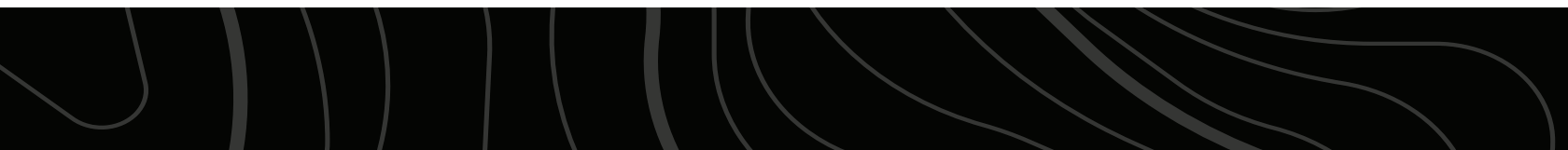


GATED ENTRANCES



A RARE MIX OF NATURAL FEATURES

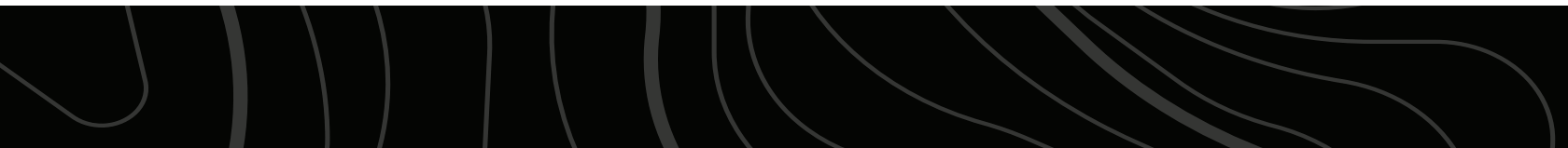
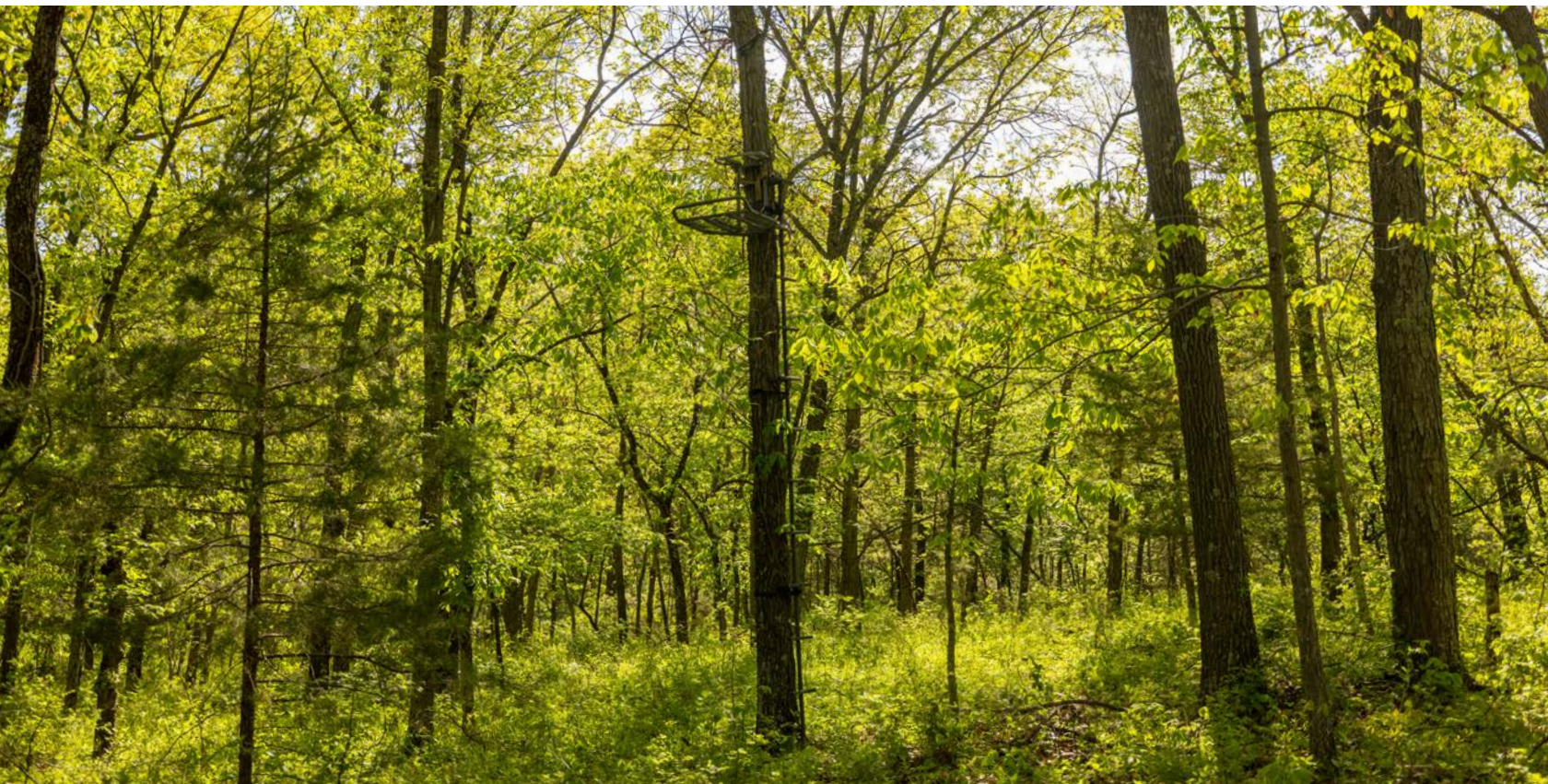
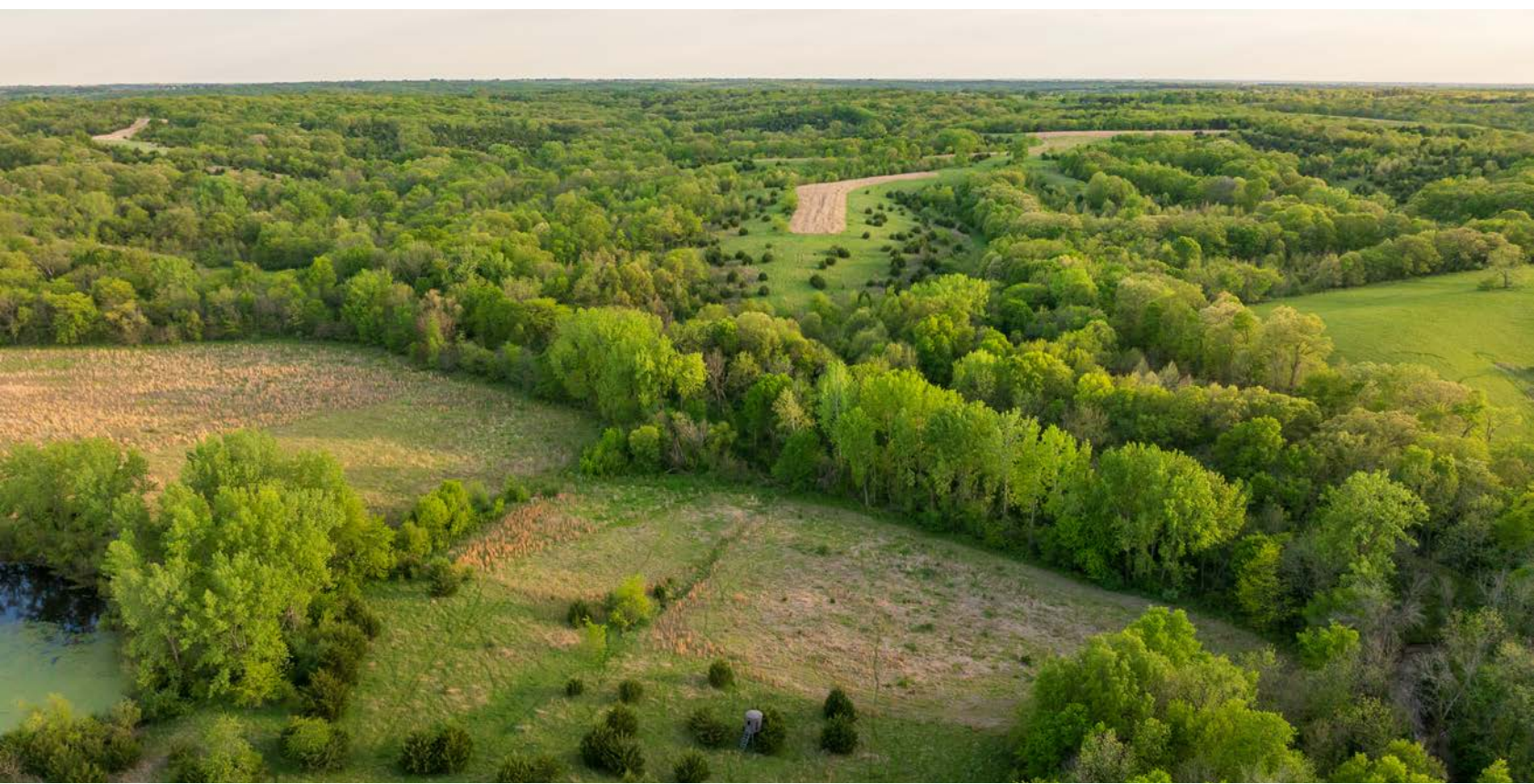
The land boasts a rare mix of natural features highlighted with an established land and deer management plan. The topography of this farm is very unique and has been enhanced over the years with one goal in mind, harvesting mature whitetails.



WELL-MAINTAINED TRAIL SYSTEM



HARDWOOD TIMBER CORRIDORS



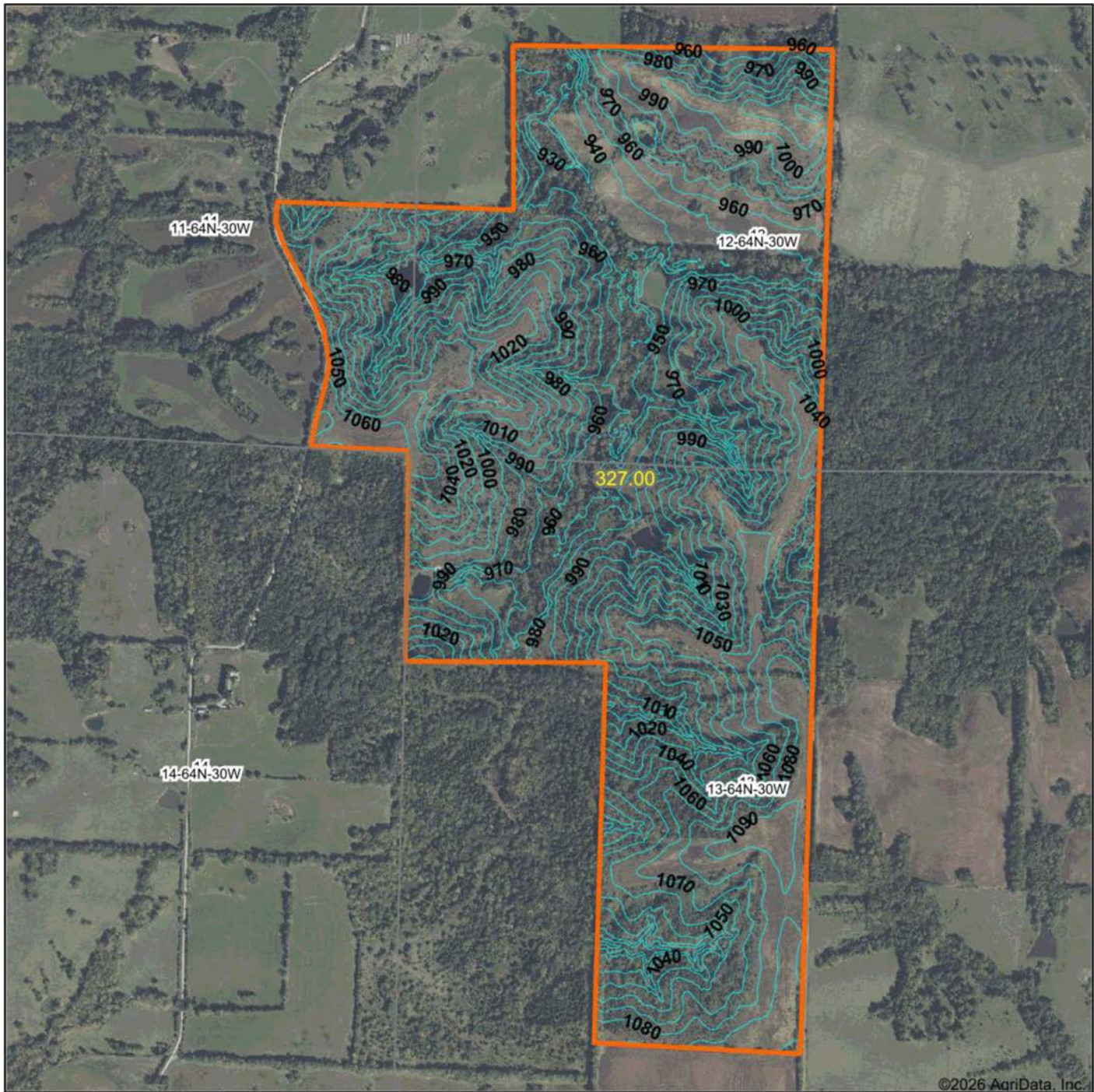
ADDITIONAL PHOTOS



TRAIL CAM & HARVEST PICTURES



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 920.6

Max: 1,098.9

Range: 178.3

Average: 1,009.4

Standard Deviation: 44.03 ft

0ft 1001ft 2003ft

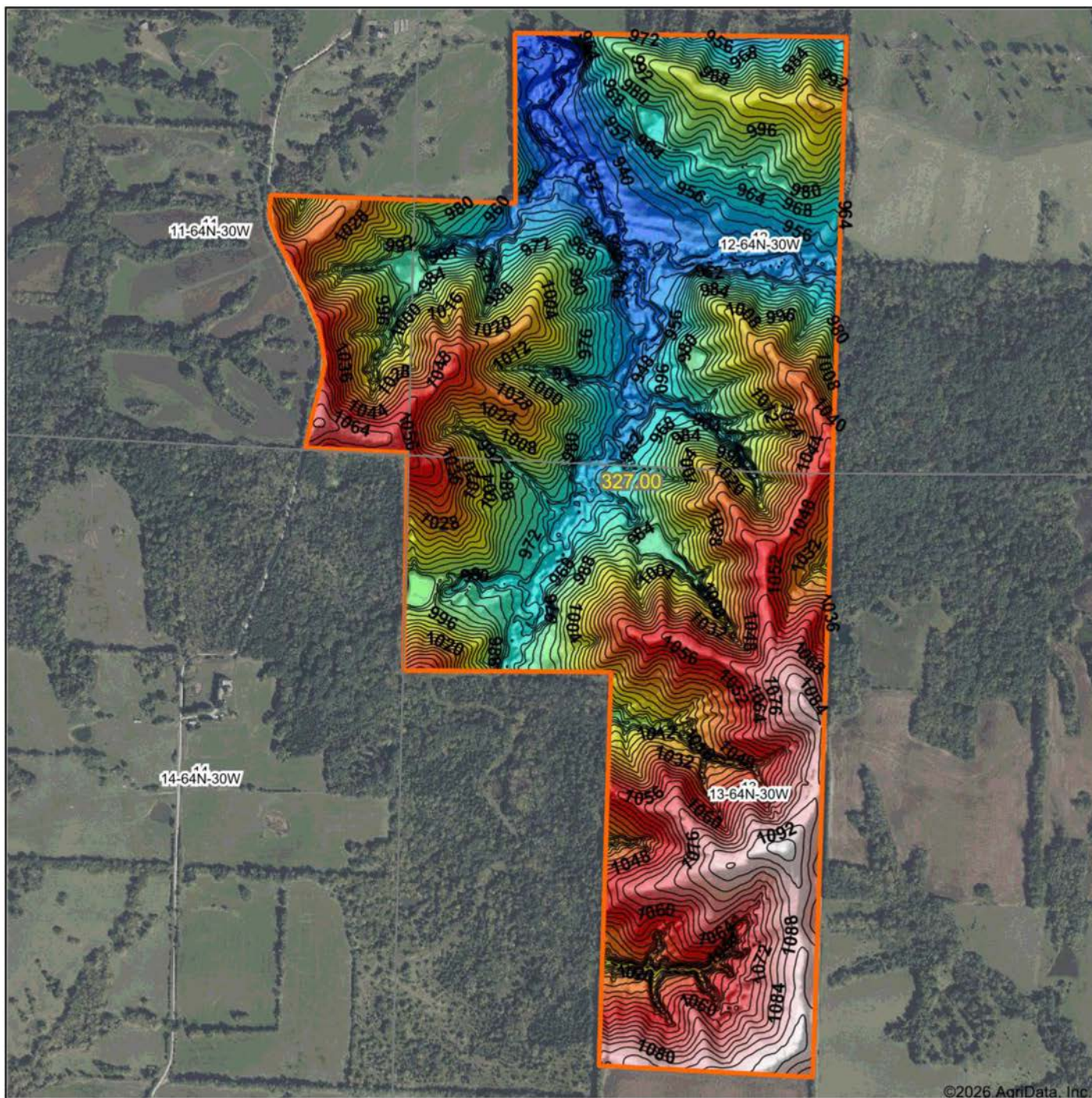


1/29/2026

13-64N-30W
Gentry County
Missouri

Boundary Center: 40° 21' 13.79, -94° 13' 49.91

HILLSHADE MAP

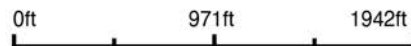


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Low Elevation High



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 920.6
 Max: 1,098.9
 Range: 178.3
 Average: 1,009.4
 Standard Deviation: 44.03 ft



1/29/2026

13-64N-30W
Gentry County
Missouri

Boundary Center: 40° 21' 13.79, -94° 13' 49.91

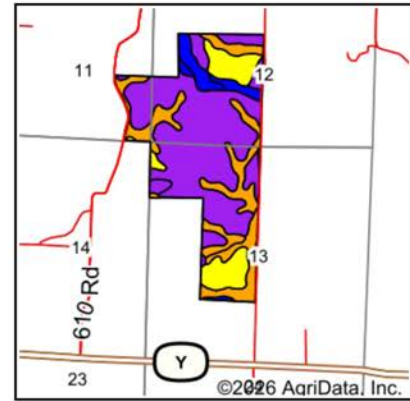
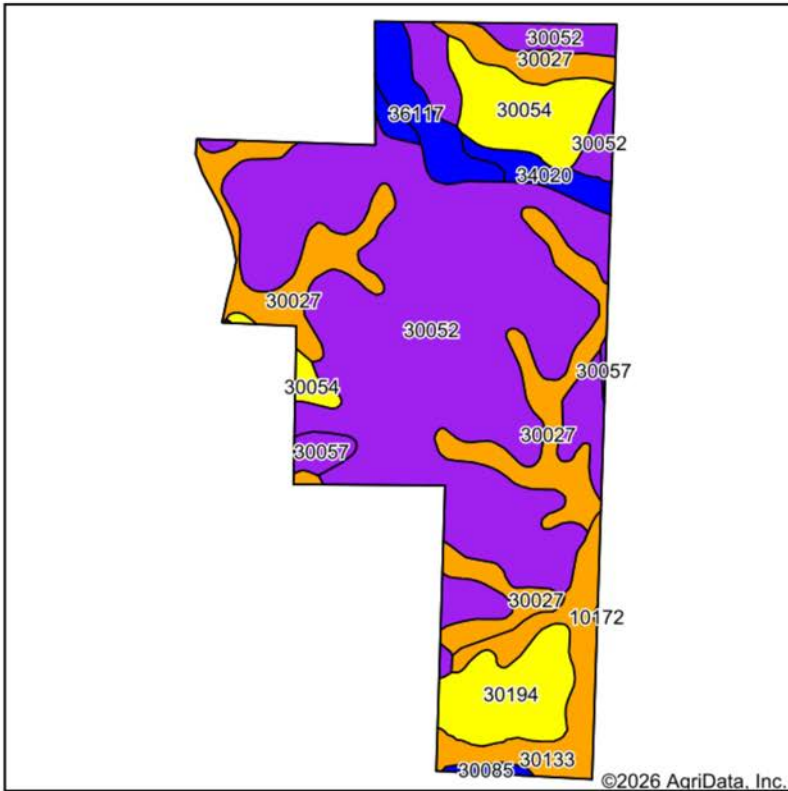


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SOILS MAP



State: **Missouri**
 County: **Gentry**
 Location: **13-64N-30W**
 Township: **Howard**
 Acres: **327**
 Date: **1/29/2026**



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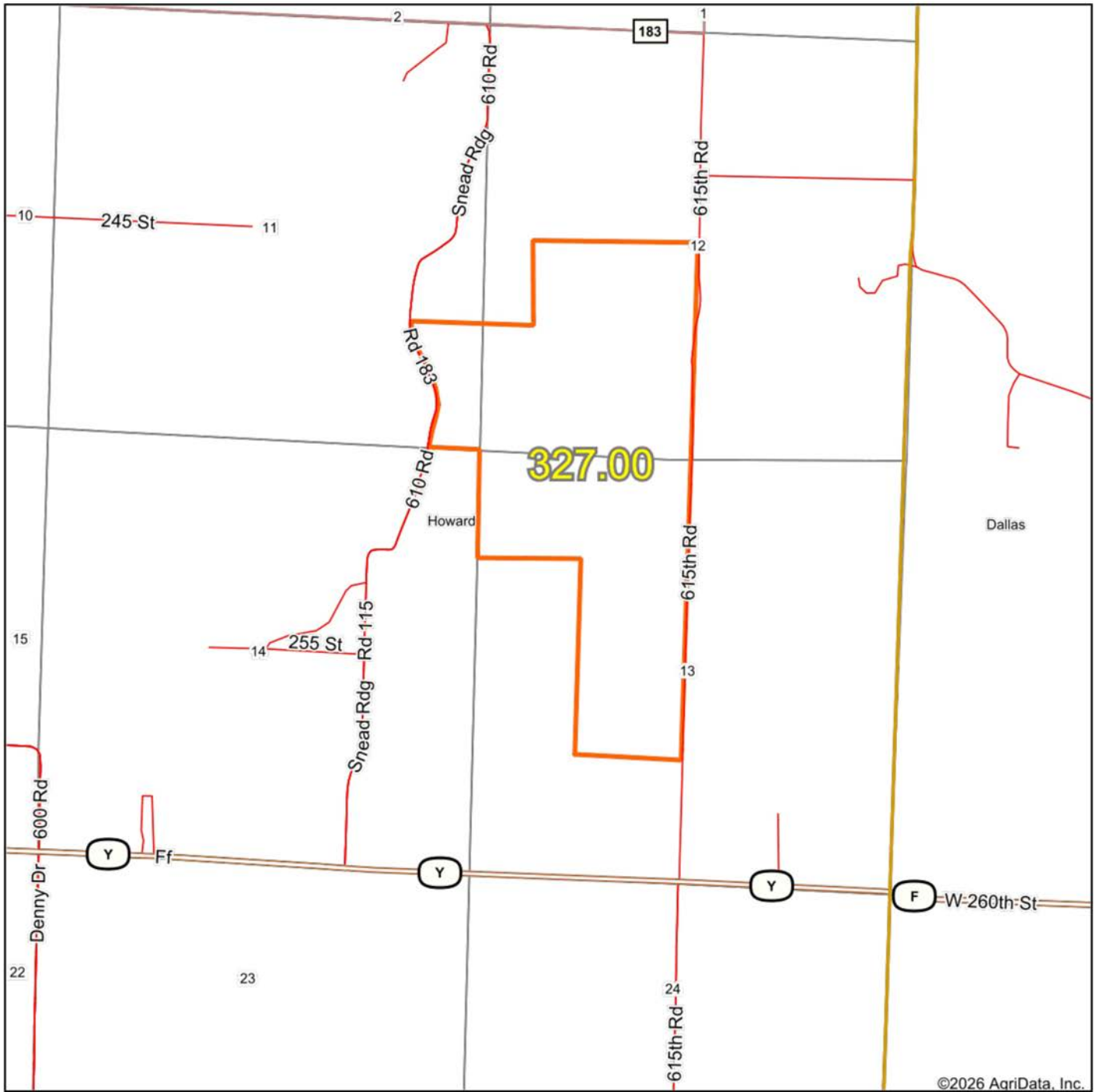


Area Symbol: MO075, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	183.65	56.2%		Vle	62	62	42
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	55.58	17.0%		IIIe	60	60	41
30054	Gara clay loam, 9 to 14 percent slopes, eroded	21.95	6.7%		IVe	68	68	47
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	21.36	6.5%		IIIe	59	59	47
30194	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	19.37	5.9%		IVe	66	66	49
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	11.64	3.6%		IIw	80	80	78
34020	Colo silty clay loam, drainageway, 2 to 5 percent slopes, frequently flooded	6.31	1.9%		IIw	78	78	59
30057	Gara loam, 14 to 18 percent slopes	3.87	1.2%		Vle	66	66	52
36003	Arbela silt loam, 0 to 2 percent slopes, occasionally flooded	1.93	0.6%		IIw	87	87	77
30085	Grundy silt loam, 2 to 5 percent slopes	1.26	0.4%		Ile	74	74	64
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	0.08	0.0%		IIIe	70	70	54
Weighted Average					4.78	*n 63.3	*n 63.3	*n 44.9

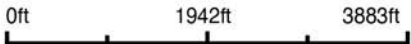
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



©2026 AgriData, Inc.

Map Center: 40° 21' 7.82, -94° 13' 50.33



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1/29/2026

AGENT CONTACT

Midwest Land Group Agent, Bobby Oberlander, grew up in Owensville, Missouri and now calls Kansas City North home. He has been an avid hunter, fisherman and outdoorsman for nearly three decades. His father taught him how to shoot at the age of four, and later he joined his schools' competitive pistol and rifle teams, winning state and national honors. After attending Missouri State University in Springfield, Missouri, Bobby served his local community as a law enforcement officer before becoming a federal corrections officer. When he was offered an opportunity to manage a four-state territory for an automotive company, he took it. "I drove a lot of miles across acres of Missouri, Iowa, Nebraska and Kansas. I wondered who owned the land, what they used it for and how long it had been in someone's family," said Bobby. He decided to get off the road to help people reach their goal of land ownership and help them gain the most value when it comes time to sell.

Bobby's appreciation for the outdoors, solid work ethic and uncompromising professionalism were key factors in our offering him a position on Midwest Land Group's Team. Bobby knew he wanted to work for a reputable company, and he found that in Midwest Land Group. Joining our team was an easy choice for him after hearing great things from a family member about working with one of our agents. He has traveled, worked, and lived in several parts of Missouri, which makes him very familiar with the landscape. If you're looking for a particular type of land, chances are Bobby can lead you straight to it.

When he's not out working with clients, he is bow hunting whitetails in the fall, fishing in spring and camping in summer with his family. Bobby is involved in the National Wild Turkey Federation (NWTf), Quality Deer Management Association (QDMA) and Boy Scouts of America. Hunting, fishing, law enforcement and long road trips have given him the skills you look for in a land agent like patience, calmness, listening, attention to details, communication and reliability. Give Bobby a call today and talk about your land needs.



BOBBY OBERLANDER,
LAND AGENT
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BOberlander@MidwestLandGroup.com



MidwestLandGroup.com

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