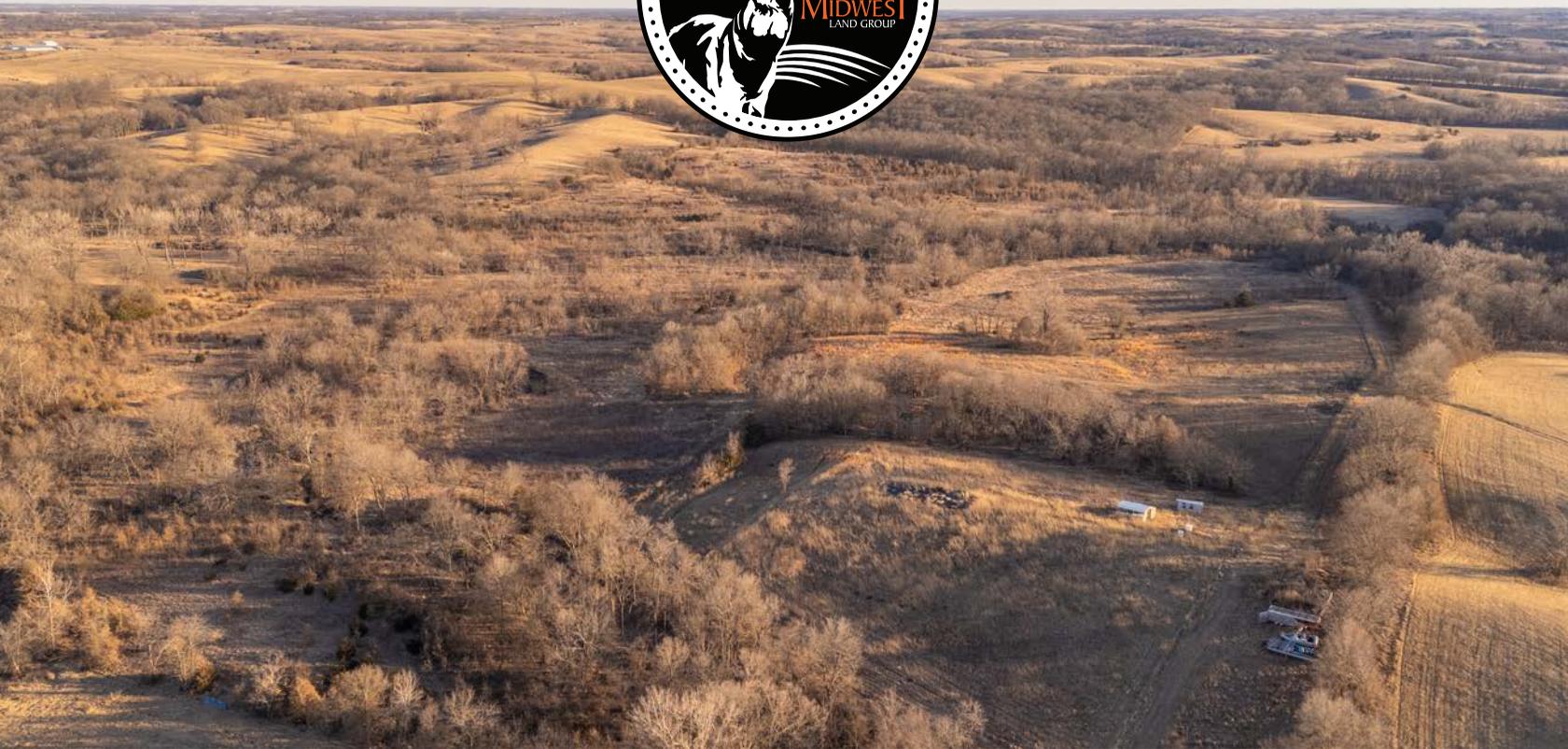


MIDWEST LAND GROUP PRESENTS



30.5 ACRES

HARRISON COUNTY, MO

West 140th Avenue, Hatfield, Missouri 64458



MIDWEST LAND GROUP IS HONORED TO PRESENT

CREEKSIDE WHITETAIL TRACT

This 30.5 +/- acre tract is located in Harrison County, Missouri, in a well-known big buck neighborhood just south of Hatfield and minutes from the Iowa line. The East Fork of the Big Muddy Creek winds through the edge of the property, creating a natural wildlife corridor that consistently funnels deer and other game through the farm.

Approximately 6 +/- acres of fertile creek bottom provide excellent opportunities for strategically placed food plots. A 2.5 +/- acre high-fenced orchard features

multiple species of fruit trees and berries, offering both wildlife attraction and personal enjoyment. A centrally located pond adds water, habitat diversity, and aesthetic appeal. Also, approximately 6.5 +/- acres fenced off for livestock.

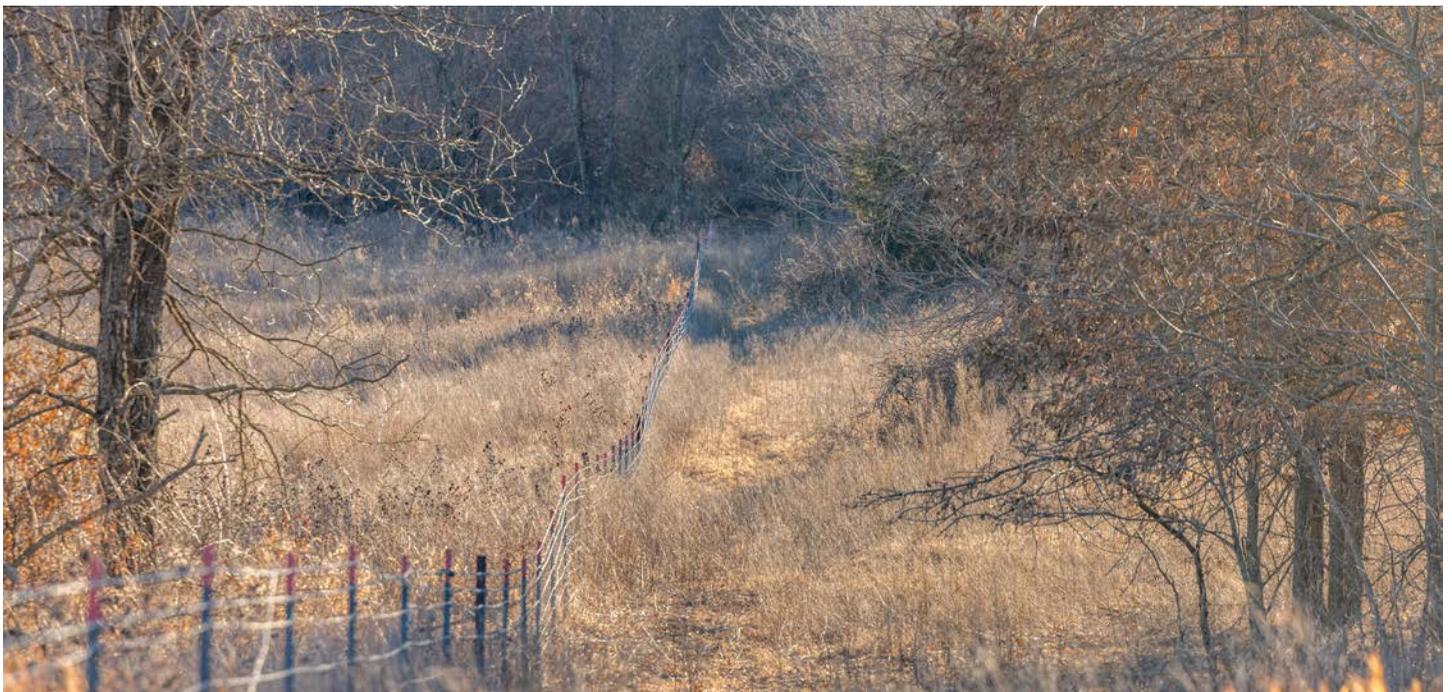
With its mix of water, cover, food, and proven location, this property checks all the boxes for a serious whitetail hunter or recreational buyer looking for a turn-key setup in a highly regarded area.



PROPERTY FEATURES

COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **30.5**

- Minutes from the Iowa line
- Fruit and berry orchard
- Year-round running creek
- Turn-key hunting set-up
- Prime locations for food plots
- 30 minutes from Bethany
- 1.5 hours from Des Moines and Kansas City
- 6.5 +/- acre livestock pasture
- Natural wildlife corridor



TURN-KEY HUNTING SET-UP



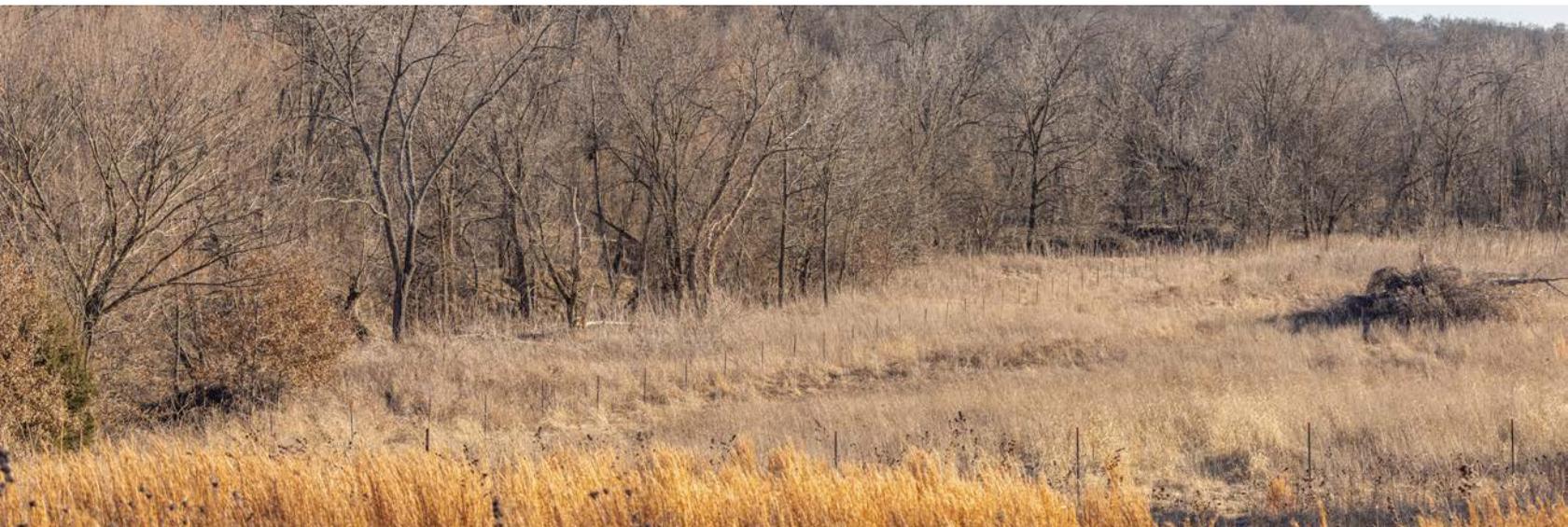
MINUTES FROM IOWA LINE



MUDDY CREEK



6.5 +/- ACRE LIVESTOCK PASTURE



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 40° 28' 32.06, -94° 8' 55.32

0ft 300ft 600ft



Maps Provided By:



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35-66N-29W
Harrison County
Missouri



2/22/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 986.6

Max: 1,068.1

Range: 81.5

Average: 1,018.1

Standard Deviation: 18.18 ft

0ft 334ft 669ft

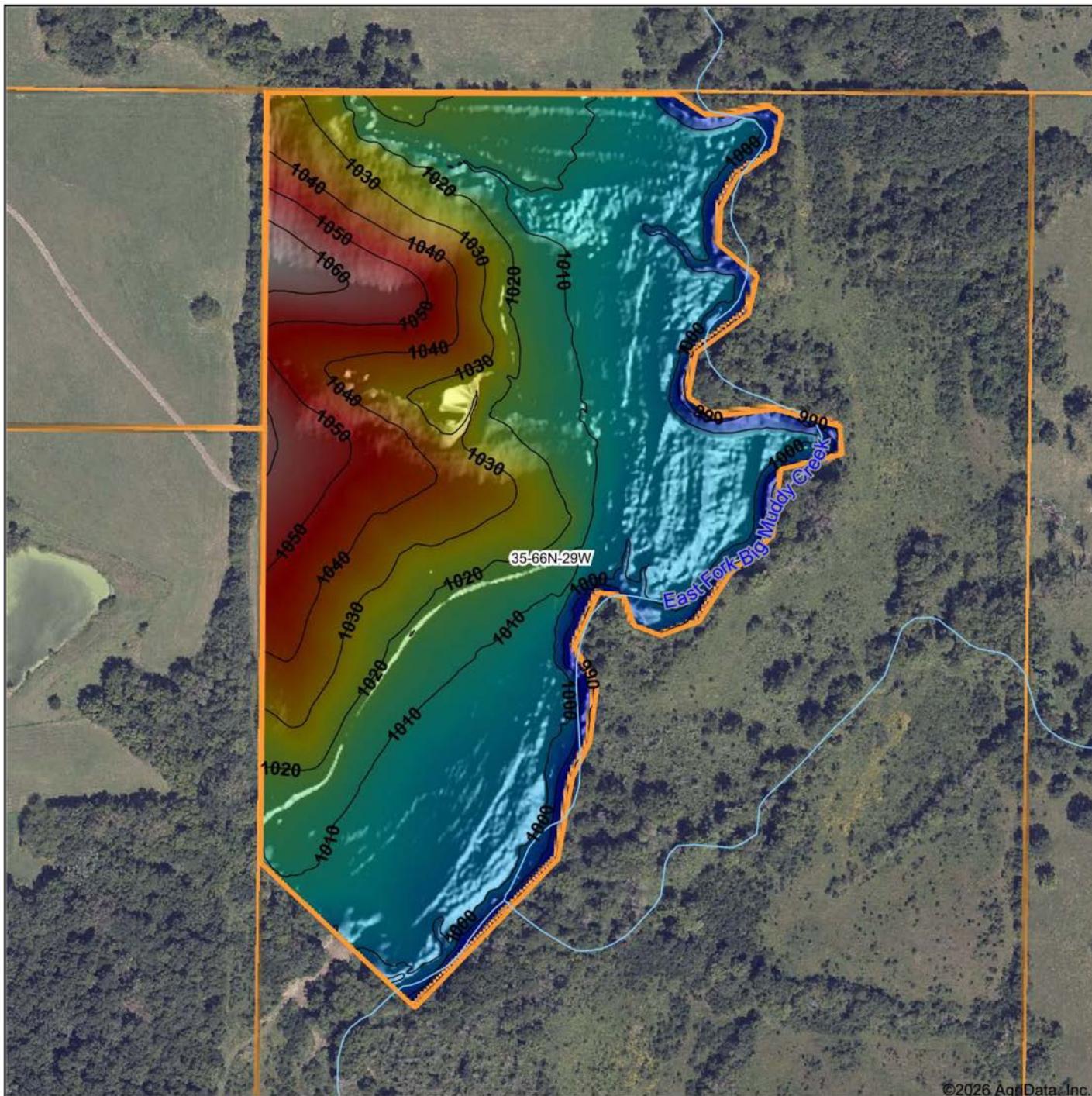


2/22/2026

35-66N-29W
Harrison County
Missouri

Boundary Center: 40° 28' 32.06, -94° 8' 55.32

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 986.6
 Max: 1,068.1
 Range: 81.5
 Average: 1,018.1
 Standard Deviation: 18.18 ft

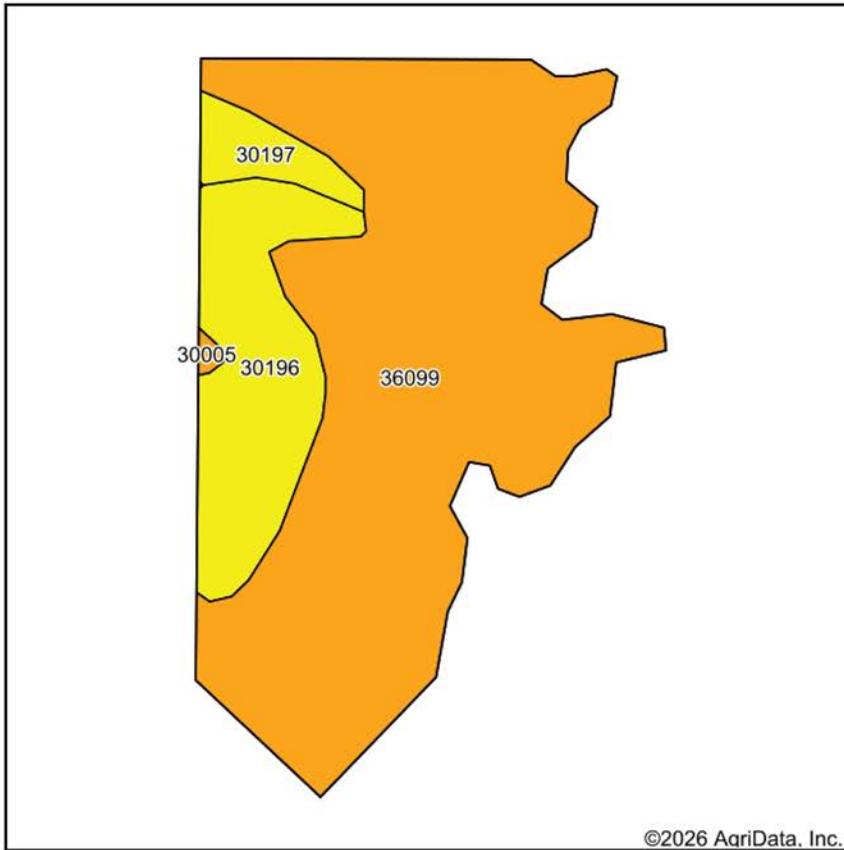


2/22/2026

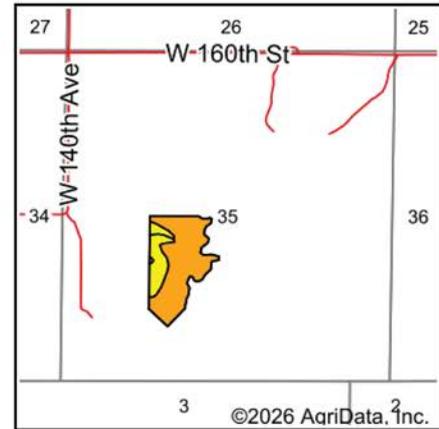
35-66N-29W
Harrison County
Missouri

Boundary Center: 40° 28' 32.06, -94° 8' 55.32

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Harrison**
 Location: **35-66N-29W**
 Township: **Lincoln**
 Acres: **30.68**
 Date: **2/22/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: MO081, Soil Area Version: 29

| 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 Soybeans |
|-------------------------|---|-------|------------------|----------------------|-------------------|------------------|------------------|----------------|-------------------|
| 36099 | Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded | 23.73 | 77.3% | | > 6.5ft. | IIIw | 67 | 67 | 57 |
| 30196 | Shelby clay loam, 9 to 14 percent slopes, severely eroded | 5.63 | 18.4% | | > 6.5ft. | IVe | 66 | 66 | 46 |
| 30197 | Shelby loam, 14 to 18 percent slopes | 1.21 | 3.9% | | > 6.5ft. | IVe | 65 | 65 | 56 |
| 30005 | Adair loam, 3 to 9 percent slopes | 0.11 | 0.4% | | > 6.5ft. | IIIe | 72 | 72 | 62 |
| Weighted Average | | | | | | 3.22 | *n 66.8 | *n 66.8 | *n 55 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Princeton and now residing there with his wife Jordan and son Tanner, Clint has spent his entire life immersed in the farming and outdoor lifestyle that defines the region. He grew up working on his family's farm, where he now raises beef cattle and grows corn and soybeans. That lifelong connection to the land shaped his passion for agriculture, hunting, and land stewardship, ultimately inspiring his career in land sales.

Clint holds a degree in Horticulture with an emphasis in Turfgrass Management from Northwest Missouri State University, where he was also a student-athlete. His professional background spans row crop and cattle operations, ranch management, and work on high-end golf resorts in Montana and Mexico—experiences that taught him the value of detail, diligence, and land improvement.

A devoted outdoorsman, Clint especially enjoys upland bird hunting for quail and pheasant, and he's passionate about sharing his knowledge of wildlife habitat and land enhancement with clients. Whether you're selling the family farm or searching for your dream hunting tract, Clint brings unmatched work ethic, local insight, and a genuine passion for helping others achieve their land ownership goals.



CLINT MOORE

LAND AGENT

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MidwestLandGroup.com

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