

MIDWEST LAND GROUP PRESENTS



80 ACRES
PLATTE COUNTY, MO

13350 Dowling Lane, Platte City, Missouri 64079



MIDWEST LAND GROUP IS HONORED TO PRESENT

DREAM HOME OPPORTUNITY ON THE BLUFFS - 80 +/- ACRES WITH UNMATCHED VIEWS

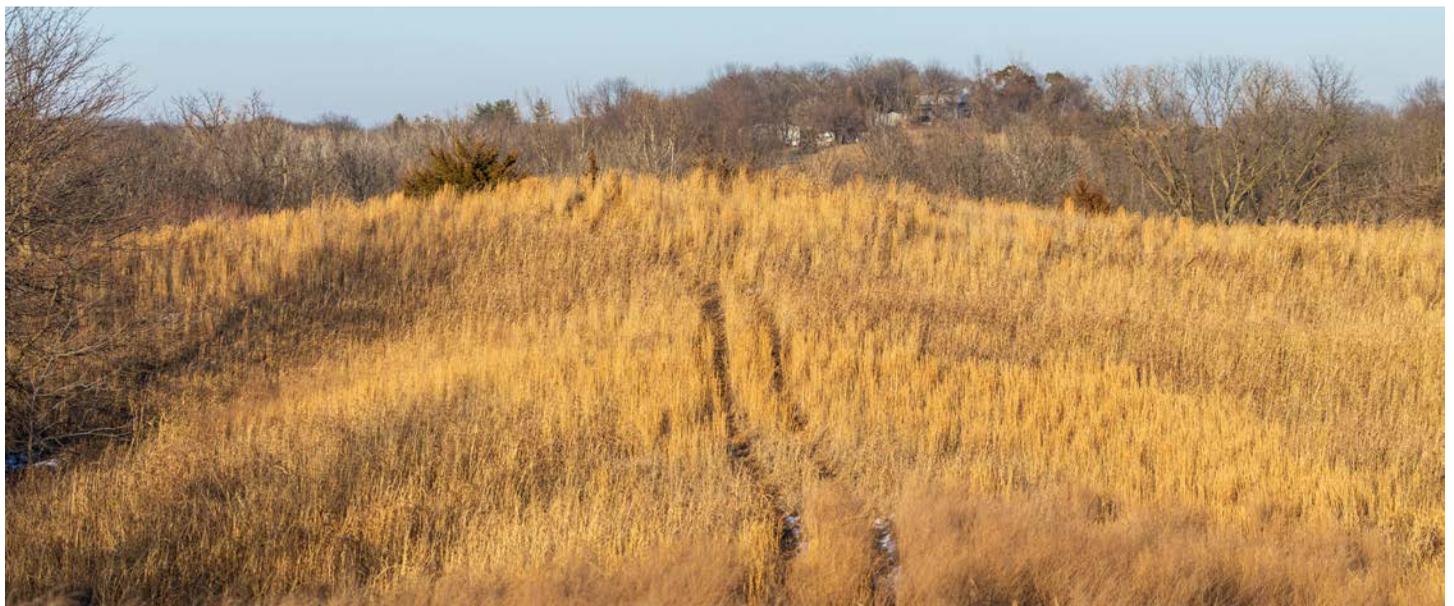
This exceptional 80 +/- acre property offers stunning bluff country views combined with a highly desirable mix of open ground and timber. Rarely does a farm with this versatility and makeup hit the market in such an ideal location. Multiple ridge-top build sites provide ideal locations for a dream home or estate, each offering privacy, elevation, and panoramic scenery. The view of the evening sunsets is the best you will find overlooking the Missouri River valley.

The property has a 1 +/- acre pond centrally located. The land also supports excellent deer and turkey populations, making it a perfect fit for recreational use or the outdoor enthusiast. With utilities available and both blacktop and gravel road frontage, the property offers rare convenience while maintaining a peaceful,

rural setting. Fiber is also available at the road.

An old home with a shed and a lean-to sits on the property. Located within the West Platte School District, this tract combines country living with easy access to nearby amenities - just 5 miles to Platte City, 7 miles to Leavenworth, 10 miles to Kansas City International Airport, and only 25 miles to Downtown Kansas City.

Whether you're looking to build, invest, hunt, or enjoy wide-open space close to the city, this property delivers location, views, and versatility in one outstanding package. Call Drew Yarkosky at (816) 599-3647 for more details or to schedule a showing today.



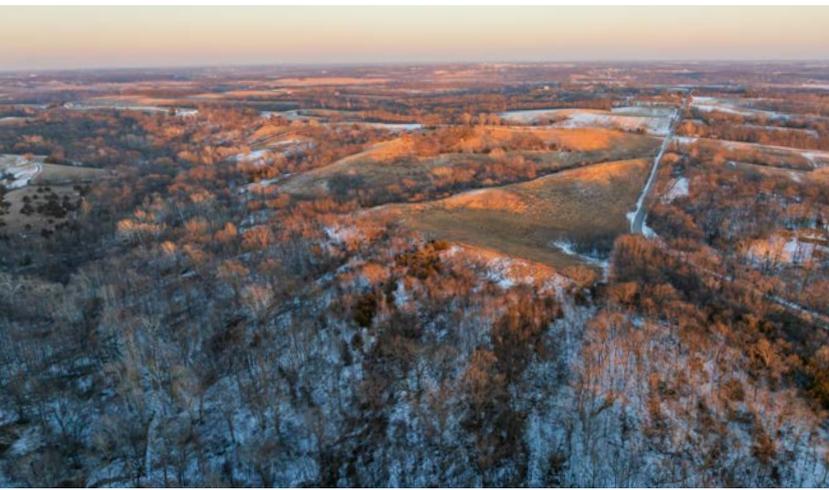
PROPERTY FEATURES

COUNTY: **PLATTE** | STATE: **MISSOURI** | ACRES: **80**

- 80 +/- total acres
- Scenic bluff country views
- Ideal mixture of open and timber land
- Multiple ridge-top build sites
- Utilities available
- Blacktop and gravel road frontage
- Abandoned home with shed and lean-to
- Excellent deer and turkey numbers
- Platte County School District
- 5 miles to Platte City
- 7 miles to Leavenworth
- 10 miles from Kansas City International Airport
- 25 miles to Downtown KC



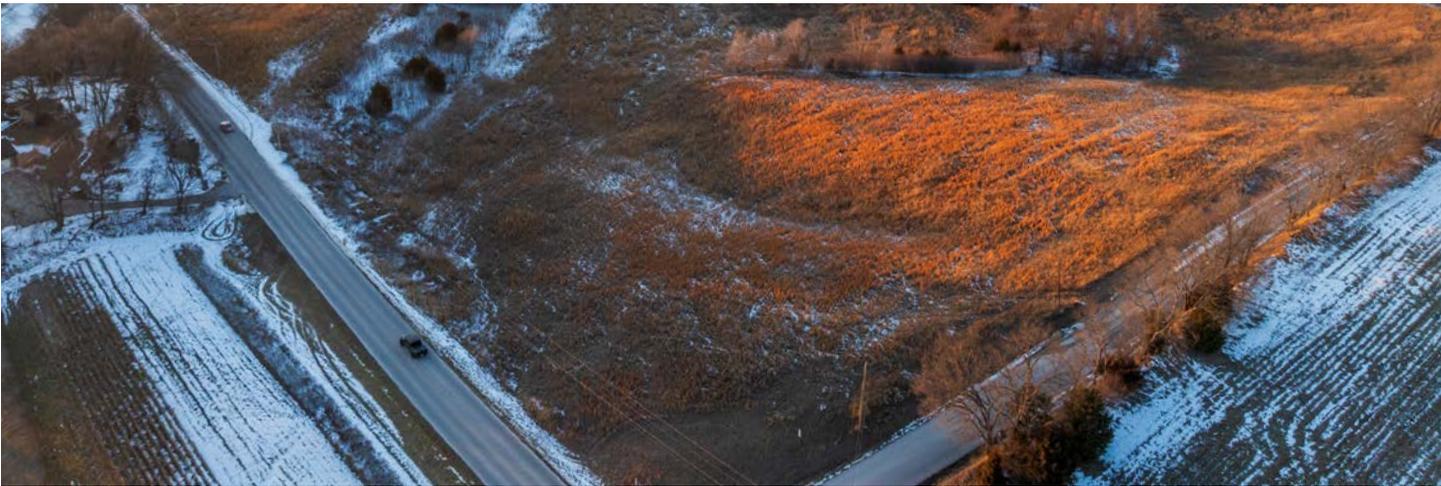
SCENIC BLUFF COUNTRY VIEWS



RIDGE-TOP BUILD SITES



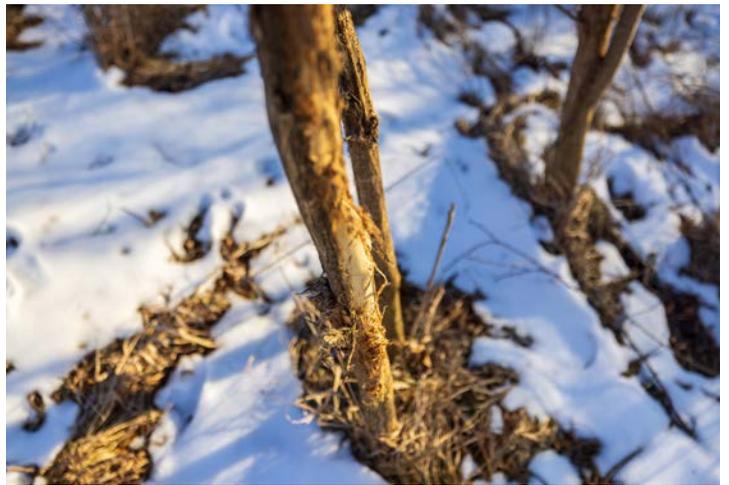
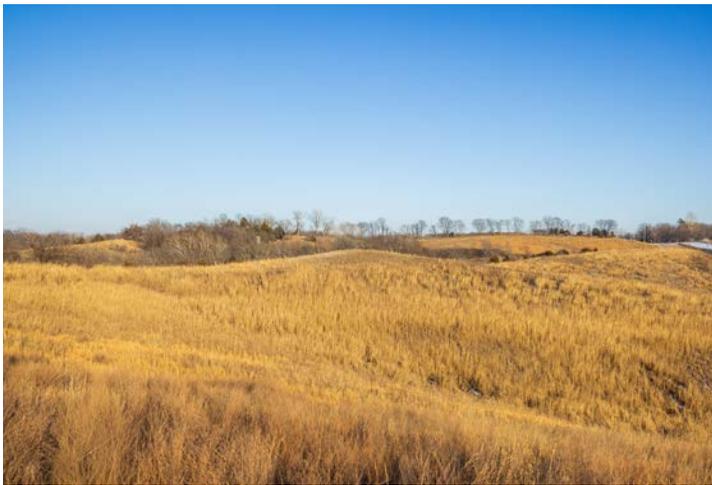
BLACKTOP & GRAVEL ROAD FRONTAGE



ABANDONED HOME WITH SHED



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 20' 0.97, -94° 50' 56.74



Maps Provided By



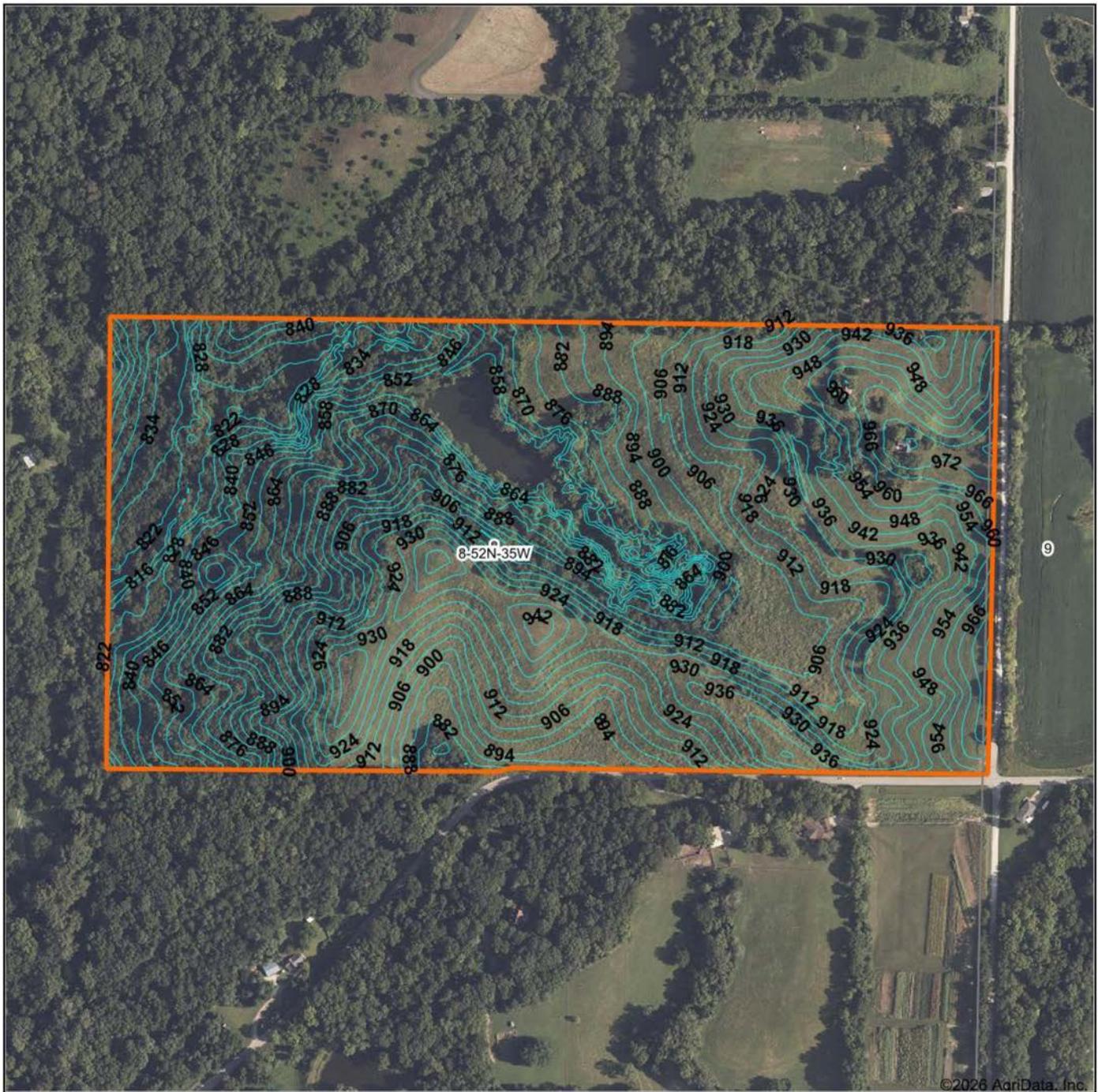
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8-52N-35W
Platte County
Missouri



2/2/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 6.0

Min: 812.8

Max: 979.3

Range: 166.5

Average: 897.4

Standard Deviation: 40.55 ft

0ft 458ft 917ft

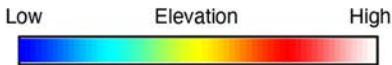
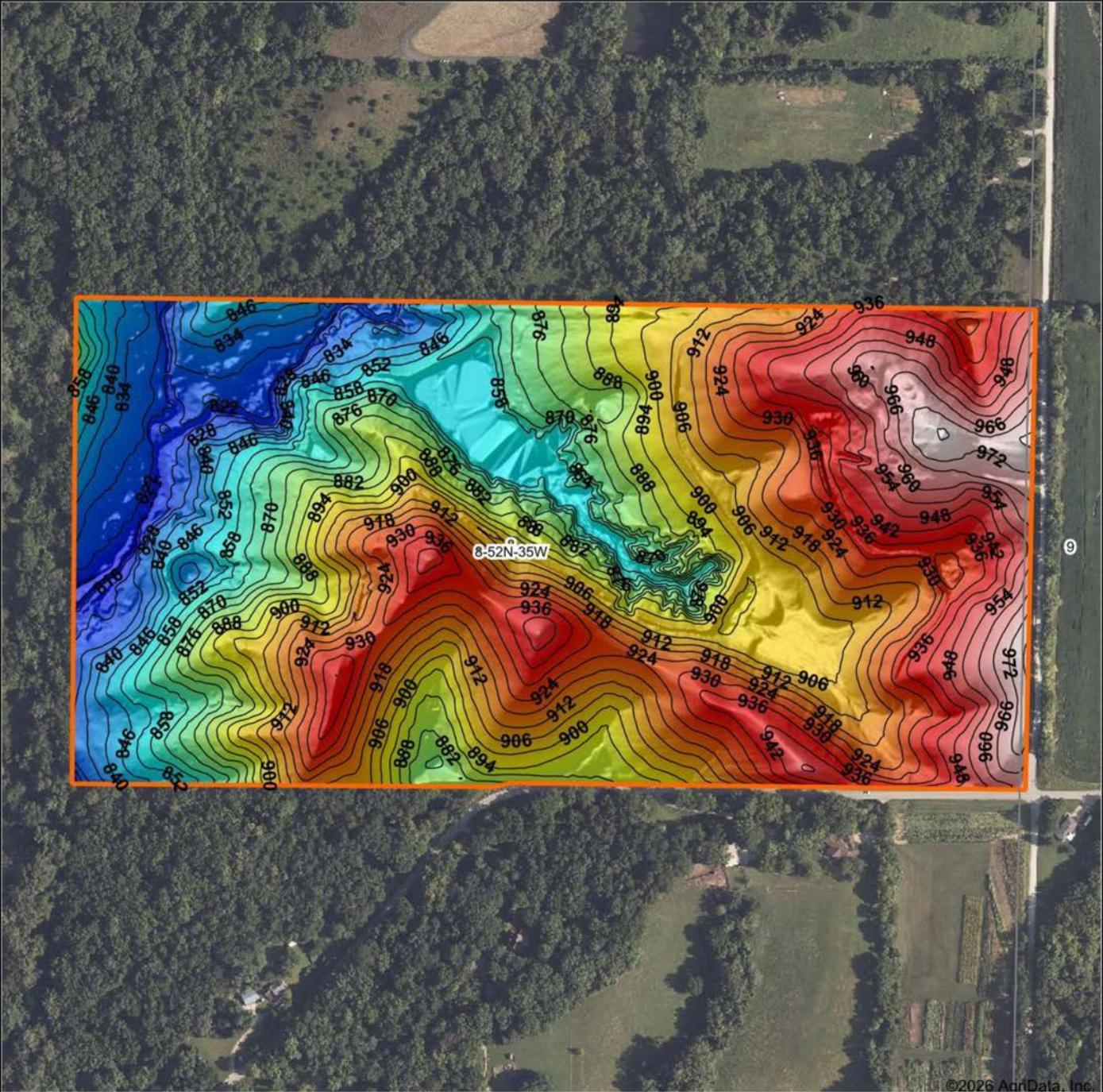


2/2/2026

8-52N-35W
Platte County
Missouri

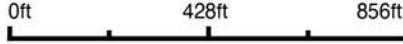
Boundary Center: 39° 20' 0.97, -94° 50' 56.74

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 6
 Min: 812.8
 Max: 979.3
 Range: 166.5
 Average: 897.4
 Standard Deviation: 40.55 ft

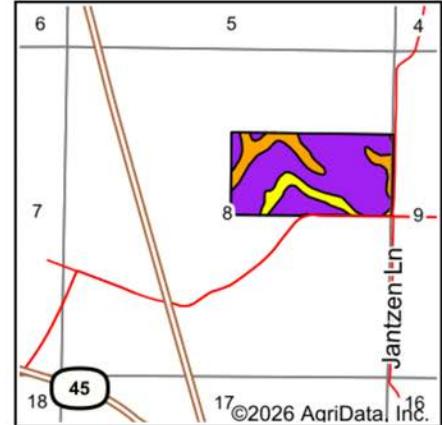
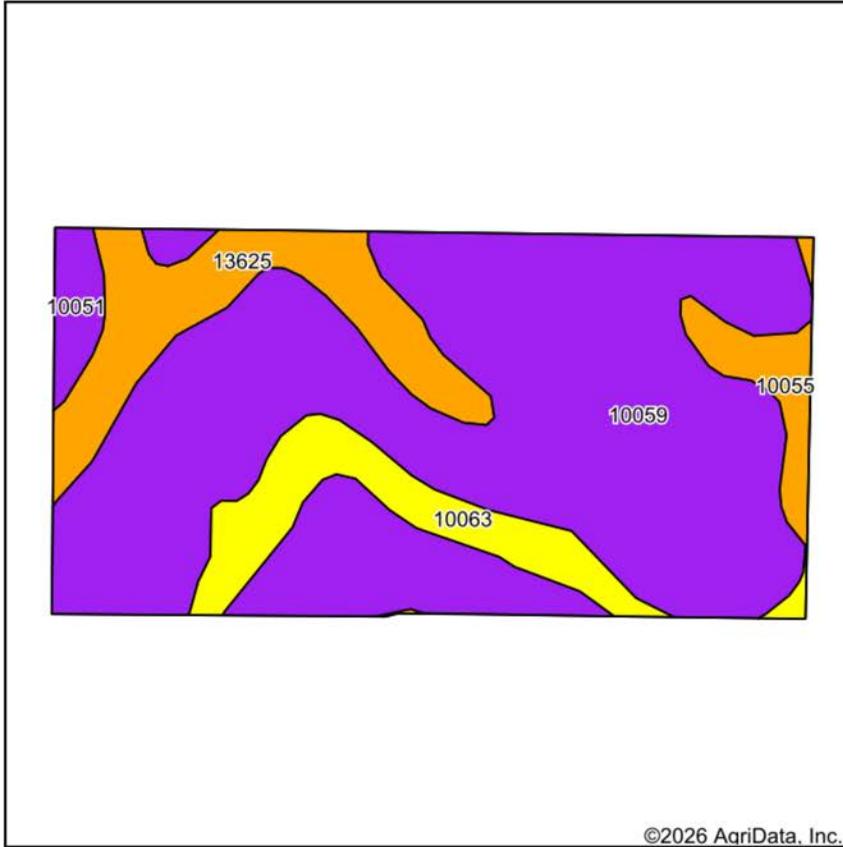


2/2/2026

8-52N-35W
Platte County
Missouri

Boundary Center: 39° 20' 0.97, -94° 50' 56.74

SOILS MAP



State: **Missouri**
 County: **Platte**
 Location: **8-52N-35W**
 Township: **Lee**
 Acres: **79.09**
 Date: **2/2/2026**



Maps Provided By:



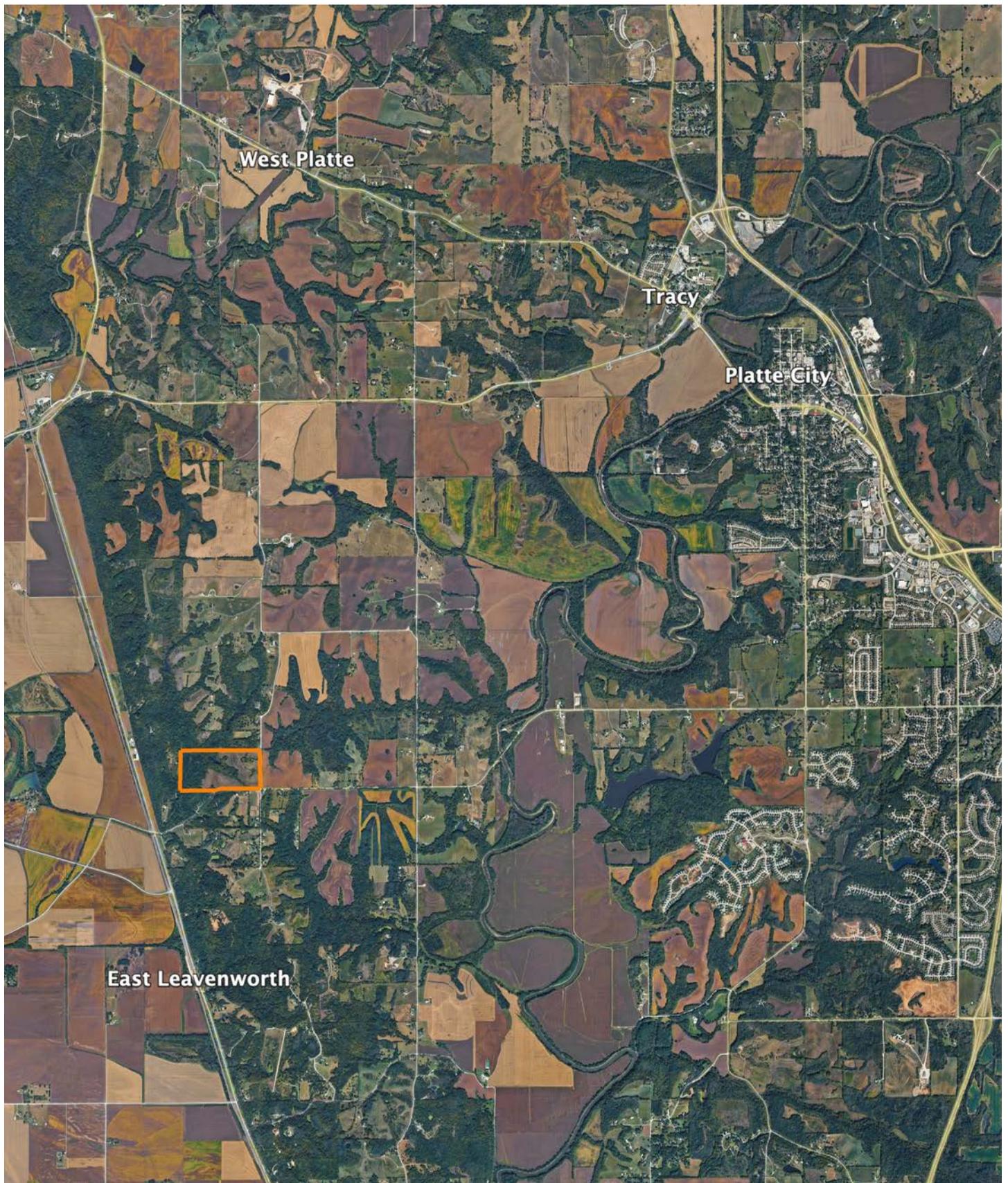
Soils data provided by USDA and NRCS.

Area Symbol: MO165, Soil Area Version: 26									
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	56.61	71.6%		Vle	69	69	50	
13625	Kennebec silt loam, 1 to 4 percent slopes, frequently flooded	9.97	12.6%		IIIw	61	60	53	
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	7.56	9.6%		IVe	71	71	49	
10055	Knox silt loam, 5 to 9 percent slopes, eroded	3.02	3.8%		IIIe	81	81	67	
10051	Knox silt loam, 20 to 35 percent slopes, eroded	1.93	2.4%		Vle	54	54	37	
Weighted Average						5.32	*n 68.3	*n 68.1	*n 50.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

816.599.3647

DYarkosky@MidwestLandGroup.com



MidwestLandGroup.com

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