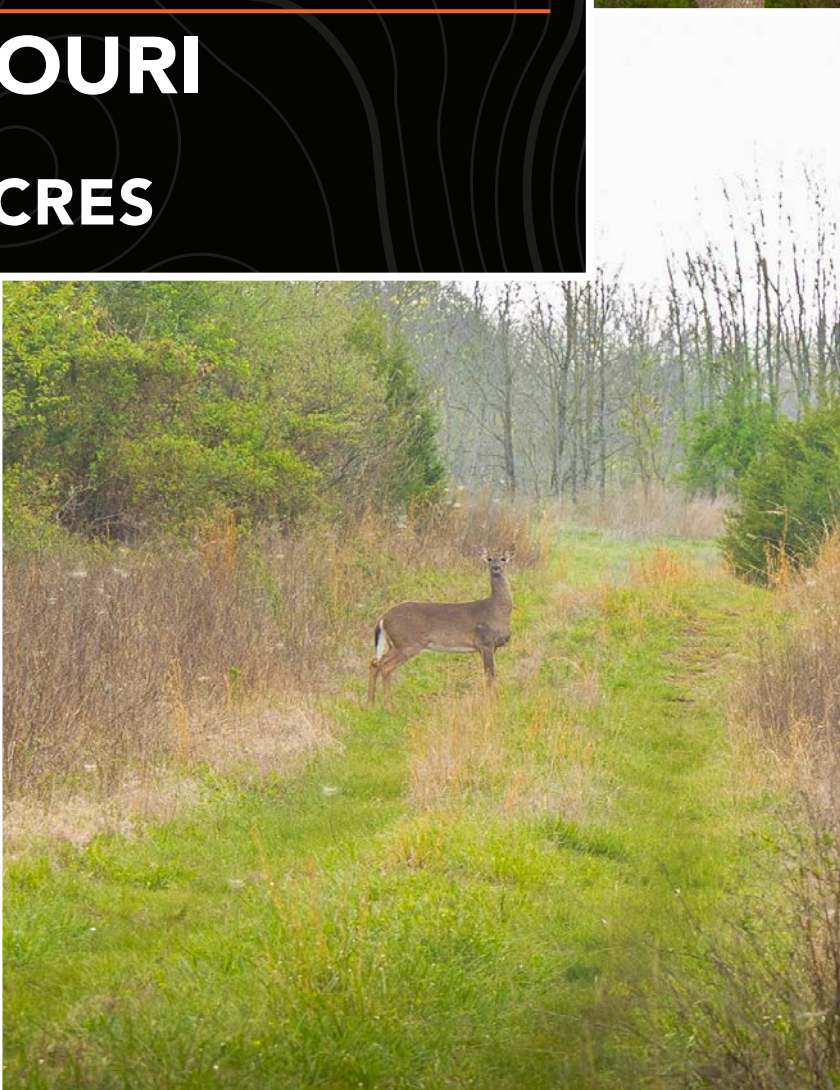




MIDWEST LAND GROUP
PRESENTS
BARTON COUNTY
MISSOURI
81 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HUNTING FARM WITH STRIP PITS

Discover this exceptional 81 +/- acre turn-key hunting farm in Barton County, Missouri—an absolute dream setup for serious outdoorsmen. This property is fully equipped and ready to hunt, featuring two large and scenic strip pits that provide both beauty and a year-round water source for wildlife.

Access is excellent, with a well-maintained trail system already in place, making it easy to navigate the entire farm. A Redneck box blind sits on a 10 foot tower, perfectly positioned overlooking a stunning food plot, offering an ideal setup for harvesting mature whitetails.

What truly sets this property apart is its location. Surrounded by agricultural fields and situated within the Empire Electric district, the farm benefits from very little to

virtually zero hunting pressure. This creates a sanctuary-like environment, allowing deer to reach full maturity. The area is also known for a strong turkey population, adding even more recreational opportunities.

Additional features include an established homesite with electricity available at the road, giving you the option to build a cabin or home. A functioning pump house is located near one of the strip pits, adding to the property's utility. Access to the west side of the farm is convenient via an easement road that wraps around the north end of the first strip pit.

Whether you're looking for a premier hunting property, a recreational retreat, or a future homesite, this farm checks all the boxes.



PROPERTY FEATURES

COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **81**

- 100% turn-key hunting farm
- Two large, scenic strip pits and fishing (year-round water source)
- Excellent access throughout the property
- Established trail system
- Redneck box blind on 10' tower overlooking food plot
- Proven setup for harvesting mature whitetails
- Strong turkey population in the area
- Surrounded by ag fields and located in Empire Electric district
- Very low to virtually zero hunting pressure
- Established homesite with electric available at the road
- Functional pump house at strip pit
- Easement road access to west side of property
- Ideal combination of habitat, water, and food sources



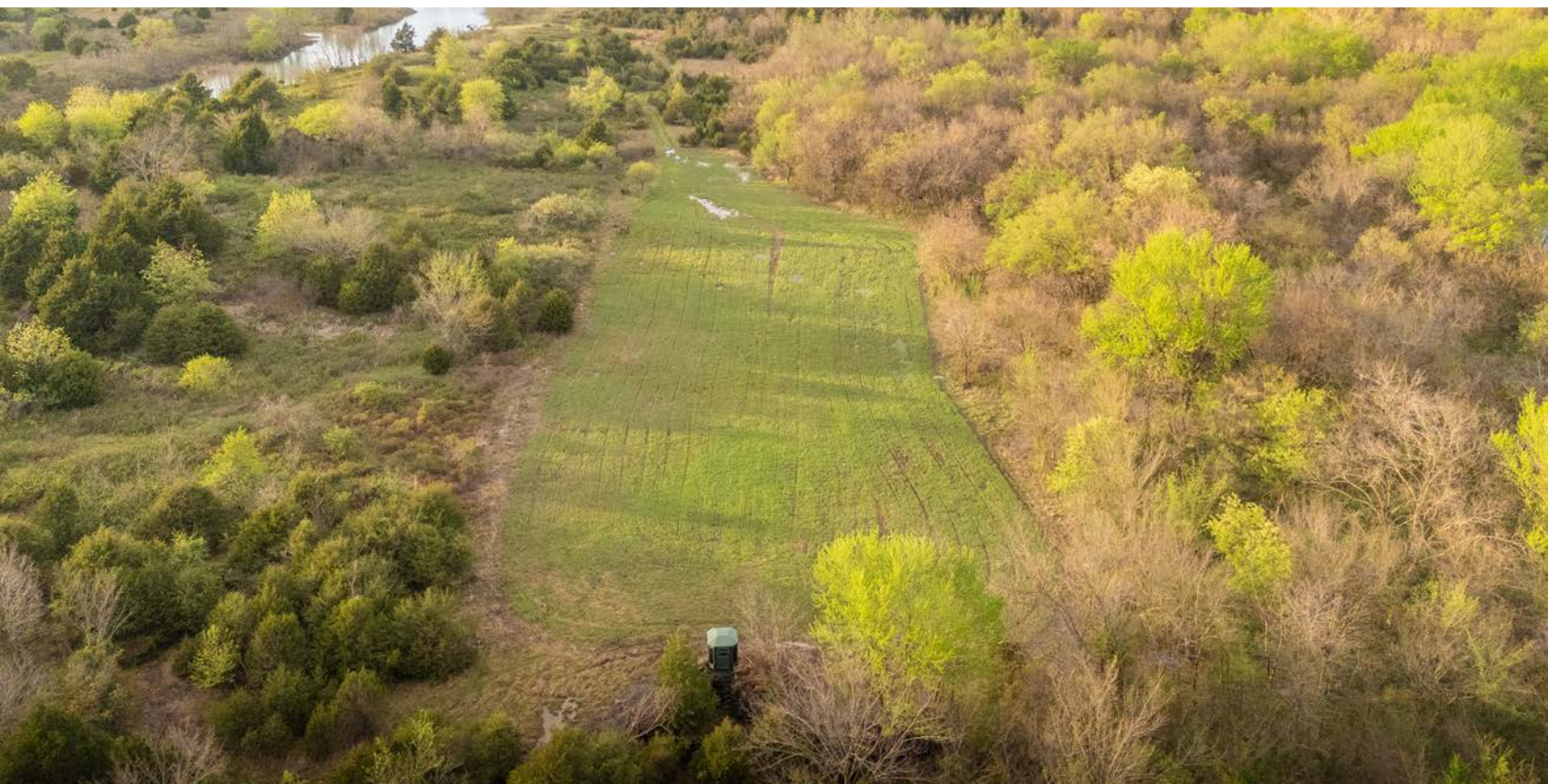
100% TURN-KEY HUNTING FARM



TWO LARGE, SCENIC STRIP PITS



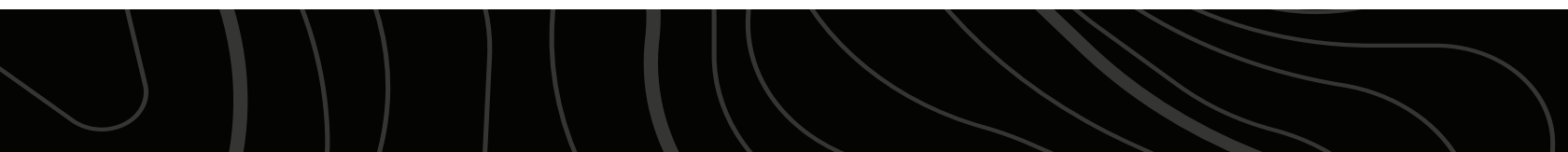
REDNECK BOX BLIND ON 10' TOWER



ESTABLISHED HOMESITE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 22' 21.18, -94° 34' 46.85



Maps Provided By:



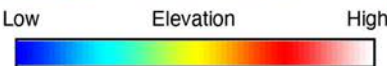
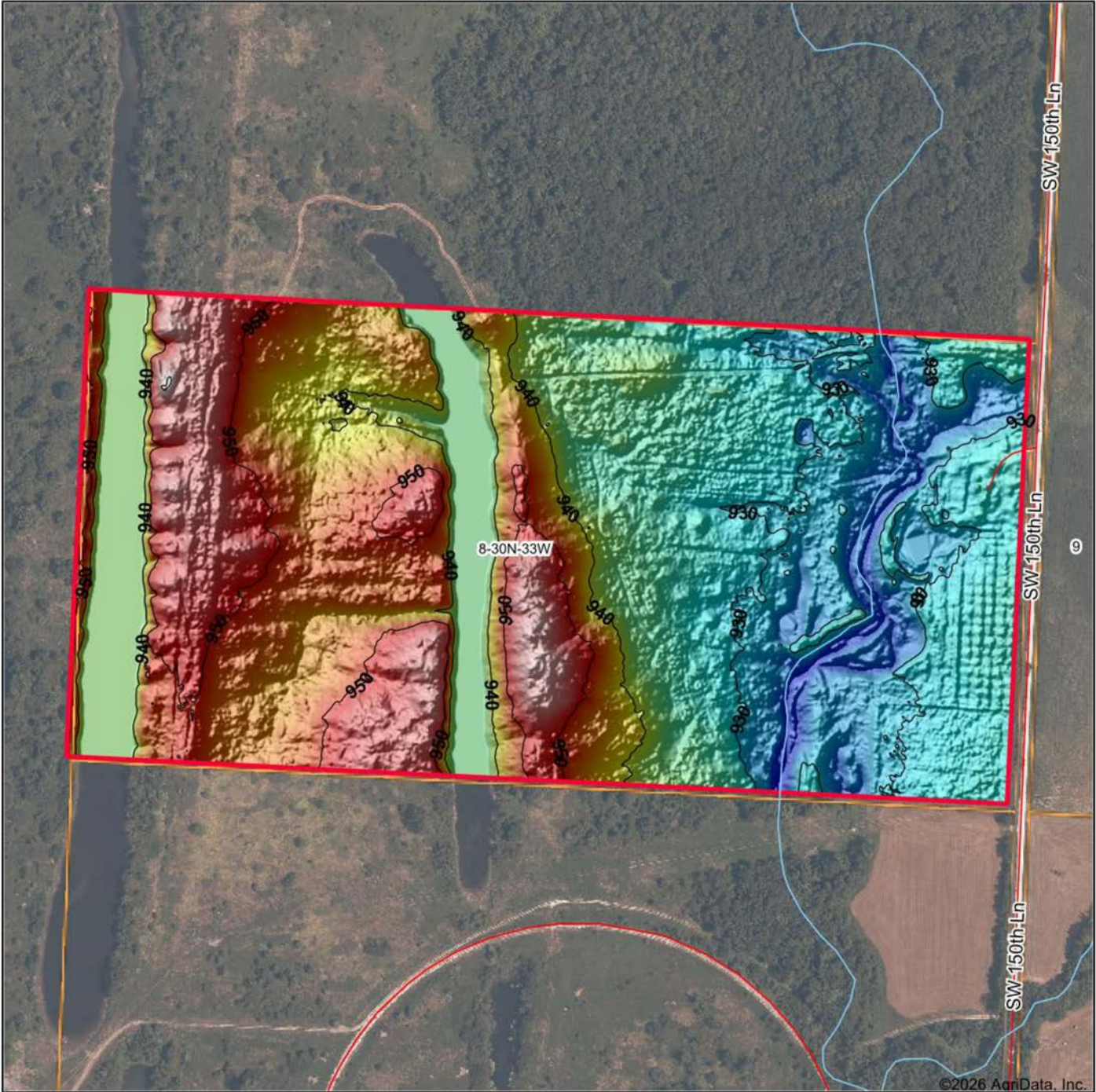
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8-30N-33W
Barton County
Missouri



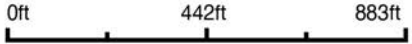
4/3/2026

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 921.4
 Max: 960.5
 Range: 39.1
 Average: 939.1
 Standard Deviation: 9.12 ft

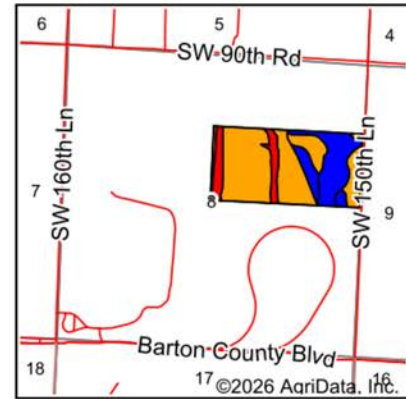
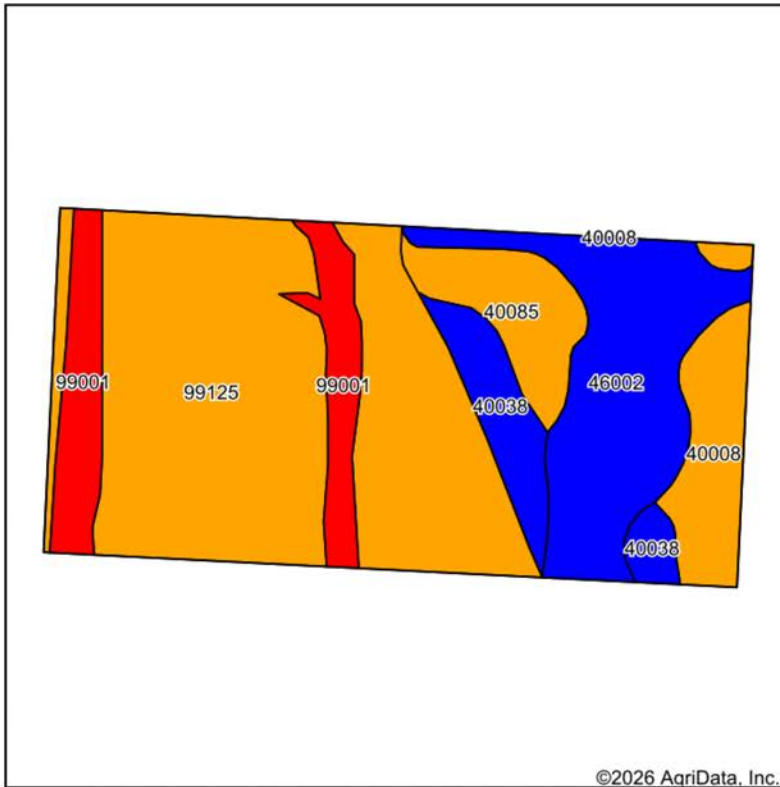


4/3/2026

8-30N-33W
Barton County
Missouri

Boundary Center: 37° 22' 21.18, -94° 34' 46.85

SOILS MAP



State: **Missouri**
 County: **Barton**
 Location: **8-30N-33W**
 Township: **South West**
 Acres: **81.13**
 Date: **4/3/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO011, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
99125	Coalvale silty clay, 1 to 5 percent slopes	40.32	49.7%		> 6.5ft.	III s		0	65	64	60
46002	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	15.29	18.8%		> 6.5ft.	II w	8100	85	85	80	
99001	Water	8.51	10.5%		> 6.5ft.	VIII		0			
40008	Parsons silt loam, 0 to 1 percent slopes	6.23	7.7%		1.1ft. (Abrupt textural change)	III w	3761	83	82	69	
40085	Parsons silt loam, 1 to 3 percent slopes	5.51	6.8%		1.1ft. (Abrupt textural change)	III s	3483	60	57	58	
40038	Barden silt loam, 1 to 5 percent slopes	5.27	6.5%		> 6.5ft.	II e		0	74	72	
Weighted Average						3.27	2051.9	*n 63.6	*n 62.7	*n 58.6	

*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

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



CLAY CRAFT,

LAND AGENT

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MidwestLandGroup.com

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