

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

HARRISON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EASY ACCESS & BIG HUNTING POTENTIAL

If you've been searching for a well-rounded recreational property with proven hunting and excellent access, this 60 +/- acre tract in Harrison County checks all the boxes. This farm offers strong hunting appeal with a thoughtful mix of thick bedding cover and established stands of warm-season grasses—ideal for holding and attracting wildlife year-round. The property has a solid history of deer and turkey activity, backed by trail camera history, and also offers opportunities for quail hunting. This property also features brand new barbed wire fencing and a small cattle handling facility.

Access is a major advantage, with blacktop frontage along the entire north boundary, allowing you to approach stands from multiple directions depending on the wind—an often overlooked but critical feature for consistent hunting success. The farm is set up for immediate use with mowed paths throughout, making

navigation quiet and efficient, whether you're slipping into a stand or checking cameras.

In addition to its recreational value, the property features:

- Two ponds, providing reliable water sources for wildlife and livestock
- Utilities available at the road, opening the door for future improvements
- Excellent build site potential, making it a great option for a cabin or country home

Conveniently located just 12 minutes from I-35 and roughly 1.5 hours from both Des Moines and Kansas City, this property offers the perfect balance of seclusion and accessibility. Whether you're looking for a proven hunting farm, a weekend getaway, or a future build site, this tract delivers.



PROPERTY FEATURES

COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **60**

- Strong deer and turkey hunting with proven trail camera history
- Excellent mix of thick bedding cover and warm-season grasses
- Designed to hold and attract wildlife year-round
- Blacktop frontage along the north boundary
- Multiple access points for hunting different wind directions
- Two ponds provide reliable water sources
- Established mowed paths for easy navigation throughout the property
- New fencing
- Utilities available at the road
- Ideal build site potential for a cabin or home
- Convenient location just 12 minutes from I-35 and ~1.5 hours to Des Moines and Kansas City



DIVERSE HABITAT

This farm offers strong hunting appeal with a thoughtful mix of thick bedding cover and established stands of warm-season grasses—ideal for holding and attracting wildlife year-round.



NEW FENCING



IDEAL BUILD SITE



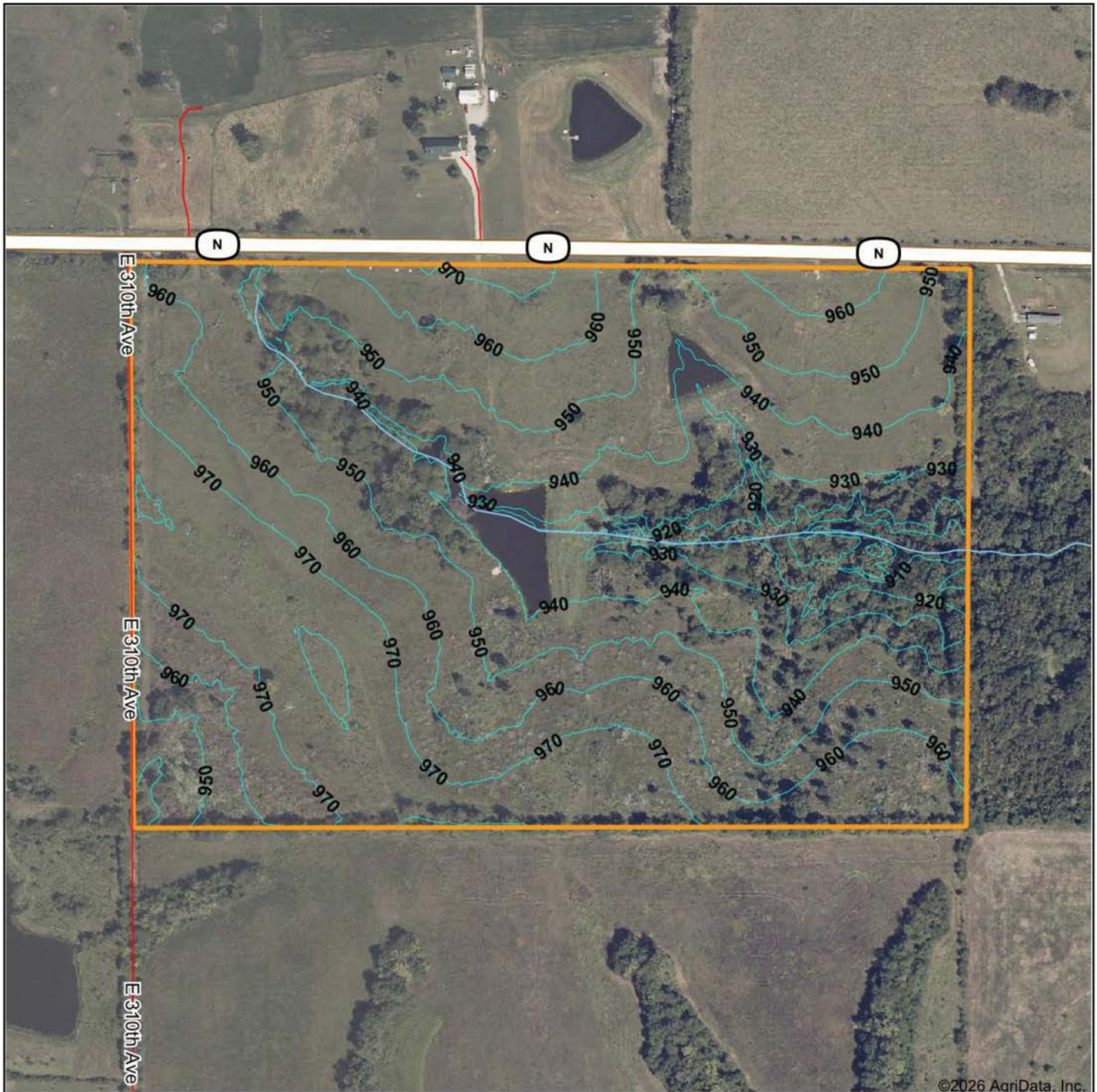
2 PONDS



TRAIL CAMERA PICS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 905.8

Max: 981.3

Range: 75.5

Average: 952.5

Standard Deviation: 16.17 ft

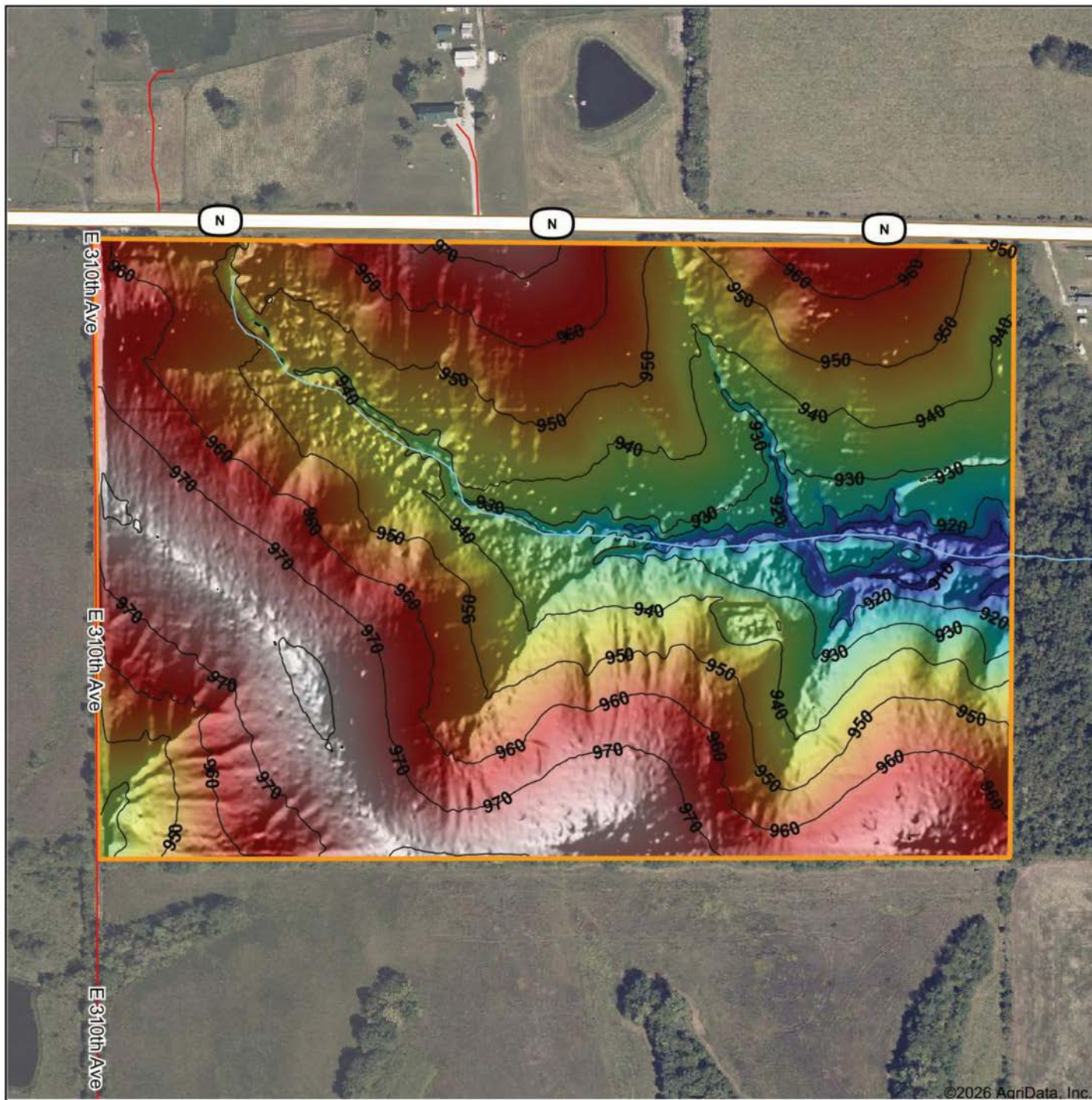


4/13/2026

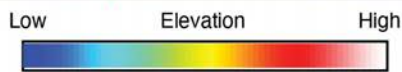
4-65N-26W
Harrison County
Missouri

Boundary Center: 40° 27' 16.44, -93° 50' 14.33

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 905.8
 Max: 981.3
 Range: 75.5
 Average: 952.5
 Standard Deviation: 16.17 ft



4/13/2026

4-65N-26W
 Harrison County
 Missouri

Boundary Center: 40° 27' 16.44, -93° 50' 14.33



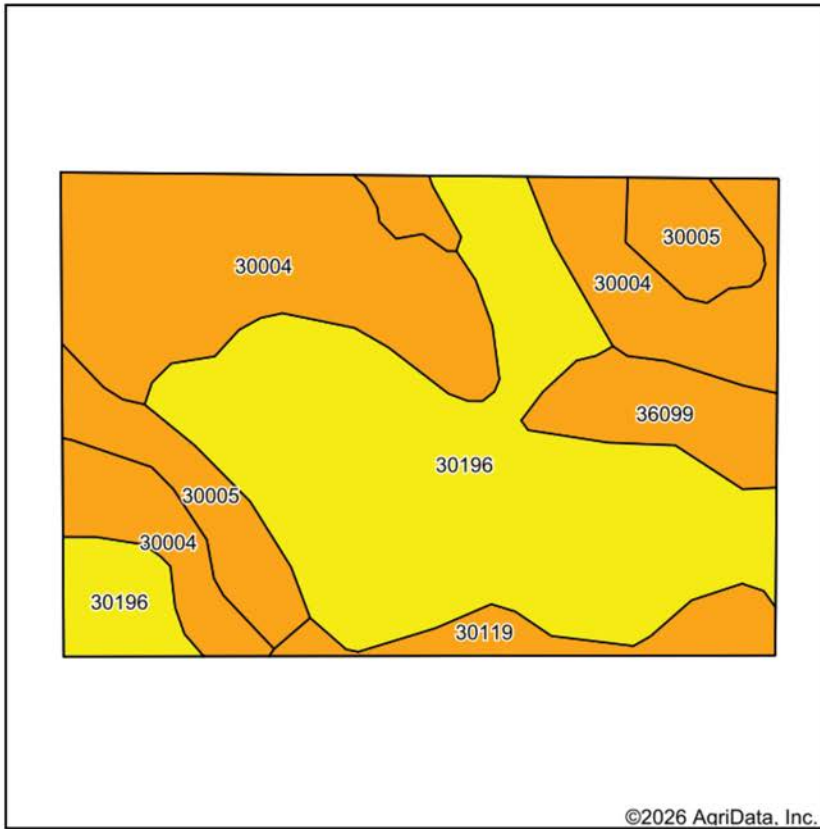
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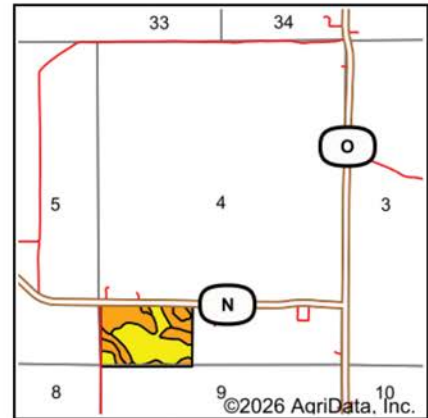
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Harrison**
 Location: **4-65N-26W**
 Township: **Madison**
 Acres: **60**
 Date: **4/13/2026**



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 CUSTOMIZED ONLINE MAPPING
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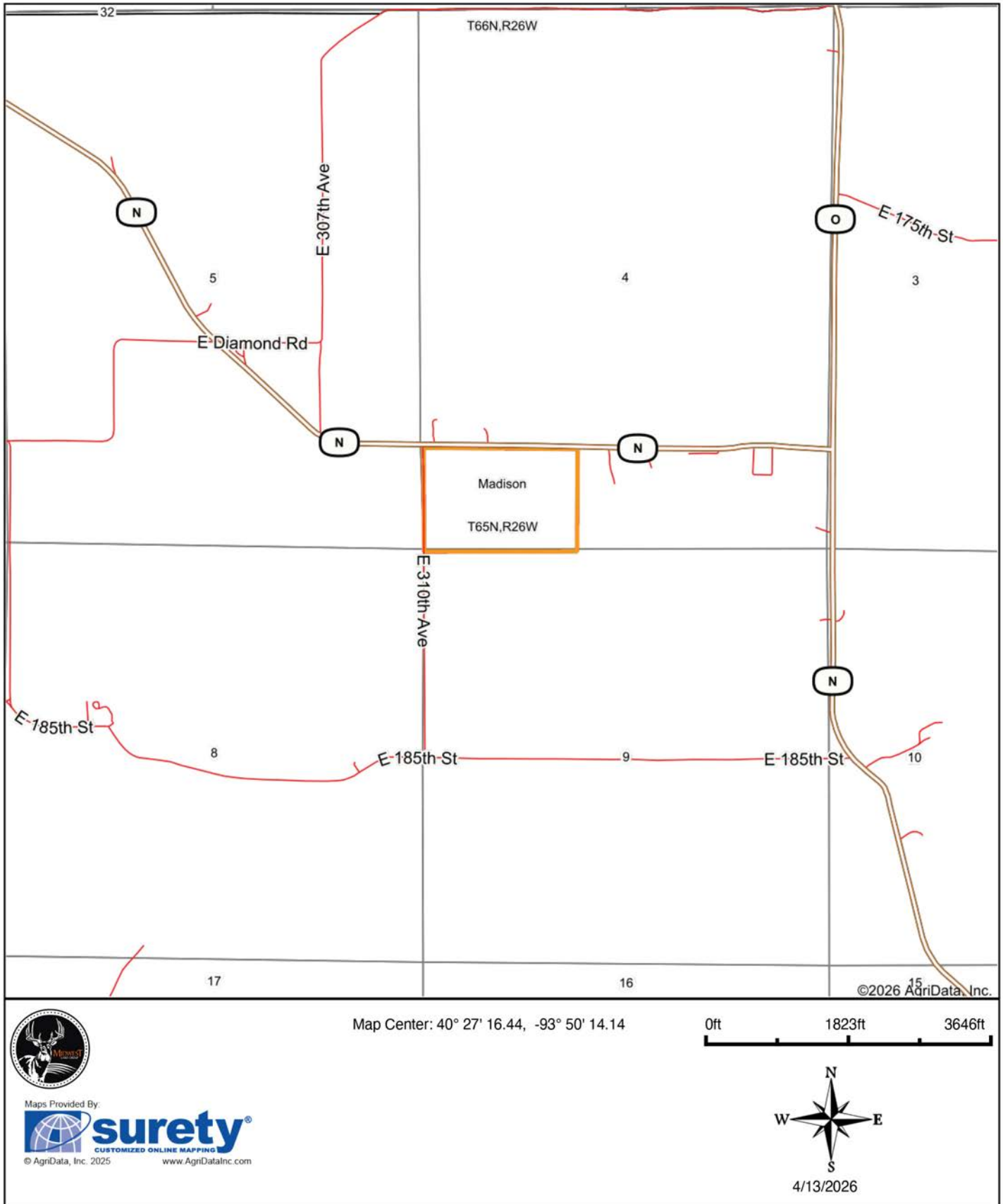


Area Symbol: MO081, Soil Area Version: 29

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	
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	27.25	45.4%		> 6.5ft.	IVe	66	66	46	
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	19.90	33.2%		> 6.5ft.	IIIe	66	66	46	
30005	Adair loam, 3 to 9 percent slopes	6.45	10.8%		> 6.5ft.	IIIe	72	72	62	
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	3.62	6.0%		> 6.5ft.	IIIw	67	67	57	
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	2.78	4.6%		> 6.5ft.	IIIe	73	73	58	
Weighted Average							3.45	*n 67	*n 67	*n 48.9

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

OVERVIEW MAP



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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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