

MIDWEST LAND GROUP PRESENTS

49.3 ACRES IN

HOLT COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

49.3 +/- ACRES OF WHITETAIL HEAVEN ALONG NOVEMBER ROAD

Serious whitetail hunters will appreciate this 49.3 +/- acre north Missouri honey hole. The property lies just three miles from Interstate 29 and along a well-maintained gravel road. You know it's a good sign, and the deer rut is sure to be magical when the property rests along November Road!

This is an amazing area known for big bucks! The farm consists of the perfect mix of food and cover to grow and hold deer all year round. Approximately 13.12 +/- acres are in tillable production, and 11.3 +/- acres are enrolled in CRP. The remaining 25 +/- acres feature mature hardwood ridges with several pinch points for bowhunting. There are two established food plots, a pond, and a creek bottom that enhance this little slice of

whitetail heaven. Awesome turkey hunting is absolutely on the table with this property as well. Access to the farm on the east side is ideal, and a trail system sets up well for getting to and from numerous great hunting locations. A nice bonus is a path on the southern edge that leads you to a camper and a small shed. Make this your weekend getaway and hangout space. You will fall in love with the rolling topography and how diverse this property is. It's a must-see!

Opportunities at smaller hunting properties that are jam-packed with all the features you could ever want make this a rare opportunity. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **HOLT** | STATE: **MISSOURI** | ACRES: **49.3**

- 13.12 +/- tillable acres
- 11.3 +/- acres enrolled in CRP
- Big buck neighborhood
- Turkey hunting
- Great access
- Mature hardwood ridges
- Secluded food plots
- Pond and creek bottom
- Beautiful topography and views
- Build site potential
- Rural water at the road
- Electricity at the road
- \$2,600 tillable income
- \$2,000 CRP income
- 7 minutes to Forest City, MO
- 9 minutes to Oregon, MO
- 35 minutes to St. Joseph, MO
- 1 hour to Kansas City Airport



WHITETAIL & TURKEY HUNTING

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11.3 +/- ACRES ENROLLED IN CRP



13.12 +/- TILLABLE ACRES



2 SECLUDED FOOD PLOTS



CAMPER & SHED



POND AND CREEK BOTTOM



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 1' 16.06, -95° 10' 53.85

0ft 448ft 896ft



Maps Provided By:



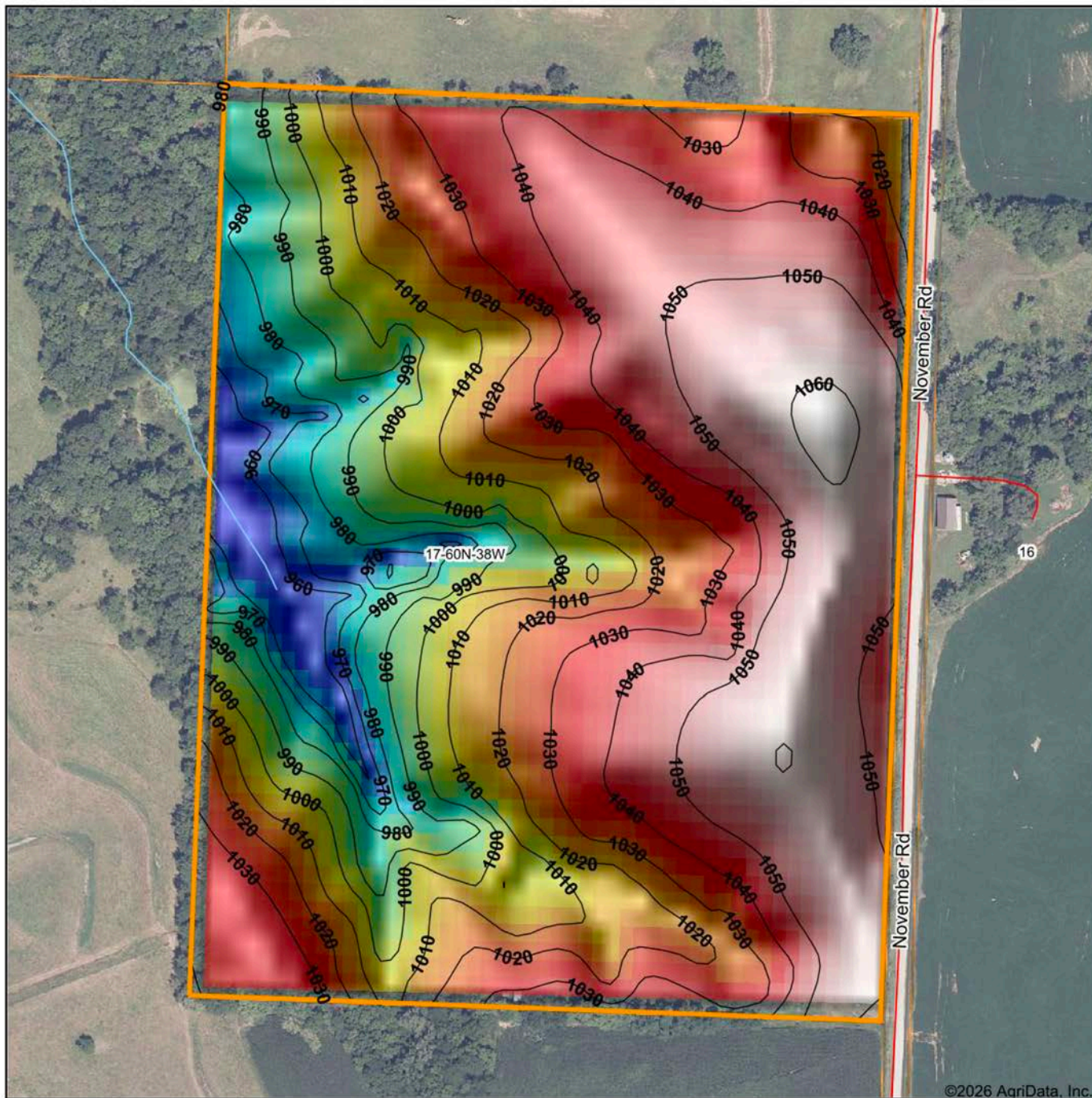
CUSTOMIZED ONLINE MAPPING
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17-60N-38W
Holt County
Missouri



4/20/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 952.5

Max: 1,061.5

Range: 109.0

Average: 1,022.1

Standard Deviation: 27.07 ft

0ft 295ft 589ft

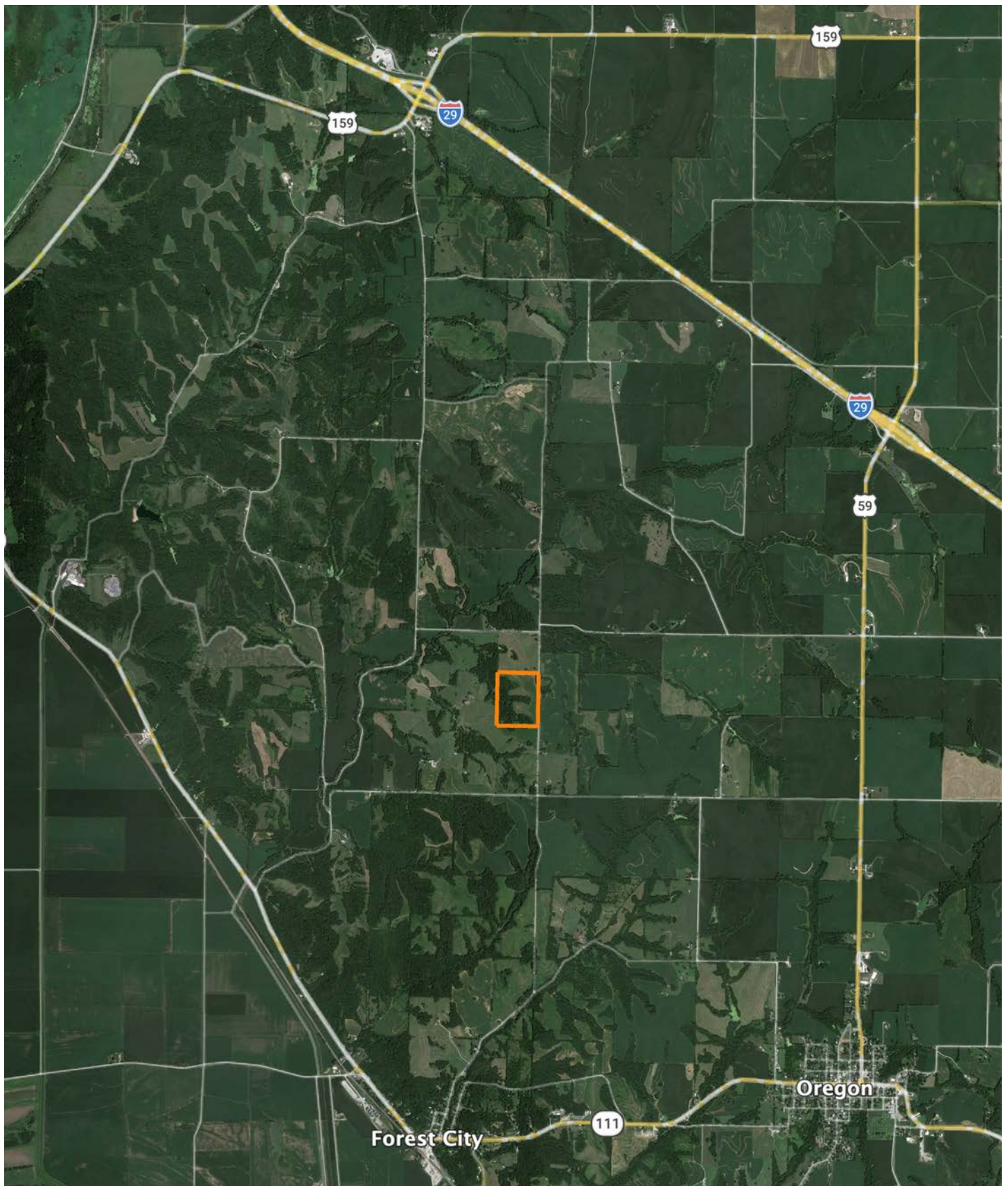


4/20/2026

17-60N-38W
Holt County
Missouri

Boundary Center: 40° 1' 16.06, -95° 10' 53.85

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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