

MIDWEST LAND GROUP PRESENTS

41 ACRES

PLATTE COUNTY, MO

12210 NORTH FARLEY ROAD, PLATTE CITY, MO 64079



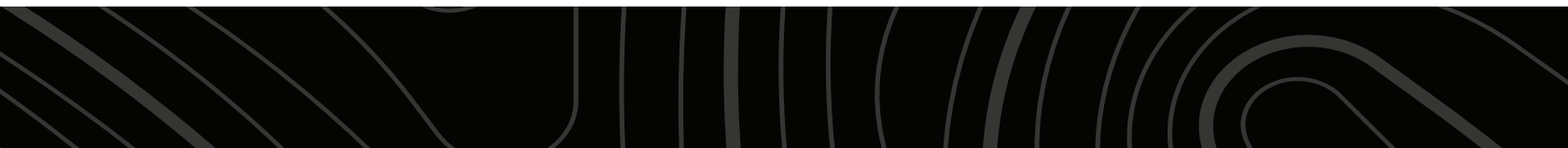
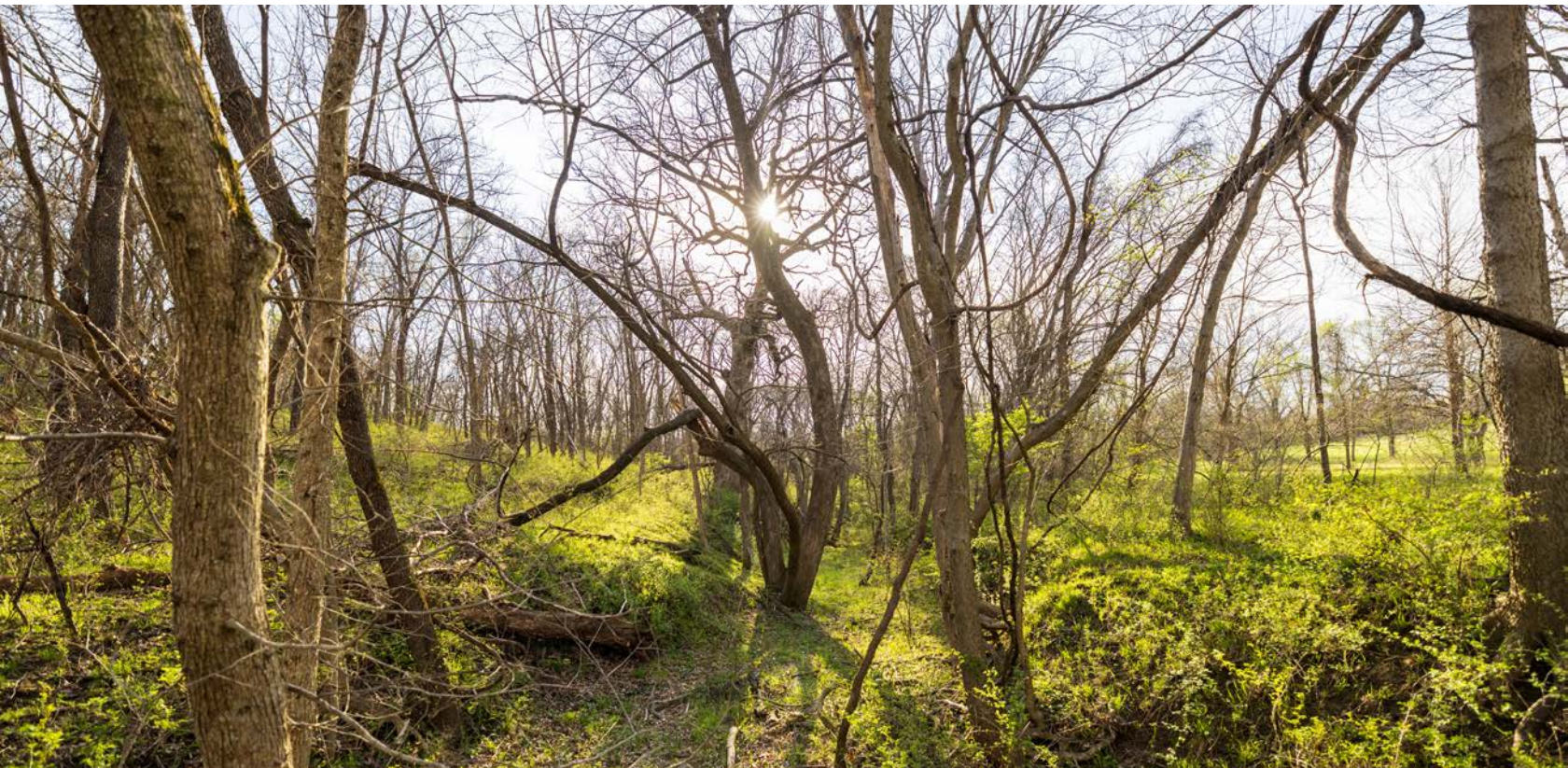
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD SITE AND RECREATION

Platte County is a thriving area with so much to offer. If you are looking for seclusion and location, then look no further than this 41 +/- acres located just west of Platte City! With paved road frontage, this property has a long driveway, tucked back off the road for the ultimate in seclusion, and utilities at the road. Whether you are looking to build or want a place close to the city to enjoy with your family, you won't find a more beautiful and peaceful location. Approximately half of the property is open grasslands with a mix of planted trees, including oaks, pines, and fruit trees. The southern portion consists of mixed hardwoods, including many walnuts that will be of considerable value in the future. The property is home to an incredible deer and turkey

population and one of the finest morel mushroom spots you will find. The land is mostly fenced and could easily be cross-fenced for a hobby farm. The high ridge build site gives you beautiful 360 degree views of western Platte County, with both sunrise and sunset views you don't want to miss. Close proximity to Kansas City International Airport, Platte City, Weston, and Leavenworth, with easy access to Kansas City and the surrounding areas for your daily commute. Country living with close access to all the amenities you enjoy. If you have been looking for secluded living in the perfect location, call Paul Lowry for a private showing today at (816) 500-2513!



PROPERTY FEATURES

COUNTY: **PLATTE** | STATE: **MISSOURI** | ACRES: **41**

- High ridge build site
- Paved road frontage
- Extremely secluded property
- Beautiful hardwoods and walnut timber
- Numerous fruit trees
- 50/50 open fields and timber
- Seasonal creek
- 20'x20' foundation for cabin or shed
- Utilities available at road
- Excellent hunting
- Less than ½ mile from Dr. Frederick Marshall Conservation Area
- 10 miles from KC International Airport
- 8 miles to Fort Leavenworth
- 5 miles to Platte City

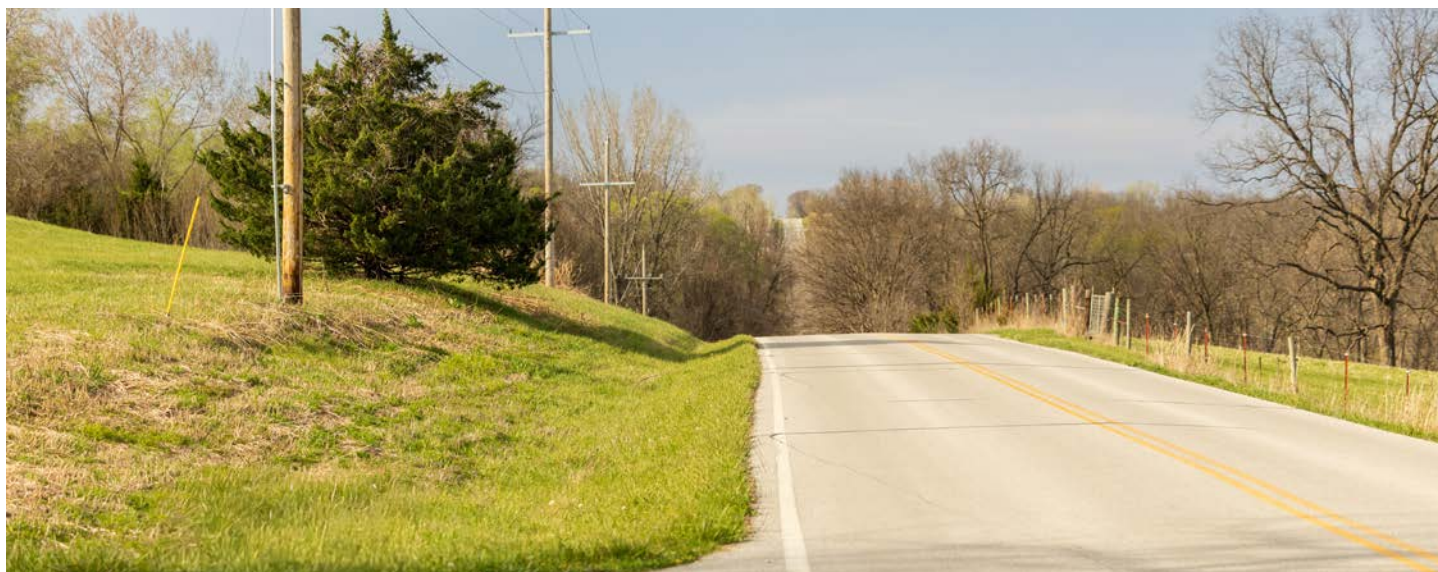


HIGH RIDGE BUILD SITE

With paved road frontage, this property has a long driveway, tucked back off the road for the ultimate in seclusion, and utilities at the road. Whether you are looking to build or want a place close to the city to enjoy with your family, you won't find a more beautiful and peaceful location.



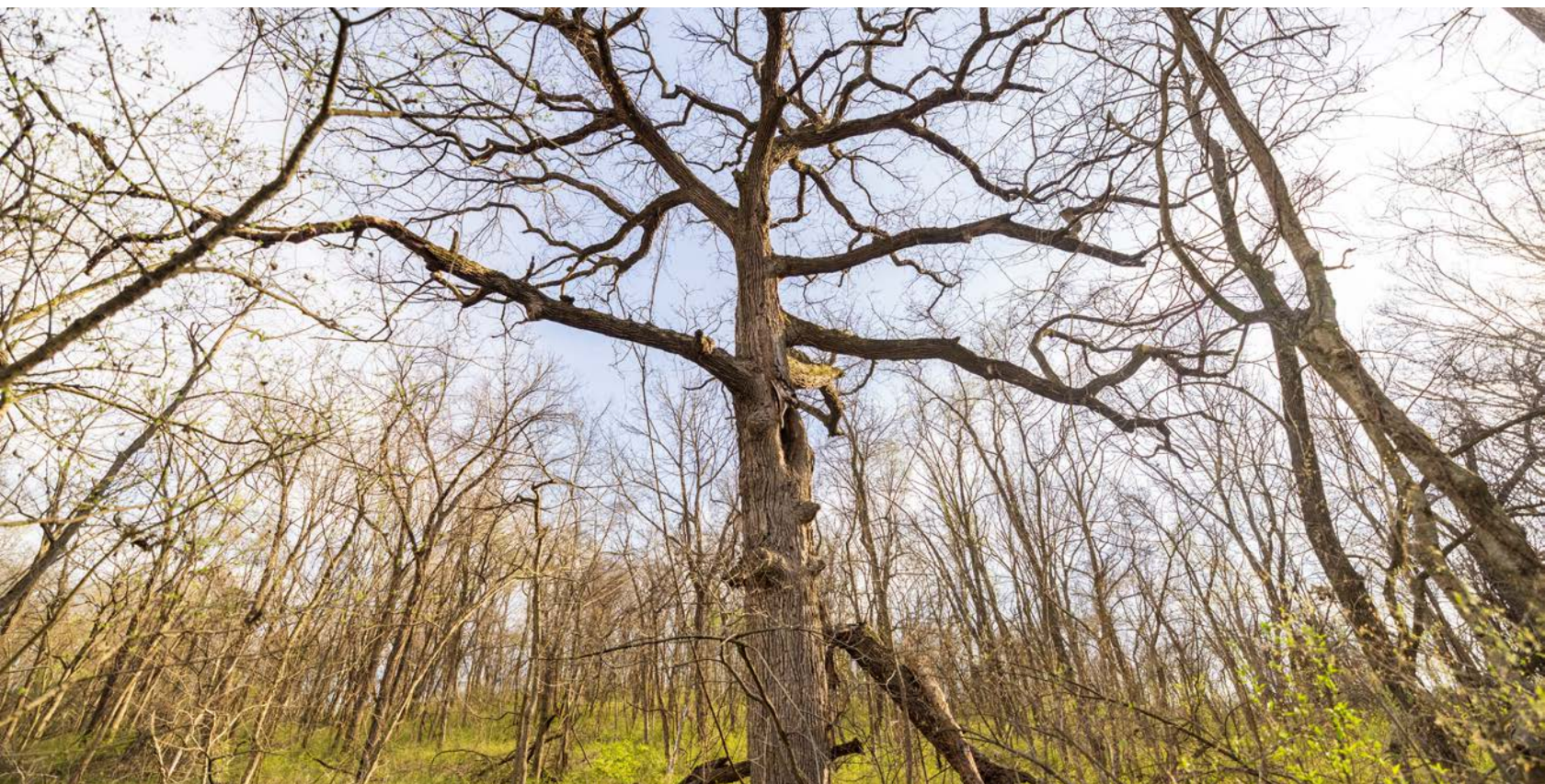
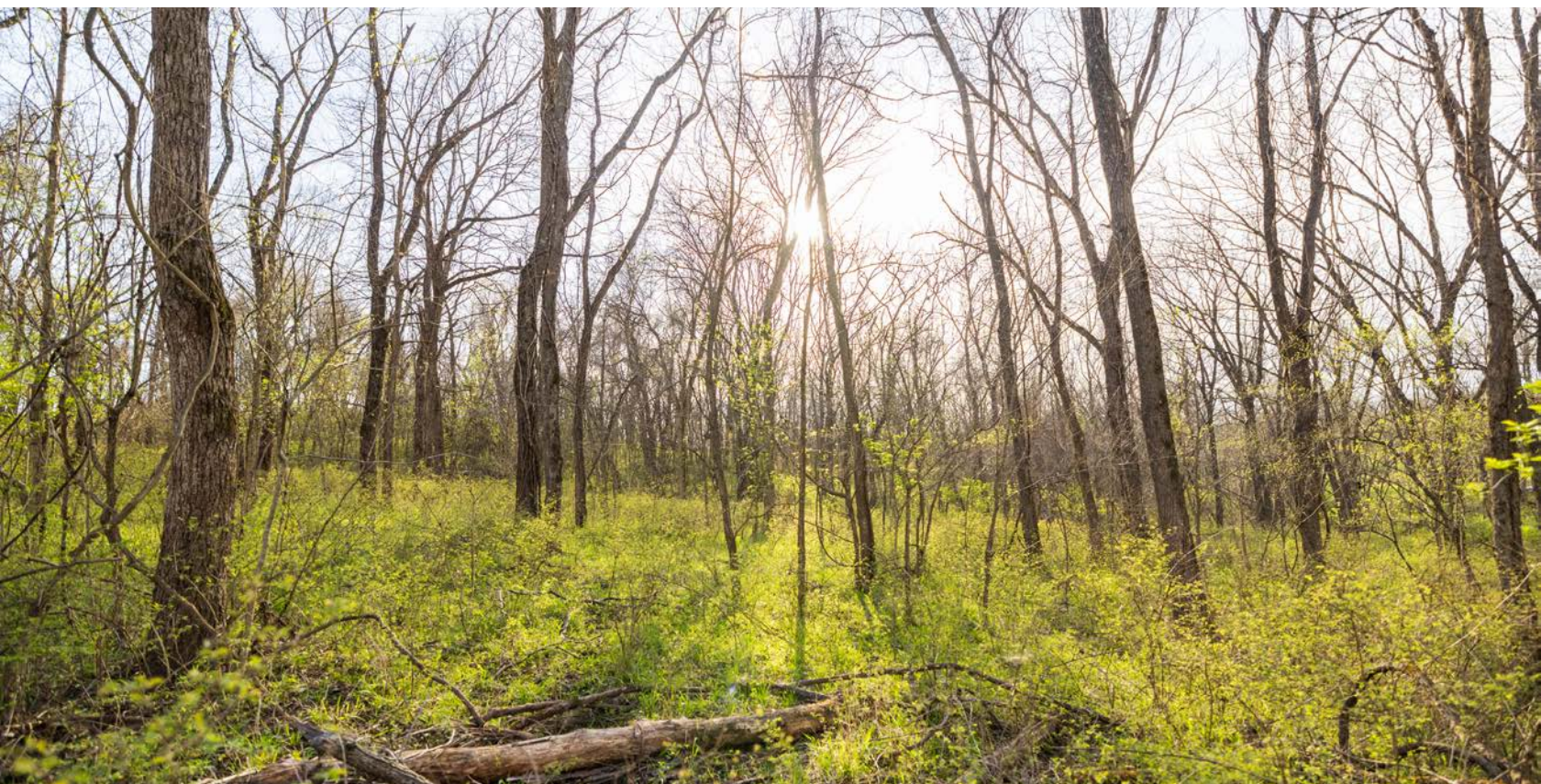
PAVED ROAD FRONTAGE



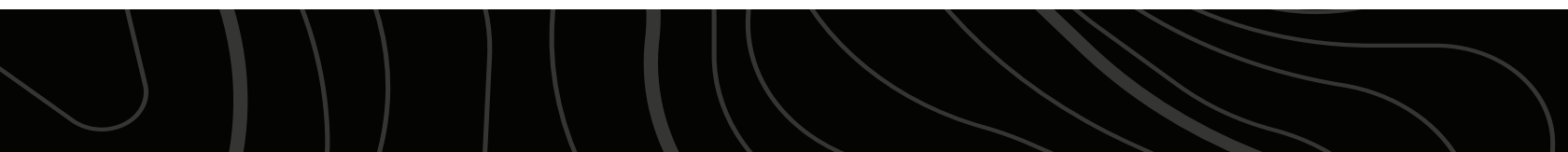
EXTREMELY SECLUDED PROPERTY



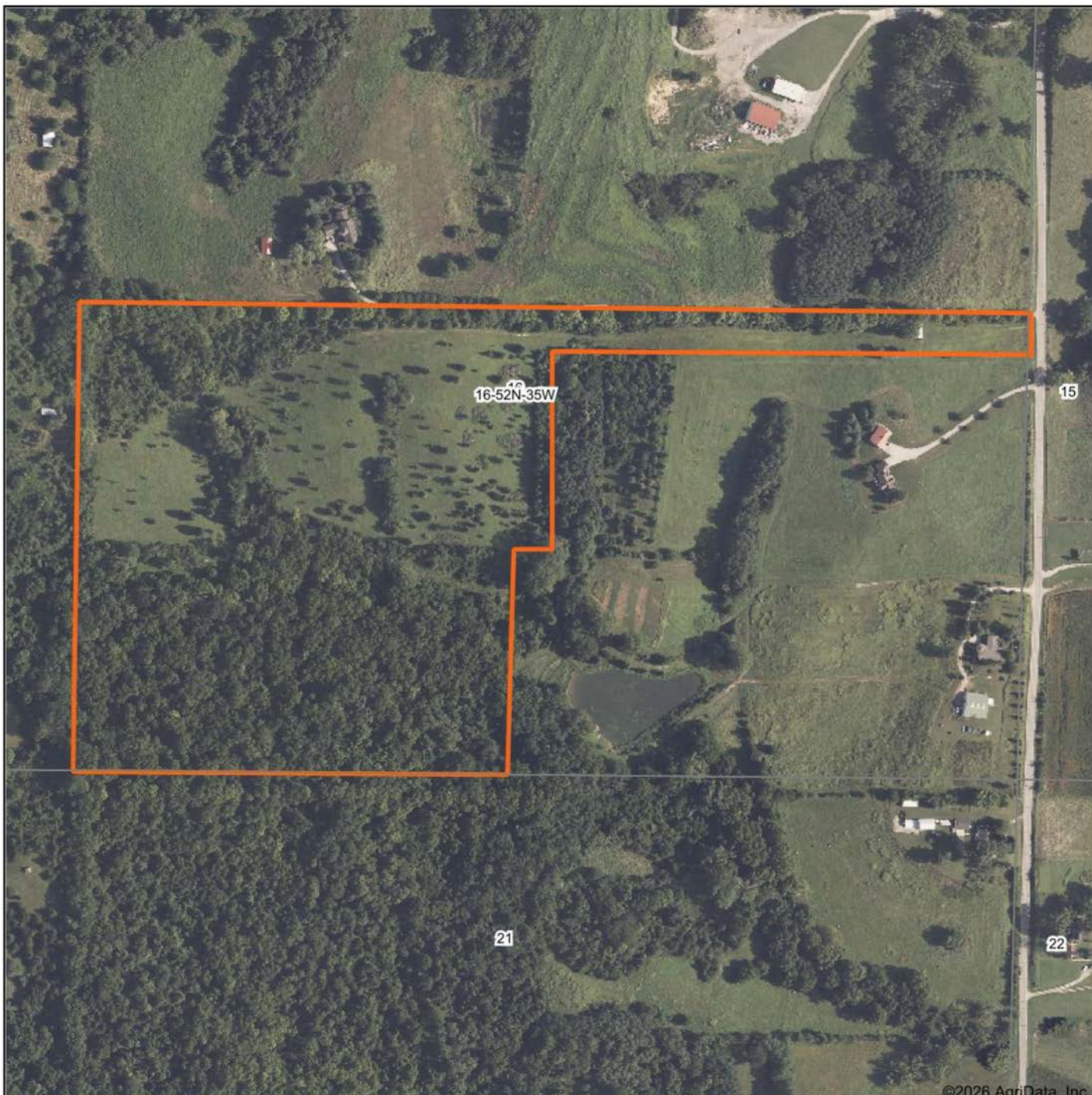
BEAUTIFUL HARDWOOD & WALNUT TIMBER



TRAIL CAM PICS



AERIAL MAP



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Boundary Center: 39° 18' 43.73, -94° 49' 49.59

0ft 431ft 863ft



Maps Provided By:



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16-52N-35W
Platte County
Missouri



3/23/2026

TOPOGRAPHY MAP



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Boundary Center: 39° 18' 43.73, -94° 49' 49.59



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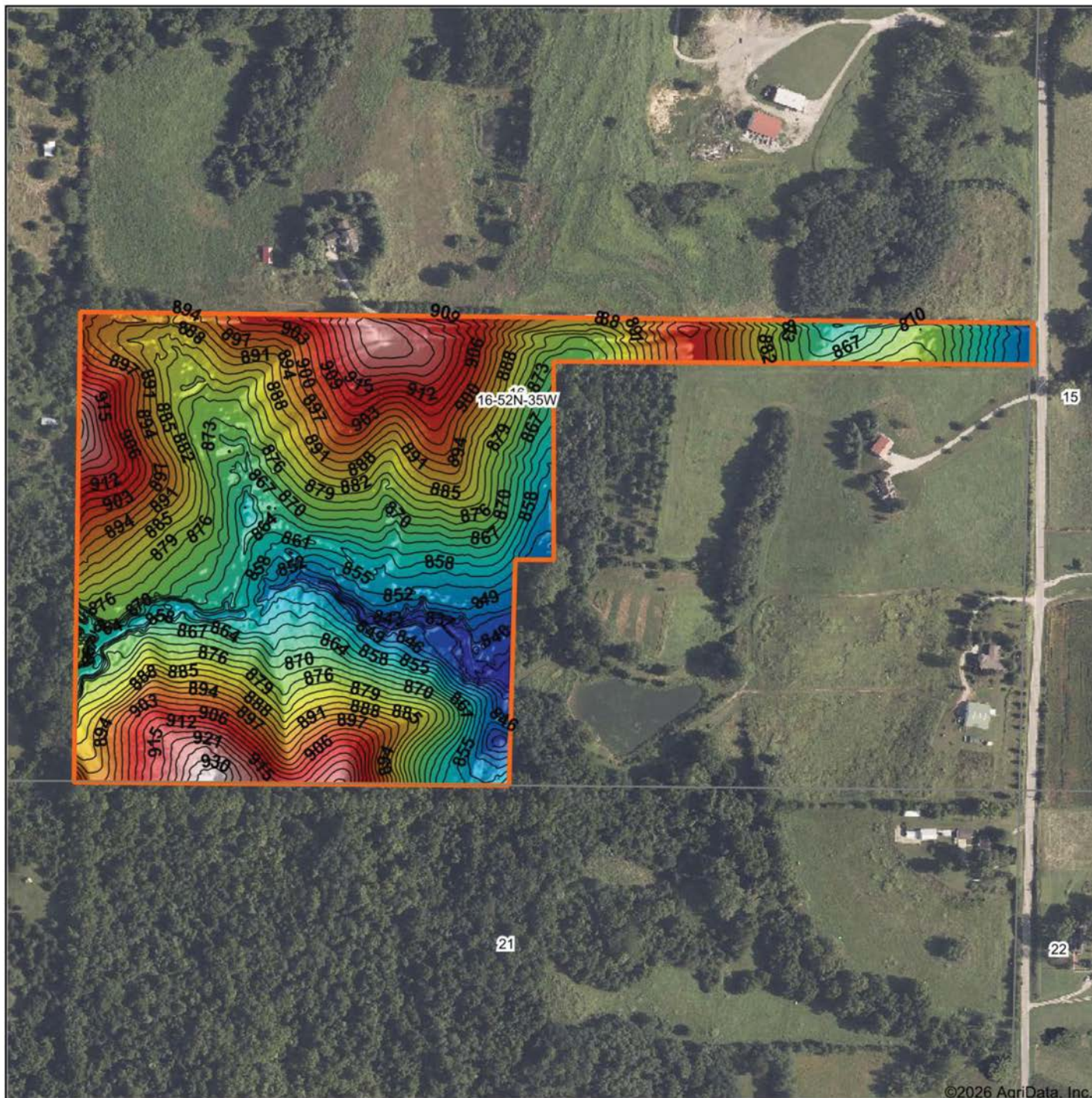
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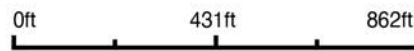
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 832.0
 Max: 935.2
 Range: 103.2
 Average: 881.1
 Standard Deviation: 21.33 ft



3/23/2026

16-52N-35W
Platte County
Missouri

Boundary Center: 39° 18' 43.73, -94° 49' 49.59



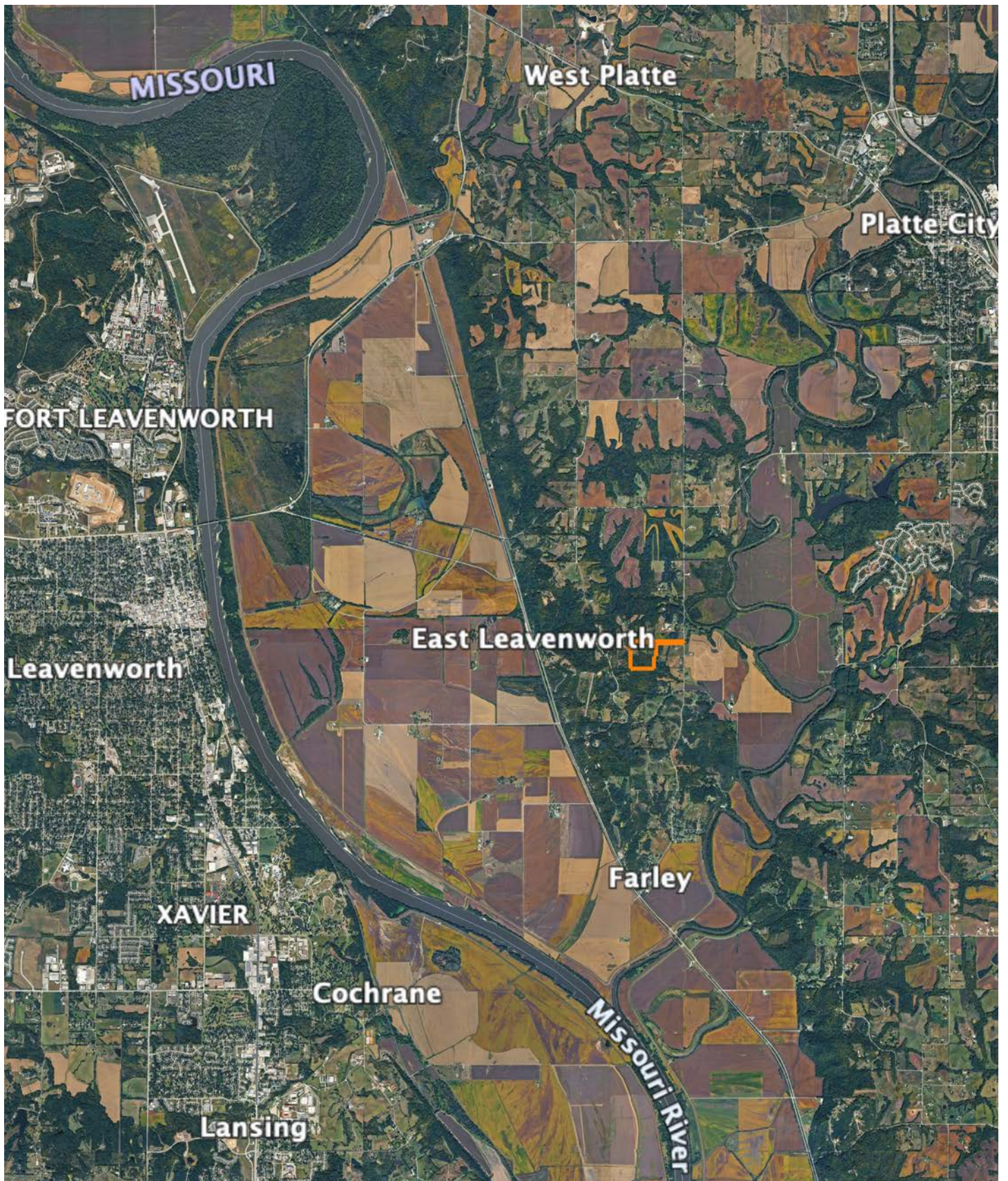
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OVERVIEW MAP



AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



PAUL LOWRY, LAND AGENT
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MidwestLandGroup.com

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