

MIDWEST LAND GROUP PRESENTS



**132 ACRES**  
**CLAY COUNTY, MO**

**21225 Northeast 143th Street, Kearney, Missouri 64060**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUILD, FARM, HUNT ON 132 +/- ACRES IN CLAY COUNTY

Discover the perfect blend of privacy, productivity, and natural beauty with this remarkable 132 +/- acre property located in the highly sought-after Kearney School District. Tucked away at the end of a dead-end road, this rare offering provides tremendous seclusion while still being conveniently located near Liberty and Kearney, Missouri.

The property features a majority of open ground with endless possibilities for a custom estate, cattle operation, recreational retreat, or future farming investment. A long winding driveway leads you to the start of the main ridge that runs through the property. The views from the top of the ridge are outstanding! You will find two outbuildings already in place, excellent fencing for livestock, electricity on-site, and well water available. The property is currently fenced into separate paddocks and ready for your cattle herd. The property

also offers 5 ponds up to one acre in size and plenty of mature timber lines, the Fishing River that provides tremendous shade. Rural water is also located nearby, approximately ½ mile away.

The scenic Fishing River borders the entire south side of the property, creating breathtaking views and exceptional wildlife habitat. Outdoorsmen will appreciate the outstanding deer and turkey hunting opportunities, while investors and operators will recognize the potential for tillable income production.

With rolling terrain, incredible panoramic views, and multiple premier build site options, this property offers a truly rare opportunity to create a legacy farm or private retreat in one of the area's most desirable locations. Whether you're looking for agricultural potential, recreation, or the ultimate country homesite, this property checks every box.



# PROPERTY FEATURES

COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **132**

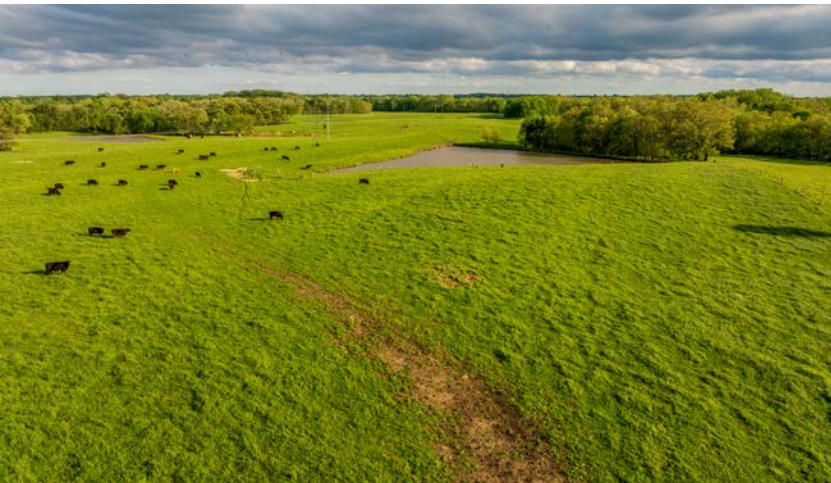
- 132 +/- acres of prime land in the highly sought-after Kearney School District
- Located at the end of a quiet, dead-end road for exceptional privacy
- Convenient access to both Kearney and Liberty, Missouri
- Majority open ground has multiple agricultural and recreational uses
- Incredible custom home build sites with panoramic ridge-top views
- Long driveway leading to a phenomenal build site
- Scenic rolling terrain with breathtaking countryside vistas
- Fishing River borders the entire south side of the property
- Excellent deer and turkey hunting opportunities
- Five ponds are located throughout the farm, up to approximately 1 acre in size
- Mature timber lines provide shade, wildlife habitat, and natural beauty
- Ideal setup for a cattle operation with quality fencing already in place
- Property is currently divided into multiple fenced paddocks
- Potential for tillable income production and farming investment
- Electricity is already available on the property
- Existing well water on-site
- Rural water is located nearby (approximately ½ mile away)
- Two existing outbuildings are included with the property
- Tremendous combination of recreation, farming, and investment potential
- Rare opportunity to create a legacy farm, private retreat, or luxury country estate



# IDEAL SETUP FOR CATTLE OPERATION

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You will find two outbuildings already in place, excellent fencing for livestock, electricity on-site, and well water available. The property is currently fenced into separate paddocks and ready for your cattle herd.



# QUIET DEAD-END ROAD

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# 5 PONDS

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# BUILD SITES

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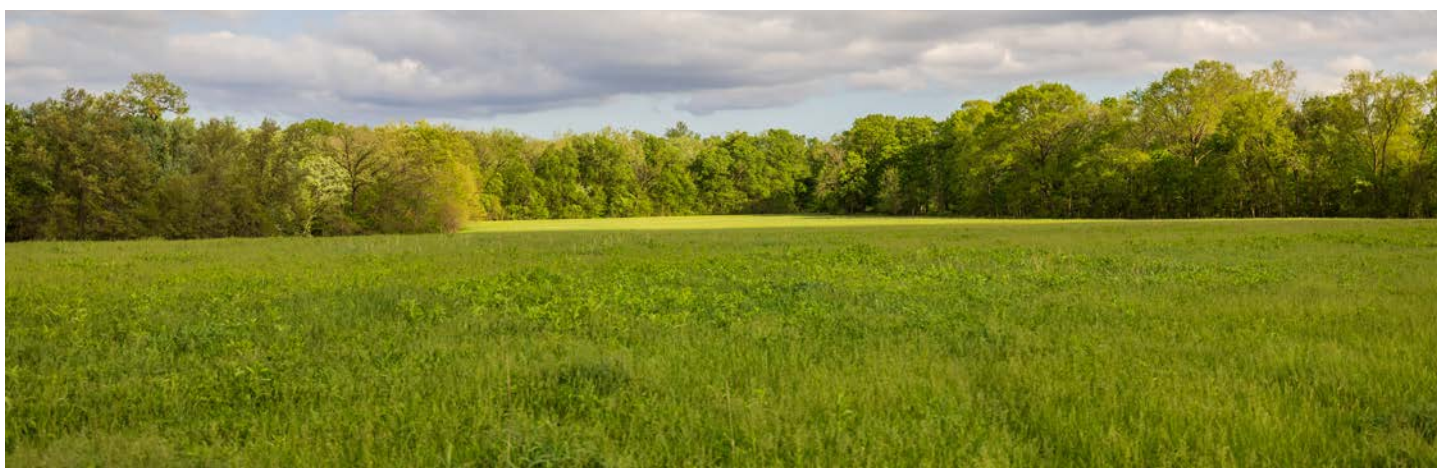
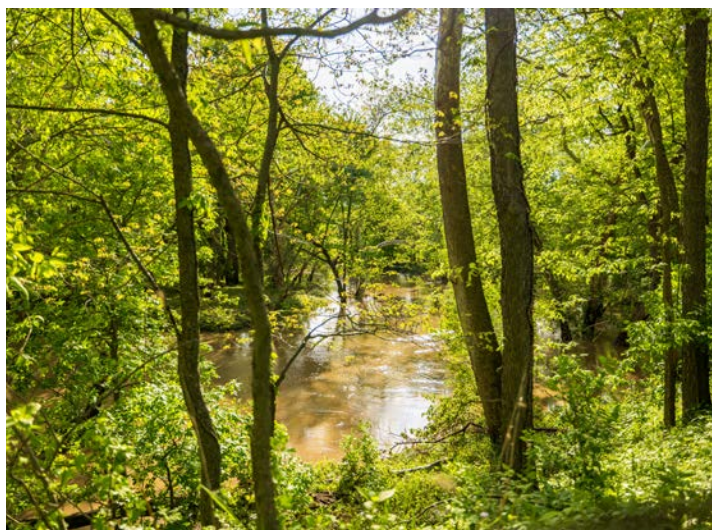
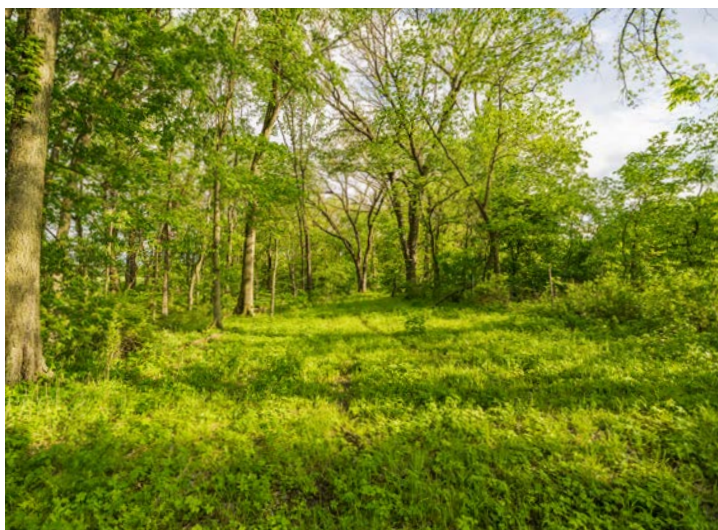
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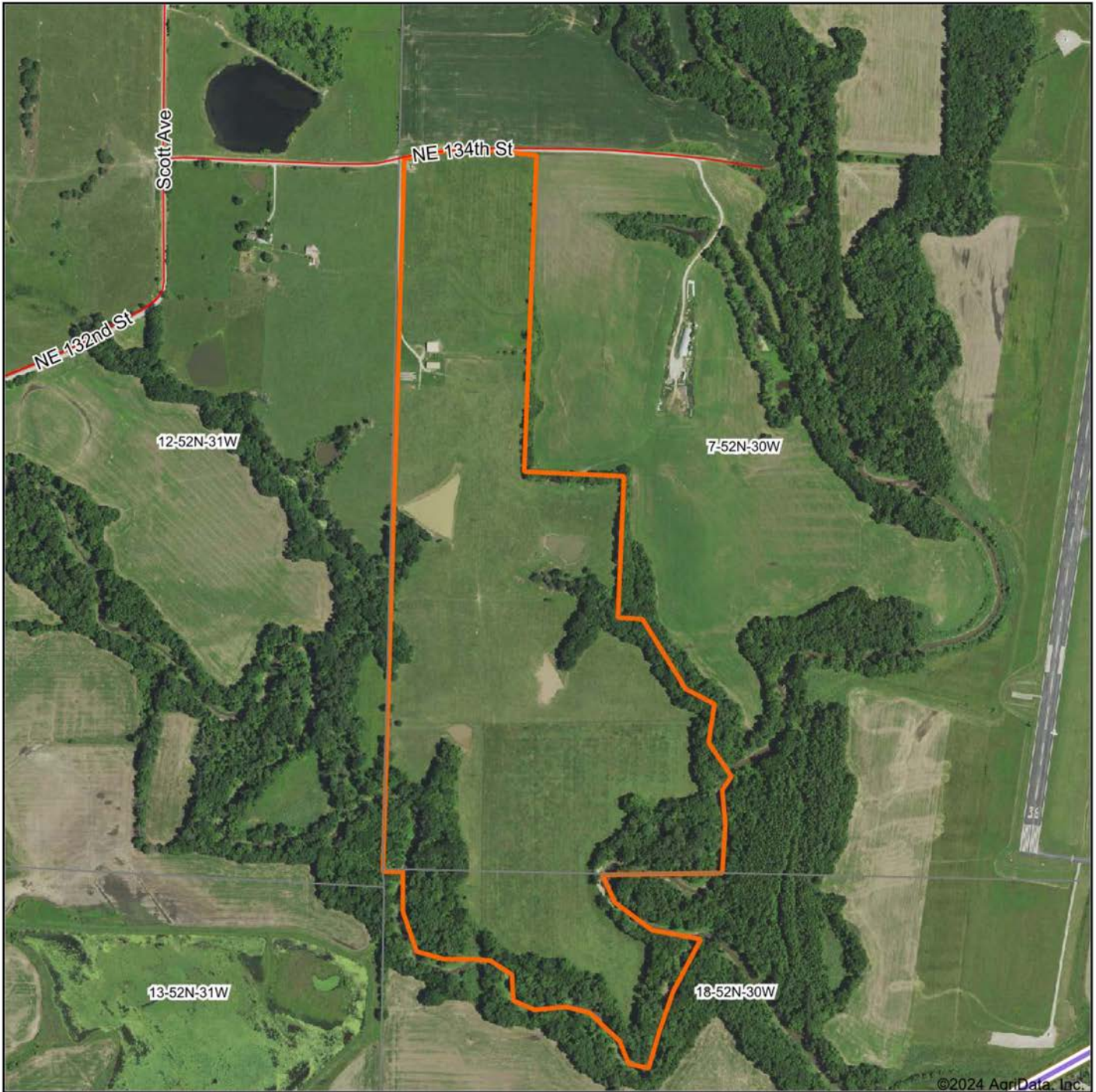
# MATURE TIMBER LINES

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Outdoorsmen will appreciate the outstanding deer and turkey hunting opportunities, while investors and operators will recognize the potential for tillable income production.



# AERIAL MAP



Boundary Center: 39° 19' 43.17, -94° 19' 12.29

0ft 861ft 1722ft



Maps Provided By:



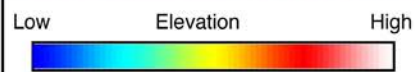
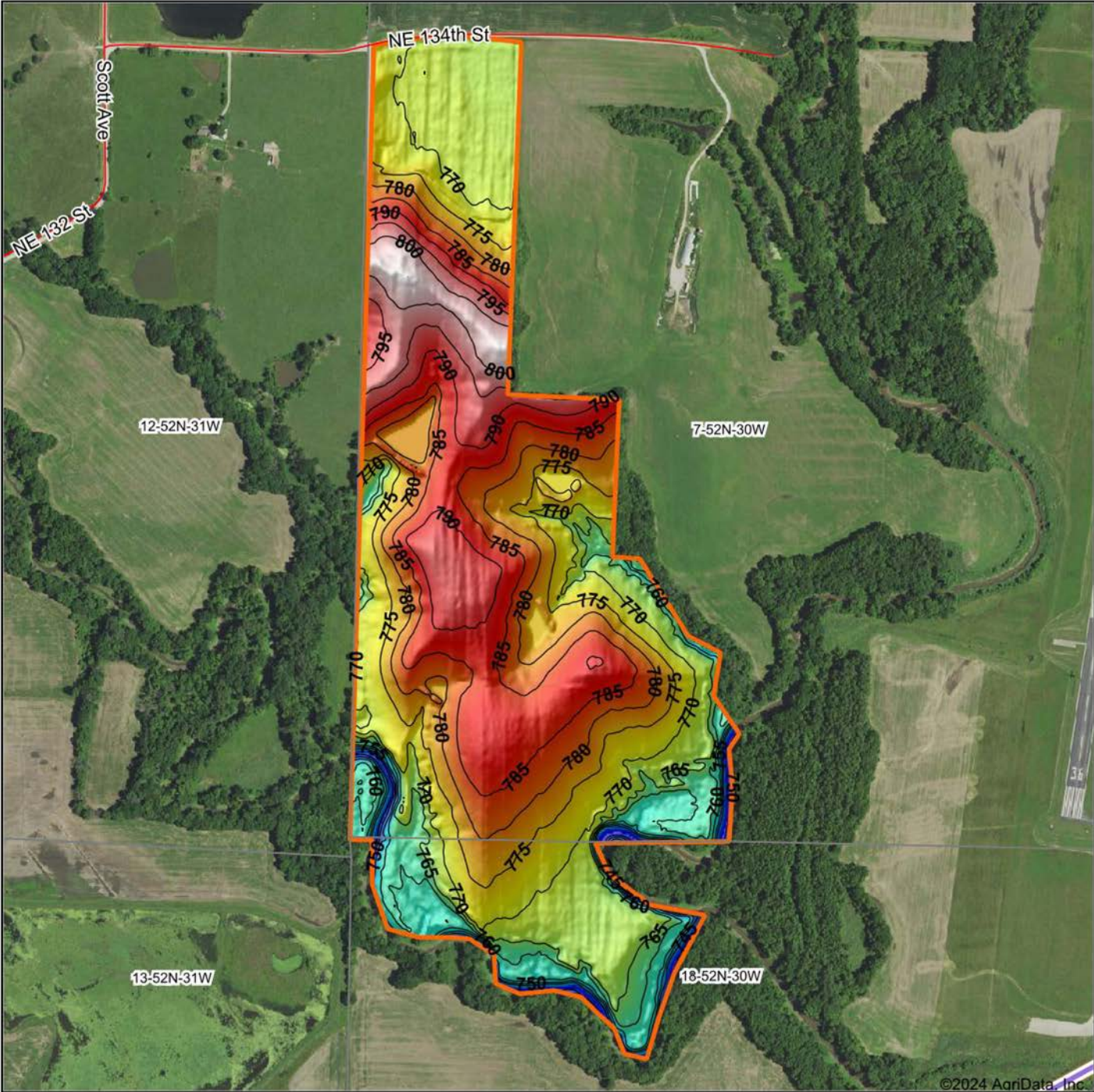
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**7-52N-30W**  
**Clay County**  
**Missouri**



7/26/2024

# HILLSHADE MAP



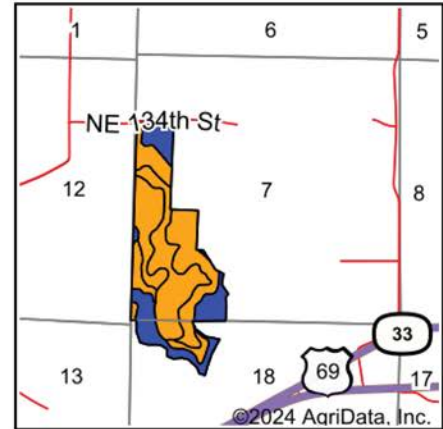
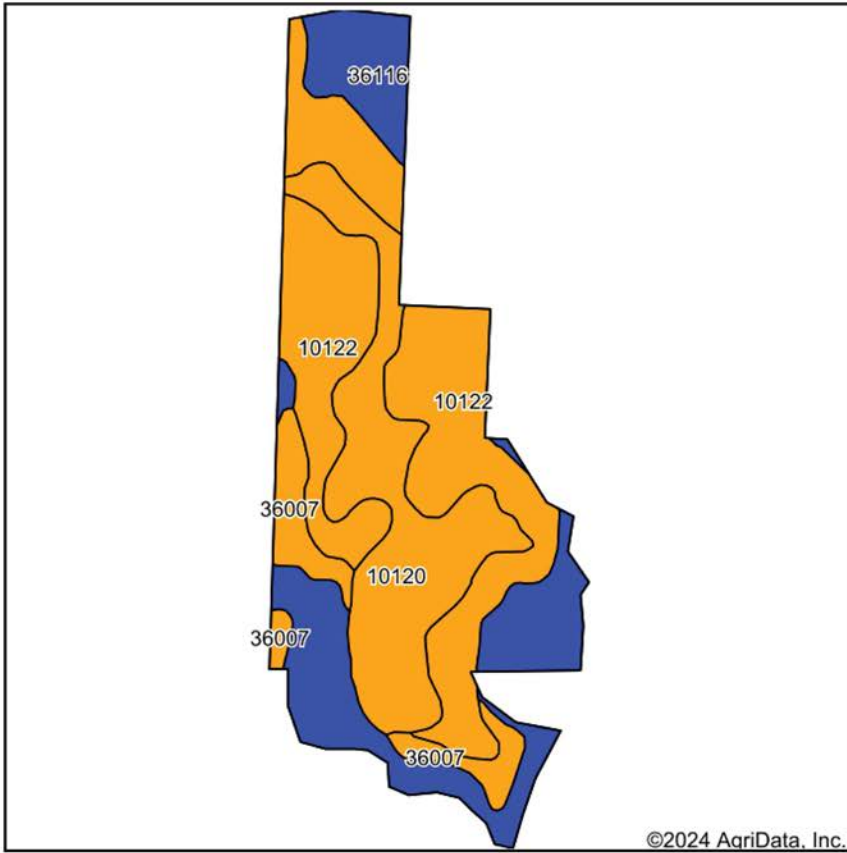
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
 Interval(ft): 5  
 Min: 742.8  
 Max: 805.2  
 Range: 62.4  
 Average: 776.4  
 Standard Deviation: 12.01 ft



7-52N-30W  
 Clay County  
 Missouri  
 7/26/2024  
 Boundary Center: 39° 19' 43.17, -94° 19' 12.29

# SOILS MAP



State: **Missouri**  
 County: **Clay**  
 Location: **7-52N-30W**  
 Township: **Fishing River**  
 Acres: **131.74**  
 Date: **7/26/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO047, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	54.40	41.3%		IIIe	64	64	47	
10120	Sharpsburg silt loam, 2 to 5 percent slopes	33.21	25.2%		IIIs	72	72	55	
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	24.90	18.9%		IIlw	80	80	78	
36007	Bremer silt loam, 0 to 2 percent slopes, occasionally flooded	9.80	7.4%		IIIlw	87	87	71	
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	9.43	7.2%		IIlw	74	74	67	
<b>Weighted Average</b>						<b>2.74</b>	<b>*n 71.5</b>	<b>*n 71.5</b>	<b>*n 58.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



## BRETT ROBERTS

LAND AGENT

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## MidwestLandGroup.com

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