

MIDWEST LAND GROUP PRESENTS

273.5 ACRES

GENTRY COUNTY, MO

2747 570TH ROAD, ALBANY, MISSOURI 64402



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

273.5 +/- ACRE TURN-KEY CATTLE OPERATION

Located in northern Gentry County, this 273.5 +/- acre farm is a rare opportunity to own a meticulously developed, fully functional cattle operation that also delivers outstanding recreational appeal. Designed with efficiency and practicality in mind, this property has been carefully planned so one person can comfortably work cattle with ease. From the infrastructure to the layout, every detail reflects years of thoughtful development, pride of ownership, and professionalism.

At the heart of the operation is a well-equipped headquarters featuring a comfortable 1,000 +/- square foot living quarters, a 36'x36' shop with concrete floors and attached 36x36 lean-to, and an impressive 120'x36' covered cattle working facility built entirely on concrete. The working facility includes a vet room, feed room, and additional outside holding pens constructed with continuous steel fencing with electric waterers, creating a setup that is both durable and highly efficient.

The farm consists of approximately 180 +/- acres of productive pasture with the balance made up of mature hardwood timber. Towering oaks, hickories, and numerous marketable walnut trees provide both beauty

and long-term value, as well as shade throughout the warm season. Water is abundant throughout the property with six ponds strategically spread across the farm, many equipped with livestock waterers for rotational grazing and ease of operation.

A live creek, fed by a natural spring, winds year-round through the center of the property, adding to both the scenic beauty and functionality of the farm. Beyond the agricultural value, the property offers exceptional wildlife habitat. The northern portion of the farm features ideal deer bedding cover, highlighted by a south-facing cedar thicket bordered by the live creek - a proven recipe for attracting and holding mature whitetails. In addition to excellent deer hunting, the property also supports strong populations of turkey and quail.

Properties that combine high-end cattle infrastructure, abundant water, beautiful scenery, and diverse recreational opportunities are incredibly difficult to find. Whether you are looking to expand your cattle operation, establish a premier hunting retreat, or invest in a truly one-of-a-kind farm, this northern Gentry County property deserves your attention.



PROPERTY FEATURES

COUNTY: **GENTRY** | STATE: **MISSOURI** | ACRES: **273.5**

- Approximately 180 +/- acres of productive pasture with rotational grazing potential
- 36'x36' shop with concrete floors and attached lean-to for equipment storage
- Comfortable 1,000 +/- square foot living quarters on-site
- Multiple water sources throughout the property, many equipped with freeze-proof livestock waterers
- Year-round live creek fed by a natural spring running through the center of the farm
- Mature hardwood timber featuring oaks, hickories, and marketable walnut trees
- Excellent whitetail, turkey, and quail hunting opportunities
- Vet room, feed room, and additional holding pens with continuous steel fencing
- Black top and gravel frontage
- 30 miles from I-35, 100 miles from I-29



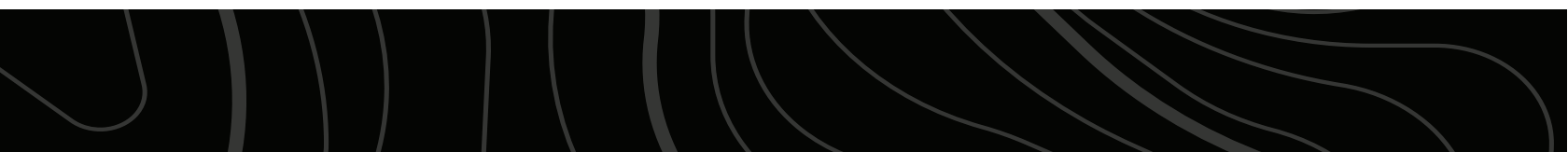
1,000 +/- SQ. FT. LIVING QUARTERS



SPRING-FED CREEK

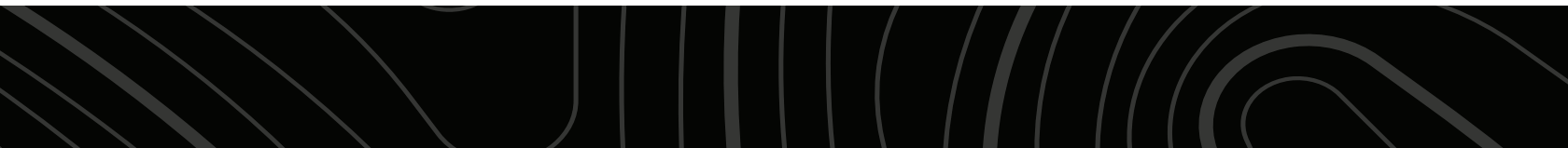


6 PONDS



120'X36' CATTLE WORKING FACILITY

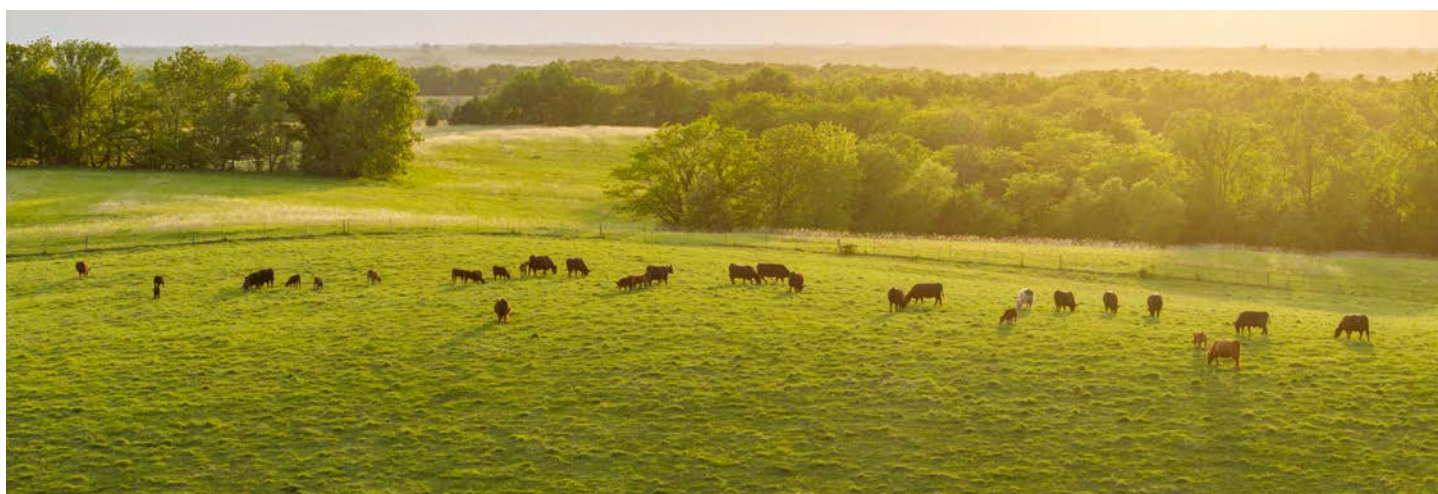
The working facility includes a vet room, feed room, and additional outside holding pens constructed with continuous steel fencing with electric waterers, creating a setup that is both durable and highly efficient.



36'X36' SHOP WITH LEAN-TO

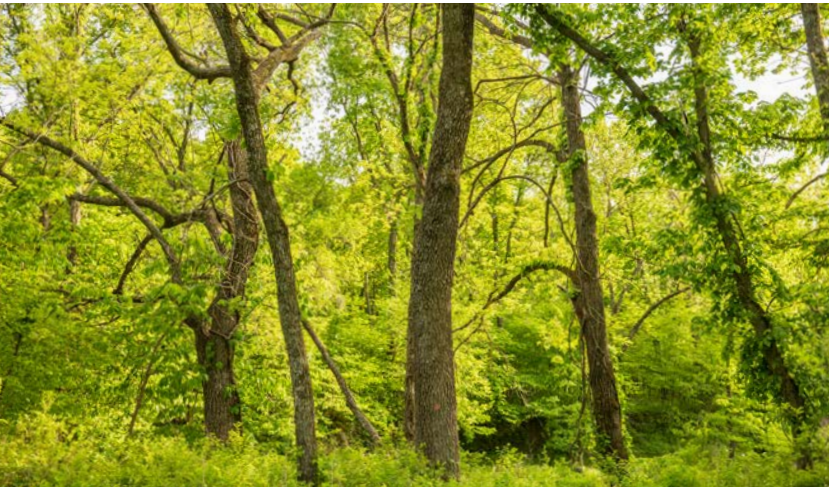


180 +/- ACRES OF PRODUCTIVE PASTURE



MATURE HARDWOOD TIMBER

Towering oaks, hickories, and numerous marketable walnut trees provide both beauty and long-term value, as well as shade throughout the warm season.



HUNTING OPPORTUNITIES



BEAUTIFUL SCENERY



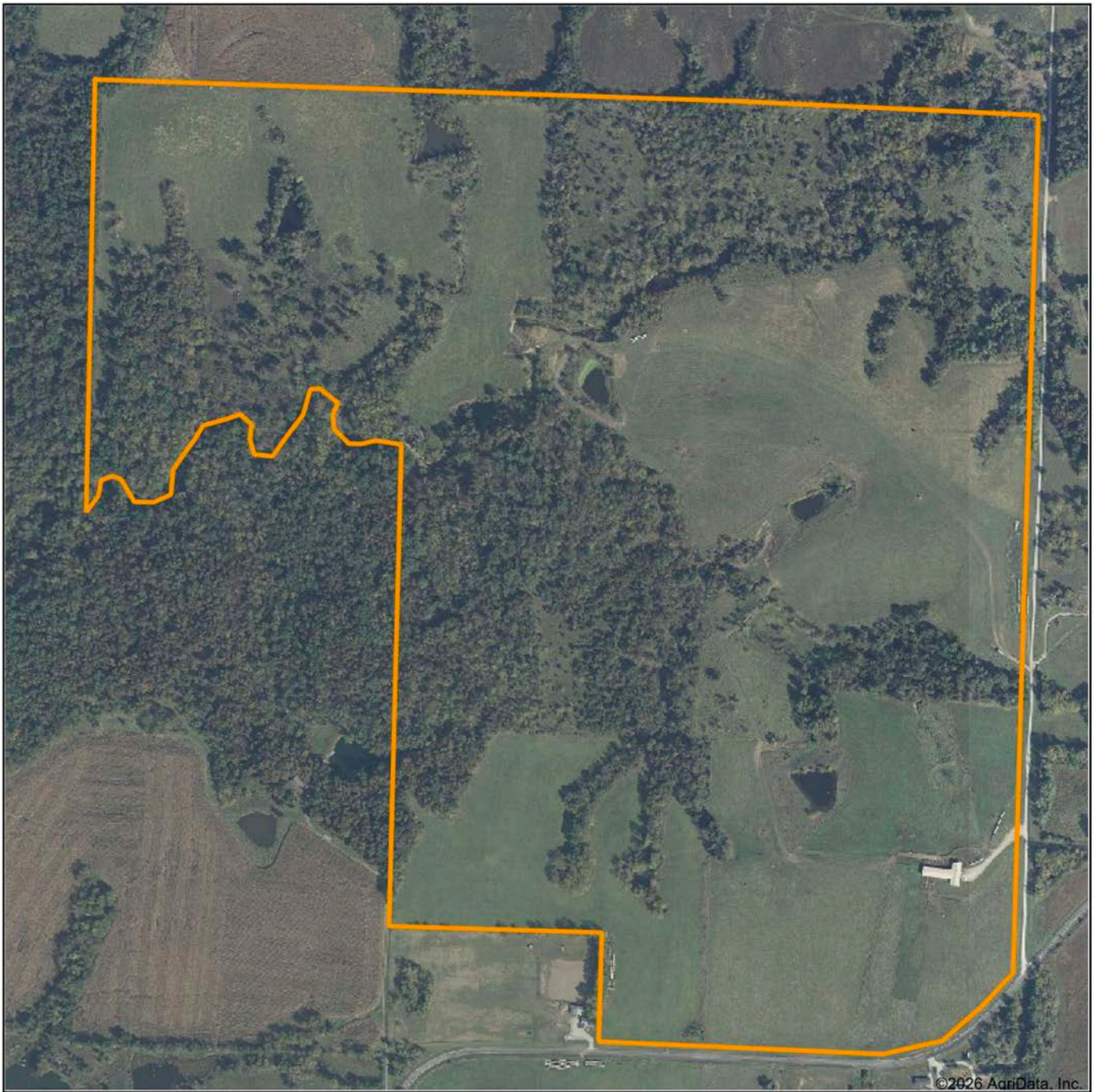
BLACKTOP & GRAVEL FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 19' 24.03, -94° 19' 3.04

0ft 650ft 1299ft



Maps Provided By:



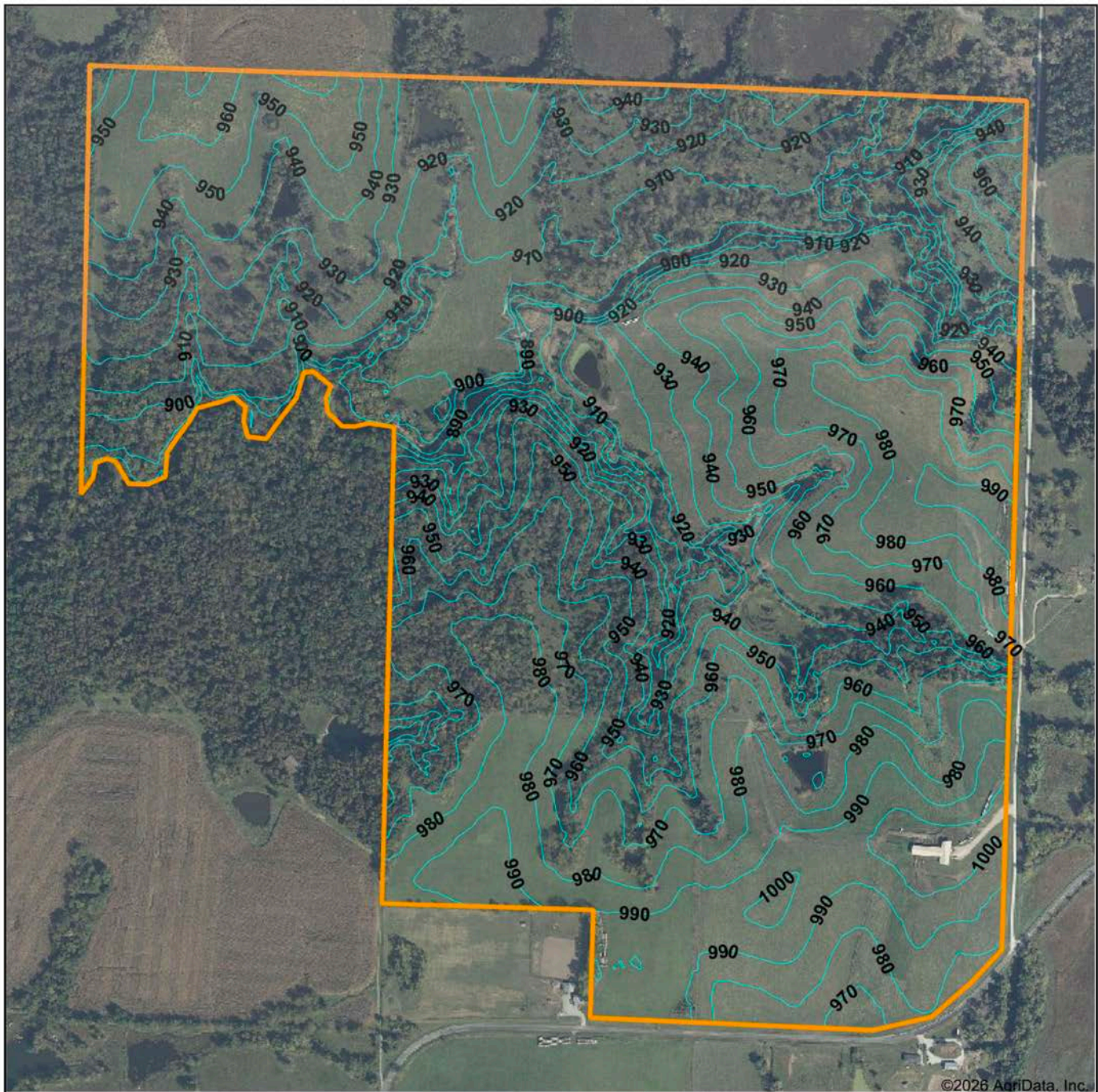
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30-64N-30W
Gentry County
Missouri



5/3/2026

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 877.1

Max: 1,008.3

Range: 131.2

Average: 948.2

Standard Deviation: 30.25 ft

0ft 657ft 1313ft

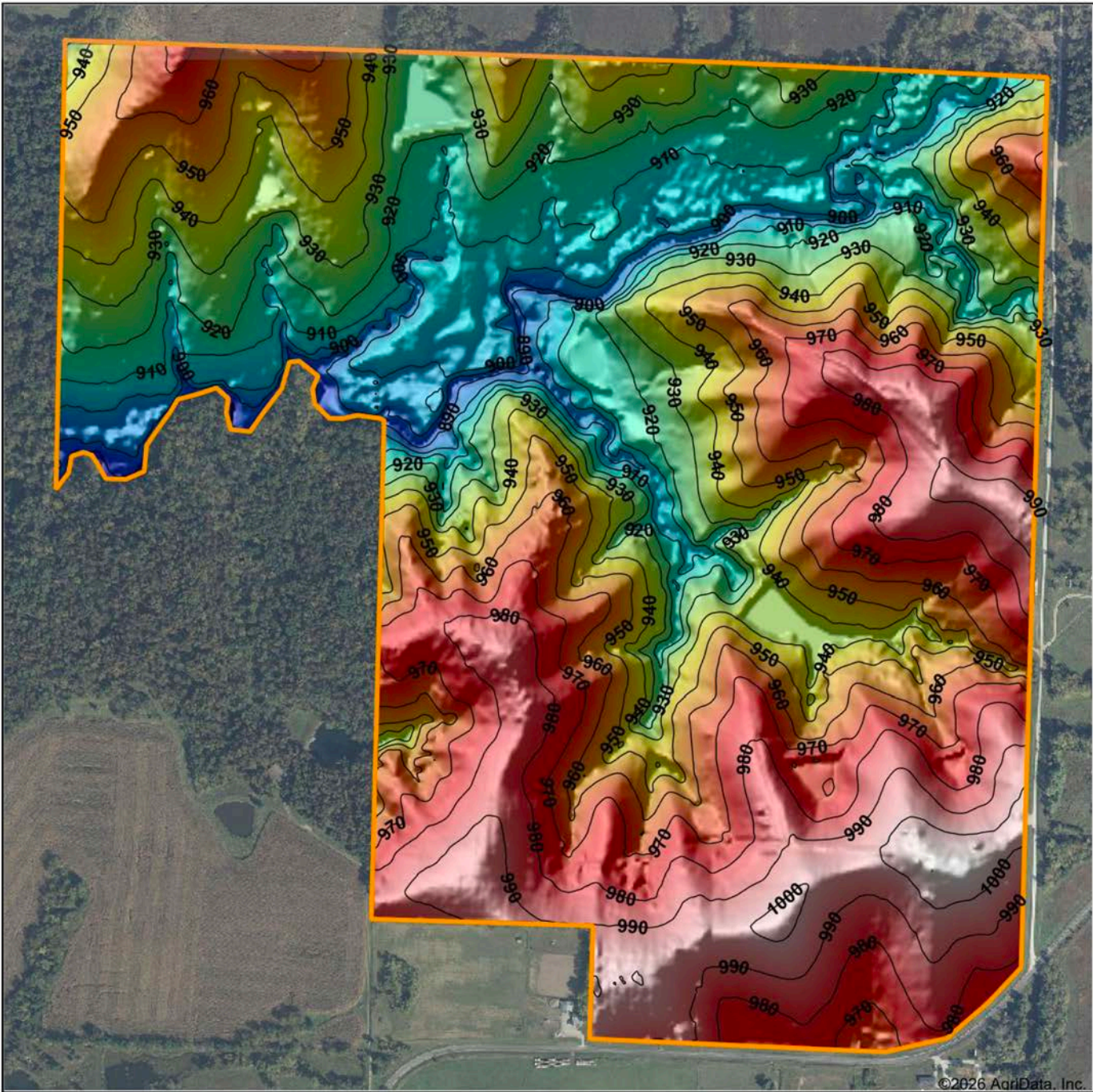


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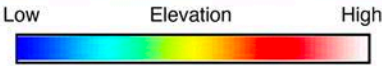
30-64N-30W
Gentry County
Missouri

Boundary Center: 40° 19' 24.03, -94° 19' 3.04

HILLSHADE MAP



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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 877.1
 Max: 1,008.3
 Range: 131.2
 Average: 948.2
 Standard Deviation: 30.25 ft

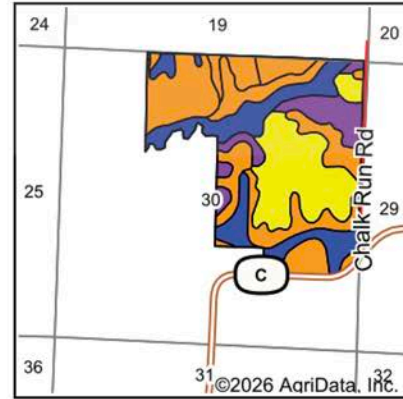
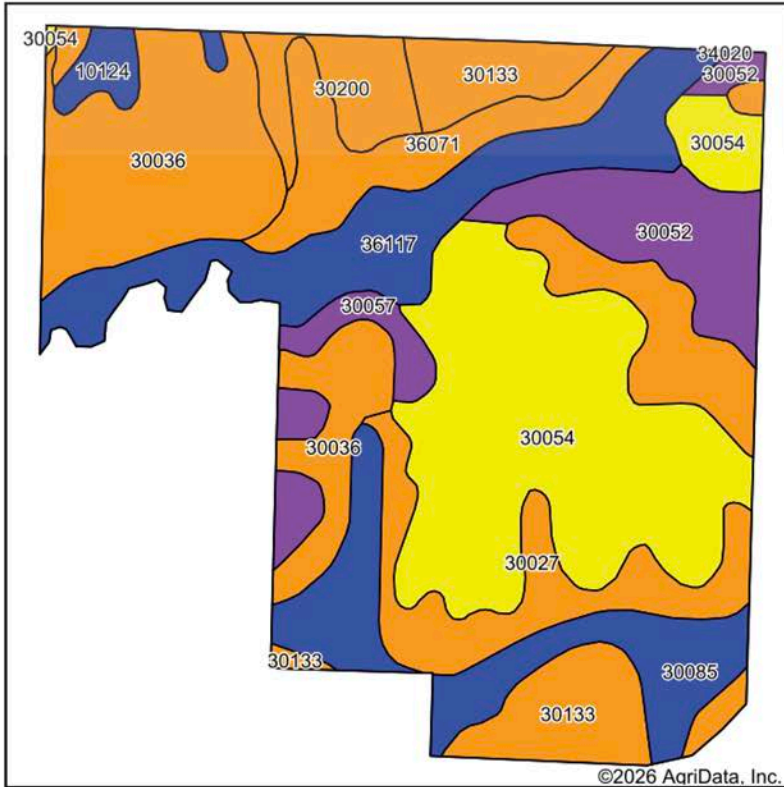


5/3/2026

30-64N-30W
Gentry County
Missouri

Boundary Center: 40° 19' 24.03, -94° 19' 3.04

SOILS MAP



State: **Missouri**
 County: **Gentry**
 Location: **30-64N-30W**
 Township: **Howard**
 Acres: **273.5**
 Date: **5/3/2026**



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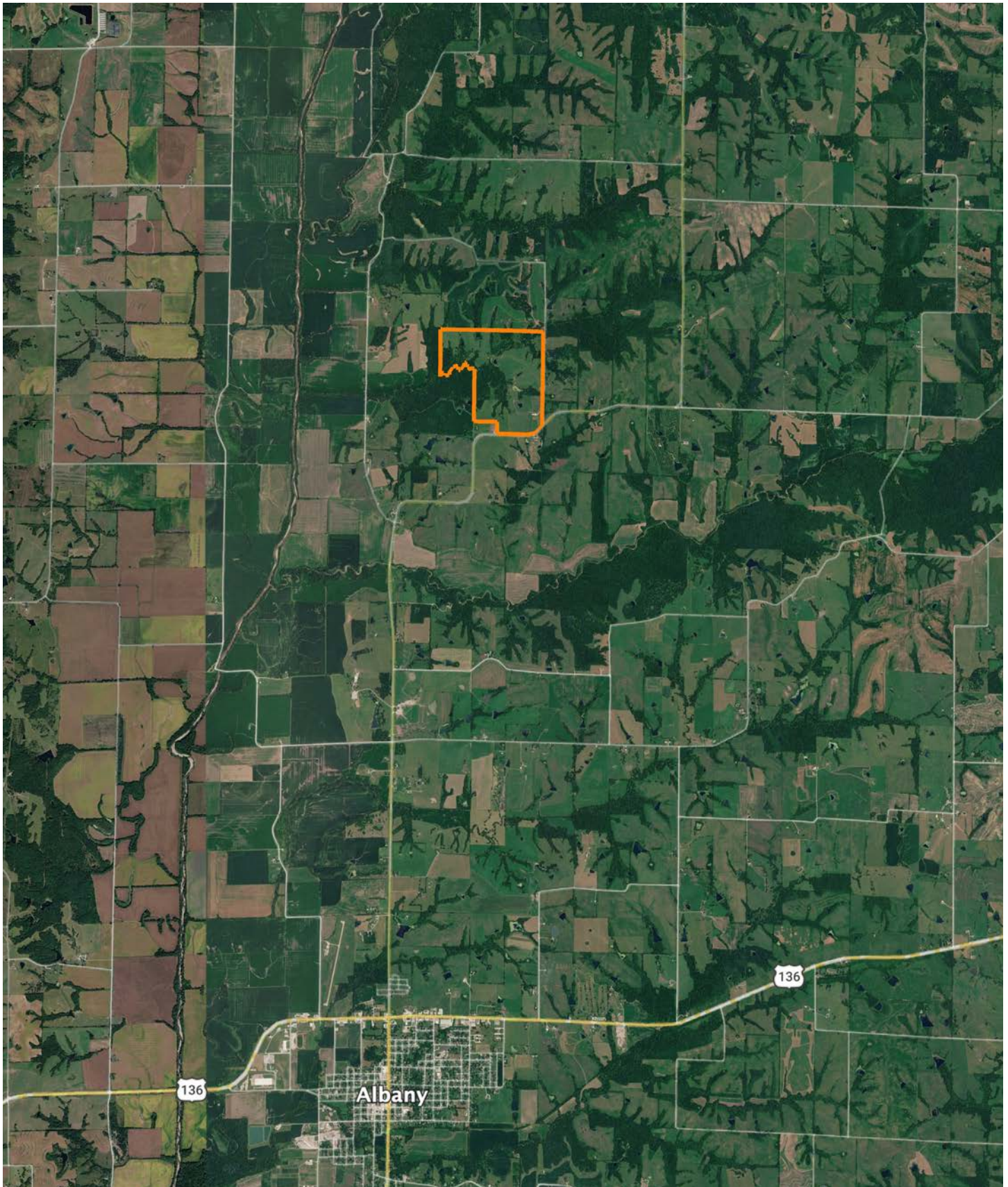
Soils data provided by USDA and NRCS.

Area Symbol: MO075, Soil Area Version: 28									
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
30054	Gara clay loam, 9 to 14 percent slopes, eroded	66.46	24.4%		> 6.5ft.	IVe	68	68	47
30036	Armstrong loam, 5 to 9 percent slopes	41.23	15.1%		> 6.5ft.	IIIe	56	52	52
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	32.12	11.7%		> 6.5ft.	IIIe	60	60	41
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	30.09	11.0%		> 6.5ft.	IIw	80	80	78
30085	Grundy silt loam, 2 to 5 percent slopes	24.17	8.8%		> 6.5ft.	IIe	74	74	64
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	23.05	8.4%		> 6.5ft.	IIIe	59	59	47
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	19.14	7.0%		> 6.5ft.	VIe	62	62	42
36071	Arbela silt loam, 1 to 3 percent slopes, frequently flooded	15.45	5.6%		> 6.5ft.	IIIw	63	63	54
30200	Shelby loam, 9 to 14 percent slopes	9.42	3.4%		> 6.5ft.	IIIe	72	72	61
30057	Gara loam, 14 to 18 percent slopes	8.40	3.1%		> 6.5ft.	VIe	66	66	52
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	3.97	1.5%		> 6.5ft.	IIe	75	75	61
Weighted Average						3.33	*n 65.8	*n 65.2	*n 52.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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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