MIDWEST LAND GROUP PRESENTS

## 61.4 ACRES IN

# GRUNDY COUNTY
# MISSOURI







MIDWEST LAND GROUP

18 NORTHEAST 100TH STREET, SPICKARD, MO 64679

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER RECREATIONAL FARM WITH NEW LODGE, PONDS & OUTSTANDING DEER HUNTING

Discover the ultimate hunting and recreational retreat with this 61.4 +/- surveyed-acre property in Grundy County, Missouri, located just 9 miles north of Trenton and approximately 1 hour and 30 minutes from Liberty and the Kansas City metro area. With excellent access along Highway 65 and NE 100th Street, this exceptional property combines a new lodge, outstanding improvements, and tremendous hunting opportunities.

The 2,060 square foot lodge features three bedrooms, one full bath, and a massive 680 square foot fully finished loft offering additional sleeping or recreational space. Rustic barn wood and reclaimed tin finishes create a warm, inviting lodge-like atmosphere, while the covered front porch overlooks the scenic hilltop setting.

Additional improvements include a 30'x50' shop with two roll-up doors, gravel floor, and a 12'x26' lean-to. A newly constructed 500 foot driveway provides convenient access, and the area near the lodge offers an ideal setting for a fire pit and outdoor entertaining.

For the serious outdoorsman, this property is situated in a big-buck neighborhood with abundant deer and turkey! This turnkey hunting setup includes two Redneck blinds, multiple established food plots, a newly installed wildlife water hole, and two ponds providing year-round water sources. The established food plots include clover, soybeans, chicory, turnips, and radishes. Miles of well-maintained trails offer easy access throughout the farm, while extensive field edge habitat, dense bedding cover, and natural funnels and pinch points create excellent hunting opportunities.

Mature oak and hickory timber, numerous large oak trees, and rolling terrain with significant elevation changes provide exceptional wildlife habitat and scenic views. Abundant deer and turkey sign can be found throughout the property, and a covey of quail was observed during a recent property tour.

Whether you're looking for a turnkey hunting property, weekend getaway, recreational retreat, or full-time residence, this exceptional Grundy County property offers the improvements, habitat, and setting to enjoy the outdoors in every season. For additional information or to schedule a private showing, please contact Derek Payne (573) 999-4574.



# PROPERTY FEATURES

COUNTY: **GRUNDY** | STATE: **MISSOURI** | ACRES: **61.4**

- 61.4 +/- surveyed acres in Grundy County, MO
- Conveniently located just 9 miles north of Trenton, MO
- Approximately 1 hour 30 minutes from Liberty and the Kansas City metro area
- Excellent access with frontage along Highway 65 and NE 100th Street
- Newly constructed 2,060 sq. ft. lodge
- 3 bedroom, 1 bath floor plan
- Spacious 15'x15' master bedroom
- Two additional 12'x12' bedrooms
- Massive 680 sq. ft. fully finished loft offering additional sleeping or recreational space
- Large full bathroom
- Includes refrigerator, freezer, stove, washer, and dryer
- Beautiful rustic interior featuring extensive barn wood and reclaimed tin finishes
- Covered 18-foot front porch overlooking the scenic views
- Stunning hilltop setting with panoramic views
- Rural water and electricity on site
- Fiber internet available at the road
- 30'x50' shop with two roll-up doors, gravel floor, and a 12'x26' lean-to
- Exterior hydrant located near to the shop
- Ideal location for a fire pit and outdoor entertaining area near the lodge
- Big-buck neighborhood
- Tons of turkey
- Turnkey hunting setup with two Redneck blinds included
- Multiple established food plots include clover, soybeans, chicory, turnips, and radishes
- Newly installed wildlife water hole in the clover plot
- Two ponds providing year-round water sources
- Miles of well-maintained trails offering easy access throughout the farm
- Extensive field edge habitat and dense bedding cover
- Natural funnels and pinch points that enhance hunting opportunities
- Mature oak and hickory timber throughout
- Numerous large oak trees with immediate timber value
- Rolling terrain with significant elevation changes
- Abundant deer, turkey, and other wildlife sign throughout the property
- Covey of quail observed during recent property tour
- Newly constructed 500 foot driveway and entrance
- Turnkey recreational retreat, hunting property, weekend getaway, or full-time residence



# NEWLY CONSTRUCTED LODGE

A newly constructed 2,060 square foot lodge serves as the centerpiece of the property. Rustic barn wood and reclaimed tin accents create a warm, inviting lodge feel throughout. The lodge comes furnished with a new refrigerator, freezer, stove, washer, and dryer, making it ready for immediate use.











# TWO PONDS AND WATERING HOLE







# MILES OF WELL-MAINTAINED TRAILS







# LARGE OAK TREES





# TURNKEY HUNTING SETUP

For the serious outdoorsman, this property is situated in a big-buck neighborhood with abundant deer and turkey! This turnkey hunting setup includes two Redneck blinds, multiple established food plots, a newly installed wildlife water hole, and two ponds providing year-round water sources.












# TRAIL CAM PHOTOS













# AERIAL MAP




Boundary Center: 40° 13' 2.42, -93° 35' 32.51

0ft 500ft 1000ft

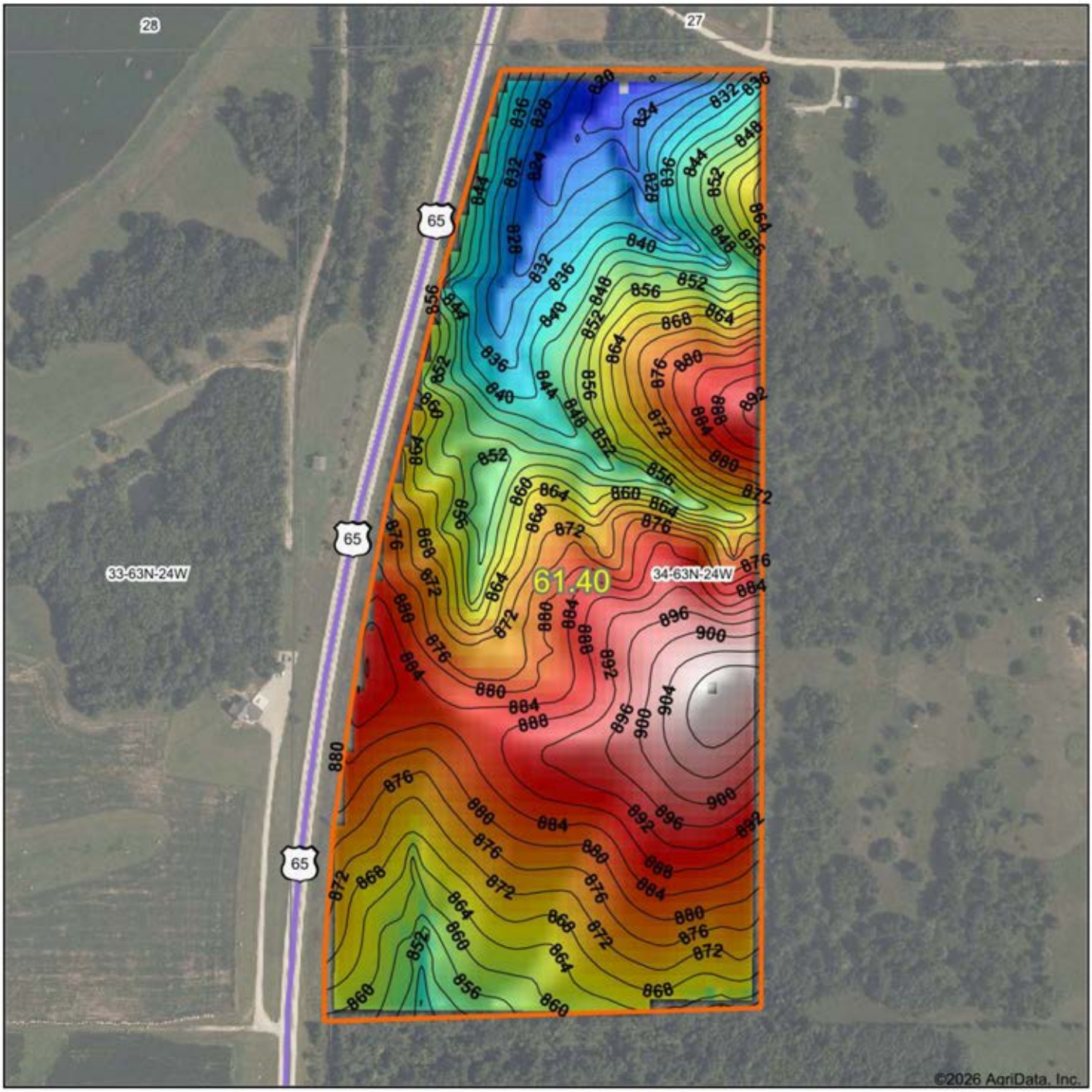
N
W E
S

**34-63N-24W**
**Grundy County**
**Missouri**

6/16/2026

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025
www.AgriDataInc.com

# HILLSHADE MAP




Low Elevation High

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

| | |
|---|---|
| Source: | USGS 10 meter dem |
| Interval(ft): | 4 |
| Min: | 816.2 |
| Max: | 911.8 |
| Range: | 95.6 |
| Average: | 867.4 |
| Standard Deviation: | 21.23 ft |

0ft 427ft 853ft

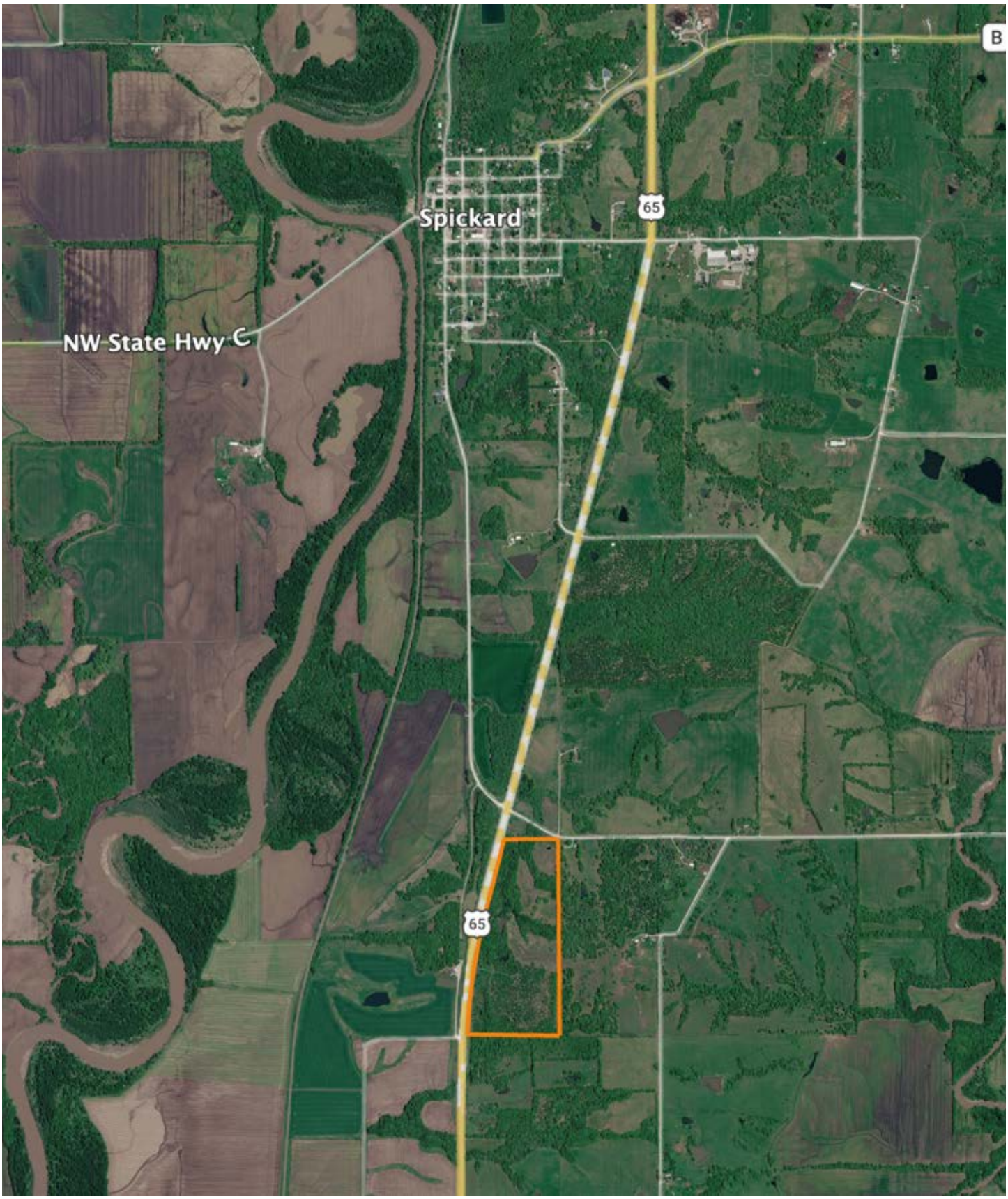
N W E S

6/16/2026

**34-63N-24W**
**Grundy County**
**Missouri**

Boundary Center: 40° 13' 2.42, -93° 35' 32.51

# OVERVIEW MAP



# AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.




**DEREK PAYNE,**
LAND AGENT
**573.999.4574**
DPayne@MidwestLandGroup.com


**MidwestLandGroup.com**


This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.