

MIDWEST LAND GROUP PRESENTS

61.4 ACRES IN

GRUNDY COUNTY MISSOURI



18 NORTHEAST 100TH STREET, SPICKARD, MO 64679

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER FARM - NEW LODGE, PONDS, TRAILS, & OUTSTANDING DEER HUNTING

This outstanding 61.4 +/- surveyed acre property in Grundy County, Missouri, combines excellent hunting, quality improvements, and convenient access. Located just 9 miles north of Trenton, Missouri, and approximately 90 minutes from the Kansas City area, the farm features frontage along both Highway 65 and Northeast 100th Street.

A newly constructed 2,060 square foot lodge serves as the centerpiece of the property. The lodge offers three bedrooms, including a spacious 15'x15' master bedroom and two 12'x12' guest bedrooms, a large full bathroom, and a 680 square foot finished loft providing ample additional living space. 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. An 18-foot covered front porch provides a relaxing spot to enjoy the beautiful hilltop views! Additional improvements include a newly constructed 500-foot driveway and a 30'x50' shop with

two roll-up doors, a 12'x26' lean-to, a gravel floor, and an exterior hydrant.

Recreationally, this farm is turn-key and located in an area known for big deer. Features include two ponds, multiple established food plots, a newly installed water hole, two Redneck blinds, and miles of well-maintained trails. Dense bedding cover, extensive edge habitat, natural funnels, pinch points, rolling terrain, and mature oak and hickory timber create exceptional wildlife habitat and hunting opportunities. A recently observed covey of quail further highlights the property's diverse wildlife appeal. Numerous massive oak trees could provide immediate timber value if one chose to do so.

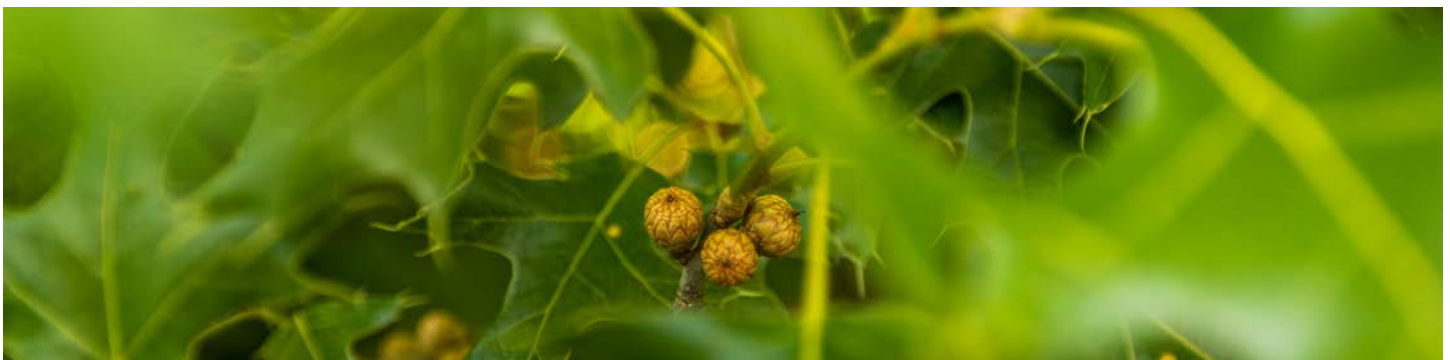
Whether you're seeking a full-time residence, premier hunting property, weekend retreat, or recreational investment, this highly improved Grundy County farm is ready to enjoy from day one. Contact Derek Payne (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

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

- Conveniently located just 9 miles north of Trenton, MO
- Approximately 1 hour and 30 minutes from Liberty and the Kansas City metro area
- Excellent access with frontage along Highway 65 and Northeast 100th Street
- Newly constructed 2,060 square foot lodge
- 3 bedroom, 1 bath floor plan
- Spacious 15'x15' master bedroom
- Two additional 12'x12' bedrooms
- Massive 680 square foot 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 is available at the road
- 30'x50' shop with two roll-up doors, gravel floor, and a 12'x26' lean-to
- Exterior hydrant located near the shop
- Ideal location for a fire pit and outdoor entertaining area near the lodge
- Big-buck neighborhood
- Tons of turkey
- Turn-key hunting setup with two Redneck blinds included
- Multiple established food plots
- Newly installed wildlife water hole in the clover plot
- Two ponds provide 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 was observed during the recent property tour
- Newly constructed 500-foot driveway and entrance
- Turn-key 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.



IDEAL LOCATION FOR A FIRE PIT



30'X50' SHOP WITH LEAN-TO

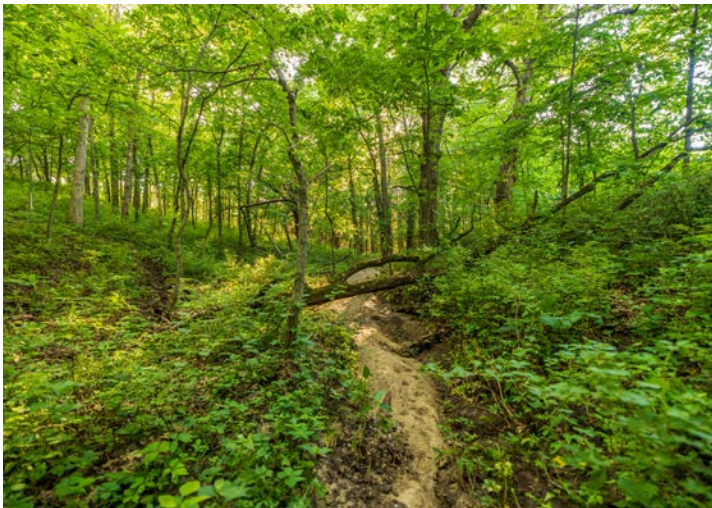


TWO PONDS AND WATERING HOLE

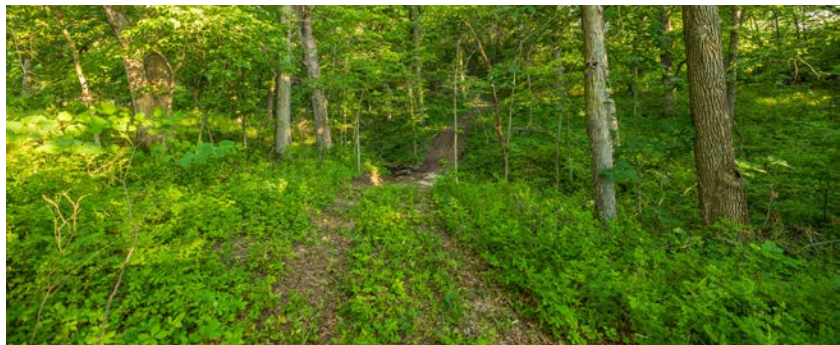


HUNTING OPPORTUNITIES

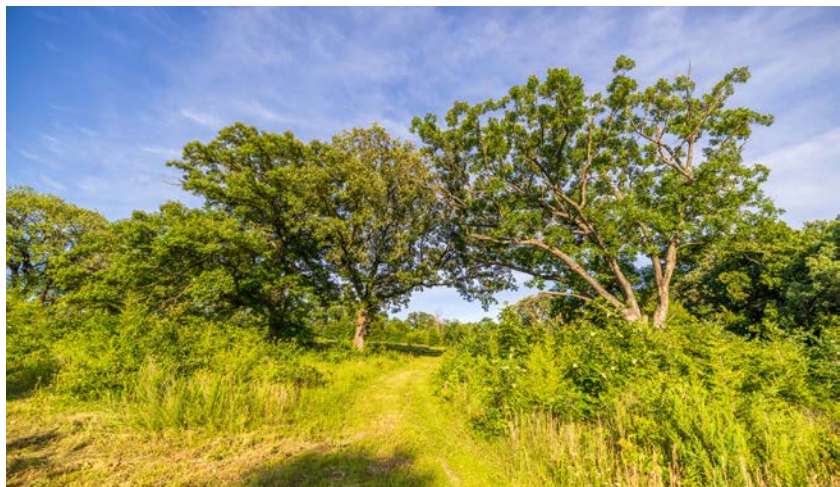
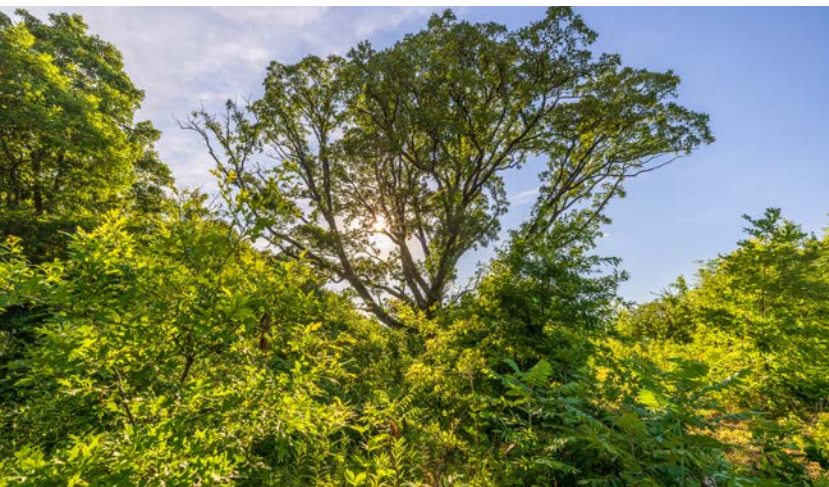
Dense bedding cover, extensive edge habitat, natural funnels, pinch points, rolling terrain, and mature oak and hickory timber create exceptional wildlife habitat and hunting opportunities. A recently observed covey of quail further highlights the property's diverse wildlife appeal.



MILES OF WELL-MAINTAINED TRAILS



LARGE OAK TREES



AERIAL MAP



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



Maps Provided By:



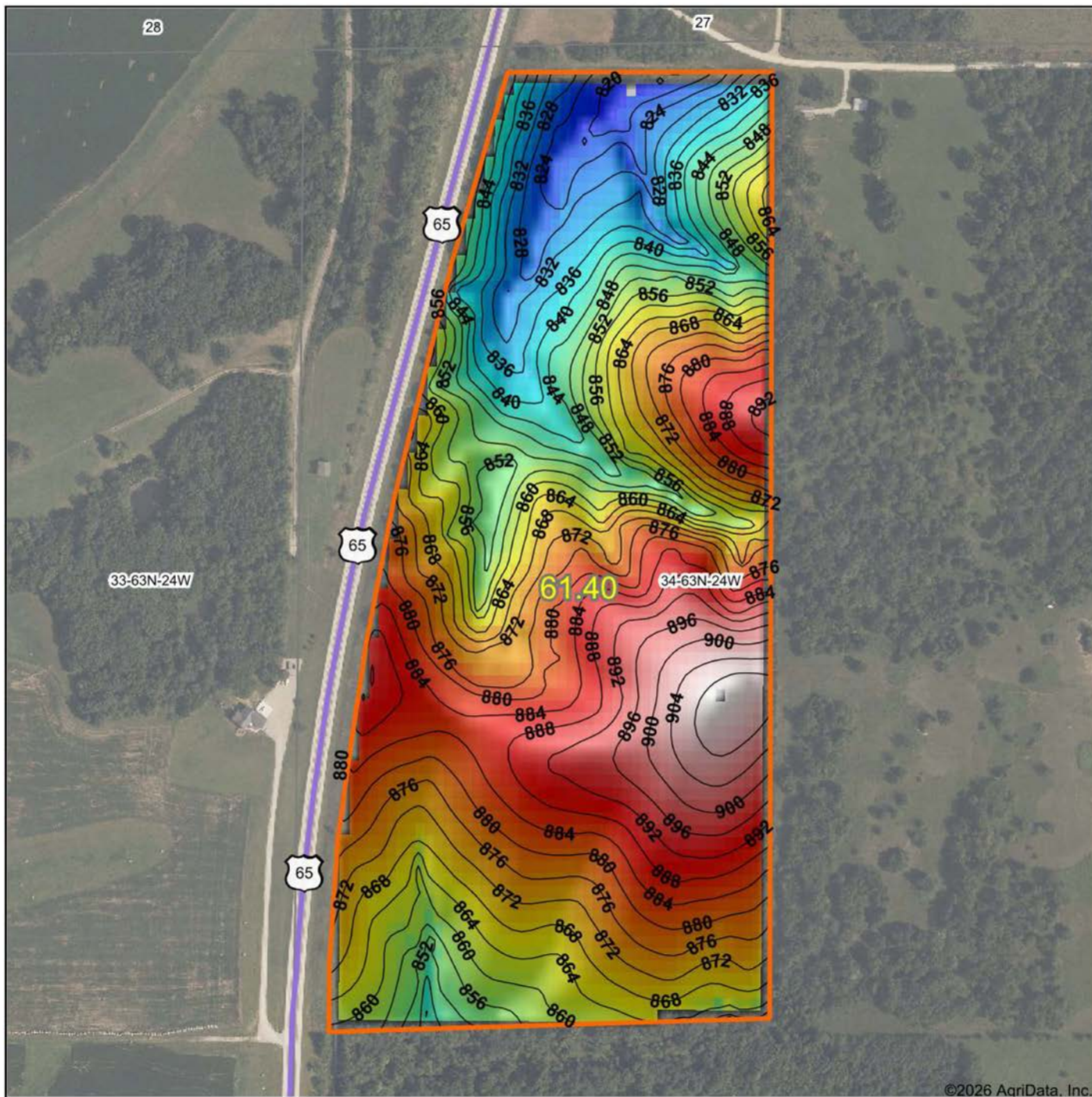
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34-63N-24W
Grundy County
Missouri



6/16/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



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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

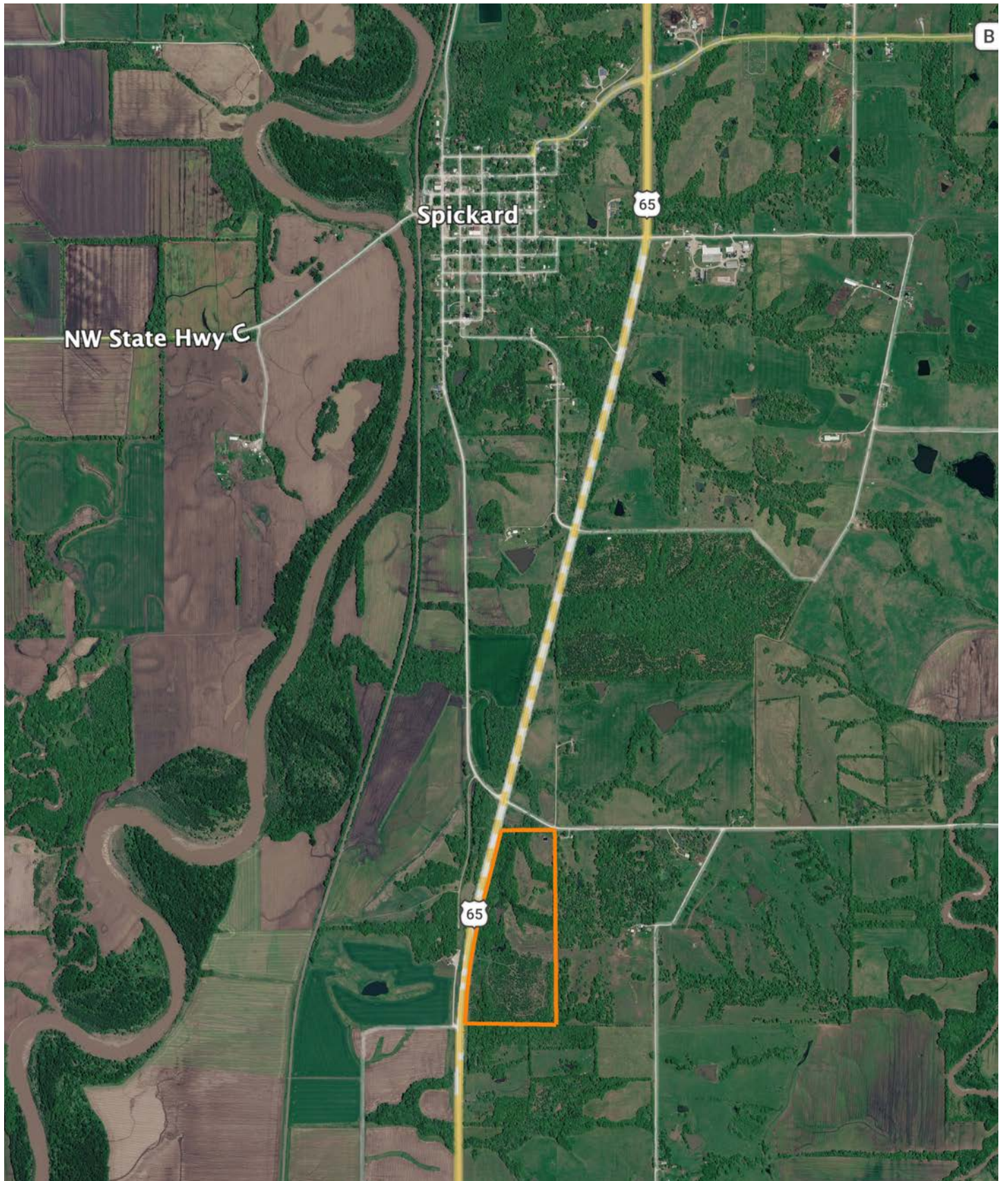


6/16/2026

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,
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