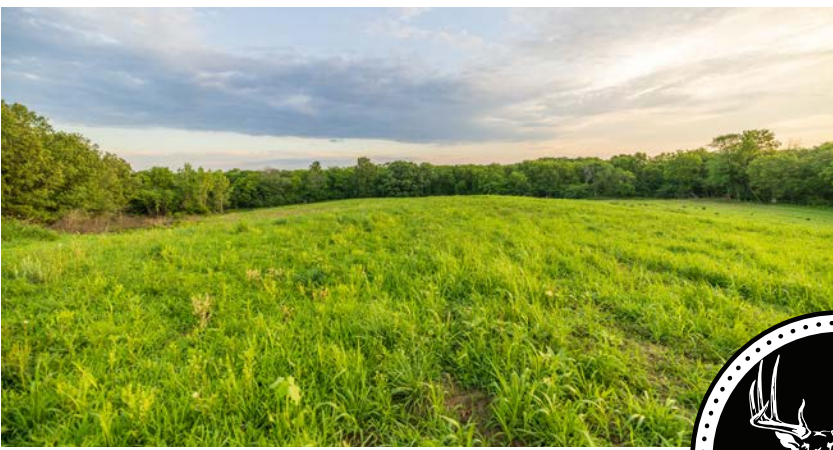


MIDWEST LAND GROUP PRESENTS

32 ACRES

# PLATTE COUNTY, MO

0000 LITTLE PLATTE ROAD, EDGERTON, MISSOURI 64444



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# GORGEOUS BUILD SITE MINUTES FROM SMITHVILLE, MISSOURI

Discover the perfect blend of country living and convenience with this exceptional 32 +/- acre tract located just off Little Platte Road in the highly desirable North Platte School District. Featuring blacktop road frontage and utilities available at the road, this property is ready for your dream home, hobby farm, recreational retreat, or investment opportunity.

The property offers an outstanding build site ideally suited for a walkout-style home, showcasing breathtaking panoramic views of the surrounding countryside. With a beautiful mix of open ground and mature timber, the possibilities are endless. The open acreage provides a blank slate for livestock, food plots, hay production, or simply creating your own private country estate.

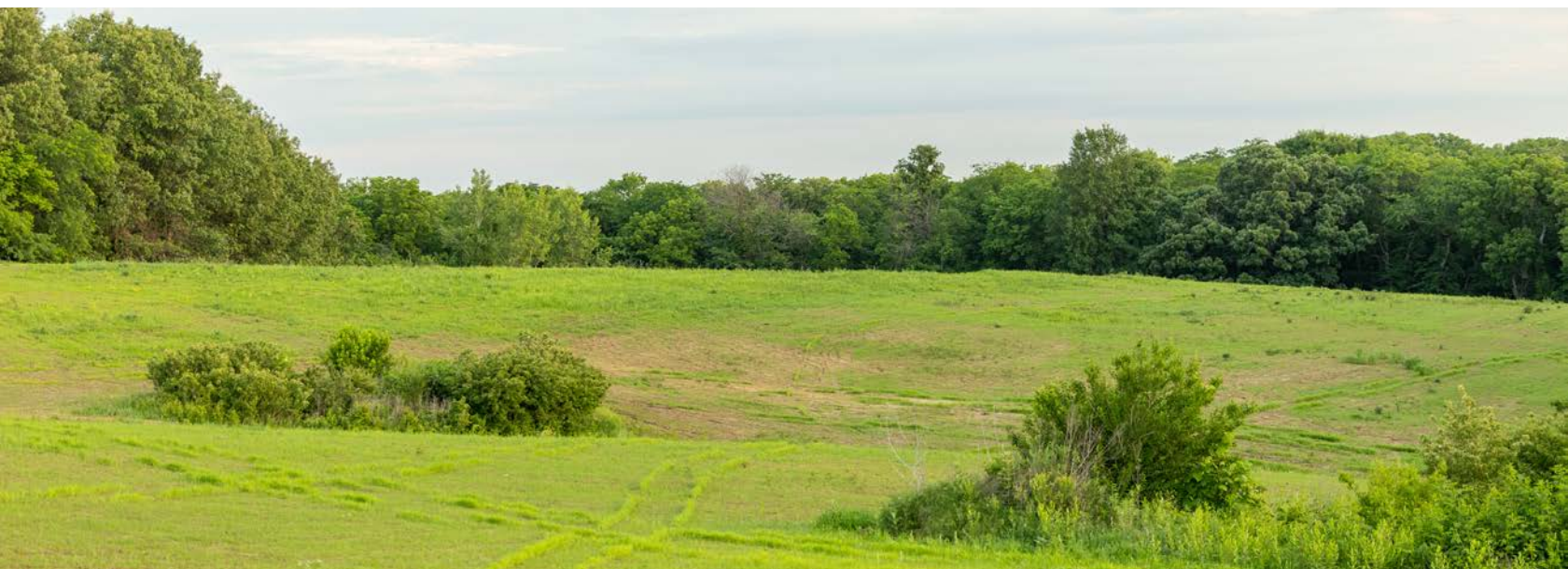
Outdoor enthusiasts will appreciate the two ponds, gorgeous timber, and abundant wildlife habitat, offering

excellent opportunities for fishing, hunting, and year-round recreation. Whether you're looking to build, hunt, fish, or simply enjoy the peace and privacy of rural living, this property checks all the boxes.

Conveniently located just 10 minutes from Smithville and only 25 minutes from Kansas City, you'll enjoy the tranquility of country life without sacrificing access to shopping, dining, schools, and everyday amenities.

Properties of the caliber offering this combination of location, views, recreation, and build potential are becoming increasingly difficult to find. Don't miss your opportunity to own this beautiful piece of Platte County countryside.

Final acreage amount to be determined by survey; sale of property subject to county approval.



# PROPERTY FEATURES

COUNTY: **PLATTE** | STATE: **MISSOURI** | ACRES: **32**

- 32 +/- acres (final acreage to be determined by survey)
- Excellent walkout-style home build site
- Stunning panoramic countryside views
- Blacktop road frontage off Little Platte Road
- Utilities available at the road
- Located in the highly sought-after North Platte School District
- Just 10 minutes from Smithville, MO
- Only 25 minutes to Kansas City
- Two ponds providing fishing and recreational opportunities
- Beautiful mature timber throughout the property
- Open ground ready for your vision
- Excellent deer and turkey hunting potential
- Abundant wildlife habitat
- Ideal location for a custom home or country estate
- Great mix of timber and open acreage
- Perfect for recreational use, hunting, and fishing
- Potential for hobby farming or livestock
- Peaceful rural setting with easy access to amenities
- Multiple possibilities for trails, food plots, or outdoor recreation
- Rare opportunity to own a highly versatile tract in Platte County
- Convenient access to schools, shopping, and dining
- Blank canvas to create your dream property
- Private country atmosphere with excellent accessibility
- Sale subject to county approval and survey completion



# GORGEOUS BUILD SITE

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The property offers an outstanding build site ideally suited for a walkout-style home, showcasing breathtaking panoramic views of the surrounding countryside. With a beautiful mix of open ground and mature timber, the possibilities are endless.



# BLACKTOP ROAD FRONTAGE

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# ABUNDANT WILDLIFE

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# TWO PONDS

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Outdoor enthusiasts will appreciate the two ponds, gorgeous timber, and abundant wildlife habitat, offering excellent opportunities for fishing, hunting, and year-round recreation.

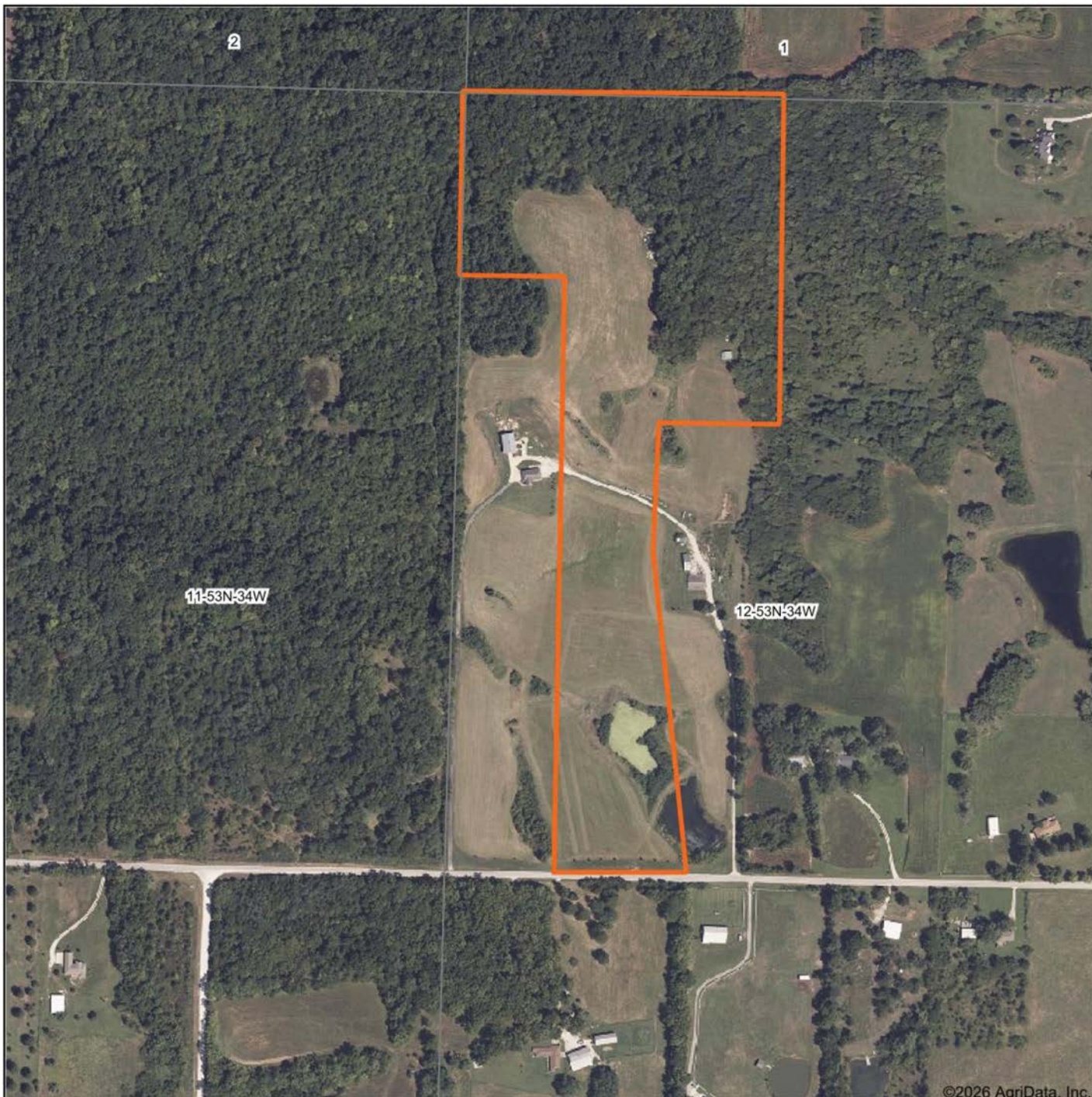


# ADDITIONAL PHOTOS

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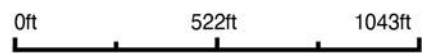


# AERIAL MAP



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Boundary Center: 39° 25' 23.2, -94° 40' 25.32



Maps Provided By



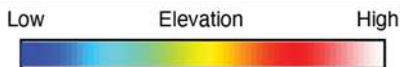
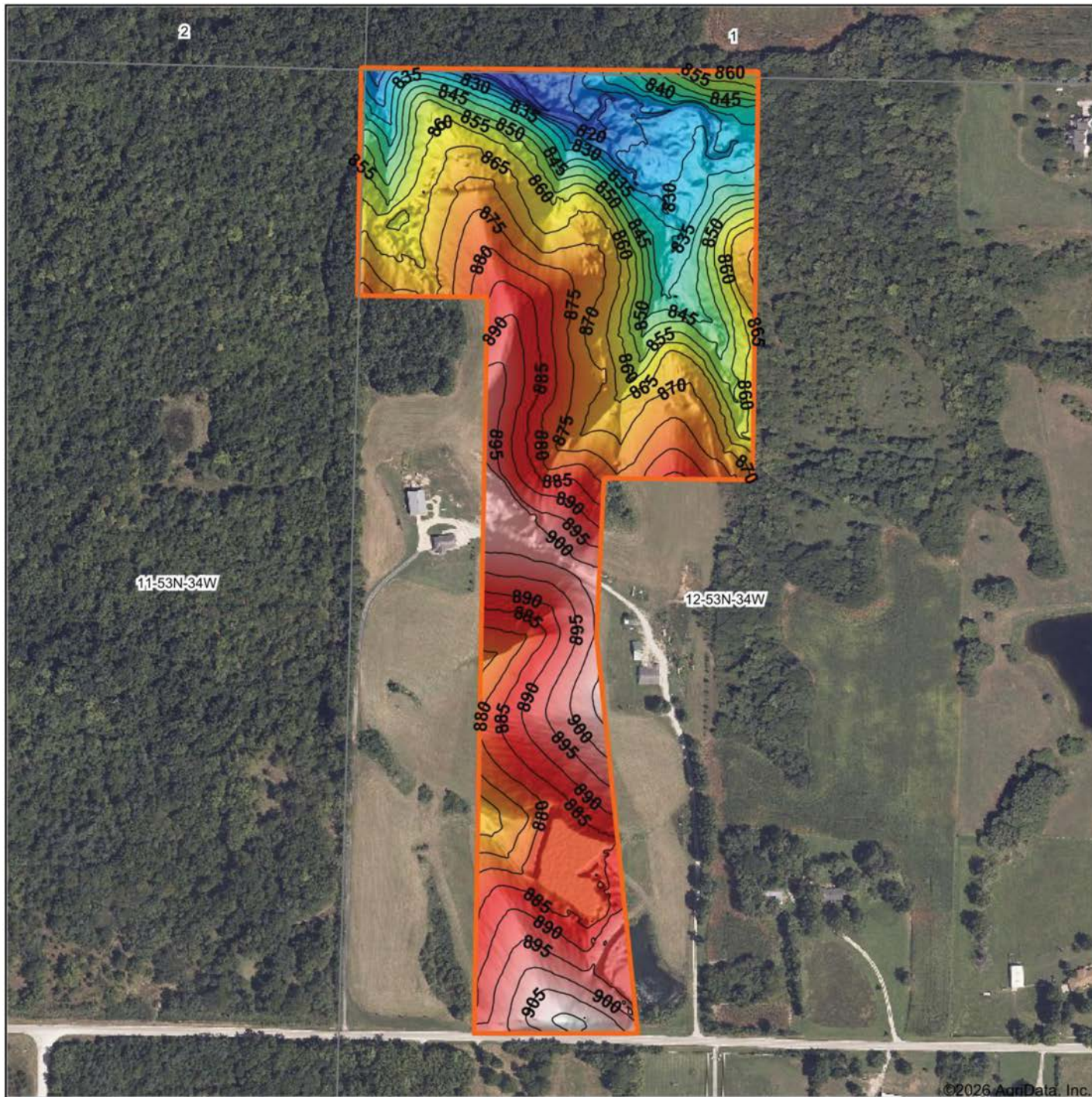
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**12-53N-34W**  
**Platte County**  
**Missouri**



6/8/2026

# HILLSHADE MAP



Source: USGS 1 meter dem  
 Interval(ft): 5  
 Min: 810.6  
 Max: 911.0  
 Range: 100.4  
 Average: 869.2  
 Standard Deviation: 22.8 ft



6/8/2026

**12-53N-34W**  
**Platte County**  
**Missouri**

Boundary Center: 39° 25' 23.2, -94° 40' 25.32

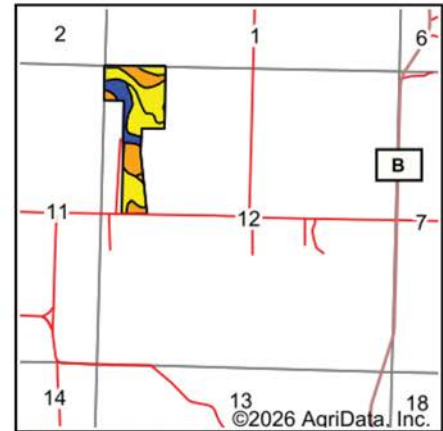
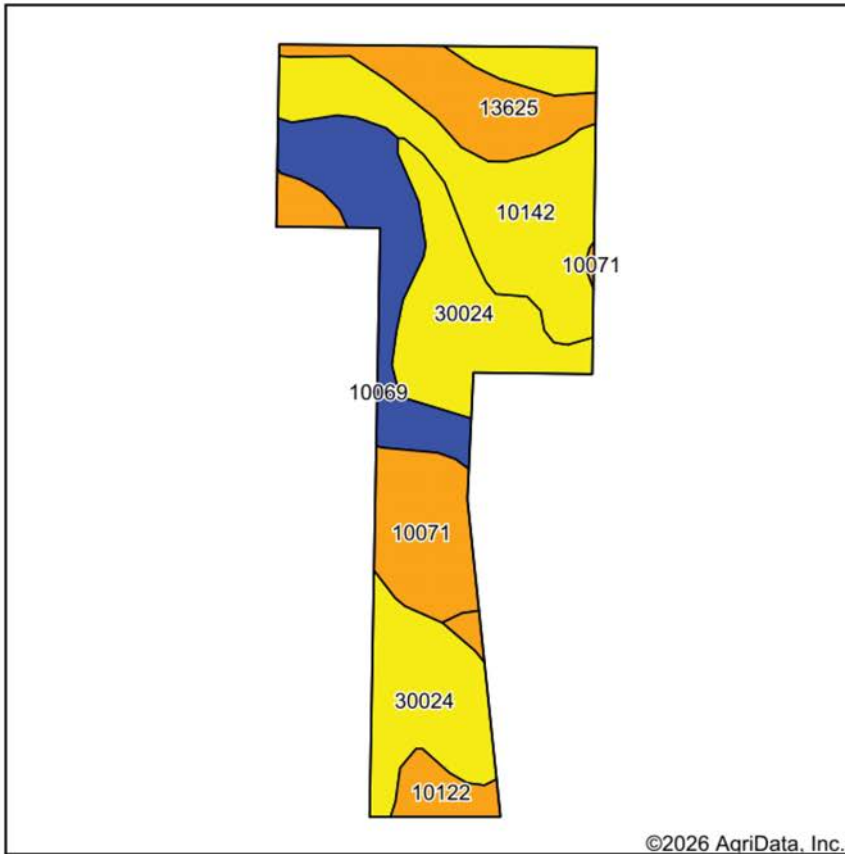


Maps Provided By:



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# SOILS MAP



State: **Missouri**  
 County: **Platte**  
 Location: **12-53N-34W**  
 Township: **Preston**  
 Acres: **35.7**  
 Date: **6/8/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

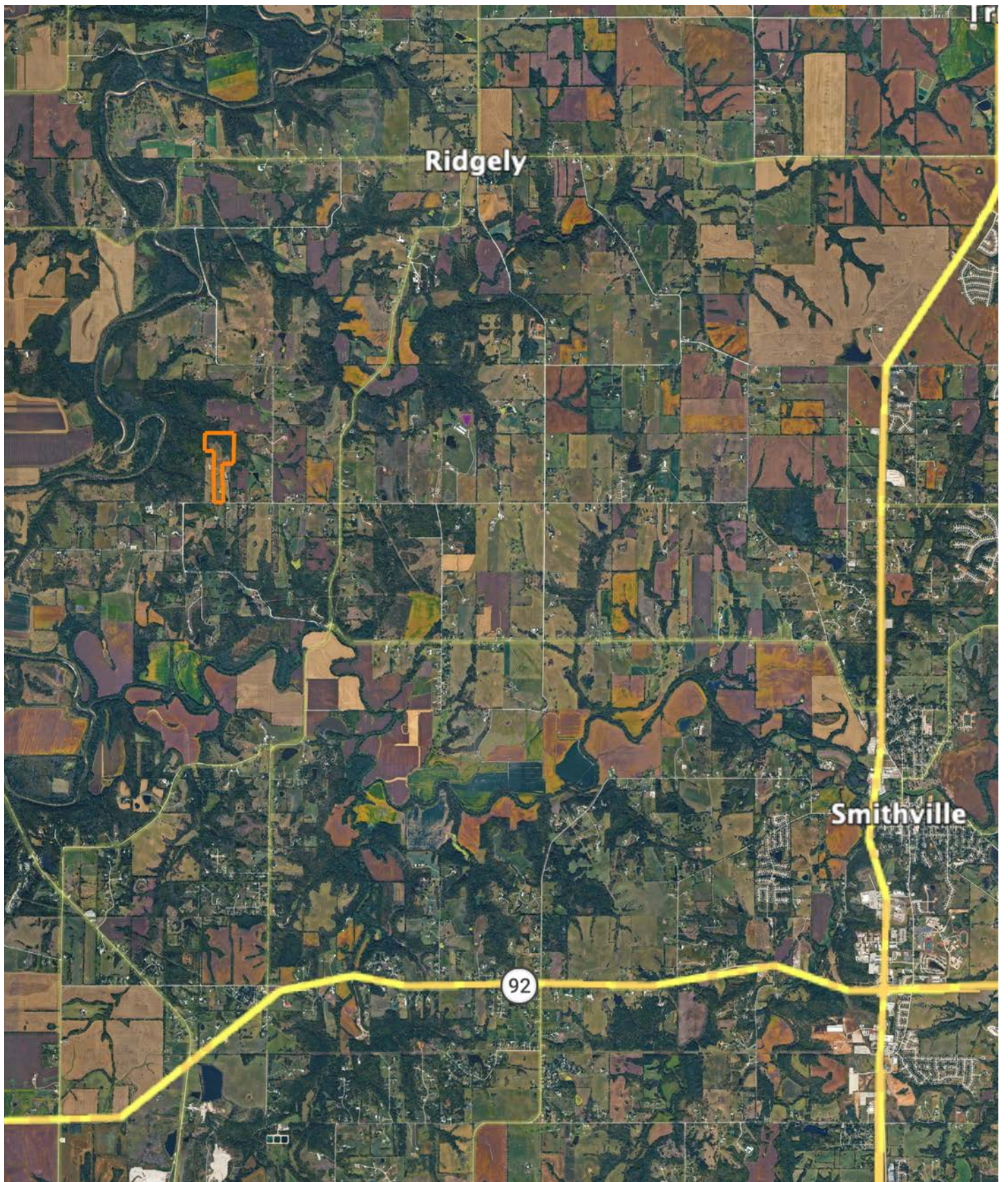
Area Symbol: MO165, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30024	Armster loam, 9 to 14 percent slopes, eroded	10.75	30.1%		IVe	59	59	46
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	9.41	26.4%		IVe	45	45	37
10069	Ladoga silt loam, 2 to 5 percent slopes	5.36	15.0%		IIe	70	70	58
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	4.67	13.1%		IIIe	61	61	49
13625	Kennebec silt loam, 1 to 4 percent slopes, frequently flooded	4.00	11.2%		IIIw	61	60	53
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	1.51	4.2%		IIIe	64	64	47
<b>Weighted Average</b>					<b>3.41</b>	<b>*n 57.7</b>	<b>*n 57.5</b>	<b>*n 46.6</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

**816.309.1218**

[BrettRoberts@MidwestLandGroup.com](mailto:BrettRoberts@MidwestLandGroup.com)



## MidwestLandGroup.com

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