

MIDWEST LAND GROUP PRESENTS

171 ACRES IN

ATCHISON COUNTY MISSOURI



0000 H AVENUE, ROCKPORT, MISSOURI, 64484

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGH CALIBER ATCHISON COUNTY BOTTOM GROUND

Midwest Land Group is honored to bring to market this outstanding high-majority bottom ground tillable property in Atchison County, Missouri! Opportunities to own a farm of this caliber are exceptionally rare. Located in the south portion of Atchison County, Missouri, this 171 +/- acre property offers an impressive 167.78 FSA tillable acres, making it approximately 98% tillable. Farms with this level of productivity, efficiency, and improvements seldom become available.

The farm features an outstanding combination of highly productive Class I and II soils, including Dockery, Salix, Haynie, and Colo soils. Unlike some bottom farms in the area, only a very small portion of the acreage consists of heavier “gumbo” soils, providing exceptional farming conditions and strong yield potential. The current owner has taken great pride in maintaining the property, with excellent water management practices that help maximize productivity and keep the property in tremendous shape. The property is free of any leases and is open for the 2027 farming season.

In addition to the exceptional cropland, the property offers outstanding improvements. A massive 9,000 +/- square foot equipment building offers plenty of space for machinery, implements, and storage. The farm also includes 10 grain bins, providing significant on site grain storage capacity, along with an additional outbuilding for even more storage flexibility.

Whether you’re looking to expand your current farming operation, add a premier income-producing asset to your portfolio, or secure one of Northwest Missouri’s finest tillable farms, this property checks every box. Productive bottom ground with this combination of quality soils, exceptional improvements, outstanding location, and immediate farming availability rarely reaches the open market.

Don’t miss this opportunity to own one of the premier row crop farms in Northwest Missouri!



PROPERTY FEATURES

COUNTY: **ATCHISON** | STATE: **MISSOURI** | ACRES: **171**

- 167.78 FSA tillable acres
- Approximately 98% tillable, maximizing income-producing acreage
- Highly productive Class I & II soils
- Soil types include Dockery, Salix, Haynie, and Colo
- Minimal "gumbo" soils compared to many bottom farms in the area
- Excellent water management system with outstanding maintenance
- Current ownership has meticulously maintained the farm
- Located in one of Northwest Missouri's premier agricultural regions
- Historically less susceptible to flooding than many surrounding bottom farms
- Highly sought-after location where quality farms rarely become available
- No existing farm lease—buyer has immediate control of the property
- Open for the 2027 farming season
- Impressive 9,000 +/- square foot equipment building
- 10 grain bins providing substantial on site grain storage
- Additional outbuilding for equipment and storage needs
- Excellent opportunity for owner-operators or agricultural investors
- Outstanding long-term investment with exceptional productive capability
- Turnkey farming operation with quality improvements already in place
- Rare opportunity to purchase one of the premier row crop farms in Northwest Missouri



167.78 FSA TILLABLE ACRES

Located in the south portion of Atchison County, Missouri, this 171 +/- acre property offers an impressive 167.78 FSA tillable acres, making it approximately 98% tillable. Farms with this level of productivity, efficiency, and improvements seldom become available.



HIGHLY PRODUCTIVE CLASS I & II SOILS



METICULOUSLY MAINTAINED



9,000 +/- SQ. FT. EQUIPMENT BUILDING

In addition to the exceptional cropland, the property offers outstanding improvements. A massive 9,000 +/- square foot equipment building offers plenty of space for machinery, implements, and storage.



10 GRAIN BINS



TURNKEY FARMING OPERATION



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 21' 19.21, -95° 32' 31.06

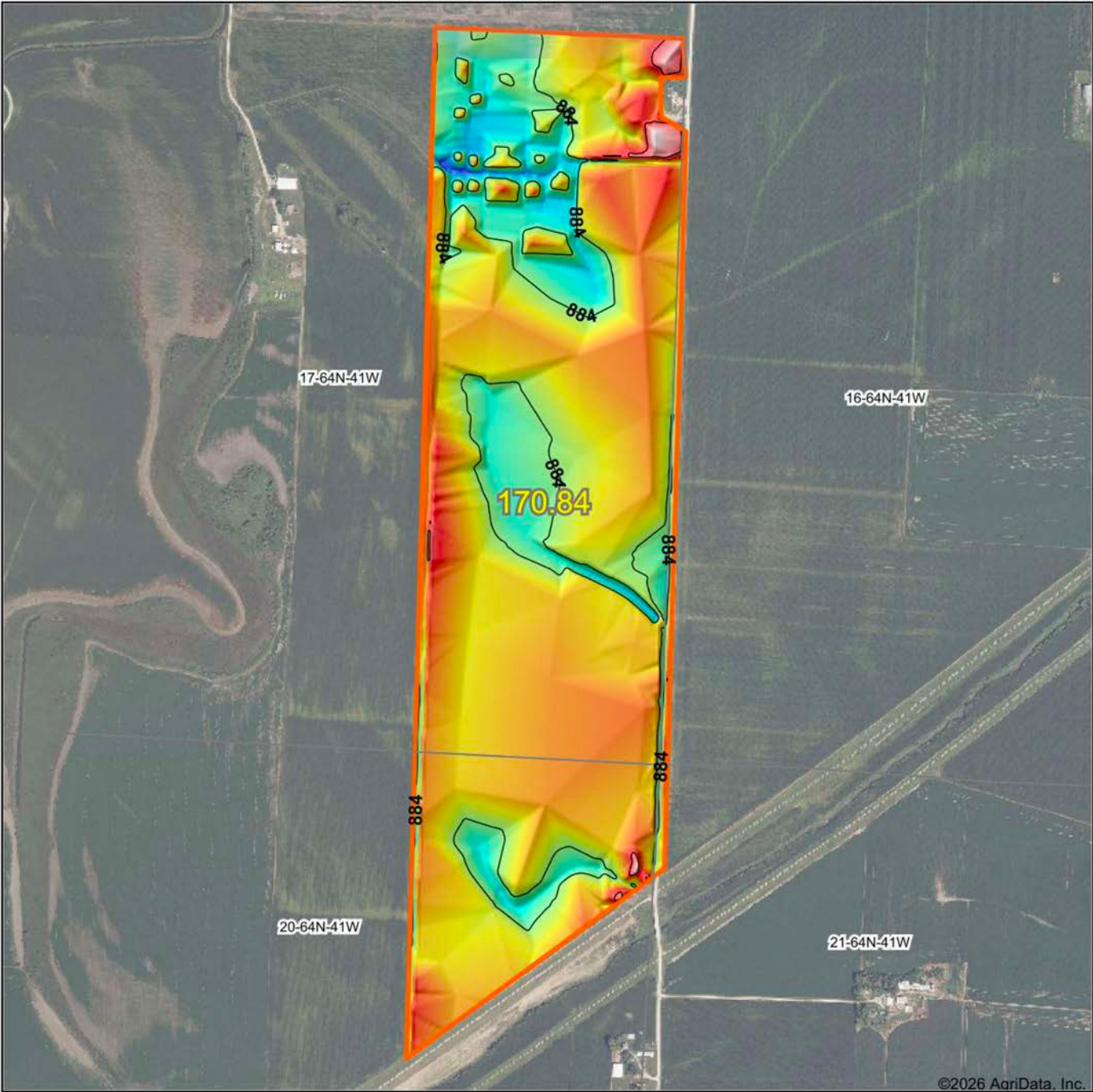
17-64N-41W
Atchison County
Missouri

0ft 2071ft 4141ft



5/5/2026

HILLSHADE MAP

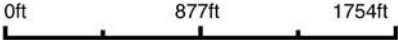


Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 4
Min: 880.2
Max: 890.0
Range: 9.8
Average: 885.1
Standard Deviation: 1.25 ft

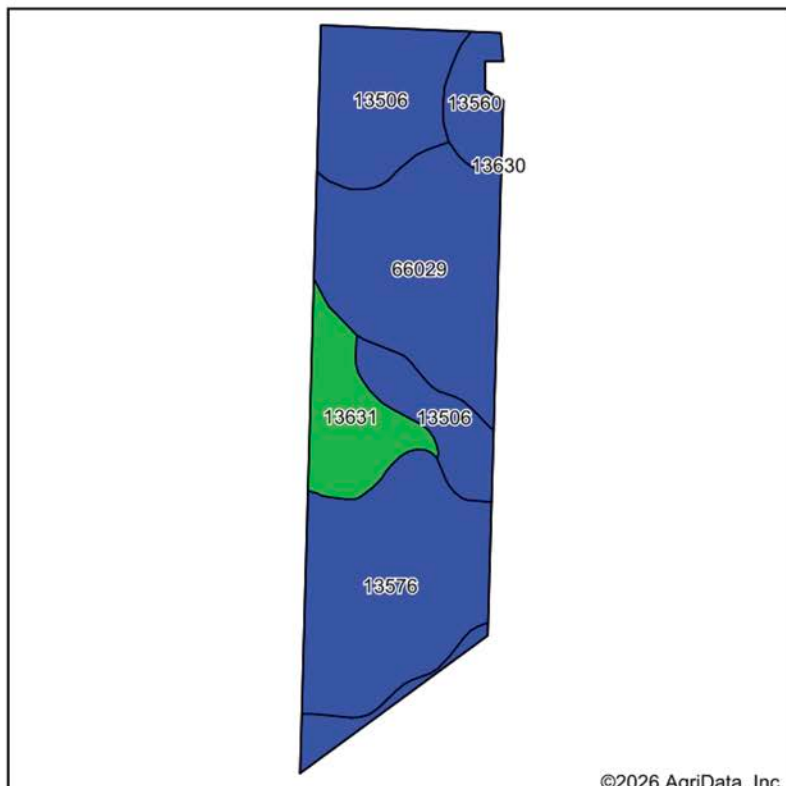


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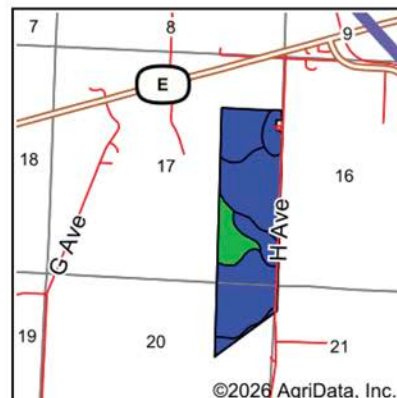
17-64N-41W
Atchison County
Missouri

Boundary Center: 40° 21' 19.21, -95° 32' 31.06

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Atchison**
 Location: **17-64N-41W**
 Township: **Clay**
 Acres: **170.84**
 Date: **5/5/2026**



Maps Provided By:



Area Symbol: MO005, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
66029	Dockery silt loam, 0 to 2 percent slopes, occasionally flooded	53.71	31.4%		Ilw		0	82	81	70
13576	Salix silty clay loam, 0 to 2 percent slopes, rarely flooded	51.69	30.3%		Ilw		0	88	88	76
13506	Blencoe silty clay loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	38.52	22.5%		Ilw	Ilw	0	55	46	53
13631	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	18.22	10.7%		Is	Is	4400	80	67	80
13560	Napier silt loam, 2 to 5 percent slopes	8.60	5.0%		Ile		0	89	87	89
13630	Colo silt loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.10	0.1%		Ilw		0	84	80	84
Weighted Average					1.89	*-	469.3	*n 77.9	*n 74	*n 70

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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