MIDWEST LAND GROUP PRESENTS

PREMIUM FARMLAND & TROPHY HUNTING

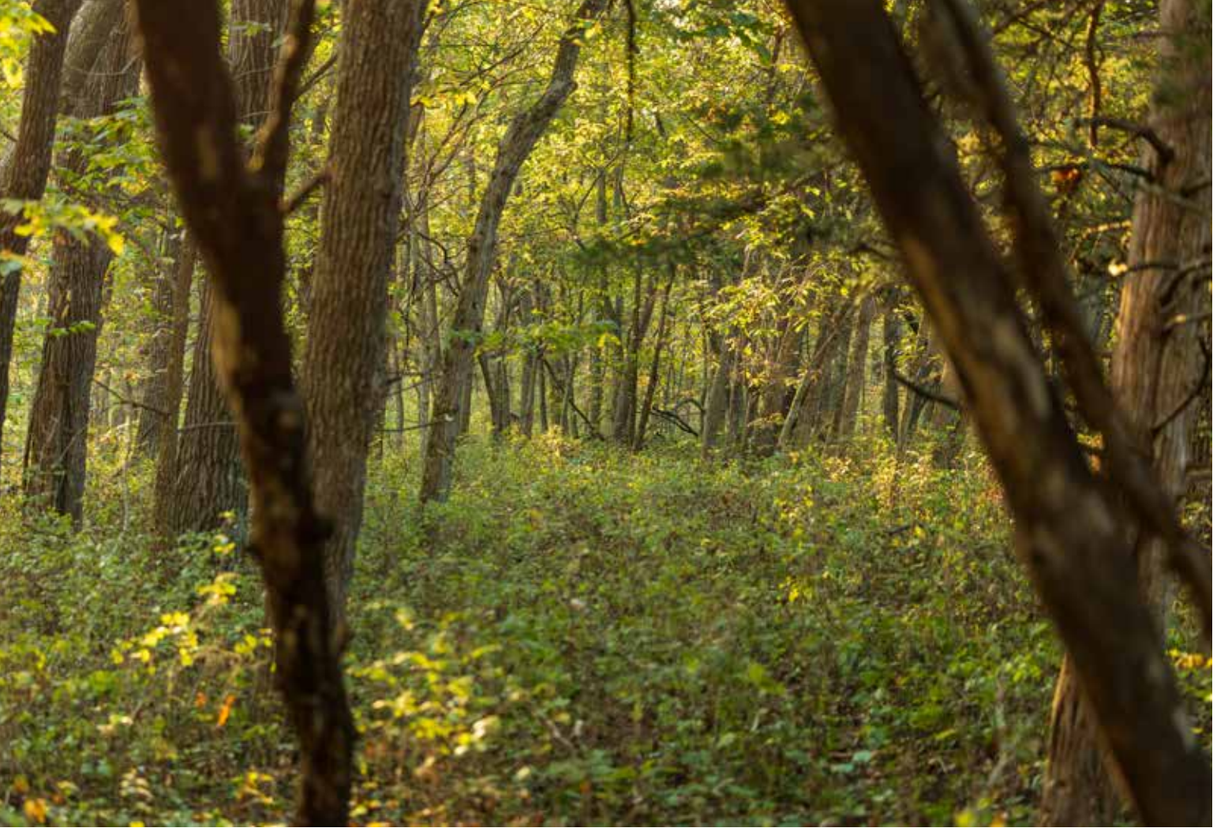
156.5 ACRES IN GENTRY COUNTY, MISSOURI

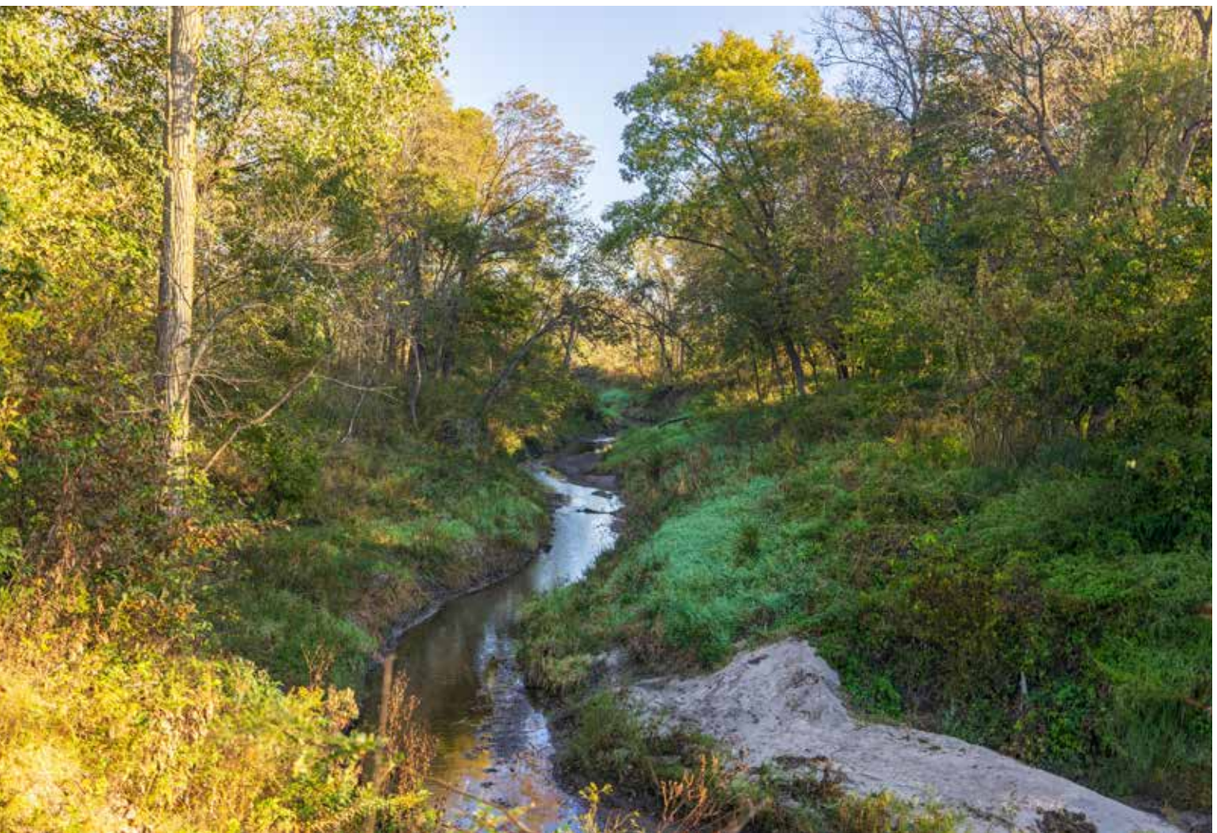












PREMIUM FARMLAND & TROPHY HUNTING

COUNTY: GENTRY | **STATE:** MISSOURI | **ACRES:** 156.5

Premium creek-bottom farmland, dependable annual income, and exceptional hunting opportunities, all in one highly manicured 156.5 +/- acre property in Northwest Missouri. This Gentry County farm offers an outstanding combination of productive cropland, established CRP, mature timber, and approximately 4,900 feet of Bear Creek frontage. Located in a remote trophy whitetail neighborhood, the property is equally attractive to farmland investors, owner-operators, and serious outdoorsmen.

The farm features 103.96 FSA tillable acres, including 83.47 acres of cropland and 20.49 acres enrolled in CRP. With an overall 71 NCCPI soil rating and highly productive creek-bottom soils reaching into the 80s, the agricultural quality is a major selling point. A reputable, long-term tenant currently farms the cropland on a year-to-year lease, providing flexibility for investors or future owner-operators. Combined with CRP and hunting lease income, the property generates approximately $25,448 annually.

From a recreational standpoint, this farm is exceptionally well-designed and meticulously maintained. Large blocks of surrounding timber, secluded field pockets, dense CRP grasses, and year-round water create outstanding habitat for mature whitetails, turkey, and upland game. An established UTV trail system provides access to six food plot locations, five hunting blinds, and strategically positioned stand locations. Multiple access points along the south and west boundaries allow hunters to approach different areas of the property based on wind direction and deer movement.

The surrounding landscape is particularly impressive, with large timber corridors converging on the property from multiple directions. Combined with limited road traffic, neighboring large landowners, and no nearby residences in sight, this farm offers the seclusion and habitat necessary to attract and hold mature bucks throughout the season.

What truly sets this property apart is the opportunity to own high-quality agricultural land without sacrificing exceptional hunting. Whether you're looking for a long-term farmland investment, an income-producing hunting property, or additional acreage for your farming operation, this is a rare combination of quality and recreation.

Contact Will Wiest, Land Broker with Midwest Land Group, for additional information or to schedule a private tour.

PROPERTY FEATURES

- 156.5 +/- acres in Gentry County, Missouri
- 103.96 +/- FSA tillable acres
- 83.47 +/- acres of productive cropland
- 20.49 +/- acres enrolled in CRP
- Approximately 55 acres of timber, including mature oaks, walnuts, and various hardwood species
- Overall 71 NCCPI soil rating and portions reaching into the 80s
- Approximately $25,448 in total annual income
- Farm lease income: $218/acre, or $18,190 annually
- CRP income: $125.10/acre, or $2,563.30 annually
- CRP contract expires September 30, 2030
- 2026 hunting lease income of $4,695
- 2025 property taxes: $469.49
- Exceptional trophy whitetail and turkey hunting, with occasional quail and pheasant
- Approximately 4,900 feet of Bear Creek frontage
- Five hunting blinds and six ladder stands included in the sale
- Pin oaks providing late-season screening and cover
- Strategic hunting access from the south and west boundaries
- Secluded setting with minimal road traffic and no nearby residences in sigh
- Approximately 2.5 miles north of Gentry, Missouri
- Approximately 10 miles from Albany, Missouri, offering lodging, restaurants, and shopping
- Excellent access with multiple entry points to the farm



PRODUCTIVE CROPLAND

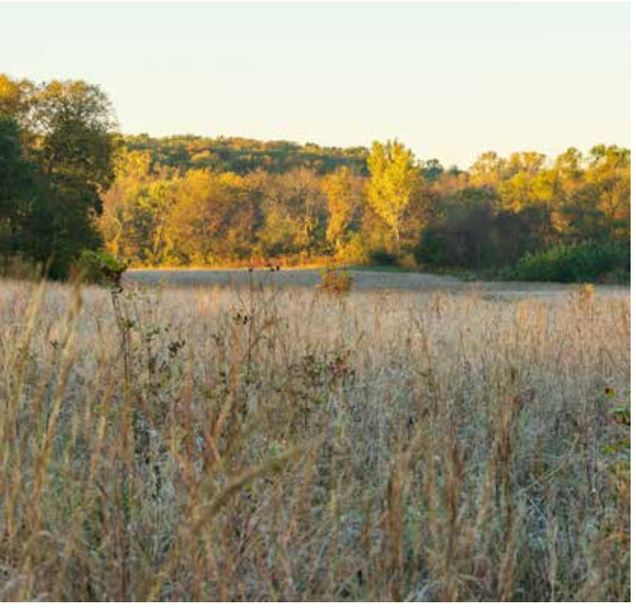


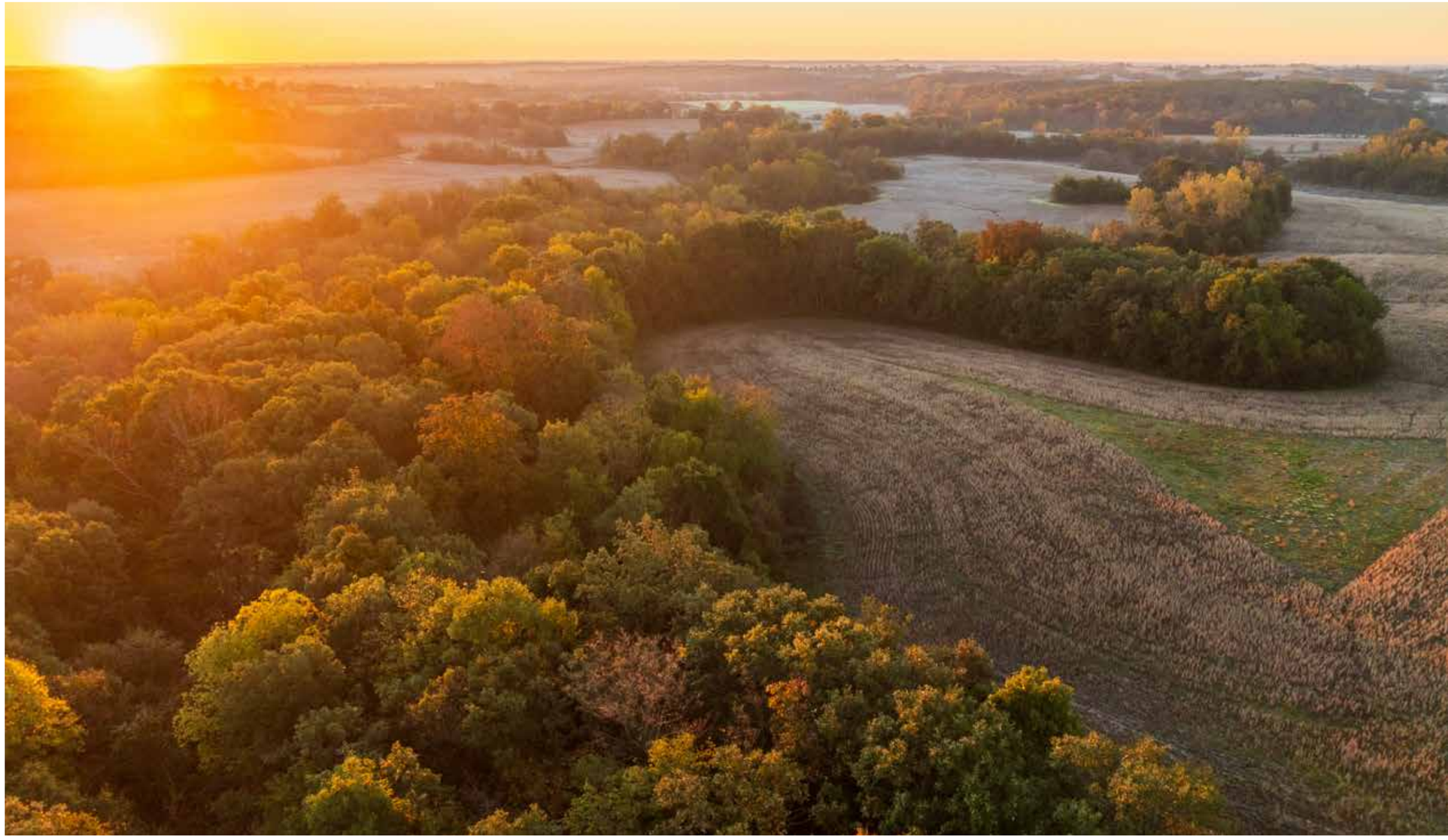


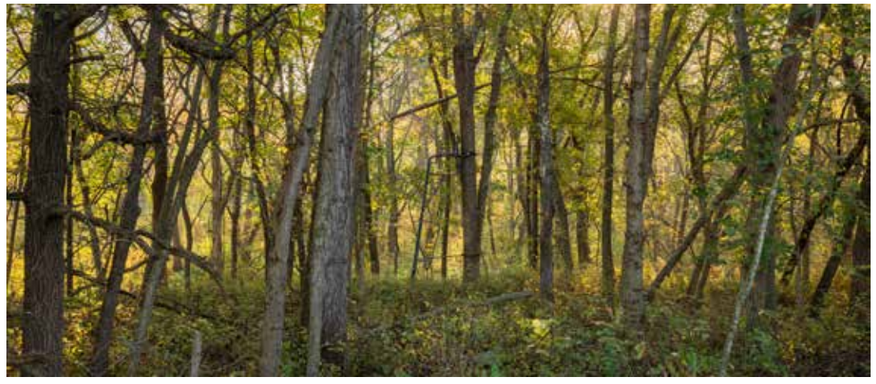
55 +/- ACRES OF TIMBER

The surrounding landscape is particularly impressive, with large timber corridors converging on the property from multiple directions.

















EXCEPTIONAL HUNTING

Large blocks of surrounding timber, secluded field pockets, dense CRP grasses, and year-round water create outstanding habitat. An established UTV trail system provides access to six food plot locations, five hunting blinds, and strategically positioned stand locations.



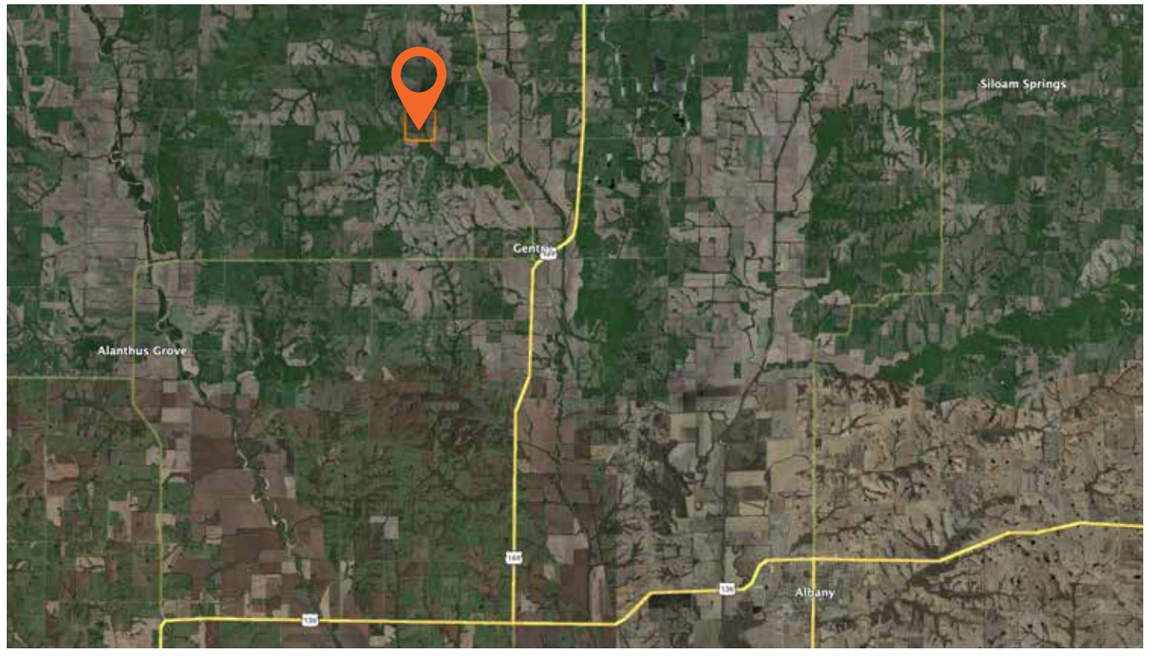






AERIAL MAPS





TOPOGRAPHY MAP



Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 889.2
Max: 990.3
Range: 101.1
Average: 921.1
Standard Deviation: 18.9 ft

0ft 462ft 924ft

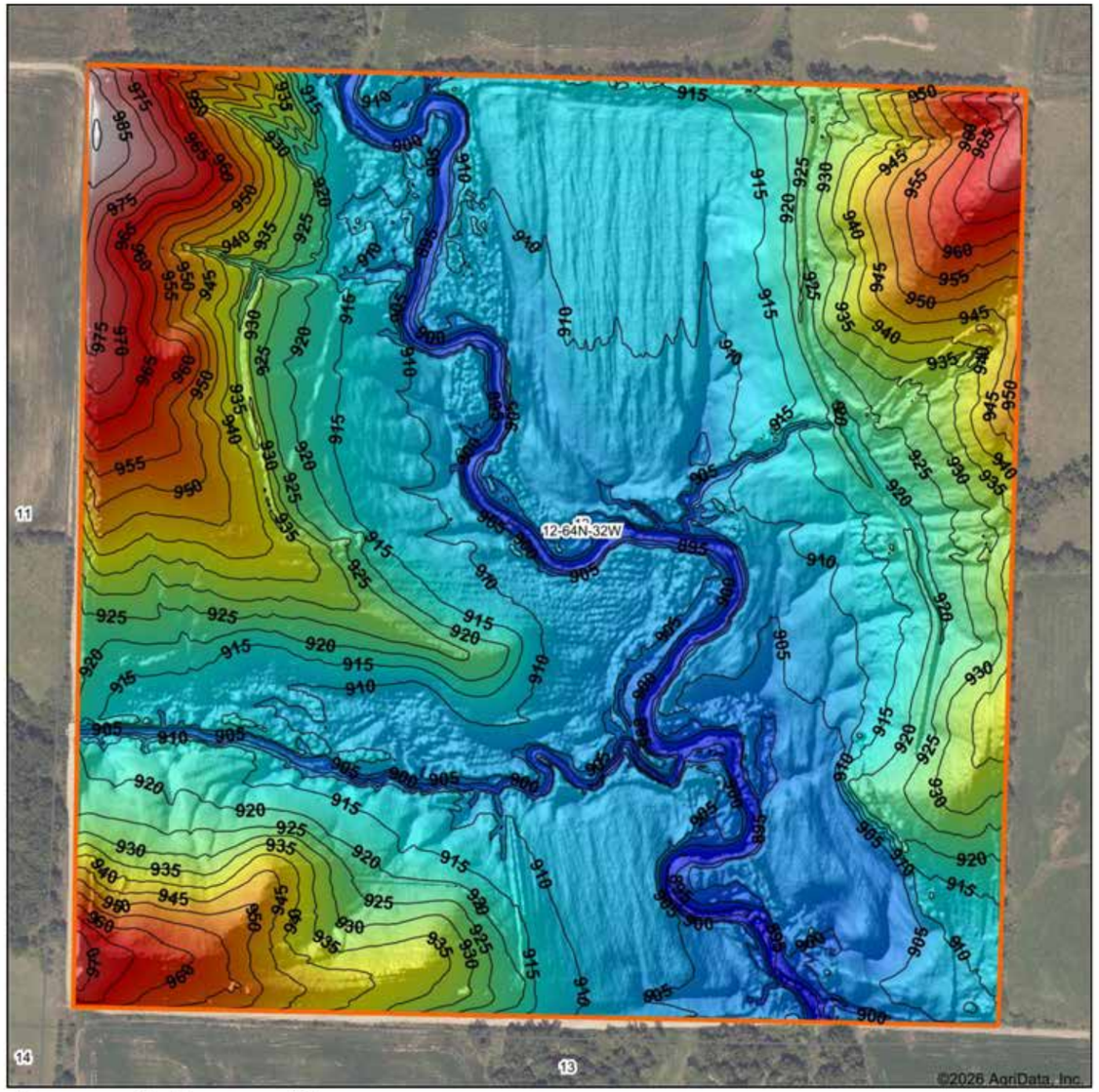
2/22/2024

12-64N-32W
Gentry County
Missouri

Boundary Center: 40° 21' 40.25, -94° 27' 22.77

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 5
Min: 888.8
Max: 990.6
Range: 101.8
Average: 921.5
Standard Deviation: 19.32 ft

0ft 433ft 866ft

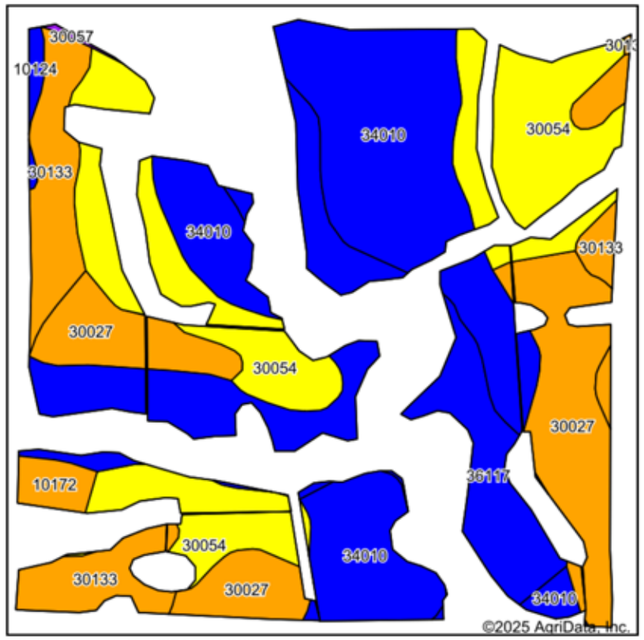
2/12/2026

12-64N-32W
Gentry County
Missouri

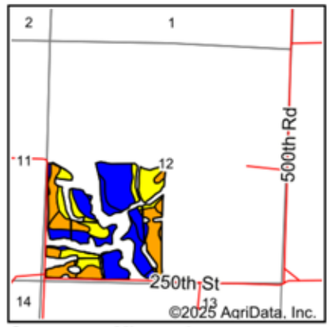
Boundary Center: 40° 21' 40.31, -94° 27' 22.9

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Gentry**
Location: **12-64N-32W**
Township: **Bogle**
Acres: **100.24**
Date: **5/9/2025**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: MO075, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
34010	Humeston silt loam, 0 to 2 percent slopes, rarely flooded	29.32	29.3%		IIw	79	79	71
30054	Gara clay loam, 9 to 14 percent slopes, eroded	24.07	24.0%		IVe	68	68	47
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	16.98	16.9%		IIIe	60	60	41
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	16.86	16.8%		IIw	80	80	78
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	10.81	10.8%		IIIe	59	59	47
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.48	1.5%		IIIe	70	70	54
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	0.60	0.6%		IIe	75	75	61
30057	Gara loam, 14 to 18 percent slopes	0.12	0.1%		VIe	66	66	52
					Weighted Average	**2.78**	***n 71**	***n 71**	***n 58.4**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP



All Measurements are for FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Gentry Co. FSA

C=Corn-Yel-GR / PP C=prevent plant corn
SB=Soybn-Corn-GR / PP SB=prevent soybn
SRW=Wheat-Soft red winter-GR
H=Mxforage-IGS-FG / P=Mxforage-IGS-GZ
GLS=Mixed forage-IGS-LS
CEG=Cover Crop-Cereals & other grasses
ALF=Alfal-FG
AGM=Mixed Forage, Alfalfa Grass Mx, FG
All crops are non irrigated

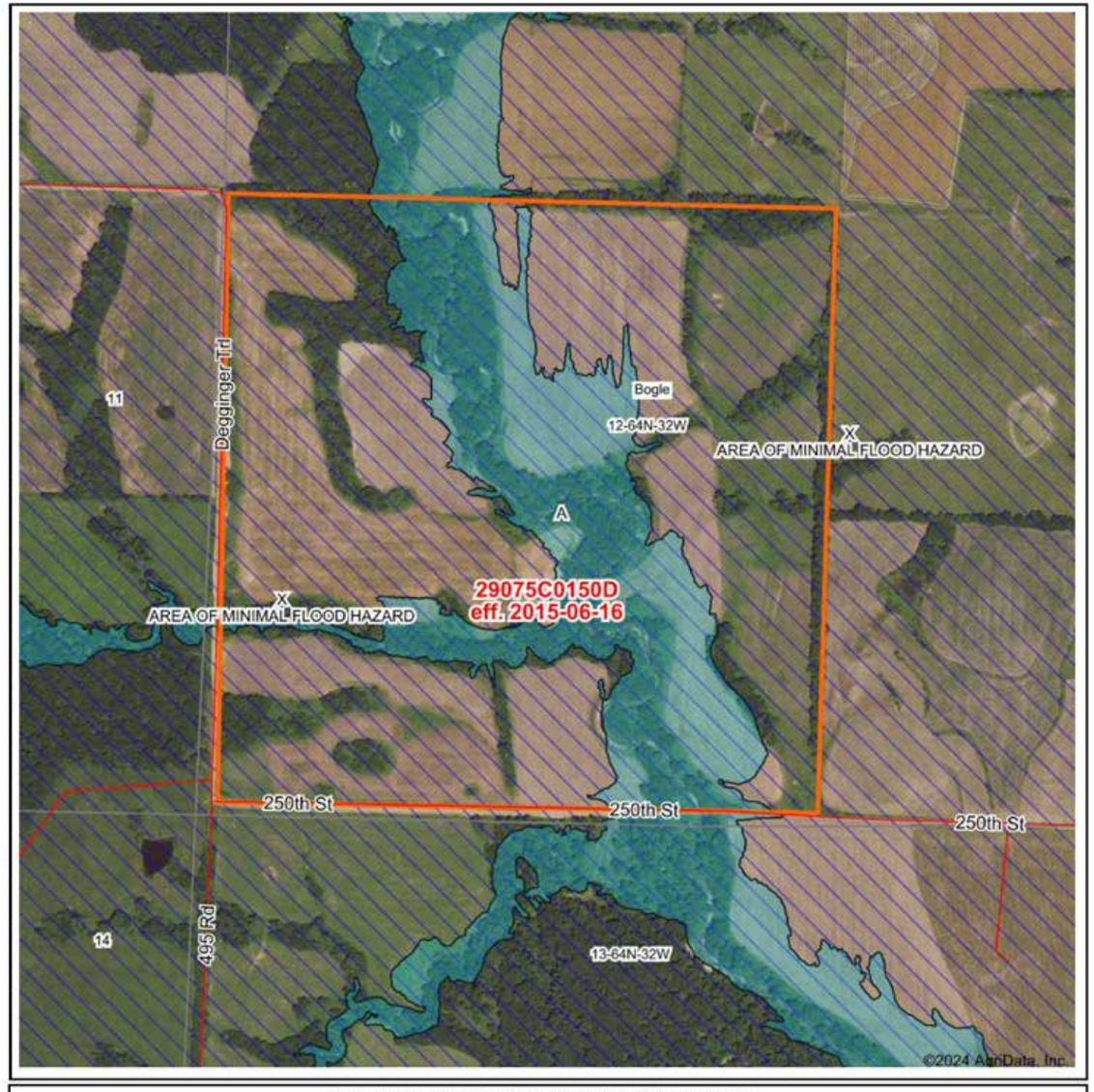
1 inch equals 660 feet

Program Year: 2024
Created: 10/16/2023
Flown: 2022-6-29

clu
crp
plss

Farm 6281
Tract 110

FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date	Mapped Acres:	Actual Acres:
2/22/2024	156.09	156.09

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0ft 908ft 1817ft

AGENT CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST

Land Broker | Serving MO & IA

816.826.3135

WWiest@MidwestLandGroup.com

MidwestLandGroup.com

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