

MIDWEST LAND GROUP PRESENTS

152 ACRES IN

HARRISON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

152 +/- ACRES OF PRIME MISSOURI HUNTING & CRP INCOME

If you've been searching for an income-producing hunting farm that has everything serious whitetail hunters are looking for, you're going to want to see this one.

From the moment you pull onto the property from the blacktop frontage along W Highway, it's easy to see why this farm stands out. Not only does it provide exceptional recreational opportunities, but it also generates an estimated \$17,000 annually in CRP income, making it a property you can enjoy while helping offset your ownership costs.

As we make our way through the farm, you'll notice the incredible diversity of habitat. A beautiful blend of mature hardwood timber, cedar thickets, native grasses, and thick blackberry patches creates ideal bedding cover and browse for mature whitetails. This is exactly the type of habitat that allows deer to feel secure and spend their daylight hours on the property.

One of the biggest advantages of this farm is its location. The timber bordering the west side creates outstanding connectivity, giving mature bucks a natural travel corridor as they move between larger blocks of cover. Combined with the property's wooded draws and transition areas, the farm naturally funnels deer movement into predictable travel routes.

For hunters, the layout is hard to beat. Multiple stand locations allow you to hunt different parts of the farm depending on the wind, helping you stay undetected throughout the season. Whether you prefer bow hunting early in the fall or chasing rutting bucks during rifle season, this property offers setups that can produce year after year. The wooded draws throughout the farm also create several outstanding locations for future food plots. With a little planning, you can make an already excellent hunting property even better by establishing destination food sources right where deer naturally want to travel.

Beyond the hunting, this property offers outstanding convenience. Rural water and electricity are both available at the road, giving you the opportunity to build a hunting cabin or even your dream country home.

Properties that combine reliable annual income, premium whitetail habitat, blacktop access, and available utilities don't come along very often. Whether you're looking to add to your investment portfolio, own a premier hunting farm, or simply enjoy everything northern Missouri has to offer, this property deserves a serious look.

PROPERTY FEATURES

COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **152**

- Approximately \$17,000 annually in CRP income
- Blacktop frontage along W Highway
- Rural water available at the road
- Electricity available at the road
- Outstanding investment and recreational property
- Exceptional whitetail deer hunting with a proven habitat
- Excellent neighborhood known for producing mature bucks
- Thick bedding cover throughout the farm
- Strong timber connectivity on the west side creates ideal travel corridors
- Excellent setup for both archery and rifle hunting
- Beautiful mix of mature hardwood timber and cedar thickets
- Abundant blackberry thickets provide outstanding browse and wildlife cover
- Multiple established stand locations throughout the property
- Ability to hunt multiple wind directions with strategic access
- Several wooded draws create natural deer funnels
- Multiple excellent locations for food plots
- Diverse mix of CRP fields and timber provides outstanding wildlife habitat
- Tremendous opportunity for a hunting retreat or future homesite
- Rare combination of annual income, premium hunting, and build potential



CRP INCOME



HARDWOOD TIMBER & CEDAR THICKETS



MULTIPLE ESTABLISHED STAND LOCATIONS



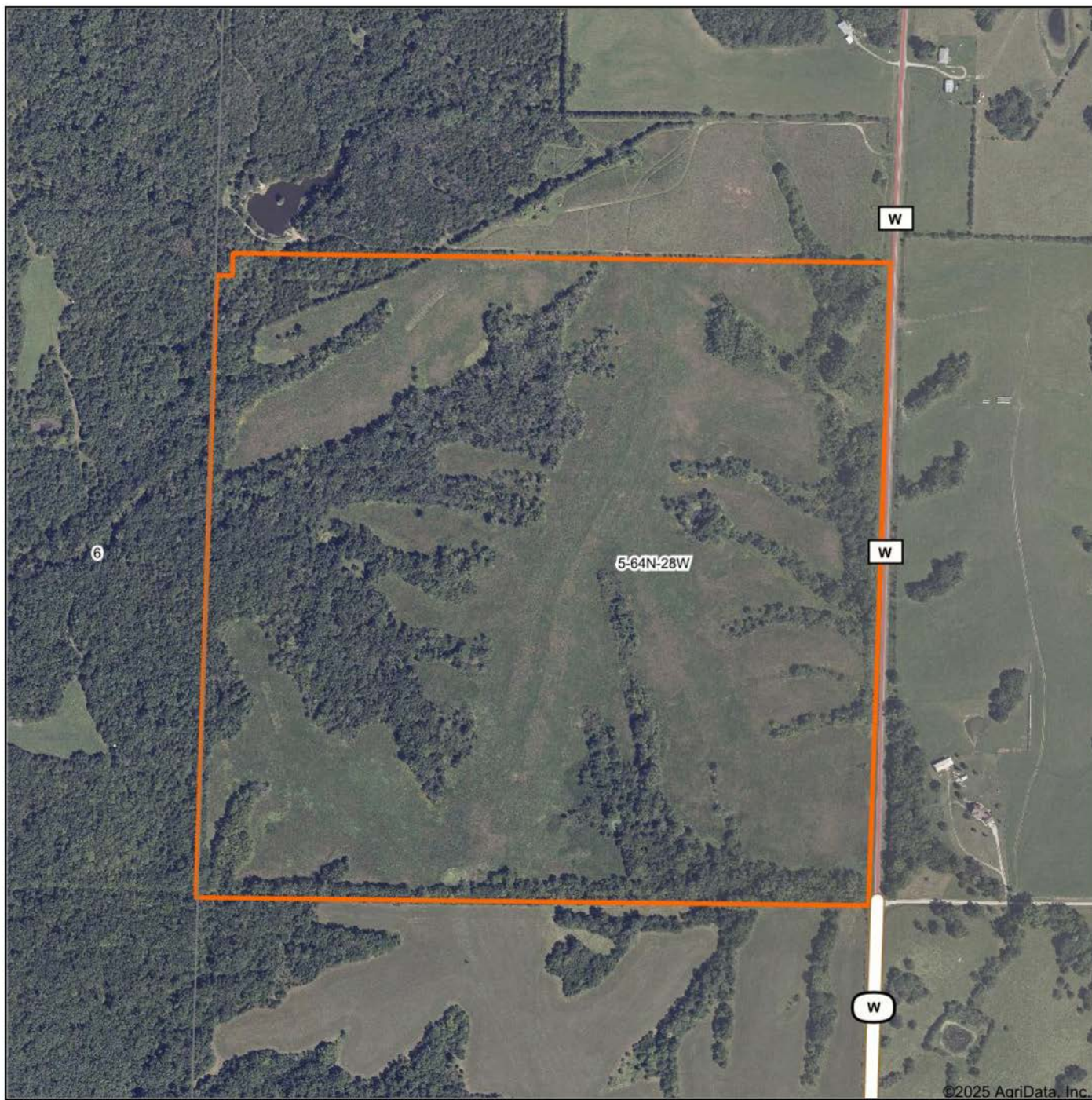
THICK BEDDING COVER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 22' 30.03, -94° 4' 40.95

0ft 619ft 1239ft



Maps Provided By:



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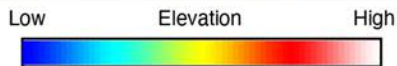
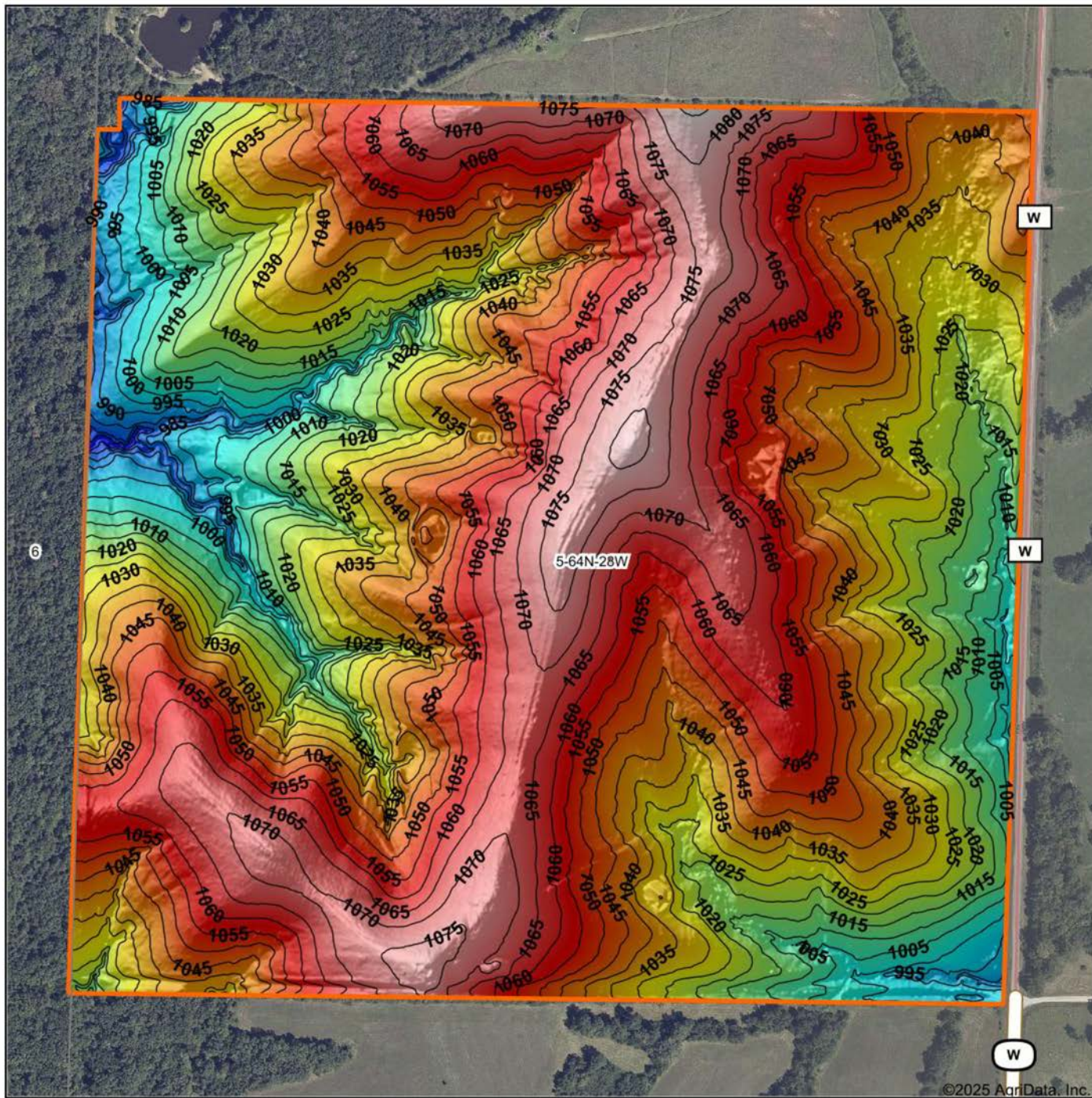
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5-64N-28W
Harrison County
Missouri



8/18/2025

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 5
 Min: 970.2
 Max: 1,086.3
 Range: 116.1
 Average: 1,040.8
 Standard Deviation: 22.7 ft

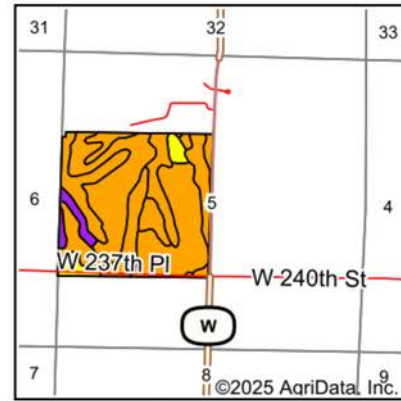
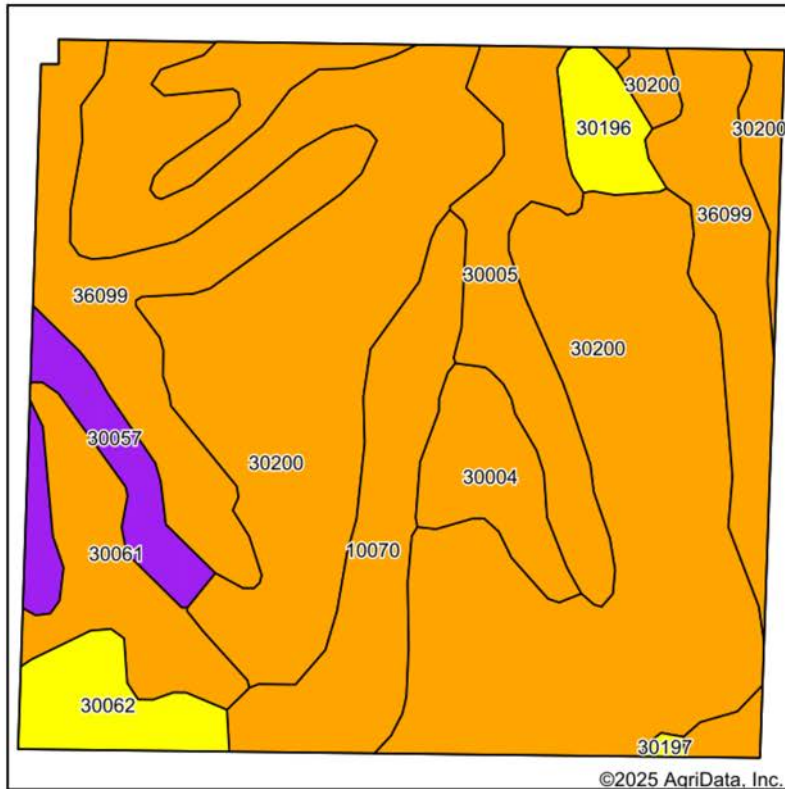


8/18/2025

5-64N-28W
Harrison County
Missouri

Boundary Center: 40° 22' 30.03, -94° 4' 40.95

SOILS MAP



State: **Missouri**
 County: **Harrison**
 Location: **5-64N-28W**
 Township: **Jefferson**
 Acres: **156.81**
 Date: **8/18/2025**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

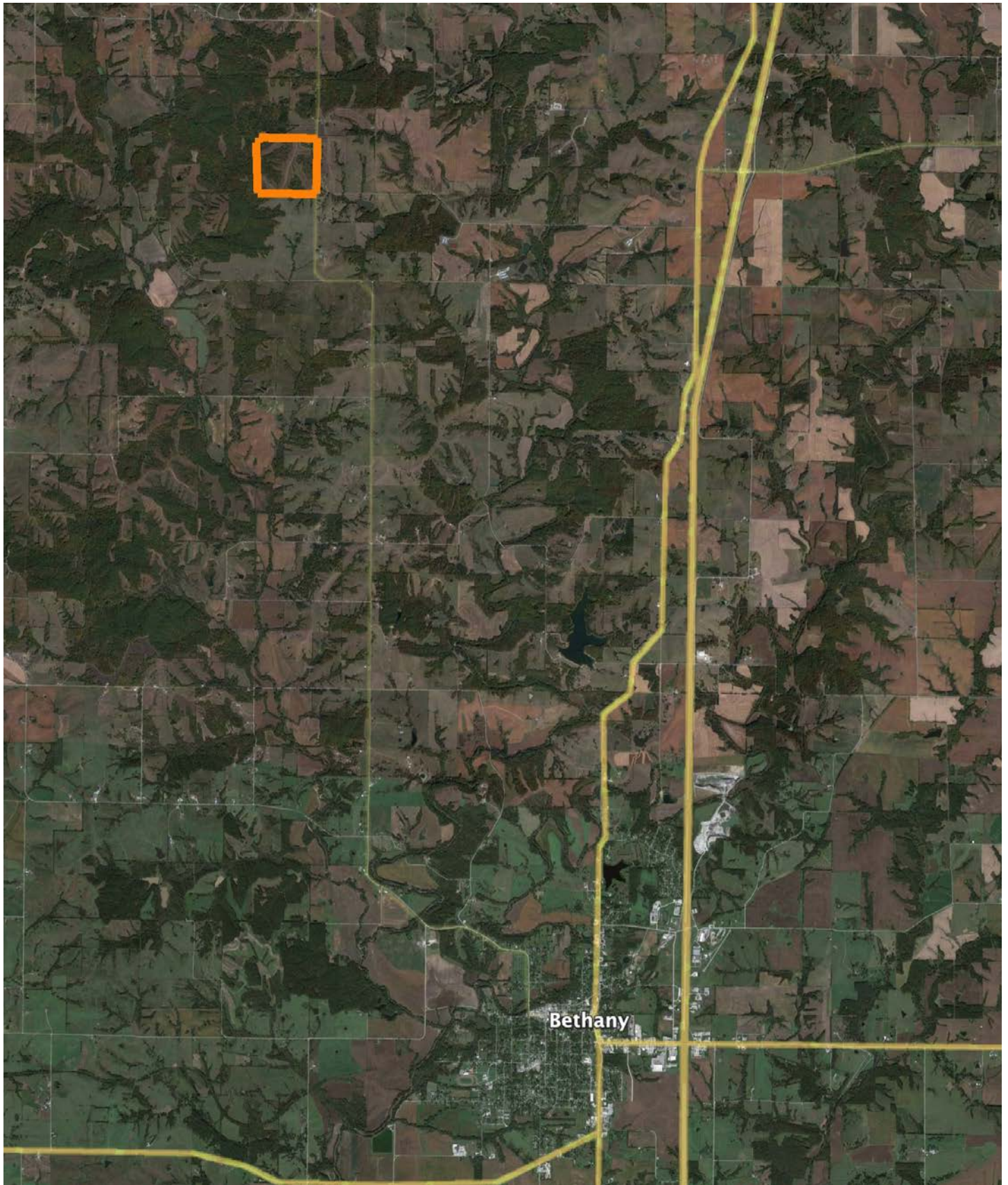
Area Symbol: MO081, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30200	Shelby loam, 9 to 14 percent slopes	77.08	49.1%		Ille	72	72	61
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	24.84	15.8%		Illw	67	67	57
30005	Adair loam, 3 to 9 percent slopes	14.58	9.3%		Ille	72	72	62
10070	Ladoga silt loam, 5 to 9 percent slopes	12.51	8.0%		Ille	65	65	56
30061	Gara loam, 5 to 9 percent slopes	8.00	5.1%		Ille	77	77	64
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	5.73	3.7%		Ille	66	66	46
30057	Gara loam, 14 to 18 percent slopes	5.63	3.6%		Vle	66	66	52
30062	Gara loam, 9 to 14 percent slopes	5.01	3.2%		IVe	71	71	59
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	3.19	2.0%		IVe	66	66	46
30197	Shelby loam, 14 to 18 percent slopes	0.24	0.2%		IVe	65	65	56
Weighted Average					3.16	*n 70.3	*n 70.3	*n 59

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

Soils data provided by USDA and NRCS.

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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