

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

NODAWAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEER MECCA CRP FARM ON BLACKTOP

This is a deer mecca with strong income! Secluded 80 +/- acre CRP farm off blacktop down a long private drive, the rolling hills blanketed in dense CRP, scattered pockets of timber, multiple water sources, seclusion, and strong CRP rental rate combine to create a farm that's attractive to outdoorsmen and investors.

The rolling terrain, dense native grasses, and wildflowers create an incredible habitat for all wildlife and ideal bedding cover for whitetails. Small pockets of timber, natural shelves alongside travel corridors, established food plot locations, a wet-weather creek that holds water through most of the year, and a centrally located pond allow wildlife to thrive and not need to leave the property. The abundance of deer trails, rubs, and sign throughout the property clearly demonstrates why this farm is a true deer magnet. I personally have videos of 50+ deer running through this farm in the Fall.

Containing 61.57 +/- acres enrolled in CRP, the farm generates \$10,702 annually with a \$173.82 per acre rental rate. From an investor standpoint, this farm can offer a hunting lease in addition for \$2,000 - \$2,500, bringing the total to approximately \$13,000 per year. This farm also offers excellent future agricultural potential. The rolling upland soils have an impressive 72 NCCPI overall rating, making them well suited for row crop production should future land use goals change.

Completely hidden from the road, down the long private drive on Highway AF, this farm has convenient access but complete seclusion and increased potential to hunt the entire perimeter. If you are looking for a great hunting property with a strong, reliable income source in a beautiful rolling landscape of Northwest Missouri, this is it.



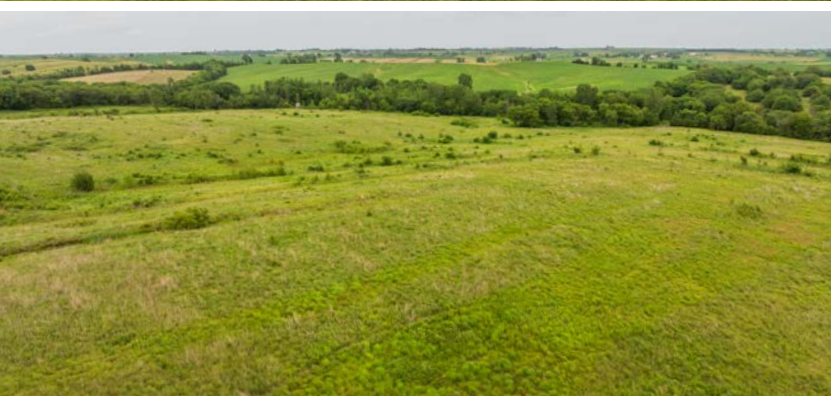
PROPERTY FEATURES

COUNTY: **NODAWAY** | STATE: **MISSOURI** | ACRES: **80**

- 80 +/- acres in eastern Nodaway County, Missouri
- Located near Clyde, Missouri, on Highway AF
- Rolling CRP fields create outstanding wildlife habitat
- Deeded private driveway from blacktop offering total seclusion
- Absolutely loaded with deer, tons of beds, rubs, and trails throughout
- Established food plot locations
- Wet-weather creek holding water most of the year
- A centrally located pond provides a reliable wildlife water source
- 61.57 +/- acres enrolled in CRP
- Beautiful rolling terrain with native grasses and seasonal wildflowers
- Annual CRP income: \$10,702
- CRP payment rate: \$173.82 per acre
- CRP Expires in 2033
- Additional hunting lease option for \$2,000+ per year
- CRP maintenance records current and in good standing
- Overall NCCPI soil rating of 72
- Long-term row crop potential
- 2025 real estate taxes: \$288.12



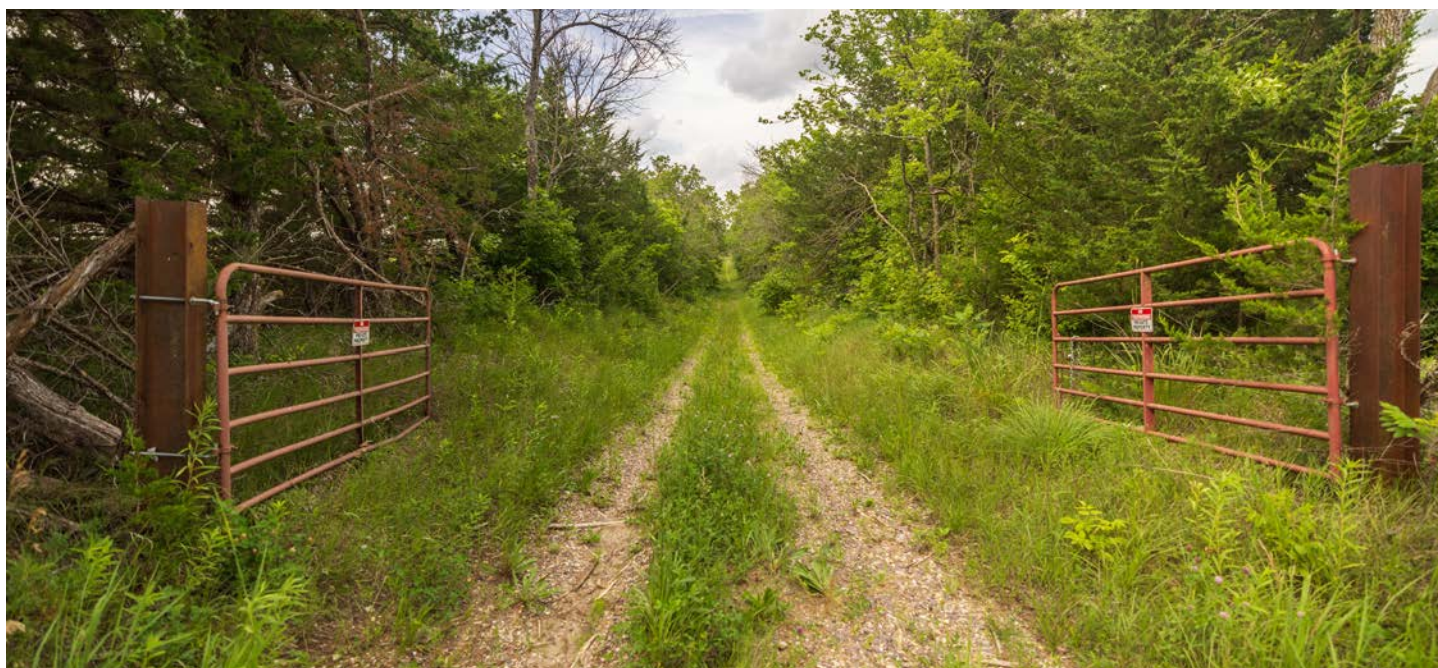
80 +/- ACRES IN NODAWAY COUNTY



ROLLING CRP FIELDS



DEEDED PRIVATE DRIVEWAY



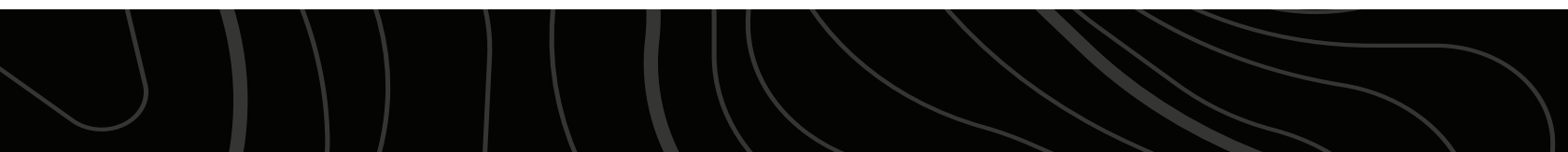
ESTABLISHED FOOT PLOT LOCATIONS



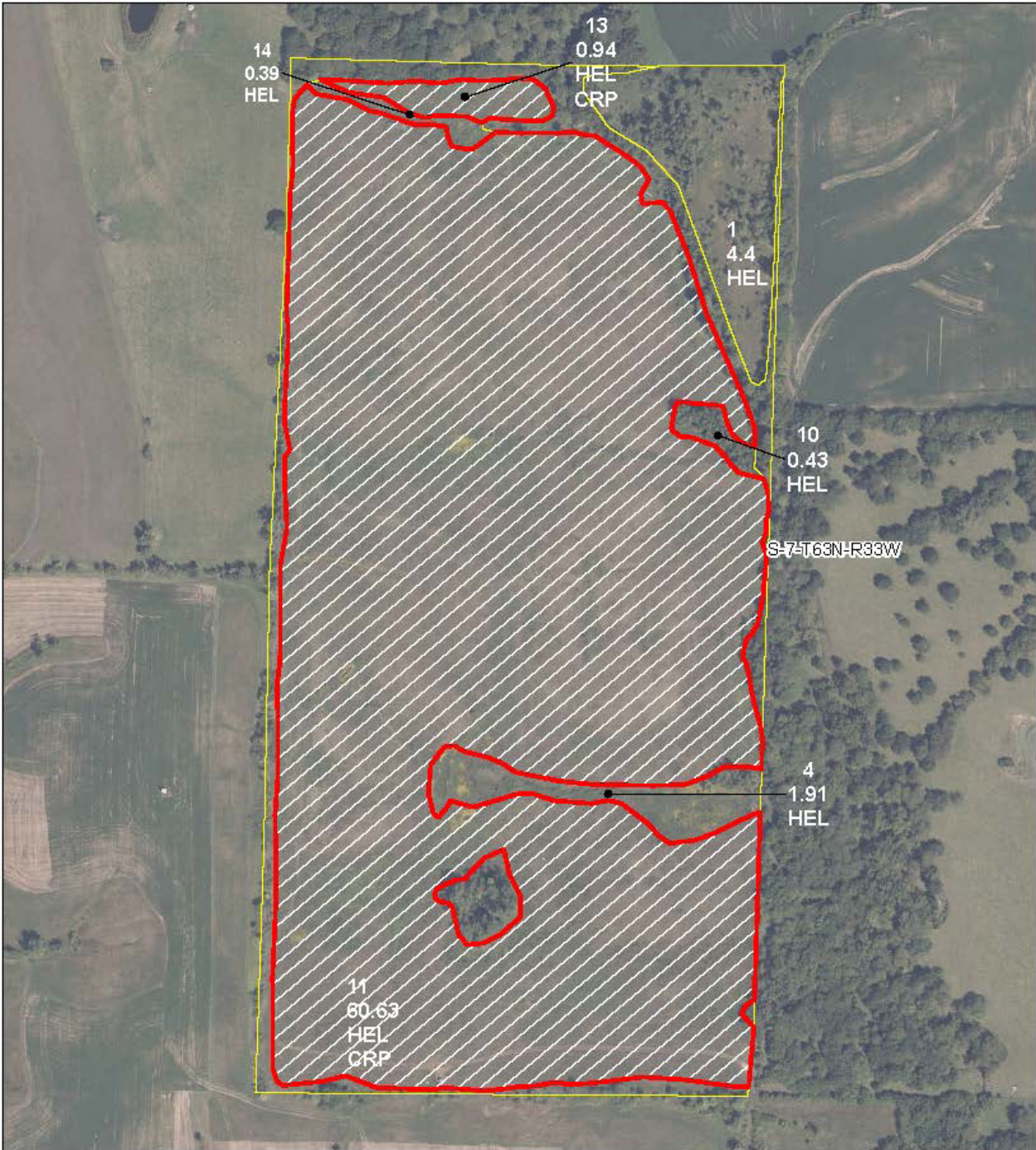
WET-WEATHER CREEK



ADDITIONAL PHOTOS



CRP 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 NRC S.

Nodaway Co. FSA

All Crop Non Irrigated Unless Notated
C= Corn Yel GR; CW= Corn Whte GR
SB= Soybn Corn GR
HRW= Wht HRW GR; SRW= Wht SRW GR
H= MIXFG IGS FG; P= MIXFG IGS GZ
FG= MIXFG LGMFG
FTA= Grass FTA GZ; LS= Grass FTA LS
AGM= MIXFG AGMFG; ALF= ALFAL FG
*Unless notated on Map

1 inch equals 321 feet

Program Year: 2026

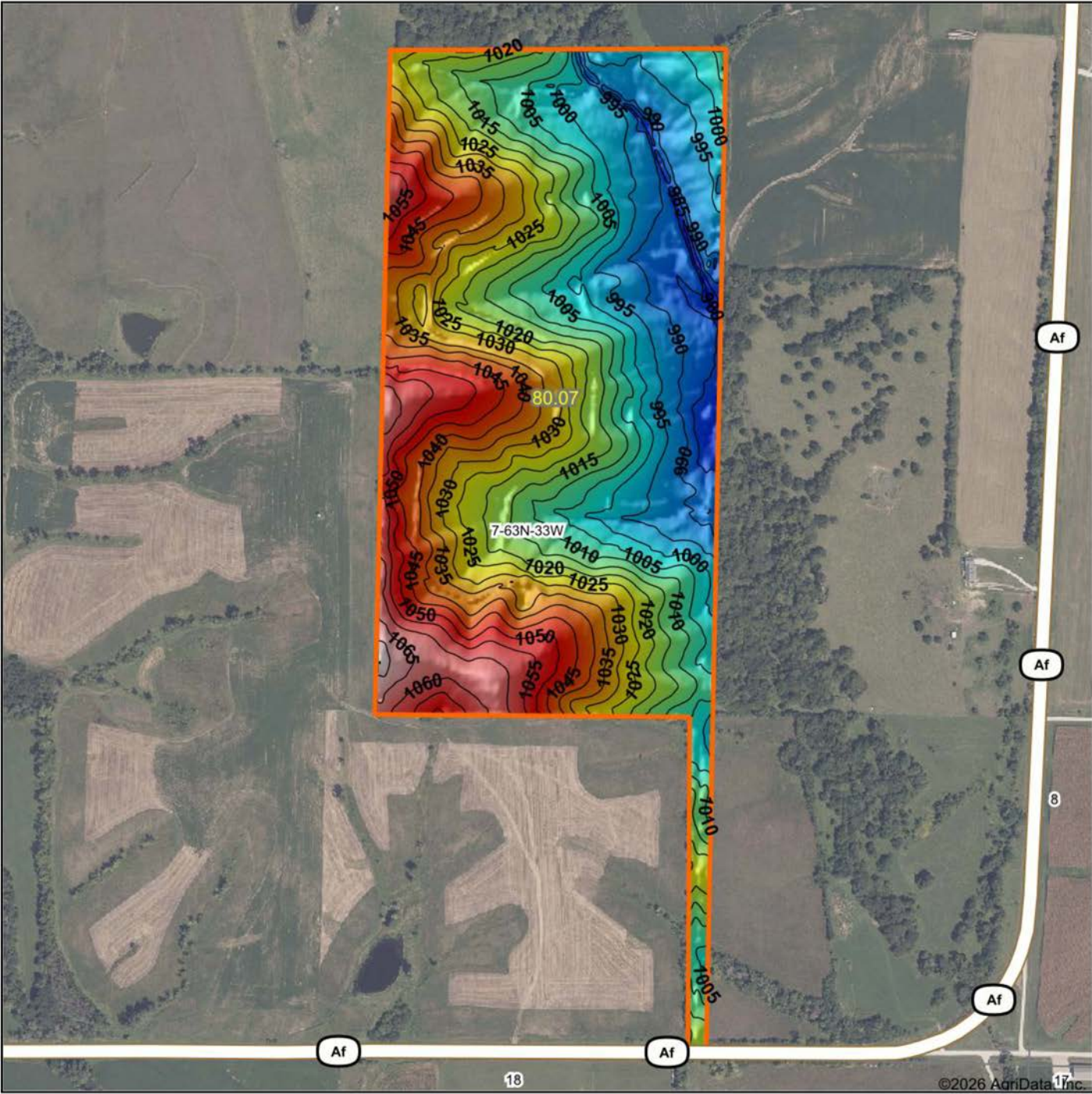
Created: 2/27/2026

Flown: 8/27/2024

- clu
- crp
- plss

Farm 5977
Tract 1106

HILLSHADE MAP



Maps Provided By



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surety
CUSTOMIZED ONLINE MAPPING

www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 5
Min: 976.3
Max: 1,074.9
Range: 98.6
Average: 1,019.8
Standard Deviation: 21.82 ft

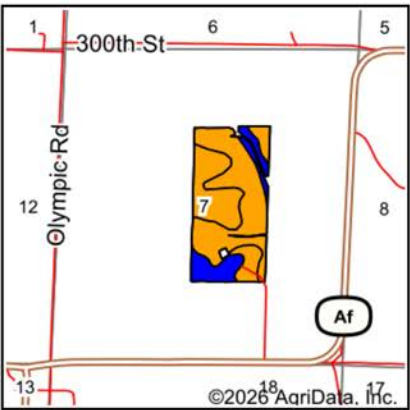
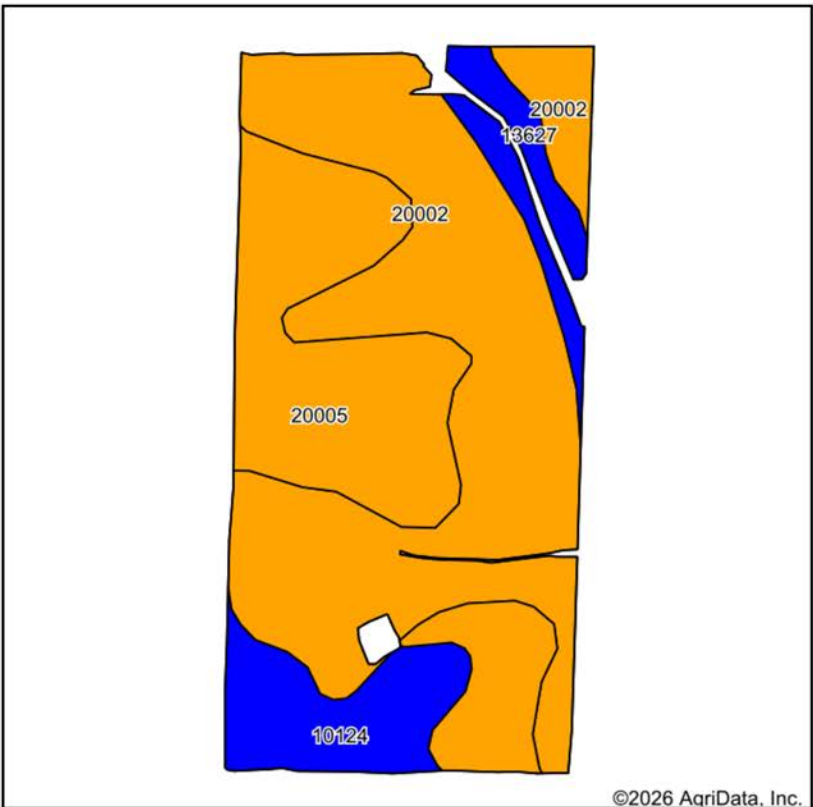


7/6/2026

7-63N-33W
Nodaway County
Missouri

Boundary Center: 40° 16' 36.34, -94° 39' 28.01

SOILS MAP



State: **Missouri**
County: **Nodaway**
Location: **7-63N-33W**
Township: **Jefferson**
Acres: **70.93**
Date: **7/6/2026**



Maps Provided By



Soils data provided by USDA and NRCS.

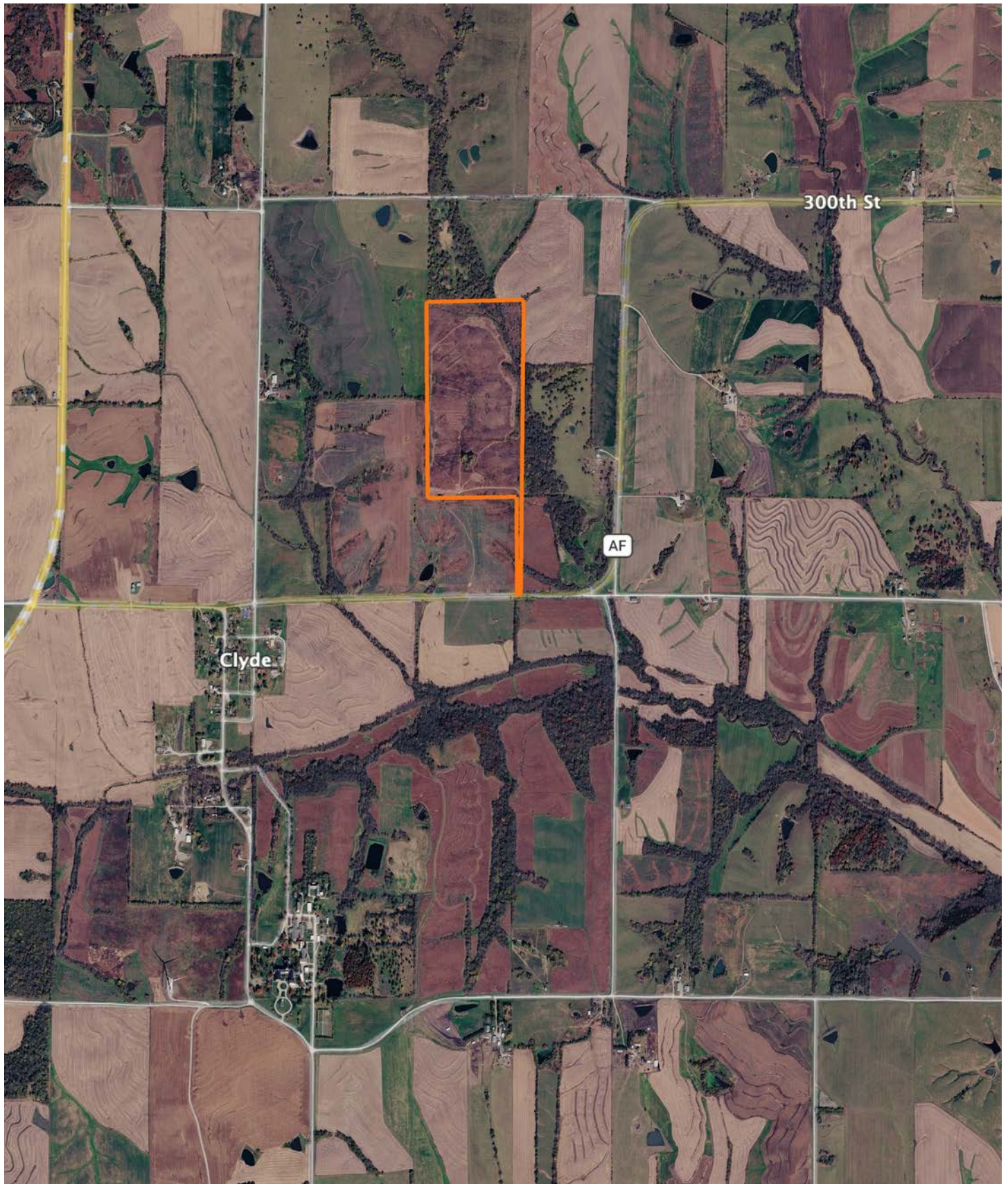
Area Symbol: MO147, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
20002	Shelby clay loam, 5 to 9 percent slopes, eroded	37.60	53.0%		IIIe	74	74	59
20005	Lamoni clay loam, 5 to 9 percent slopes	21.91	30.9%		IIIe	65	65	49
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	7.37	10.4%		Ile	80	80	68
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	4.05	5.7%		IIw	77	77	67
Weighted Average					2.84	*n 72	*n 72	*n 57.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER 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,

ASSOCIATE LAND BROKER

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