

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

WORTH COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 40 WITH CRP & LARGE STOCKED POND

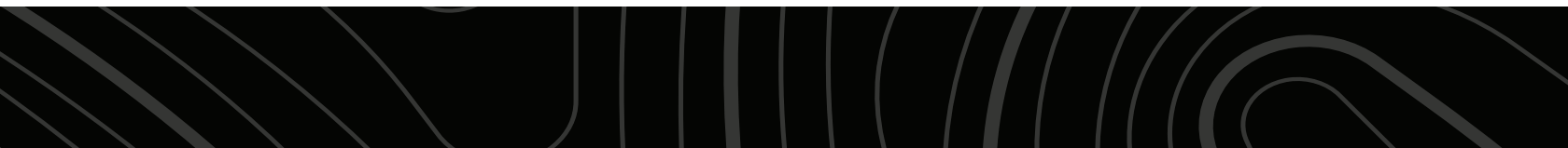
There is a lot to fall in love with on this 40 +/- acre tract with dynamite hunting, 1.25 acre stocked pond, CRP Income, an extremely lightly traveled road, and views of the rolling countryside without a house in sight! If you've been searching for an affordable recreational property that offers excellent hunting, dependable income, and a peaceful place to escape the city, this 40 +/- acre tract is worth a look.

The farm features a balance of dense CRP, timber, and water sources. The entire property is excellent wildlife habitat with a beautiful 1.25 acre stocked pond loaded with largemouth bass and channel catfish. Bear Creek runs near the east boundary, which creates a natural

travel corridor for whitetails. The layout provides excellent opportunities for deer and turkey hunting, while the CRP creates bedding but also allows for up to 2.8 acres of food plots within the CRP.

In addition to its recreational appeal, there are 27.97 acres in CRP that pay \$166.60 per acre, providing a total of \$4,660.00 per year, expiring in 2031. With an overall NCCPI rating of 69, the farm also offers long-term tillable potential.

Whether you're looking for a hunting property, weekend getaway, future cabin site, or an investment property, this 40 is one you don't want to miss!



PROPERTY FEATURES

COUNTY: **WORTH** | STATE: **MISSOURI** | ACRES: **40**

- 1.25 acre deep, stocked pond
- Excellent wildlife habitat throughout
- Tons of deer sign and bedding areas
- Stocked with largemouth bass and channel catfish
- Ideal future cabin or campsite on lightly traveled road
- 27.97 acres enrolled in CRP until 2031
- Annual CRP income of \$4,660 (\$166.60 per acre)
- CRP maintenance log up to date and in good standing
- Overall NCCPI rating of 69
- Located alongside Bear Creek
- 2025 real estate taxes: \$125.65



EXCELLENT WILDLIFE HABITAT



1.25 ACRE DEEP, STOCKED POND



27.97 ACRES ENROLLED IN CRP



IDEAL FUTURE CABIN OR CAMPSITE



AERIAL MAP



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Boundary Center: 40° 23' 31.53, -94° 28' 37.61

0ft 646ft 1293ft



Maps Provided By:



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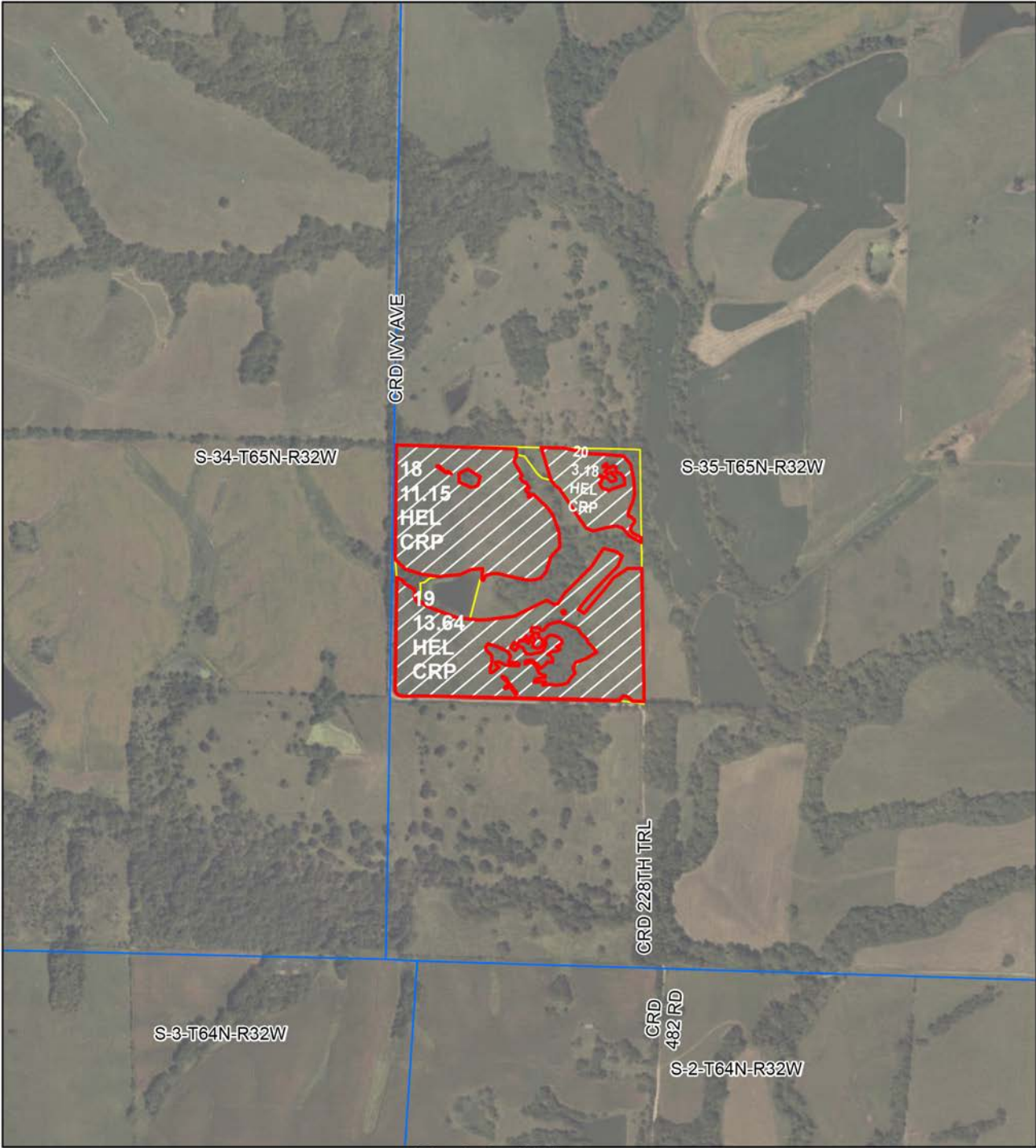
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35-65N-32W
Worth County
Missouri



7/6/2026

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 NRCS.

Worth Co. FSA

C=Corn, Yellow, Grain
SB=Soybeans, Common, Grain
WHT=Wheat, Soft Red Winter, Grain
Hay=Mixed Forage, IGS, Forage
P=Mixed Forage, IGS, Grazing
ALF=Alfalfa, Forage
AGM=Mixed Forage, Alfalfa Grass Mix, FG
GLS=Mixed Forage IGS, Left Standing
All crops are non-irrigated unless noted

1 inch equals 660 feet

Program Year: 2026

Created: 9/30/2025

Flown: 8/27/2024

Farm 1195

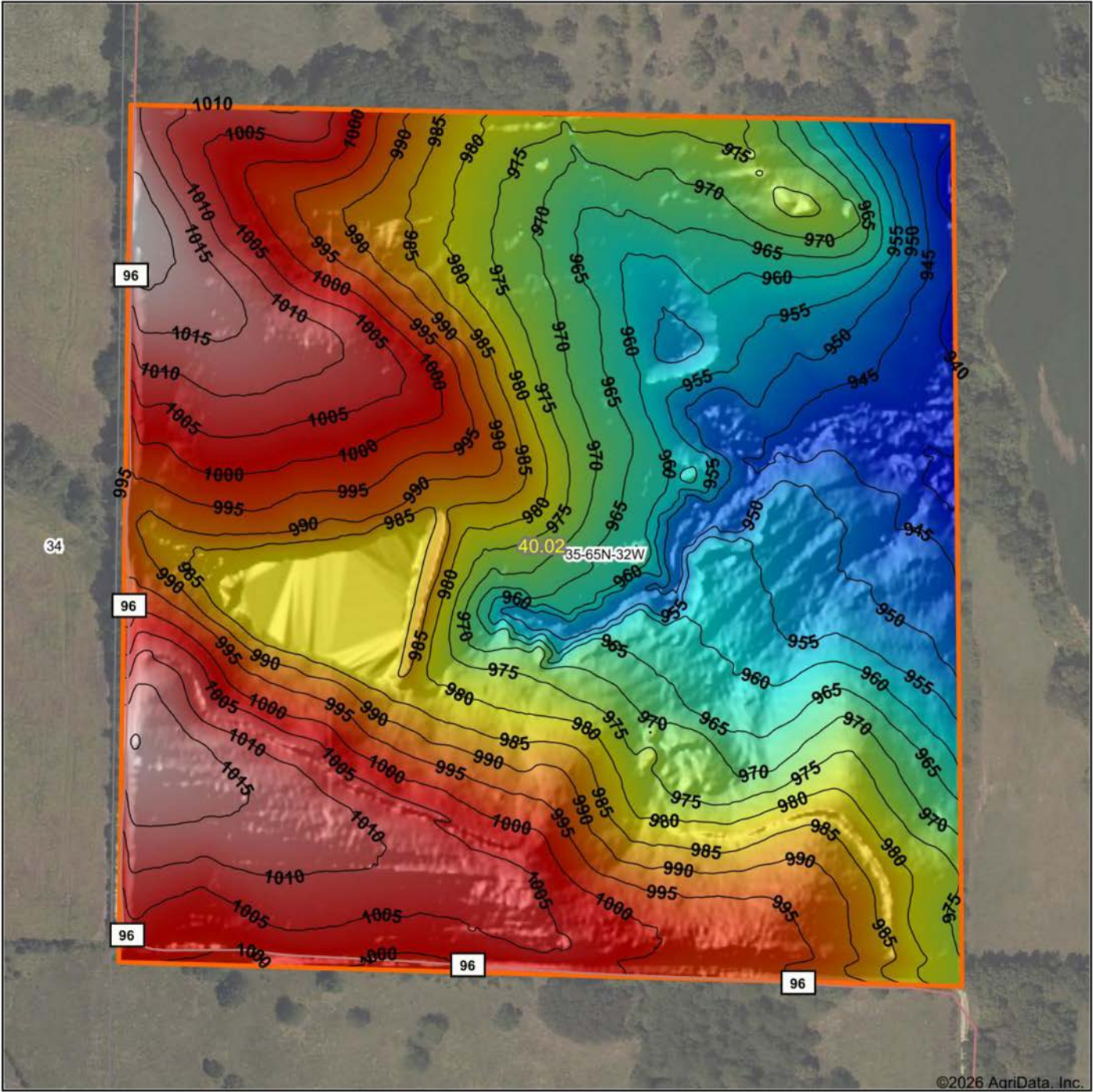
Tract 386

clu

crp

plss

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 5
Min: 937.7
Max: 1,023.4
Range: 85.7
Average: 981.8
Standard Deviation: 21.42 ft

0ft 242ft 485ft

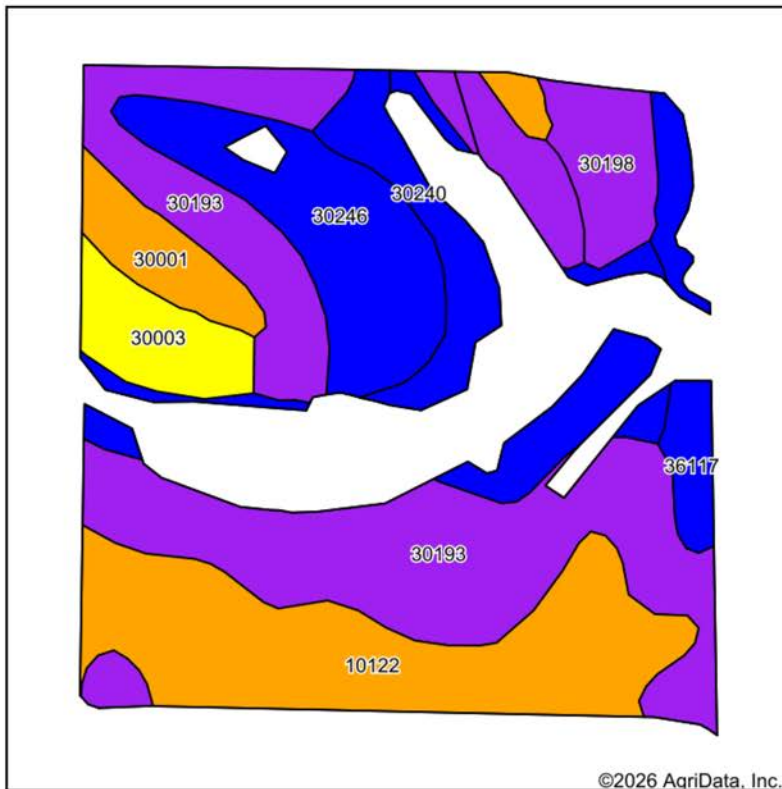


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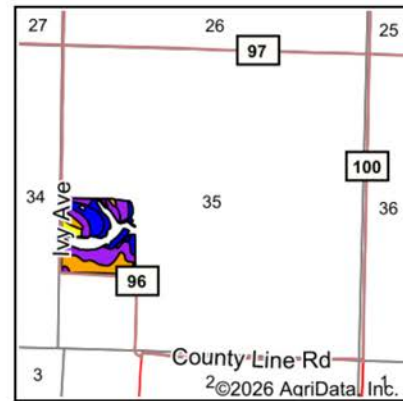
35-65N-32W
Worth County
Missouri

Boundary Center: 40° 23' 31.53, -94° 28' 37.61

SOILS MAP



Soils data provided by USDA and NRCS.

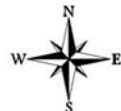


State: **Missouri**
 County: **Worth**
 Location: **35-65N-32W**
 Township: **Middlefork**
 Acres: **30.64**
 Date: **7/6/2026**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO227, Soil Area Version: 28

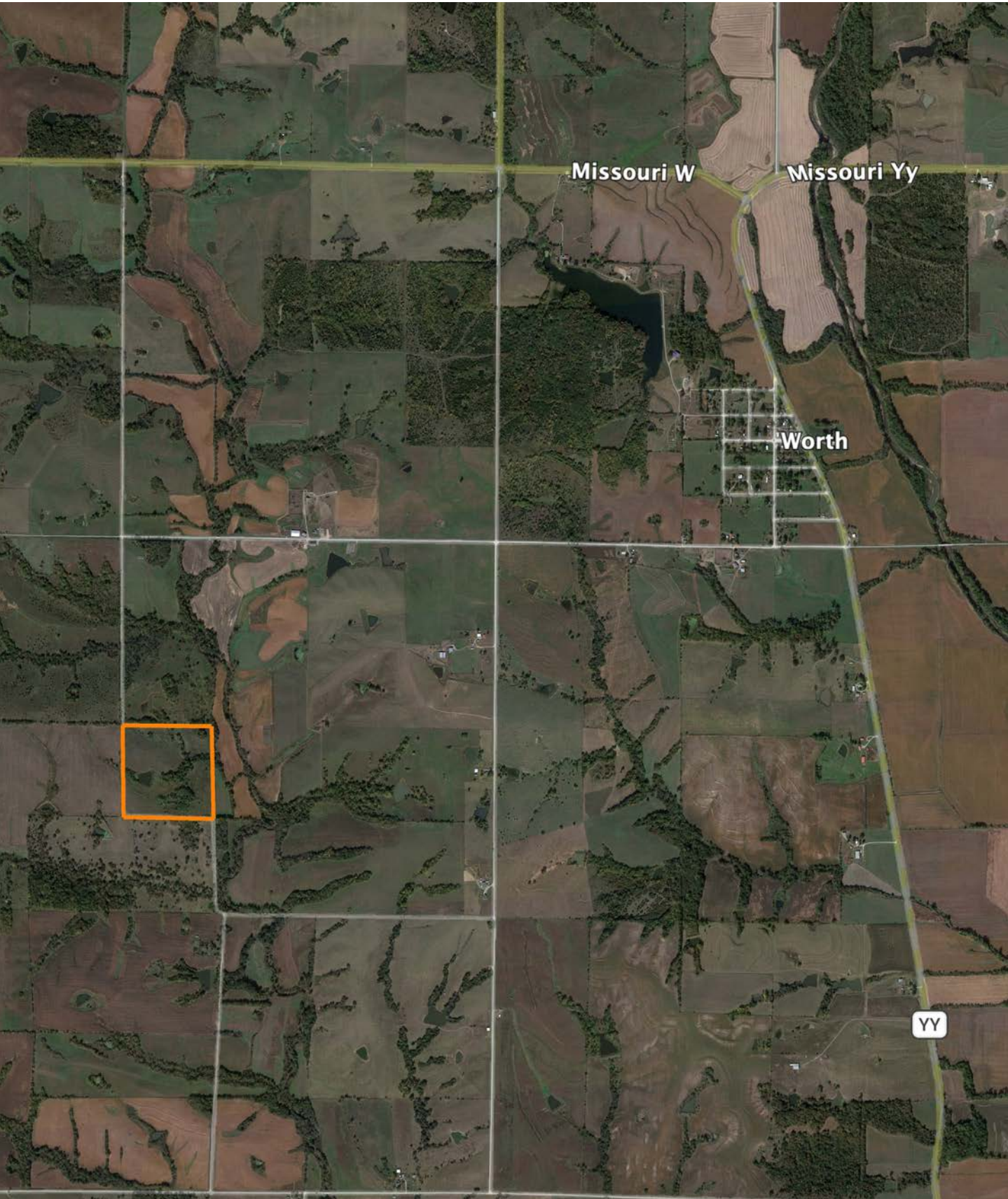
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	11.38	37.3%		Vle				61	61	45
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	6.29	20.5%		Ille				64	64	47
30246	Olmitz loam, heavy till, 2 to 5 percent slopes	3.68	12.0%		Ile	152	152	41	91	91	77
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	3.63	11.8%		Ile				77	76	60
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	1.50	4.9%		Ille				73	73	58
30003	Adair and Shelby soils, 5 to 9 percent slopes, severely eroded	1.48	4.8%		IVe				65	65	46
30198	Shelby loam, 14 to 20 percent slopes, eroded	1.44	4.7%		Vle				68	68	51
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.24	4.0%		Ilw				80	80	78
Weighted Average					4.02	18.3	18.3	4.9	*n 69	*n 68.9	*n 53.3

*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



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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