

MIDWEST LAND GROUP PRESENTS



66 ACRES
GRUNDY COUNTY, MO

0000 Highway NN, Trenton, Missouri, 64683



MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE NEW BUILD LODGE ON 66 +/- ACRES

Everyone knows that northern Missouri has excellent deer hunting, but for a farm to reach its true potential, what is across the fence is just as important as the farm itself. This farm is in one of the best-managed neighborhoods in Grundy County, MO. With management-minded neighbors surrounding this farm, the cover, food, and natural travel corridors present, this farm is on point. With numerous Boone and Crockett bucks being harvested in this immediate area and the harvest and trail camera history on this farm, it is evident that this is a special property.

In addition to the high-quality whitetail hunting, the fishing and turkey hunting on this farm is incredible as well. With large roost trees and topography changes, the turkey habitat is exceptional. There are three ponds that provide abundant water for wildlife. The standout in water features is the fully stocked 2-acre pond on the west side of the farm. In this pond you can reel in crappie and other fish species just as fast as you can cast. The farm is also fully fenced and cross-fenced for running cattle and other livestock.

The newly constructed lodge is absolutely incredible. Serious thought and care went into designing and building this amazing space. The lodge features a large great room with high vaulted ceilings, tongue-and-groove ceilings and walls, an antler chandelier, a

massive fireplace, a secure safe room with a fireproof safe door, and a custom front door. The enormous kitchen is truly designed for entertainment. It has a large island, double wall ovens, 60" gas range with oven, double fridge, granite countertops, a copper ceiling, abundant cabinets, and a full-length pantry with unbelievable amounts of storage.

The large mud room coming in from the garage features the same copper ceiling, built-in cabinetry, and a wall-mounted boot dryer. The three full bathrooms continue showing the thought and care in the design of this home. With amazing tile work and rustic pebble floors in the large walk-in showers, attention to detail is evident. The huge laundry room with abundant cabinetry, folding bar, and open space is second to none. The covered porch wrapping around two sides offers amazing views of the farm and the perfect place to enjoy the beauty around you. There is also a giant attached 3-bay garage that is fully insulated and climate-controlled.

This incredible farm and lodge has everything a person could want. Whether you are looking for a permanent residence, a hunting camp with room and amenities to host a large group, or an entertainment venue, this one-of-a-kind property is a must-see. Give listing agent Brad Prater a call to schedule your tour of this unbelievable property.



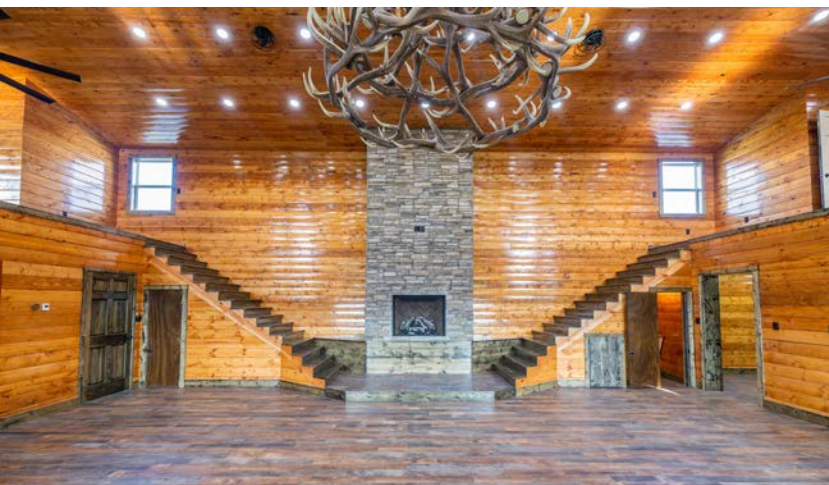
PROPERTY FEATURES

COUNTY: **GRUNDY** | STATE: **MISSOURI** | ACRES: **66**

- Highly managed neighborhood
- Boone and Crocket history
- Incredible turkey hunting
- Stocked 2-acre pond
- Brand new lodge
- Enormous chef's kitchen
- Tiled walk-in showers
- Loads of custom cabinetry
- Climate-controlled 3-bay garage
- Covered porch
- Safe room
- Fireplace
- Blacktop frontage

NEWLY CONSTRUCTED LODGE

Serious thought and care went into designing and building this amazing space. The lodge features a large great room with high vaulted ceilings, tongue-and-groove ceilings and walls, an antler chandelier, a massive fireplace, a secure safe room with a fireproof safe door, and a custom front door.



ADDITIONAL INTERIOR PHOTOS



3 PONDS

There are three ponds that provide abundant water for wildlife. The standout in water features is the fully stocked 2-acre pond on the west side of the farm. In this pond you can reel in crappie and other fish species just as fast as you can cast.



BLACKTOP FRONTAGE



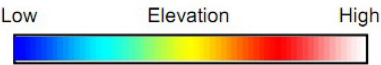
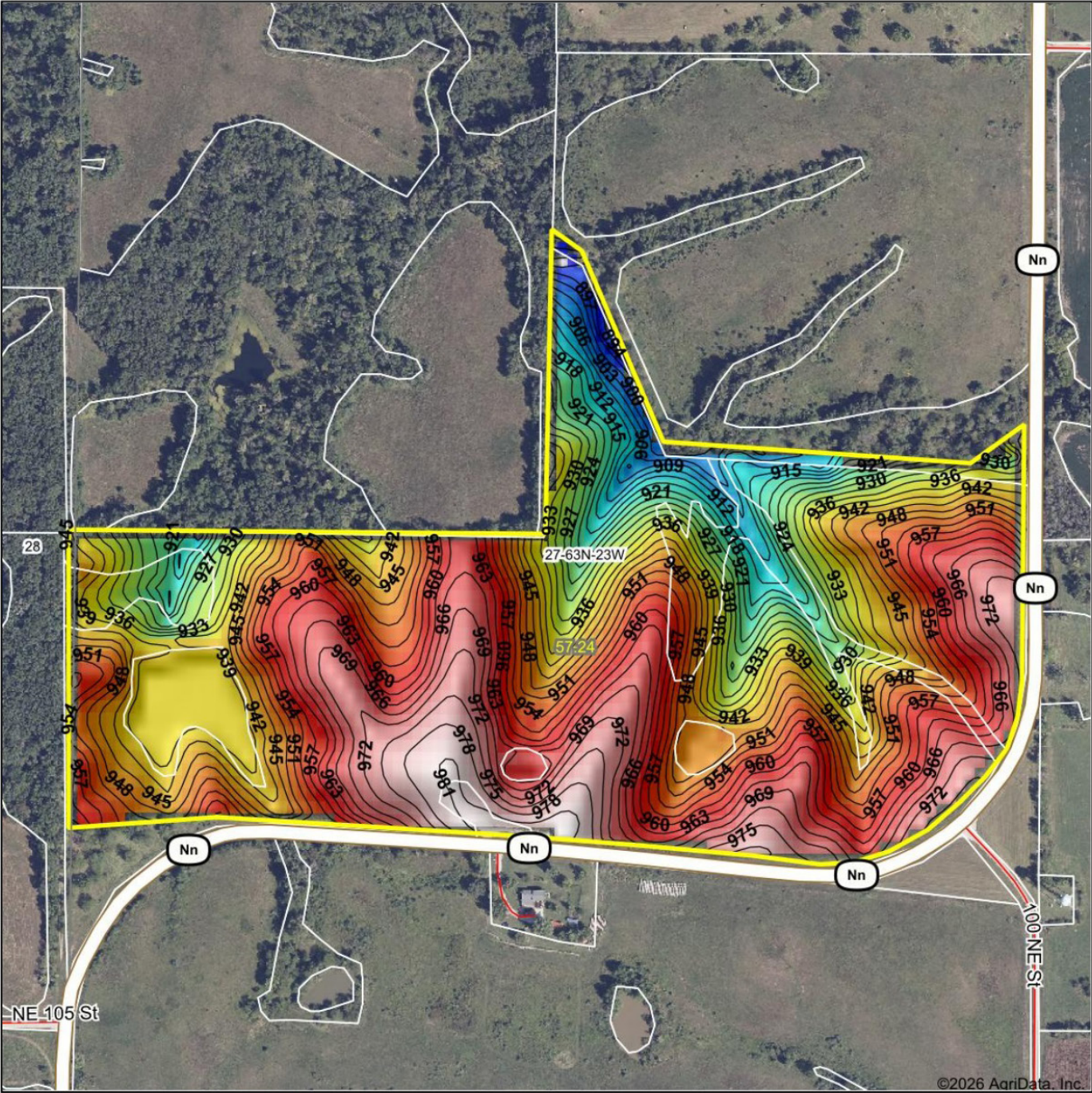
CLIMATE-CONTROLLED 3-BAY GARAGE



INCREDIBLE HUNTING & FISHING



HILLSHADE MAP



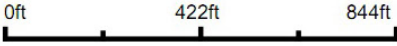
Maps Provided By

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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

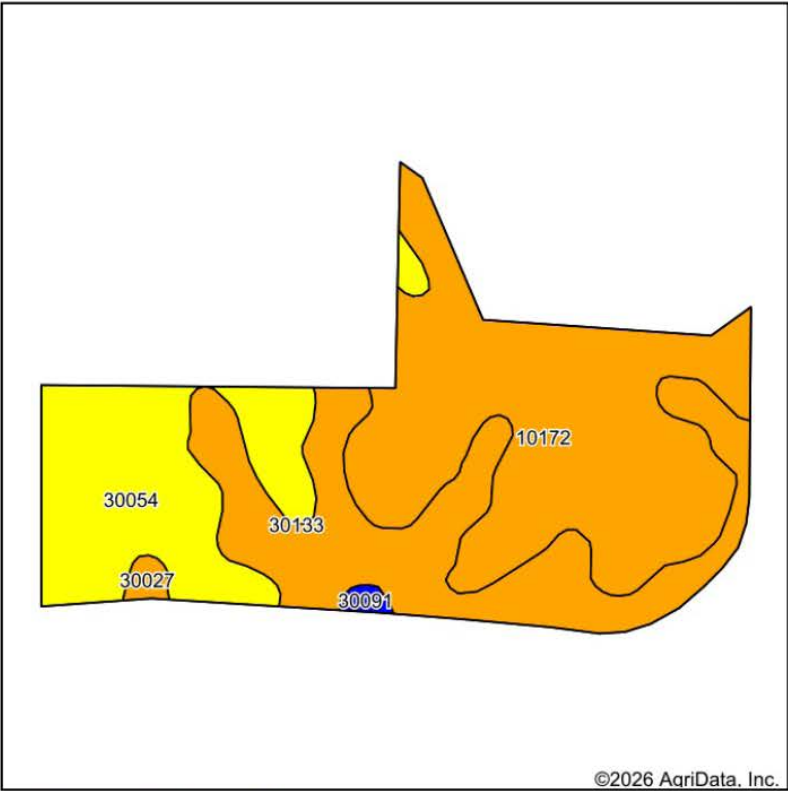
Source: USGS 10 meter dem
Interval(ft): 3
Min: 890.1
Max: 982.4
Range: 92.3
Average: 947.6
Standard Deviation: 18.8 ft



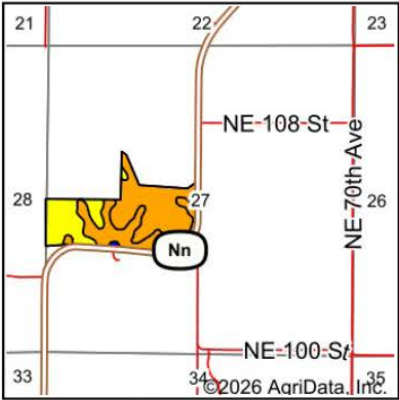
27-63N-23W
Grundy County
Missouri

Boundary Center: 40° 13' 43.35, -93° 28' 32.35

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Grundy**
Location: **27-63N-23W**
Township: **Myers**
Acres: **57.24**
Date: **7/18/2026**



Maps Provided By

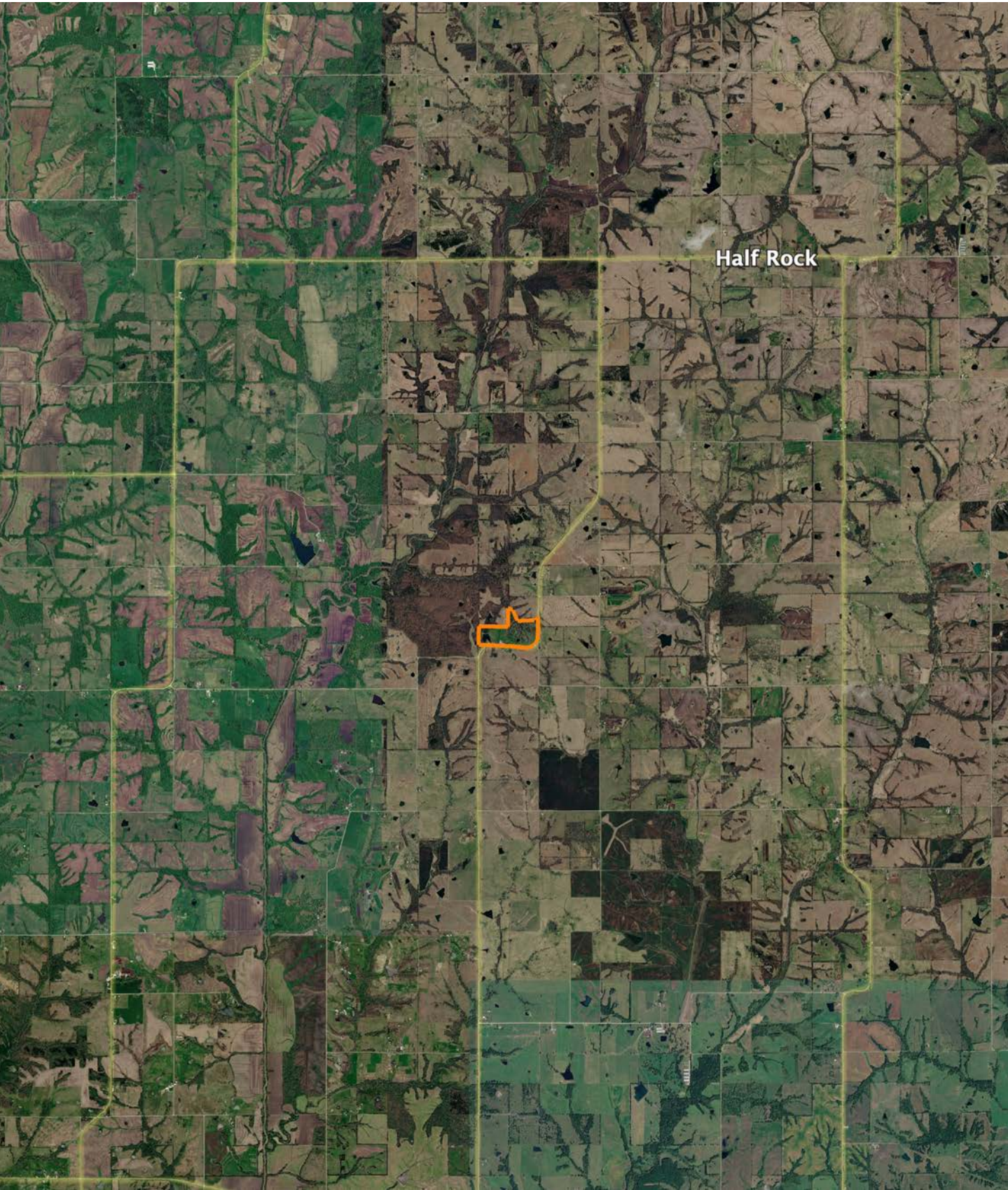


Area Symbol: MO079, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
10172	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	25.73	44.9%		IIIe	70	54
30133	Lamoni clay loam, 5 to 9 percent slopes, eroded	16.58	29.0%		IIIe	59	47
30054	Gara clay loam, 9 to 14 percent slopes, eroded	14.11	24.7%		IVe	68	47
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.48	0.8%		IIIe	60	41
30091	Grundy silty clay loam, 2 to 5 percent slopes, moderately eroded	0.34	0.6%		Ile	74	65
Weighted Average					3.24	*n 66.3	*n 50.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

If there's one agent who has a passion for land and a keen eye for habitat potential, management, and improvement, it's Brad Prater. He's managed hunting properties in different geographical areas, from the Caprock Canyon region of West Texas to prime whitetail properties in the Midwest. He's guided spring turkey hunts for years and has a solid background in beef cattle production having run a cow calf operation.

Born and raised in Missouri, Brad attended Buffalo High School near Springfield. For over a decade, he owned and operated a residential construction company. He also bought and sold several investment properties as a means to build his portfolio. At Midwest Land Group, his determination, drive, and hard work are seen in every transaction. Clients enjoy working with him due to his passion, integrity, and knowledge.

Brad's always been involved in ministry of some capacity. With his sisters, he sang gospel music professionally and traveled nationally. He helped start a teenage outreach ministry, LifeTree Legacies in Amarillo, Texas, and is currently a senior pastor at Rural Dale Baptist Church, east of Trenton. This ongoing involvement in ministry shows just how dedicated Brad is to helping people, meeting the needs of a variety of individuals and circumstances. He currently serves on the stockholder advisory committee for FCS Financial and, when he's not working, enjoys hunting, fishing, habitat management, and baseball. Brad lives in Trenton, MO, with his wife Courtney and daughter Kennison.



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