

MIDWEST LAND GROUP PRESENTS

30 ACRES

HARRISON COUNTY, MO

31277 EAST 300TH STREET, RIDGEWAY, MISSOURI 64481



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING FARMSTEAD ON 30 +/- ACRES

Set on 30 +/- acres just outside Bethany, Missouri, this farm property offers a unique combination of a well-maintained farmhouse, substantial outbuildings, open pasture, timber, ponds, and classic homestead character.

The charming farmhouse offers approximately 1,228 square feet of living space, with a finished upstairs loft that provides flexible additional space for a bedroom, home office, hobby area, or guest space. The main level features one bedroom and one bathroom, along with a cozy wood stove that adds warmth and character to the home.

Numerous recent updates have been completed throughout the home, including newer hard-surface flooring, a new PEX main water line from the meter to the house, new kitchen and bathroom faucets, newer kitchen appliances, and a newer high-efficiency water heater. New gutters and downspouts have also been added to the home.

A convenient RV hookup is located near the driveway to the home, providing additional flexibility for guests or recreational use.

A standout feature of the property is the impressive 64'x42' pole barn, offering plenty of room for equipment, vehicles, projects, and additional storage. The pole barn has electricity inside, making it well-suited for a workshop, equipment storage, hobbies, or other projects. The building features a combination of

poured concrete and gravel flooring, as well as a loft for additional storage. Recent improvements include all-new siding and roofing, rebuilt large sliding doors, and new gutters and downspouts. A newly laid gravel drive provides convenient access directly to the pole barn.

Adding to the property's authentic farm character is an older barn featuring a metal roof and newer sliding doors. The barn brings a classic homestead feel to the property while also providing useful additional storage and functional space.

The majority of the 30 +/- acres is pasture, complemented by two ponds and areas of timber, creating a versatile setting with opportunities for livestock, recreation, hunting, or simply enjoying the peace and privacy of the countryside.

The property also offers hunting and recreational value, with timber cover along the eastern portion of the acreage and surrounding properties providing good deer habitat. The combination of timber, pasture, water, and neighboring habitat creates an attractive setting for deer movement, with the property offering the potential to intercept deer traveling through the area.

Adding to the property's homestead appeal is a fruit orchard featuring apple, pear, cherry, and plum trees, along with elderberry bushes. The orchard offers seasonal beauty and the opportunity to enjoy fresh fruit and berries right from your own property.

PROPERTY FEATURES

COUNTY: **HARRISON** | STATE: **MISSOURI** | ACRES: **30**

- 2 ponds
- Hunting opportunities
- Fruit trees & elderberries
- 64'x42' pole barn
- Rustic barn
- Very well maintained
- Additional RV hookup
- 10 minutes from Bethany
- 10 minutes to Interstate 35



CHARMING FARMHOUSE



64'X42' POLE BARN



RUSTIC BARN



OPEN PASTURE

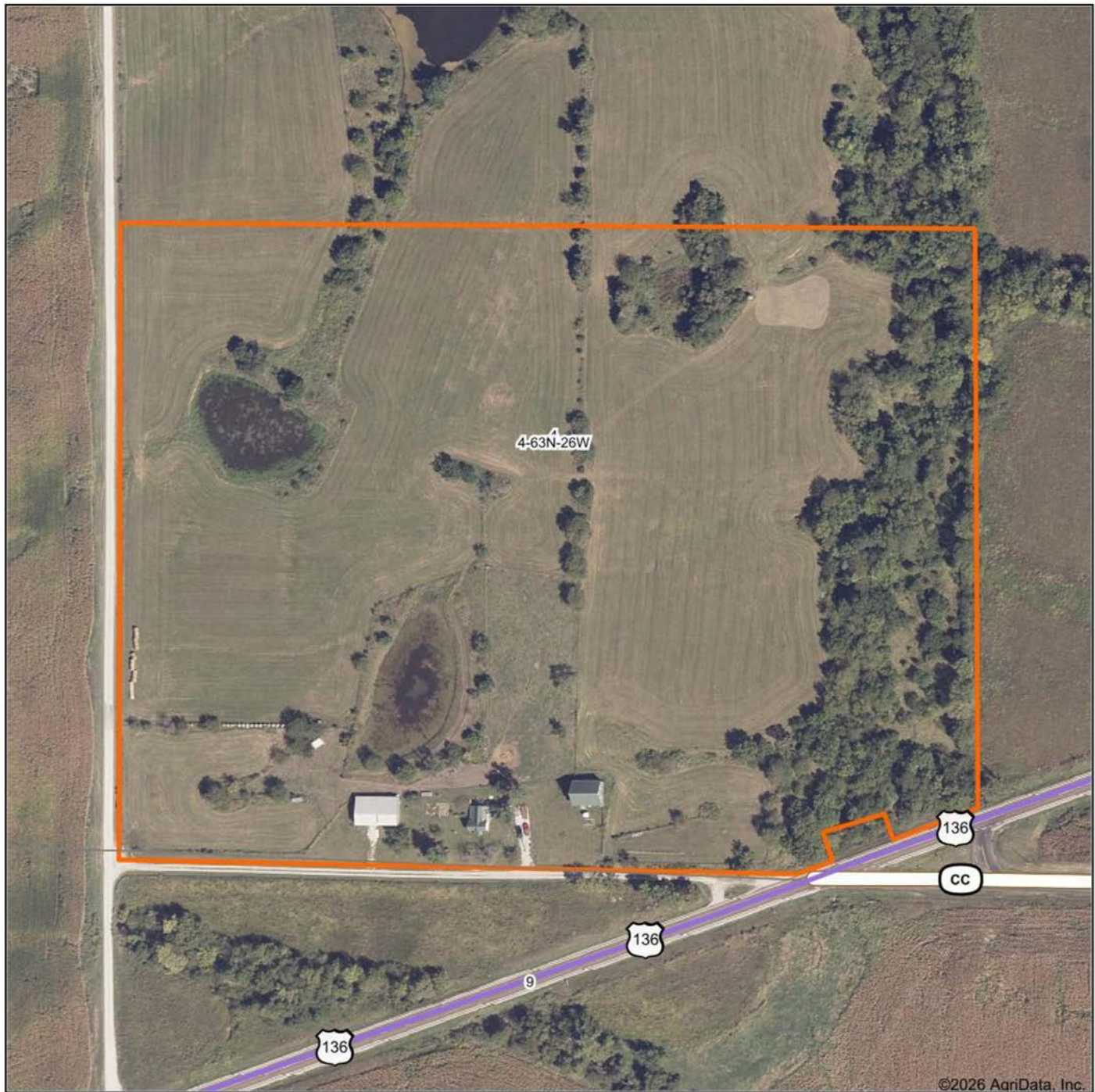
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ADDITIONAL PHOTOS



AERIAL MAP

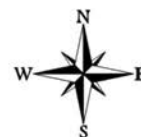


Maps Provided By:
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Map Center: 40° 16' 48.82, -93° 49' 57.75

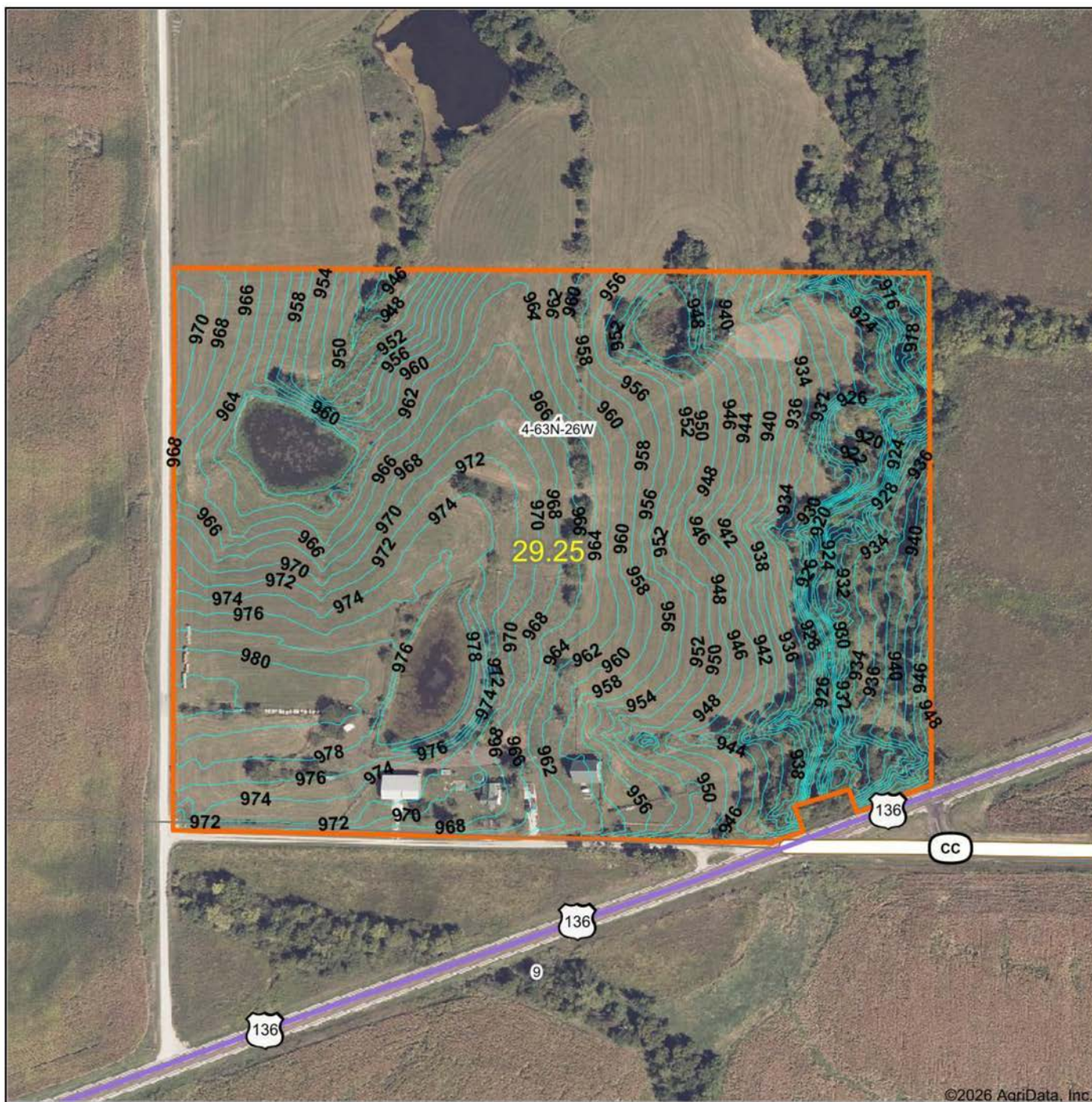
4-63N-26W
Harrison County
Missouri

0ft 238ft 476ft



9/8/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 912.8

Max: 982.8

Range: 70.0

Average: 956.7

Standard Deviation: 16.5 ft

0ft 271ft 542ft



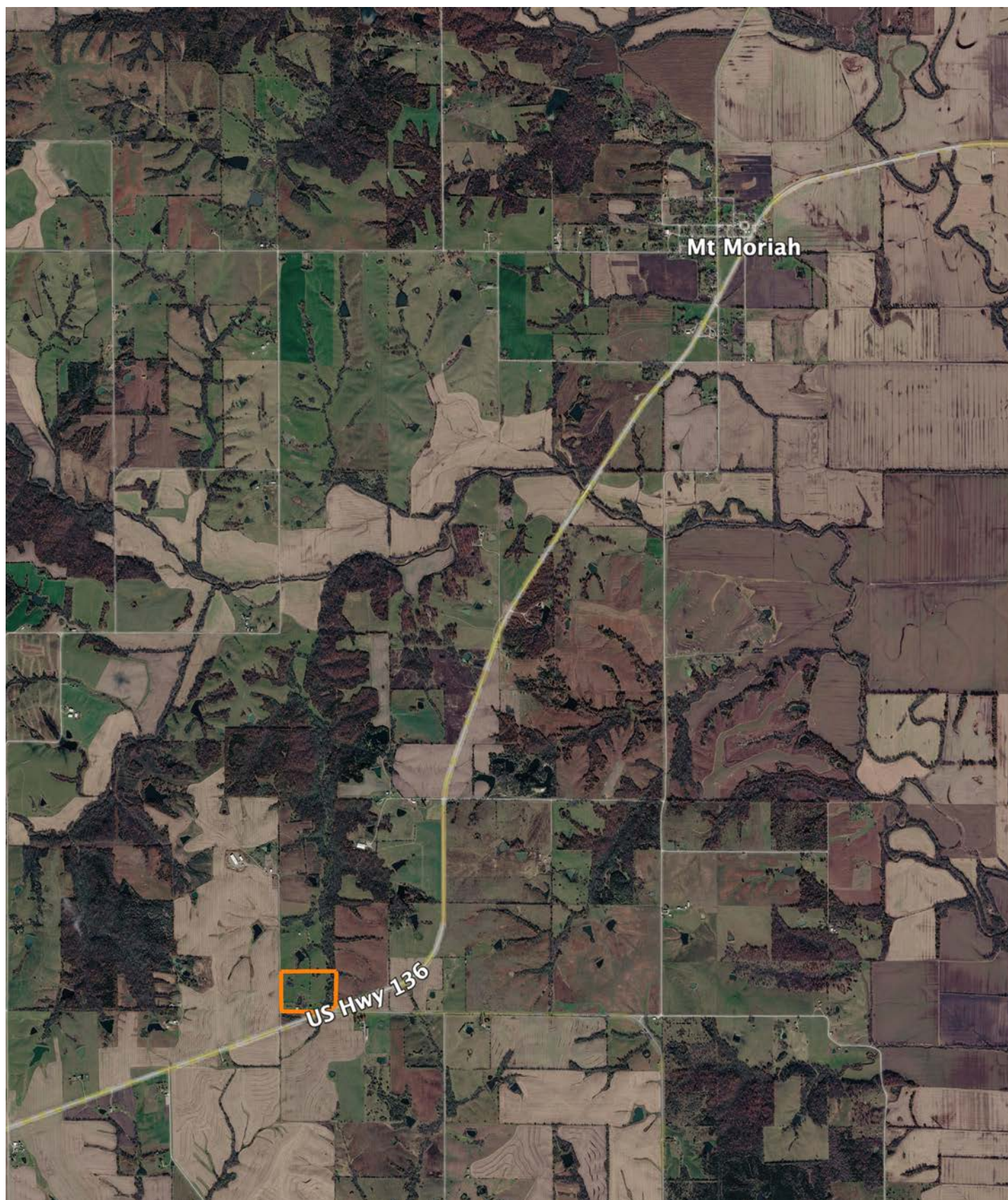
9/8/2026

4-63N-26W
Harrison County
Missouri

Boundary Center: 40° 16' 48.62, -93° 49' 57.75

Boundary Center: 40° 16' 48.82, -93° 49' 57.75

OVERVIEW MAP



AGENT CONTACT

Gunnar Carpenter is a Missouri native whose roots in Kearney have shaped both his work ethic and his lifelong connection to the land. Growing up hunting family property in northern Missouri gave him an early appreciation for what rural land represents, both as an investment and as a legacy worth protecting.

Gunnar attended Northwest Missouri State University, where he earned a degree in criminology and played college football. That experience instilled discipline, accountability, and a team-first mindset that carries over into how he serves his clients today. His passion for land took hold at a young age after harvesting his first archery deer at just 10 years old, sparking a lifelong interest in bowhunting and hands-on land management. Today, he remains deeply involved in improving habitat through food plots, timber improvement, and prescribed burns, often working alongside his father, who taught him the importance of responsible land stewardship.

Before transitioning into land sales, Gunnar spent 3.5 years on Midwest Land Group's internal sales team, where he worked closely with dozens of agents across many regions. That experience allowed him to learn the rural real estate business from the inside out and be part of successful transactions from start to finish. He also brings a sharp eye for property potential, frequently analyzing mapping data and management strategies to help landowners maximize value.

Known for his personable approach and "burn the ships" mentality, Gunnar treats every transaction as if it were his own. When you're ready to buy or sell land in Missouri, Gunnar is the agent you call for honest guidance, steady support, and a results-driven approach focused on your goals.



GUNNAR CARPENTER,
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