

MIDWEST LAND GROUP PRESENTS

8.71 ACRES

CALDWELL COUNTY, MO

9770 NW OLD HIGHWAY 36, CAMERON, MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

8.71 +/- ACRES WITH HOME, TIMBER, & RECREATION NEAR CAMERON

This 8.71 +/- acre property in Caldwell County offers an excellent combination of comfortable country living, recreation, and convenience, located just 2 miles east of Cameron on Old Highway 36 and approximately 35 minutes north of Liberty. Situated within the Cameron School District, the property features a 3 bedroom, 2 bath home with a recently updated master bathroom, full unfinished walk-out basement, metal roof, and a large covered front porch.

The acreage provides an impressive amount of recreational opportunity for its size, with multiple open fields, mature hardwood timber, several fruit trees, and abundant wildlife sign throughout the property. Deer have clearly established bedding areas just behind

the home, creating excellent opportunities for hunting and wildlife observation right out your back door. The combination of timber, open ground, and cover provides an ideal setting for deer and other wildlife.

With blacktop frontage, convenient access to Cameron, and plenty of room for a large shop near the home, this property offers a rare opportunity to enjoy acreage, recreation, and country living without sacrificing convenience. Whether you're looking for a small hunting property, hobby farm, or rural home on acreage, this tract is worth a closer look! For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **8.71**

- Cameron, MO
- 2 miles East of Cameron on Old Highway 36
- 35 minutes North of Liberty, MO
- Cameron, MO School District
- 3 bed, 2 bath home
- Recently updated master bathroom
- Full unfinished basement
- Metal roof
- Large covered front porch
- Walk-out basement
- Blacktop frontage
- Great spot for a big shop near the home
- Multiple fruit trees
- Incredible recreation for its size
- Multiple fields
- Hardwood timber
- Clear that deer have been bedding just behind the home
- Tons of wildlife sign



3 BED, 2 BATH HOME



RECENTLY UPDATED MASTER BATHROOM



UNFINISHED WALK-OUT BASEMENT



MULTIPLE FIELDS

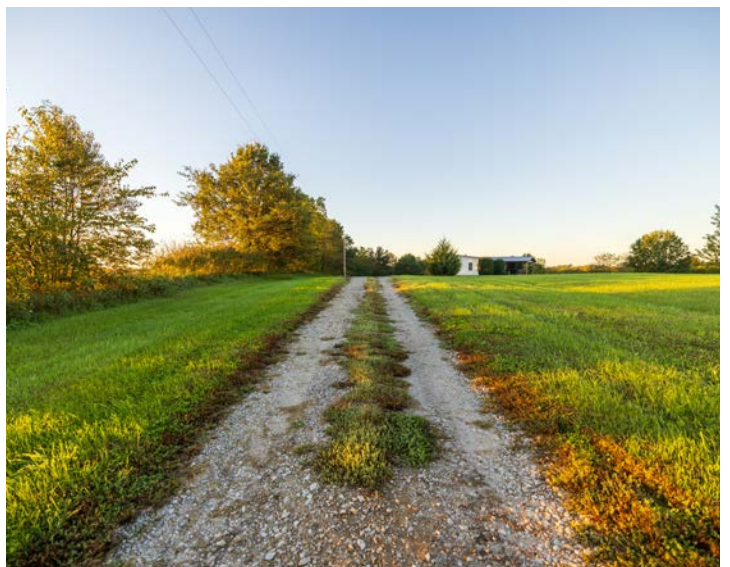
The acreage provides an impressive amount of recreational opportunity for its size, with multiple open fields, mature hardwood timber, several fruit trees, and abundant wildlife sign throughout the property.



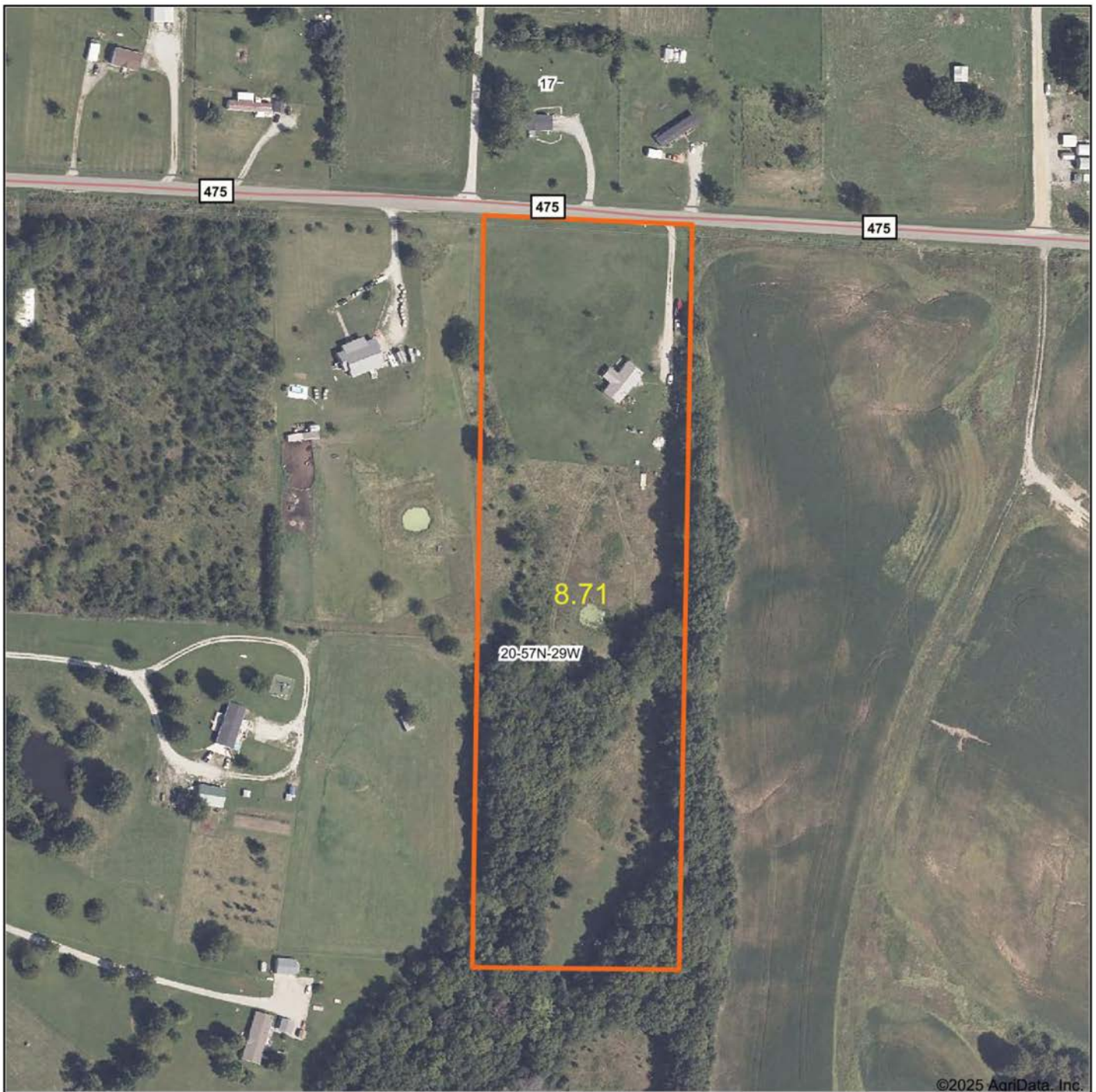
TIMBER & WILDLIFE SIGN



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 39° 44' 36.42, -94° 10' 55.86

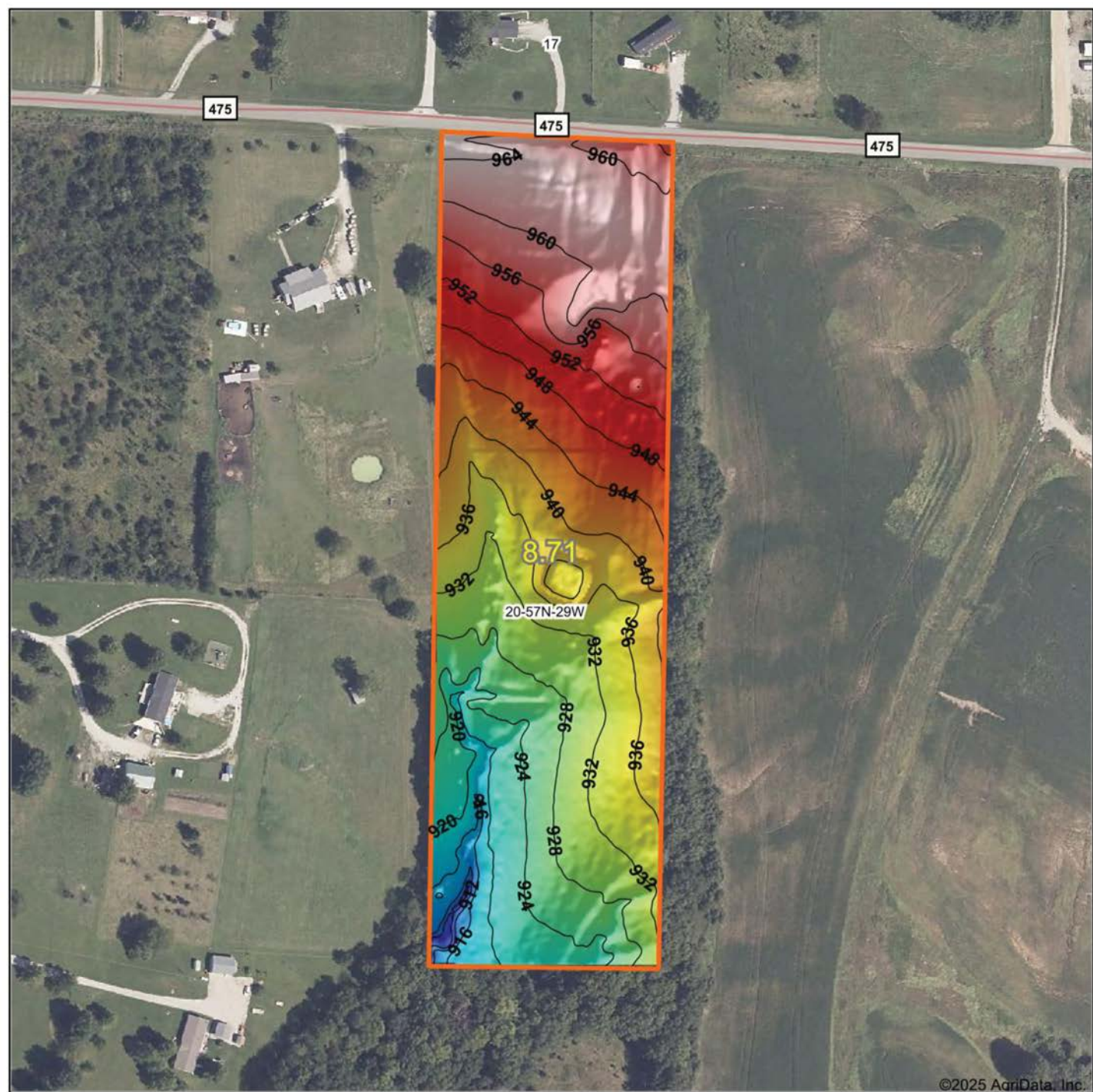
20-57N-29W
Caldwell County
Missouri

0ft 242ft 485ft

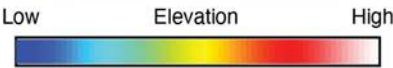


8/13/2025

HILLSHADE MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 4

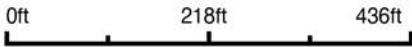
Min: 904.1

Max: 965.6

Range: 61.5

Average: 939.7

Standard Deviation: 14.24 ft

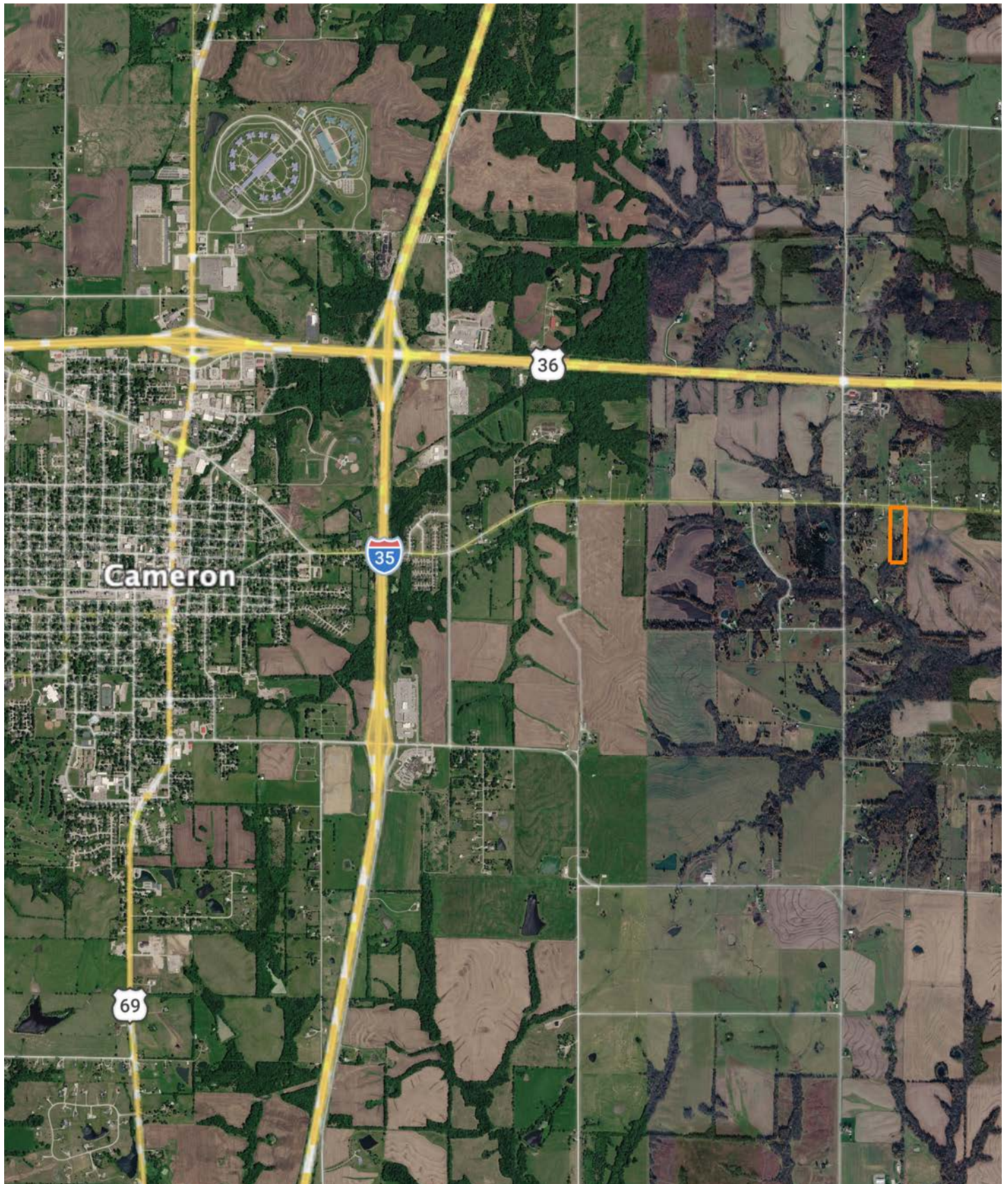


8/13/2025

20-57N-29W
Caldwell County
Missouri

Boundary Center: 39° 44' 36.42, -94° 10' 55.86

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTf), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTf Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTf Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.