MIDWEST LAND GROUP PRESENTS

180 ACRES

HARRISON COUNTY, MO











MIDWEST LAND GROUP

MidwestLandGroup.com







180 +/- ACRES OF PRODUCTIVE TILLABLE & PREMIER HUNTING

COUNTY: HARRISON | **STATE:** MISSOURI | **ACRES:** 180

Located in the heart of Harrison County, Missouri, this exceptional 180 deeded acre farm offers a tremendous combination of productive tillable acreage, outstanding recreational opportunities, and excellent improvements. Whether you're looking to expand your farming operation, invest in income-producing land, establish a premier hunting property, or build your dream home in the country, this farm checks all the boxes!

Of the 180 deeded acres, approximately 105 acres are currently in tillable production. The farm has been properly managed and meticulously maintained, with the current owner taking tremendous pride in the overall condition of the property. The tillable acreage offers excellent income-producing potential, making this an attractive investment for both farmers and investors. The farm will be free and clear of any farming leases for the 2027 crop year, allowing the new owner the flexibility to operate the ground themselves or secure a tenant. The current tenant has expressed interest in continuing to farm the property, providing a potential opportunity for a seamless transition and continued rental income.

Beyond its agricultural value, this property offers exceptional whitetail hunting opportunities. Located in a highly regarded deer hunting neighborhood known for producing mature, trophy-caliber whitetails, this farm has the habitat and layout serious hunters are looking for. The combination of timber funnels, wooded edges, and agricultural fields creates outstanding travel corridors and natural pinch points for cruising bucks. The diversity of habitat provides excellent opportunities to strategically position stands and capitalize on deer movement throughout the season. Productive agricultural ground serves as a natural food source, and timber provides cover and travel corridors.

Access is another tremendous advantage, with road frontage along two sides of the property. This provides excellent accessibility for farming equipment, recreational use, and potential building locations. Utilities are available at the road, and the property offers multiple outstanding build sites for those looking to construct a custom home or establish a permanent residence overlooking the beautiful Harrison County countryside.

The farm also features five ponds and two large equipment storage buildings, adding significant functionality and value to the property. The buildings provide excellent space for storing tractors, implements, and other equipment, making this farm particularly appealing to an owner-operator or agricultural investor.

Properties offering this combination of productive tillable acreage, quality improvements, excellent hunting habitat, and future building potential are increasingly difficult to find. With 180 deeded acres, a strong agricultural component, outstanding recreational opportunities, and a location in one of Northwest Missouri's desirable whitetail hunting areas, this farm represents an excellent opportunity to own a truly versatile piece of Harrison County real estate.

PROPERTY FEATURES

- 180 deeded acres located in Harrison County, Missouri
- Approximately 105 acres currently in tillable production
- Excellent combination of productive farmland and recreational acreage
- Farm has been properly managed and meticulously maintained
- Current owner has taken tremendous pride in the overall condition of the property
- Free and clear of any farming leases for the 2027 crop year
- Current tenant has expressed interest in continuing the farming lease
- Excellent opportunity for an owner-operator or agricultural investor
- Located in a highly desirable whitetail hunting neighborhood
- Area known for producing mature, trophy-caliber whitetails
- Outstanding timber funnels create natural travel corridors for cruising bucks
- Excellent timber edges provide phenomenal whitetail hunting opportunities
- Productive agricultural fields offer an abundant seasonal food source for wildlife
- Multiple potential stand locations throughout the property
- Road frontage on two sides provides excellent access
- Multiple attractive potential build sites for a future dream home
- Utilities available at the road
- Five ponds located throughout the property
- Two large buildings provide excellent storage for tractors, equipment, and implements
- Rare opportunity to own a versatile Northwest Missouri farm
- Offering agricultural income potential, exceptional hunting, and future building opportunities



180 +/- ACRES





105 TILLABLE ACRES





LARGE STORAGE BUILDINGS



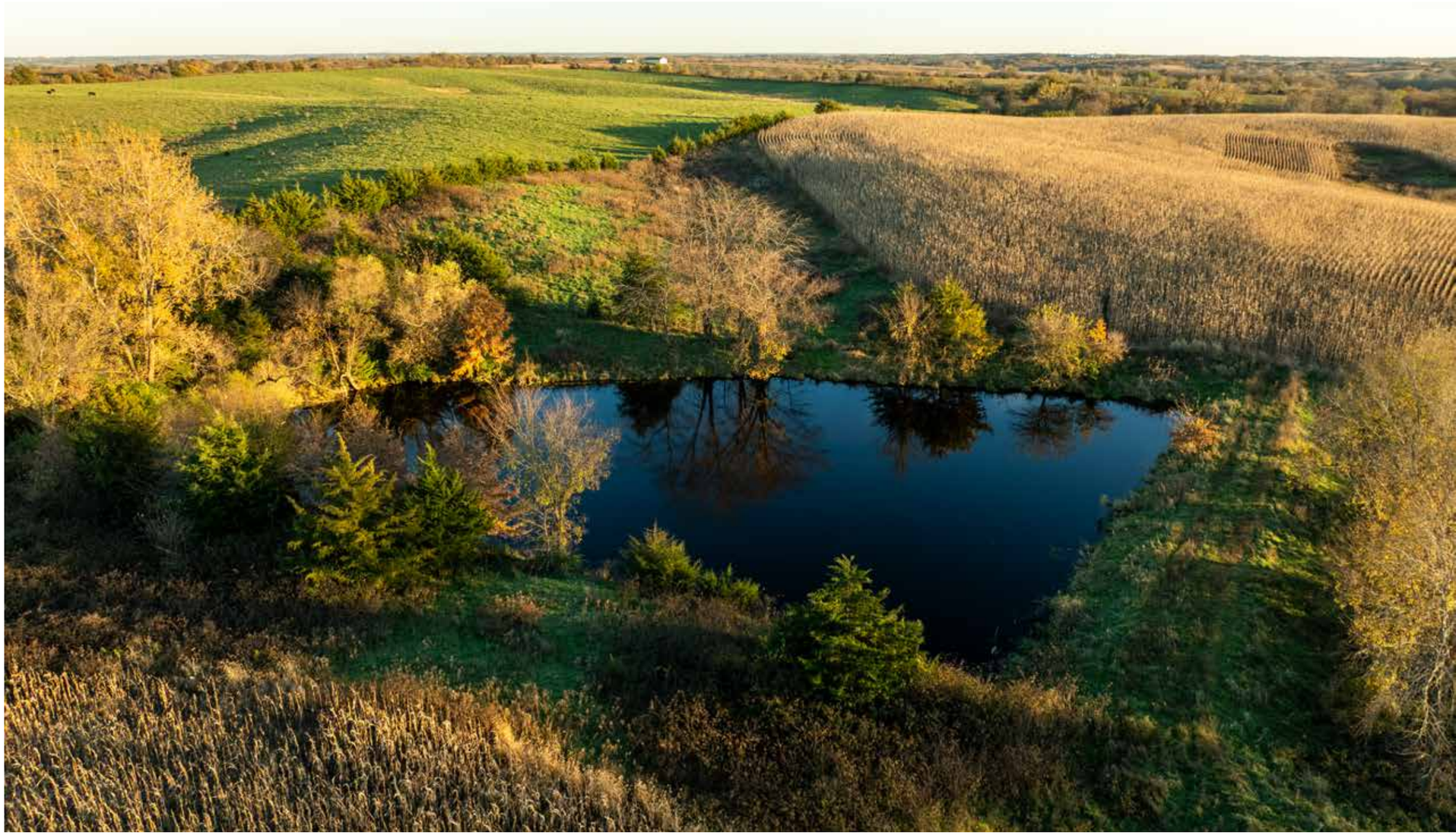


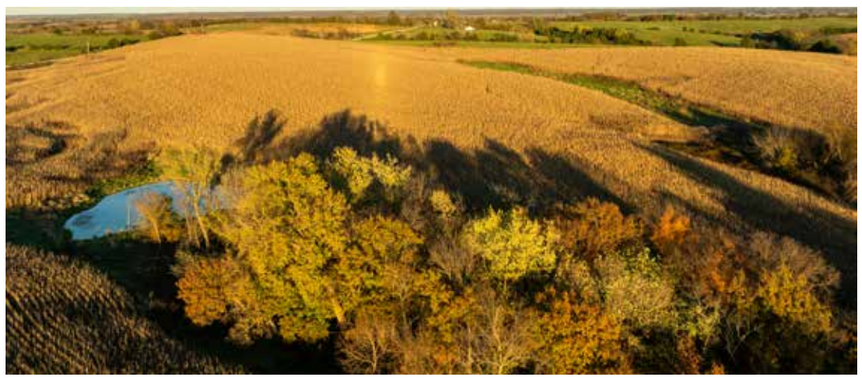
5 PONDS

The farm also features five ponds and two large equipment storage buildings, adding significant functionality and value to the property.

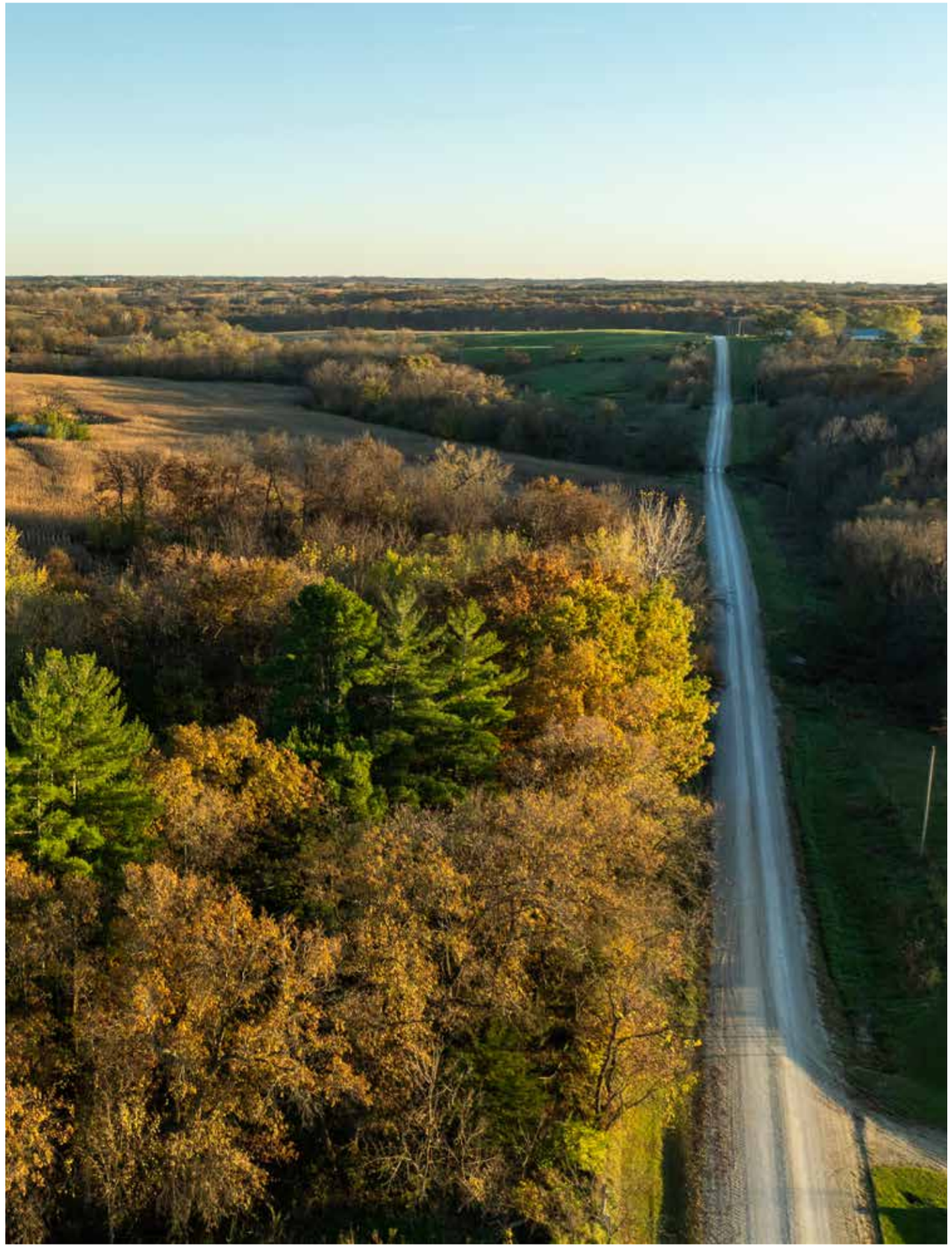
















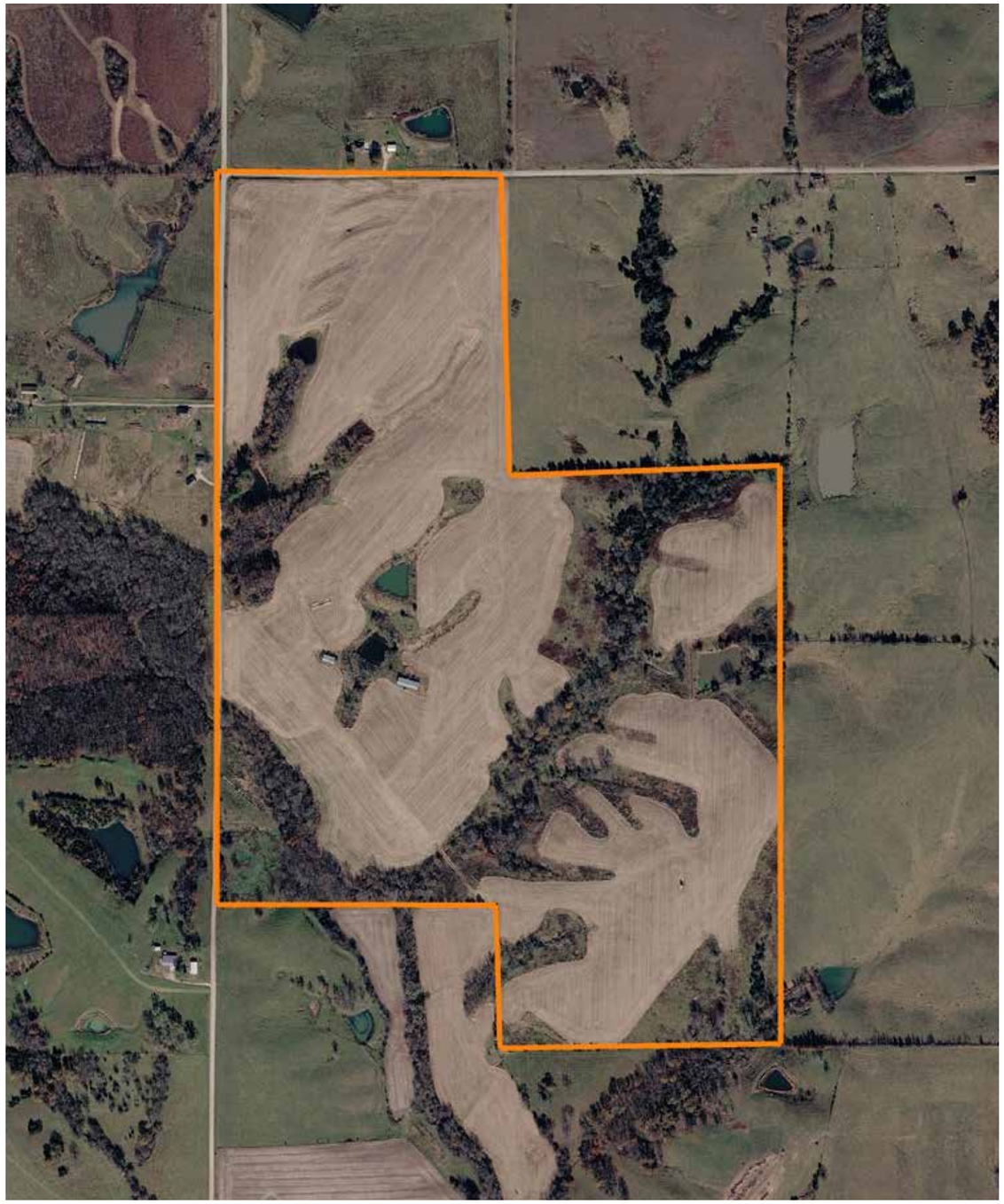


EXCELLENT ACCESS

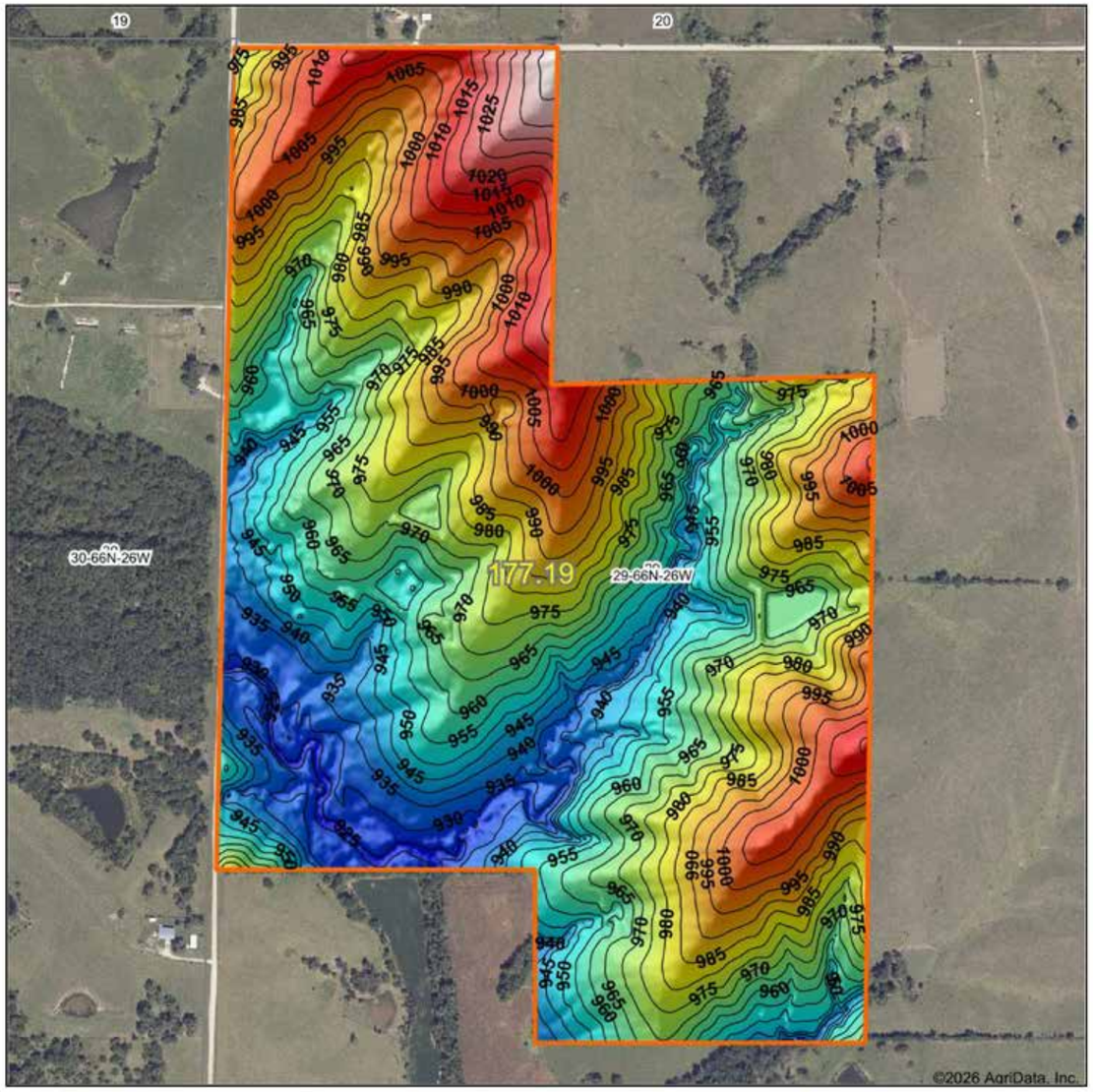
Access is another tremendous advantage, with road frontage along two sides of the property. This provides excellent accessibility for farming equipment, recreational use, and potential building locations.



AERIAL MAP



HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 5
Min: 919.1
Max: 1,043.8
Range: 124.7
Average: 972.3
Standard Deviation: 25.1 ft

0ft 616ft 1233ft

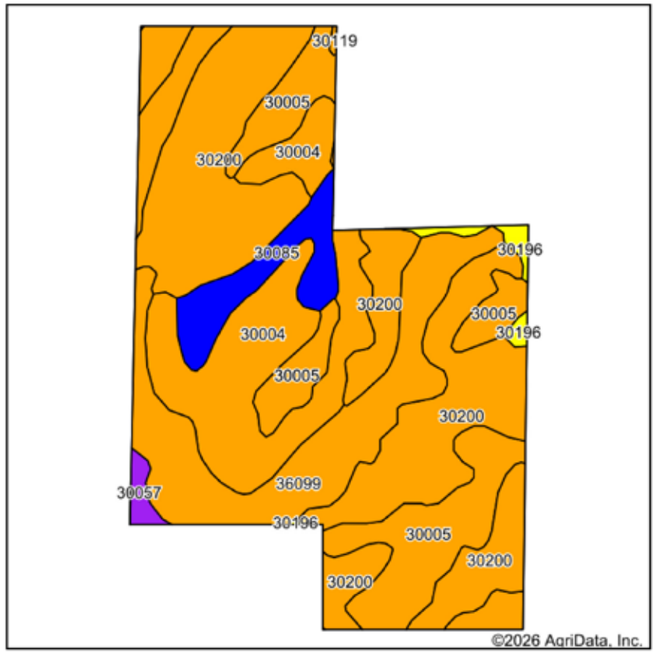
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10/30/2026

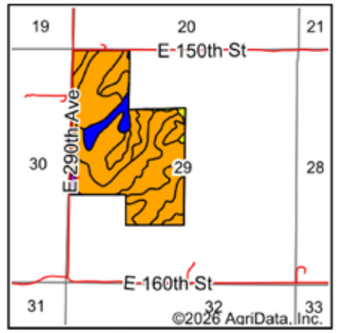
29-66N-26W
Harrison County
Missouri

Boundary Center: 40° 29' 42.99, -93° 51' 53.17

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Harrison**
Location: **29-66N-26W**
Township: **Clay**
Acres: **177.19**
Date: **10/30/2026**

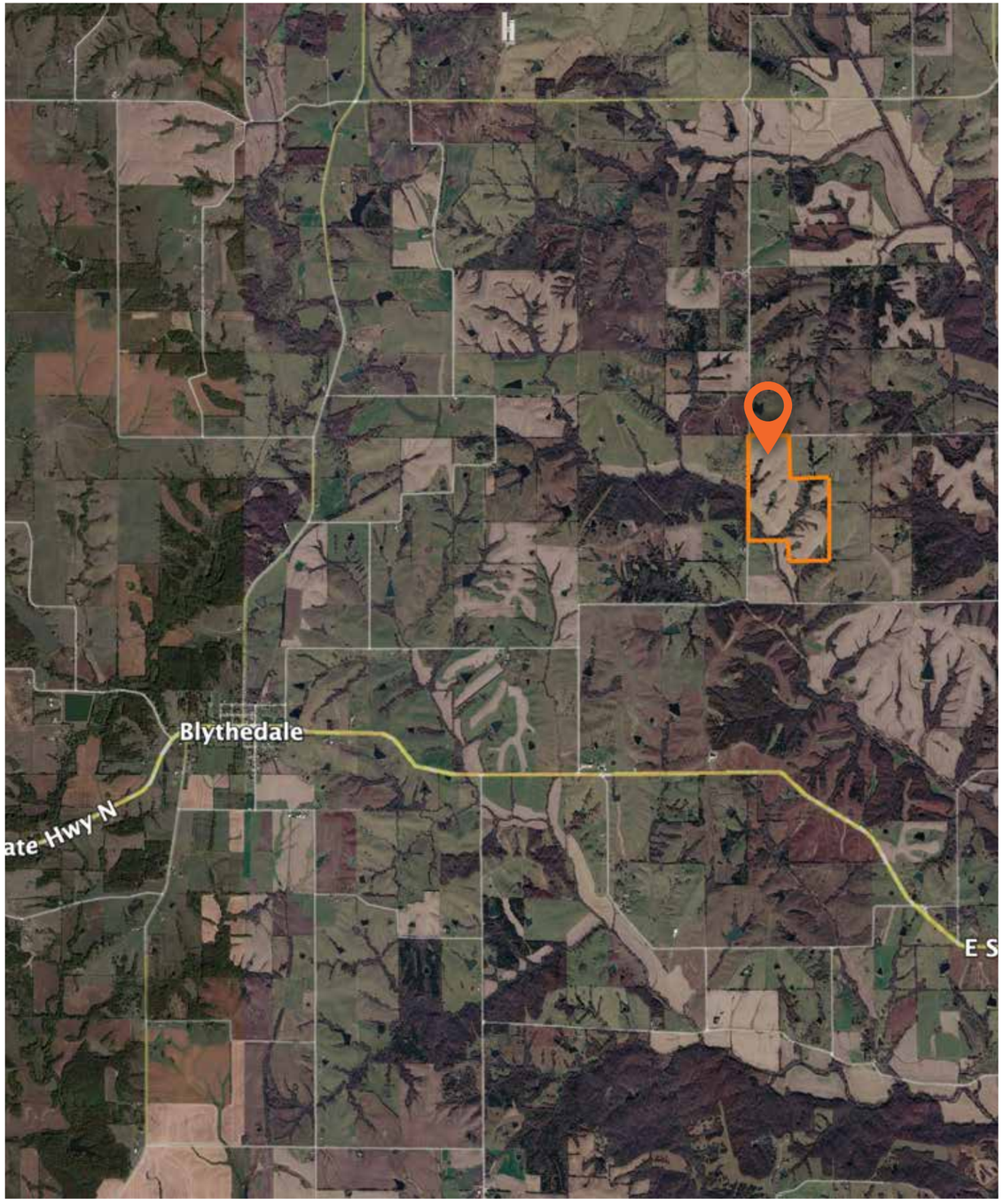
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N W E S

Area Symbol: MO081, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30200	Shelby loam, 9 to 14 percent slopes	68.08	38.4%		IIIe	72	72	61
30005	Adair loam, 3 to 9 percent slopes	33.96	19.2%		IIIe	72	72	62
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	32.00	18.1%		IIIe	66	66	46
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	30.16	17.0%		IIIw	67	67	57
30085	Grundy silt loam, 2 to 5 percent slopes	9.39	5.3%		IIe	74	74	64
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	1.97	1.1%		IVe	66	66	46
30057	Gara loam, 14 to 18 percent slopes	1.47	0.8%		VIe	66	66	52
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	0.16	0.1%		IIIe	73	73	58
				Weighted Average	**2.98**	***n 70.1**	***n 70.1**	***n 57.7**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family. If you're thinking about selling property, family land or not, or purchasing property for hunting or an investment, Brett knows what to do. Give him a call today.



BRETT ROBERTS

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