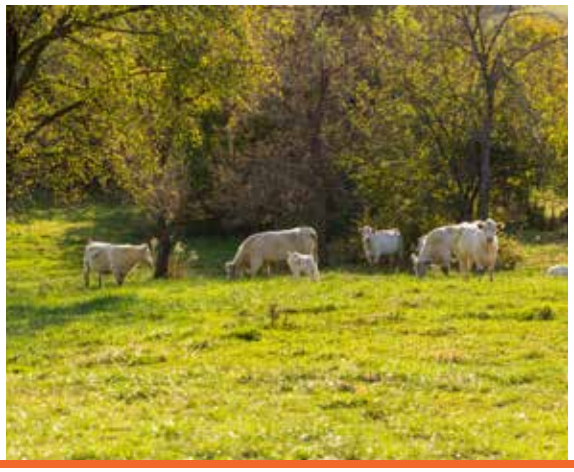
MIDWEST LAND GROUP

GRANT CITY PREMIER AGRICULTURE FARM

195 ACRES | WORTH COUNTY | MISSOURI









THE TRUSTED LEADER IN LAND SALES







GRANT CITY PREMIER AGRICULTURE FARM

COUNTY: WORTH | **STATE:** MISSOURI | **ACRES:** 195

The Worth County 195 is a premier agricultural property offering an exceptional combination of productive river-bottom cropland, gently rolling pasture, mature timber, and frontage along the Middle Fork of the Grand River. Located just one mile north of Grant City, Missouri, the farm is easily accessible from Highway 169 via a lightly traveled, dead-end gravel road. Its proximity to competitive grain markets, agricultural services, and established farming operators makes it an attractive opportunity for investors and owner-operators.

The farm features 167 tillable acres, including 120.6 acres of productive cropland and 46.4 acres of gently rolling pasture and hay ground with established alfalfa. Predominantly silt loam soils cover the property, with approximately 60% of the farm featuring gentle 0–2% slopes. The cropland is primarily situated in large, contiguous fields, allowing for long, efficient farming runs and excellent equipment accessibility. The remaining acreage consists of maintained pasture, mature timber, two ponds, and river frontage.

A reputable, long-term tenant has farmed the property and maintained cattle on the pasture since 1972. The tenant is hanging up his hat at the end of this year, allowing each of the farming and hunting rights to be available for the 2027 season. With potential agricultural and hunting leases, along with opportunities to expand cropland acreage, the farm offers estimated annual income upwards of $42,000 annually, subject to future lease terms.

The property's recreational appeal is impressive, situated in an area recognized for trophy whitetail hunting and simply the seclusion the entire farm offers. Mature timber corridors stretch through the cropland and pasture, creating natural wildlife travel routes, funnels, and ideal stand locations. Extensive river-bottom timber along the Middle Fork of the Grand River provides additional habitat, roosting trees, cover and stand locations. For those seeking a private hunting retreat, the elevated pasture near the northwest entrance with eclectic on site offers an outstanding potential cabin site overlooking a stocked pond and expansive river-bottom fields. This scenic setting provides an ideal place to relax and enjoy the beauty of Northwest Missouri.

Agricultural improvements include two approximately 6,000-bushel grain bins, a 40' x 60' barn with an attached lean-to, corrals, gates, perimeter fencing, and cross-fencing.

What distinguishes the Worth County 195 is its combination of productive farmland, exceptional upkeep, outstanding access to town, yet still a secluded recreational appeal. With nearly 85% of the acreage in agricultural production, convenient highway and grain market access, established improvements, and desirable river frontage, this property will continue to appreciate for years to come.

Contact Will Wiest, Land Broker with Midwest Land Group, for additional information or to schedule a private tour.

PROPERTY FEATURES

- 195 acres in Worth County, Missouri
- Located 1 mile north of Grant City, ½ mile east of Highway 169
- 166.96 FSA tillable acres
- 120.58 acres of cropland that could be extended to 140 +/-
- 46.38 acres of grassland
- Farming and hunting rights are open in 2027
- High-demand location with multiple large farm operations nearby
- Income potential of $38,000 - $42,000 annually
- Secluded, beautiful landscape ideal for a hunting cabin or weekend retreat
- Electric on the property
- Public rural water line available at the road
- Overall soil NCCPI 62.7
- Two current ponds
- 3,700 feet of gravel road frontage
- Two newer 6,000bu grain bins
- 40'x60' barn with lean-to
- Easy access for grain cars; direct access into bottom land
- Trophy whitetail and turkey hunting neighborhood
- ½ mile east of blacktop Highway 169
- 1 mile north of Highway 169 & 46 in Grant City, MO
- 2026 property taxes: $1,031.76



195 +/- ACRES





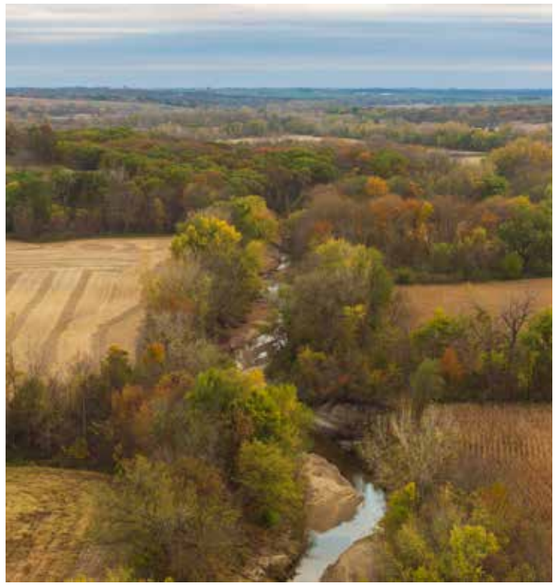
RIVER-BOTTOM CROPLAND

The Worth County 195 is a premier agricultural property offering an exceptional combination of productive river-bottom cropland, gently rolling pasture, mature timber, and frontage along the Middle Fork of the Grand River.









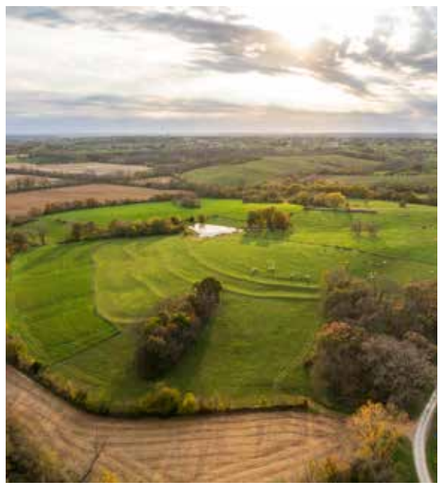


GENTLY ROLLING PASTURE











MATURE TIMBER

The remaining acreage consists of maintained pasture, mature timber, two ponds, and river frontage.



















40’X60’ BARN AND GRAIN BINS

Agricultural improvements include two approximately 6,000-bushel grain bins, a 40’ x 60’ barn with an attached lean-to, corrals, gates, perimeter fencing, and cross-fencing.



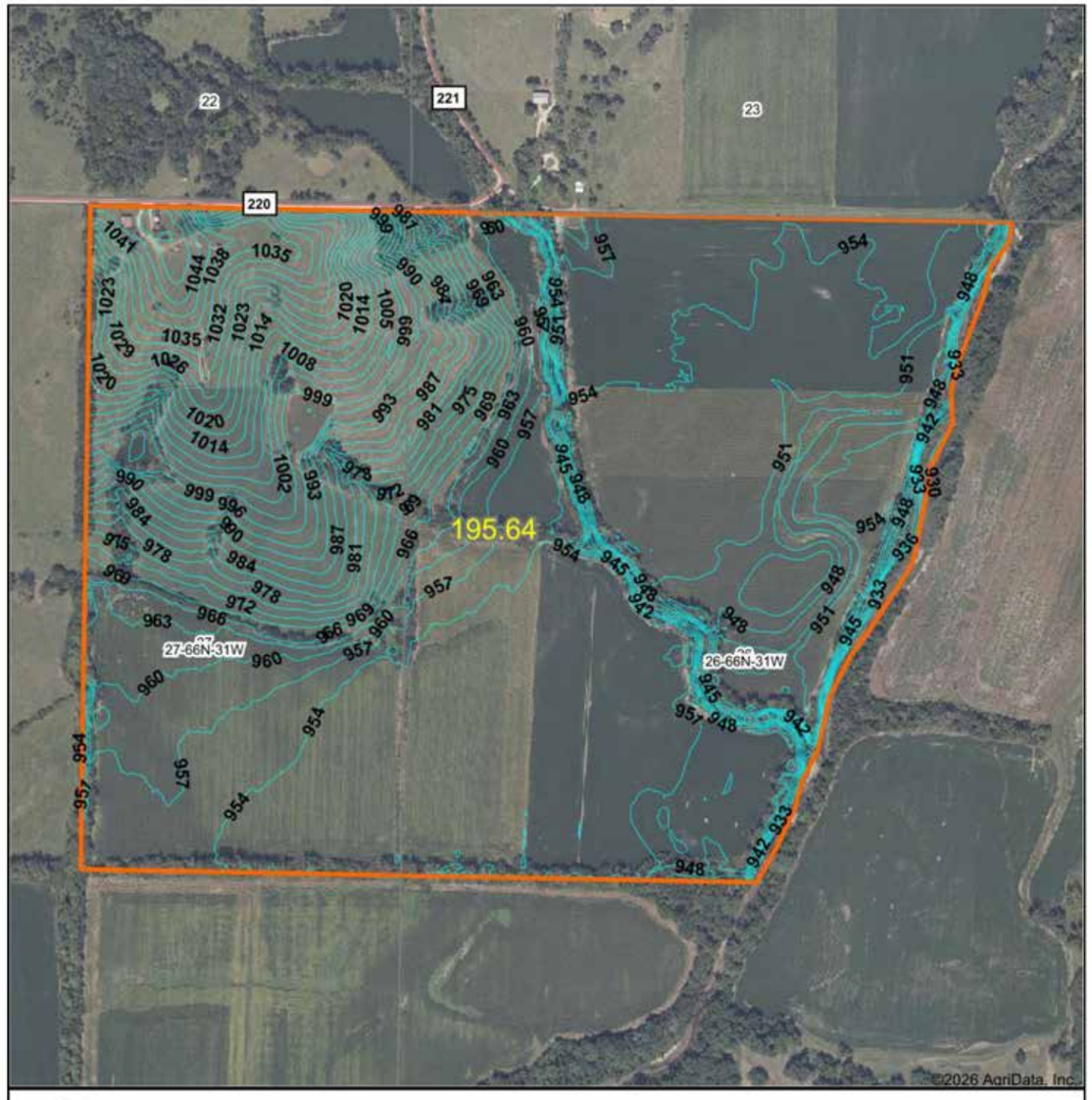


AERIAL MAPS





TOPOGRAPHY MAP



Maps Provided By surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 3 meter dem
Interval(ft):	3.0
Min:	927.5
Max:	1,051.1
Range:	123.6
Average:	966.6
Standard Deviation:	25.2 ft

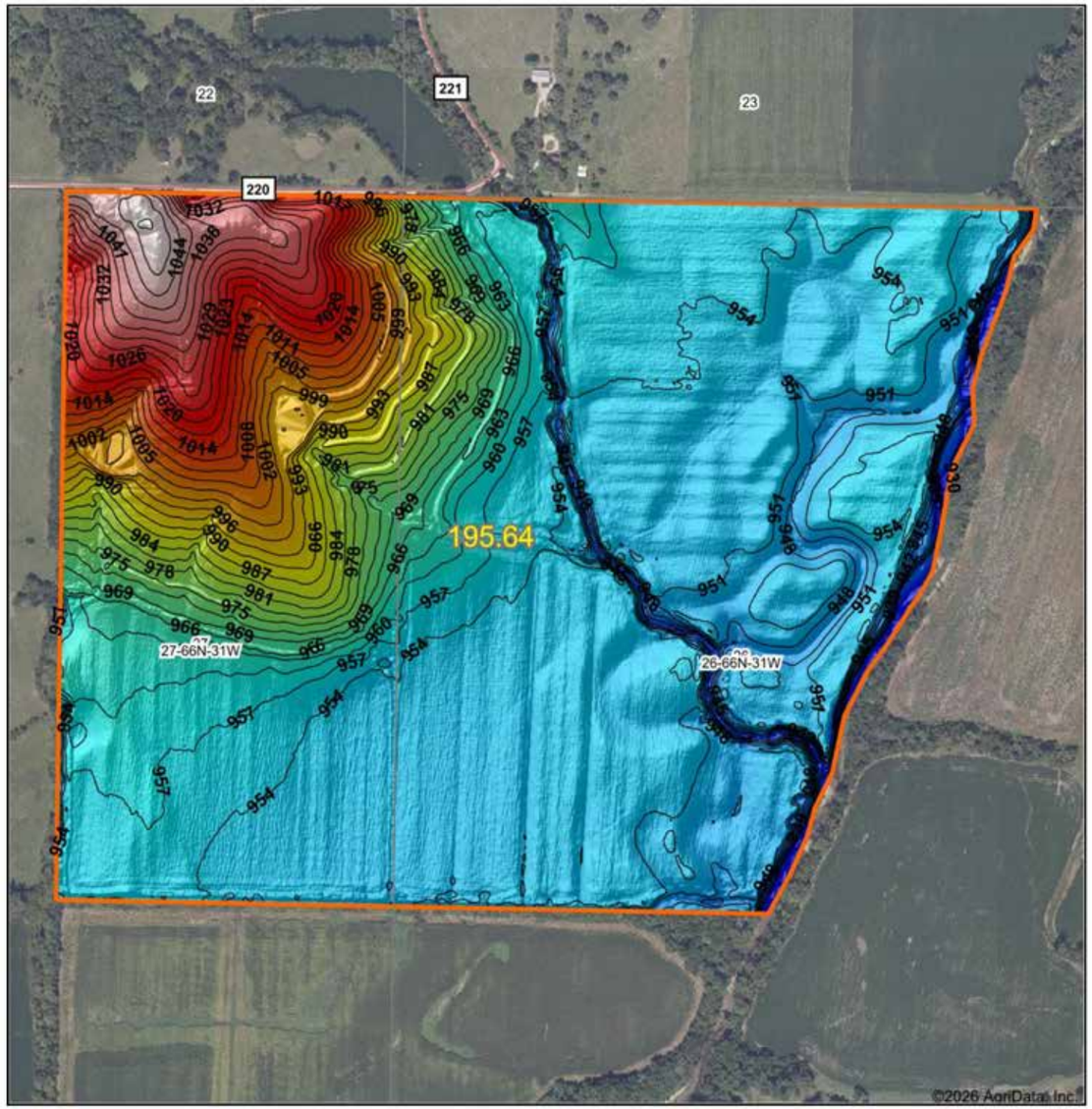
0ft 614ft 1227ft

10/14/2026

26-66N-31W
Worth County
Missouri

Boundary Center: 40° 29' 44.96, -94° 22' 56.92

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 927.5
Max: 1,051.1
Range: 123.6
Average: 966.6
Standard Deviation: 25.2 ft

0ft 583ft 1167ft

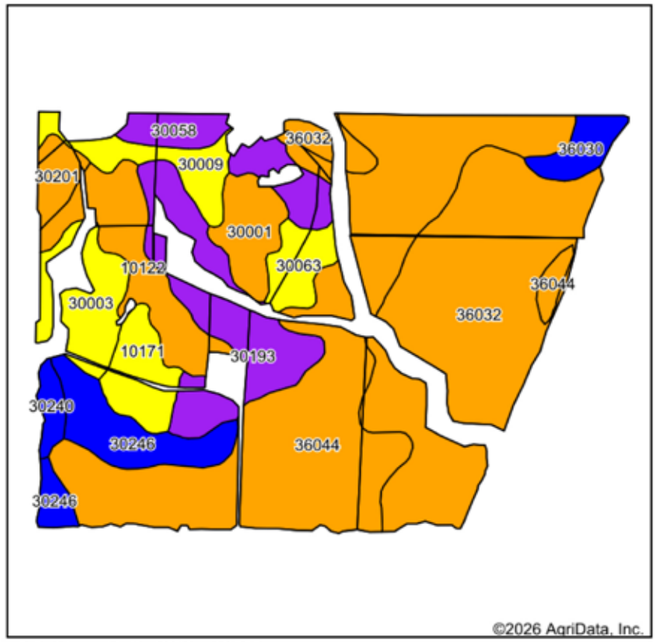
10/14/2026

26-66N-31W
Worth County
Missouri

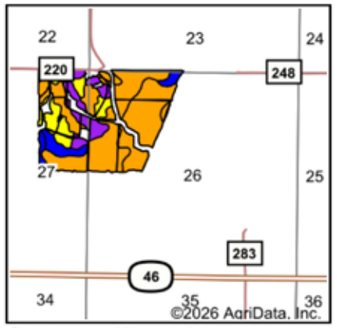
Boundary Center: 40° 29' 44.96, -94° 22' 56.92

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Worth**
Location: **26-66N-31W**
Township: **Fletchall**
Acres: **166.53**
Date: **10/14/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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
36044	Wabash silty clay loam, 0 to 2 percent slopes, occasionally flooded	51.33	30.9%		IIIw	14	14	4	54	54	47
36032	Nodaway silt loam, 0 to 2 percent slopes, overflow, frequently flooded	42.45	25.5%		IIIw				61	60	51
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	13.41	8.1%		VIe				61	61	45
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	9.87	5.9%		IIIe				64	64	47
30246	Olmitz loam, heavy till, 2 to 5 percent slopes	9.06	5.4%		IIe	152	152	41	91	91	77
30003	Adair and Shelby soils, 5 to 9 percent slopes, severely eroded	6.67	4.0%		IVe				65	65	46
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	6.53	3.9%		VIe				62	62	44
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	5.42	3.3%		IIIe				73	73	58
10171	Sharpsburg soils, 5 to 9 percent slopes, severely eroded	5.36	3.2%		IVe				79	79	59
30009	Adair silt loam variant and Adair loam, 2 to 5 percent slopes, eroded	5.16	3.1%		IVe				64	64	48

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

Land Broker | Serving MO & IA

816.703.9066

WWiest@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.