

LAND AUCTION



225.47 AC± | 2 TRACTS | PLATTE CO, MO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/14/26 AUCTION TIME: 1 PM CT

**AUCTION HELD AT: THE VINEYARD AT J. CREEK
16905 JOWLER CREEK RD, PLATTE CITY, MO 64079**

This is a rare chance to own a true Platte River legacy property—an outdoorsman's retreat designed to impress, and located just 21 miles from Kansas City International Airport. With approximately 1.7 miles of Platte River frontage, the farm offers exceptional water, habitat diversity, and year-round recreational appeal. Roughly 54 acres are enrolled in WRP, featuring four flood pools that are filled with a PTO driven gator pump, established shooting mounds and nesting structures, and a designated 1.5-acre food plot. Many of the WRP acres consist of marshy timber that consistently attracts waterfowl while also providing excellent cover for deer and other wildlife. With Mallards, geese, teal, dove, quail, and woodcock, this is a real Wing Shooter's paradise. An additional 91 acres of bottomland timber provide flexibility for habitat enhancement and continued recreational use. Near the front of the property, approximately 37 acres of productive upland tillable ground deliver dependable income to complement the recreational value. At the heart of the farm sits a 3,000± sq ft main lodge overlooking two ponds and the wetlands beyond. Built for comfort and entertaining, the lodge includes a spacious main living area, bedroom, and bath, plus a converted shop offering an executive bunk room, one full bath, and one half bath. A game-cleaning station, bar, and generous outdoor gathering space make it ideal for hosting family, friends, or corporate retreats. A fully remodeled guest cabin offers additional accommodations with a large porch, new kitchen, two bedrooms, one bath, and an attached one-car garage. Additional improvements include a heated dog kennel, 860± sq ft heated and insulated equipment shed, and a 12x20 decoy shed.

TRACT 1 DESCRIPTION: 134± ACRES

This property is a true wingshooting and whitetail haven, built around thoughtfully designed habitat and first-class improvements. Over 54 acres are enrolled in WRP with more than a half-mile of Platte River frontage and a diverse wetland system anchored by two primary sloughs. Pools are filled with a PTO driven gator pump. The 8" discharge, when pumping from 15 feet above the river, moves 2900 gallons per minute, or 1,392,000 gallons per 8 hours. Slough 1 spans approximately 4.5 acres, flooding to 6.5-7 feet deep, and is loaded with smartweed and other native waterfowl food sources. Nearby is a 1.5-acre designated food plot positioned to complement both waterfowl and deer movement. Slough 2 consists of three flood-control pools that fill in succession, extending huntable water conditions through changing weather. Berms around both systems have been planted in various food sources over the years, and each pool includes shooting mounds and nesting cover, ready for pit installation if desired. Roughly 10 acres of the WRP are marshy timber that consistently draws wood ducks, teal, and woodcock, while warm-season grasses near Slough 2 add upland diversity for quail and dove.

Complementing the wetlands are 37± acres of tillable ground with rich silt loam soils, much of which averages in the 80s on the NCCPI scale. The current farmer is interested in continuing a 2/3-1/3 crop share lease. Two fish ponds add year-round recreation, including one extensively reinforced and supplemented with bentonite to reduce leakage and improve long-term water retention, and several PVC and Cinder block fish nesting habitat structures have been added during pond renovations.

At the center sits a 3,000± sq ft modern rustic lodge with interior and exterior stone fireplaces, a large common area, bar, game-cleaning station, executive bunk room, and multiple baths for hosting groups. Up the drive is a 960± sq ft guest cabin with 2 beds, 1 bath, a garage, an efficient kitchen, and a porch overlooking the pond and lodge. Additional improvements include a heated dog kennel, 860± sq ft heated/insulated equipment shed, and a 12x20 decoy shed.

Deeded acres: 134
Soil Types: Higginsville Silt Loam, Nodaway Silt Loam, Sibley Silt Loam
Soil PI/NCCPI/CSR2: NCCPI weighted average 77, 80's, 90's
CRP Acres/payment: N/A
Taxes: 3,292.07 (2025)
Lease Status: No leases
Possession: Immediate possession at closing
Survey needed?: No
Brief Legal: 134± acres locates pt SW ¼ S24 T54N R34W Platte Co, MO
PIDs: 09-6.0-24-000-000-004.000
Lat/Lon: 39.47689, -94.67351
Zip Code: 64018

TRACT 2 DESCRIPTION: 91.47± ACRES

This 91-acre tract is a rare blank slate for the land investor or recreational buyer looking to shape a river-bottom property into something special. Made up entirely of bottomland timber and offering over a mile of river frontage, the opportunities here are as diverse as they are exciting. A major sandbar on an outward bend of the river creates a natural gathering spot—perfect for campfires, weekend get-togethers, and making memories. Whitetail activity is strong throughout the tract, and existing stand and mineral sites are already positioned to take advantage of prominent west and south winds. An old slough remnant provides a natural bedding area that deer consistently use, while mature maple and cottonwood trees offer excellent turkey roosting habitat.

With its river setting, the potential for waterfowl-focused improvements is a major bonus, and the habitat could be taken to the next level with additional enhancements. A portion of the understory has already been managed in preparation for future cattle grazing, while the remainder provides thick, quality cover for wildlife. Adding to the uniqueness is a sand deposit near the river that offers an elevated vantage point in an otherwise flat landscape.

Deeded acres: 91.47
CRP Acres/payment: No CRP
Taxes: 20.01 (2025)
Lease Status: No leases
Possession: Immediate possession at closing
Survey needed?: No
Brief Legal: 91.47± acres pt E ½ NW ¼ and pt NE ¼ S25 T54N R34W Platte Co, MO
PIDs: 09-6.0-24-000-000-005.000,
09-7.0-25-000-000-002.000,
09-7.0-25-000-000-002.001
Lat/Lon: 39.4673, -94.66335
Zip Code: 64018



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

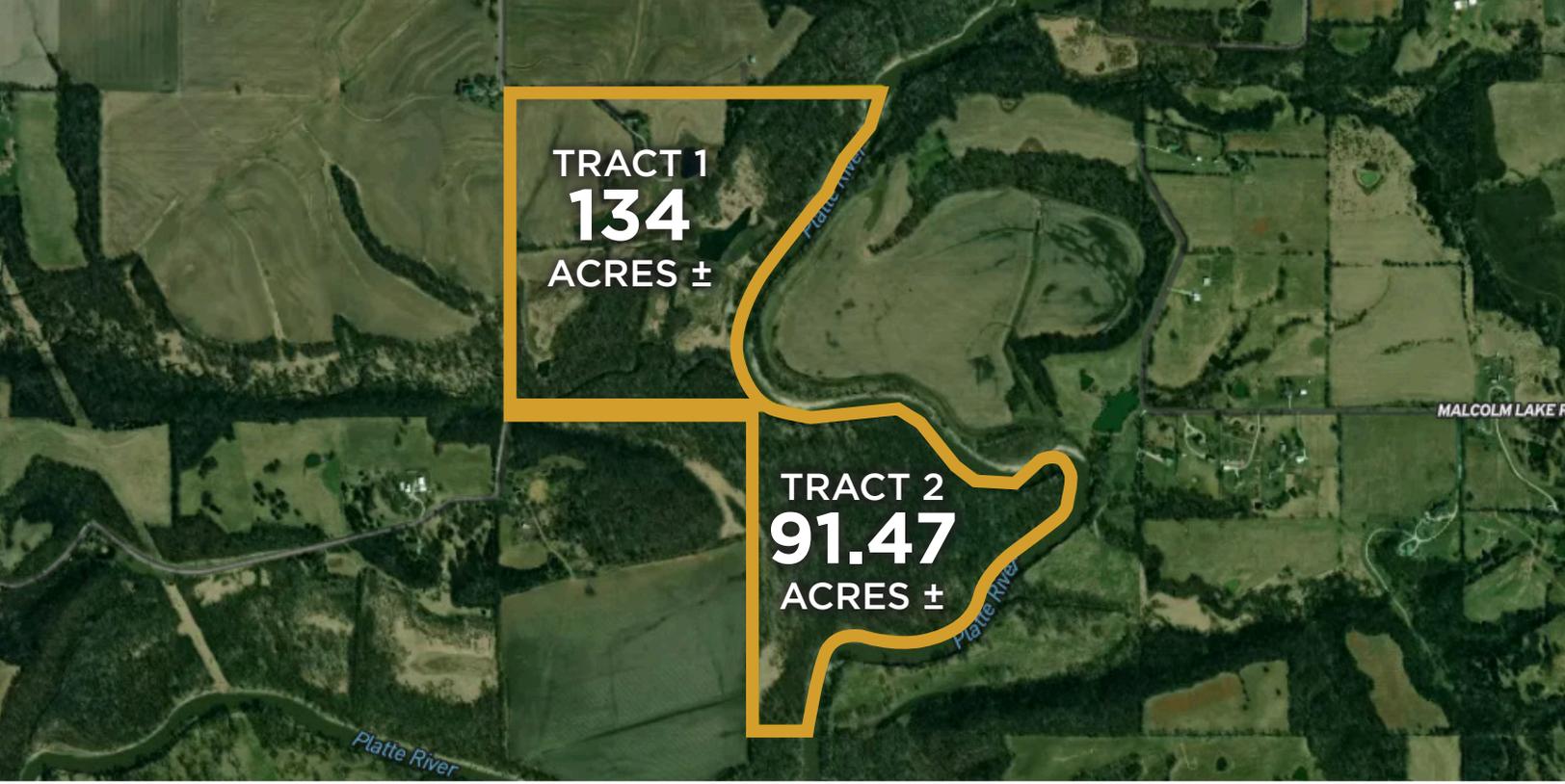
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TRACT 1
134
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TRACT 2
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