

MIDWEST LAND GROUP PRESENTS

14 ACRES IN

JACKSON COUNTY MISSOURI

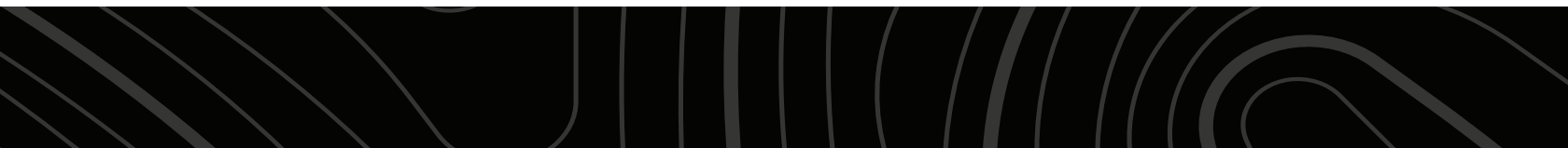


MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT **TIMBER TRACT IN TOWN**

Developers and builders, have a look at this timber tract in the heart of Lee's Summit! This property has an incredible south elevation for dividing into those custom build jobs, and could easily be perfect for walkouts with timber views. The Utilities are close by with extended

city street access. There is some marketable timber throughout the whole acreage that might offset groundbreaking expenses. It's hard to find something this unique with this location in Lee's Summit. Come take a tour to capitalize on your vision and investment.



PROPERTY FEATURES

PRICE: **\$299,500** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **14**

- Location
- Lee's Summit schools
- Utilities available
- Some marketable timber
- Topography for walkouts
- Wildlife
- Close to city park
- Close to shopping
- Close to restaurants



UNIQUE LOCATION

Developers and builders, have a look at this timber tract in the heart of Lee's Summit! It's hard to find something this unique with this location in Lee's Summit. Come take a tour to capitalize on your vision and investment.



WILDLIFE



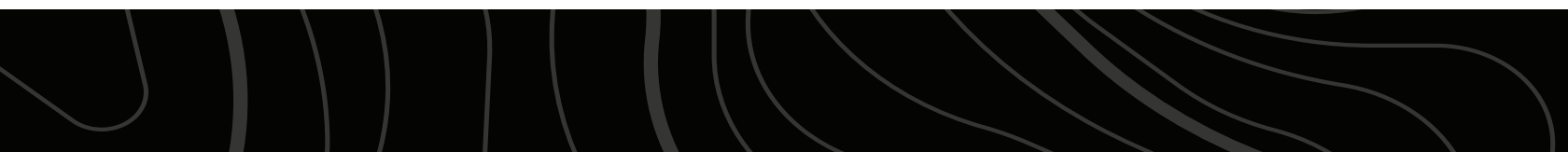
MARKETABLE TIMBER



CREEK



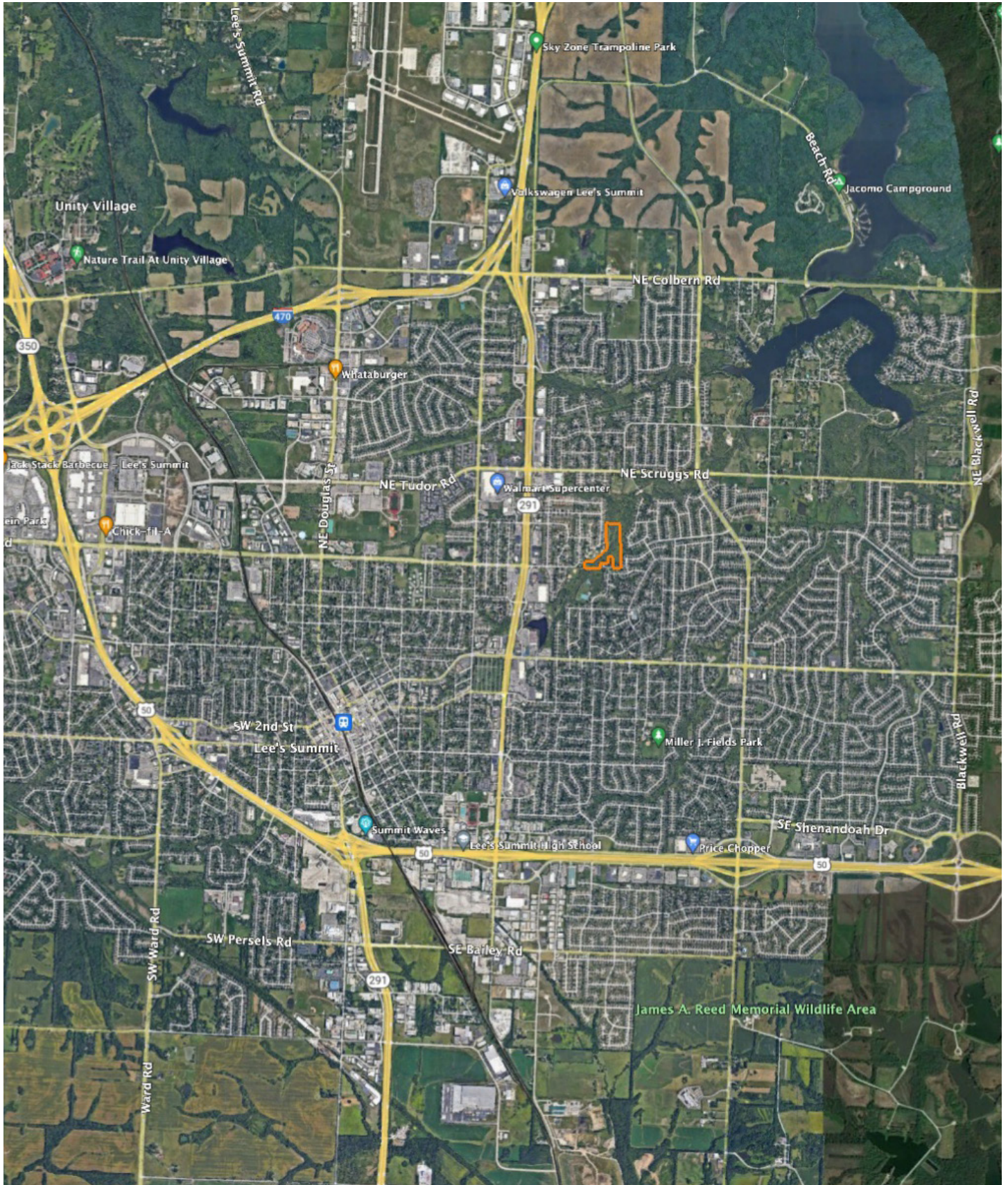
ADDITIONAL PHOTOS



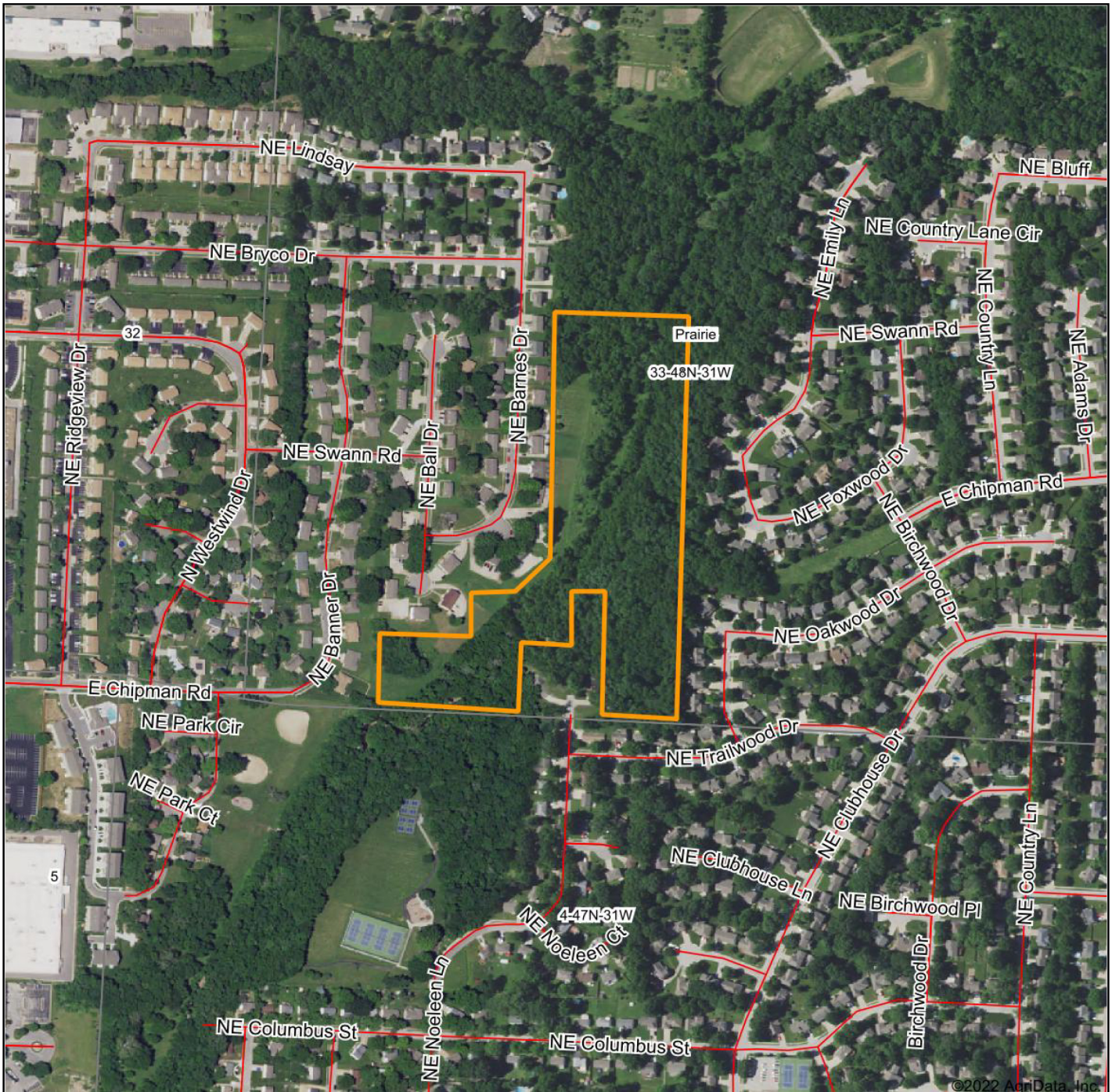
ADDITIONAL PHOTOS CONTINUED



OVERVIEW MAP

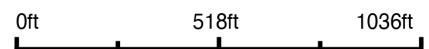


AERIAL MAP



©2022 AgriData, Inc.

Map Center: 38° 55' 32.26, -94° 21' 9



Maps Provided By:



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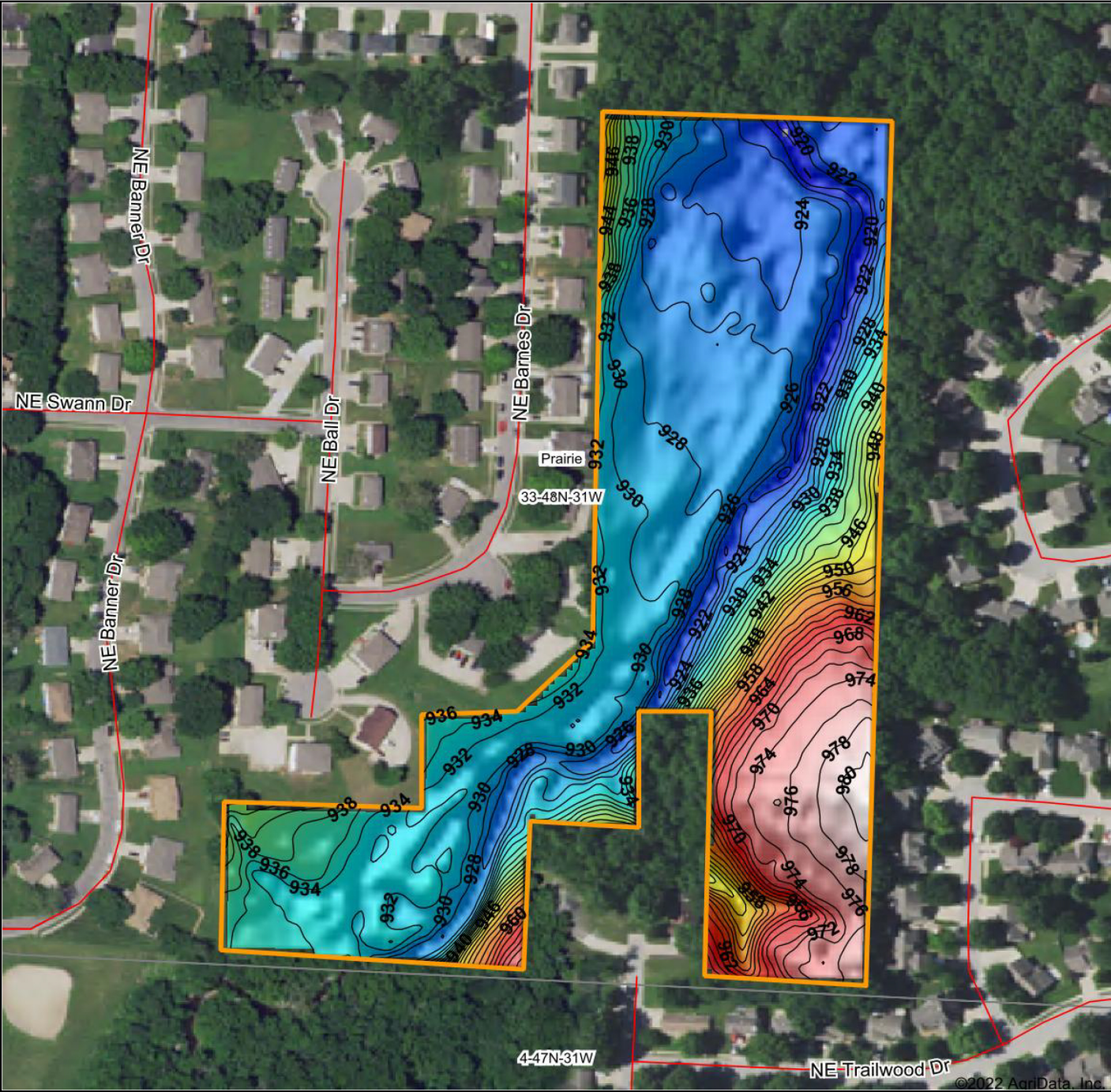
www.AgriDataInc.com

33-48N-31W
Jackson County
Missouri



6/23/2022

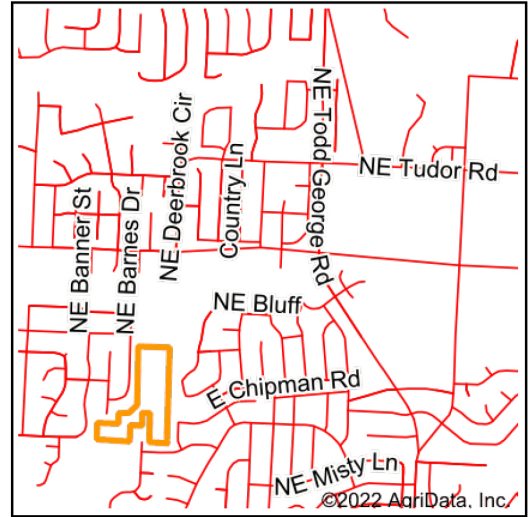
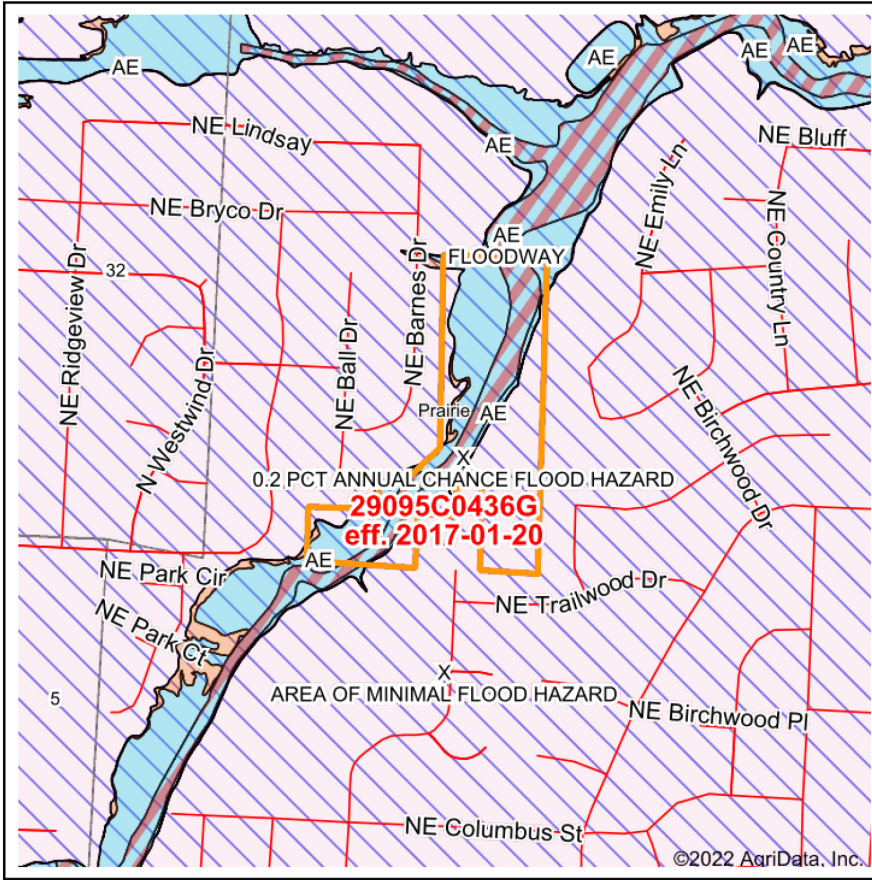
HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 2 Min: 917.5 Max: 981.4 Range: 63.9 Average: 938.4 Standard Deviation: 17.65 ft</p>	<p>0ft 241ft 482ft</p> <p> 6/23/2022 33-48N-31W Jackson County Missouri map center: 38° 55' 32.26, -94° 21' 9 </p>
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FEMA MAP



Map Center: 38° 55' 32.26, -94° 21' 9
 State: MO Acres: 15.47
 County: Jackson Date: 6/23/2022
 Location: 33-48N-31W
 Township: Prairie



Maps Provided By:



Name	Number	County	NFIP Participation	Acres	Percent
City of Lee's Summit	290174	Jackson	Regular	15.47	100%
Total				15.47	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

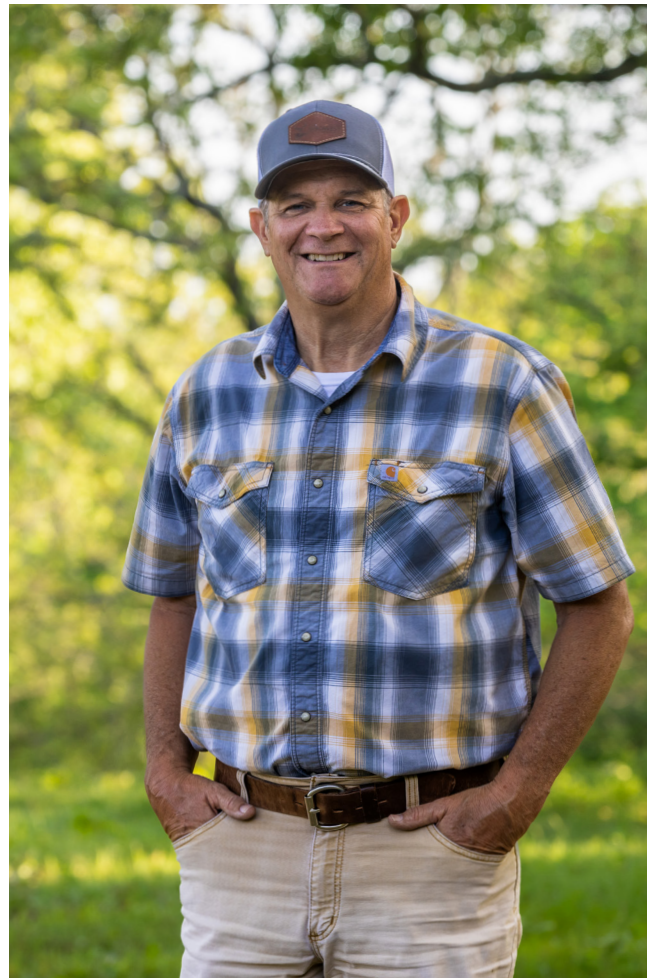
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	6.96	45.1%
AE		100-year Floodplain	4.55	29.4%
AE	FLOODWAY	100-year Floodplain	2.9	18.7%
AE		100-year Floodplain	0.78	5.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.22	1.4%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.06	0.4%
Total			15.47	100%

Panel	Effective Date	Acres	Percent
29095C0436G	1/20/2017	15.47	100%
Total		15.47	100%

AGENT CONTACT

Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and four grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



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