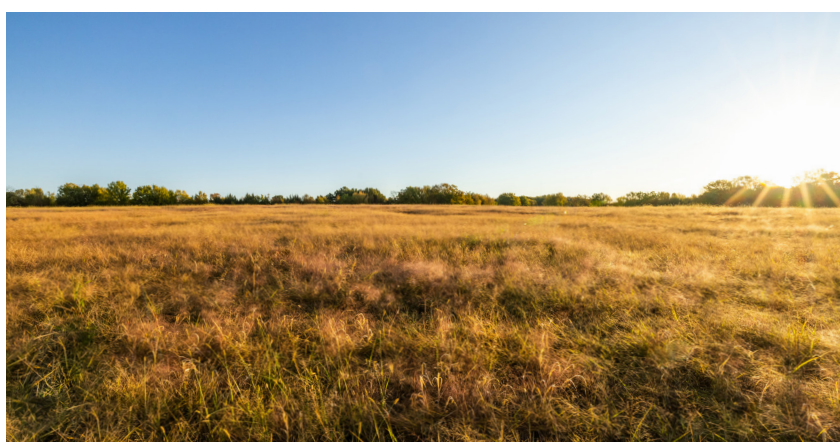


MIDWEST LAND GROUP PRESENTS



CASS COUNTY, MO

37.5 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD THAT DREAM HOME IN CASS COUNTY

This beautiful land is off of School Road in Peculiar, Missouri right next to Ray-Pec schools and on the edge of town. Perfect location for commuting to the city as it lies close to Interstate 49. You will notice that the acreage lays flat with gentle slopes which gives one many build sight choices. Here is your opportunity to have a recreation

property and build that barndominium or home you have dreamed about close to town. This 37.5 +/- acre tract is the west part of a 75 +/- acre development tract that is currently offered. The sellers are surveying a legal entrance to the tract in which the buyer would be required to build the road and install utilities, which are at the road.



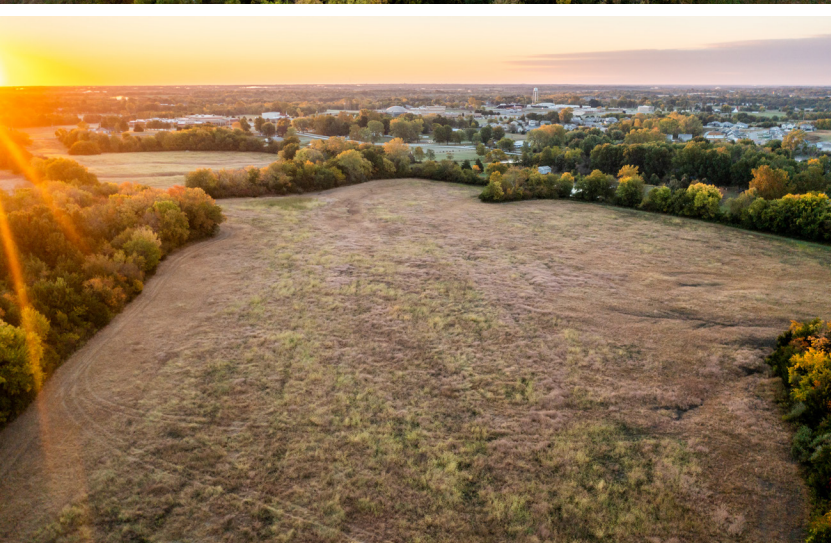
PROPERTY FEATURES

PRICE: **\$495,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **37.5**

- Location
- Accredited schools
- Utilities at School Rd.
- Quick commute
- Zoning county
- Flat topography
- Near shopping
- Near churches
- Access TBD
- Timber



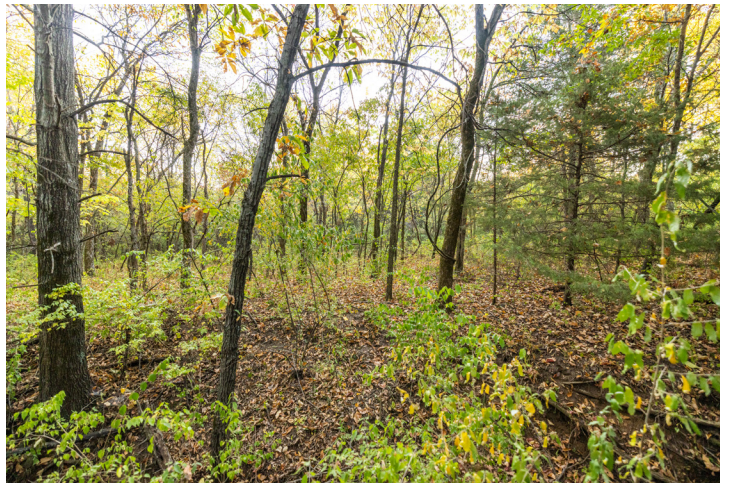
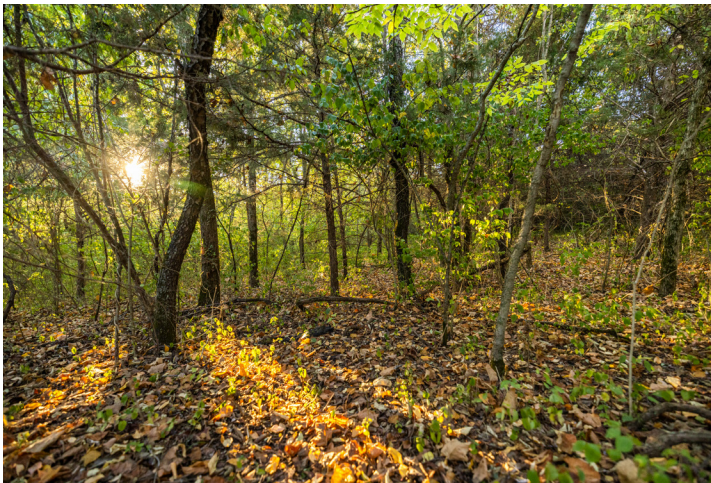
37.5 +/- ACRES



FLAT TOPOGRAPHY



TIMBER



AERIAL MAP



Maps Provided By:



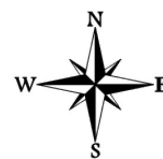
© AgriData, Inc. 2021

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Map Center: 38° 45' 6.16, -94° 28' 0.71

0ft 287ft 573ft

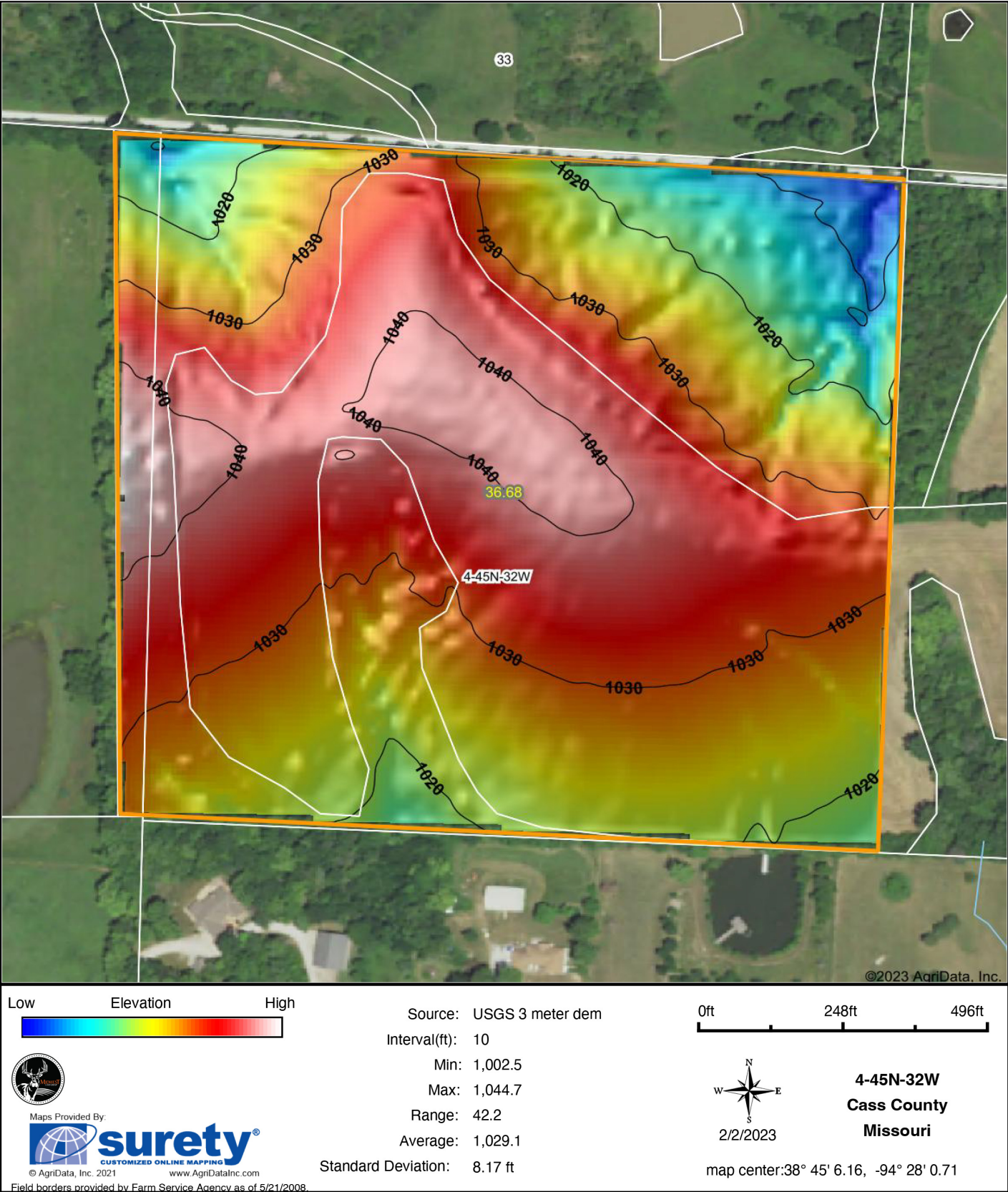
4-45N-32W
Cass County
Missouri



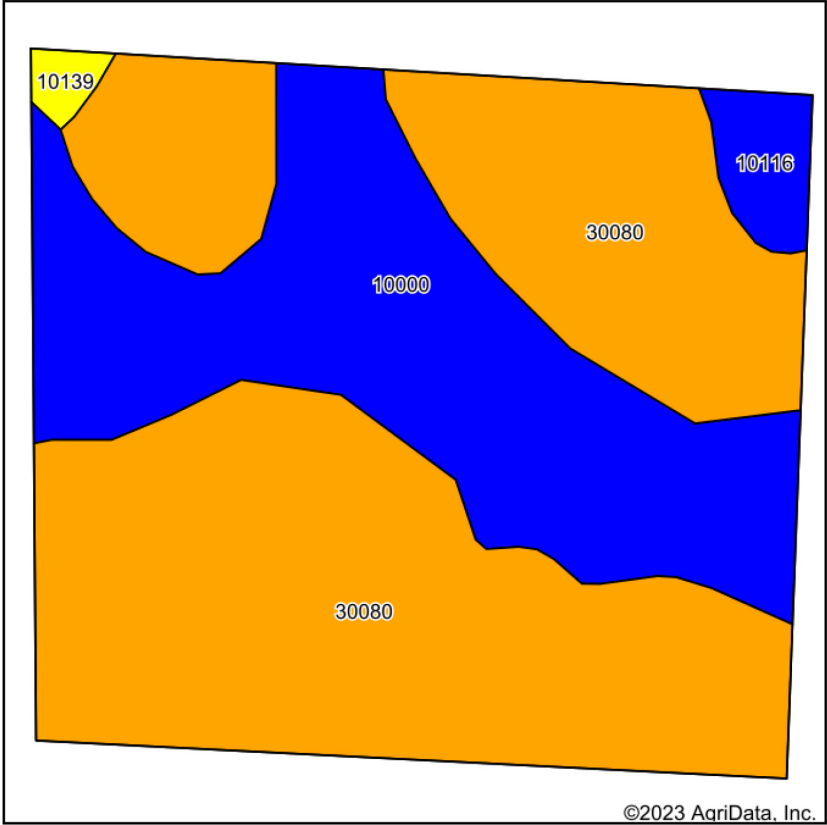
2/2/2023

Field borders provided by Farm Service Agency as of 5/21/2008

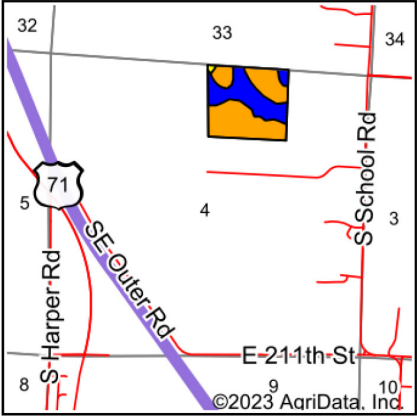
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cass**
Location: **4-45N-32W**
Township: **West Peculiar**
Acres: **36.68**
Date: **2/2/2023**



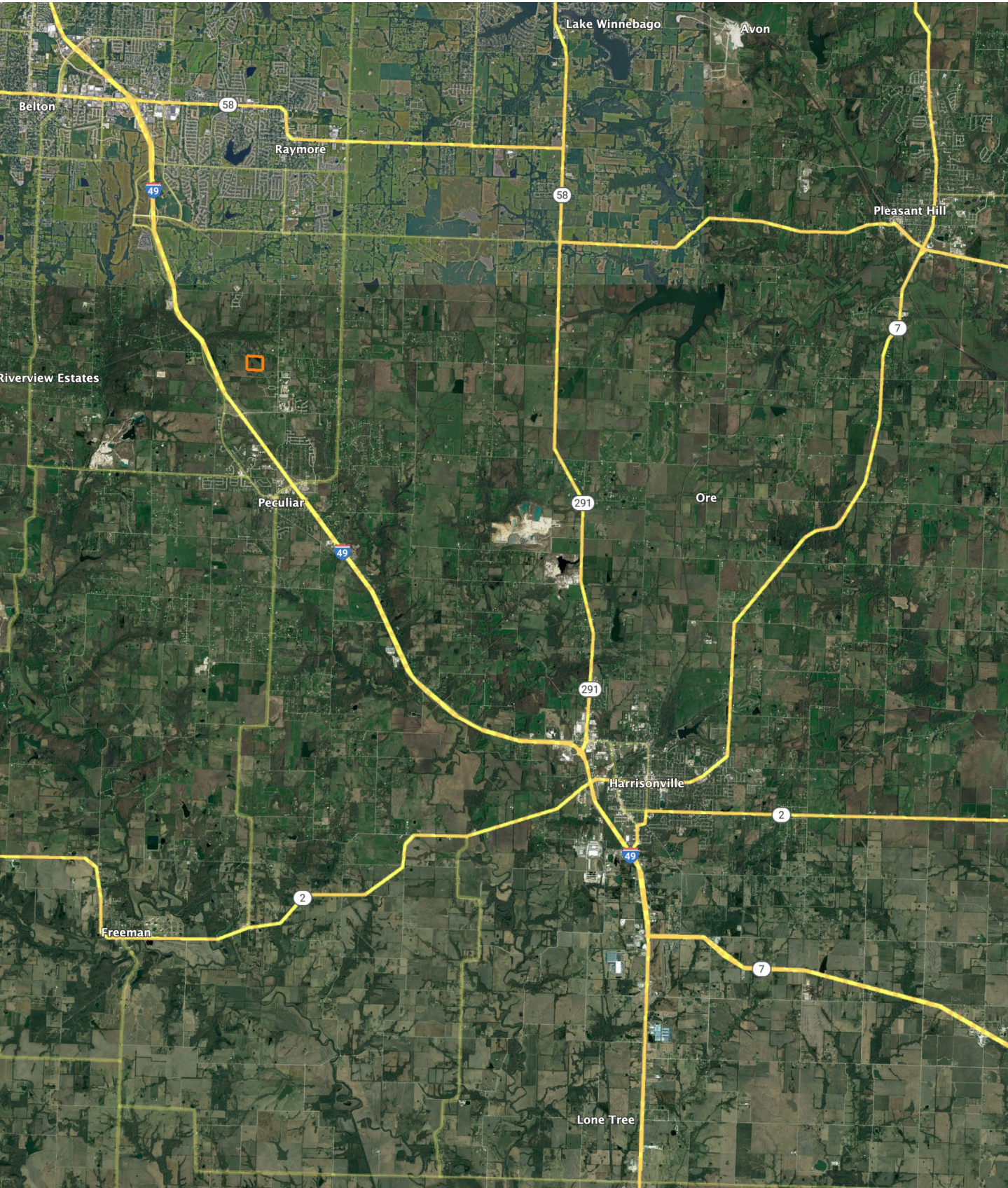
Maps Provided By:



Area Symbol: MO037, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
30080	Greenton silty clay loam, 5 to 9 percent slopes	23.16	63.1%		> 6.5ft.	Somewhat poorly drained	Ile	52	45	46	52	40
10000	Arisburg silt loam, 1 to 5 percent slopes	12.25	33.4%		> 6.5ft.	Somewhat poorly drained	Ile	80	80	62	64	
10116	Sampsel silty clay loam, 2 to 5 percent slopes	0.96	2.6%		> 6.5ft.	Poorly drained	Ile	59	59	50	49	
10139	Snead silty clay loam, 5 to 14 percent slopes	0.31	0.8%		2.6ft. (Paralithic bedrock)	Moderately well drained	IVe	45	45	42	35	1
Weighted Average							2.65	*n 61.5	*n 57.1	*n 51.4	*n 55.8	*n 25.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

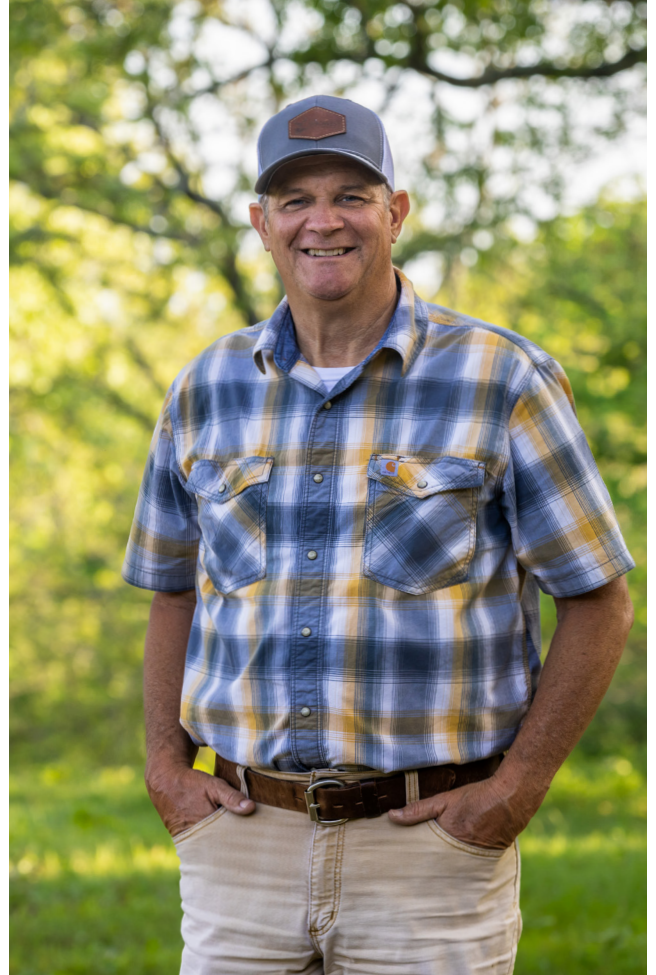
OVERVIEW MAP



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.



BRIAN ROOKSTOOL,
LAND AGENT

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MidwestLandGroup.com

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