

MIDWEST LAND GROUP PRESENTS



# CASS COUNTY, MO

20 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# EQUESTRIAN ESTATE CLOSE TO TOWN

Looking for a beautiful heartland within minutes of shopping and dining? This 20 +/- acres homestead and 4 stall Morton building welcomes you home from the minute you turn up the drive! Enjoy this well-manicured farm with 3,000 square feet of living space boasting 4 bedrooms and 3 baths. Drink in the view from the kitchen and living room providing an open feeling to the great outdoors! Missouri's four seasons can be appreciated in this retreat from the business of the city. During the cooler months family and friends can warm up to the rustic, stone fireplace.

The master bedroom has a newly added ensuite. Two additional rooms on the main floor can be used as bedrooms or offices. Upstairs you will find yet another master-size bedroom and bathroom with double vanity, tub, and shower. Discover the finished basement with a

built-in entertainment center ready for movie and game nights. A spacious bedroom with an abundance of extra storage is on this level as well.

Appreciate the 4 stall Morton building complete with tack room, bathroom, concrete floors, and electricity. The 20 acres are fenced and cross-fenced with a corral, including two sheds at the north edge of the farm. To lighten your workload 4 water hydrants are strategically placed around the farm for watering animals and plants. The front of the farm is currently used for haying but could easily be fenced and grazed. So many amenities a new owner can settle right into this stately forever farm. Close to Pleasant Hill schools with a quick driving distance to 150 Highway, shopping, and restaurants. The location is prime! To schedule your tour, call agent Brian Roostool at (816) 804-1076.





# PROPERTY FEATURES

PRICE: **\$945,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **20**

- Manicured 20+ acres
- 4 bedrooms, 3 baths
- Double car garage
- Front porch
- New master en-suite
- Stone fireplace
- 4 stall Morton building with concrete floors, tack room, bathroom, electricity
- Fenced and cross-fenced with corral
- Decorative white vinyl fence
- 4 water hydrants
- Weather sheds
- Home sits 450 ft. away from road





# BEAUTIFUL HOME ON 20 ACRES

Enjoy this well-manicured farm with 4,000 square feet of living space boasting 4 bedrooms and 3 baths. Drink in the view from the kitchen and living room providing an open feeling to the great outdoors!





# 4 BEDROOMS, 3 BATHS





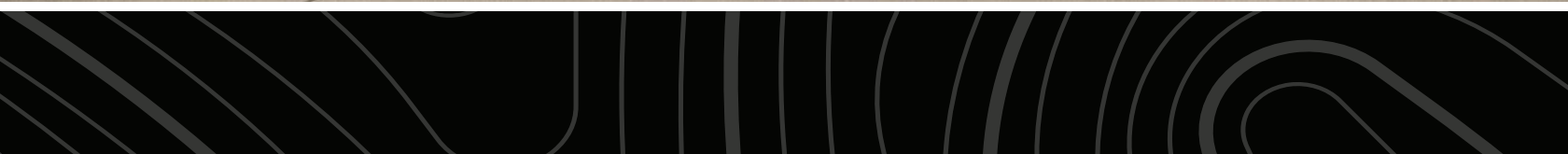
## FRONT PORCH

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## DOUBLE CAR GARAGE

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# 4 STALL MORTON BUILDING





# FENCED AND CROSS-FENCED WITH CORRAL

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# DECORATIVE WHITE VINYL FENCE

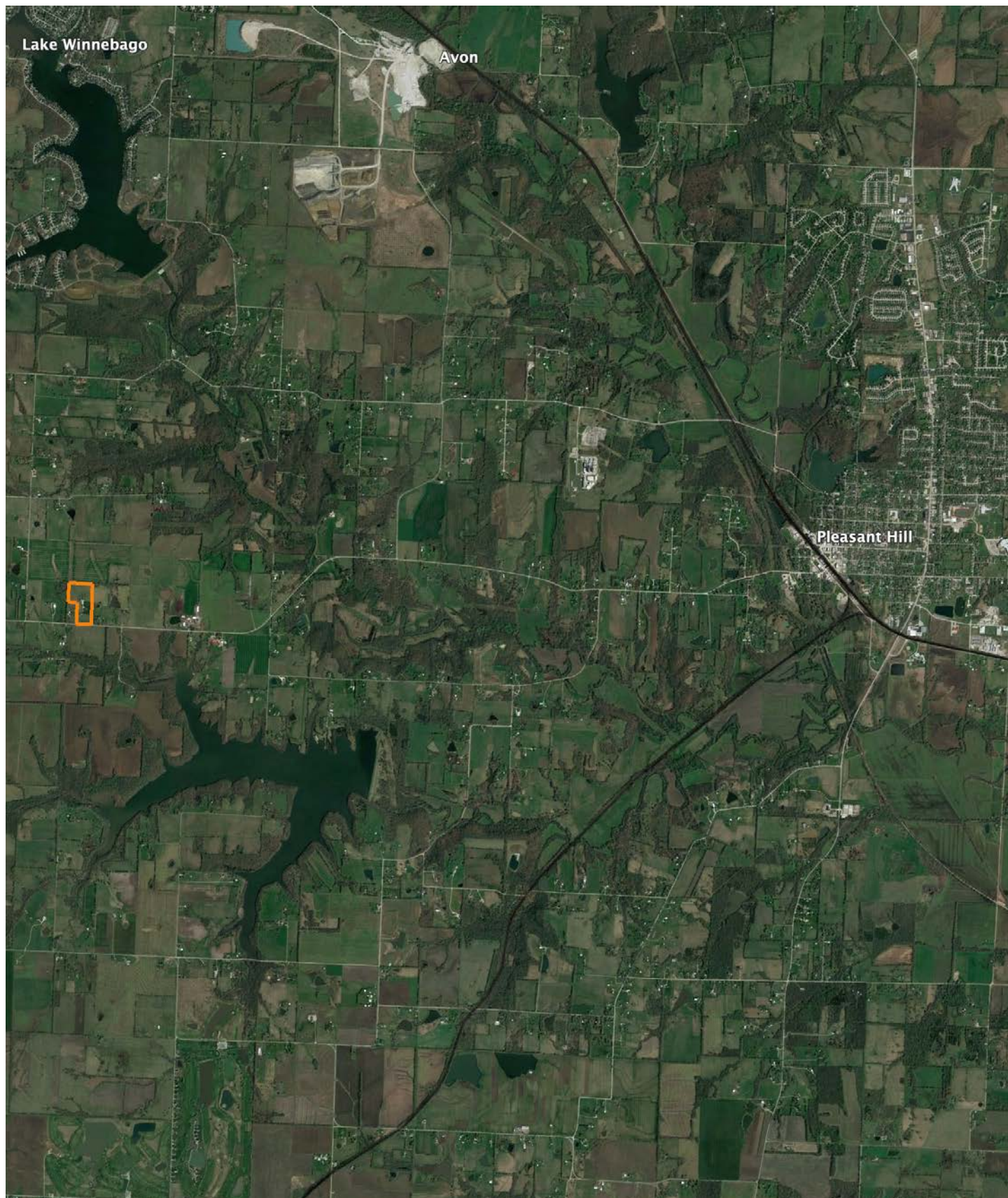
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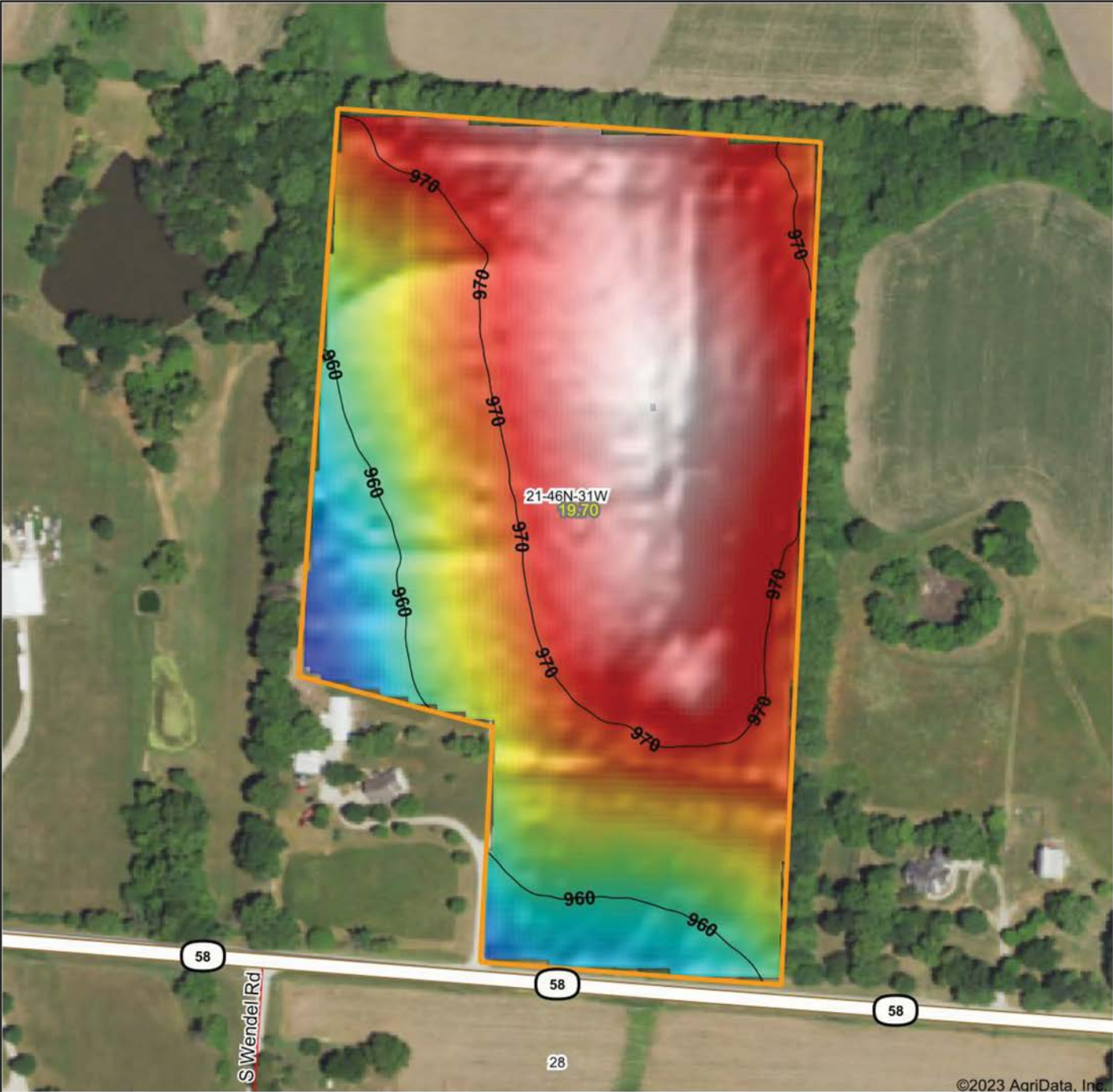
# OVERVIEW MAP





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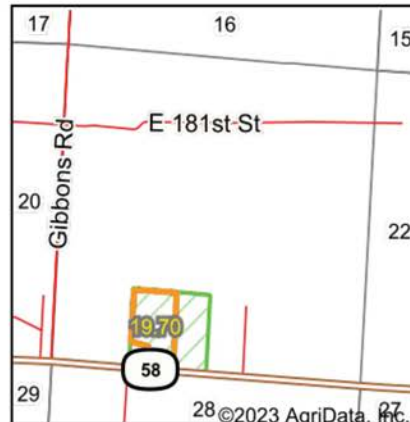
# HILLSHADE MAP



<p>Low      Elevation      High</p> 	<p>Source: USGS 3 meter dem          Interval(ft): 10          Min: 952.1          Max: 977.2          Range: 25.1          Average: 968.6          Standard Deviation: 5.81 ft</p>	<p>0ft      241ft      483ft</p> 
 <p>Maps Provided By:  <b>surety</b>  <small>CUSTOMIZED ONLINE MAPPING</small>          © AgriData, Inc. 2023      www.AgriDataInc.com</p>		 <p>3/16/2023</p> <p><b>21-46N-31W</b>  <b>Cass County</b>  <b>Missouri</b></p> <p>map center: 38° 46' 53.3, -94° 21' 32.69</p>



# PLSS LEGAL DESCRIPTION



Acres: 19.7  
 Date: 3/16/2023  
 Township: Big Creek  
 County: Cass  
 State: Missouri



Maps Provided By:



PLSS Source: Various State Sources

PLSS Note: No Government Lots. Quarters created by equally splitting the sections

Short Legal:

PT SESW 21-46N-31W

Long Legal:

PART OF THE SE1/4 SW1/4 OF SECTION 21, TOWNSHIP 46 NORTH, 31 WEST, CASS COUNTY, MISSOURI

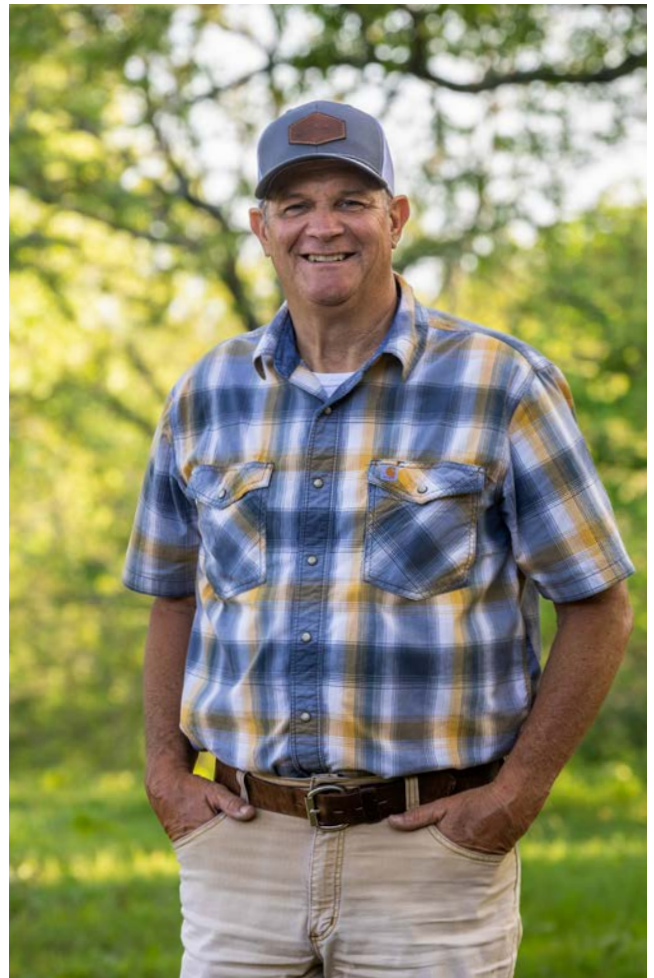


# AGENT CONTACT

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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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