

MIDWEST LAND GROUP PRESENTS

43 ACRES IN

LAFAYETTE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

43 +/- ACRES WITH MULTIPLE BUILD SITES AND TILLABLE IN A PRIME LOCATION

Welcome to your very own piece of paradise less than 20 minutes from Kansas City. This stunning property has a blend of rolling terrain, open tillable fields, and beautiful timber with a picturesque stream. Options are endless with this piece offering multiple build sites, income-producing tillable ground, and excellent hunting.

If you are looking to build, this property offers an ideal canvas with access to water and electricity at the road frontage and midway to the back property line. Multiple homesite locations surrounded by panoramic views! Are

you looking to build a getaway cabin close to town with room to hunt and ride ATVs? This is it!

The existing farming contract expires after the soybeans are harvested fall of 2023. The farmer is willing to continue with a new contract if desired. This will provide you income while you wait to build your dream home or getaway cabin.

Contact Scott Ventimiglia at (816) 695-4294 to schedule a showing!



PROPERTY FEATURES

PRICE: **\$393,000** | COUNTY: **LAFAYETTE** | STATE: **MISSOURI** | ACRES: **43**

- 43 +/- acres
- 20 minutes from Kansas City
- 5 minutes from Odessa
- Electricity and water access
- Multiple build sites
- ROI 32 +/- acres of terraced tillable
- Timber with stream
- Excellent hunting



32 +/- ACRES OF TILLABLE

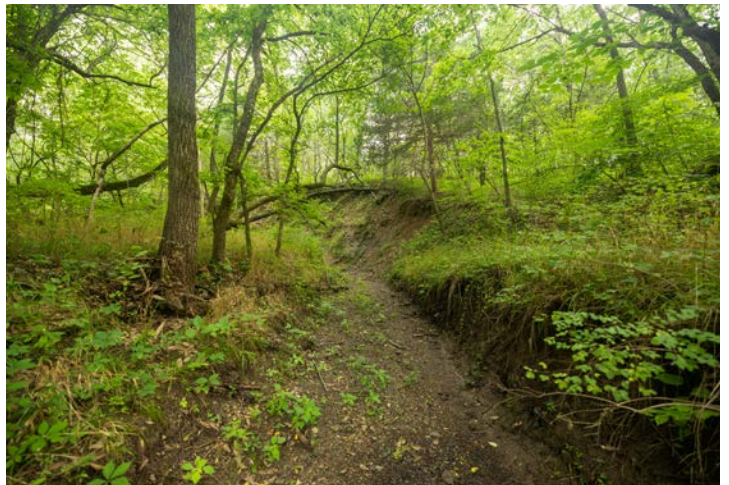
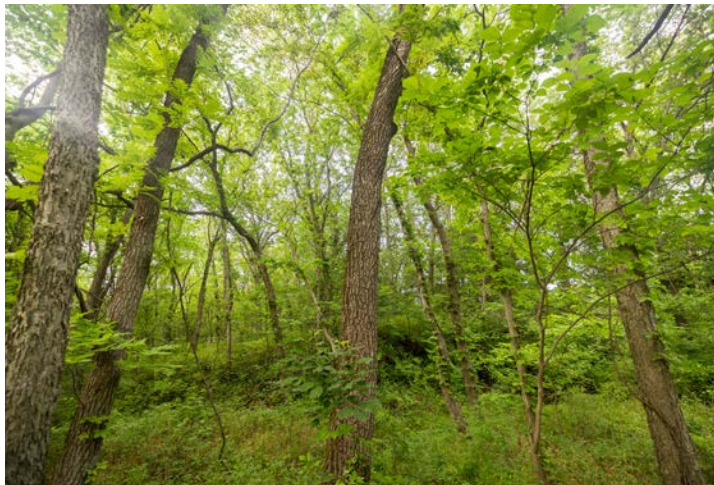
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EXCELENT HUNTING



TIMBER WITH STREAM



MULTIPLE BUILD SITES

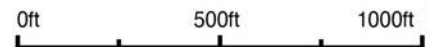


AERIAL MAP



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Boundary Center: 39° 2' 57.03, -93° 56' 9.58



Maps Provided By:



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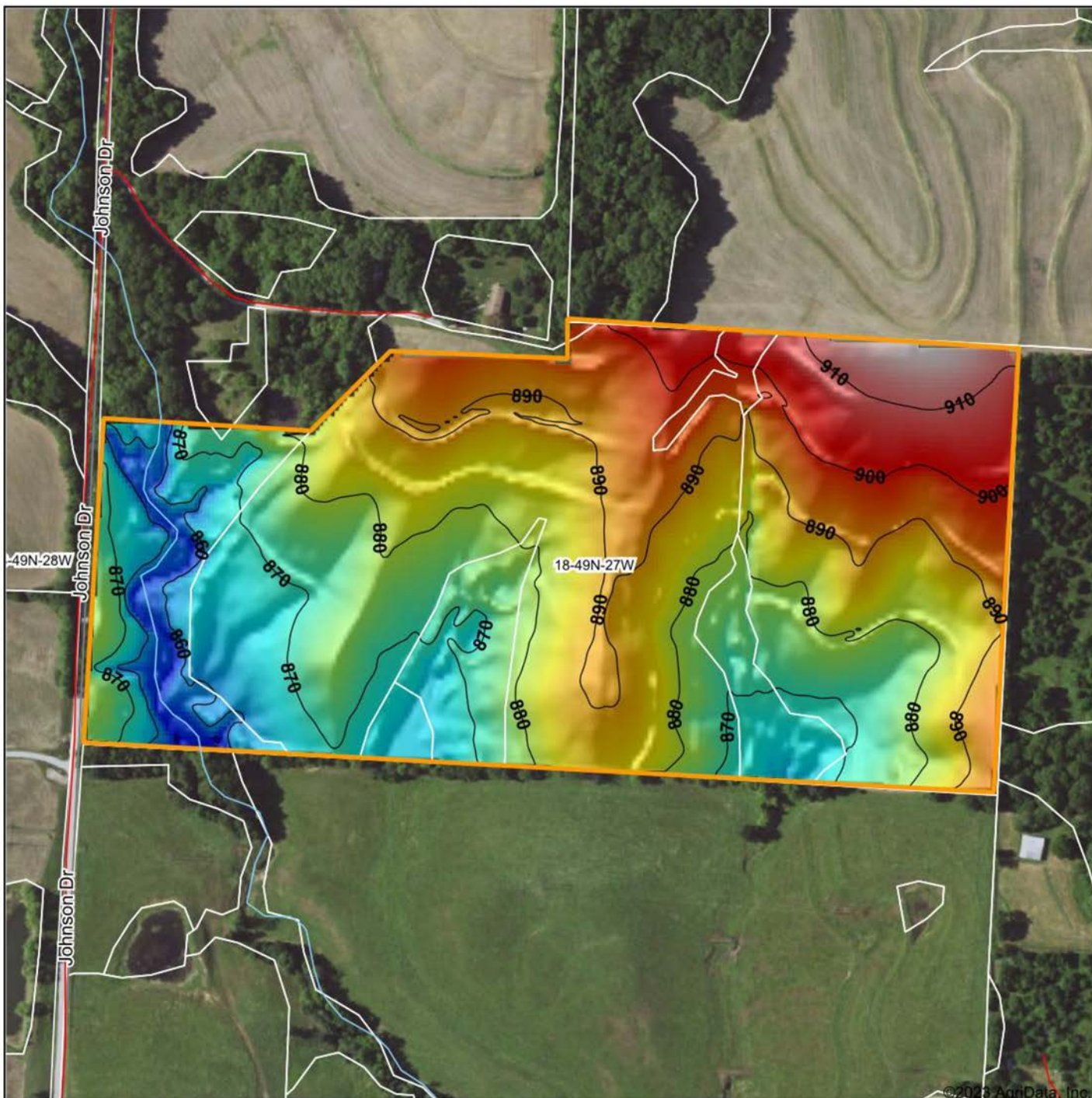
18-49N-27W
Lafayette County
Missouri



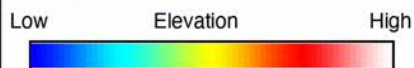
8/14/2023

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

HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 849.1
 Max: 920.3
 Range: 71.2
 Average: 882.2
 Standard Deviation: 13.48 ft



8/14/2023

18-49N-27W
Lafayette County
Missouri

Boundary Center: 39° 2' 57.03, -93° 56' 9.58



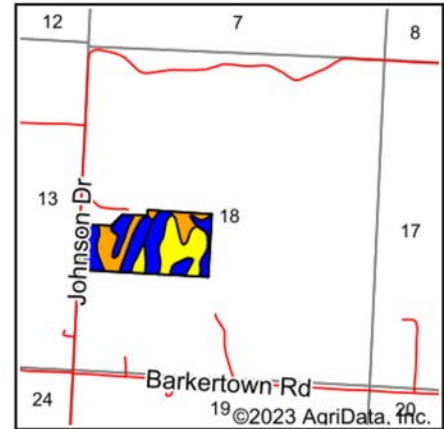
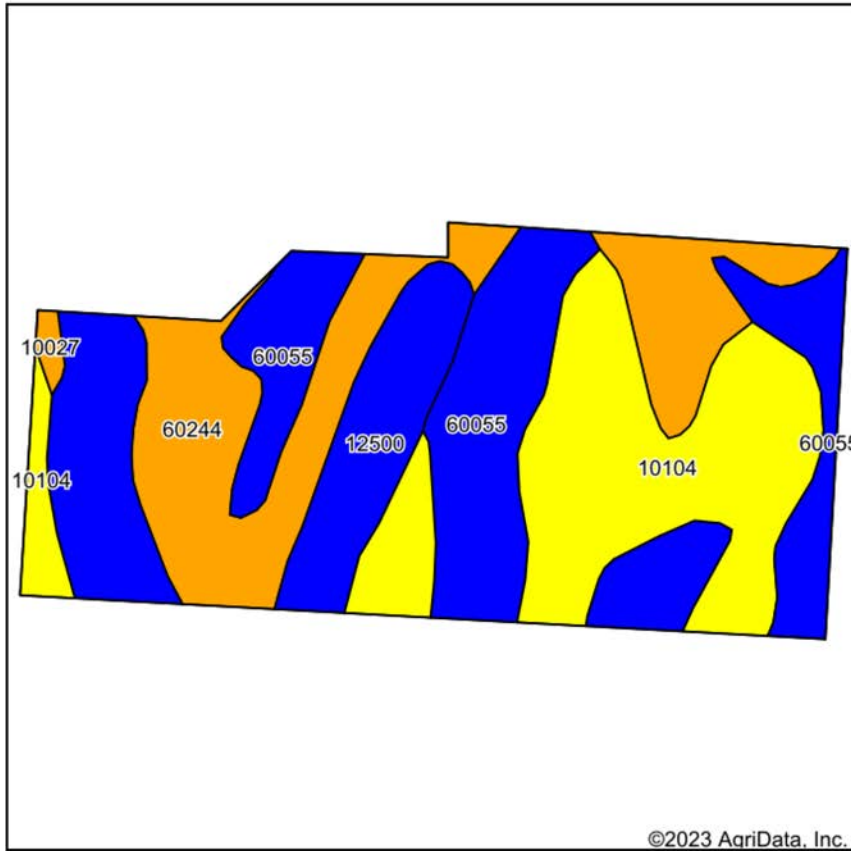
Maps Provided By:



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

SOIL MAP



State: **Missouri**
 County: **Lafayette**
 Location: **18-49N-27W**
 Township: **Washington**
 Acres: **43.55**
 Date: **8/14/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MO107, Soil Area Version: 24

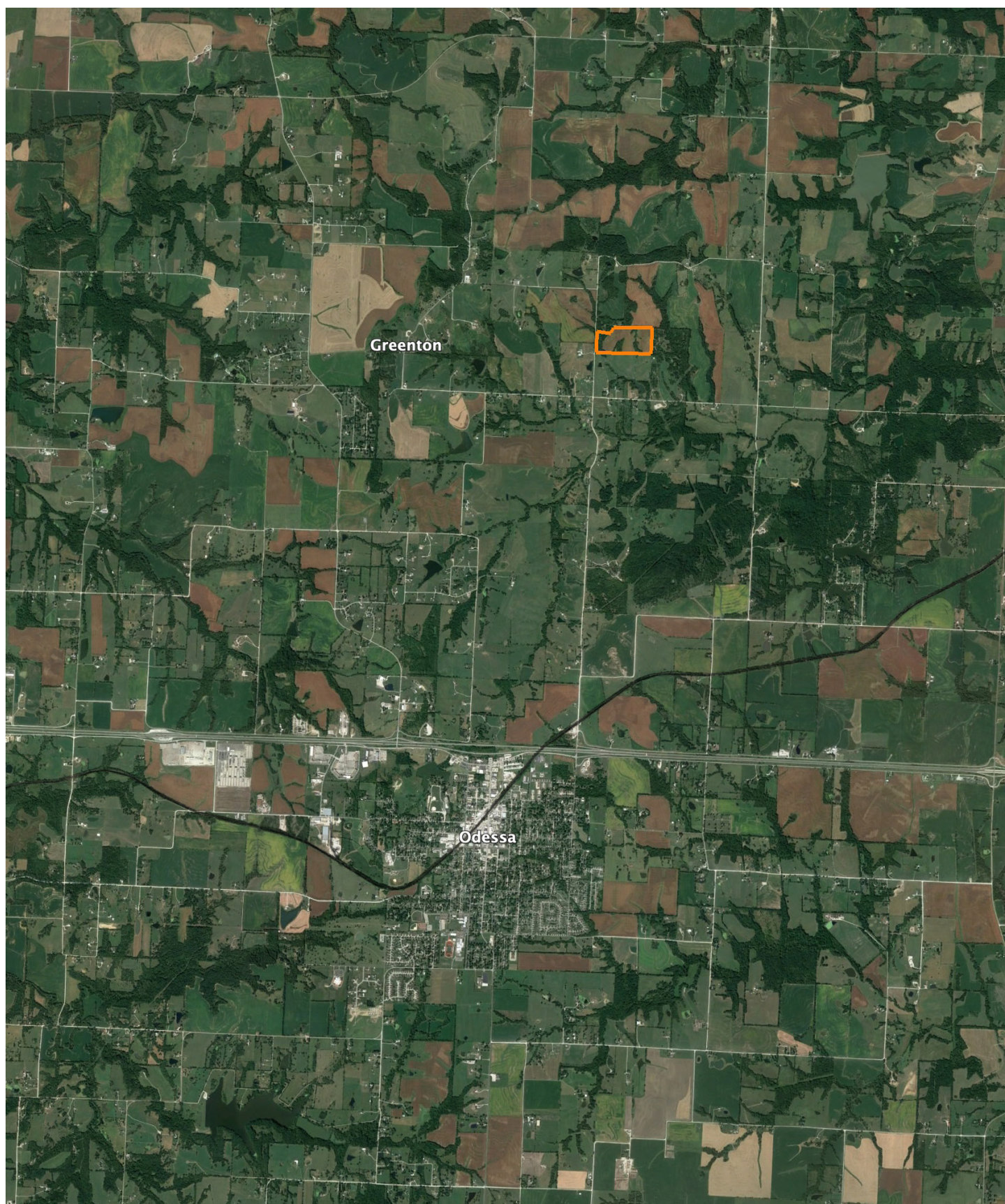
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
10104	McGirk silt loam, 5 to 9 percent slopes, eroded	12.71	29.2%	Yellow	> 6.5ft.	IVe			58	58	55	46	
60055	Winfield silt loam, 2 to 5 percent slopes	10.62	24.4%	Blue	> 6.5ft.	Ile	145	45	84	84	74	73	
60244	Winfield silt loam, 5 to 10 percent slopes, eroded	10.46	24.0%	Orange	> 6.5ft.	IIle	132	40	80	80	68	65	
12500	Bremer silt loam, 1 to 5 percent slopes	9.50	21.8%	Blue	> 6.5ft.	IIw			81	81	71	65	
10027	Higginsville silt loam, 5 to 9 percent slopes, eroded	0.26	0.6%	Orange	> 6.5ft.	IIIe			85	85	68	66	
Weighted Average							2.83	67.1	20.6	*n 74.8	*n 74.8	*n 66.3	*n 61.4

*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

Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



SCOTT VENTIMIGLIA, LAND AGENT
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SVentimiglia@MidwestLandGroup.com



MidwestLandGroup.com

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