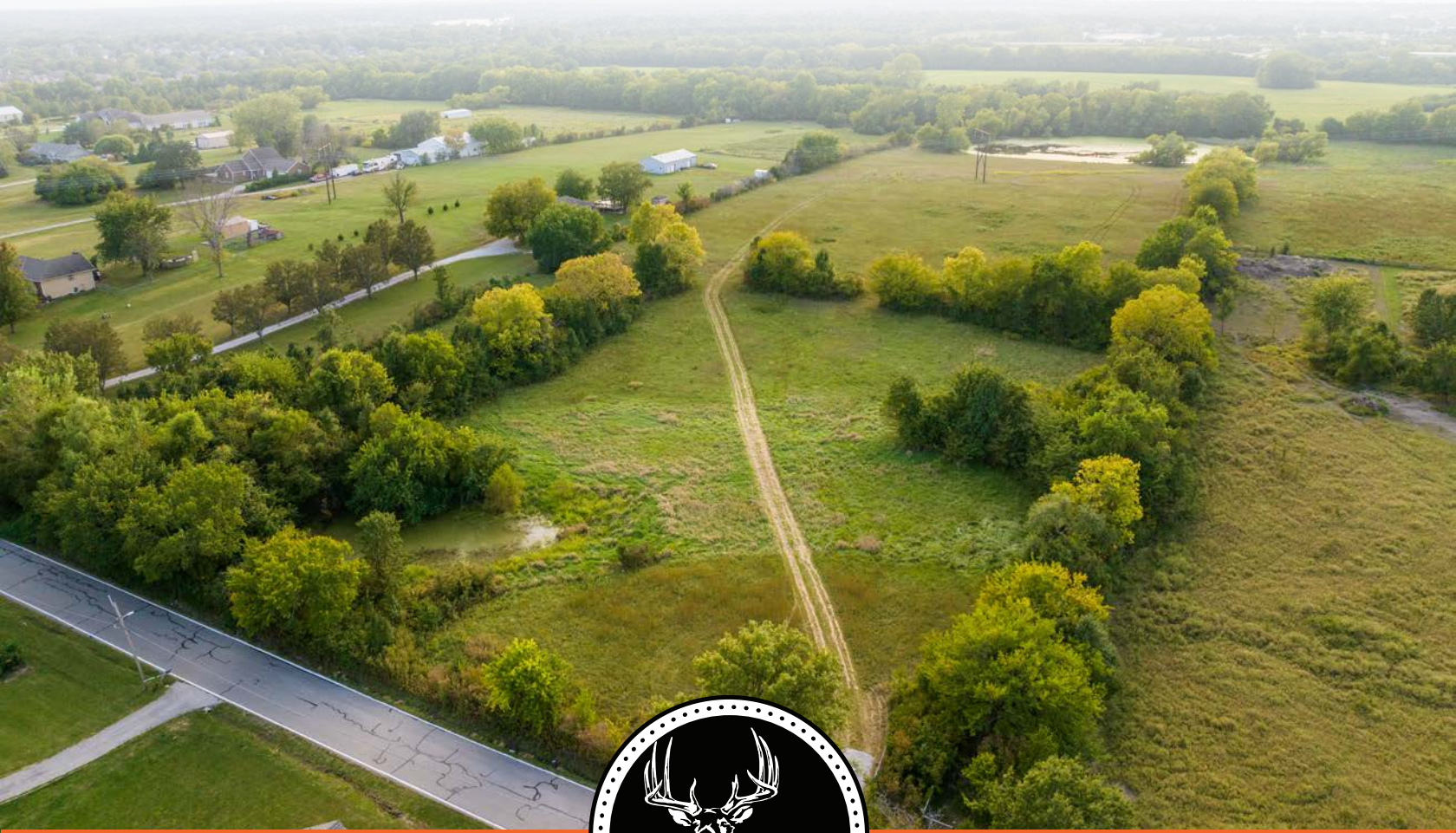


MIDWEST LAND GROUP PRESENTS

11.25 ACRES IN

JACKSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL LEE'S SUMMIT ACREAGE

This acreage on the edge of Lee's Summit truly offers it all! From the great building site to the large pond to the rolling pasture and pockets of timber, this property offers the owner lots of privacy and options. One of my favorite building sites is tucked back off the road behind two tree rows offering complete privacy and seclusion. A short walk to the back of the property and you will be pleased to see a large pond surrounded by trees and a beautiful hay meadow. The property

has great access provided by paved Doc Henry Road less than an ¼ mile south of 150 Highway on the edge of Lee's Summit and Greenwood, Missouri. The intersection of 150 Highway and 291 South Highway is just to the west, approximately 1 mile, making the commute into Lee's Summit, Leawood, Overland Park, and Kansas City nice and easy. Nice acreages in Lee's Summit are hard to find, call today with questions or to arrange your private showing.



PROPERTY FEATURES

PRICE: **\$375,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **11.25**

- Beautiful Lee's Summit acreage
- Lee's Summit School District
- Great building site tucked back off the road
- Property consists of a rolling pasture, scattered tree rows and 2 nice ponds
- Gravel driveway
- Gated entrance
- Utilities are available
- Excellent access provided by paved Doc Henry Road
- 1 mile to the intersection of 291 Highway South and 150 Highway, making the commute from the edge of town into the city, nice and easy
- 10 minutes to downtown Lee's Summit
- 35 minutes to Kansas City, MO



BEAUTIFUL LEE'S SUMMIT ACREAGE

From the great building site to the large pond to the rolling pasture and pockets of timber, this property offers the owner lots of privacy and options.



ROLLING PASTURE



2 PONDS

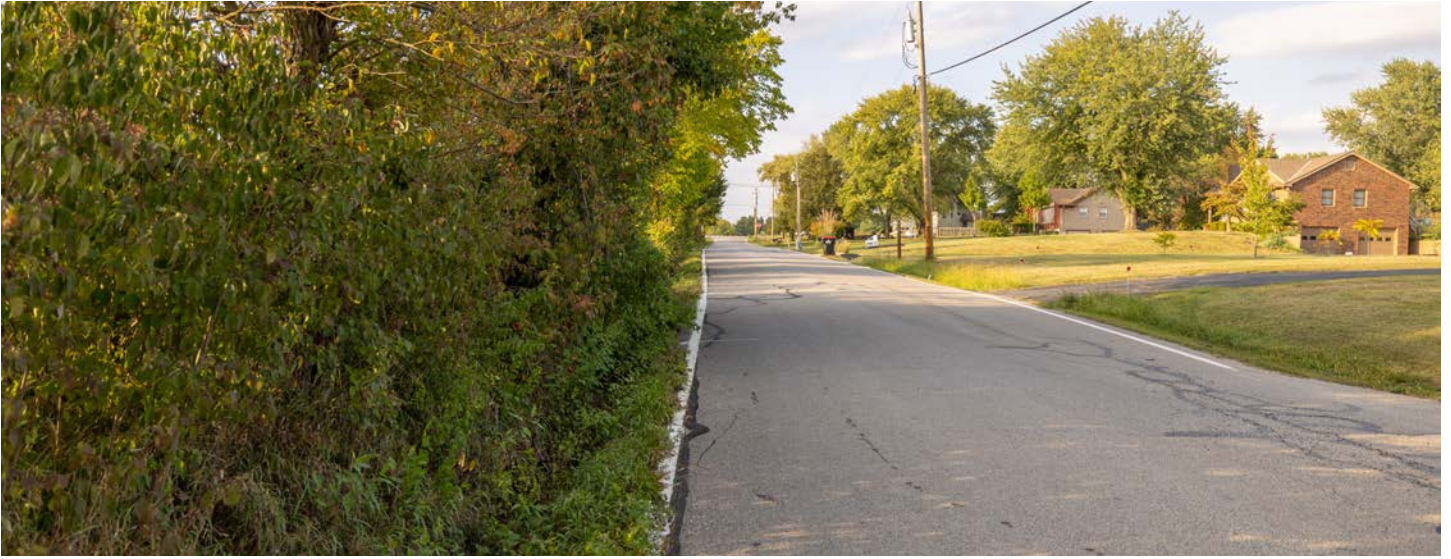


GREAT BUILD SITES

One of my favorite building sites is tucked back off the road behind two tree rows offering complete privacy and seclusion.



ADDITIONAL PHOTOS



AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 38° 50' 58.88, -94° 21' 49.4

0ft 246ft 493ft



Maps Provided By:



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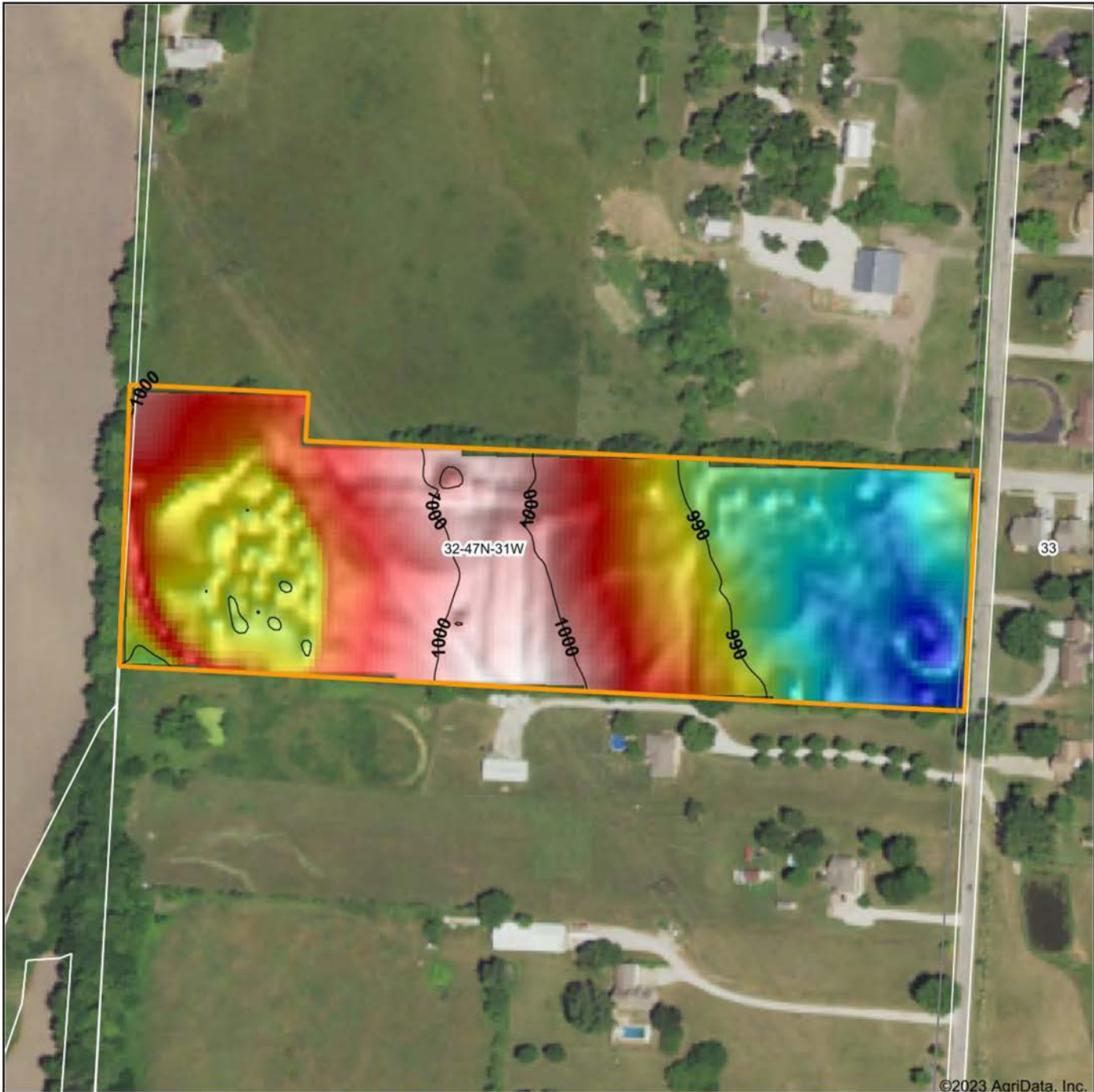
32-47N-31W
Jackson County
Missouri



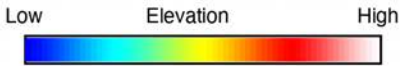
9/18/2023

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

HILLSHADE MAP



©2023 AgriData, Inc.



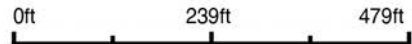
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 3 meter dem
Interval(ft): 10
Min: 980.4
Max: 1,001.9
Range: 21.5
Average: 992.8
Standard Deviation: 5.61 ft

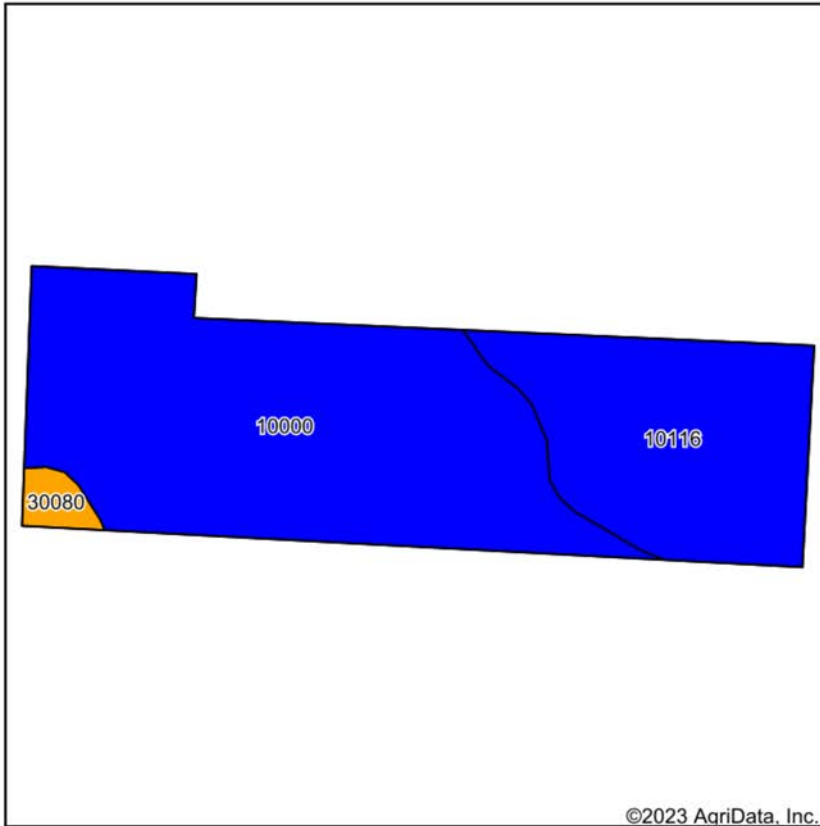


9/18/2023

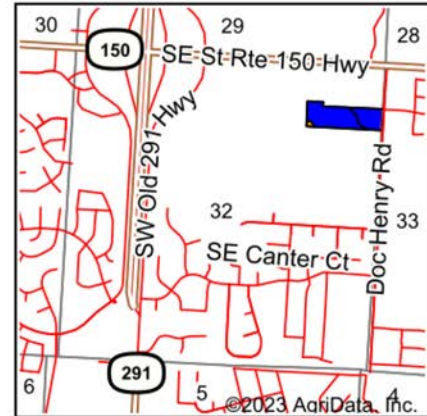
32-47N-31W
Jackson County
Missouri

Boundary Center: 38° 50' 58.88, -94° 21' 49.4

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Jackson**
 Location: **32-47N-31W**
 Township: **Prairie**
 Acres: **11.36**
 Date: **9/18/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO095, Soil Area Version: 24

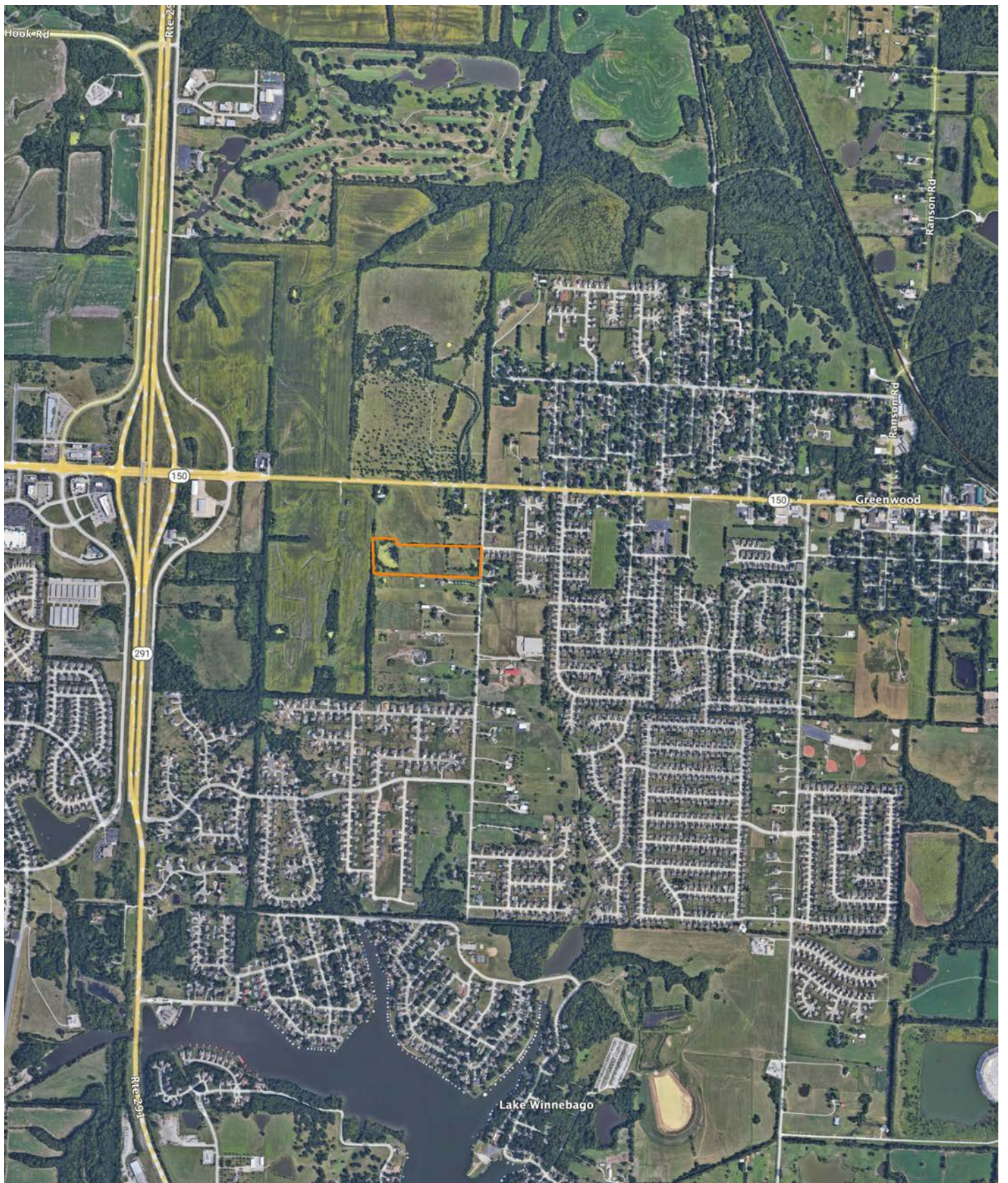
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton | |
|-------------------------|---|-------|------------------|----------------------|-------------------|------------------|------------------|----------------|-----------------------|-------------------|-----------------|---------------|
| 10000 | Arisburg silt loam, 1 to 5 percent slopes | 7.40 | 65.1% | | > 6.5ft. | Ile | 82 | 82 | 72 | 67 | | |
| 10116 | Sampsel silty clay loam, 2 to 5 percent slopes | 3.72 | 32.7% | | > 6.5ft. | Ile | 67 | 67 | 63 | 58 | | |
| 30080 | Greenton silty clay loam, 5 to 9 percent slopes | 0.24 | 2.1% | | > 6.5ft. | IIle | 52 | 45 | 46 | 52 | 40 | |
| Weighted Average | | | | | | | 2.02 | *n 76.5 | *n 76.3 | *n 68.5 | *n 63.7 | *n 0.8 |

*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



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
816.718.7201
SteveMott@MidwestLandGroup.com



MidwestLandGroup.com

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