

MIDWEST LAND GROUP PRESENTS

6.2 ACRES IN

# JACKSON COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING ON 6.2 +/- ACRES IN LEE'S SUMMIT

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Welcome home to this delightful property in a truly unique and rare location! This spacious 2,700 square foot ranch, 3-bedroom, 2-bath residence sits on a coveted 6.2 +/- acres within Lee's Summit city limits. The property has the ideal setup to have horses or a few livestock. The home is located directly across the street from James A. Reed Memorial Wildlife Area with 3,000 acres of nature, 12 stocked fishing lakes, and miles of trails for horseback riding, biking, and hiking! Located in award-winning Lee's Summit school district and right down the street from Sunset Valley Elementary and East Trails Middle School, this location is ideal for your family. With its picturesque lot, multiple outbuildings, and timeless charm, you have the freedom to explore various possibilities to make it your own. This is private country living at its finest, all within 10 minutes of downtown Lee's Summit!

The sprawling ranch has gorgeous oak wood floors throughout, with the warmth of tile in the kitchen and baths. For the home chef, the kitchen has ceiling-height custom oak cabinets with ample storage, plus additional storage around the large island. The den has custom-designed cedar lined cabinetry and built-in shelving to create your office, craft room, or home library. The enclosed sunporch will likely be your favorite feature of this home. The wood-burning stove and custom awning allow for you to enjoy this space during all 4 seasons. Oversize bedrooms with ample closet space provide the perfect setup for families of all sizes. The master suite is 21'x10', giving you room for a seating area to enjoy the beautiful park-like setting of this home. It includes a lovely en suite bathroom, with marble walls and a large closet. Custom french doors, 3

wood-burning fireplaces, skylights, and abundant space for entertaining are just a few of the features that make this home a must see!

The property includes 3 additional structures that provide space for the outdoor enthusiast or horse lover. First, the well-constructed and insulated 48'x24' barn has 8' concrete walls, metal siding, water, and electric. Plenty of space to store your boats, ATV's, and tractors year round. This barn could easily be converted into horse stalls. Second, the huge detached 3-car garage includes a spacious loft that is studded out and ready to be finished and turned into additional living quarters. Third, the large 32'x24' loafing shed is in great condition and ready for your horses or livestock. The land also includes a pond, a meandering creek, and stunning sunsets that make this your ideal country paradise.

Enjoy the convenience of saddling up your horse and riding literally across the street to access miles of gorgeous trails encompassing the wildlife preserve! You also have the option of boarding or leasing a horse next door at the Sunset Trails Stables. Let them do the work while you enjoy the convenience and access to riding trails without ever having to trailer your horse.

This property offers all the elements of pure country bliss but is still close enough to enjoy all of the amenities that city life provides. Please call or email Scott Ventimiglia for your own private showing.



# PROPERTY FEATURES

PRICE: **\$625,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **6.2**

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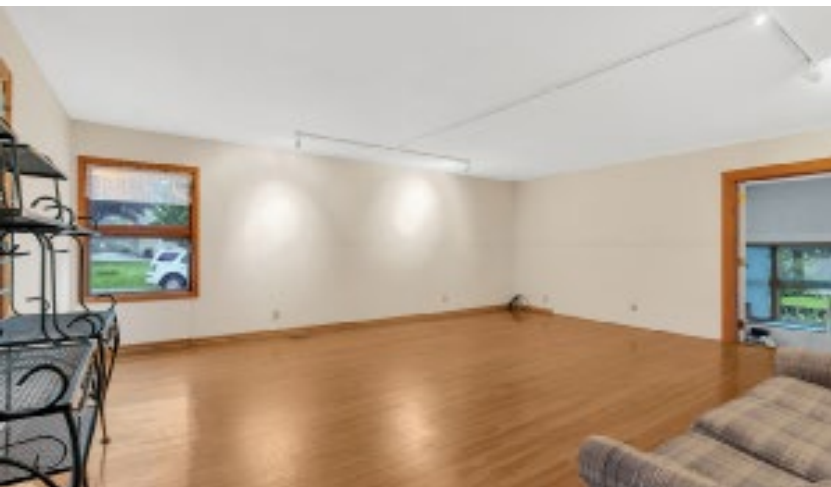
- 2,700 square foot ranch house
- 3 bedrooms, 2 baths
- Gorgeous hardwood floors
- Custom cabinetry
- Enclosed sunporch
- 3 wood burning fireplaces
- Detached 3-car garage with loft
- 24'x48' barn with 8' concrete walls
- 24'x32' loafing shed for horses
- Across the street from James A. Reed Wildlife Area
- Next to Sunset Trails Horse Stables for boarding and riding
- Award-winning Lee's Summit School District
- Pond and creek
- 10 minutes to downtown Lee's Summit shopping and restaurants
- 5 minutes to hospital
- 2 minutes to elementary and middle school
- Country living with city amenities





# 2,700 SQ. FT. RANCH HOME

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# POND

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# DETACHED 3 CAR GARAGE WITH LOFT

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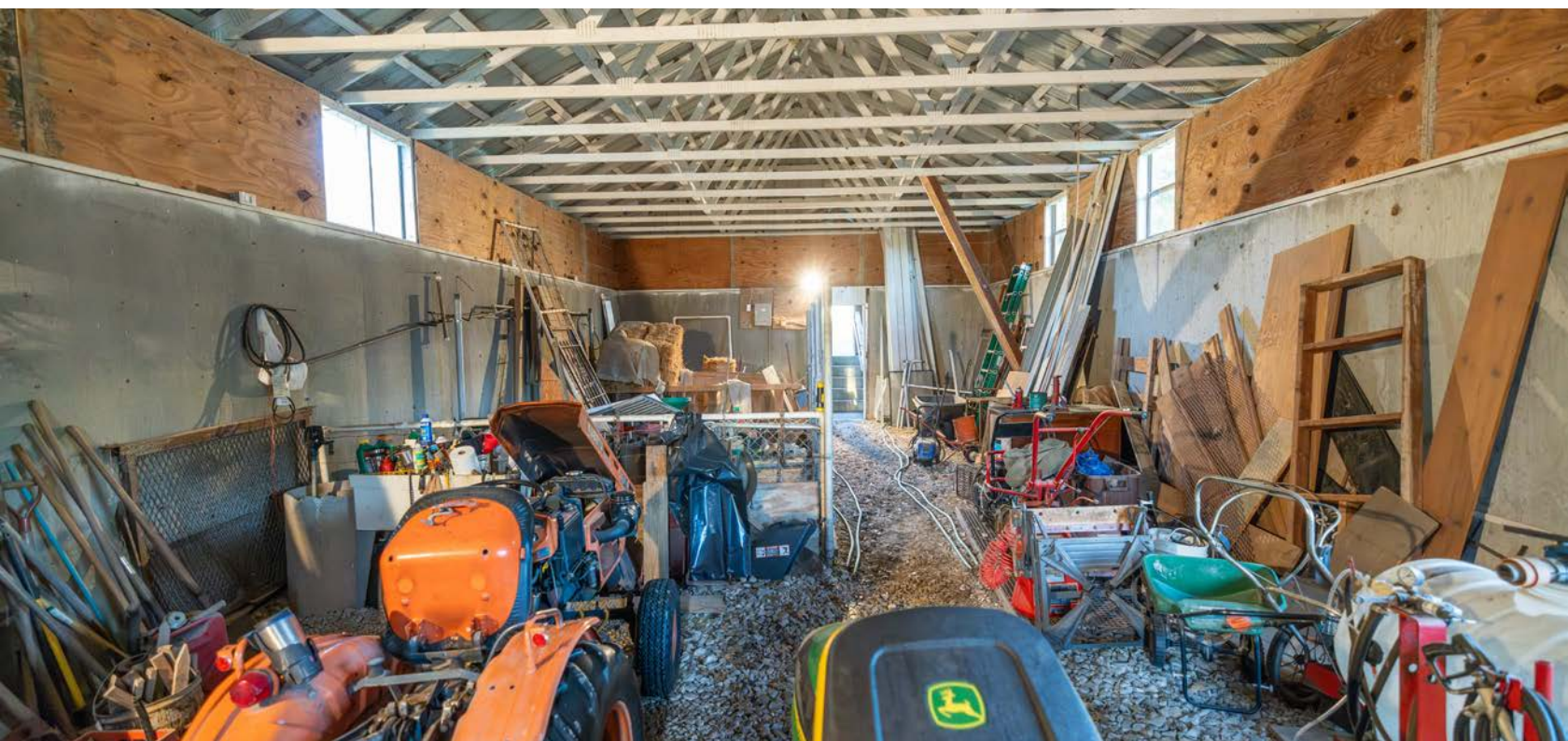




# 24'X48' BARN

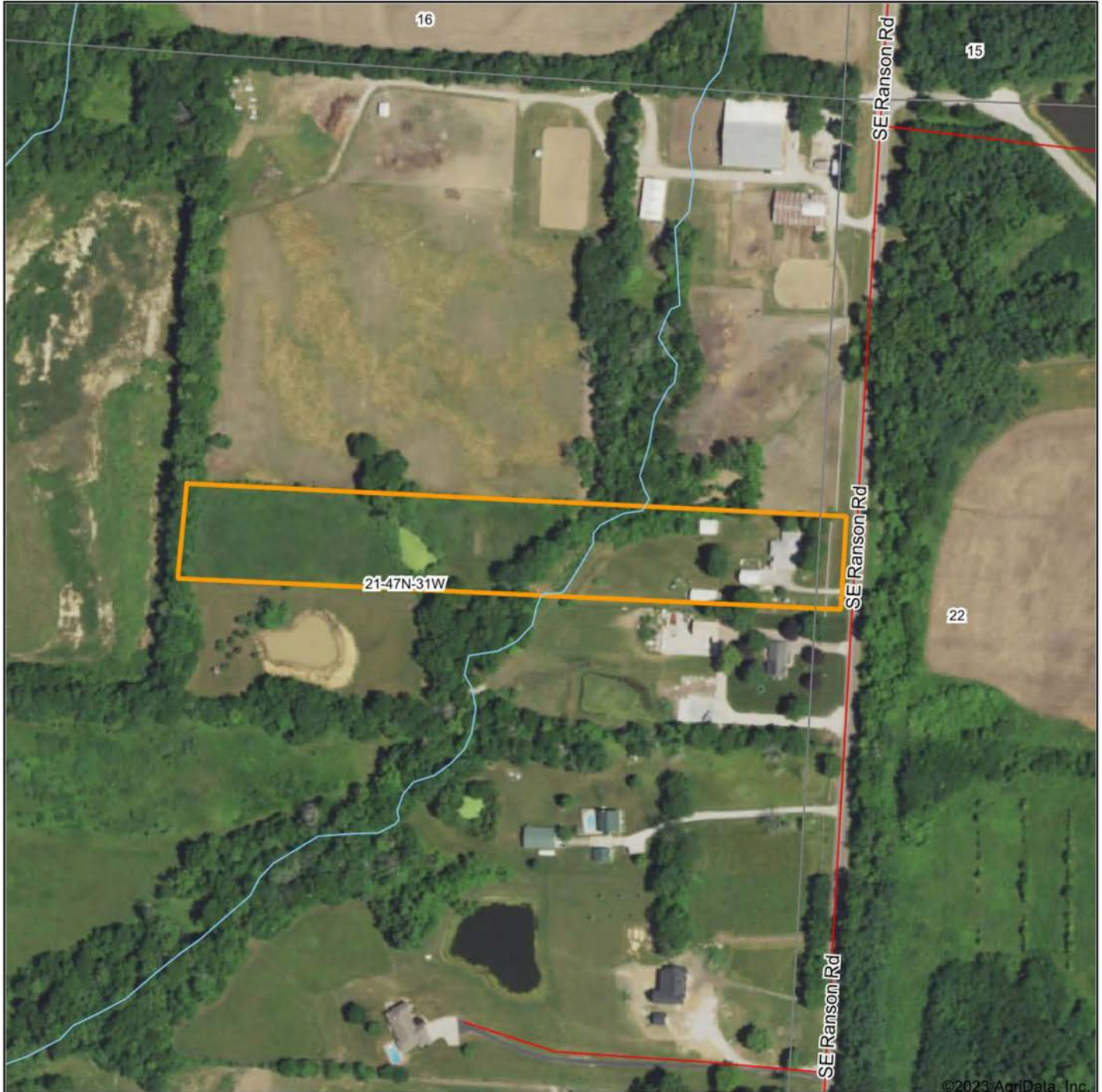
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The well-constructed and insulated 48'x24' barn has 8' concrete walls, metal siding, water, and electric. Plenty of space to store your boats, ATV's, and tractors year round.





# AERIAL MAP



Boundary Center: 38° 52' 40.67, -94° 20' 36.85

0ft 315ft 630ft



Maps Provided By:



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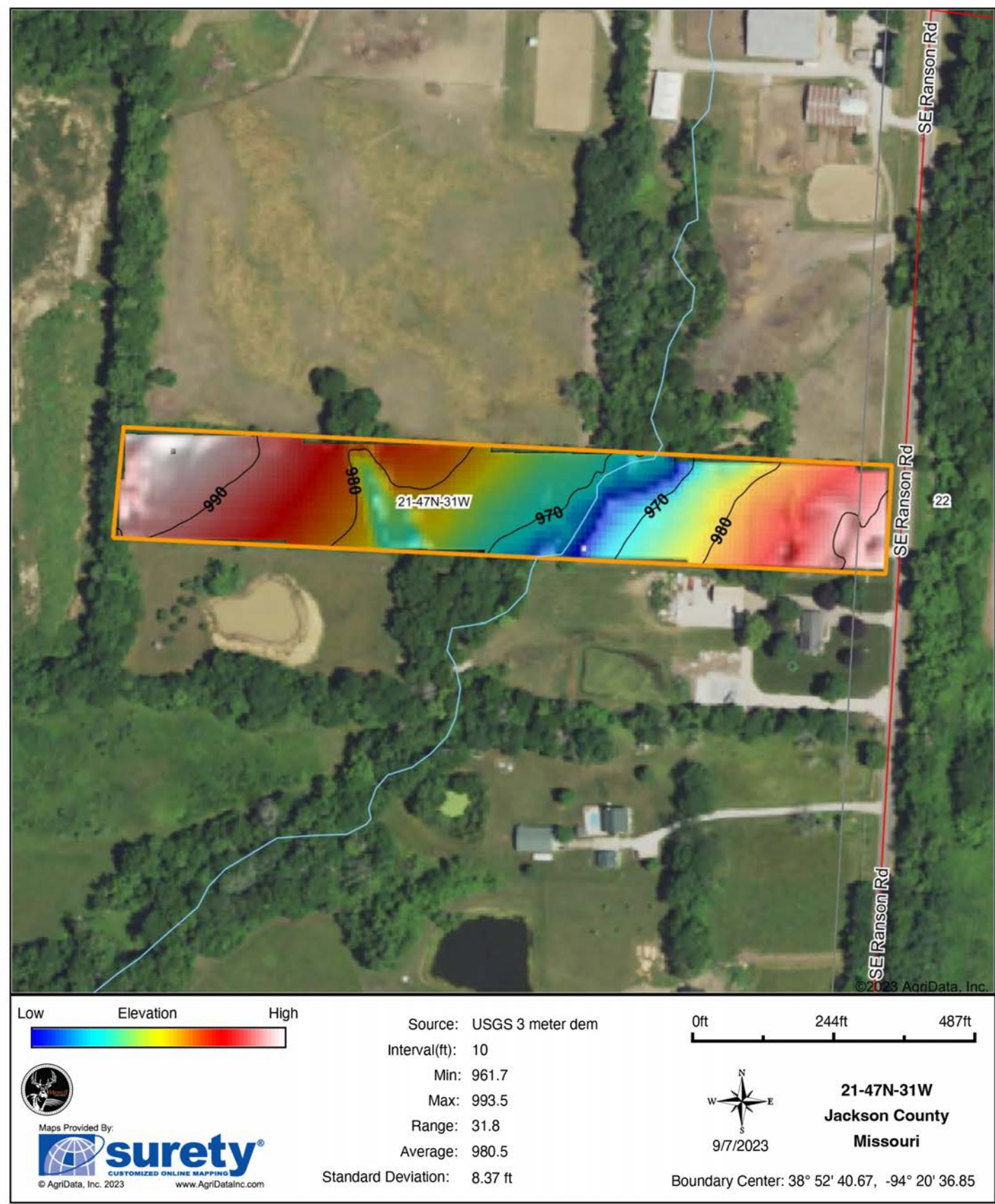
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**Jackson County**  
**Missouri**



9/7/2023



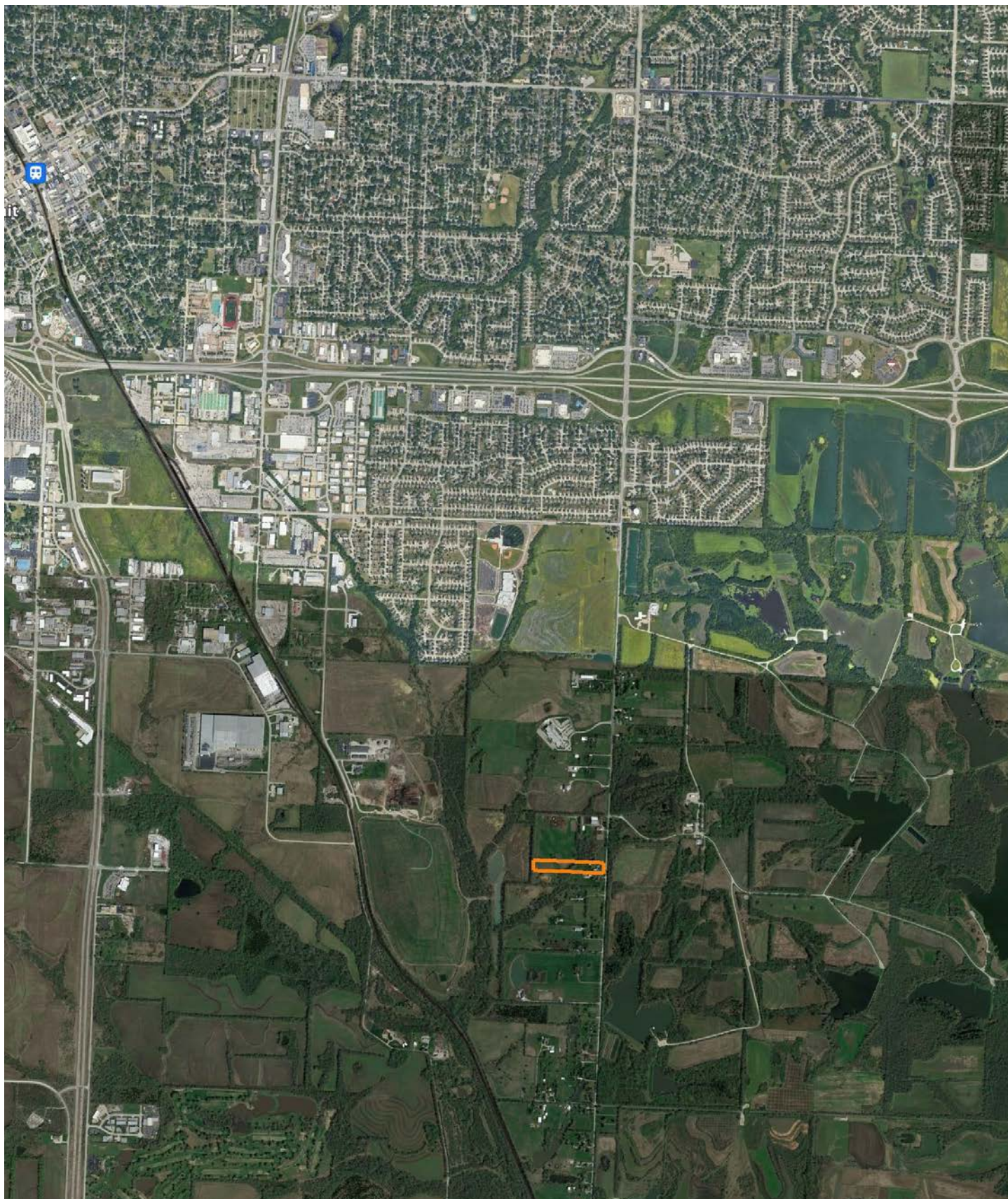
# HILLSHADE MAP





# OVERVIEW MAP

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## AGENT CONTACT

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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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## MidwestLandGroup.com

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