

MIDWEST LAND GROUP PRESENTS

8.43 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL ACREAGE AND HOME ON PRIVATE PORTION OF LAKE WINNEBAGO

Tucked between Lake Winnebago and Raintree Lake, you'll find this one of a kind acreage with a private portion of Lake Winnebago and a beautiful homesite overlooking the property. As you come down the treed driveway, you'll be blown away by the charm of this property. Large massive oaks and walnut trees are scattered throughout and the land is gently rolling from the ranch home/build site down to your own private portion of Lake Winnebago. The lake is loaded with fish and other wildlife. We watched a large

bald eagle soar above while taking photos of the acreage. The ranch home is tucked in a beautiful site overlooking the entire property. The home has 3 bedrooms, and 2 full bathrooms, and is in need of some TLC, but with work would be a great full time residence or would be ideal to be removed and a dream home built in the same vicinity. If you've been looking for that perfect spot on the edge of town, close to convenience in a great school district, you'd better come take a look.



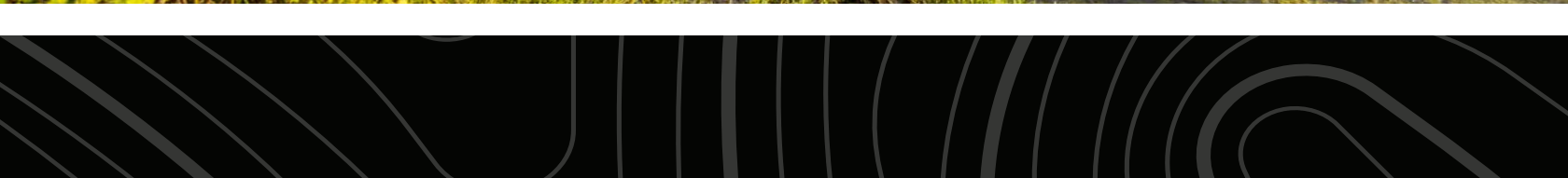
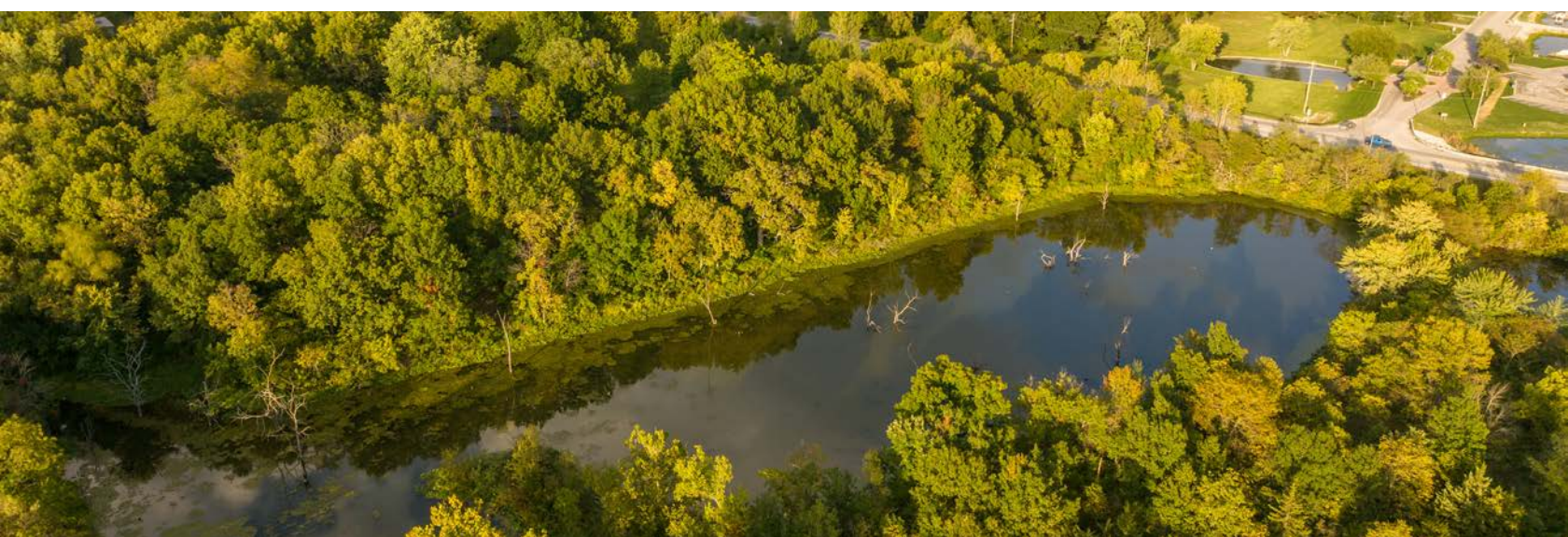
PROPERTY FEATURES

PRICE: **\$725,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **8.43**

- Beautiful acreage on private portion of Lake Winnebago
- Tucked between Raintree Lake and Lake Winnebago
- Incredible build site overlooking treed acreage and lake
- Ranch home 3 bedrooms, 2 full bathrooms (Approximately 1,800 sq. ft.)
- Large trees perfectly spaced throughout
- Private lake is loaded with fish and wildlife
- Gated entrance
- 35'x24' detached garage
- Lee's Summit School District
- Easy access just off of 291 South
- Cass County property taxes \$2,320.63 in 2022
- 10 minutes to downtown Lee's Summit
- 35 minutes to downtown Kansas City



PRIVATE PORTION OF LAKE WINNEBAGO



3 BEDROOM, 2 BATHROOM HOME

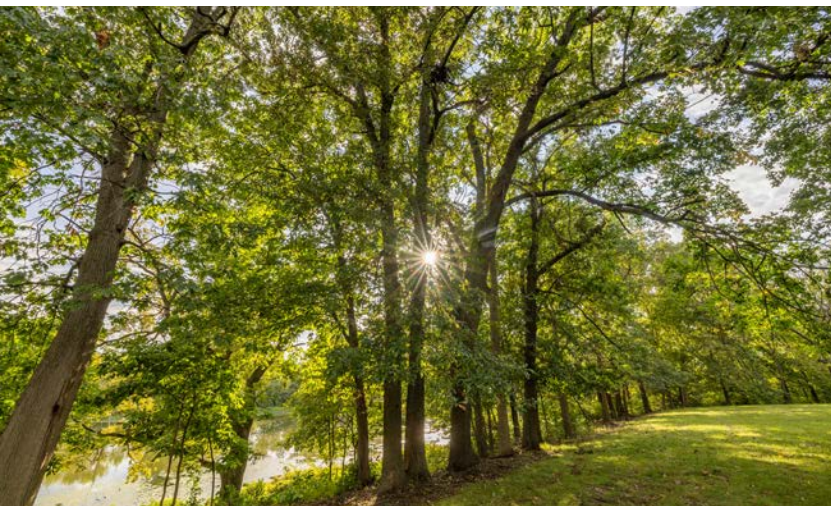
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35'X24' DETACHED GARAGE



LARGE TREES SPACED THROUGHOUT



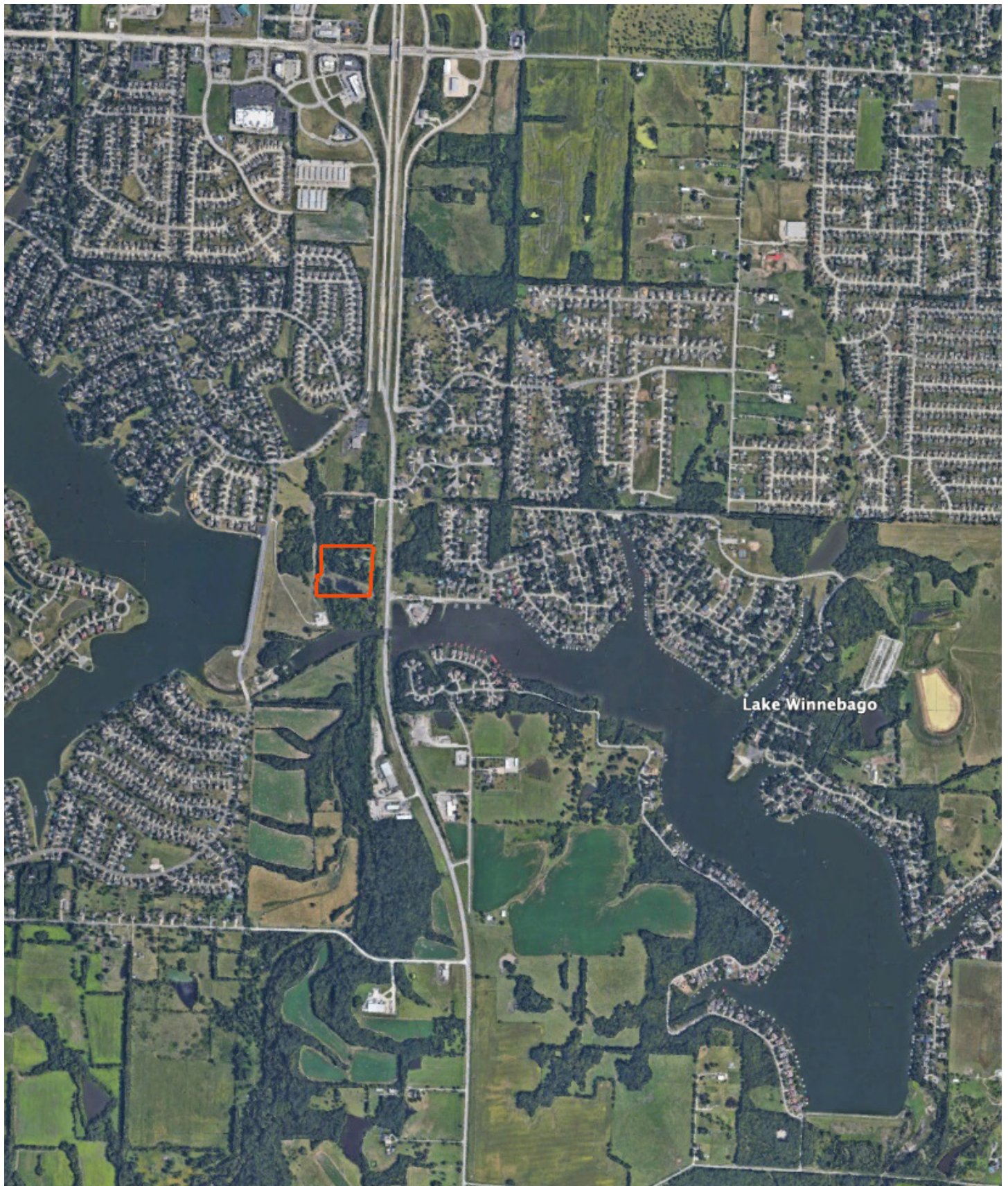
EASY ACCESS JUST OFF OF 291 SOUTH



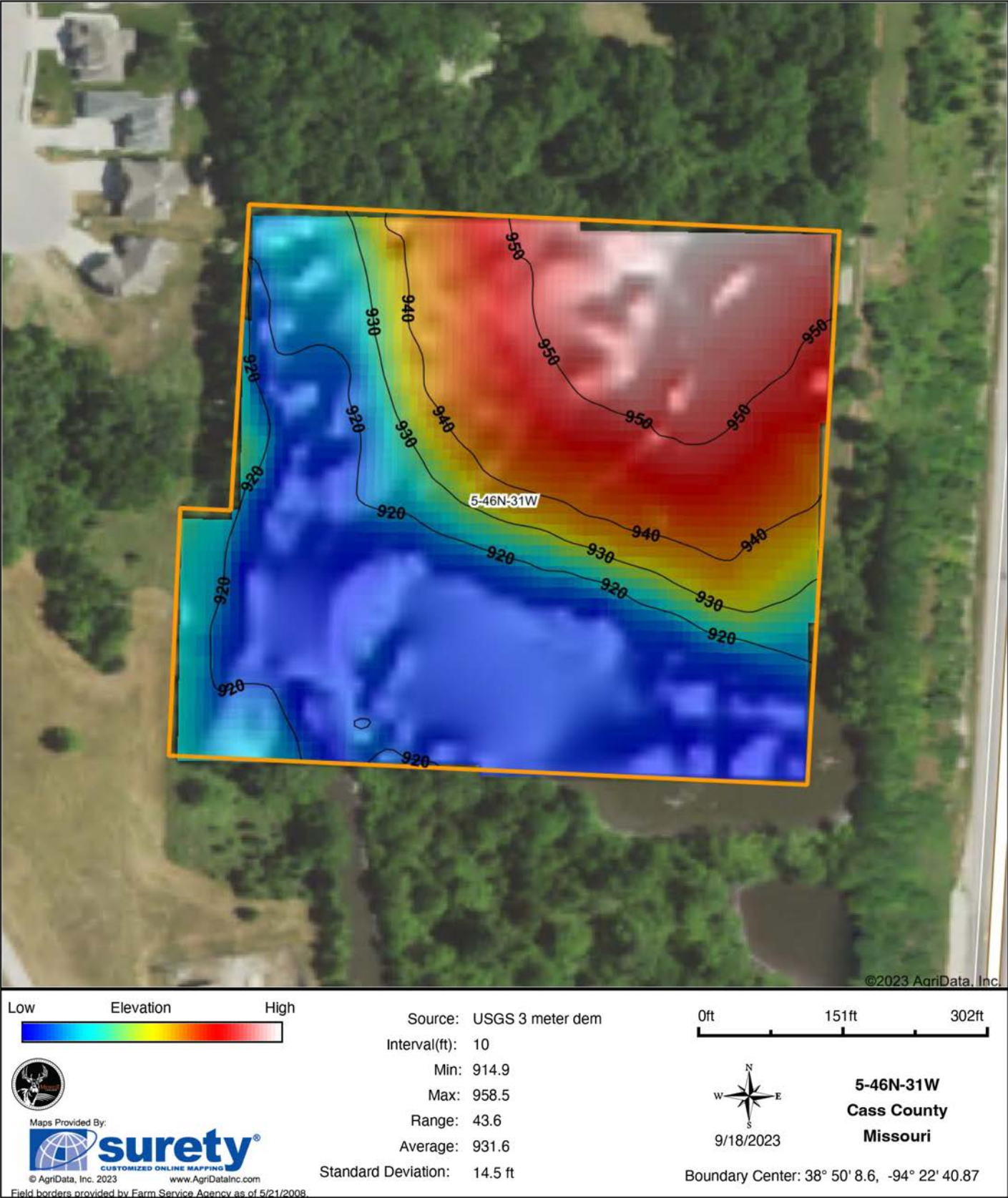
ADDITIONAL PHOTOS



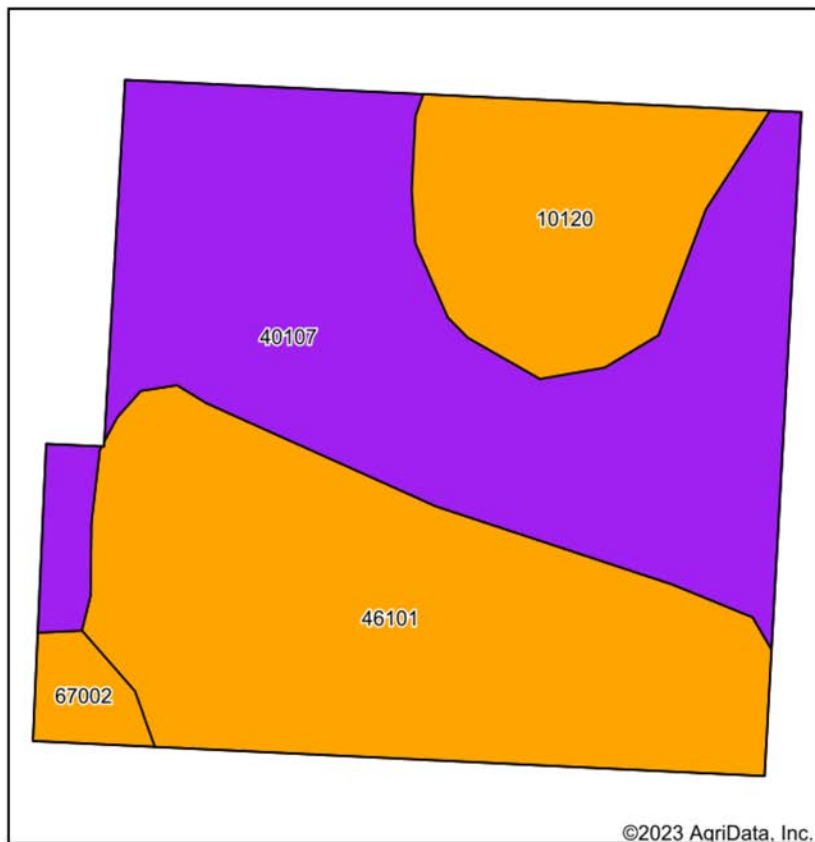
AERIAL MAP



HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **5-46N-31W**
 Township: **Big Creek**
 Acres: **8.79**
 Date: **9/18/2023**



Maps Provided By:



Area Symbol: MO037, Soil Area Version: 25

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
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	4.01	45.6%		2.9ft. (Paralithic bedrock)	Vle	45	41	26	34	44
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	3.24	36.9%		> 6.5ft.	IIIw	77	77	64	66	21
10120	Sharpsburg silt loam, 2 to 5 percent slopes	1.35	15.4%		> 6.5ft.	IIIs	70	70	58	53	
67002	Moniteau silt loam, 1 to 3 percent slopes, occasionally flooded	0.19	2.2%		> 6.5ft.	IIIw	59	59	47	57	
Weighted Average						4.37	*n 60.9	*n 59.1	*n 45.4	*n 49.2	*n 27.8

*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.

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
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