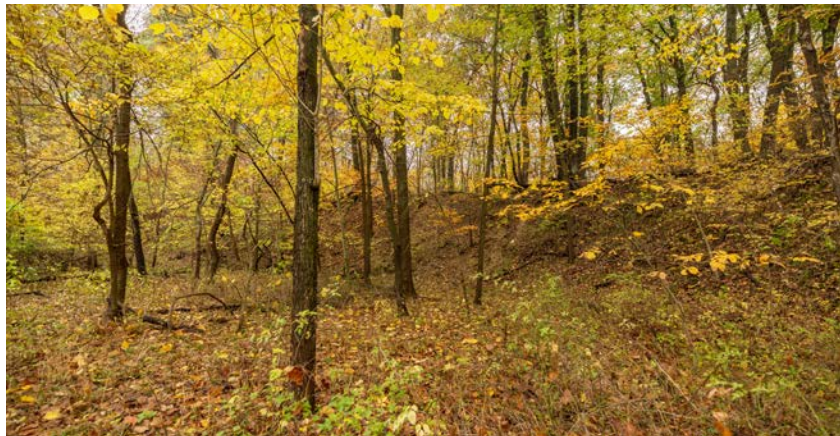


MIDWEST LAND GROUP PRESENTS



LAFAYETTE COUNTY, MO

57 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTIPLE BUILD SITES ON 57 +/- ACRES IN LAFAYETTE COUNTY

Midwest Land Group is proud to present this gorgeous 57 +/- acres in Lafayette County, Missouri. The property offers multiple elevated build sites with stunning views of Lake Odessa in the backdrop. Located on excellent paved roads, utilities already on site, recreation and hunting opportunities, all within 25 minutes of Kansas City make this property your dream getaway and forever home site. The unique topography of rolling hills, elevation changes, winding creek, manicured fescue pastures, and pond provide the ultimate blank canvas with endless options for families wanting to build multiple homes on the same property. The beautiful mature timber that follows the

creek is made up of huge cottonwoods, walnut, and oak trees providing a home for tons of deer, turkey, and other wildlife. Missouri Department of Conservation Lake Odessa is only a short walk from your driveway and provides 90 acres of fishing, boating, and recreation. This property is located within the award-winning Odessa School district and a short drive from I-70 highway providing easy commutes to Kansas City for work and play. A signature feature of the property is a 100-year-old barn that immediately brings a country feel and charm to the location. Whether you're considering a peaceful retreat or a family homestead, this property is a rare find!



PROPERTY FEATURES

PRICE: **\$697,000** | COUNTY: **LAFAYETTE** | STATE: **MISSOURI** | ACRES: **57**

- Multiple gorgeous elevated build sites
- Scenic views of Lake Odessa
- Utilities on site
- On paved road
- Winding creek
- Pond with options to build larger lake
- Deer and turkey hunting
- 100 year old barn
- Manicured pastures
- Gravel drive to the back of the property
- 25 minutes to Kansas City



57 +/- ACRES



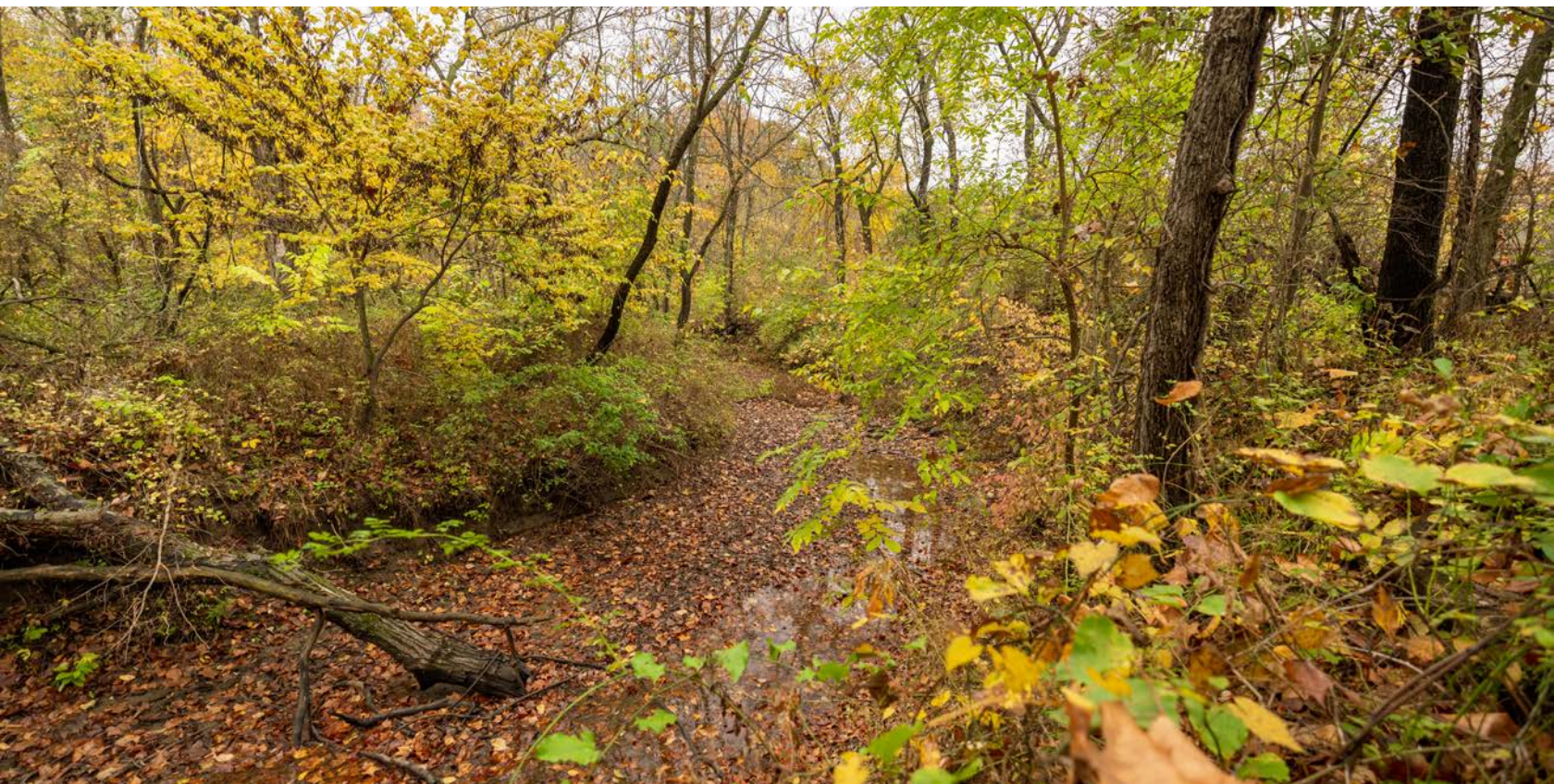
POND



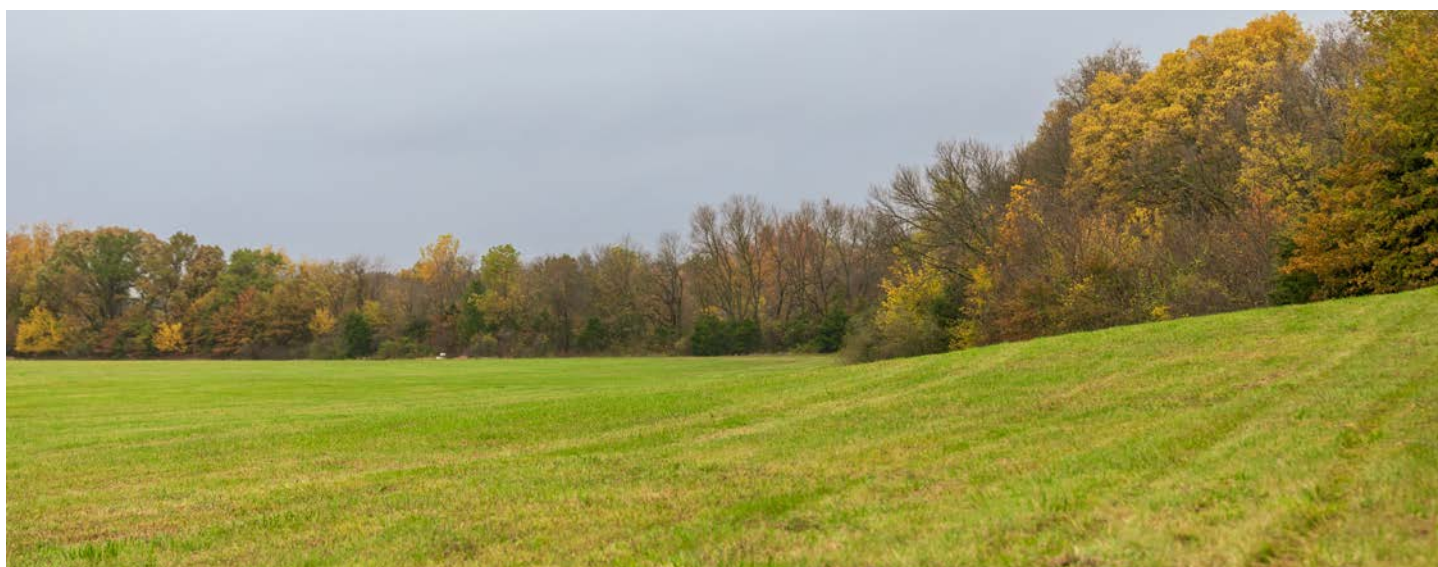
100 YEAR OLD BARN



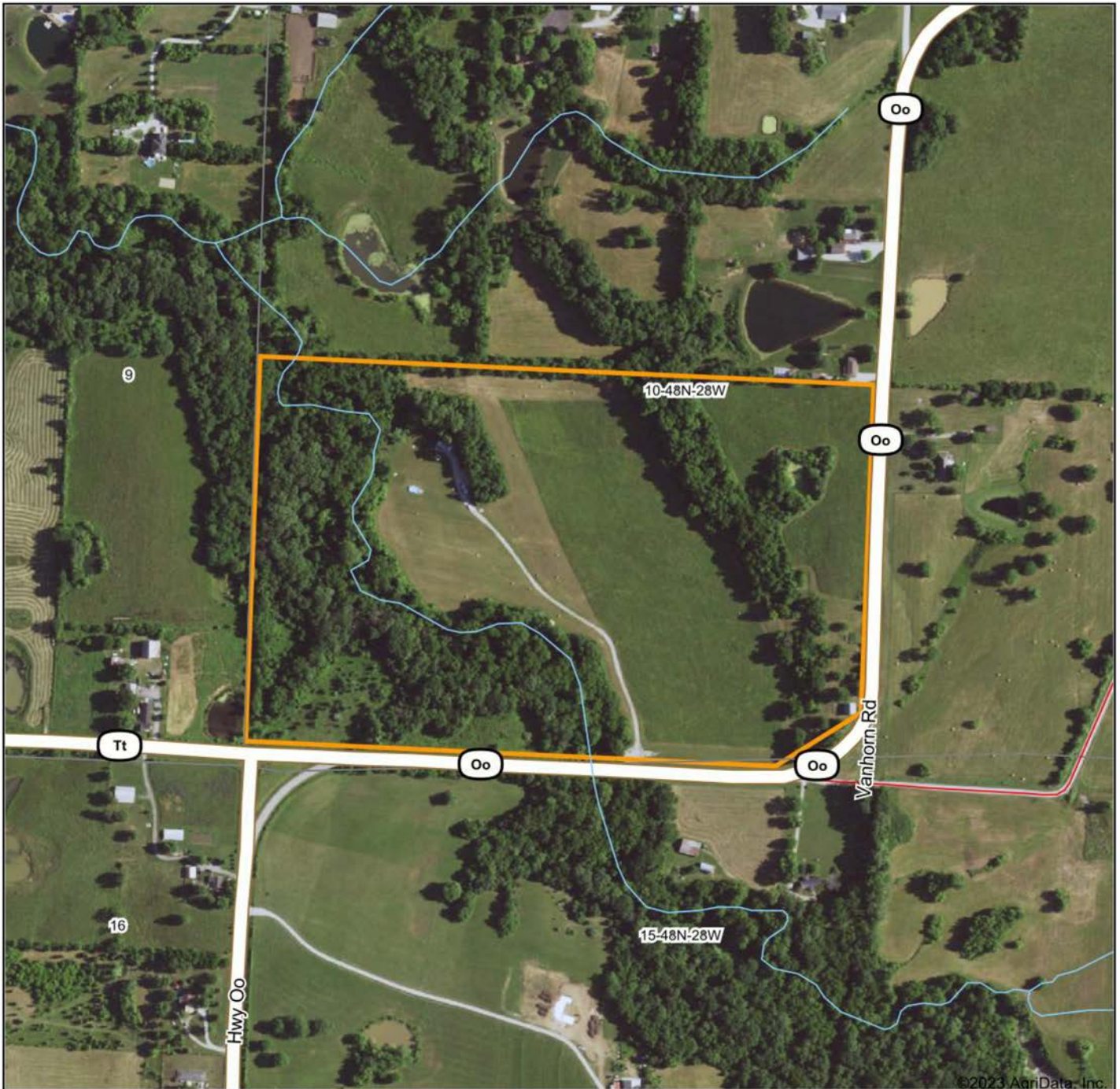
WINDING CREEK



MANICURED PASTURES



AERIAL MAP



Boundary Center: 38° 58' 26.71, -93° 59' 49.5

0ft 509ft 1018ft



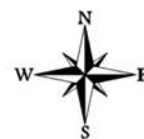
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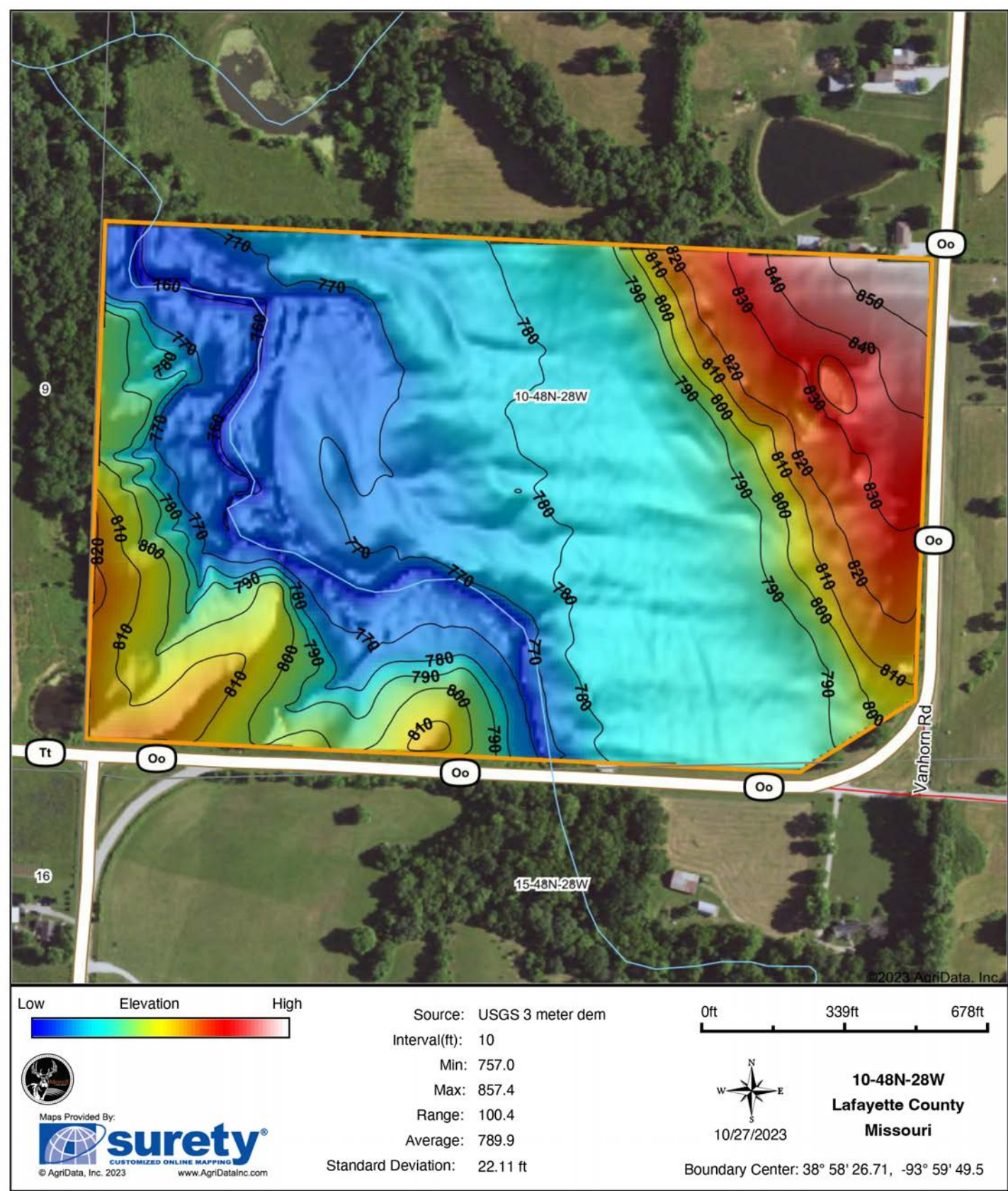
www.AgriDataInc.com

10-48N-28W
Lafayette County
Missouri

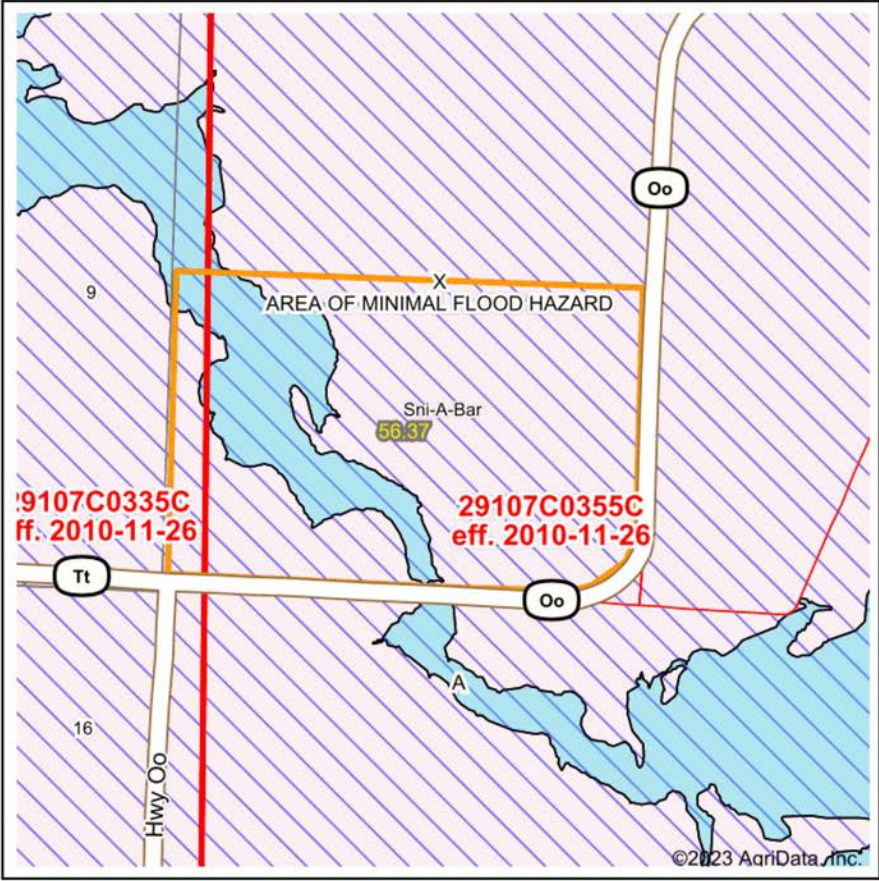


10/27/2023

HILLSHADE MAP



FEMA REPORT



Map Center: 38° 58' 26.39, -93° 59' 47.51
State: MO Acres: 56.37
County: Lafayette Date: 10/24/2023
Location: 10-48N-28W
Township: Sni-A-Bar



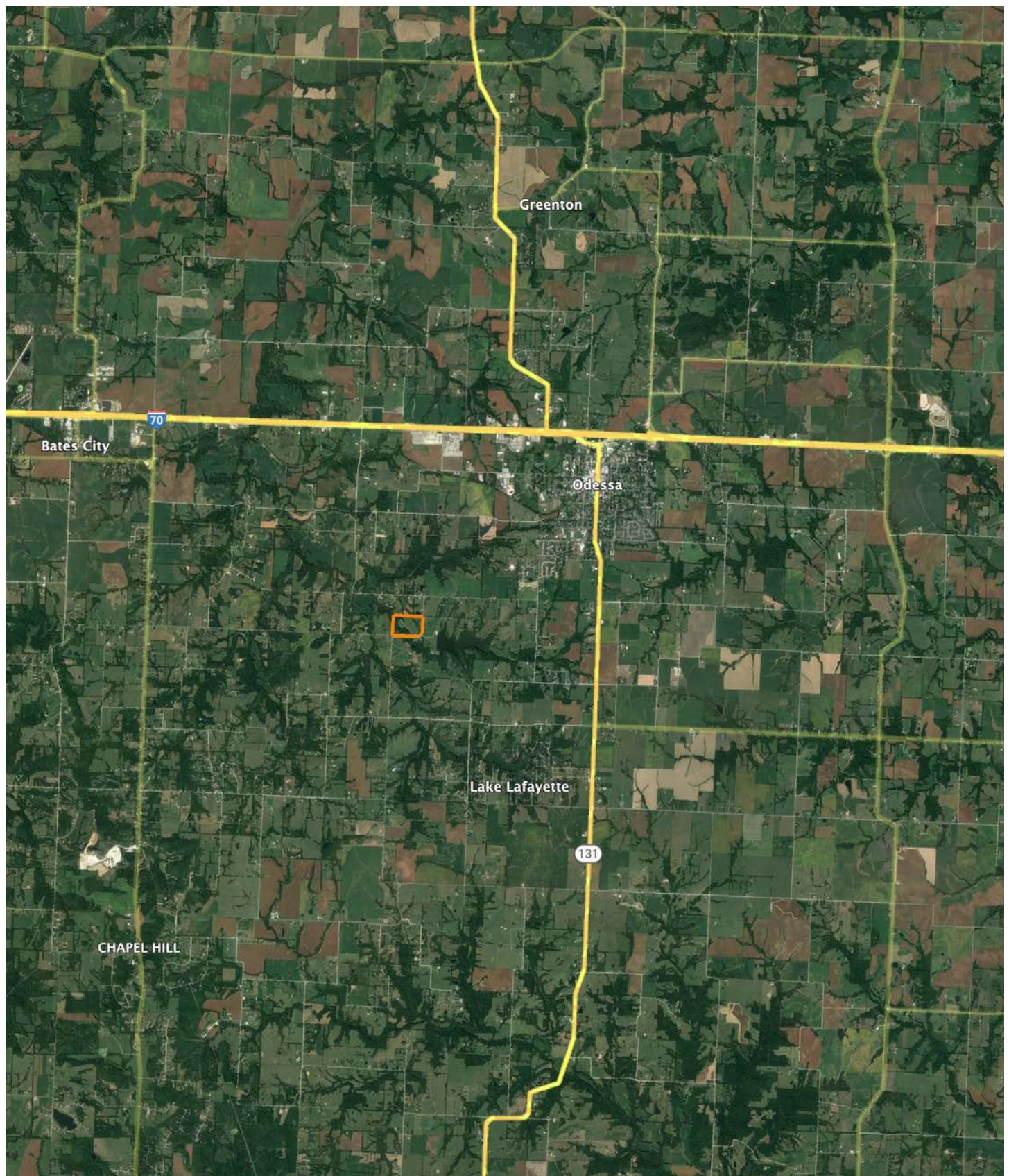
Maps Provided By:

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Name		Number	County	NFIP Participation	Acres	Percent
LAFAYETTE COUNTY		290812	Lafayette	Regular	56.37	100%
Total					56.37	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		45.14	80.1%
A			100-year Floodplain		11.23	19.9%
Total					56.37	100%
Panel			Effective Date		Acres	Percent
29107C0355C			11/26/2010		52.24	92.7%
29107C0335C			11/26/2010		4.13	7.3%
Total					56.37	100%

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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