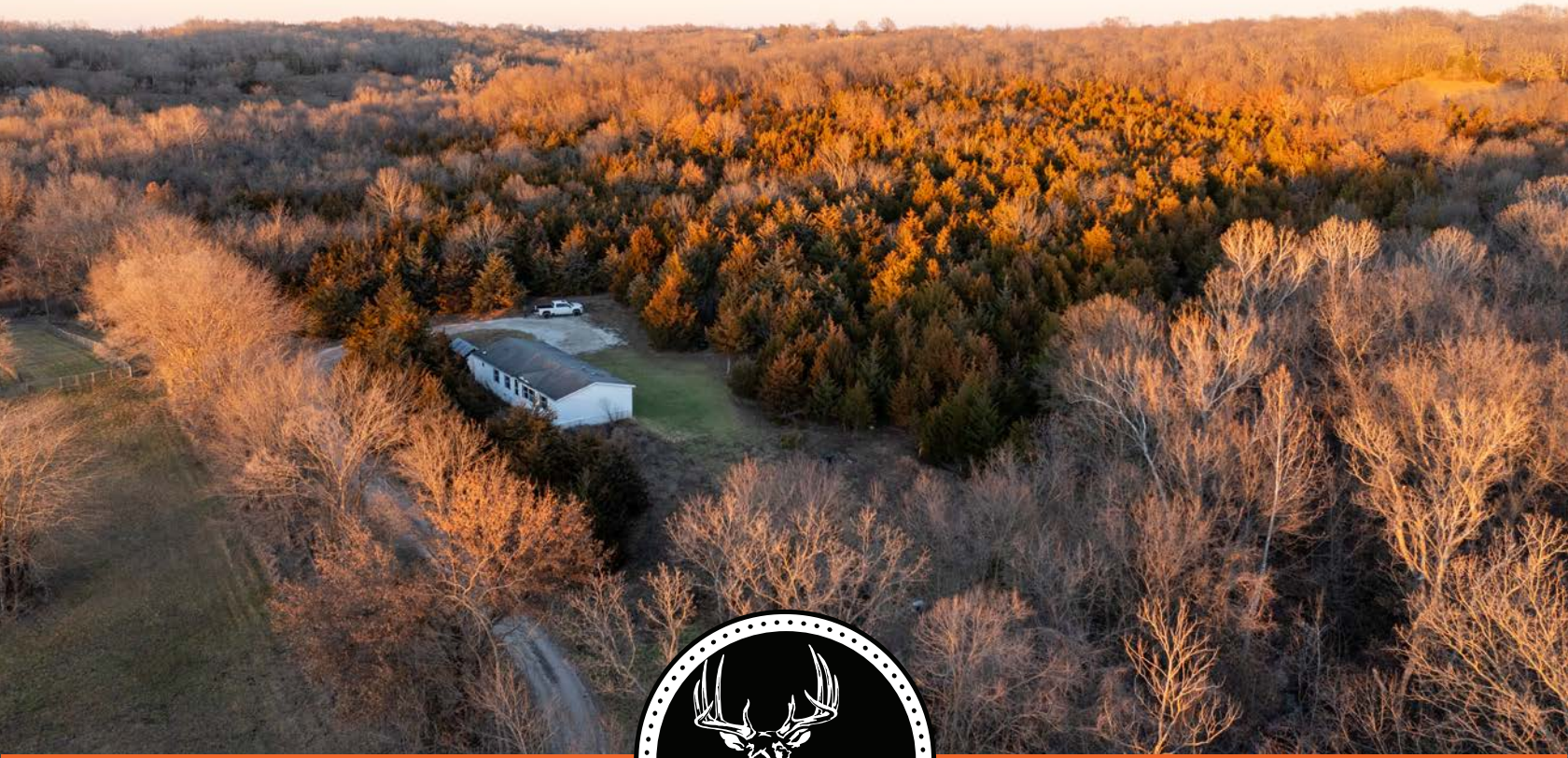


MIDWEST LAND GROUP PRESENTS

37 ACRES IN

JACKSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE PRIVATE 37 +/- ACRE TIMBERED ESTATE BUILDING LOCATION

The perfect blend of privacy and adventure on this remarkable 37 +/- acre property nestled just outside city limits. Beautiful hardwoods, rolling terrain, and thick cedar draws create ideal deer bedding cover. The property is home to a ton of wildlife and offers a lifestyle surrounded by nature. At the end of a beautiful, long, private, deeded easement driveway, find an ideal build site where water and electricity are already run and in place, offering convenience to build your future forever home or a weekend getaway. A very nice, clean, three-bedroom, two-bath, 1,800 square foot modular home is already on the property, providing comfort and charm. Perfect for immediate use as a retreat or to stay in while planning your dream home, making this a turn-

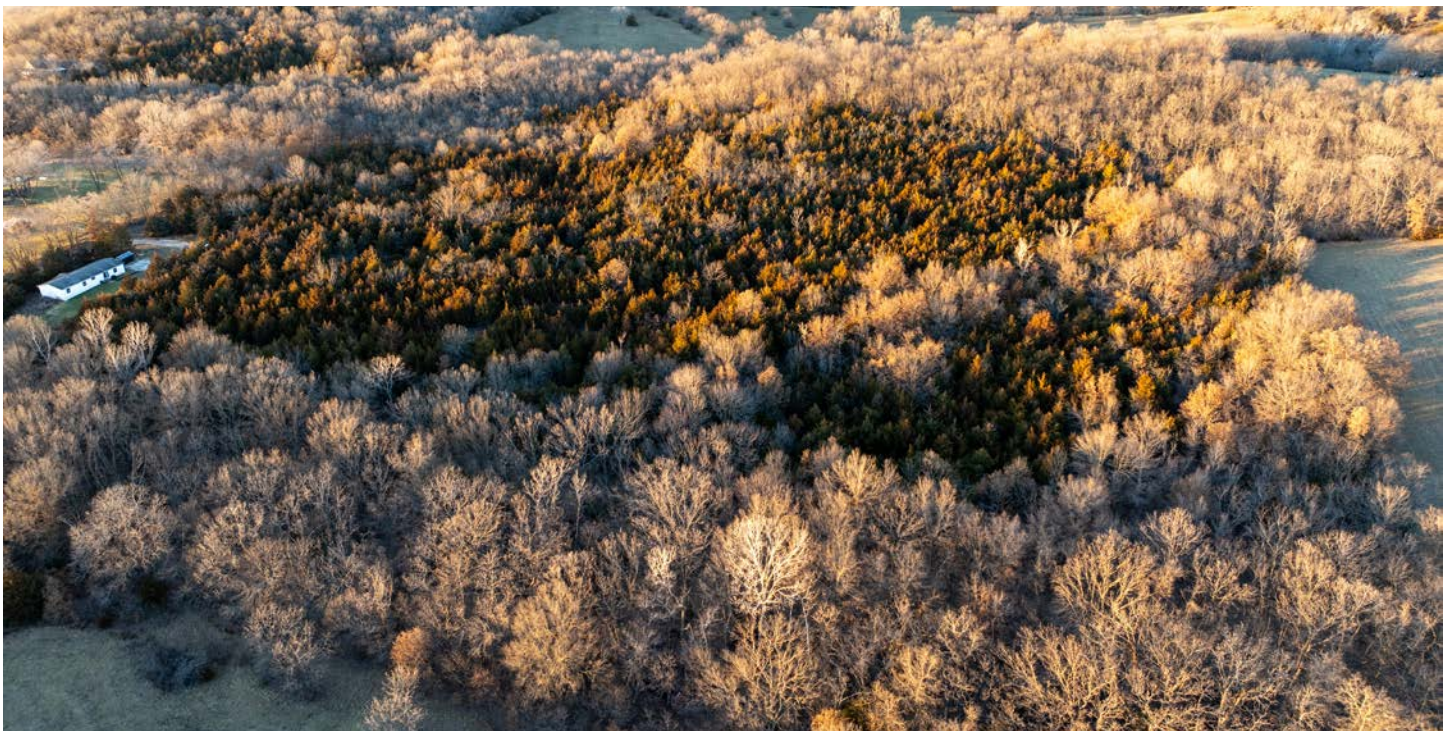
key opportunity. The home is connected to an oversized newly installed septic system that will support your future dream home. The sellers have created a very extensive trail system throughout the timber that allows easy access to all areas of the property. With specific detail to provide access to tree stand locations undetected. The trails are a perfect way to use and enjoy the property for hunting access, walking, or ATVs. Live and play on the outskirts of the city, offering convenience without sacrificing the serenity of rural living. Located in Oak Grove School District this is the perfect place to raise a family. Whether you seek a peaceful weekend escape or an immersive forever home build site, this property caters to either, with unmatched privacy and seclusion.



PROPERTY FEATURES

PRICE: **\$725,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **37**

- Abundant wildlife
- Electric high voltage transformer in place
- 2" water line from meter to the house
- Long private deeded easement driveway
- Secluded build site
- 3 bedroom, 2 bath modular home
- Rolling terrain
- Recreational paradise



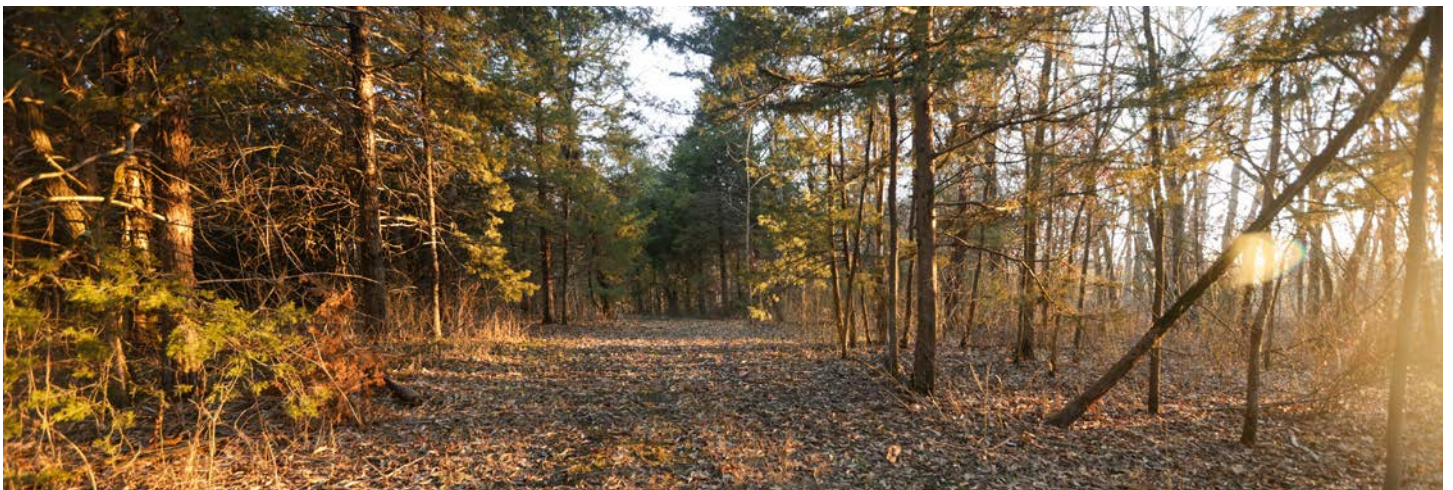
3 BEDROOM, 2 BATH MODULAR HOME



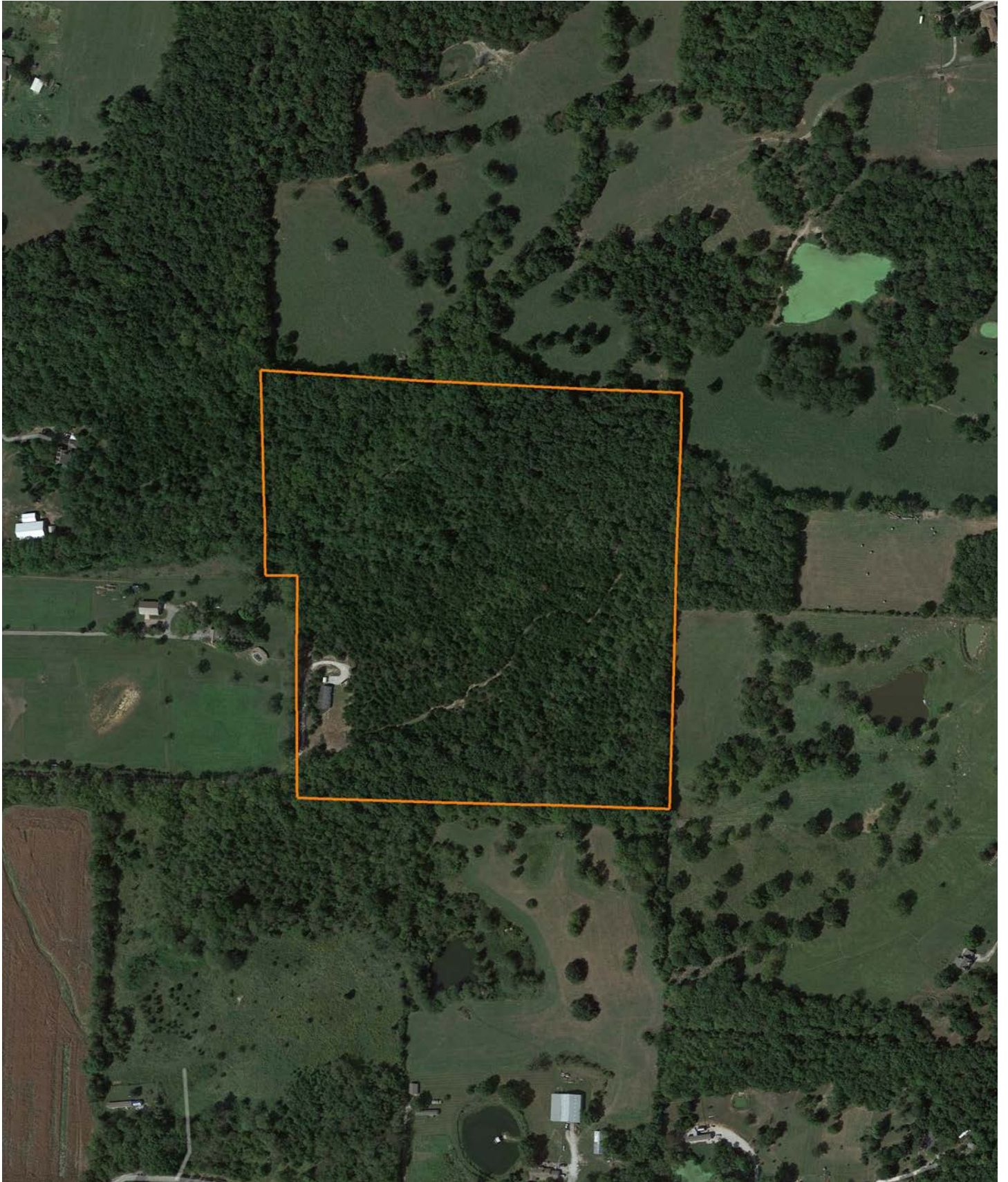
ROLLING TERRAIN



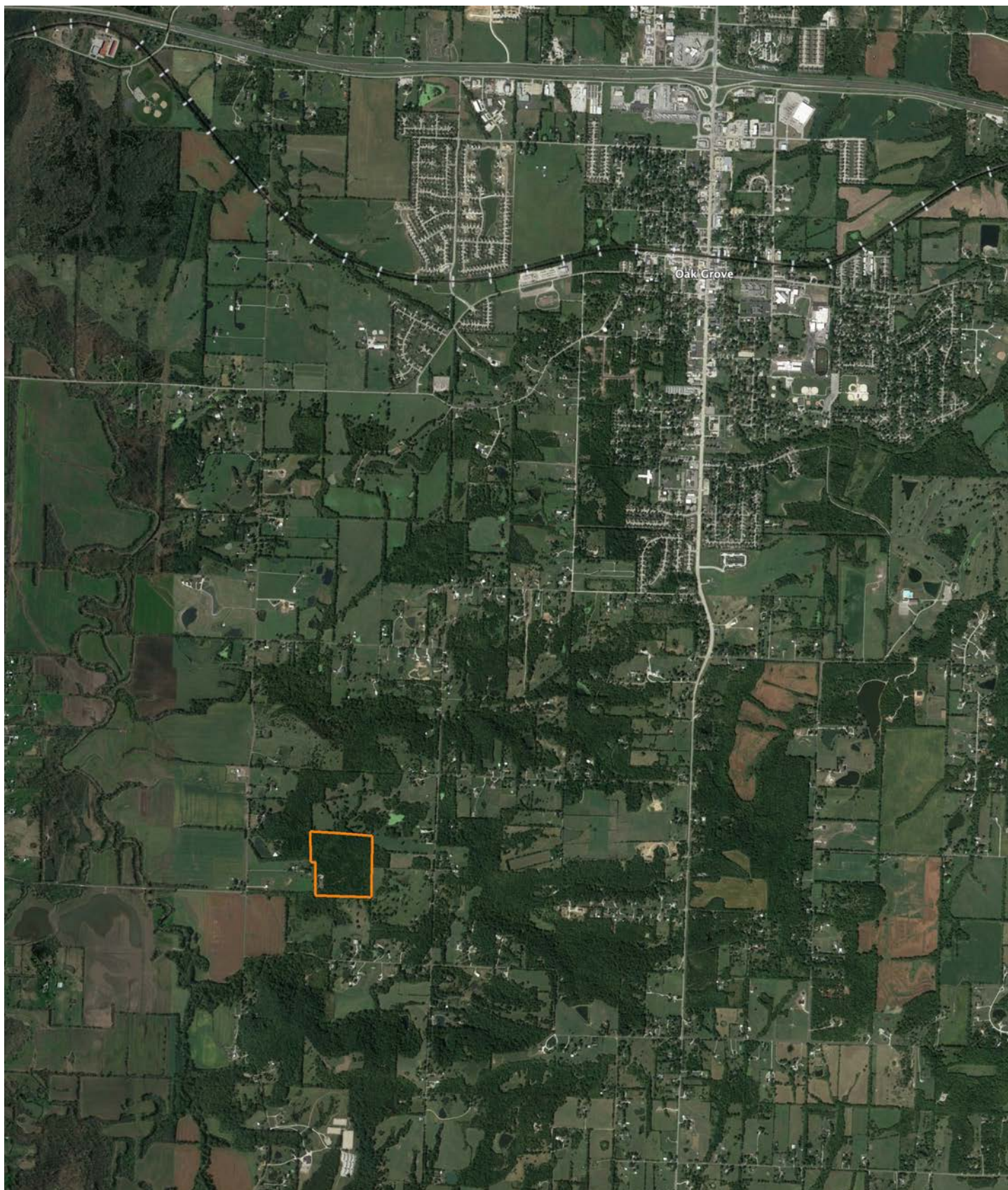
RECREATIONAL PARADISE



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he’s worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he’s not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you’ve booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you’ve seen him starring on the Outdoor Channel’s award-winning “Heartland Bowhunter,” where he is also part of their pro staff. Even though he’s traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you’ll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



NATE FLYNN, LAND AGENT
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