

MIDWEST LAND GROUP PRESENTS

.6 ACRES IN

CASS COUNTY MISSOURI

632/634 MORNINGVIEW DR, HARRISONVILLE, MO 64701



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTI-FAMILY INVESTMENT OPPORTUNITY

In a premium location just off Highway 7 in eastern Harrisonville, these two duplexes offer excellent investment opportunities. Units 628 and 630 each have three beds, two baths, and are all electric. Unit 632 has three beds and two baths. Unit 634 has two bedrooms and two-and-a-half baths, including a master suite with a premium bathroom and deep walk-in closet, as well as propane. Premium finishes in all units include granite countertops, stainless

appliances, and hard floors throughout. Each unit has a finished basement, a two-car garage, and a large driveway. They rent for \$1,650/month apiece. Units 628 and 630 are leased and will be up for renewal in the coming months. Unit 634 is occupied by the sellers, who are willing to continue to lease for one to two years. The properties are located within the Harrisonville School District. Two neighboring duplexes are available. The listed price is for one duplex.



PROPERTY FEATURES

PRICE: **\$510,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **.6**

- Duplex(es)
- 2022 construction
- 3 bed, 2 bath unit
- 3 bed, 2 1/2 bath unit
- Granite countertops
- Stainless appliances
- Nice finishes
- Finished basements
- 2 car garages
- Large driveway
- Leased at \$1,650/month per unit
- Under 30 minutes from Kansas City and Lee's Summit
- Harrisonville Schools



2022 CONSTRUCTED DUPLEXES



2 CAR GARAGES



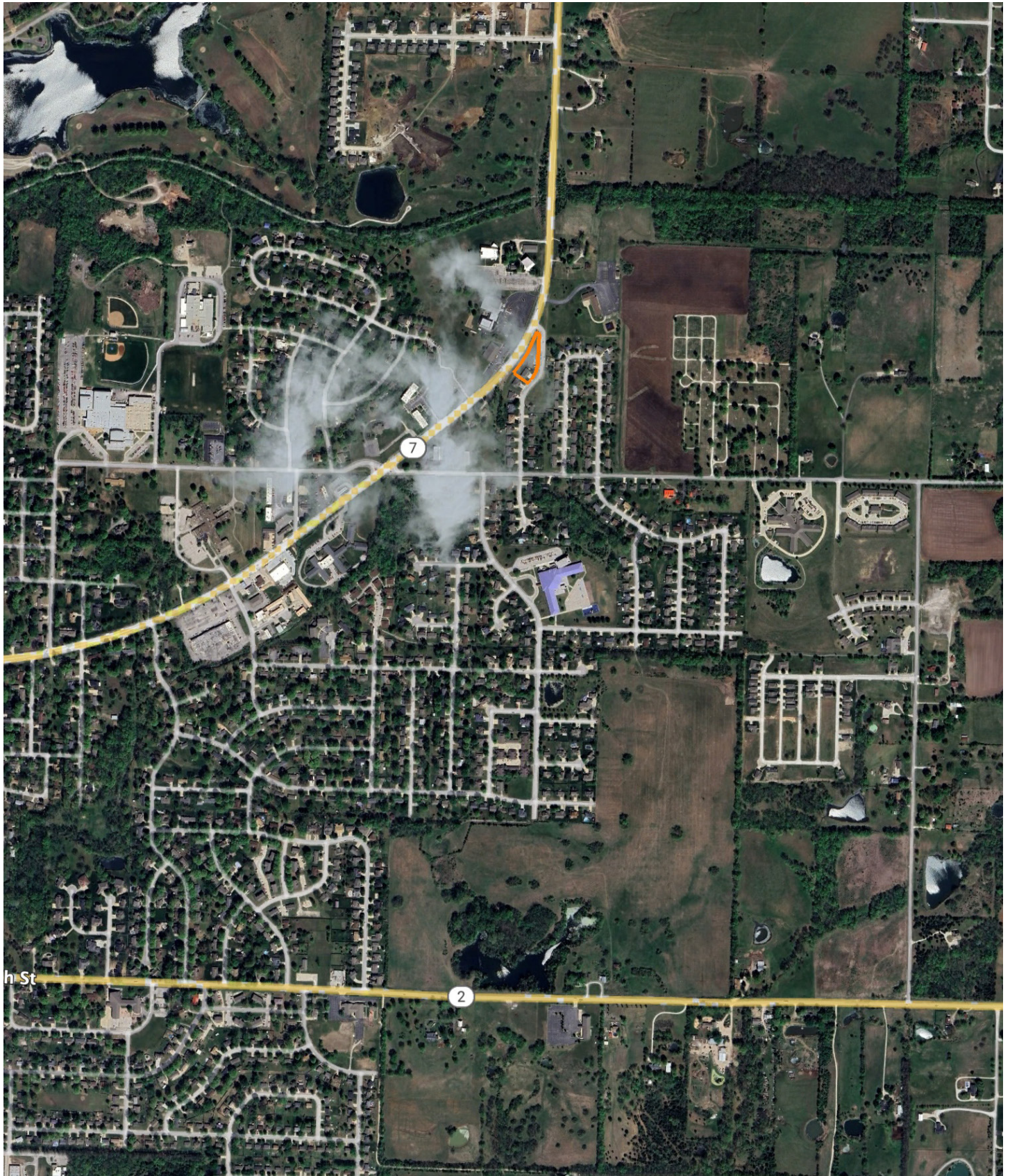
FINISHED BASEMENTS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Ben Ewbank has an intense passion for the outdoors. Growing up in Raymore, Missouri, he developed a love for hunting and fishing thanks to his dad, a longtime member of a local sportsman's club in west central Missouri. After graduating from Ray-Pec High School, Ben went on to Pittsburg State University, where he obtained a degree in construction management. While working in construction for several years, he began searching for a field in which he could be passionate about. That's what led him to Midwest Land Group, where he combines his love for the outdoors with skills he had previously honed, such as nurturing relationships with clients, and negotiating on their behalf in order to achieve common goals. With an eagerness to serve, Ben brings hard work, kindness, and integrity to his role as a land sales agent. He's a member of the NWTF and the QDMA.

When not working, you can find him bowhunting for whitetails or chasing gobblers, often on Missouri conservation ground, as well as fishing for crappie. He also hunts doves and waterfowl when the opportunities arise. He loves spending time with his wife and their three children, and tries to get together with loved ones at the family cabin at Pomme de Terre whenever possible. Call Ben today to let him go to work for you!



BEN EWBank, LAND AGENT
816.820.2345
BEwbank@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.