

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

CASS COUNTY MISSOURI



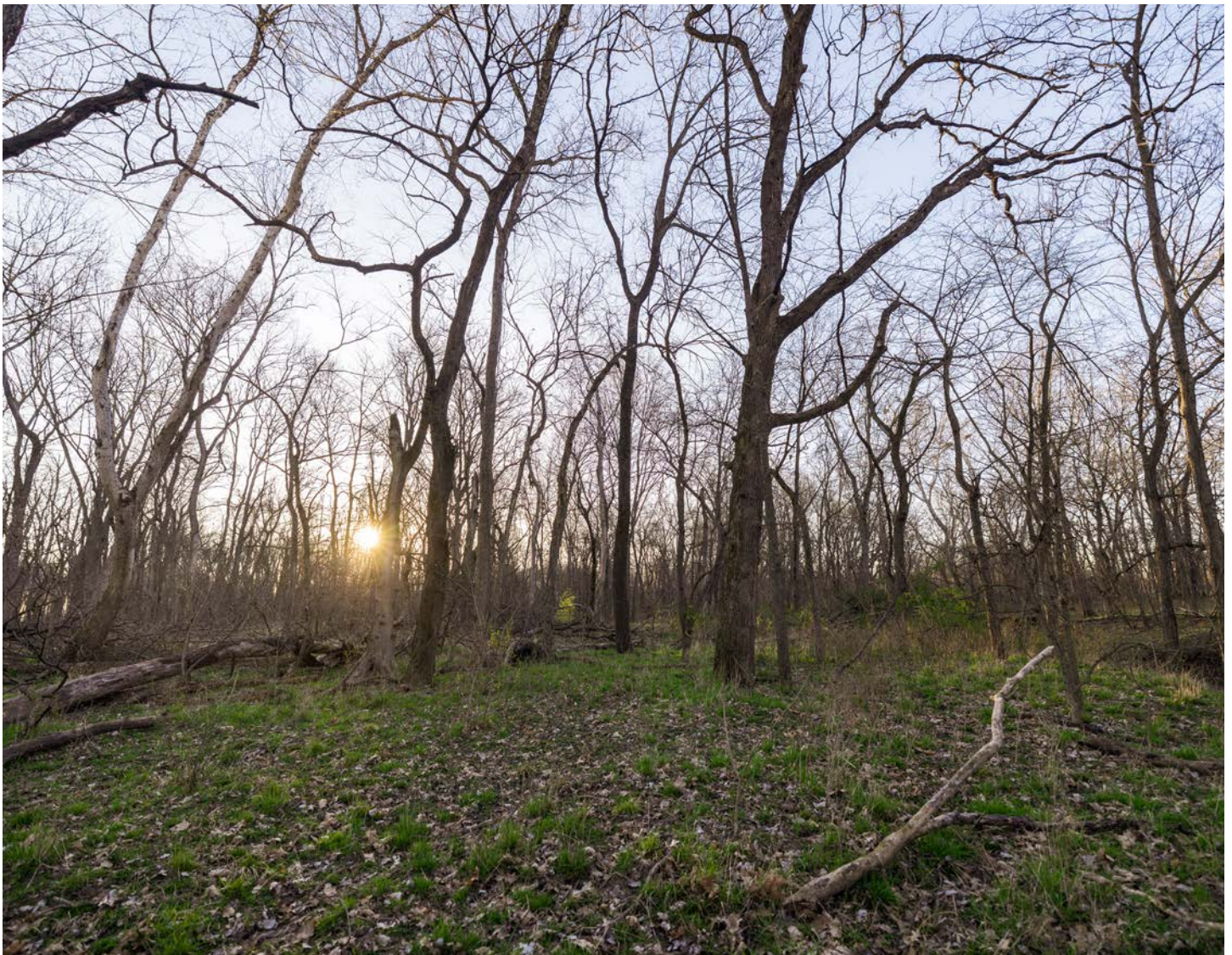
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOMESITE AND HUNTING IN CENTRAL CASS COUNTY

Build your dream home, and go hunting out the back door! This stunning recreation property with a homesite is located in central Cass County between Peculiar and Harrisonville, along the I-49 corridor. The 20 +/- acres are entirely wooded and have multiple access points and trails. Boasting over 3/10ths of a mile of frontage on the beautiful East Fork East Branch South Grand River, most of the property is river bottomland, and with over 40 feet

of elevation change, offers an elevated build site in the southwest corner that would be ideal for a walkout floor plan. A 16'x24' shed is perfect for housing a tractor and/or ATV/UTV. Wildlife is abundant, with deer sign and sightings throughout, and turkeys have historically been hunted here. Power and water utilities are available at the road. The property is a short 25 minute commute to the metro and is located within the Harrisonville School District.



PROPERTY FEATURES

PRICE: **\$230,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **20**

- Homesite
- River frontage
- Wildlife
- Hunting
- Trails
- Shed
- Power at the road
- Water at the road
- Outside city limits
- 25 minutes from Kansas City
- Harrisonville Schools



20 +/- WOODED ACRES



SHED



HUNTING



RIVER FRONTAGE



AERIAL MAP



Boundary Center: 38° 41' 32.41, -94° 23' 57.59

0ft 242ft 484ft



Maps Provided By:



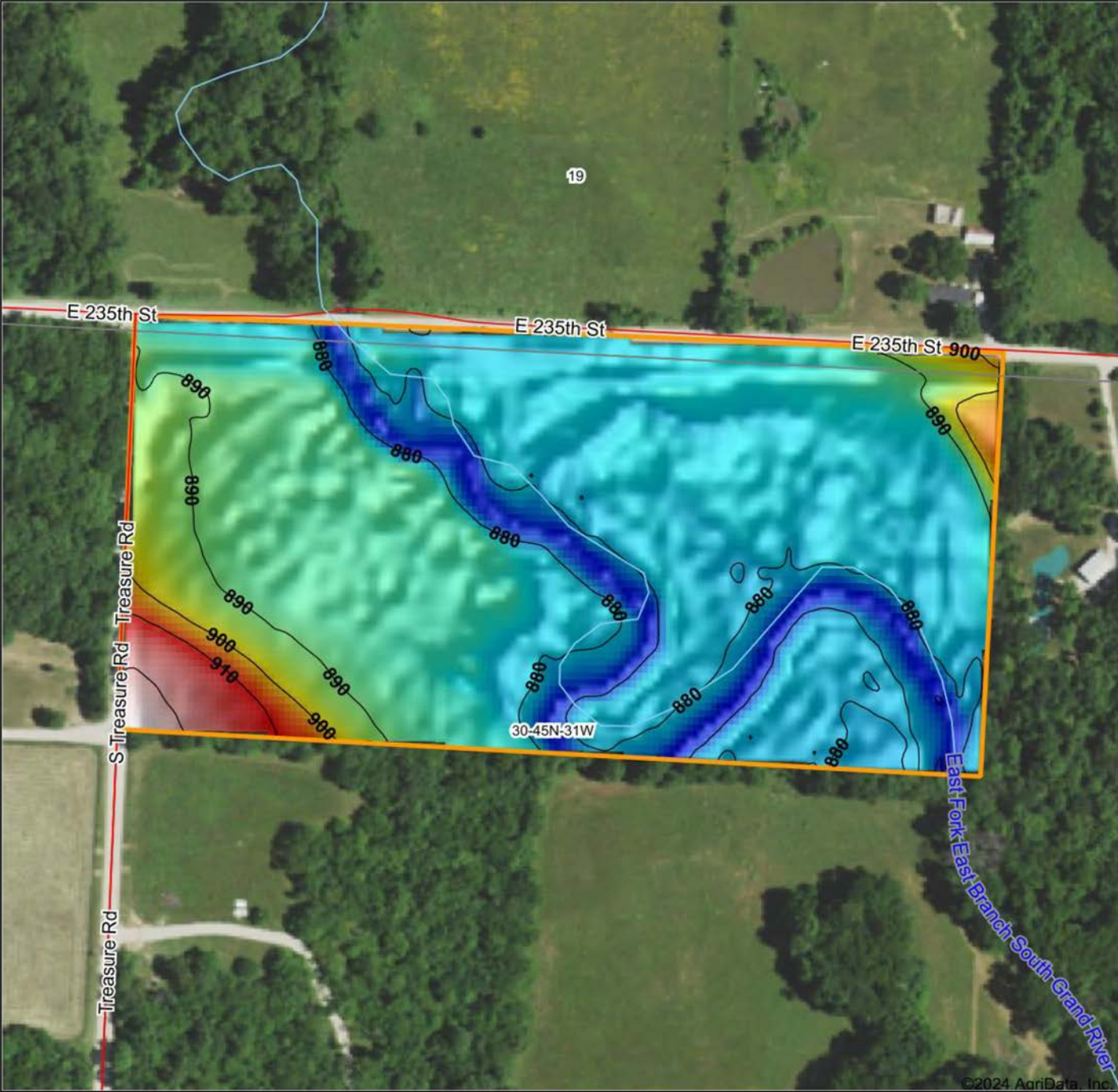
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30-45N-31W
Cass County
Missouri



3/6/2024

HILLSHADE MAP



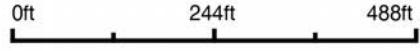
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Source: USGS 3 meter dem
Interval(ft): 10
Min: 869.5
Max: 923.7
Range: 54.2
Average: 884.6
Standard Deviation: 8.27 ft

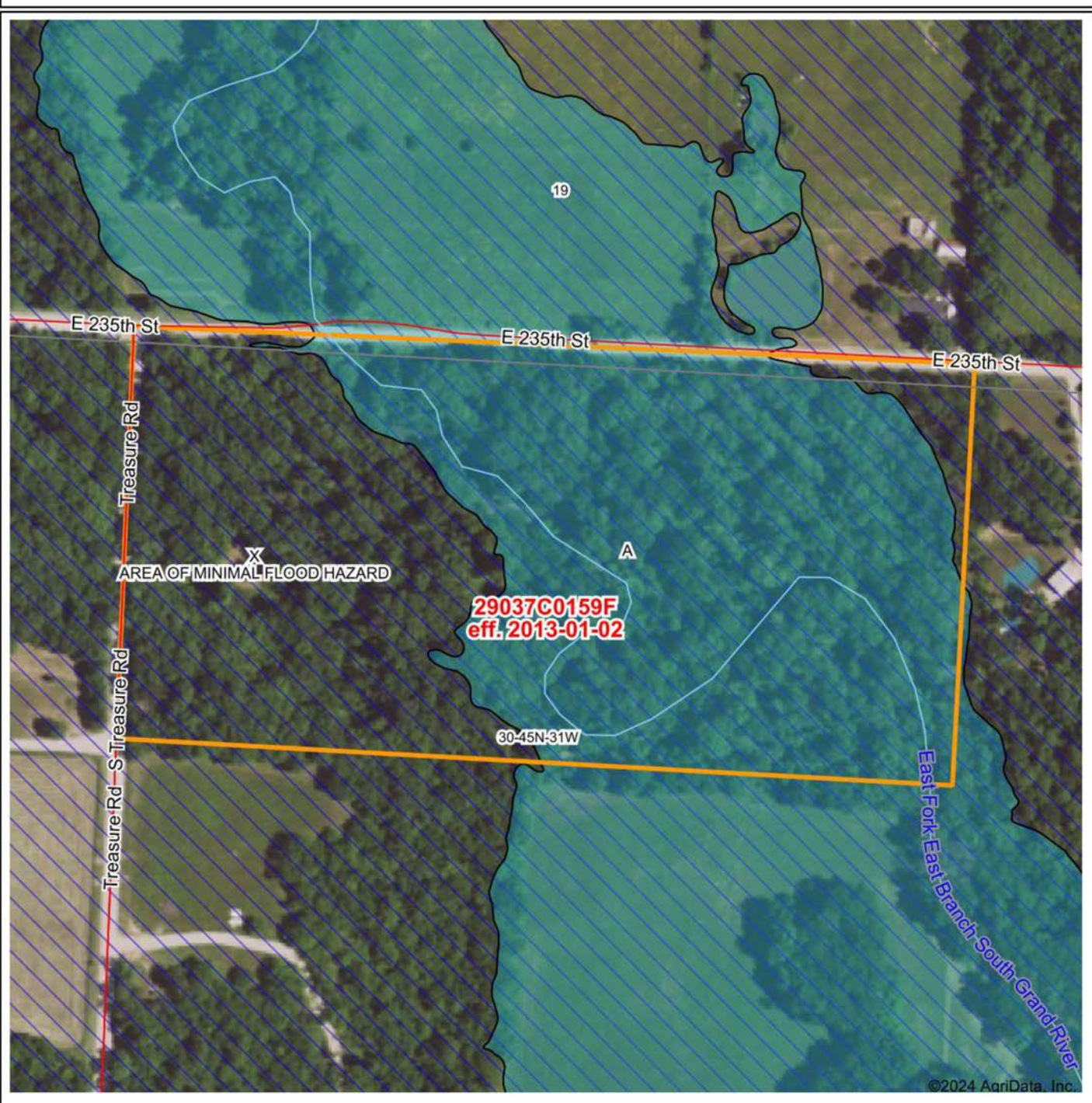


3/6/2024

30-45N-31W
Cass County
Missouri

Boundary Center: 38° 41' 32.41, -94° 23' 57.59

FEMA DETERMINATION MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

3/6/2024

Mapped Acres:

20

Actual Acres:

20

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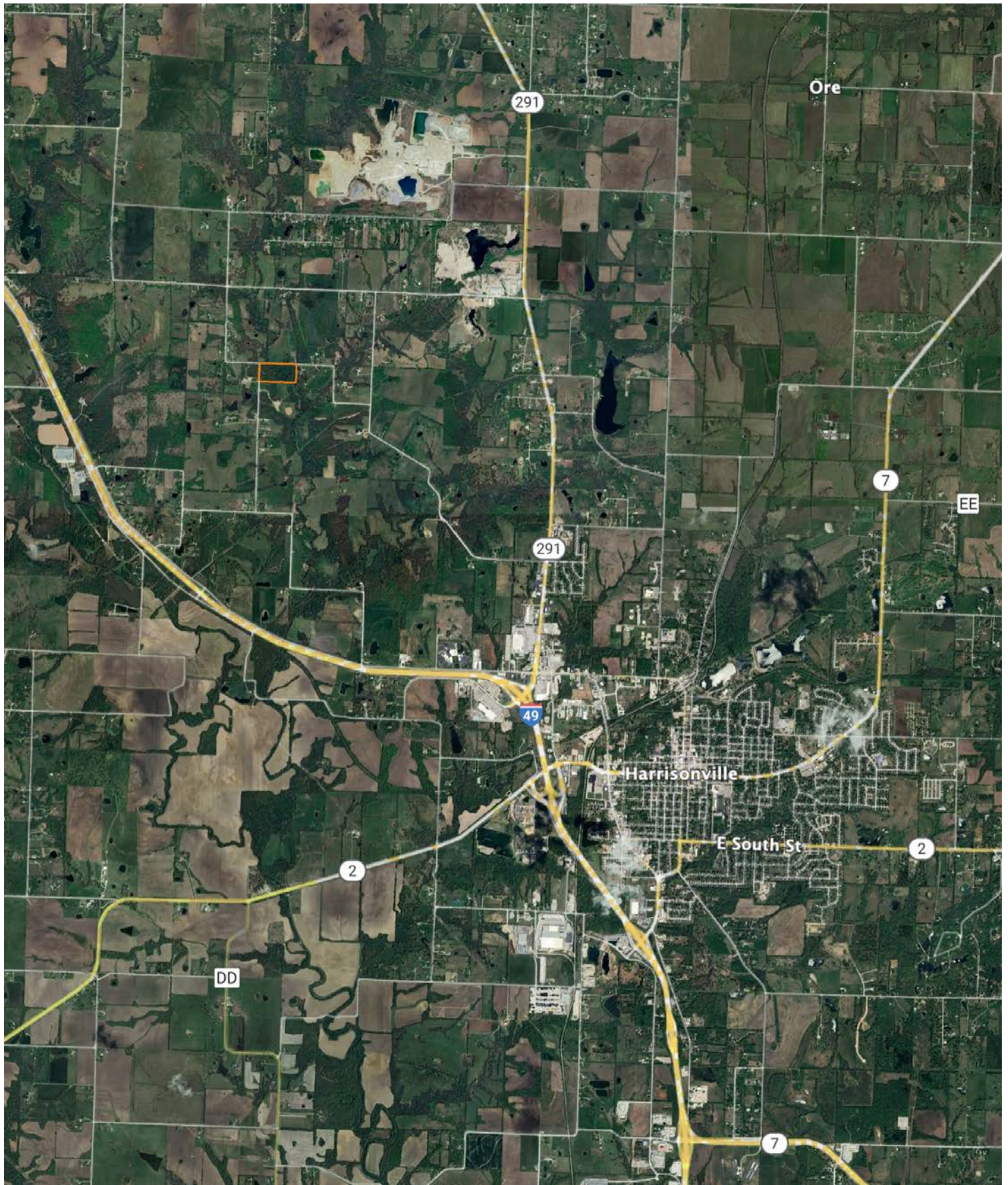


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OVERVIEW MAP



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!



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