

MIDWEST LAND GROUP PRESENTS

45.5 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL PASTURE AND HOMESITES OUTSIDE ARCHIE

Located northeast of Archie in south central Cass County is this beautiful 45.55-acre tract with options. Currently utilized for grazing cattle, newer improvements to the land include an entrance, 6-strand barbed wire fencing on all sides, an automatic waterer, and a hay shed. The beautiful .4-acre pond has been enclosed by pipe panels, protecting the integrity of the pond as well as the livestock. The property has a gentle roll to the topography and offers southern exposure with pretty

panoramic views. Multiple locations are suitable and ideal for constructing a home. Power is at the road and a water meter is already in place. The size and layout make this a terrific candidate in Cass County for dividing into multiple acreages. The property is within the reputable Archie School District. With so much to offer, this tract would make an excellent estate, hobby farm, and/or addition to an agricultural portfolio.



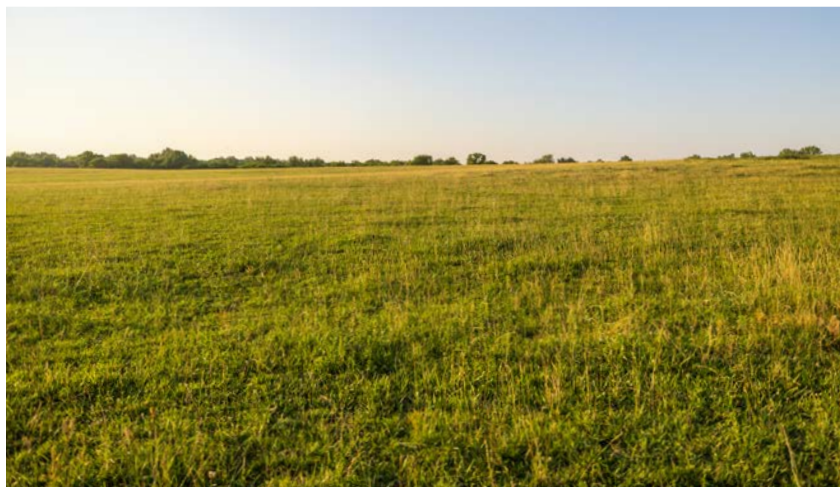
PROPERTY FEATURES

PRICE: **\$336,700** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **45.5**

- 45.55 +/- acres
- Outstanding homesites
- Pond
- New fence
- Automatic waterer
- Road frontage on two sides
- Hay shed
- Beautiful views
- Water service
- Power at the road
- Outside city limits
- Archie Schools
- 30 minutes from the metro



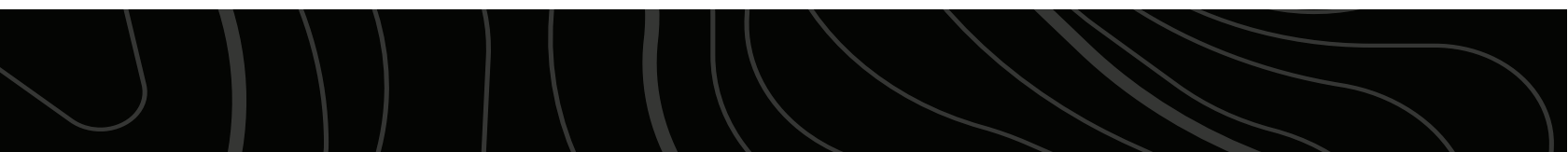
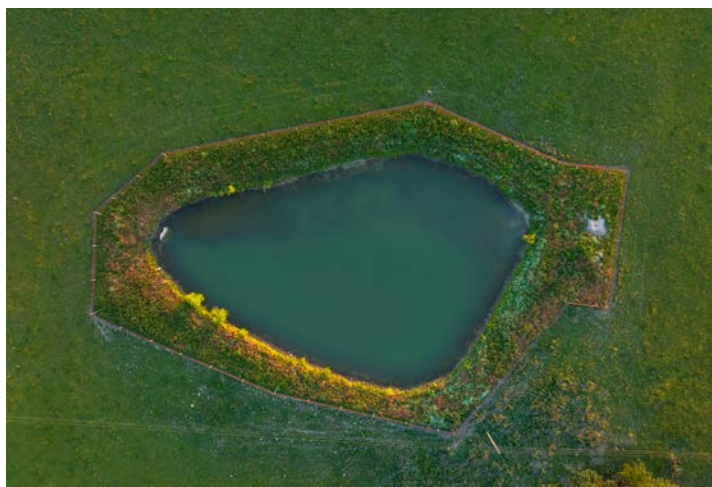
45.55 +/- ACRES



OUTSTANDING HOMESITES



POND



NEW FENCE



ROAD FRONTAGE ON TWO SIDES



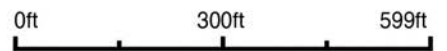
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 31' 53.63, -94° 18' 59.34



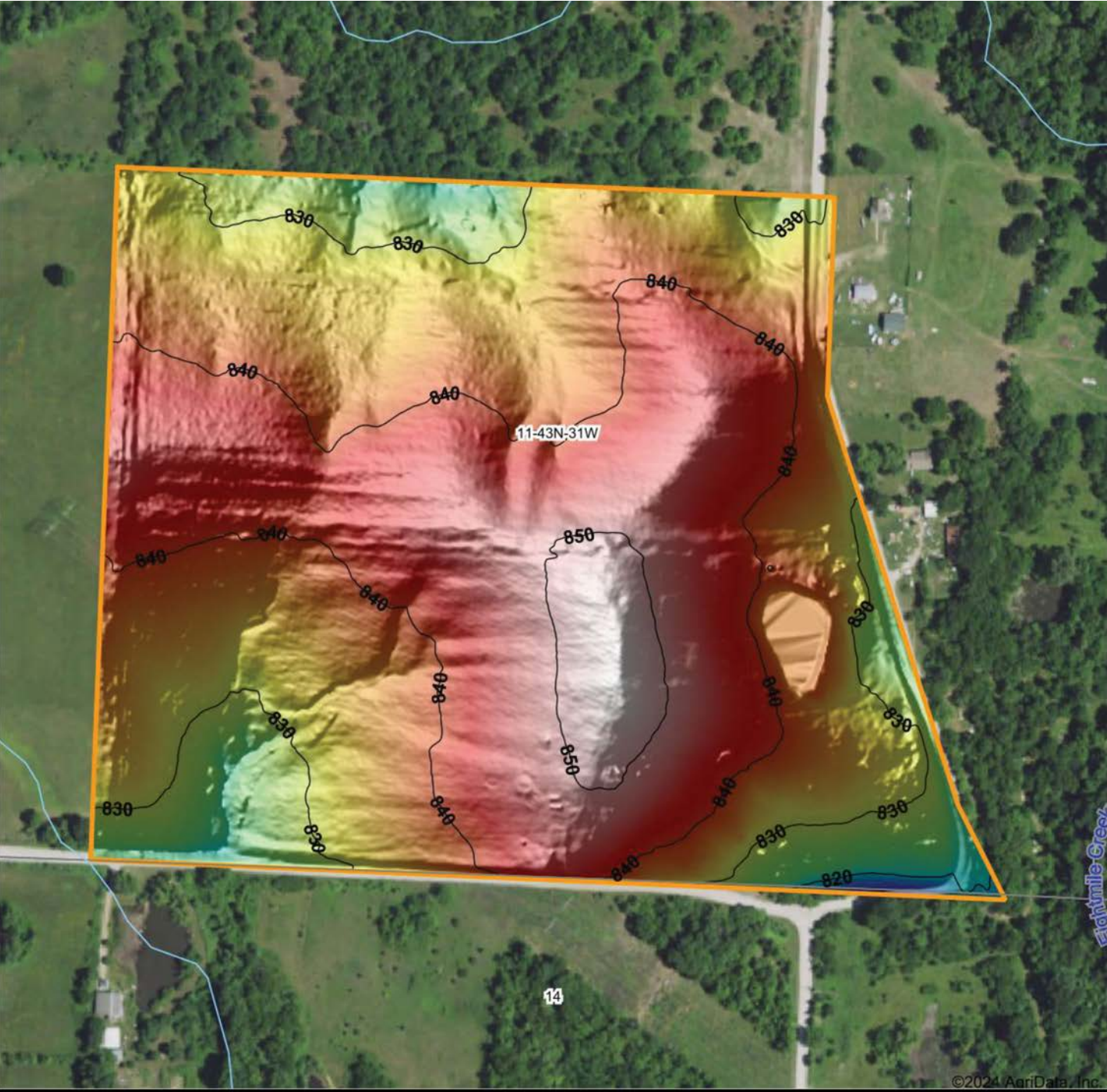
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11-43N-31W
Cass County
Missouri



6/13/2024

HILLSHADE MAP





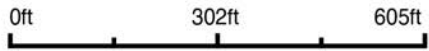
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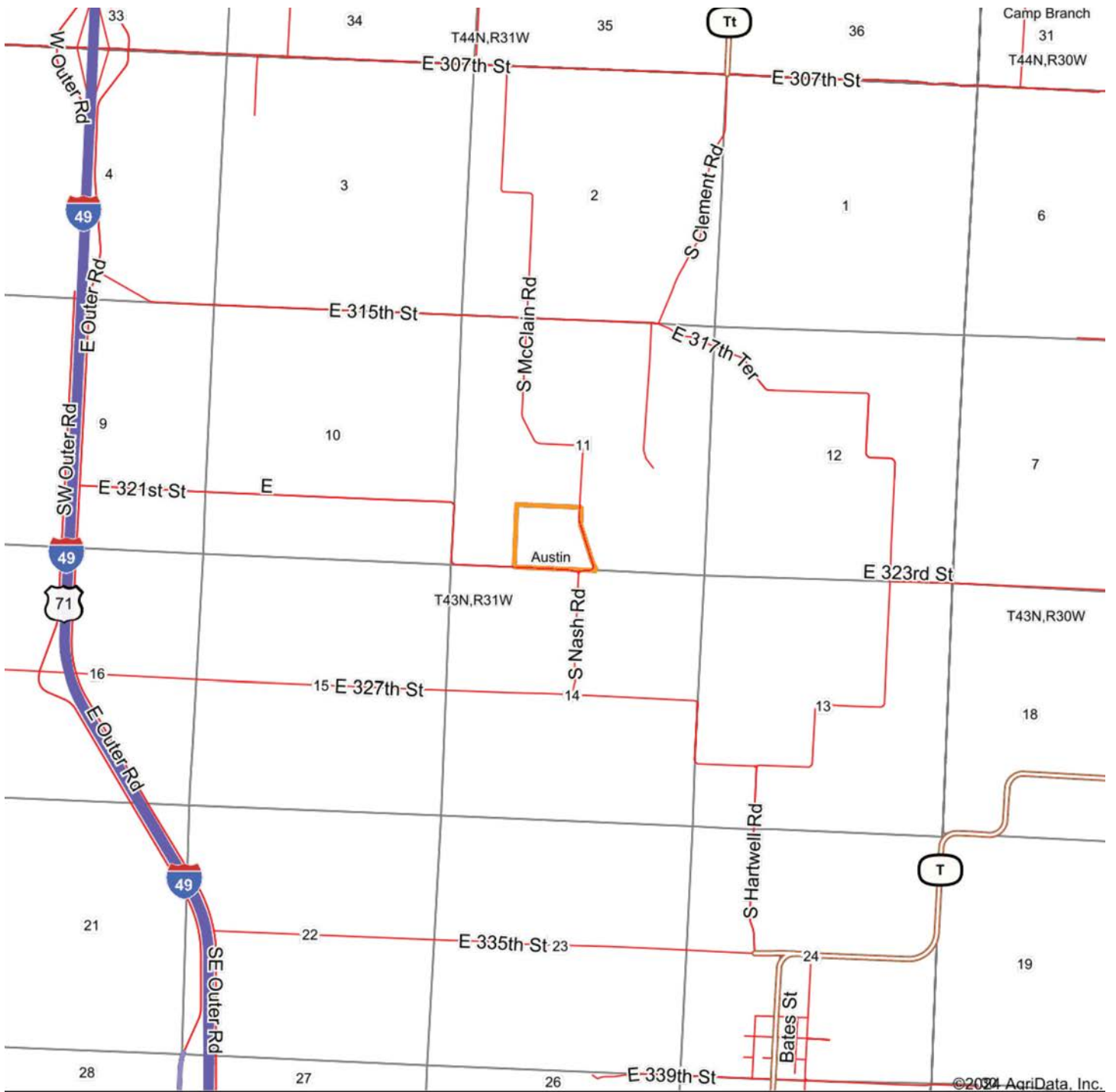
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 809.7
 Max: 853.3
 Range: 43.6
 Average: 838.0
 Standard Deviation: 7.02 ft



6/13/2024
11-43N-31W
Cass County
Missouri
 Boundary Center: 38° 31' 53.63, -94° 18' 59.34

OVERVIEW MAP



Map Center: 38° 31' 53.67, -94° 18' 59.47

0ft 3340ft 6679ft



Maps Provided By:



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6/13/2024

AGENT CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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