

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

JACKSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PHENOMENAL TILLABLE & HUNTING FARM IN THE SNI-BAR CREEK BOTTOMS

Midwest Land Group is proud to offer an excellent tillable farm with phenomenal deer, turkey, and waterfowl hunting and a potential build site just outside of Kansas City in eastern Jackson County. Located in the Sni-Bar Creek bottoms with access from Hardsaw Road this farm offers 49.9 surveyed acres with 44 +/- tillable acres, mature timber perimeter, and timbered draws, with an 8 +/- acre field that is surrounded by timber on the east side offering a hidden field pocket creating a premiere hunting location.

The tillable acres on the farm are 100% class II soils with an NCCPI overall of 93! The farm is rented for 2024 by a reputable local tenant on a 1/3 and 2/3 crop share agreement. This agreement requires zero expenses for the landowner and the landowner receiving 1/3 of the crop sale proceeds at harvest. The lease agreement could be extended but the farm will be open for a new agreement in 2025.

This farm has a private gravel drive access from Hardsaw Road to the Northwest corner. There are 8 +/- acres outside of the floodplain that are suited for a build site overlooking the vast creek bottoms. This property would also be suited for a buy-and-hold investment purchase in a location that will continue to rapidly appreciate while collecting the farm income each year. On top of enjoying or leasing the hunting in a neighborhood of giant whitetail, loaded with turkey, and adjoining a waterfowl habitat with several pools to the north.

Located in an excellent location only 1 mile north of Colbern Road, a few minutes from Grain Valley, and 10 minutes to Lees Summit. Utilities are available at the road including public water and electric. There are two utility and access easements in place the owner may choose to use if desired. For additional information and to schedule a showing of the property please contact Land Broker Will Wiest.



PROPERTY FEATURES

PRICE: **\$625,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **50**

- 49.9 surveyed acres in Jackson County, MO
- 44 +/- tillable acres planted in soybeans
- Farm is on a 1/3 and 2/3 crop share agreement
- Landowner receives 1/3 of crop income and has no expenses
- Incredible whitetail hunting with known giants in the area
- Turkey and waterfowl hunting
- Adjoins big timber alongside Sni-Bar Creek
- 8 acres outside of floodplain suitable for a build site
- Blank slate for home, multiple buildings, and outdoor entertainment
- Hardsaw Road Frontage to Private Gravel Drive access
- Public Water District #17 is available at the road
- Every Electric available at the road
- Every will cover up to ¼ mile of above-ground line cost to the residence
- Two recorded access and utility easements may be used by the buyer
- Land is subject to a private road maintenance agreement
- Grain Valley School District - Stony Point Elementary
- 2025 estimated real estate taxes - \$288 per year



49.9 SURVEYED ACRES



8 ACRES OUTSIDE OF FLOODPLAIN



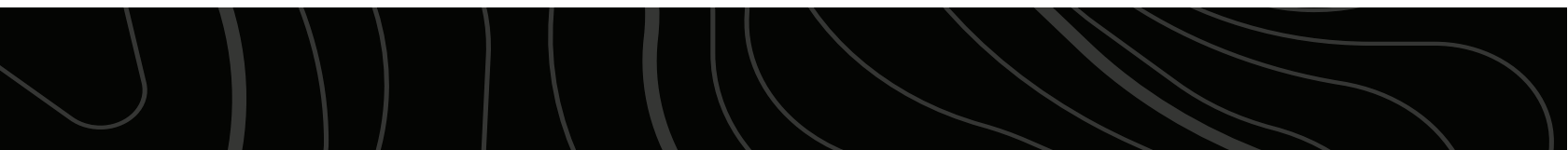
44 +/- TILLABLE ACRES IN SOYBEANS



ADJOINS BIG TIMBER ALONGSIDE SNI-BAR CREEK



INCREDIBLE WHITETAIL HUNTING



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 793.3

Max: 873.7

Range: 80.4

Average: 799.1

Standard Deviation: 8.3 ft

0ft 653ft 1307ft

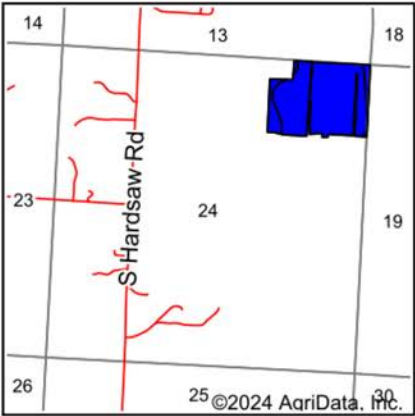
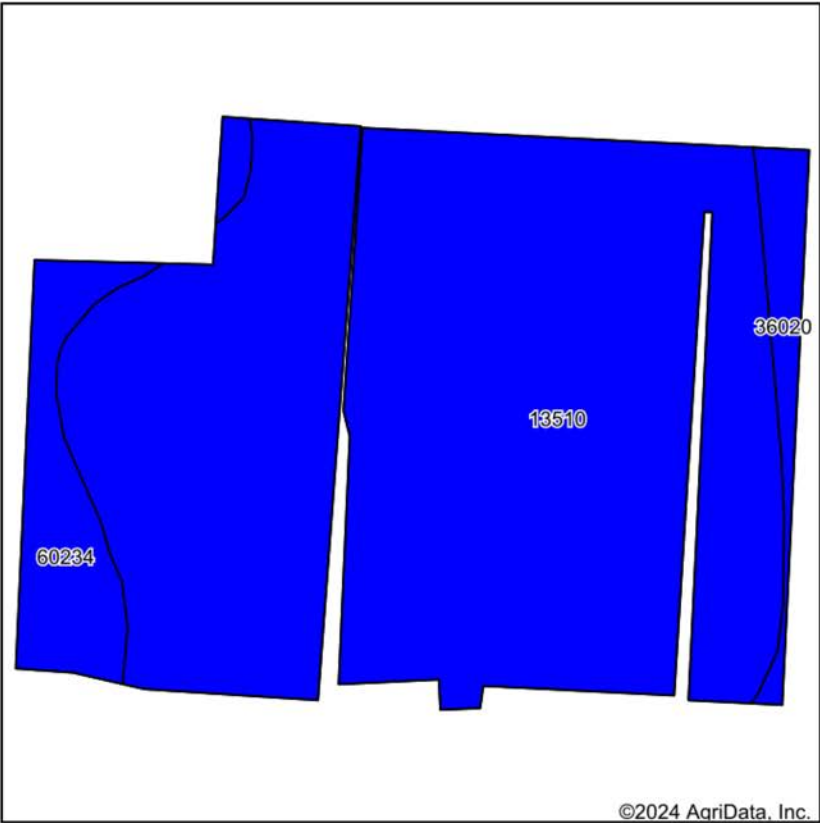


7/22/2024

24-48N-30W
Jackson County
Missouri

Boundary Center: 38° 57' 39.1, -94° 10' 30.69

SOILS MAP



State: **Missouri**
County: **Jackson**
Location: **24-48N-30W**
Township: **Van Buren**
Acres: **43.78**
Date: **7/22/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

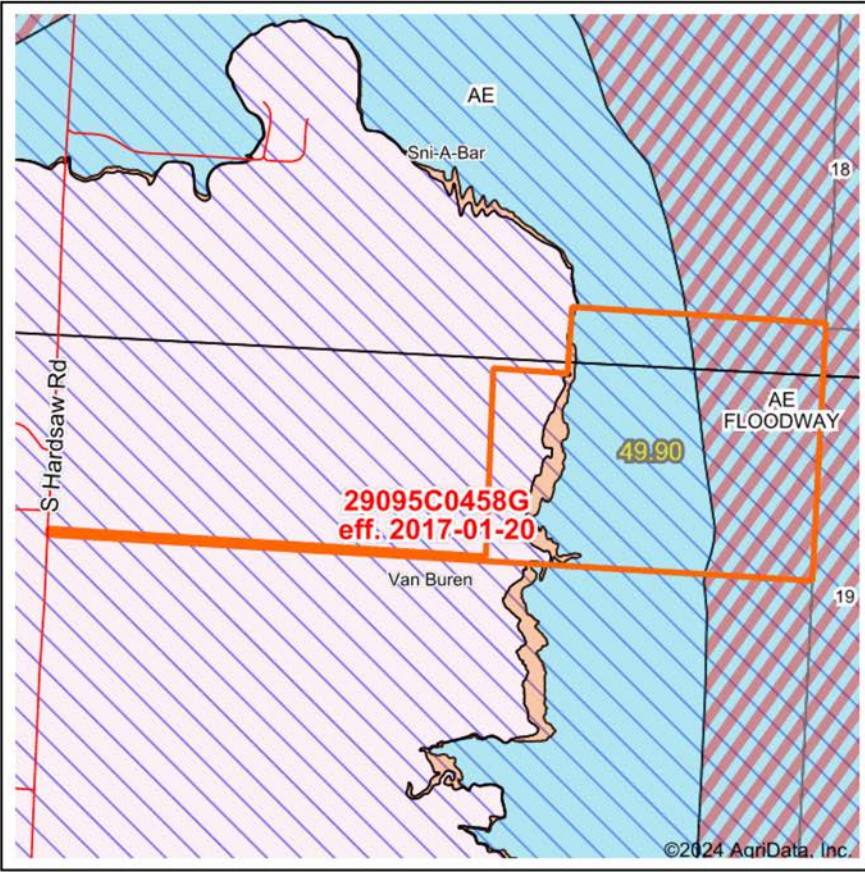
Area Symbol: MO095, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	38.82	88.6%		Ilw	95	94	86
60234	Weller silt loam, 2 to 5 percent slopes	3.53	8.1%		Ile	73	73	60
36020	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	1.43	3.3%		Ilw	87	86	70
Weighted Average					2.00	*n 93	*n 92	*n 83.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA REPORT MAP



Map Center: 38° 57' 39.36, -94° 10' 30.69
State: MO Acres: 49.9
County: Jackson Date: 7/22/2024
Location: 24-48N-30W
Township: Van Buren



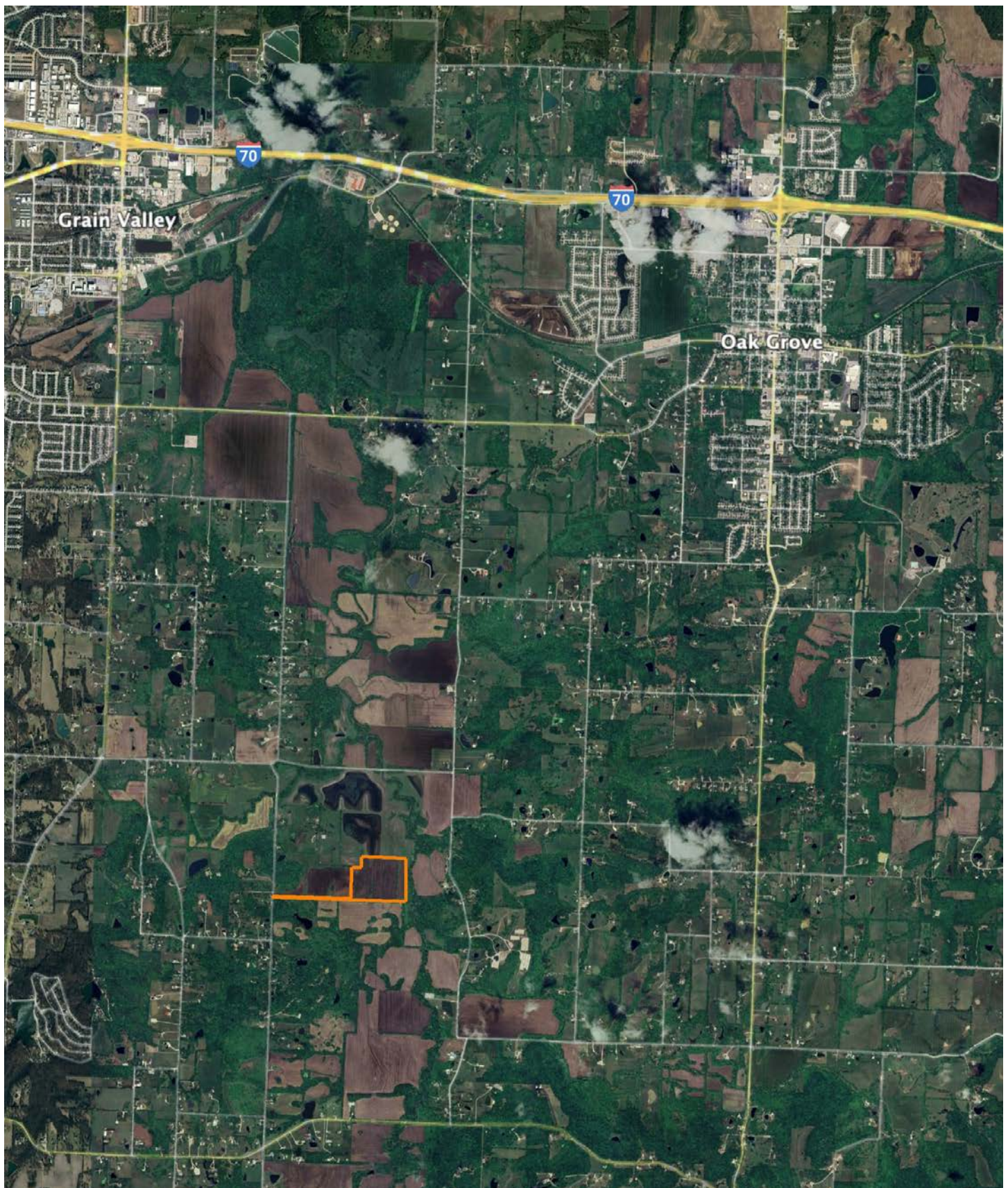
Maps Provided By:

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Name		Number	County	NFIP Participation	Acres	Percent
Jackson County		290492	Jackson	Regular	49.9	100%
Total					49.9	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
AE				100-year Floodplain	22.02	44.1%
AE	FLOODWAY			100-year Floodplain	18.29	36.7%
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	7.64	15.3%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD			500-year floodplain	1.95	3.9%
Total					49.90	100%
Panel			Effective Date		Acres	Percent
29095C0458G			1/20/2017		49.9	100%
Total					49.9	100%

OVERVIEW MAP



AGENT CONTACT

Midwest Land Group Broker Will Wiest is responsible for expansion in North Missouri and Southern Iowa. Since joining Midwest Land Group in 2014, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big and accepts any challenge with a smile. Will has a tenacious work ethic, with a focus on agriculture farms, commercial real estate and recreational properties. Will is surrounded by an incredible team, mentors and coaches who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and cattleman at their family farm in Missouri.

Will received a Bachelors and Masters degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will serves on the board at the Bank of Orrick, Missouri and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and South East Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke and Brooks. Will spends time with his boys practicing sports, enjoying the outdoors, camping, canoeing, turkey hunting, waterfowl hunting with their chocolate lab, deer hunting, fishing, hiking and exploring on their land outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to vacation, hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,
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