

MIDWEST LAND GROUP PRESENTS

16 ACRES IN

HENRY COUNTY MISSOURI

2050 SW HIGHWAY RA, MONTROSE, MO 64770



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING HOME WITH 16 BEAUTIFUL ACRES ON BLACKTOP

Located on blacktop Highway RA north of Montrose are this charming 1,814 square foot home and beautiful acreage. The home is a split-level floor plan, featuring three bedrooms and two baths. The main floor has an open plan, which is ideal for entertaining. The walkout basement is partially finished, and with the addition of a closet, another bedroom could easily be added. The spacious master suite with a walk-in closet fills the entire upper floor and has windows on three sides. The home has had several upgrades over the years, including a county water connection, high-speed internet, a new heating & cooling system, and a metal roof. The large deck on the back of the house offers

shaded seclusion under the giant hardwoods in the backyard. The 30'x40' barn with a separate driveway has a concrete floor, power, and loft, making it an ideal space for a workshop and/or equipment storage. In addition to county water, the property also has a functioning well.

Although mostly wooded, the front of the property features an expansive beautifully-maintained lawn with the pond at the south end. Camp Creek meanders from north to south through the grounds. With plenty of habitat, wildlife is abundant, and the property offers terrific recreation opportunities.



PROPERTY FEATURES

PRICE: **\$329,000** | COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **16**

- 1,814 sq. ft. home
- 3 bedrooms and 2 baths
- Large master suite
- Walkout basement
- Metal roof
- Large deck
- High-speed internet
- Wood stove
- Walk-in pantry
- Expansive lawn
- County water
- Well
- Carport
- 16 +/- acres
- Pond
- Mature timber
- Shaded acreage
- Creek
- Wildlife
- 30'x40' barn
- Carport



1,814 SQ. FT. HOME

The home is a split-level floor plan, featuring three bedrooms and two baths. The main floor has an open plan, which is ideal for entertaining.



LARGE MASTER SUITE



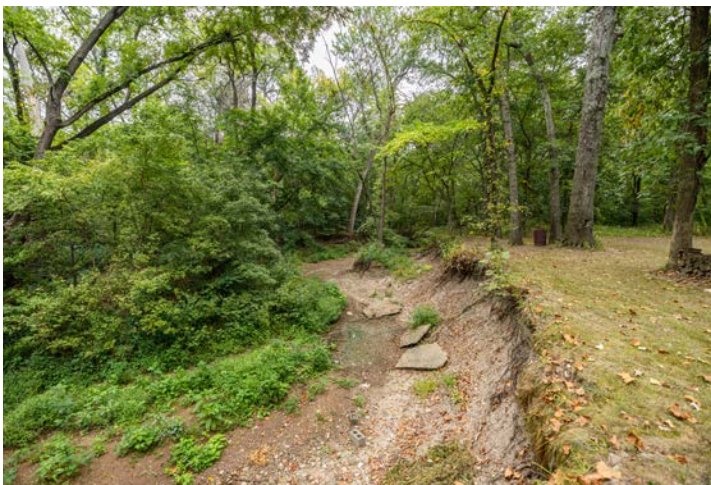
ADDITIONAL INTERIOR PHOTOS



LARGE DECK



16 +/- ACRES



CARPORT & 30'X40' BARN



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 20' 40.18, -93° 58' 32.94

13-41N-28W
Henry County
Missouri

0ft 334ft 667ft



9/7/2024

FEMA MAP



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

Date:	Mapped Acres:	Actual Acres:		Page 1 of 2
9/7/2024	15.08	15.08		



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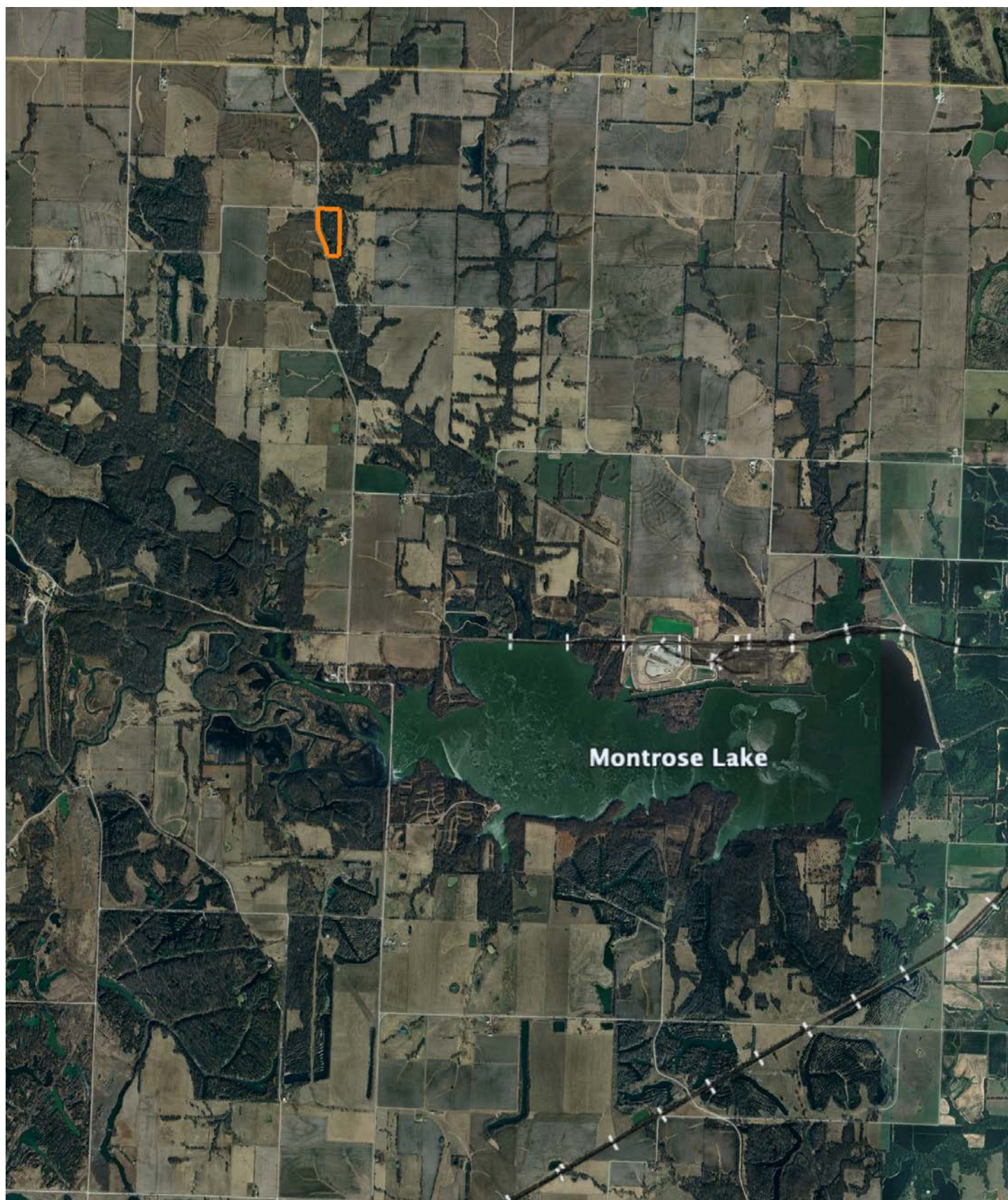


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OVERVIEW MAP



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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