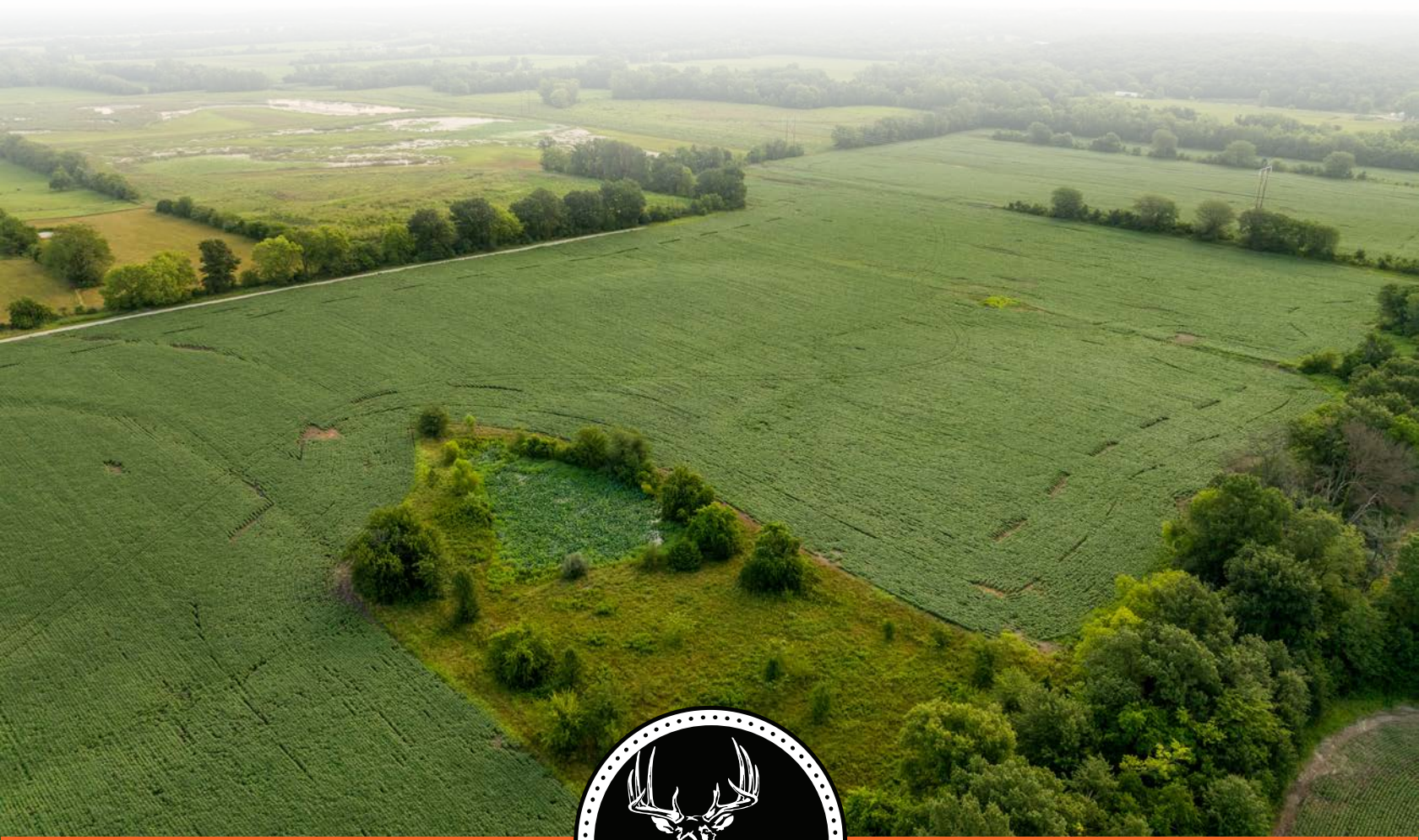


MIDWEST LAND GROUP PRESENTS

15.5 ACRES IN

JACKSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

POND AND OPEN LANDSCAPE WITH EXCELLENT POTENTIAL

Hidden from the public road with access down a private drive, this 15.5 +/- acre property with a pond has gorgeous views with an open landscape ideal for a secluded build site. This property is an open slate with plenty of space for a home, shop, farm, and entertaining with approximately 12 acres of open land currently in crops and a half-acre pond. The pond has the ability to expand and is used frequently by ducks. The property sits level and would be a great location to accommodate multiple structures or outdoor improvements and additions. Access is from blacktop Hardsaw Road with a gated entrance to the gravel private drive. Although this property is majority open, this is a neighborhood with tons of wildlife. Deer and turkey are frequently seen

on the property walking the fence row or feeding in the soybeans.

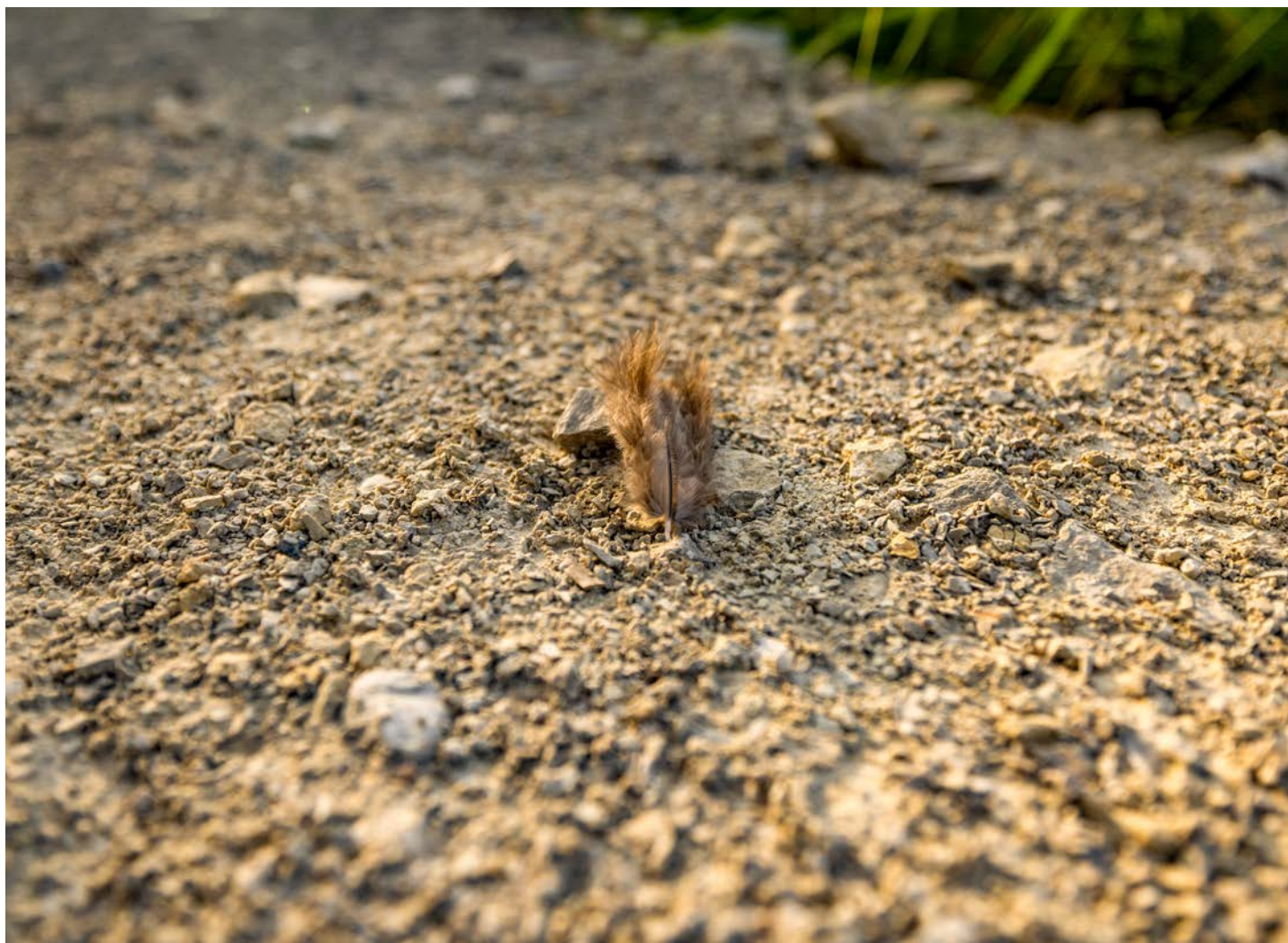
Located in an excellent location only 1 mile north of Colbern Road, a few minutes from Grain Valley, and 10 minutes to Lees Summit. Utilities are available at the road including public water and electric. There are two utility and access easements in place the owner may choose to use if desired. This is an opportunity to invest in a piece of land on the outskirts of town, enjoy it with family and friends, and build when you are ready with no timeframe restrictions or build requirements. For additional information and to schedule a showing of the property please contact Land Broker Will Wiest.



PROPERTY FEATURES

PRICE: **\$271,250** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **15.5**

- 15.5 surveyed acres in Jackson County, Missouri
- Half-acre pond with the ability to expand
- Mostly open and level land
- Blank slate for home, multiple buildings, and outdoor entertainment
- Approximately 12 acres of soybeans are currently planted
- Hardsaw Road frontage to private gravel drive access
- Wildlife and hunting opportunities
- 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
- Buyer would install septic for sewer
- No portion of the land is within a floodplain
- No build restrictions or uses other than county restrictions
- Land is subject to private road maintenance agreement
- Grain Valley School District - Stony Point Elementary
- 2025 estimated real estate taxes - \$89.47 per year



HALF-ACRE POND

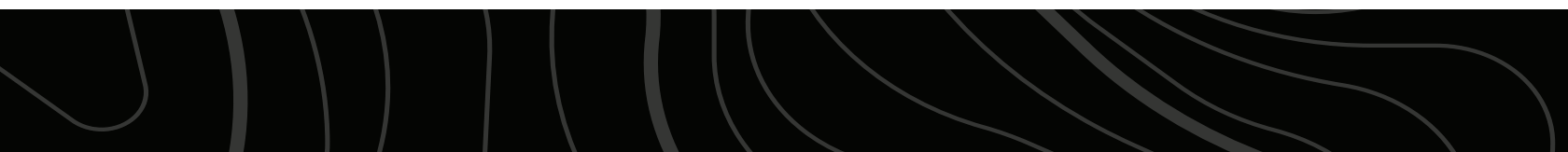


MOSTLY OPEN AND LEVEL LAND



POTENTIAL BUILD SITE

This property is an open slate with plenty of space for a home, shop, farm, and entertaining with approximately 12 acres of open land currently in crops and a half-acre pond. Access is from blacktop Hardsaw Road with a gated entrance to the gravel private drive.



AERIAL MAP



Boundary Center: 38° 57' 38.26, -94° 10' 41.24



Maps Provided By:



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24-48N-30W
Jackson County
Missouri



7/22/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 804.5

Max: 874.1

Range: 69.6

Average: 819.0

Standard Deviation: 11.25 ft

0ft 416ft 831ft

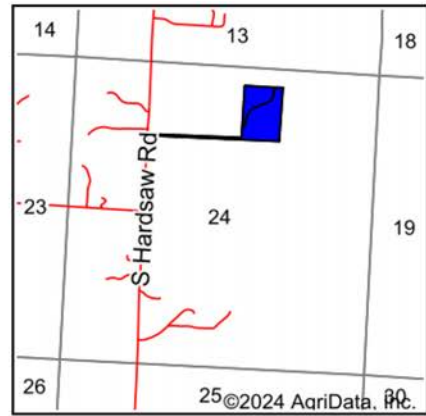
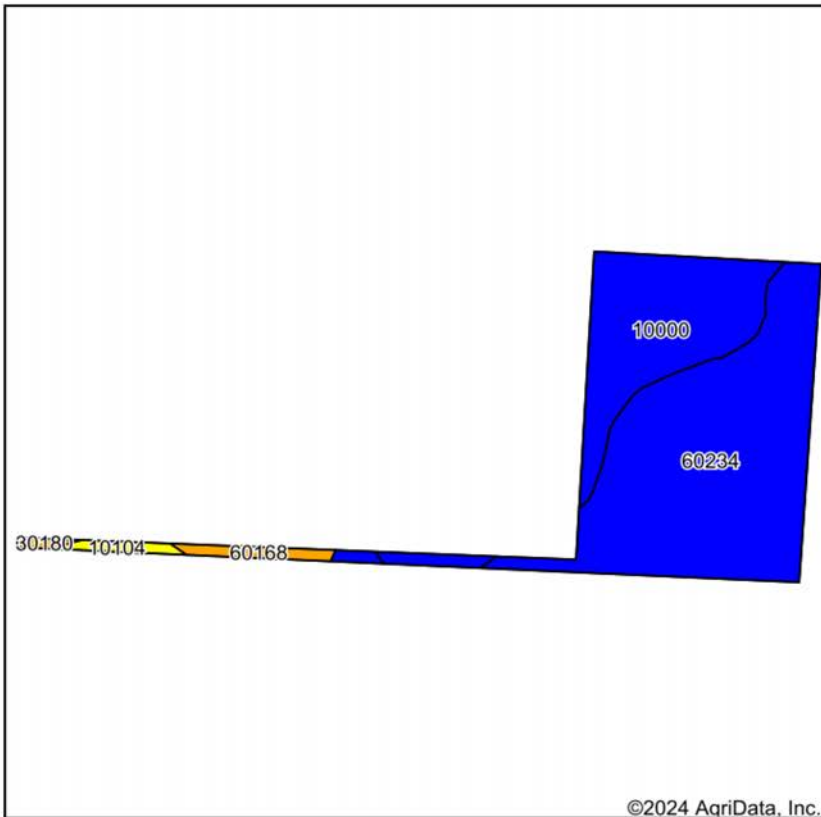


7/22/2024

24-48N-30W
Jackson County
Missouri

Boundary Center: 38° 57' 38.26, -94° 10' 41.24

SOILS MAP



State: **Missouri**
 County: **Jackson**
 Location: **24-48N-30W**
 Township: **Van Buren**
 Acres: **15.5**
 Date: **7/22/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

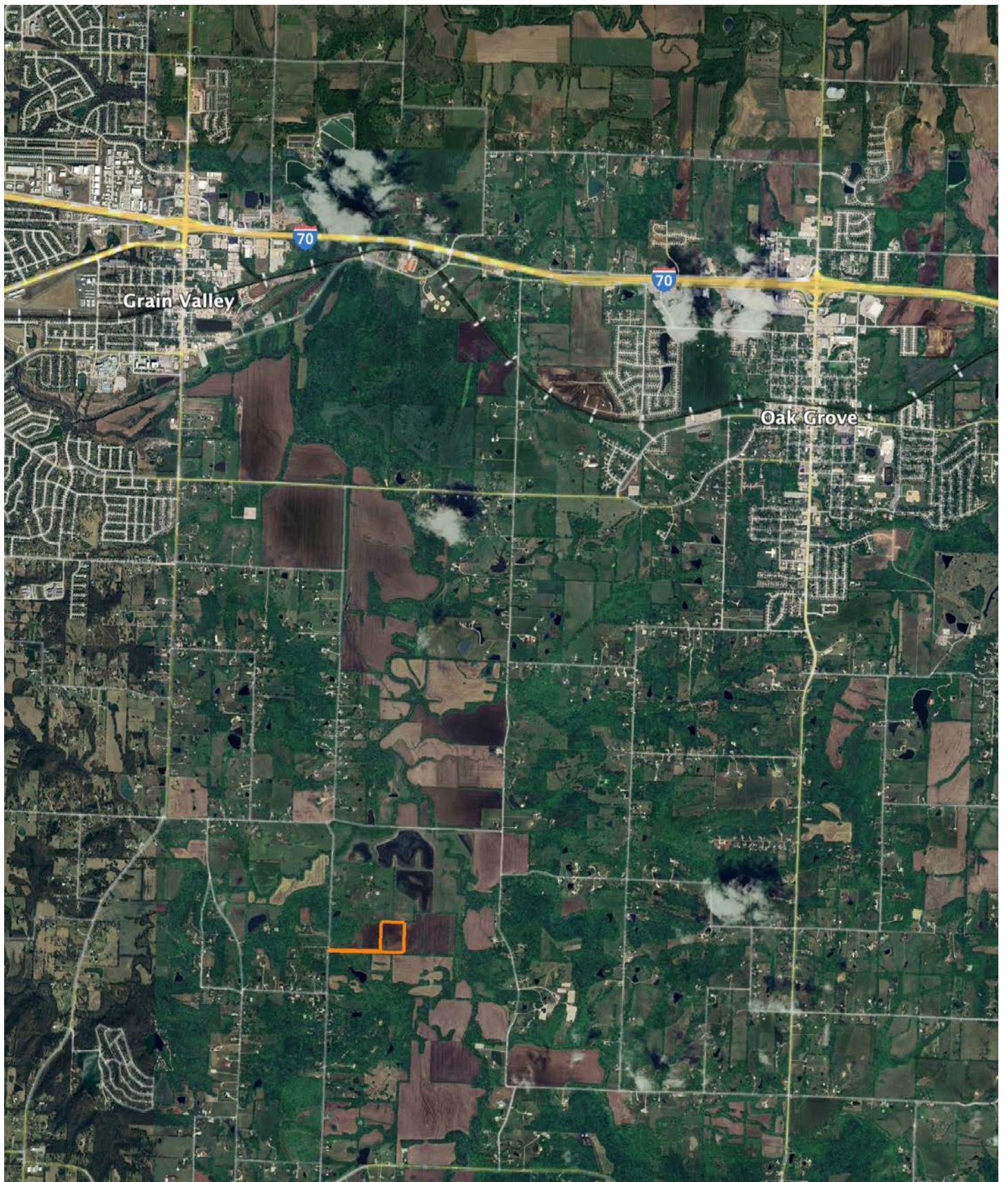
Area Symbol: MO095, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
60234	Weller silt loam, 2 to 5 percent slopes	10.01	64.6%	Blue	Ile				73	73	60
10000	Arisburg silt loam, 1 to 5 percent slopes	4.82	31.1%	Blue	Ile				83	82	67
60168	Menfro silt loam, 5 to 9 percent slopes, eroded	0.34	2.2%	Orange	IIle				79	79	64
10104	McGirk silt loam, 5 to 9 percent slopes, eroded	0.23	1.5%	Yellow	IVe	2	2	1	57	57	45
30180	Polo silt loam, 5 to 9 percent slopes, eroded	0.10	0.6%	Orange	IIle				79	78	58
Weighted Average					2.06	*-	*-	*-	*n 76	*n 75.7	*n 62

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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,
ASSOCIATE LAND BROKER
816.703.9066
WWiest@MidwestLandGroup.com



MidwestLandGroup.com

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