

MIDWEST LAND GROUP PRESENTS

11 ACRES IN

# JACKSON COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL TIMBERED BUILD SITE IDEAL FOR WALKOUT

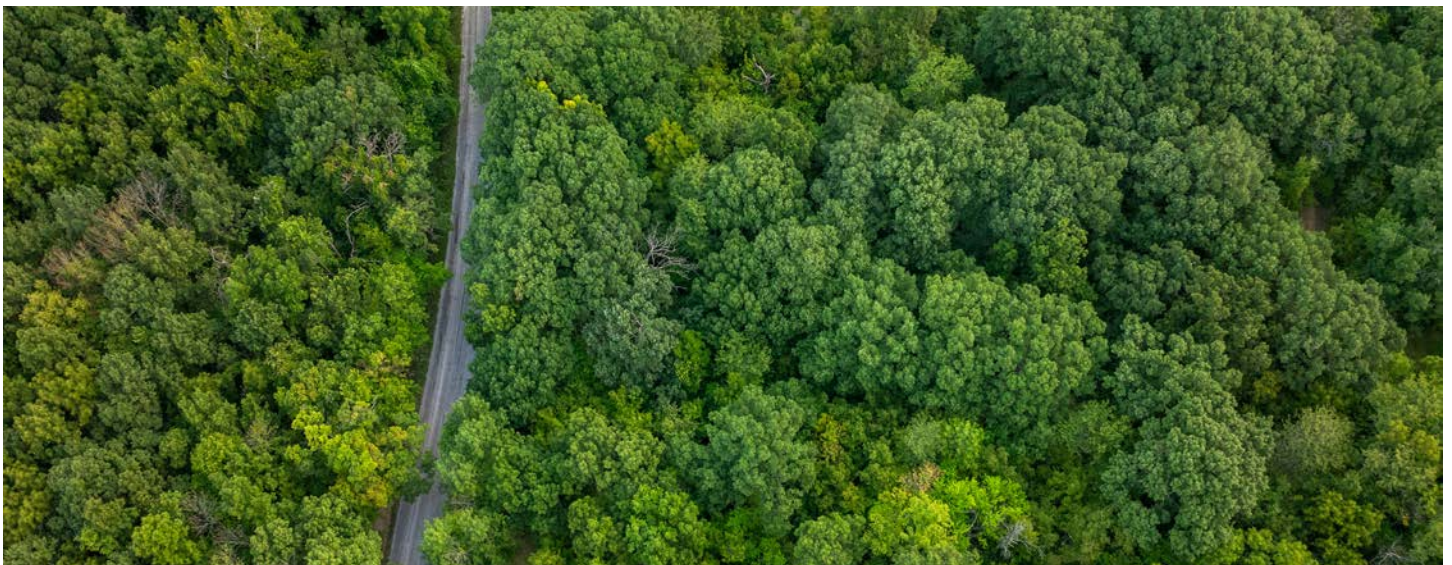
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If you are looking for a secluded build site tucked back into a beautiful stand of timber, this 11 acre tract will be one you don't want to miss! This property has one of the nicest open canopy and low-density stands of mature timber I have seen. Tucked off the road, on top of a gentle ridge is an excellent build site overlooking huge tillable fields in the Sni Bar Creek bottoms to the east. This build location has gorgeous views in every direction year-round. Providing a natural landscape for a walk-out build plan with a slope to the east leading out of the timber to approximately two acres of grassland and a 35'x50' barn.

The timber contains tons of acorn producing oaks, black walnut, and other mature species. The open canopy allows sunlight to hit the ground level, provides more control of the undergrowth, and provides more airflow with lower humidity inside the timber. There are some absolute giant whitetails in this neighborhood and this

tract specifically contains a major intersection of trails used frequently by deer. Multiple deer and turkey tracks, scrapes, and rubs will be seen throughout the property. This tract also would be a great place for UTV and ATV or walking trails winding throughout the timber.

An excellent location on blacktop just north of Colbern Road, minutes from Grain Valley and 10 minutes to Lees Summit. Utilities are available at the road including public water and electric. This tract has direct access from Hardsaw Road and access on the back (east) side of the lot from a private maintained road. Allowing a buyer to select from multiple drive, utility, and build locations. 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.



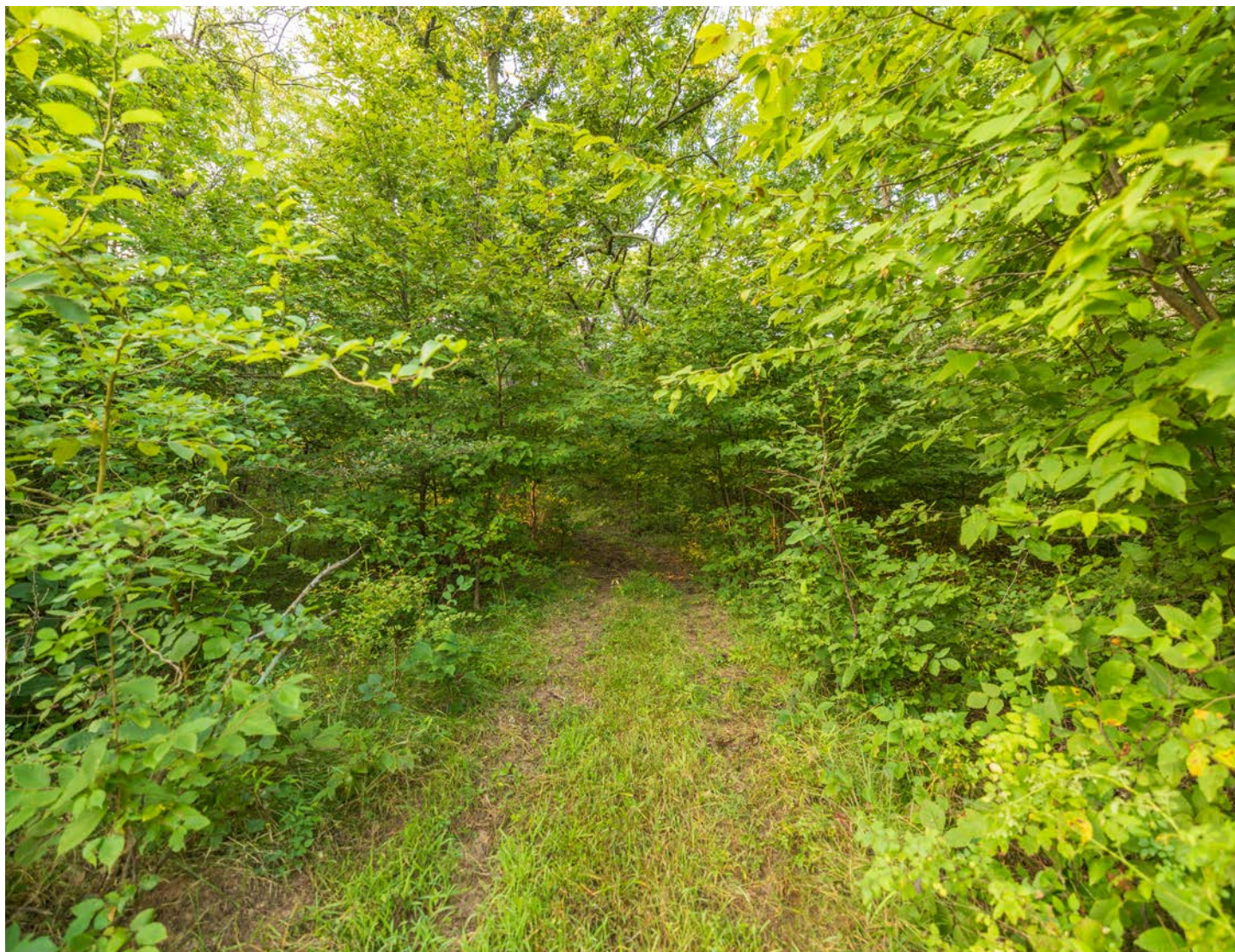


# PROPERTY FEATURES

PRICE: **\$247,500** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **11**

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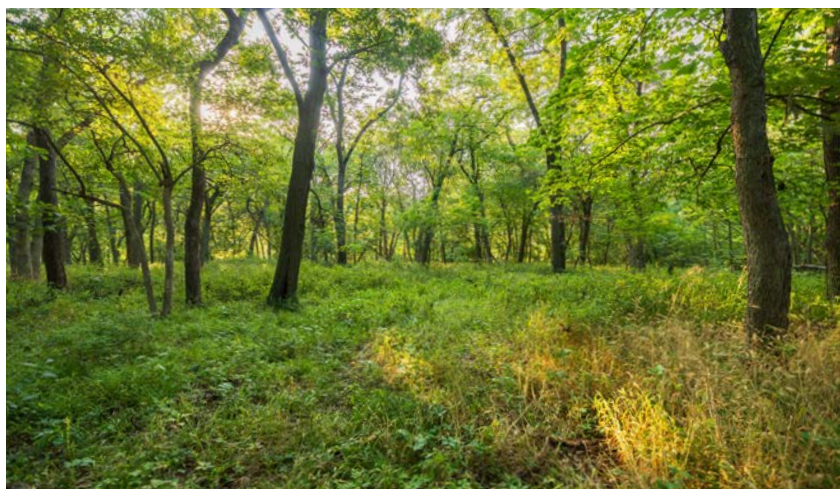
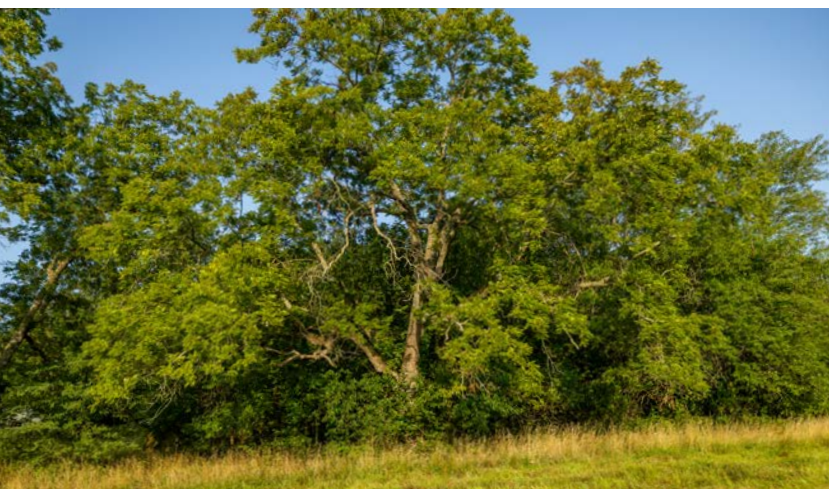
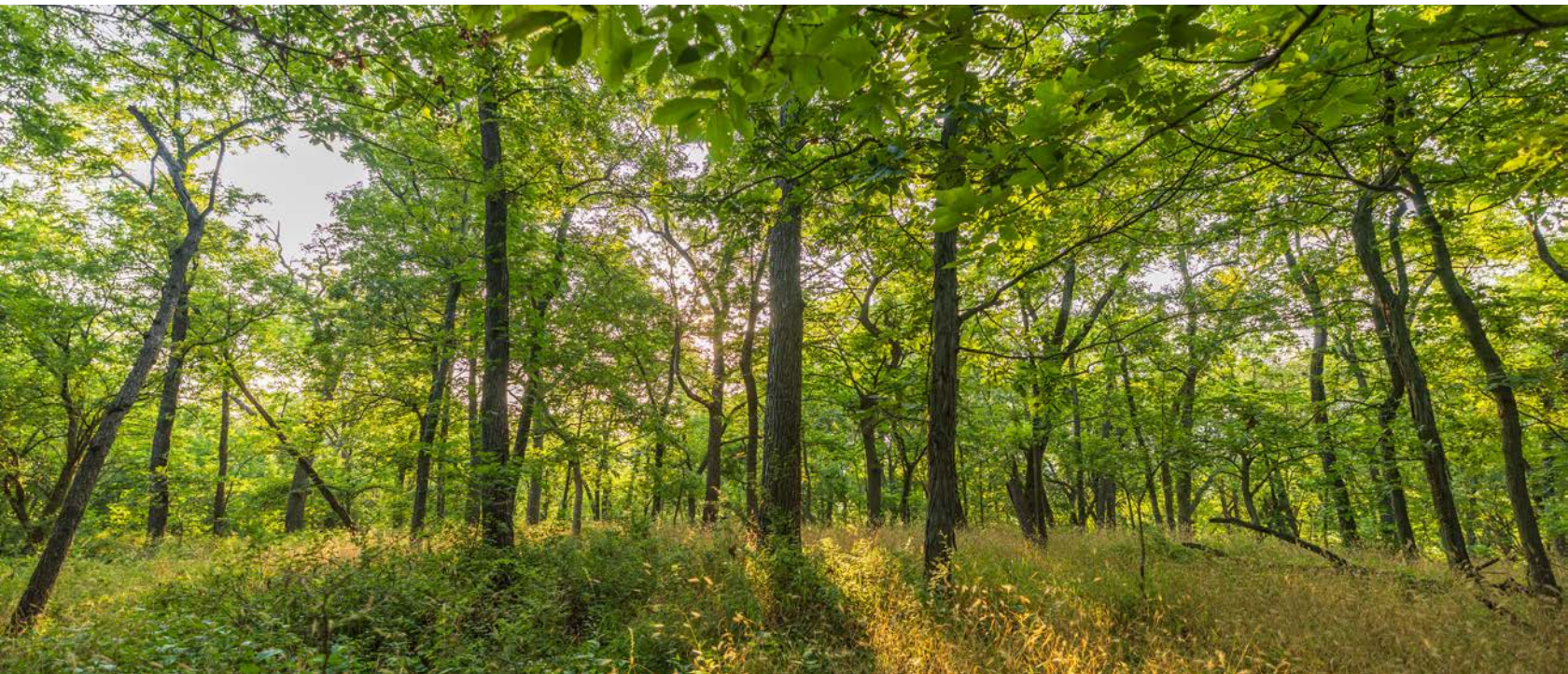
- 11 surveyed acres in Jackson County, MO
- Beautiful mature timber
- Gentle ridge with gorgeous views into Sni-Bar Creek bottoms
- Excellent landscape for walk-out or ranch-build designs
- Blacktop Hardsaw Road frontage
- Oaks, walnuts, maples, and other species
- Access to property from Hardsaw or Private Gravel Road
- Neighborhood of giant whitetails & great hunting
- Walking/ATV/UTV trails
- Public Water District # 17 is available at the road
- Every electric available at the road
- 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 - \$63.49 per year





# BEAUTIFUL MATURE TIMBER

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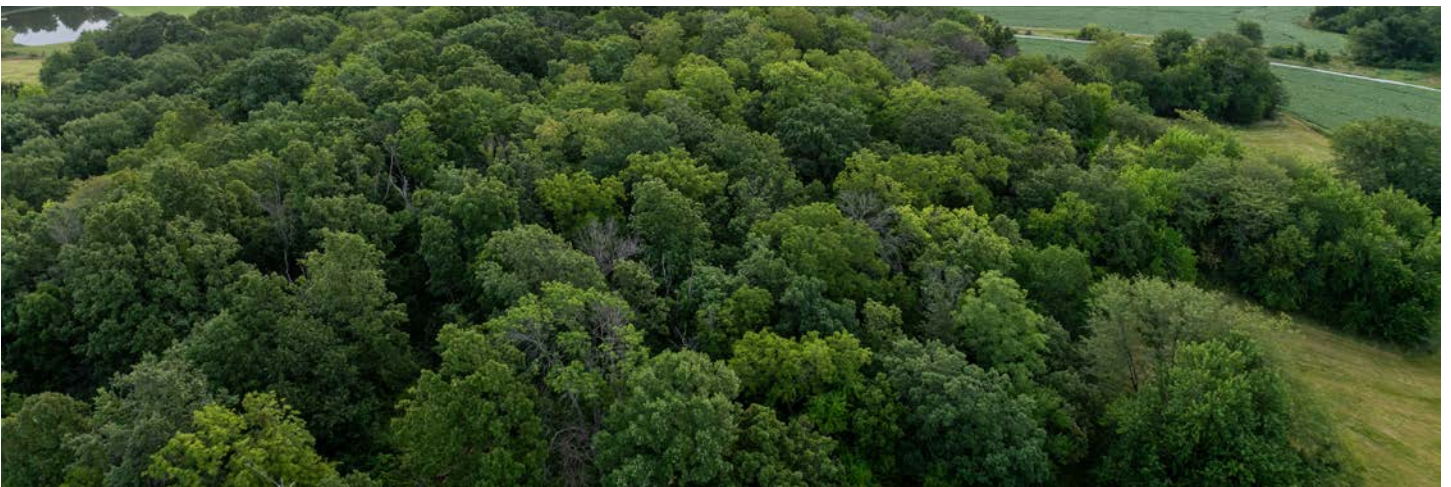
# MULTIPLE ACCESS POINTS

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# GREAT BUILD SITES

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# AERIAL MAP



Boundary Center: 38° 57' 41.33, -94° 10' 47.95



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**24-48N-30W**  
**Jackson County**  
**Missouri**



7/22/2024

# TOPOGRAPHY MAP



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 5.0  
Min: 825.5  
Max: 922.7  
Range: 97.2  
Average: 879.6  
Standard Deviation: 26.61 ft



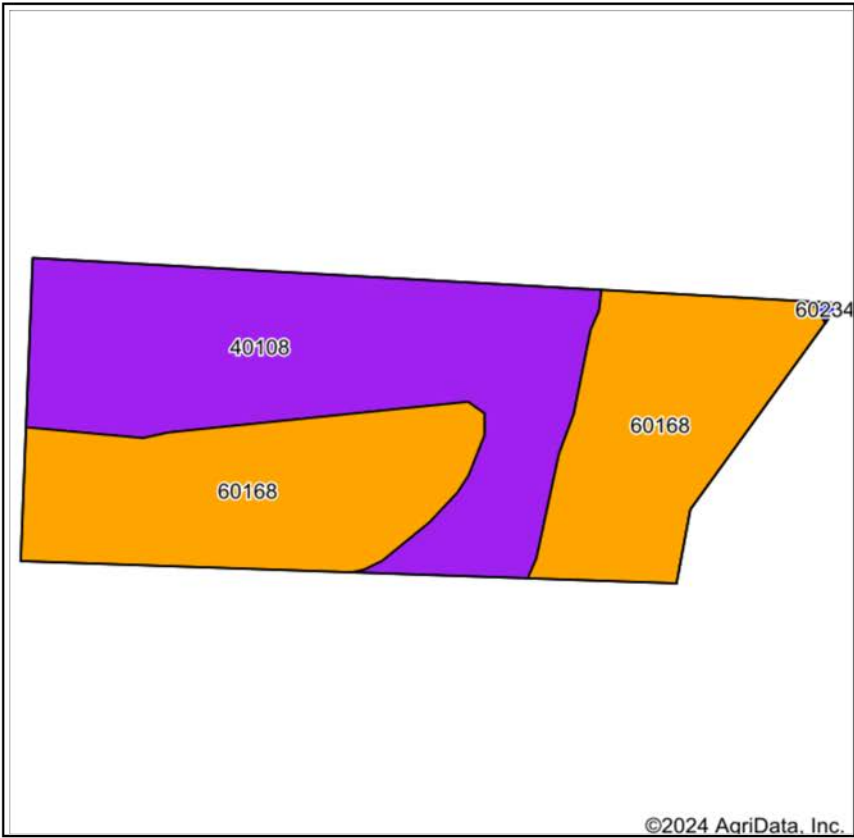
7/22/2024

**24-48N-30W**  
**Jackson County**  
**Missouri**

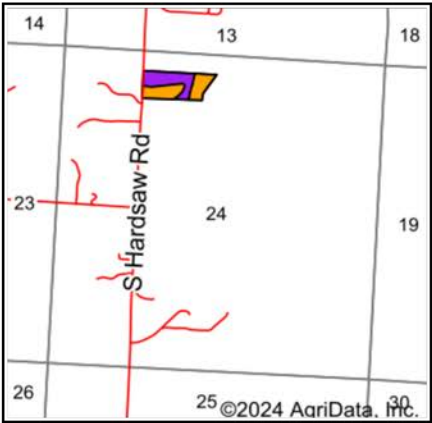
Boundary Center: 38° 57' 41.33, -94° 10' 47.95



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Jackson**  
Location: **24-48N-30W**  
Township: **Van Buren**  
Acres: **11**  
Date: **7/22/2024**



Maps Provided By:



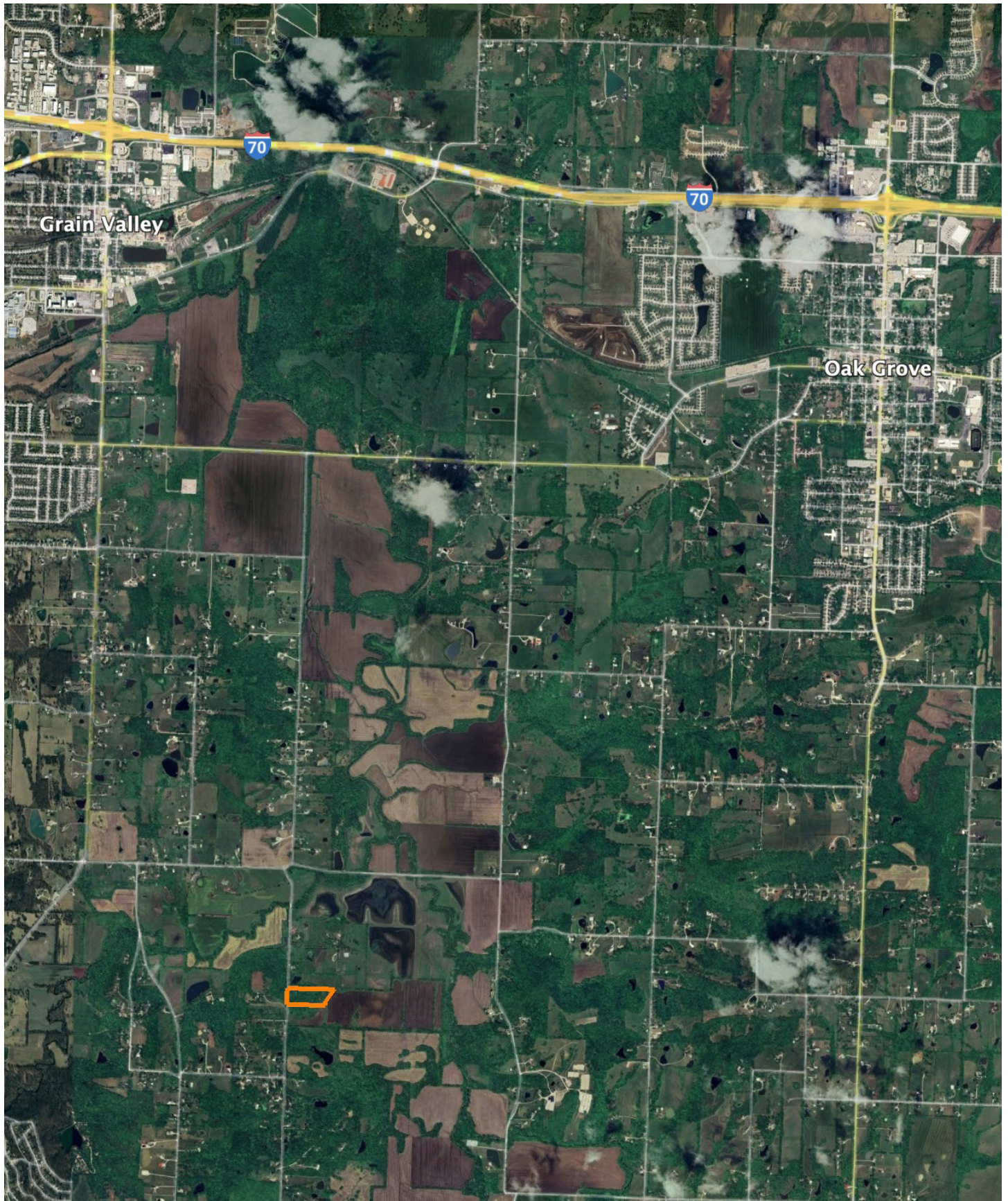
Area Symbol: MO095, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
60168	Menfro silt loam, 5 to 9 percent slopes, eroded	5.85	53.2%		IIIe	79	79	64
40108	Snead-Rock outcrop complex, warm, 14 to 30 percent slopes	5.15	46.8%		VIe	35	33	25
Weighted Average					4.40	*n 58.4	*n 57.5	*n 45.7

\*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  
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WWiest@MidwestLandGroup.com



## MidwestLandGroup.com

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