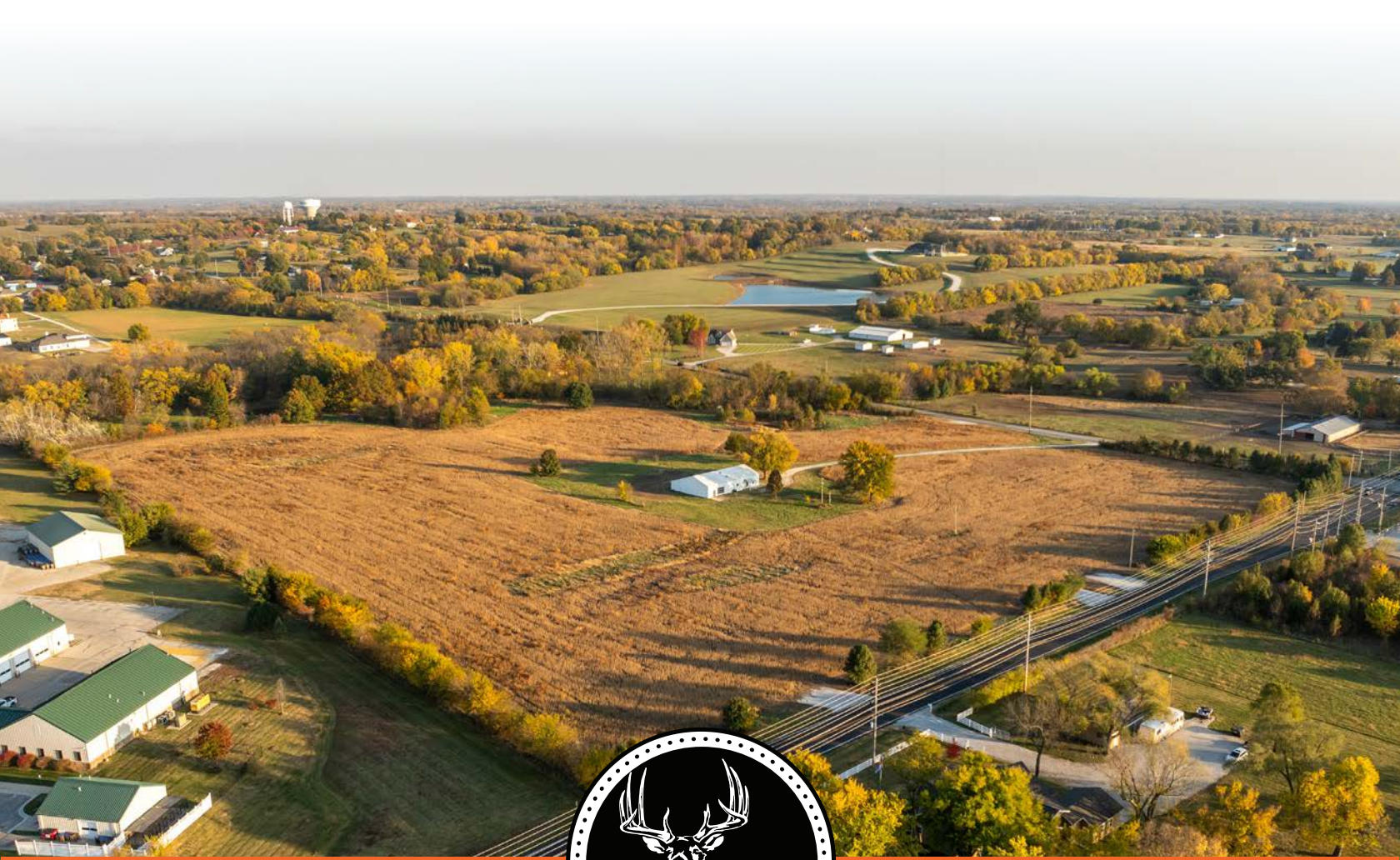


MIDWEST LAND GROUP PRESENTS

3+ ACRE LOTS OUTSIDE OF RAYMORE

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE LOCATION WITH MULTIPLE BUILD SITES

This property sits just minutes from the heart of Raymore, Missouri. Escape the neighborhood and enjoy life with room to roam! The acreage is just outside the city limits and is super close to all the amenities you could ever want. Access to the property is fantastic with blacktop road frontage. Utilities are available at the road including public water and electricity. The property

is open and fairly level, offering a blank canvas as an amazing build sites for your new home! The property has been surveyed and already approved by the county. Also, it is located within the popular Raymore-Peculiar School District. This really is a dream setup! Here's your opportunity to invest in a piece of land on the outskirts of town and enjoy it with family and friends.

PROPERTY FEATURES

- 3+ acre lots
- Blacktop road frontage at Hubach Hill Road and Madison Street
- Public water along the road
- Electricity along the road
- Outside city limits
- 2 miles to 49 Highway
- 4.5 miles to 291 Highway
- 7 miles to 58 Highway
- 50 minutes to Kansas City International Airport



TRACT A

PRICE: **\$149,995** | ACRES: **3.09**

- Blacktop road frontage at Hubach Hill Road and Madison Street
- Public water & electricity along the road
- Surveyed 3.09 +/- acres
- 2 miles to 49 Highway
- 4.5 miles to 291 Highway
- 7 miles to 58 Highway
- 50 minutes to Kansas City International Airport

TRACT B

PRICE: **\$279,995** | ACRES: **4.16**

- Blacktop road frontage at Madison Street
- 50'x70' barn with water, electricity, & septic
- Converted living quarters - 2 bedroom, 2 bathrooms
- \$5,000 flooring/remodel credit at closing
- Surveyed 4.16 +/- acres
- 2 miles to 49 Highway
- 4.5 miles to 291 Highway
- 7 miles to 58 Highway

TRACT C

PRICE: **\$148,995** | ACRES: **3.04**

- Blacktop road frontage at Madison Street
- Public water & electricity along the road
- Outside city limits
- Surveyed 3.04 +/- acres
- 2 miles to 49 Highway
- 4.5 miles to 291 Highway
- 7 miles to 58 Highway
- 50 minutes to Kansas City International Airport

TRACT D

PRICE: **\$159,995** | ACRES: **3.33**

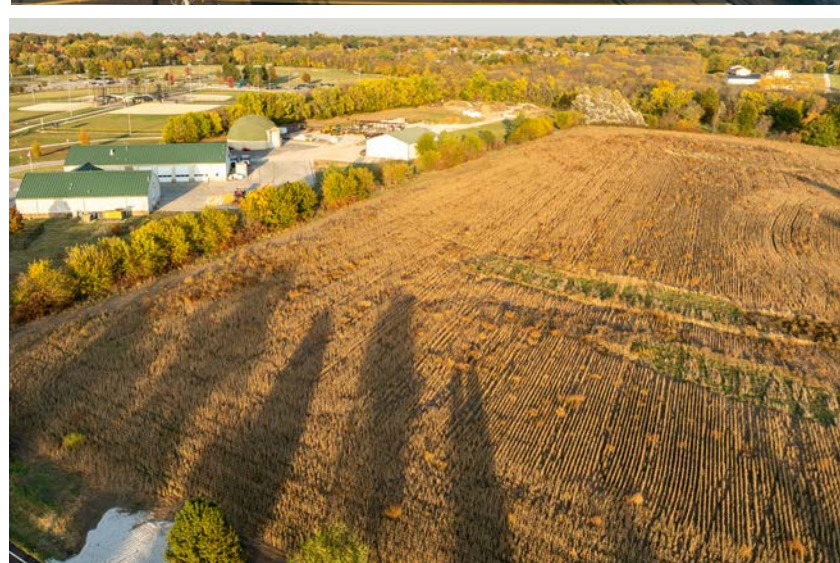
- Surveyed 3.33 +/- acres
- Blacktop road frontage at Madison Street
- Public water & electricity along the road
- 2 miles to 49 Highway
- 4.5 miles to 291 Highway
- 7 miles to 58 Highway

TRACT E

PRICE: **\$249,995** | ACRES: **11.49**

- Blacktop road frontage at Hubach Hill Road
- Public water & electricity along the road
- Deer hunting
- Surveyed 11.49 +/- acres
- 2 miles to 49 Highway
- 4.5 miles to 291 Highway
- 7 miles to 58 Highway
- 50 minutes to Kansas City International Airport

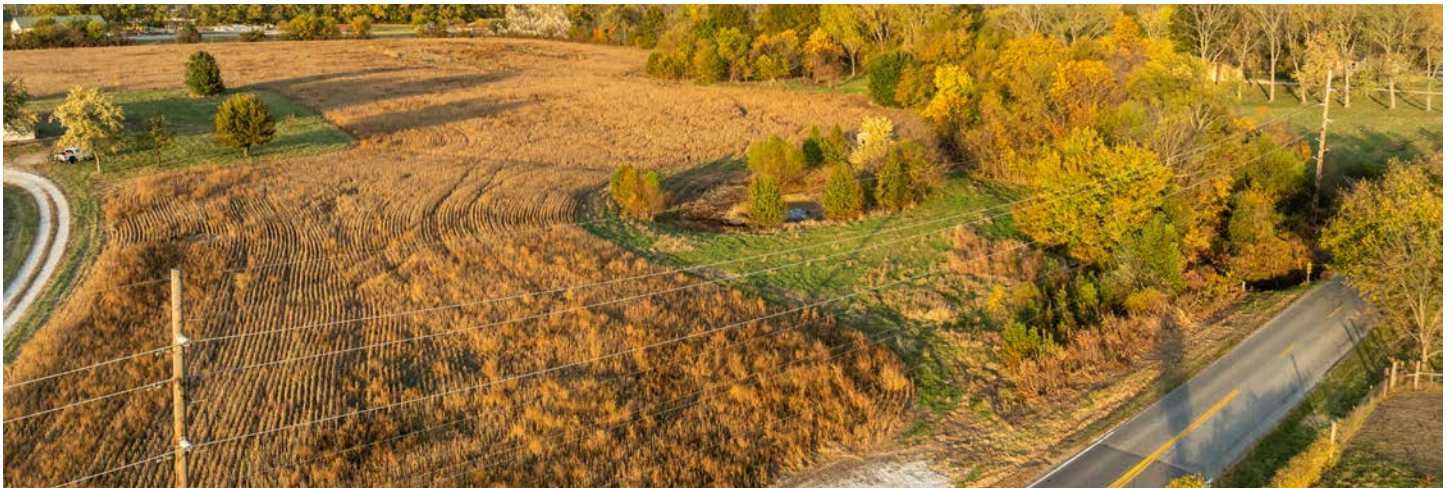
EXCELLENT BUILD SITES



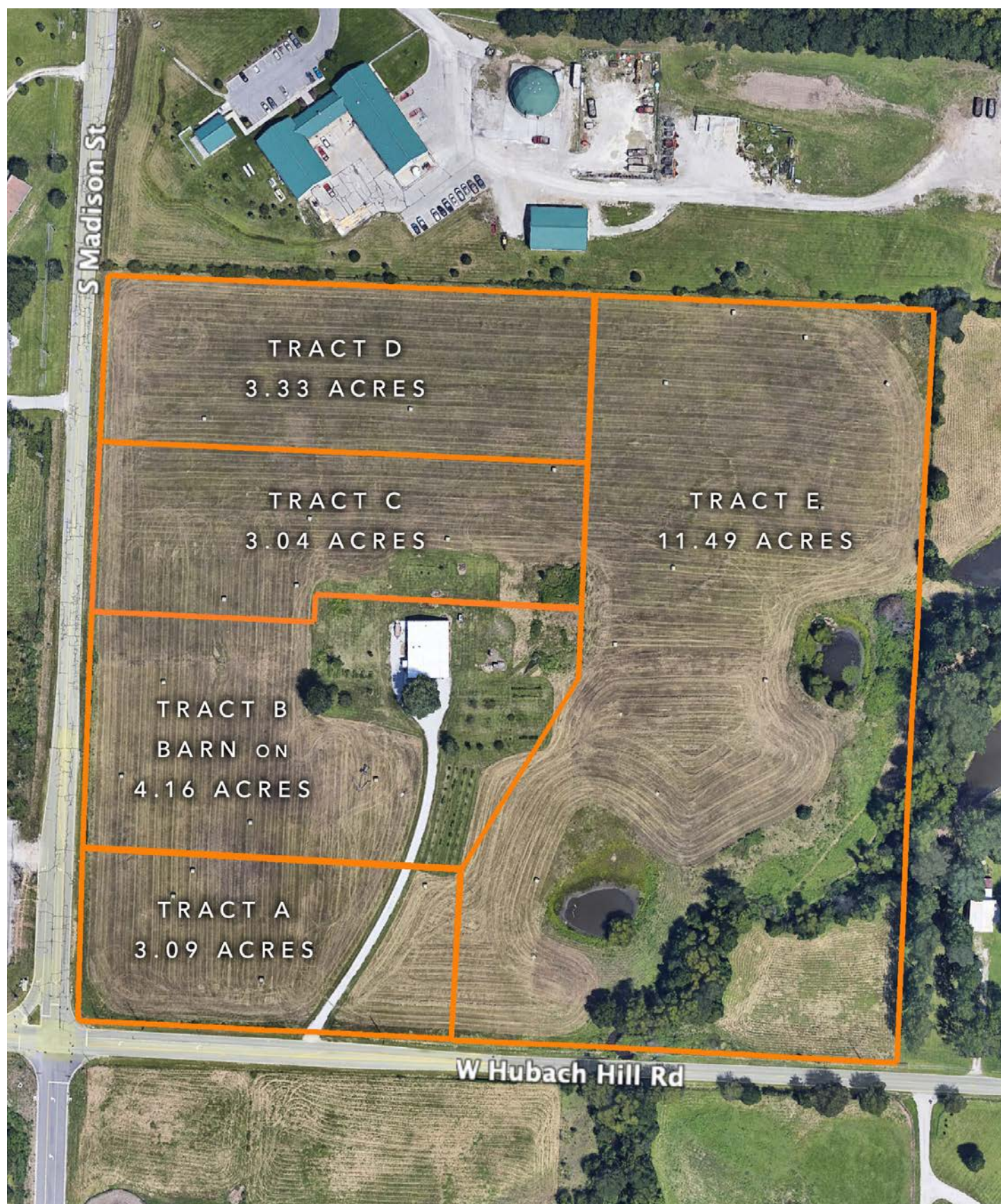
BLACKTOP ROAD FRONTAGE FOR ALL TRACTS



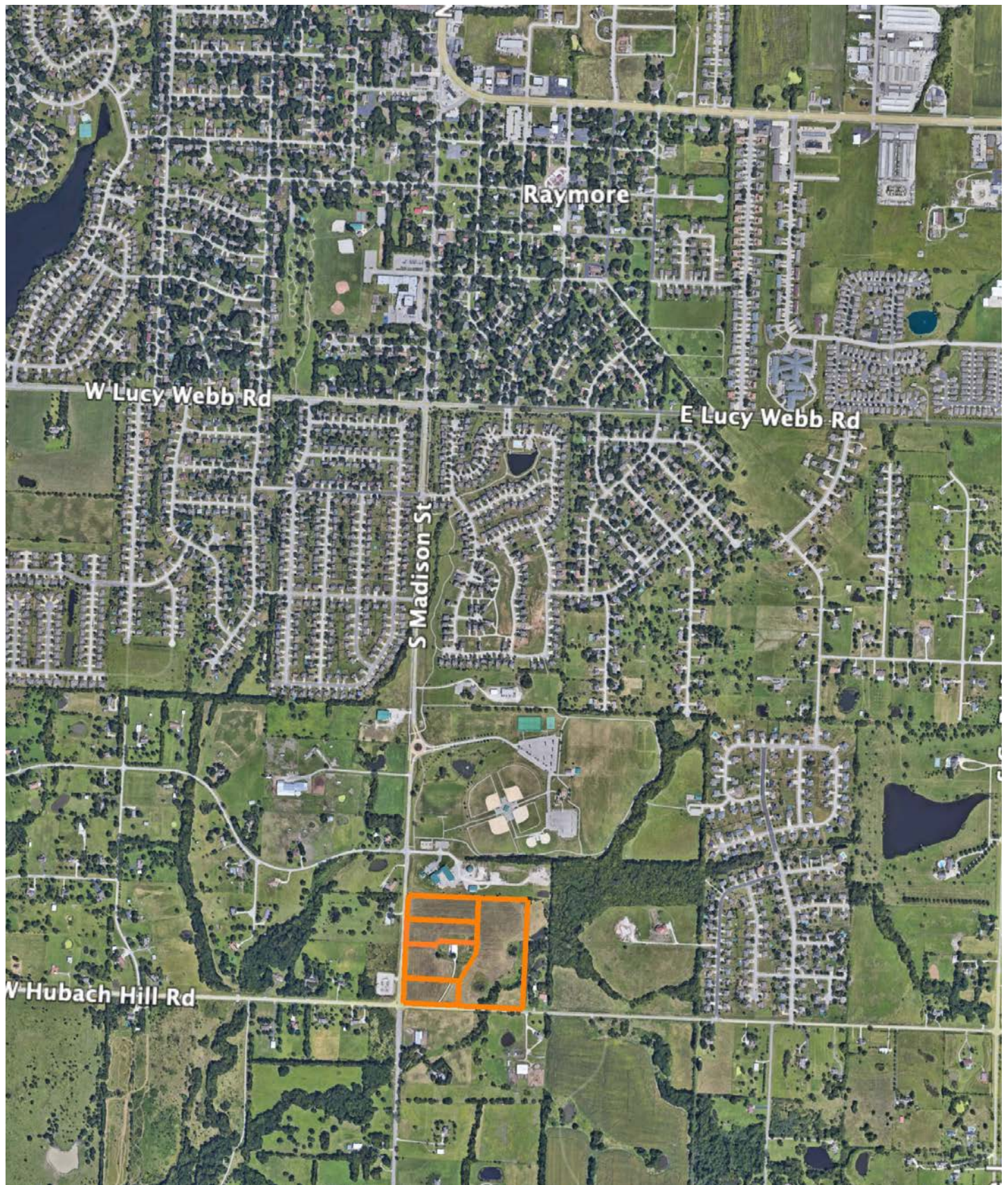
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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MidwestLandGroup.com

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