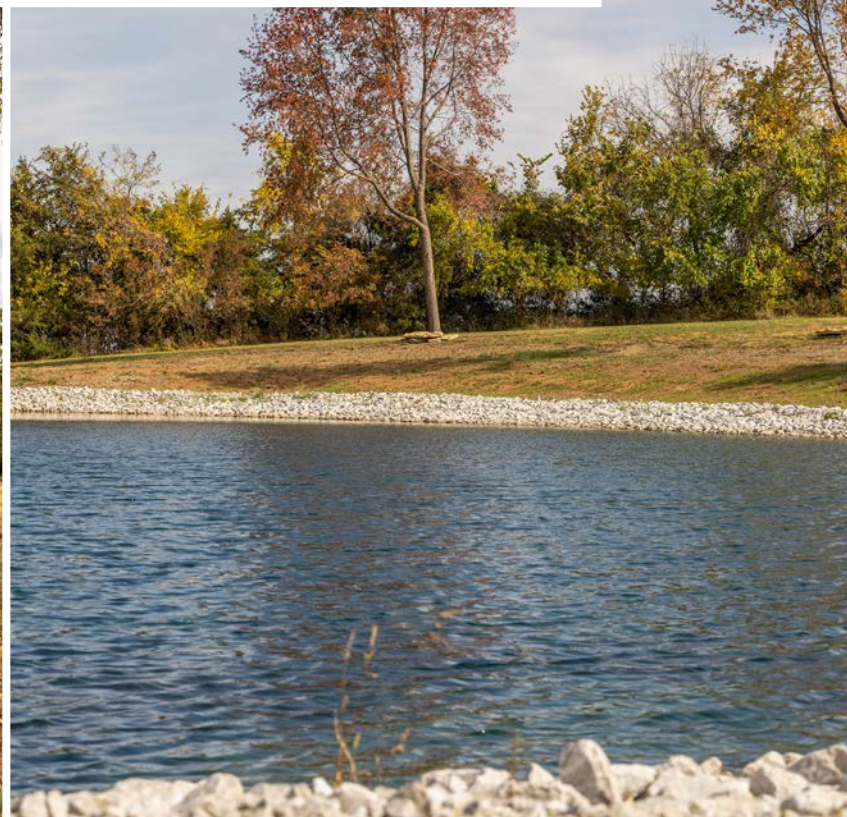




MIDWEST LAND GROUP
PRESENTS

JACKSON COUNTY MISSOURI

10.34 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE JACKSON COUNTY BUILD SITE WITH NEW BARN AND POND

You can stop looking any further as you will be hard-pressed to find a better build site with acreage in Jackson County! This 10.34 +/- acre tract is located just east of Lake Lotawana within the upscale Cedar Ridge Trail subdivision. This amazing subdivision consists of nine beautiful 10.34 +/- acre build lots and is located across from Blue and Gray Park which features over 1,700 +/- acres of horse riding and hiking trails. The land is accessed on a winding dead-end blacktop subdivision road. Rural water and electricity meters are already in place on the property!

The first thing you will notice is the incredible curb appeal and welcoming feeling that this property has. It has been very well maintained and manicured. Check out the renovated pond with a park-like setting. There are mature trees and amazing views in several locations,

making it tough to decide which spot to build your dream home! Escape from the neighborhood life and have room to roam. Enjoy amazing sunrises and sunsets. The possibilities are endless!

A picturesque 30'x40' steel frame barn is already in place with concrete, water, and electricity. It also features an amazing covered front porch. Between the barn, pond, water, electric, and additional land renovations, the owners have invested over \$150,000 in property improvements. Talk about a turn-key setup!

This one stands out! Build sites this beautiful and close to the city are hard to come by! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$544,995** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **10.34**

- 10.34 +/- acres
- Blacktop road access
- Water and electric meters
- Picturesque build site
- Amazing views
- Mature trees
- Renovated pond
- 30'x40' steel frame barn with water and electricity
- 6'x40' covered front porch
- Great recreational opportunities
- Across from Blue and Gray Park
- Lee's Summit School District
- 10 miles to Blue Springs
- 12 miles to Lee's Summit
- 25 miles to Kansas City
- Under 1 hour to Kansas City International Airport



PICTURESQUE BUILD SITE

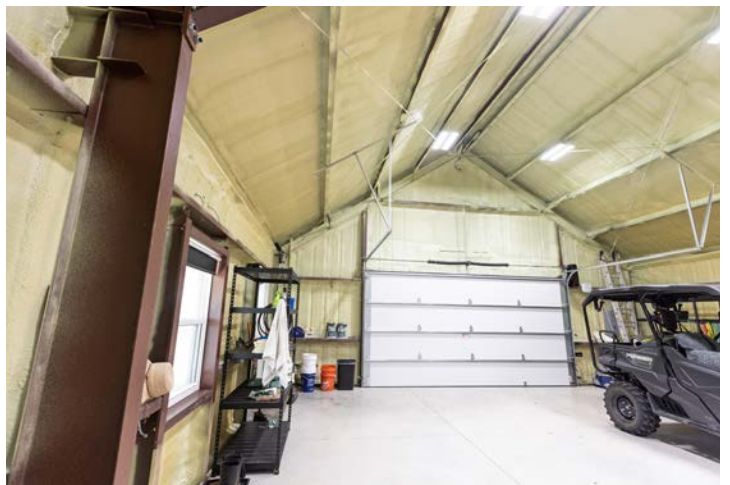
The land is accessed on a winding dead-end blacktop subdivision road. Rural water and electricity meters are already in place on the property!



RENOVATED POND



30'X40' STEEL FRAMED BARN



AERIAL MAP



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Boundary Center: 38° 55' 27.79, -94° 12' 37

0ft 280ft 560ft



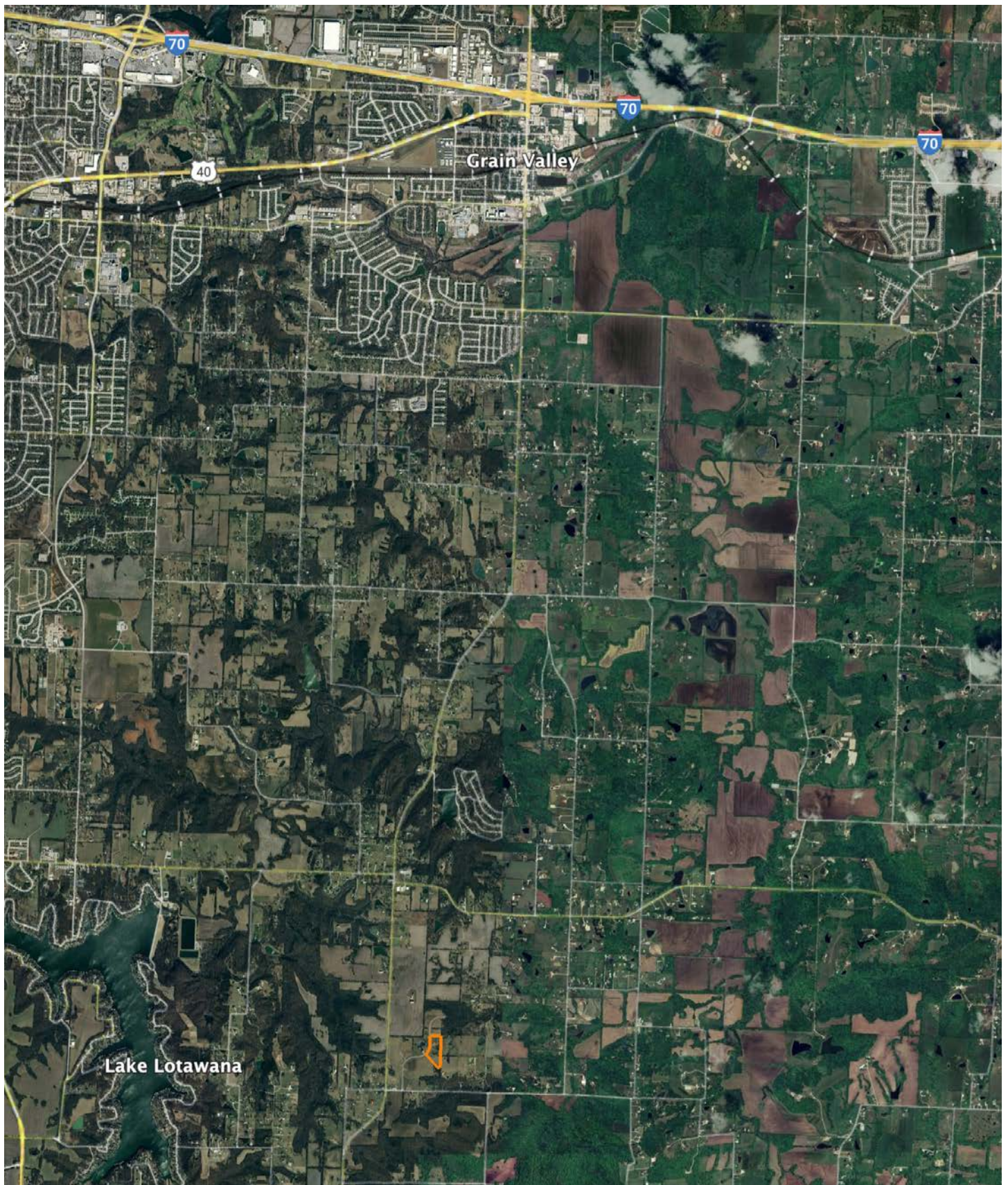
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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34-48N-30W
Jackson County
Missouri



10/17/2024

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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