

MIDWEST LAND GROUP PRESENTS

163 ACRES IN

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# CASS COUNTY MISSOURI

POLLARD ROAD, GARDEN CITY, MISSOURI, 64747



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SUGAR CREEK FARM JUST WEST OF SETTLE'S FORD

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Tucked in the heart of the South Grand River bottoms just west of Settle's Ford Conversation Area lies this beautiful 163 +/- acre farm. Featuring 114 +/- fertile tillable acres, 20 +/- acres of warm season grasses currently in CRP, over a ½ mile of frontage on Sugar Creek, and multiple stands of mature timber. One of the major advantages this farm offers is having plenty of high ground out of the floodplain of the river/creek bottom. This topography change allows for some incredible views looking across the farm. The farm already features a very strong population of whitetail deer, turkey, and

quail, however with a plan and dirt work parts of the bottomground have the potential to be developed into a duck lake. It would be in the right spot with its proximity to Settle's Ford and all of the other duck clubs along the South Grand. Located 20 minutes south of Harrisonville and less than an hour from downtown Kansas City, this property has a very ideal location with blacktop road frontage to the rocked easement providing access to the farm. Call Steve Mott with Midwest Land Group, LLC at (816) 718-7201 with questions or to arrange a private tour.



# PROPERTY FEATURES

PRICE: **\$975,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **163.21**

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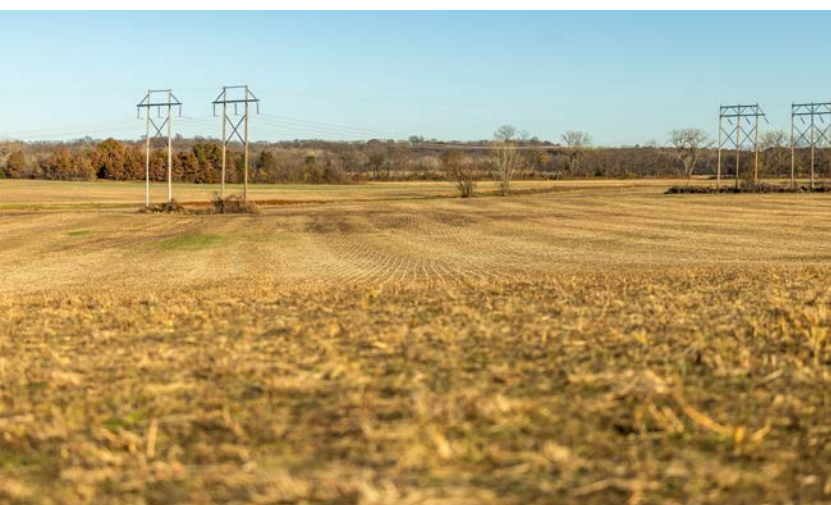
- 163.21 surveyed acres
- Located just south of Dayton, MO, 20 minutes southeast of Harrisonville, MO
- Perfect combination of river bottom tillable and warm season uplands
- 114.66 +/- tillable acres currently in production.
- 20.13 +/- acres currently in CRP thru 9/20/2037.
- \$2,326 annual payment.
- Sugar Creek navigates the western boundary
- ¼ mile west of Settle's Ford Conservation Area
- ¼ mile north of South Grand River
- Primary soil types are silt loam and silty clay loam
- Access provided by a deeded easement off of paved Pollard Road



# TILLABLE ACRES

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Featuring 114 +/- fertile tillable acres, one of the major advantages this farm offers is having plenty of high ground out of the floodplain of the river/creek bottom.



# SUGAR CREEK FRONTAGE

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20 +/- ACRES OF CRP

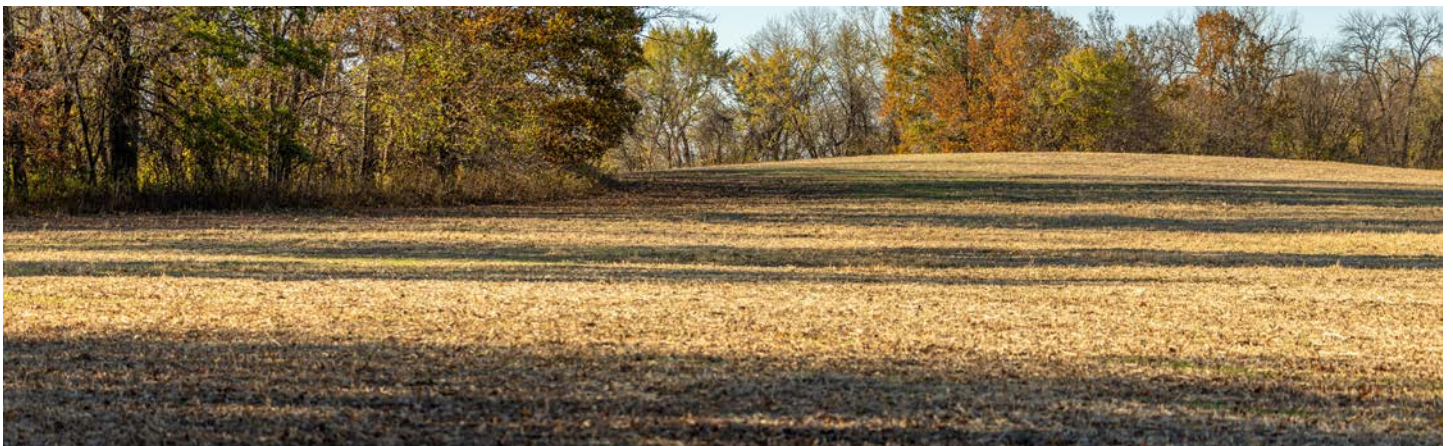
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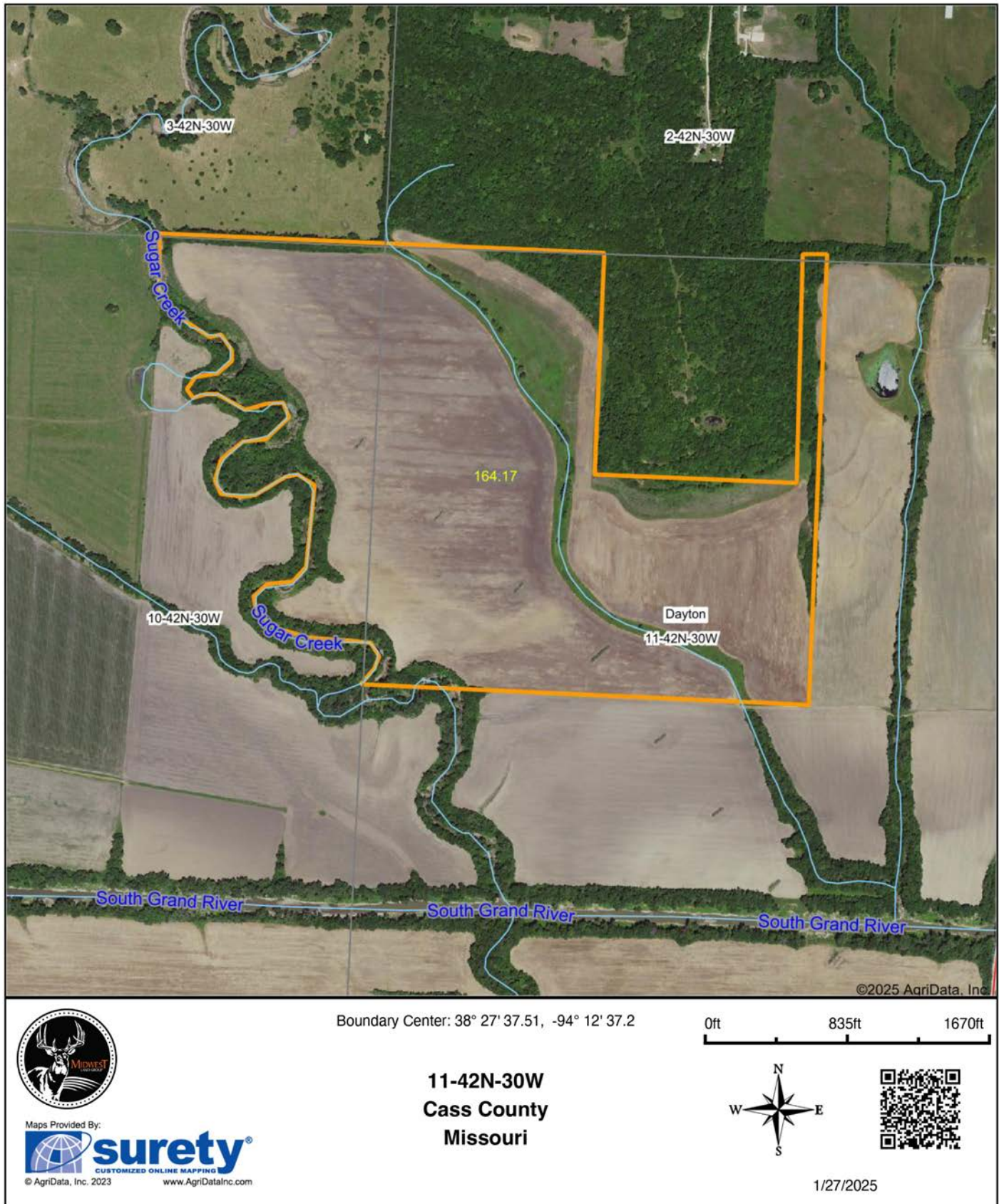
# HUNTING OPORTUNITIES

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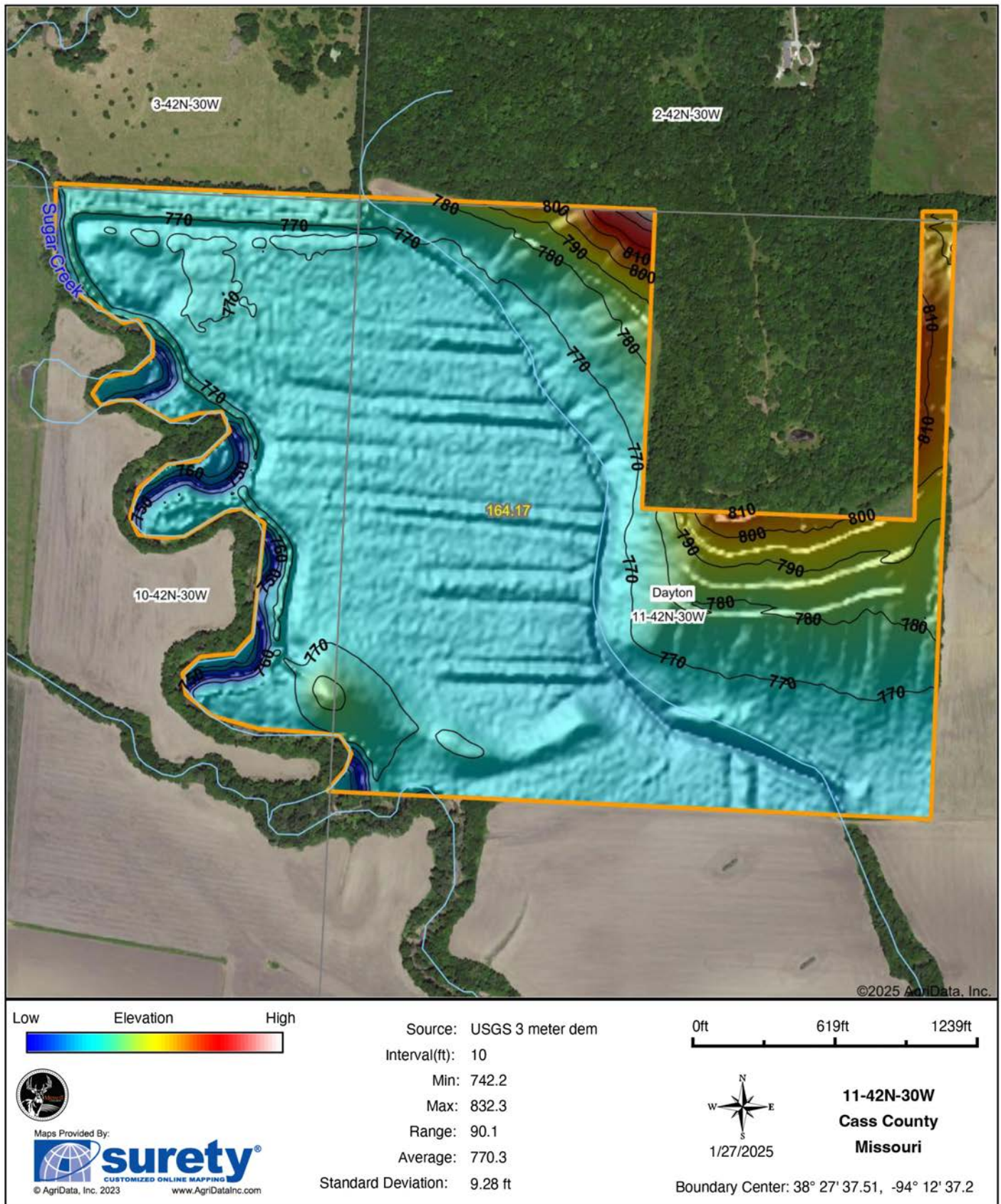
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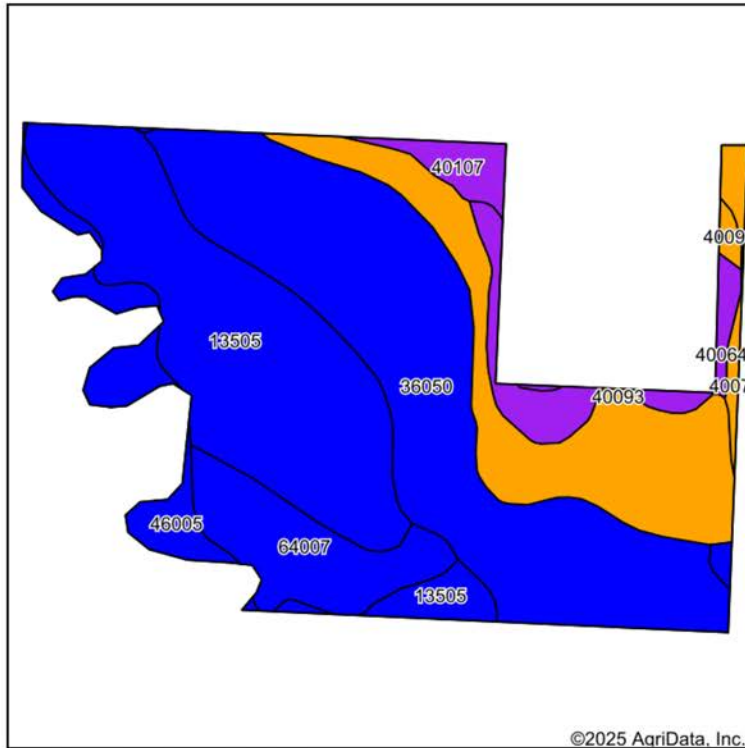
# AERIAL MAP



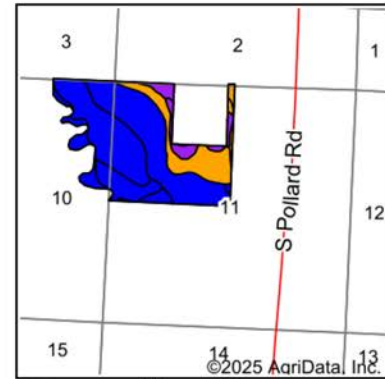
# HILLSHADE MAP



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Cass**  
 Location: **11-42N-30W**  
 Township: **Dayton**  
 Acres: **164.17**  
 Date: **1/27/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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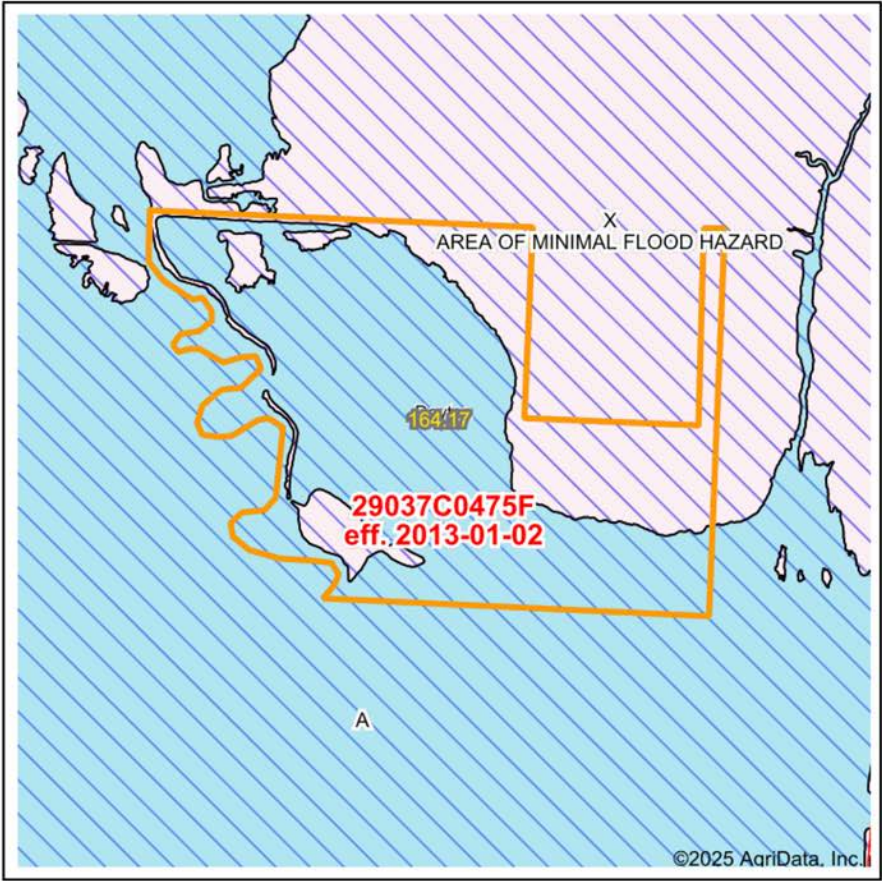


Area Symbol: MO037, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	56.83	34.7%		> 6.5ft.	IIw	0	58	58	33	52	
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	45.96	28.0%		> 6.5ft.	IIw	0	77	67	67	76	
40093	Summit silty clay loam, 5 to 9 percent slopes	25.97	15.8%		> 6.5ft.	IIle	0	70	65	58	60	69
64007	Freeburg silt loam, 0 to 2 percent slopes, occasionally flooded	13.37	8.1%		> 6.5ft.	IIw	0	91	91	75	77	
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	9.26	5.6%		> 6.5ft.	IIw	7758	82	82	63	75	55
40064	Eram silty clay loam, 5 to 14 percent slopes	7.01	4.3%		2.9ft. (Paralithic bedrock)	VIe	0	67	67	47	43	48
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	3.44	2.1%		2.9ft. (Paralithic bedrock)	VIe	0	45	41	28	34	44
40073	Kenoma silt loam, 4 to 7 percent slopes	2.33	1.4%		5.7ft. (Lithic bedrock)	IIle	0	64	61	57	59	63
<b>Weighted Average</b>						<b>2.43</b>	<b>437.6</b>	<b>*n 69.5</b>	<b>*n 65.7</b>	<b>*n 52.4</b>	<b>*n 62.7</b>	<b>*n 17.9</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# FEMA MAP



Map Center: 38° 27' 35.72, -94° 12' 36.38  
State: MO Acres: 164.17  
County: Cass Date: 1/27/2025  
Location: 11-42N-30W  
Township: Dayton

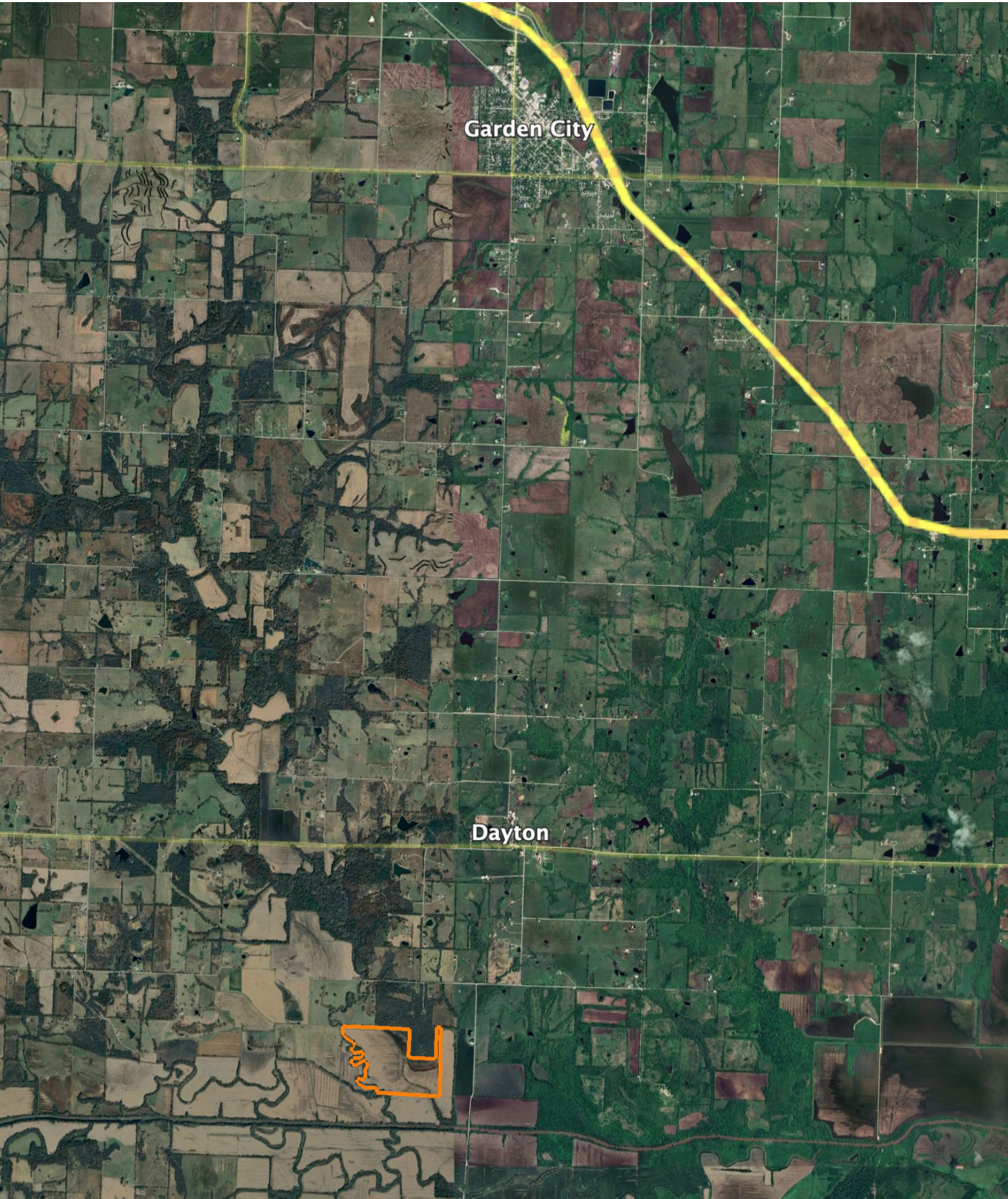


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Name		Number	County	NFIP Participation	Acres	Percent
CASS COUNTY		290783	Cass	Regular	164.17	100%
Total					164.17	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
A			100-year Floodplain		115.65	70.4%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		40.16	24.5%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		4.83	2.9%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		2.14	1.4%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		0.86	0.5%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		0.53	0.3%
Total					164.17	100%
Panel			Effective Date		Acres	Percent
29037C0475F			1/2/2013		164.17	100%
Total					164.17	100%

# OVERVIEW MAP



# BROKER CONTACT

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Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



**STEVE MOTT**, LAND BROKER  
**816.718.7201**

[SteveMott@MidwestLandGroup.com](mailto:SteveMott@MidwestLandGroup.com)



## MidwestLandGroup.com

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