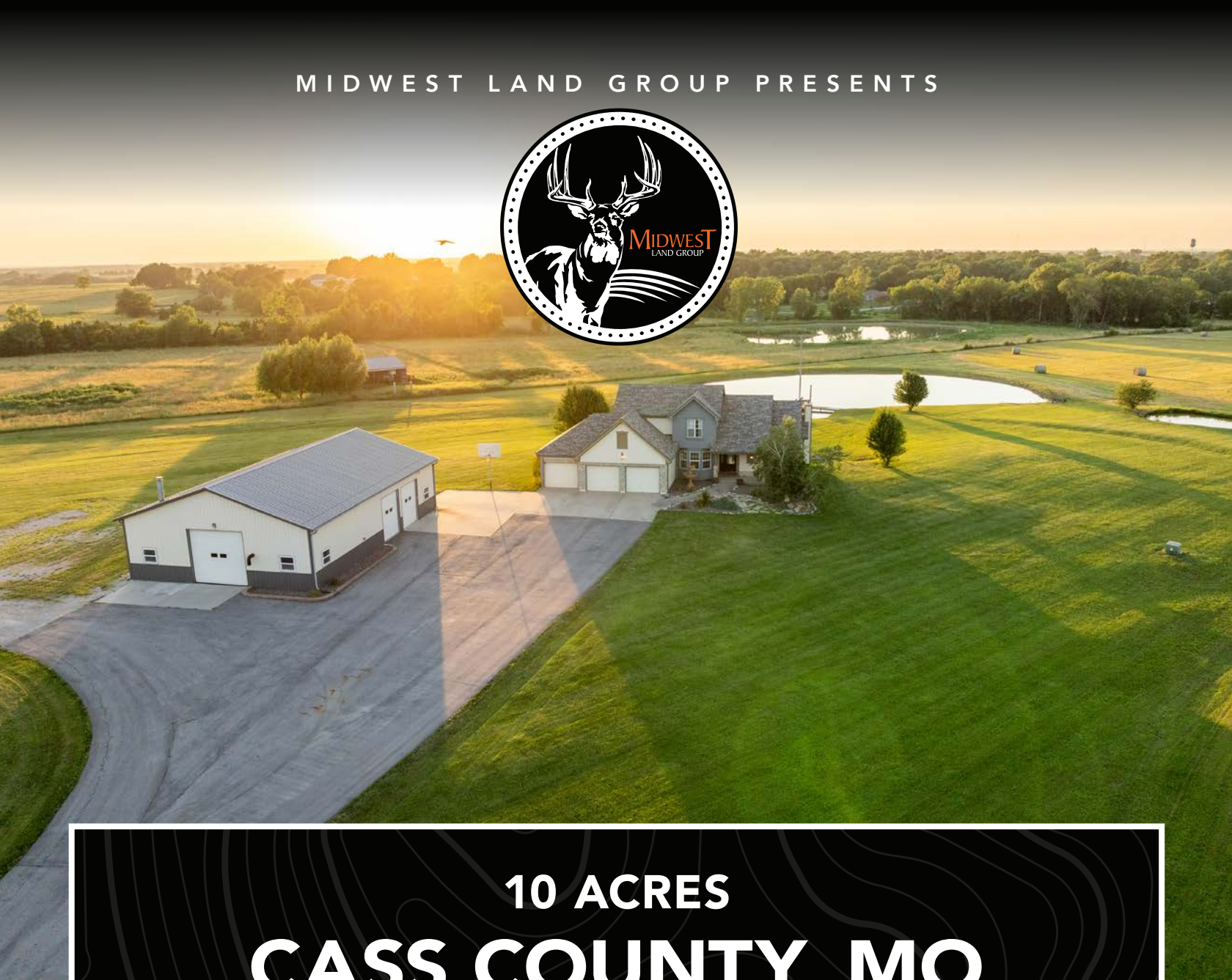


MIDWEST LAND GROUP PRESENTS



**10 ACRES**  
**CASS COUNTY, MO**

**102 Walnut Street, Garden City, Missouri, 64747**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# LUXURY LIVING AND PREMIUM SHOP ON 10 ACRES

Luxury living awaits on this stunning 10 +/- acre estate! Secluded on a paved dead-end road on the south side of Garden City in southeast Cass County, the move-in-ready, 1.5-story home boasts 3,794 square feet of high-quality living space, featuring 4 bedrooms and 3.5 baths. Premium finishes throughout include granite countertops, rich hardwood floors, new carpet, fresh paint, wide crown molding, and choice light fixtures. Ideal for entertaining, the floorplan contains dining space off the kitchen, a massive great room with a 10' ceiling, a large fireplace, and surround sound, an elegant formal dining room, as well as a covered deck with an outdoor fireplace and spectacular views. The gorgeous kitchen offers a large island with a gas cooktop and elevated seating, extensive cabinet space, and stainless appliances, including dual ovens. The main-level master suite has vaulted ceilings, a gas fireplace, a spacious bathroom with His-and-Her sinks, an oversized soaking tub, a large walk-in shower, and extensive closet space with laundry. Additional laundry hookups are located in the laundry and/or mudroom between the kitchen and

garage. The second floor contains two large bedrooms, a full bath, and a large walk-in closet. The finished walkout basement offers a premium bar with a sink, game area, living room, fourth bedroom, full bath, and storage space. The exterior of the home has stone accents, a newer roof, charming landscaping, and a large back patio.

The 40'x60' shop building is loaded with features. The insulated building has a concrete floor, three overhead doors, power, water, heating and cooling, a bathroom, and windows. It is set up as a working shop and offers extensive space for equipment, toys, projects, and/or storage.

The grounds feature beautiful scenery, a paved driveway, a well-maintained lawn, a stocked half-acre pond with a dock, and a fire pit. The property is located within the Sherwood School District and is just 40 minutes from the Kansas City metro. The seller will consider offers on additional acreage.



# PROPERTY FEATURES

PRICE: **\$735,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **10**

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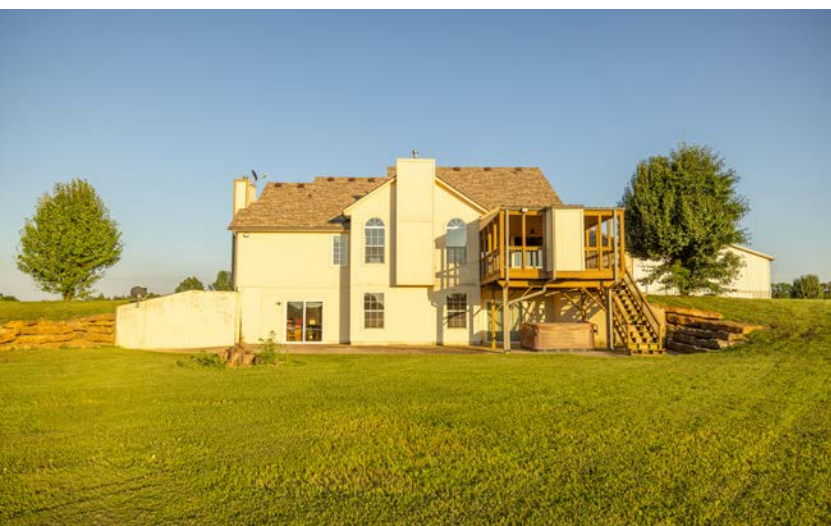
- 3,794 square feet high-quality home
- 1 ½-story floor plan
- Move-in ready
- Finished walkout basement
- 4 bedrooms, 3 ½ baths
- Luxury finishes
- New carpet and fresh paint
- High ceilings
- Gorgeous kitchen
- Granite countertops
- Stainless appliances
- Dual ovens
- Three fireplaces
- Covered deck
- Three-car garage
- Two sets of laundry hookups
- Central vacuum system
- Surround sound
- 40'x60' insulated shop
- Heated and cooled
- Bathroom in shop
- 10 +/- acres
- Stocked half-acre pond
- Paved driveway
- Blacktop frontage
- Sherwood School District
- 40 minutes from Kansas City
- Additional acreage available





# MOVE-IN READY HIGH-QUALITY HOME

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## COVERED DECK

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## OPEN KITCHEN

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# SPACIOUS LIVING ROOM

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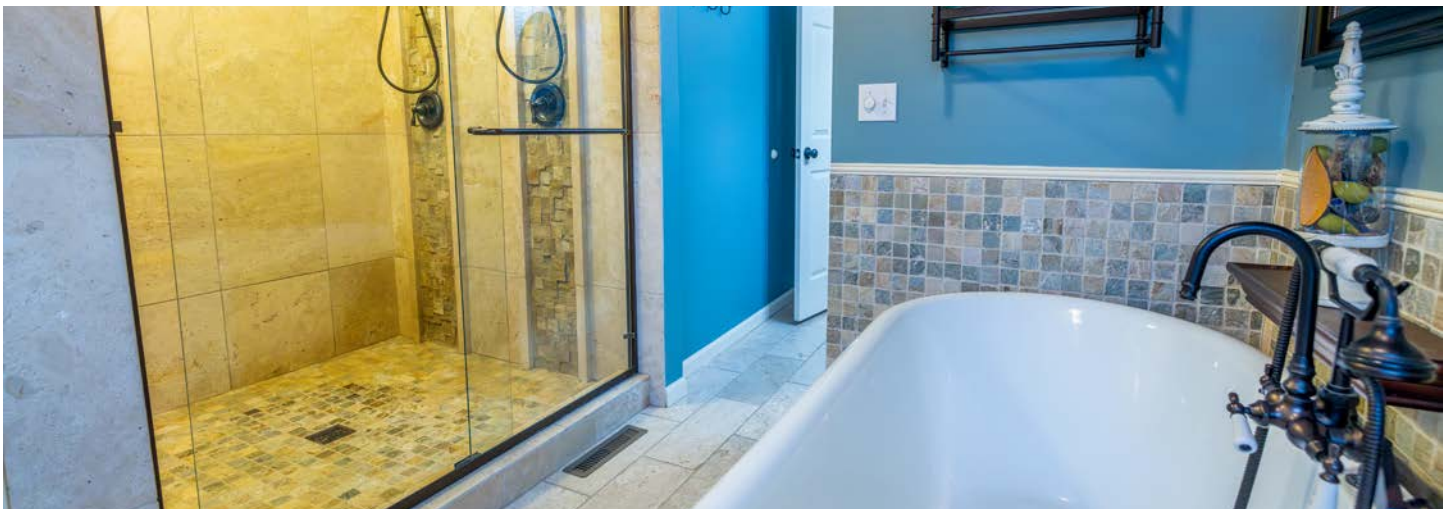




# MASTER SUITE

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The main-level master suite has vaulted ceilings, a gas fireplace, a spacious bathroom with His-and-Her sinks, an oversized soaking tub, a large walk-in shower, and extensive closet space with laundry.





## 4 BEDROOMS

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# FINISHED WALK-OUT BASEMENT

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The finished walkout basement offers a premium bar with a sink, game area, living room, fourth bedroom, full bath, and storage space.

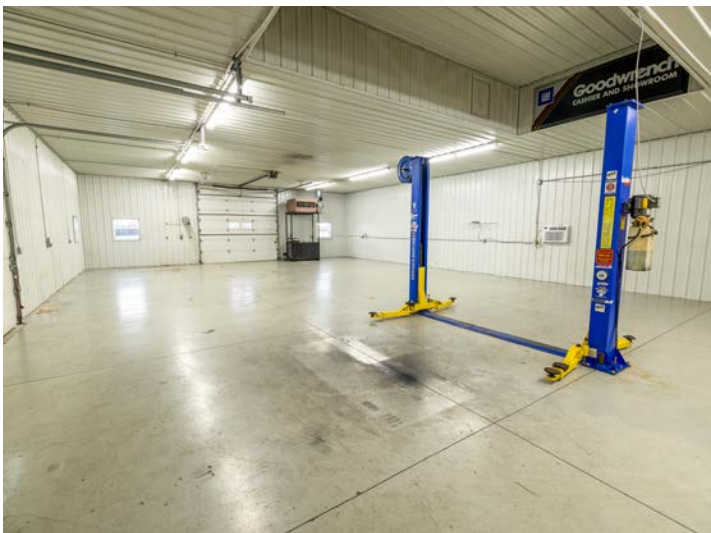




# 40'X60' INSULATED SHOP

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The insulated building has a concrete floor, three overhead doors, power, water, heating and cooling, a bathroom, and windows.





# STOCKED HALF-ACRE POND

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## PROXIMITY TO AMENITIES

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# ADDITIONAL PHOTOS

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# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 33' 4.03, -94° 11' 9.28

0ft 271ft 542ft



Maps Provided By:



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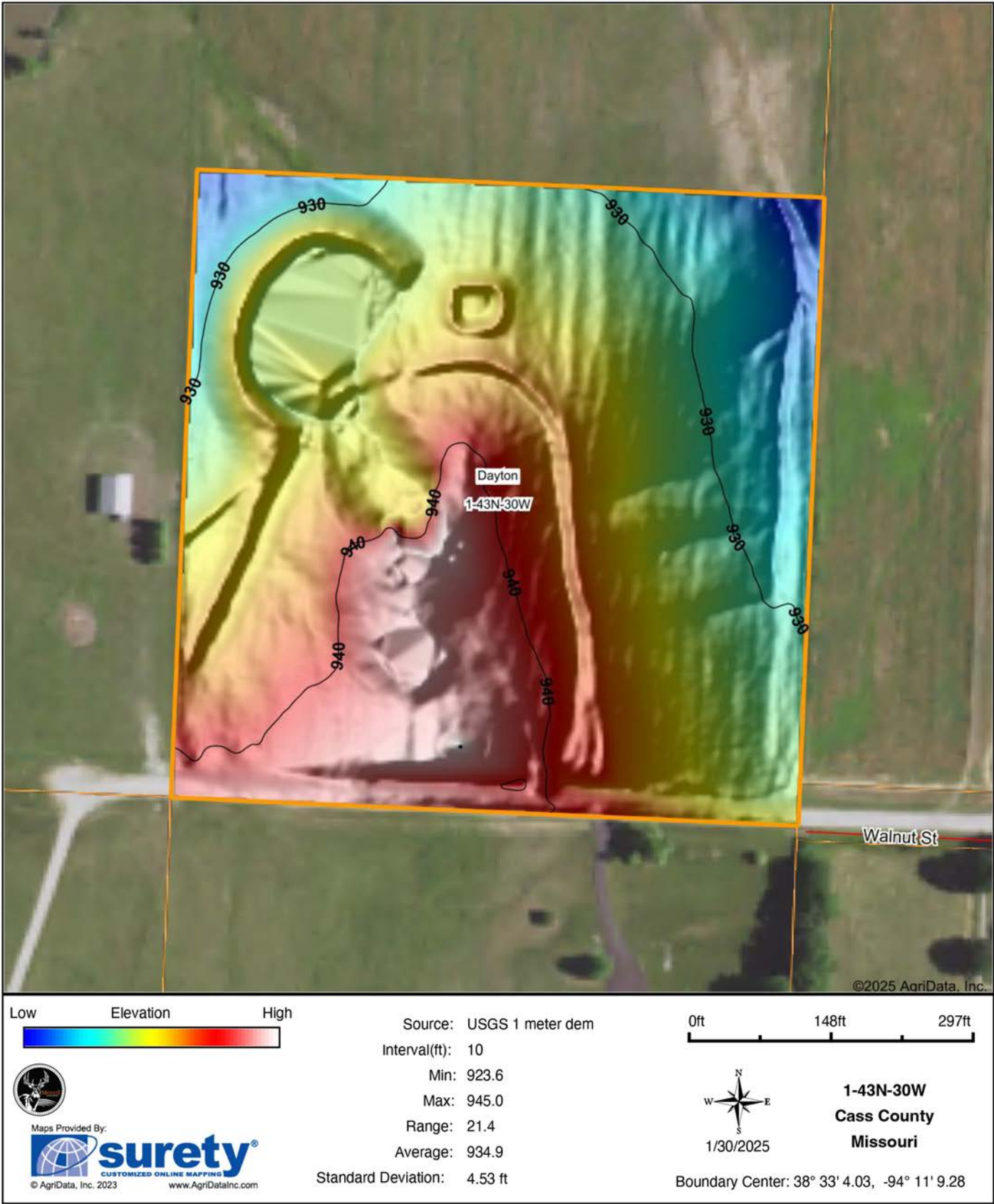
**1-43N-30W**  
**Cass County**  
**Missouri**



1/30/2025

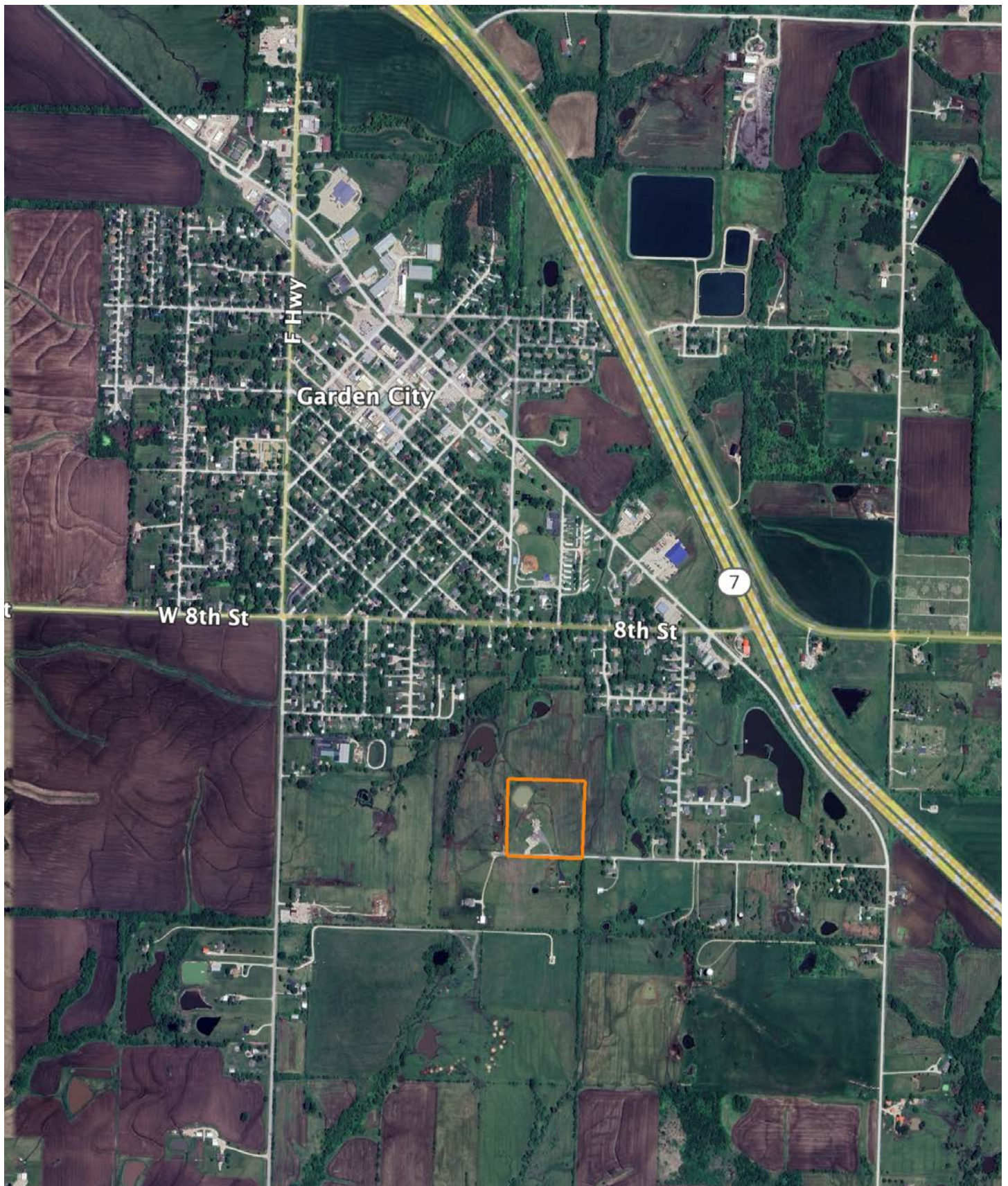


# HILLSHADE MAP





# OVERVIEW MAP





# AGENT CONTACT

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Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



**BEN EWBank,** LAND AGENT  
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BEwbank@MidwestLandGroup.com



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## MidwestLandGroup.com

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