

MIDWEST LAND GROUP PRESENTS

466 ACRES

CASS COUNTY, MO

12804 EAST 293RD STREET, FREEMAN, MISSOURI, 64746



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER TILLABLE FARM ALONG THE SOUTH GRAND RIVER

Midwest Land Group is proud to offer this highly tillable farm along the South Grand River just west of Harrisonville, Missouri. Located off 2 Highway, less than 40 minutes south of Kansas City lies this incredible 466 +/- acre farm. With 380 +/- tillable acres and over 1.5 miles of river frontage, this farm offers a rare offering of irrigated river bottom tillable and terraced, gently rolling upland tillable. The rolling uplands offer impressive views of the riverbottom and surrounding countryside. One of my favorite components of this farm is the great access to the South Grand River. The ability to irrigate crops and pump water for waterfowl hunting is an

absolute game changer. The farm sits in an ideal area for waterfowl hunting. With the multiple blocks of timber/cover, deer and turkey abound. A ranch-style home built in 1965, a 92'x46' machine shed, and older grain storage sit in a beautiful timbered site overlooking the farm. The location of these improvements would be ideal to be brought back to life for the new owners enjoyment. Big tracts of land like this close to Kansas City are becoming harder and harder to find. Interested in learning more? Call Steve Mott with Midwest Land Group at (816) 718-7201 with questions or to arrange a private showing.



PROPERTY FEATURES

PRICE: **\$3,495,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **466**

- 380 +/- tillable acres currently in production
- Over 1.5 miles of river frontage along the South Grand River
- Irrigated river bottom tillable and terraced upland tillable
- Scenic build sites overlooking the farm
- Massive sycamores and cottonwoods along the river
- Pockets of mature oaks
- Waterfowl, deer, turkey, and small game
- 2,066 square foot ranch home built in 1965
- 92'x46' machine shed and 2 older grain bins
- Rural water and electric
- Over 1 mile of 293rd Street county road frontage
- Blacktop access by South Grand River Road to the southeast corner
- Harrisonville School District
- 8 miles southwest of Harrisonville, MO



380 +/- TILLABLE ACRES



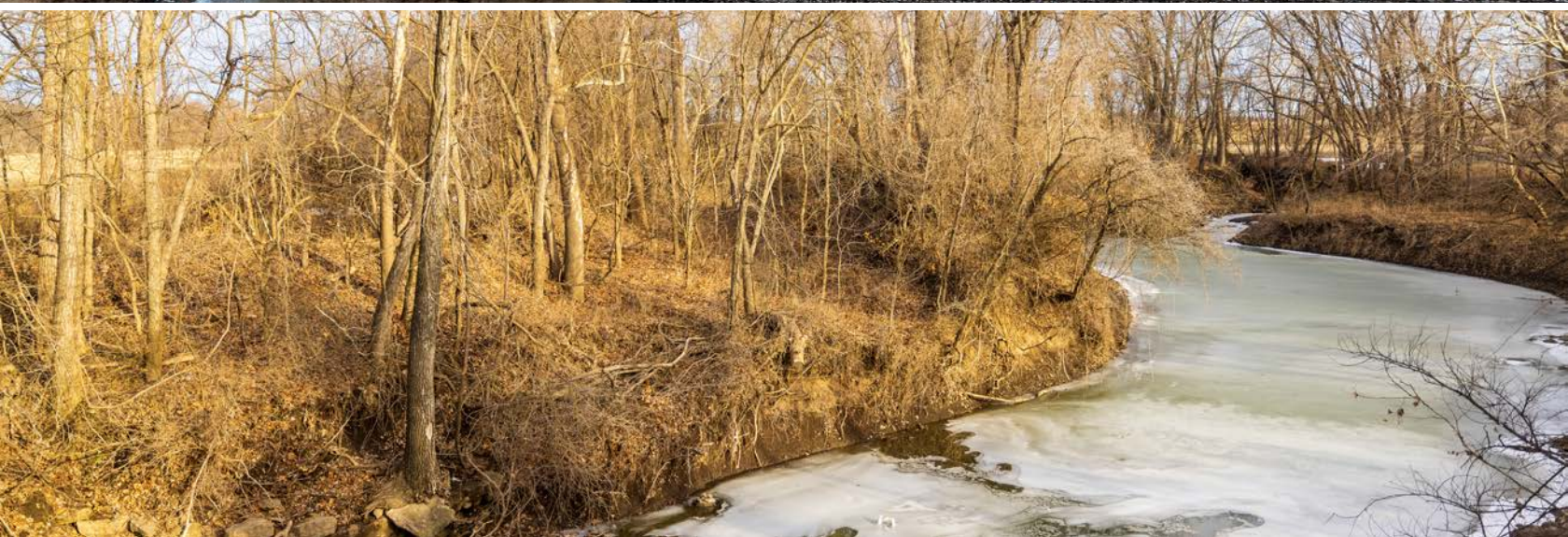
POCKETS OF MATURE OAKS



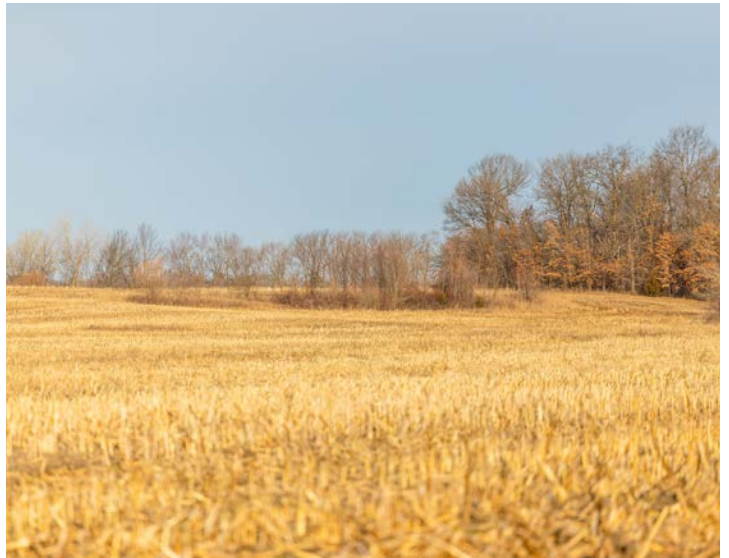
SCENIC BUILD SITES



SOUTH GRAND RIVER FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



Boundary Center: 38° 35' 39.8, -94° 27' 4.48

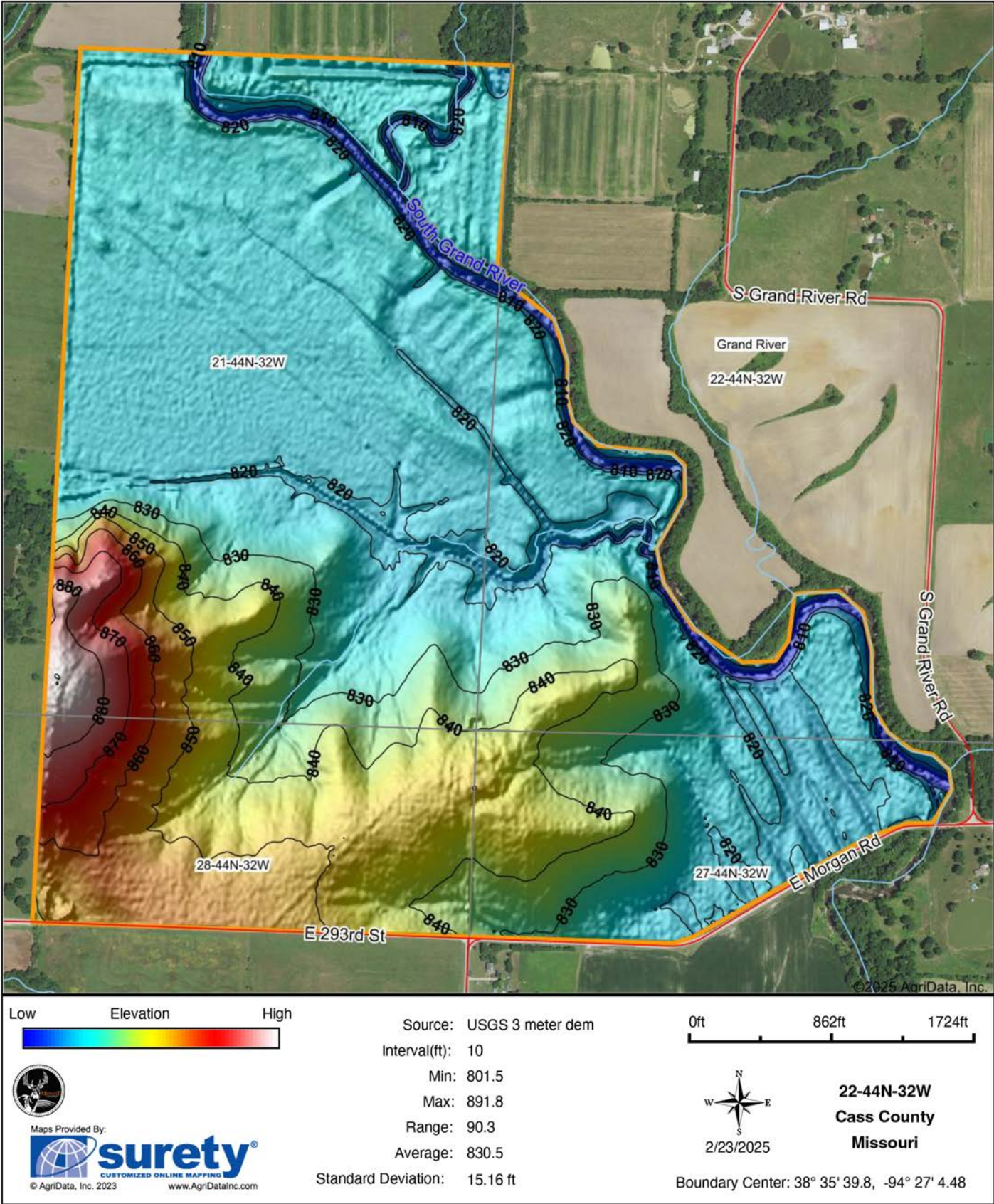
22-44N-32W
Cass County
Missouri

0ft 862ft 1724ft

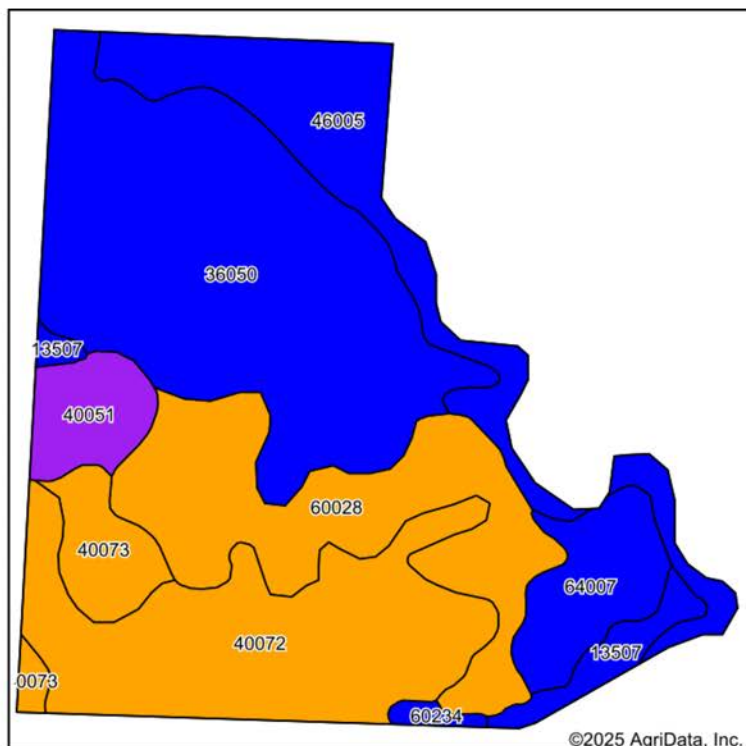


2/23/2025

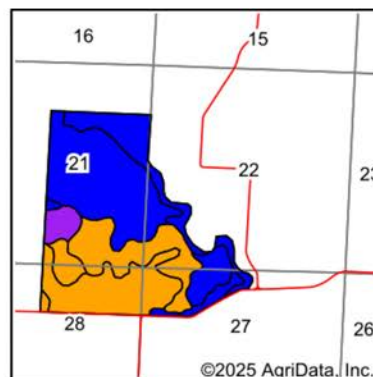
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **22-44N-32W**
 Township: **Grand River**
 Acres: **461.35**
 Date: **2/23/2025**



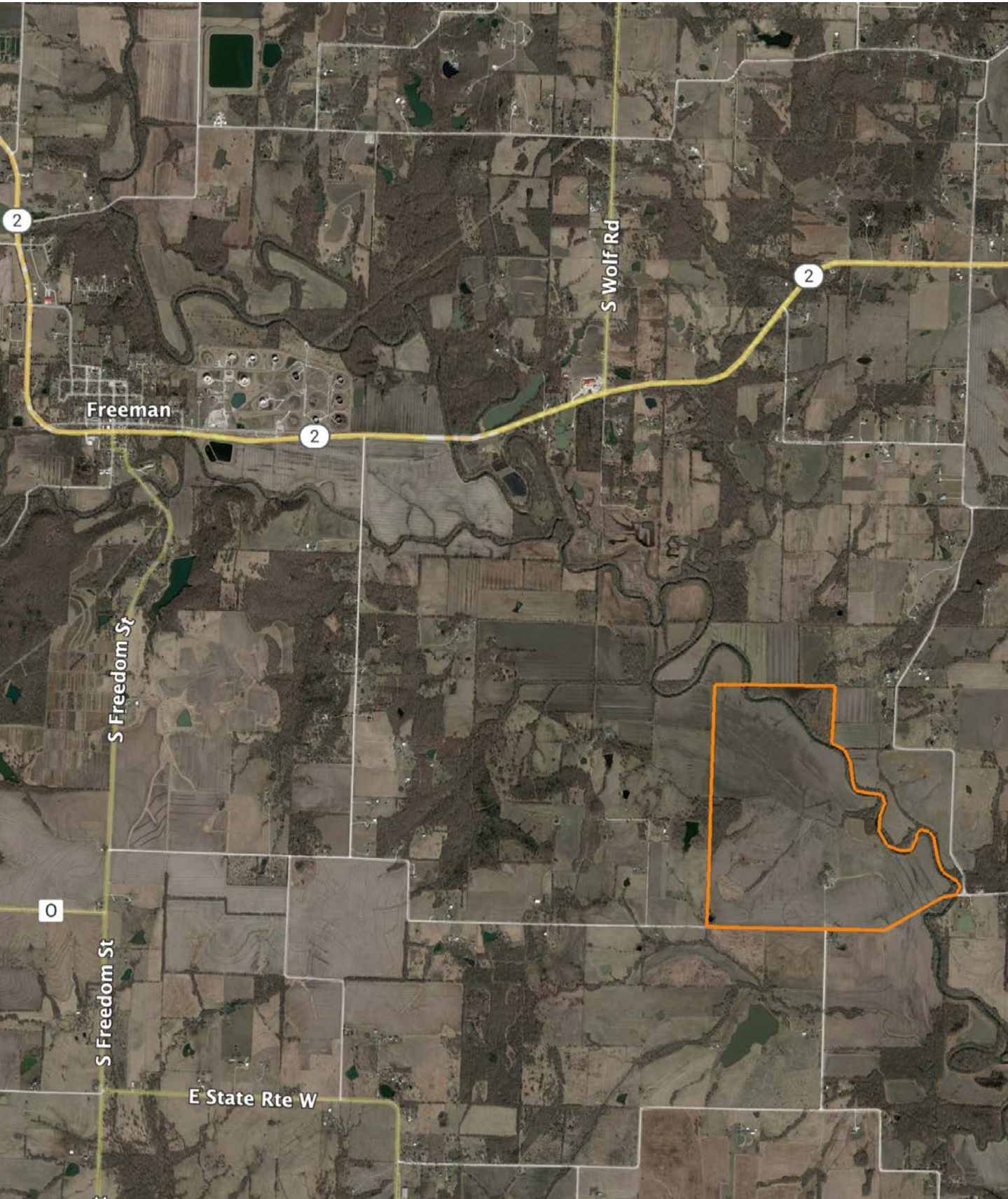
Maps Provided By:



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	152.19	33.2%		> 6.5ft.	IIw		0	58	58	33	52
40072	Kenoma silt loam, 1 to 3 percent slopes	90.52	19.6%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54
60028	Weller silt loam, 5 to 9 percent slopes, eroded	80.00	17.3%		> 6.5ft.	IIle	0	74	74	57	54	
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	61.49	13.3%		> 6.5ft.	IIw	7758	82	82	63	75	55
64007	Freeburg silt loam, 0 to 2 percent slopes, occasionally flooded	26.27	5.7%		> 6.5ft.	IIw	0	91	91	75	77	
40073	Kenoma silt loam, 4 to 7 percent slopes	18.68	4.0%		5.7ft. (Lithic bedrock)	IIle	0	64	61	57	59	63
40051	Coweta loam, 5 to 14 percent slopes	17.66	3.8%		1ft. (Paralithic bedrock)	Vls	0	37	37	31	24	25
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	12.05	2.6%		> 6.5ft.	IIw	0	67	67	61	59	
60234	Weller silt loam, 2 to 5 percent slopes	2.49	0.5%		> 6.5ft.	IIe	0	73	73	60	60	
Weighted Average						2.56	1796.9	*n 65.8	*n 65.1	*n 50.2	*n 57.6	*n 21.4

OVERVIEW MAP



BROKER CONTACT

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
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