

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING 160 +/- ACRE FARM WITH LOTS OF POSSIBILITIES

Escape to your own slice of paradise with this impressive 160 +/- acre farm, featuring 118 +/- acres of excellent tillable ground. This property is perfect for agriculture, development, or simply enjoying the peace of country living. The property boasts nice gradual elevation changes, and two sides of road frontage, creating several perfect locations for building your dream home. Both rural water and electricity are available at the road. There are 3 ponds that provide beautiful views and potential for fishing and waterfowl hunting.

The deer flock to the ag fields from neighboring farms that provide timber and bedding, they also utilize the timbered draw for bedding and a travel route. Located just minutes from Pleasant Hill, this farm offers a perfect blend of quiet country living with convenient access to groceries and stores. There is a potential long-term investment strategy in play as well. The previous seller had the north 100 acres surveyed and recorded, into five lot splits, making it easy to sell smaller tracts if you ever wanted to.



PROPERTY FEATURES

PRICE: **\$1,472,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **160**

- Great location
- Only minutes from Pleasant Hill
- Rural water
- Electricity available at the road
- Several perfect building locations
- Two sides of road frontage
- Great hunting for deer and waterfowl
- 118 +/- acres of terraced tillable ground
- 3 ponds
- Incredible views



GREAT LOCATION

Located just minutes from Pleasant Hill, this farm offers a perfect blend of quiet country living with convenient access to groceries and stores.



TWO SIDES OF ROAD FRONTAGE



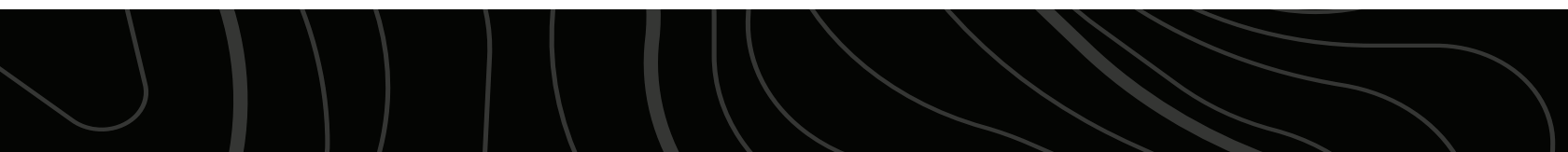
3 PONDS



118 +/- ACRES TERRACED TILLABLE GROUND



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 820.1

Max: 881.7

Range: 61.6

Average: 850.3

Standard Deviation: 12.63 ft

0ft 479ft 958ft

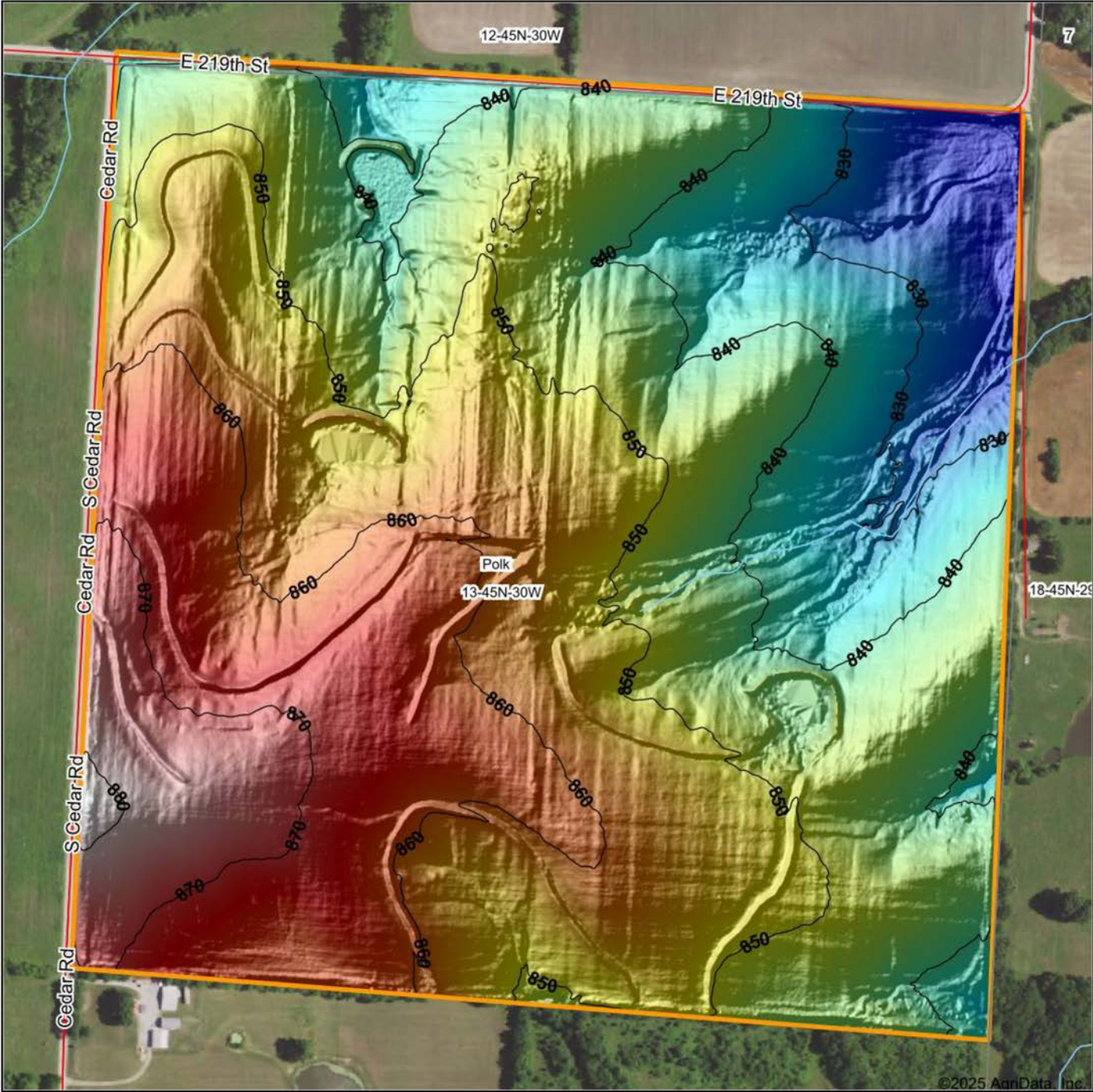


2/3/2025

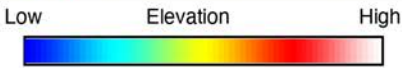
13-45N-30W
Cass County
Missouri

Boundary Center: 38° 42' 44.09, -94° 11' 12.51

HILLSHADE MAP

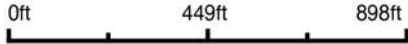


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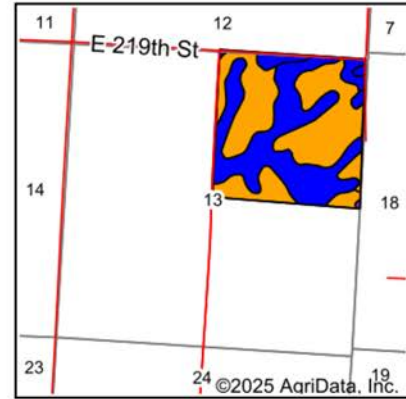
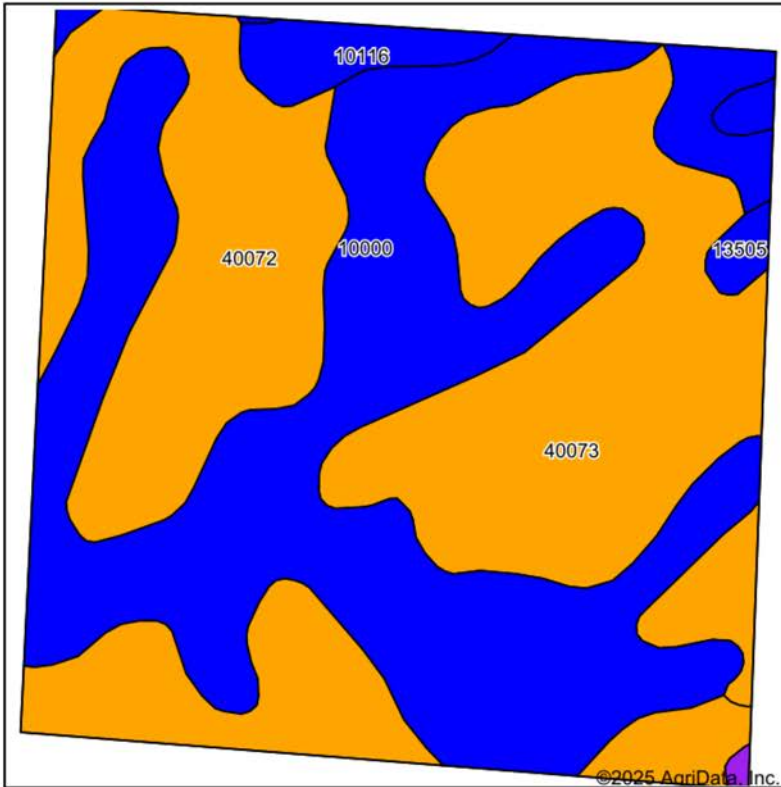


2/3/2025

13-45N-30W
Cass County
Missouri

Boundary Center: 38° 42' 44.09, -94° 11' 12.51

SOILS MAP



State: **Missouri**
 County: **Cass**
 Location: **13-45N-30W**
 Township: **Polk**
 Acres: **161.27**
 Date: **2/3/2025**



Maps Provided By:



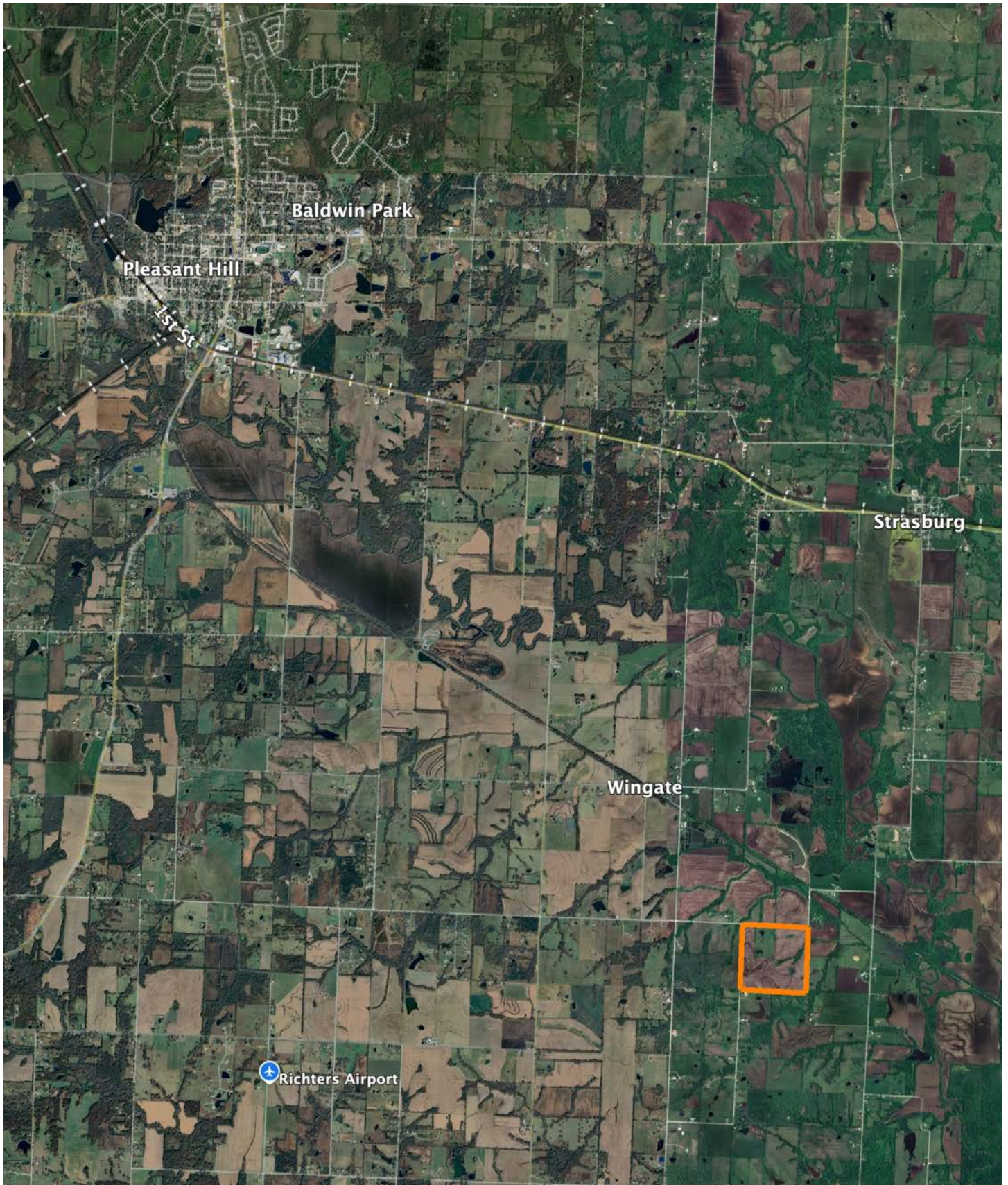
Area Symbol: MO037, Soil Area Version: 28

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		
10000	Arisburg silt loam, 1 to 5 percent slopes	65.16	40.3%		> 6.5ft.	Ile	0	81	81	63	65			
40072	Kenoma silt loam, 1 to 3 percent slopes	43.19	26.8%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59	54		
40073	Kenoma silt loam, 4 to 7 percent slopes	42.69	26.5%		5.7ft. (Lithic bedrock)	IIIle	0	64	61	57	59	63		
10116	Sampsel silty clay loam, 2 to 5 percent slopes	7.68	4.8%		> 6.5ft.	Ile	0	59	59	50	49			
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	2.30	1.4%		> 6.5ft.	IIw	0	77	67	67	76			
40064	Eram silty clay loam, 5 to 14 percent slopes	0.25	0.2%		2.9ft. (Paralithic bedrock)	VIle	0	67	67	47	43	48		
Weighted Average								2.54	1041.3	*n 69.5	*n 67.7	*n 59.5	*n 61.2	*n 31.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he’s worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he’s not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you’ve booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you’ve seen him starring on the Outdoor Channel’s award-winning “Heartland Bowhunter,” where he is also part of their pro staff. Even though he’s traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you’ll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



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