

MIDWEST LAND GROUP PRESENTS



24 ACRES
CASS COUNTY, MO

South Grand River Road, Freeman, Missouri, 64746



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD SITE IN HARRISONVILLE SCHOOL DISTRICT

Beautiful build site in the Harrisonville School District. Located on South Grand River Road, southwest of Harrisonville lies this gently rolling 24 +/- acres. Complete with a ridgetop build site, cropland acres and a beautiful block of timber with creek. The build site sits along the north central part of the property and offers a gradual walk out grade to the south. The timber and

creek are at the back of the acreage offering plenty of privacy and seclusion for wildlife. Located just 2.5 miles south of 2 Highway, 8 miles southwest of Harrisonville with county road frontage, you'll be hard pressed to find a nicer spot. Call Steve Mott with Midwest Land Group at (816) 718-7201 with questions or to arrange a private tour.



PROPERTY FEATURES

PRICE: **\$295,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **24**

- 24 +/- acres
- Beautiful build site overlooking acreage
- Access by South Grand River Road
- Utilities available
- Harrisonville School District
- 8 miles southwest of Harrisonville, MO



24 +/- ACRES



ACCESS BY SOUTH GRAND RIVER ROAD



BUILD SITE OVERLOOKING ACREAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 35' 34.99, -94° 26' 23.19

0ft 283ft 565ft



Maps Provided By:



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22-44N-32W
Cass County
Missouri



2/23/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 814.3

Max: 842.9

Range: 28.6

Average: 827.5

Standard Deviation: 5.91 ft

0ft 274ft 548ft

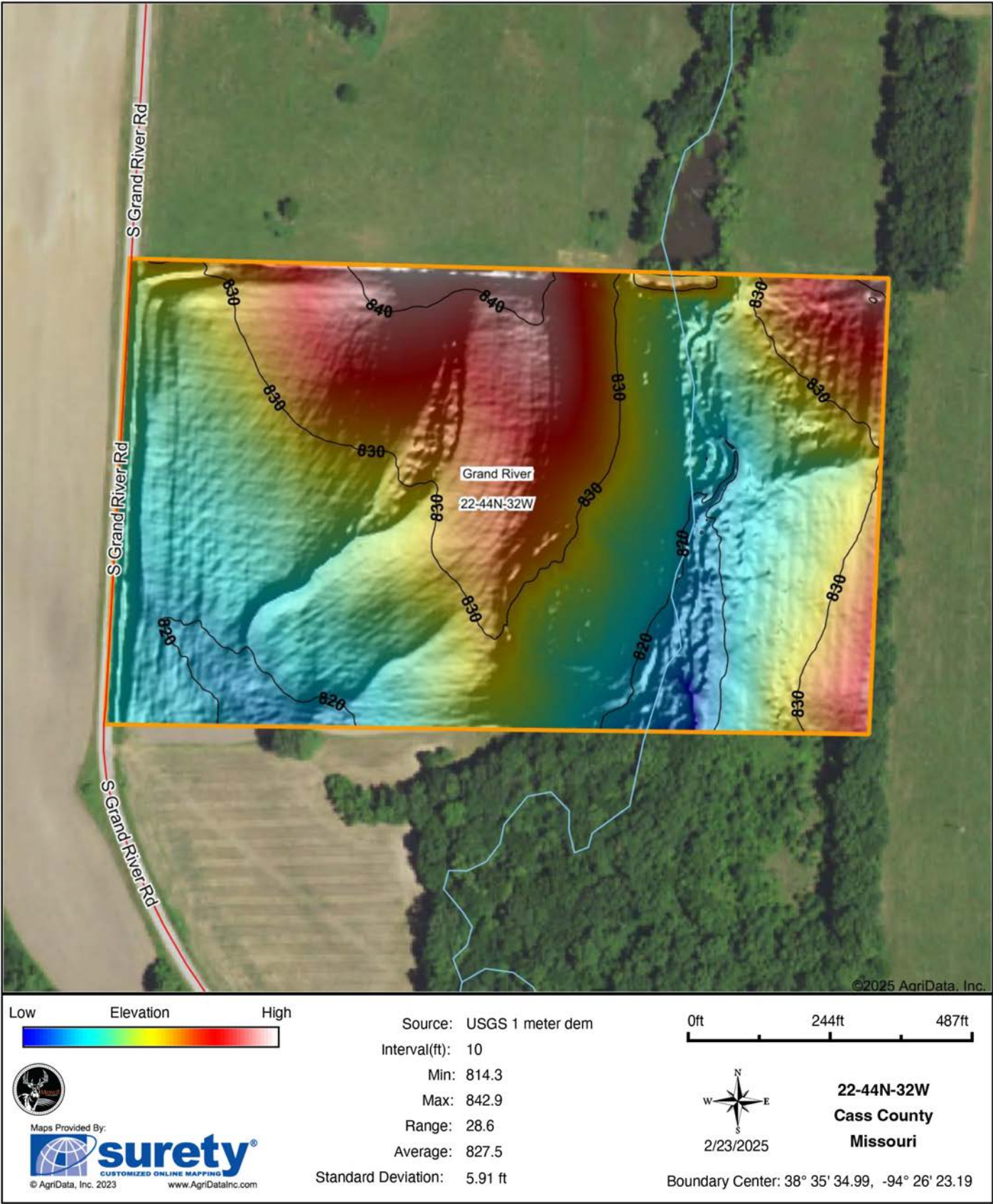


2/23/2025

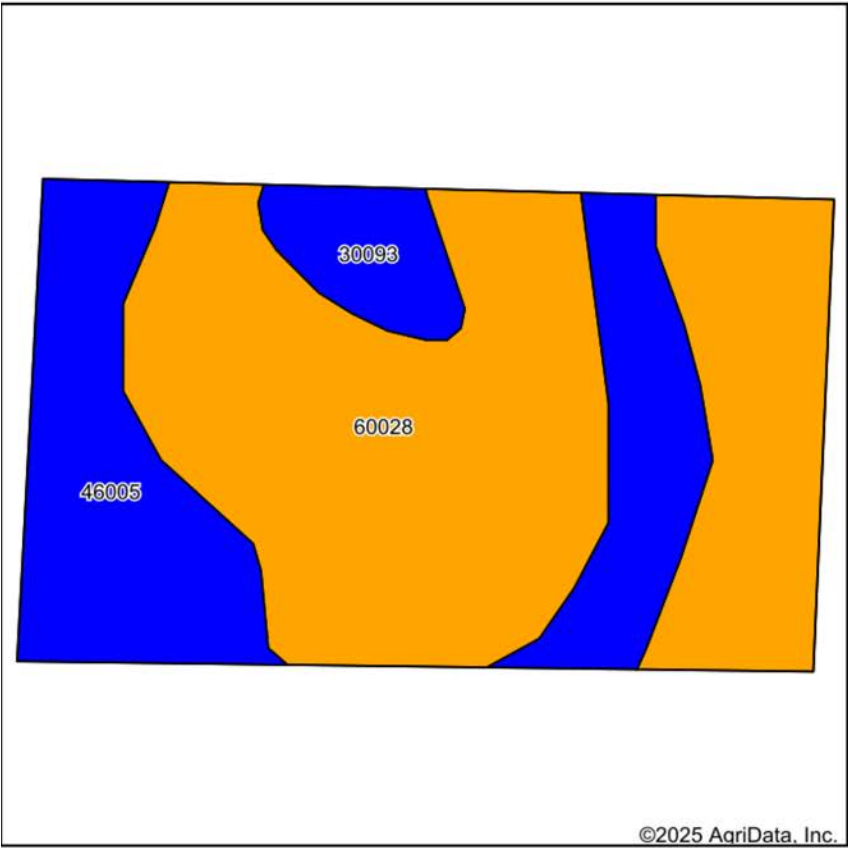
22-44N-32W
Cass County
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Boundary Center: 38° 35' 34.99, -94° 26' 23.19

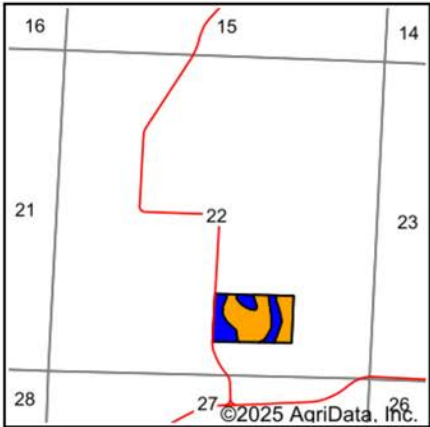
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cass**
Location: **22-44N-32W**
Township: **Grand River**
Acres: **23.91**
Date: **2/23/2025**



Maps Provided By:

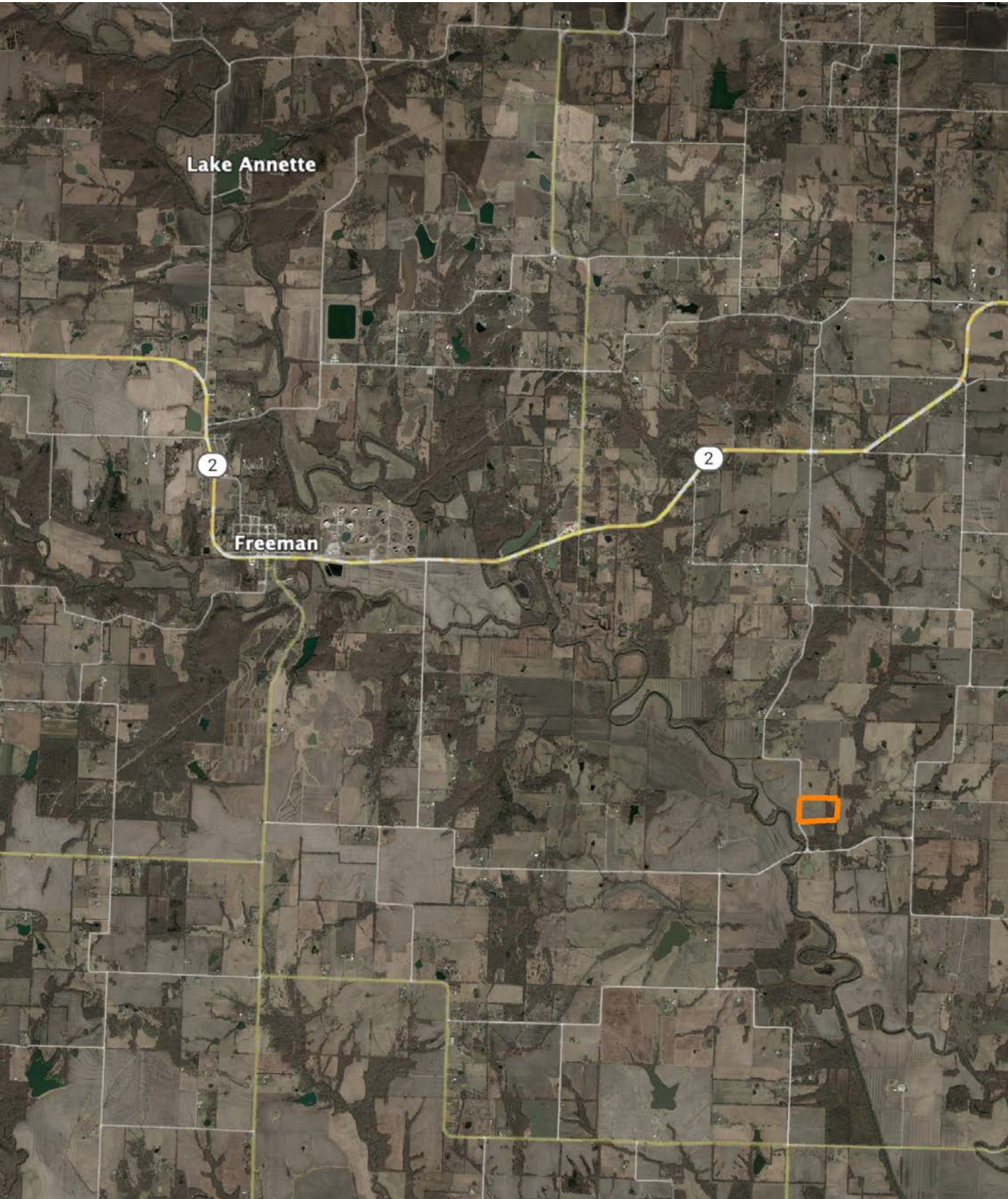


Area Symbol: MO037, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
60028	Weller silt loam, 5 to 9 percent slopes, eroded	15.17	63.5%		> 6.5ft.	Ille	0	74	74	57	54	
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	7.35	30.7%		> 6.5ft.	Ilw	7758	82	82	63	75	55
30093	Haig silt loam, 0 to 2 percent slopes	1.39	5.8%		> 6.5ft.	Ilw	0	74	74	70	65	
Weighted Average						2.63	2384.8	*n 76.5	*n 76.5	*n 59.6	*n 61.1	*n 16.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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
816.718.7201

SteveMott@MidwestLandGroup.com



MidwestLandGroup.com

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