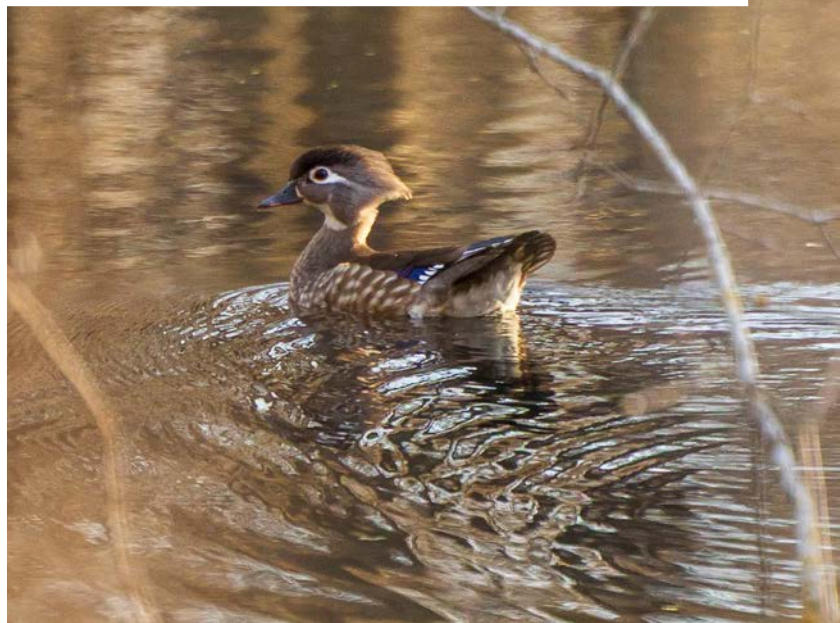


MIDWEST LAND GROUP PRESENTS



**47 ACRES**  
**CASS COUNTY, MO**

**0000 S Shipley Road, Harrisonville, Missouri, 64701**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUCKS AND DUCKS ON THE SOUTH GRAND RIVER

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Tucked along the South Grand River just northwest of Archie, Missouri, lies this absolutely beautiful 47 +/- acre property. Featuring over 1300' of South Grand River frontage, an abundance of mature hardwood timber, and an elevated build site overlooking a pond in the southwest corner, this property offers the complete package. For the wildlife enthusiast, the farm features a strong population of big whitetail deer, eastern turkeys, and great fishing on the river. Check out the harvest

photos and trail camera pictures, and you'll see this 47 is a producer. A bonus feature is the natural slough tucked within the timber that is certain to be a hot spot for migrating mallards in the fall. Access is provided by South Shipley Road, and the property is easy to drive to from Archie, Harrisonville, and the Kansas City Metro. Call Steve Mott with Midwest Land Group at (816) 718-7201 with questions or to arrange a private tour.





# PROPERTY FEATURES

PRICE: **\$350,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **47**

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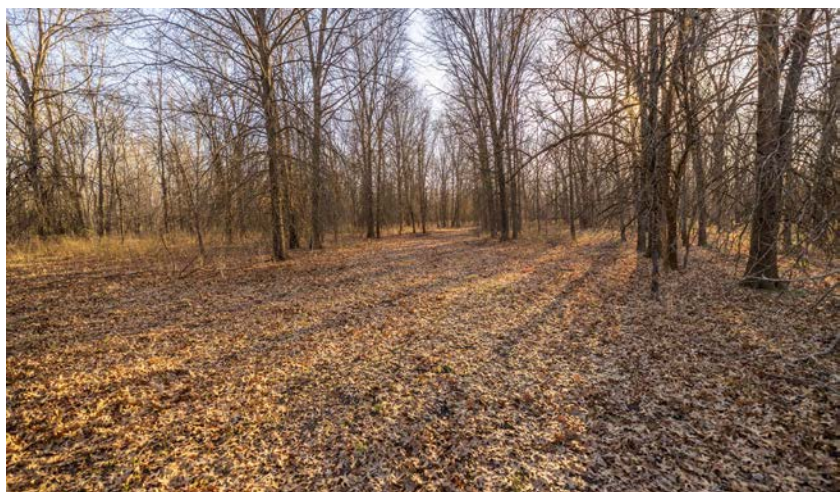
- 47 +/- acres
- Beautiful stand of large mature oak timber
- 1300' of river frontage on the South Grand River
- Waterfowl slough tucked within the timber
- Build site in the southwest corner
- Pond tucked in southwest corner
- Abundant population of deer, turkey, fish and ducks
- County road frontage on South Shipley Road
- Rural water available on South Shipley Road
- Located 5 miles NW of Archie, MO and 12 miles SW of Harrisonville, MO
- Archie R-5 School District
- Property taxes were \$119.99 (2024)





47 +/- ACRES

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# LARGE MATURE OAK TIMBER

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## 1300' OF SOUTH GRAND RIVER FRONTAGE

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# BUILD SITE + POND

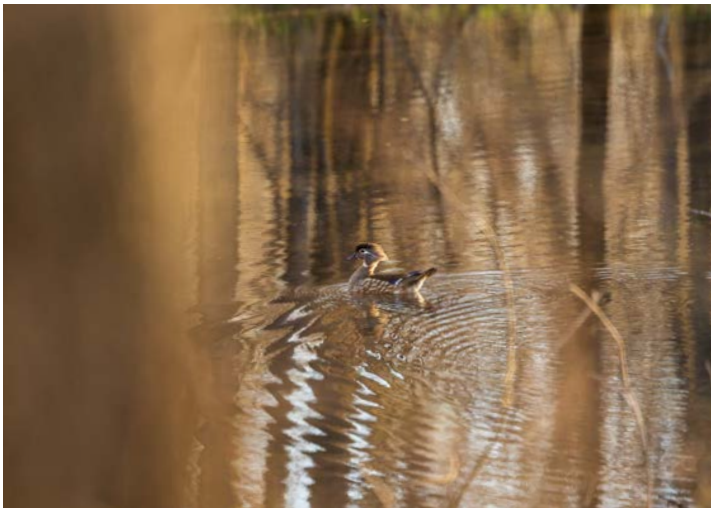
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# POPULATION OF DEER, TURKEY, FISH AND DUCKS

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# HARVEST + TRAIL CAM PHOTOS

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# ADDITIONAL PHOTOS

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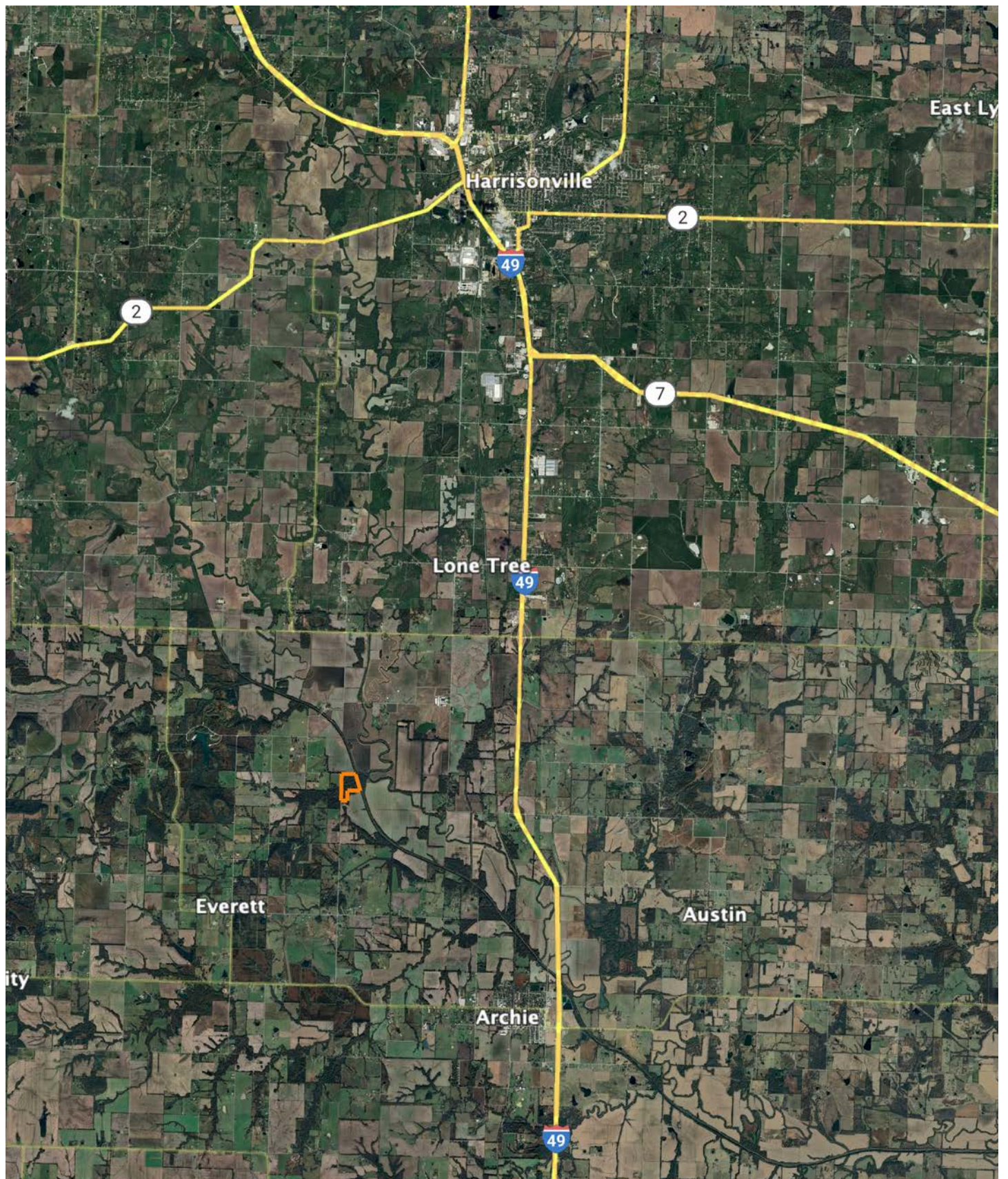
# AERIAL MAP

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# 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)



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## MidwestLandGroup.com

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