

MIDWEST LAND GROUP PRESENTS



CASS COUNTY, MO

94 ACRES



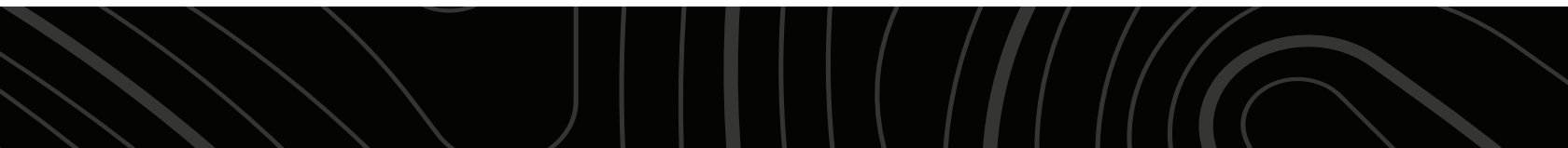
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE ACREAGE WITH BUILD SITES ALONG THE SOUTH GRAND RIVER

Located southwest of Harrisonville, Missouri along the South Grand River lies this beautiful gently rolling 94 +/- acres. Featuring a large ridge top running along South Grand River Road with the acreage gently rolling west and south towards the river. The river banks are lined with huge sycamores, cottonwoods, and oaks creating a wonderful travel corridor for wildlife and a scenic setting. The farm features 75 +/- tillable acres currently in row crop production, generating a nice income stream for the new owner. For those looking for waterfowl, there is

a secluded river bottom field tucked along the river that would be ideal for waterfowl development or the perfect spot for a large wildlife food plot. There are multiple build sites that would allow for walk-out basements. This would be a great place to build a home or lodge and enjoy all the country has to offer, but still being only 40 minutes to Kansas City. Call Steve Mott with Midwest Land Group at (816) 718-7201 with questions or to arrange a private showing.



PROPERTY FEATURES

PRICE: **\$775,500** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **94**

- 75 +/- tillable acres currently in production
- 1 mile of river frontage along the South Grand River
- Riverbottom tillable and upland tillable
- Scenic build sites overlooking the farm and river bottom
- 24 +/- acre secluded bottom field ideal for waterfowl development
- Massive sycamores and cottonwoods along the river
- Waterfowl, deer, turkey, and small game
- Frontage on South Grand River Road (4500'+ of frontage)
- Utilities available along the road
- Harrisonville School District
- 8 miles southwest of Harrisonville, MO



75 +/- ACRES IN TILLABLE PRODUCTION



24 +/- ACRE SECLUDED BOTTOM FIELD

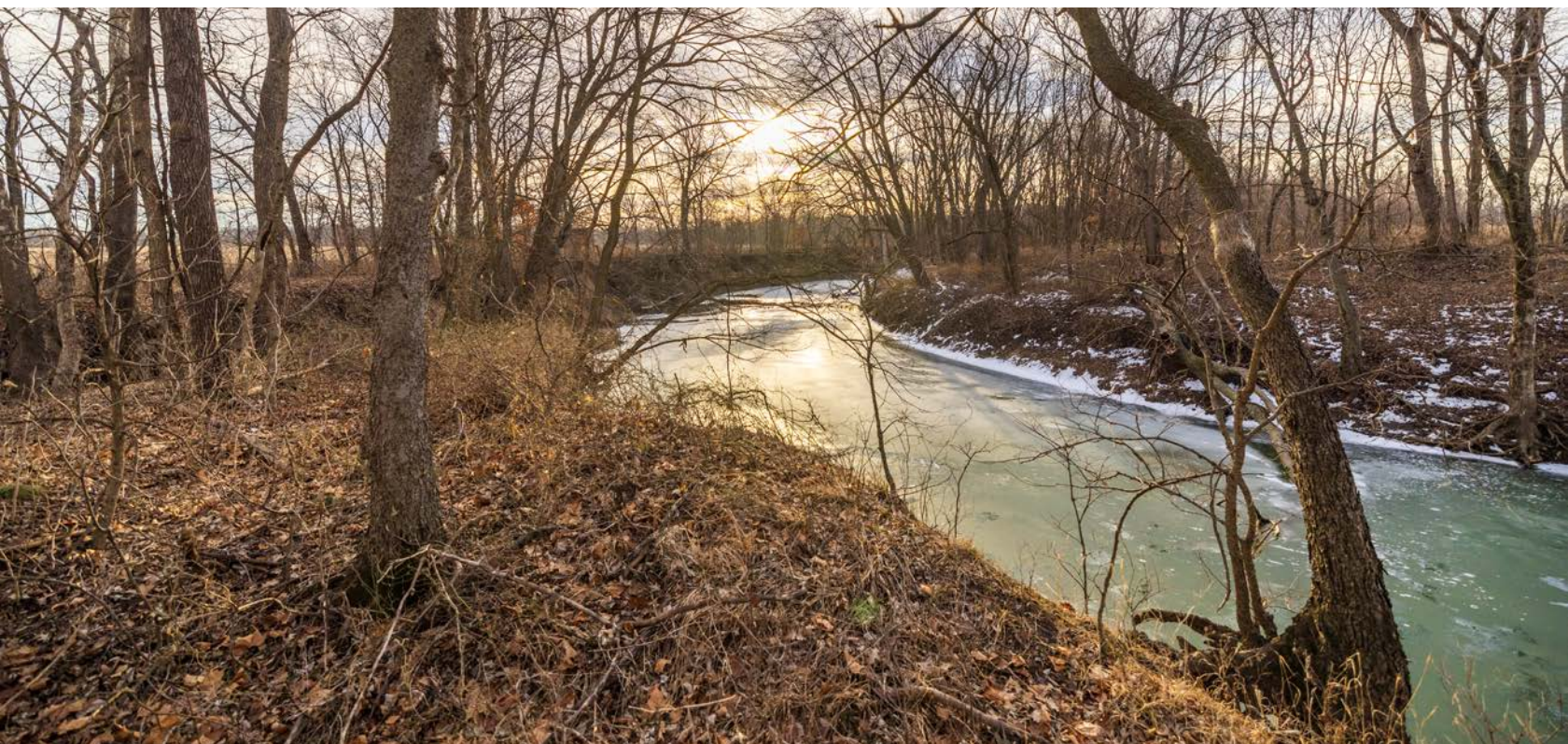


SCENIC BUILD SITES



1 MILE OF RIVER FRONTAGE

The river banks are lined with huge sycamores, cottonwoods, and oaks creating a wonderful travel corridor for wildlife and a scenic setting.



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 35' 36.4, -94° 26' 44.88

22-44N-32W
Cass County
Missouri

0ft 724ft 1448ft



2/23/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 800.7

Max: 854.9

Range: 54.2

Average: 826.1

Standard Deviation: 11.38 ft

0ft 530ft 1060ft



2/23/2025

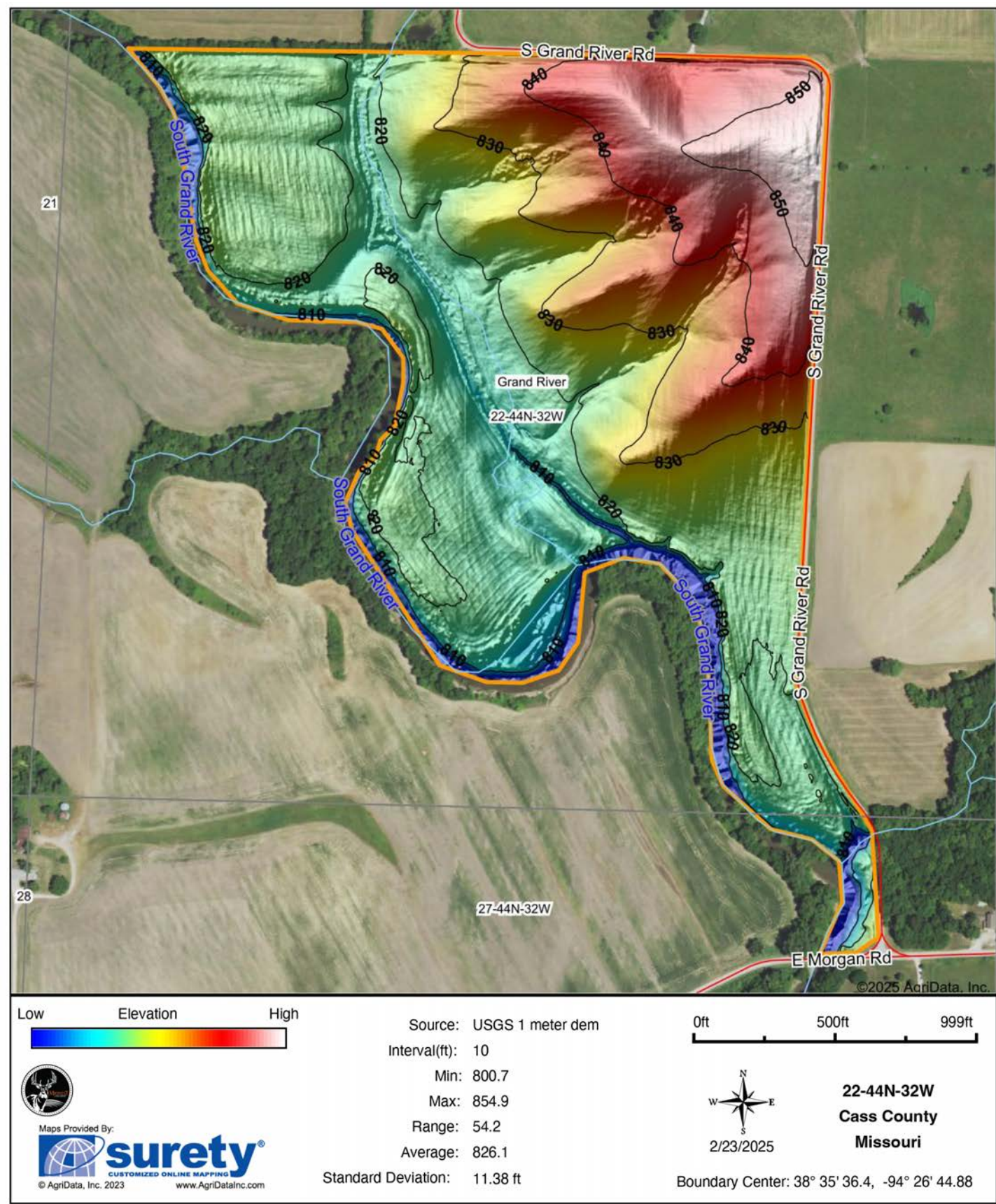
22-44N-32W

Cass County

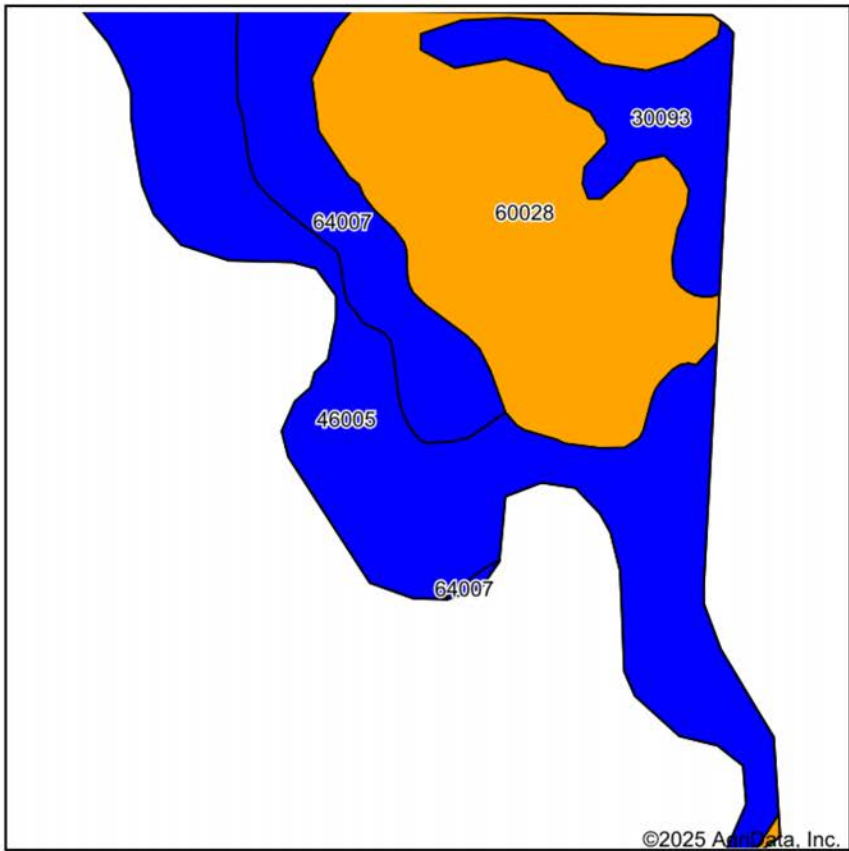
Missouri

Boundary Center: 38° 35' 36.4, -94° 26' 44.88

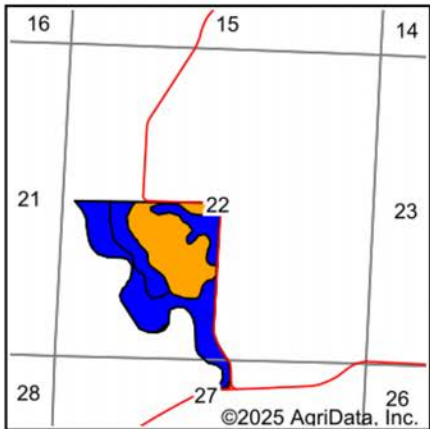
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cass**
Location: **22-44N-32W**
Township: **Grand River**
Acres: **94.44**
Date: **2/23/2025**



Maps Provided By:

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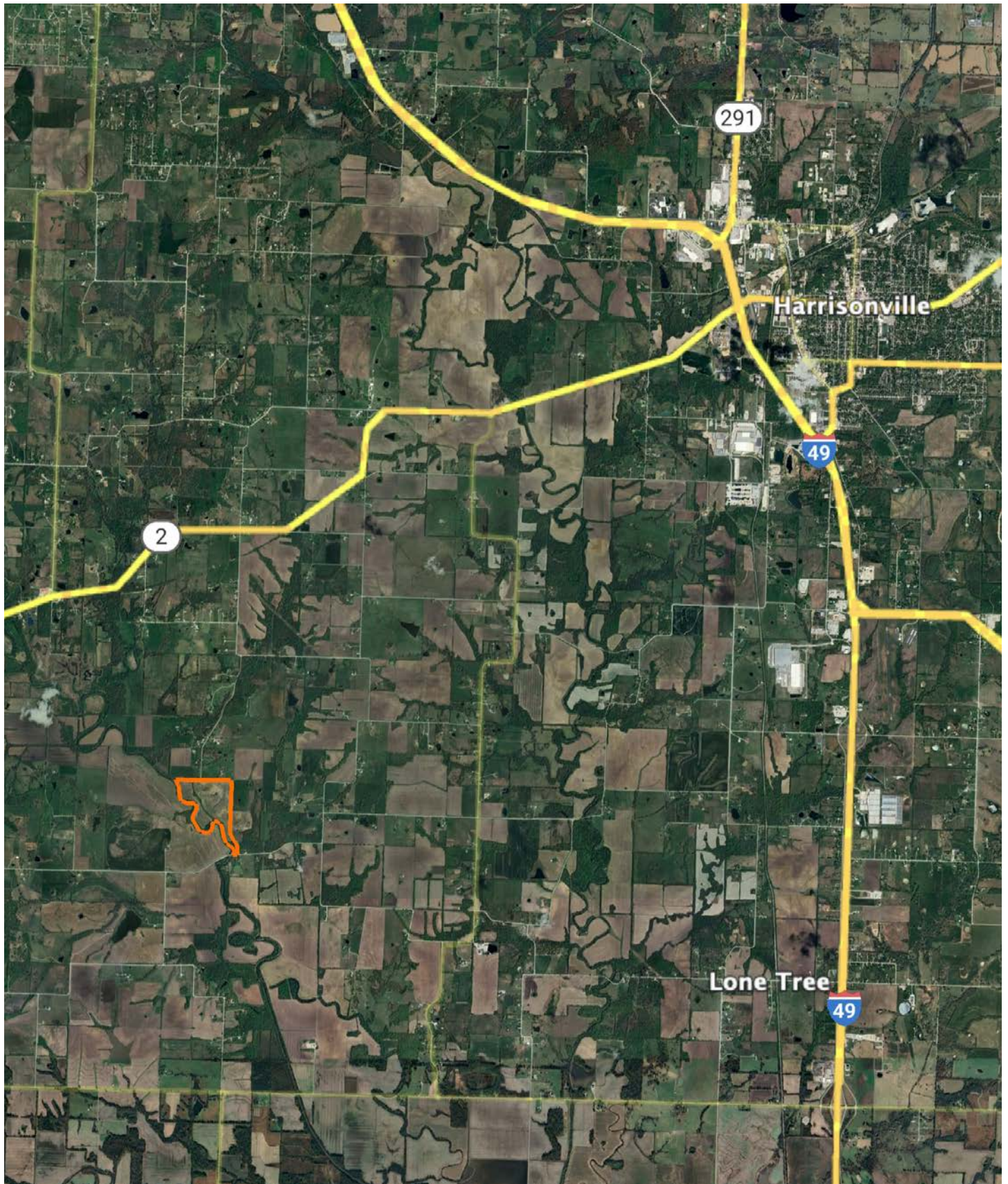
Area Symbol: MO037, Soil Area Version: 28

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
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	37.41	39.6%		> 6.5ft.	IIw	7758	82	82	63	75	55
60028	Weller silt loam, 5 to 9 percent slopes, eroded	35.29	37.4%		> 6.5ft.	IIIe	0	74	74	57	54	
64007	Freeburg silt loam, 0 to 2 percent slopes, occasionally flooded	12.19	12.9%		> 6.5ft.	IIw	0	91	91	75	77	
30093	Haig silt loam, 0 to 2 percent slopes	9.55	10.1%		> 6.5ft.	IIw	0	74	74	70	65	
Weighted Average						2.37	3073.1	*n 79.4	*n 79.4	*n 63	*n 66.4	*n 21.8

*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
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SteveMott@MidwestLandGroup.com



MidwestLandGroup.com

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