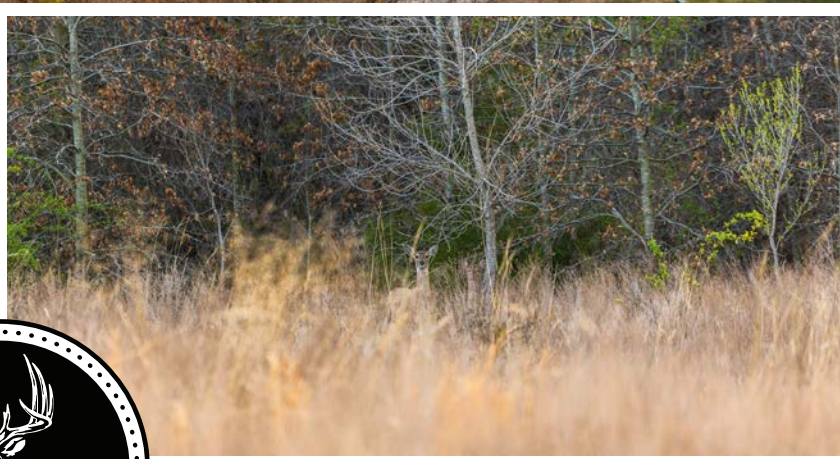
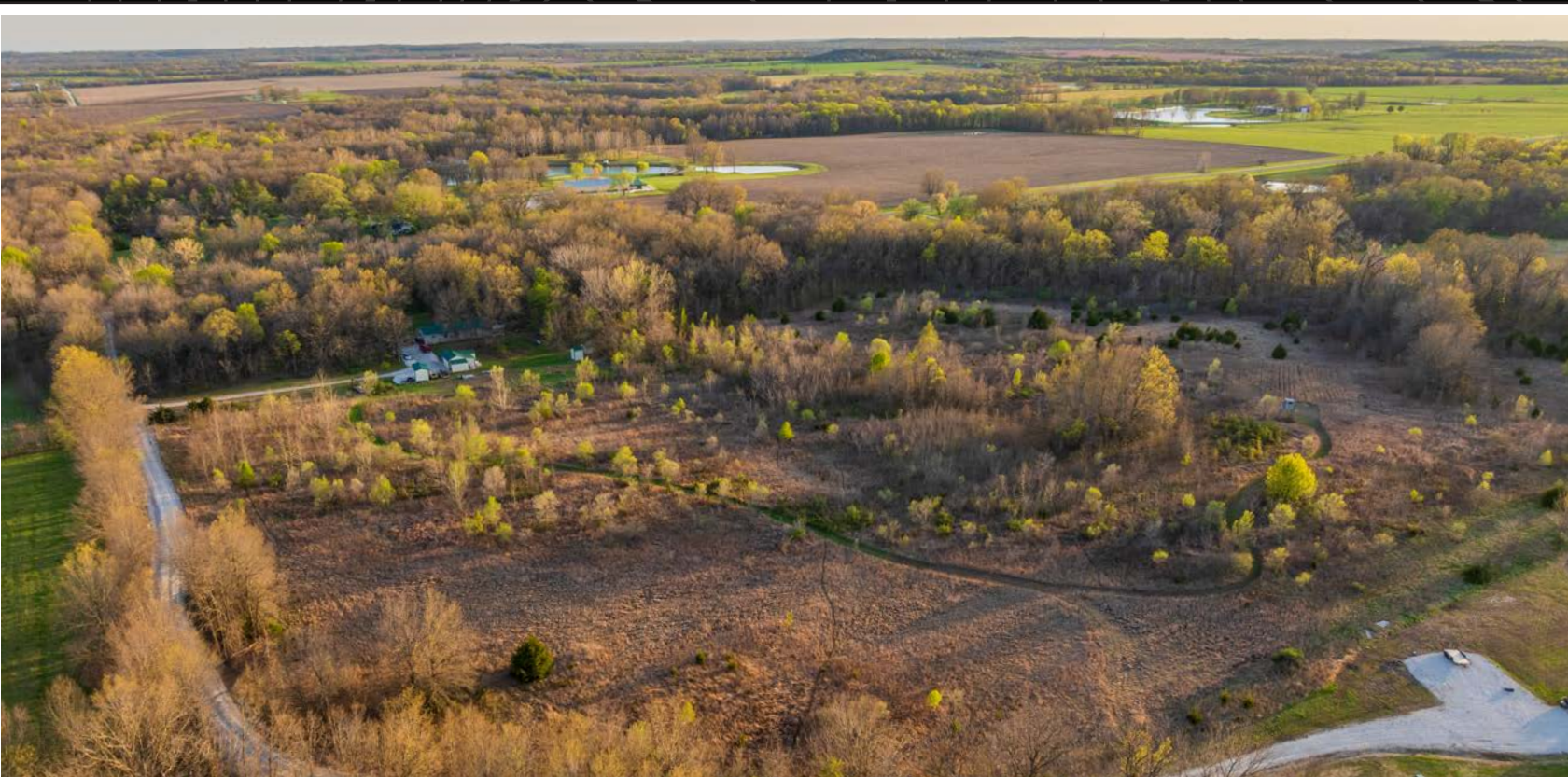


MIDWEST LAND GROUP PRESENTS

33.5 ACRES

CASS COUNTY, MO

14310 EAST STATE ROUTE A, ARCHIE, MISSOURI, 64725



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WELL-MAINTAINED HOME IN BEAUTIFUL WOODED SETTING

Located west of Archie on blacktop State Highway A, is this well-maintained home, outbuildings, and 33.5 +/- diverse acres. The 1,620 square foot manufactured home was constructed in 2005 and sits behind and within a woodlot, providing secluded privacy from the road. It has 2'x6'-framed exterior walls and a metal roof. The house has three bedrooms and two-and-a-half baths. The full, unfinished basement has 8' walls, a walk-up exterior entrance, and is plumbed for a bathroom, all making it ideal for finishing if desired. There are both propane and wood-burning furnaces, as well as a fireplace, providing redundant and economical heat sources. The property has rural water, electricity service, an underground septic system, and is also set up for a generator. Outbuildings include a 608 square foot pole barn with lean-to that was constructed in 2010 and a newer parking canopy. New gravel was recently

added to the barn and driveway. The beautiful lawn has interspersed pin oak trees and landscaping, and wildlife frequents the area around the home. For the hobby farmer or homesteader, there is a small greenhouse, chicken coop, and garden for raising your own food.

Approximately half of the ground is wooded, and the other half is in native grasses, shrubs, and forbs. A creek crosses the front of the property. With food and water sources on and nearby the property, and plenty of security cover, the wildlife habitat is excellent. An elevated hunting blind overlooks a food plot, and several deer and turkeys have been taken on the land. The Amarugia Highlands and Dorsett Hill Prairie Conservation Areas are nearby, providing additional hunting and recreation opportunities. This property is within the Archie School District and shares a driveway with a neighboring home.



PROPERTY FEATURES

PRICE: **\$523,500** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **33.5**

- 1,620 square foot manufactured home
- 2'x6' exterior walls
- Metal roof
- Full basement
- 3 bedrooms, 2-½ baths
- Propane and wood furnaces
- State Highway access
- Pole barn with lean-to
- Parking canopy
- Wooded acreage
- Creek
- Abundant wildlife
- Hunting blind
- Small greenhouse
- Chicken coop
- Privacy
- Archie Schools
- Near Conservation Areas
- 40 minutes from KC Metro



MANUFACTURED HOME

The 1,620 square foot manufactured home was constructed in 2005 and sits behind and within a woodlot, providing secluded privacy from the road. It has 2'x6'-framed exterior walls and a metal roof. The house has three bedrooms and two-and-a-half baths.



UNFINISHED BASEMENT



BASEMENT EXTERIOR ACCESS



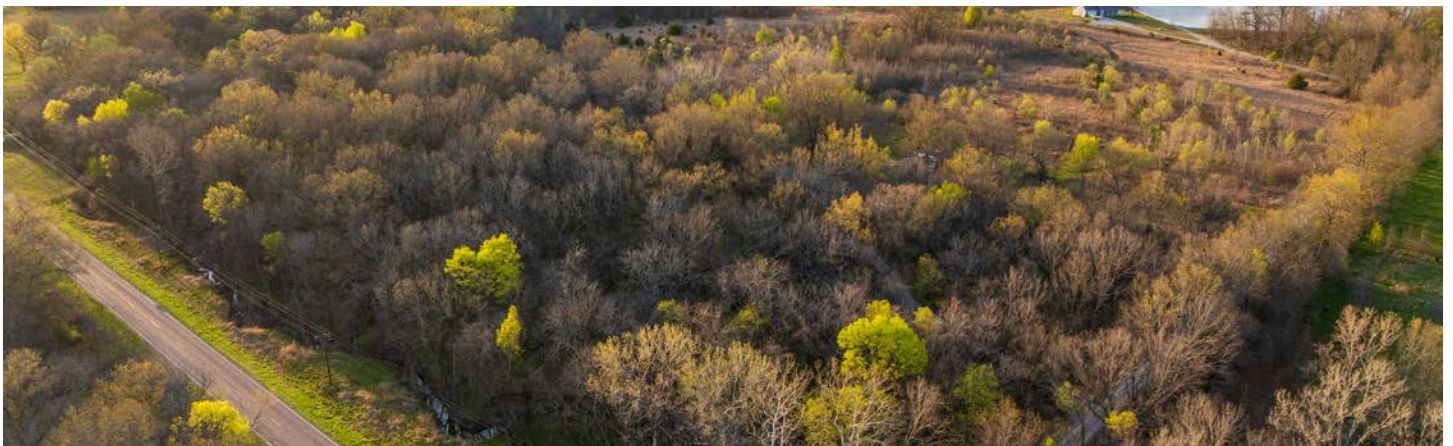
OUTBUILDINGS

Outbuildings include a 608 square foot pole barn with lean-to that was constructed in 2010 and a newer parking canopy. New gravel was recently added to the barn and driveway.

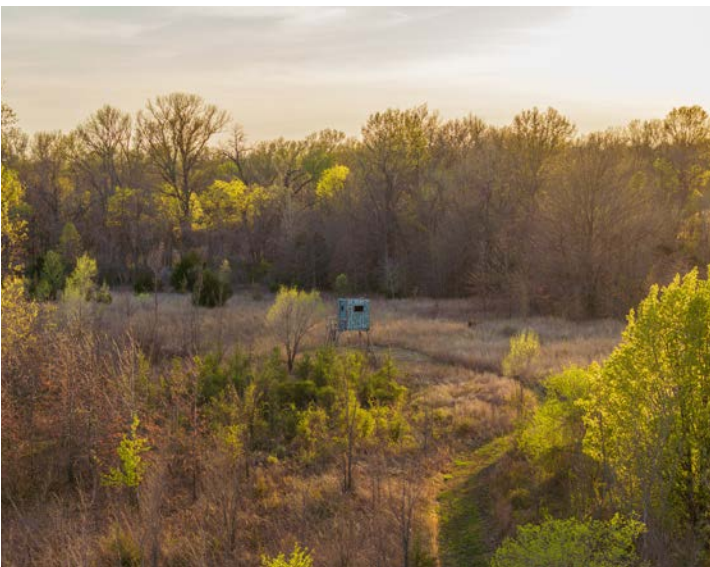


HUNTING OPPORTUNITIES

An elevated hunting blind overlooks a food plot, and several deer and turkeys have been taken on the land. The Amarugia Highlands and Dorsett Hill Prairie Conservation Areas are nearby, providing additional hunting and recreation opportunities.



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 38° 29' 25.86, -94° 26' 20.78

0ft 237ft 473ft



Maps Provided By:



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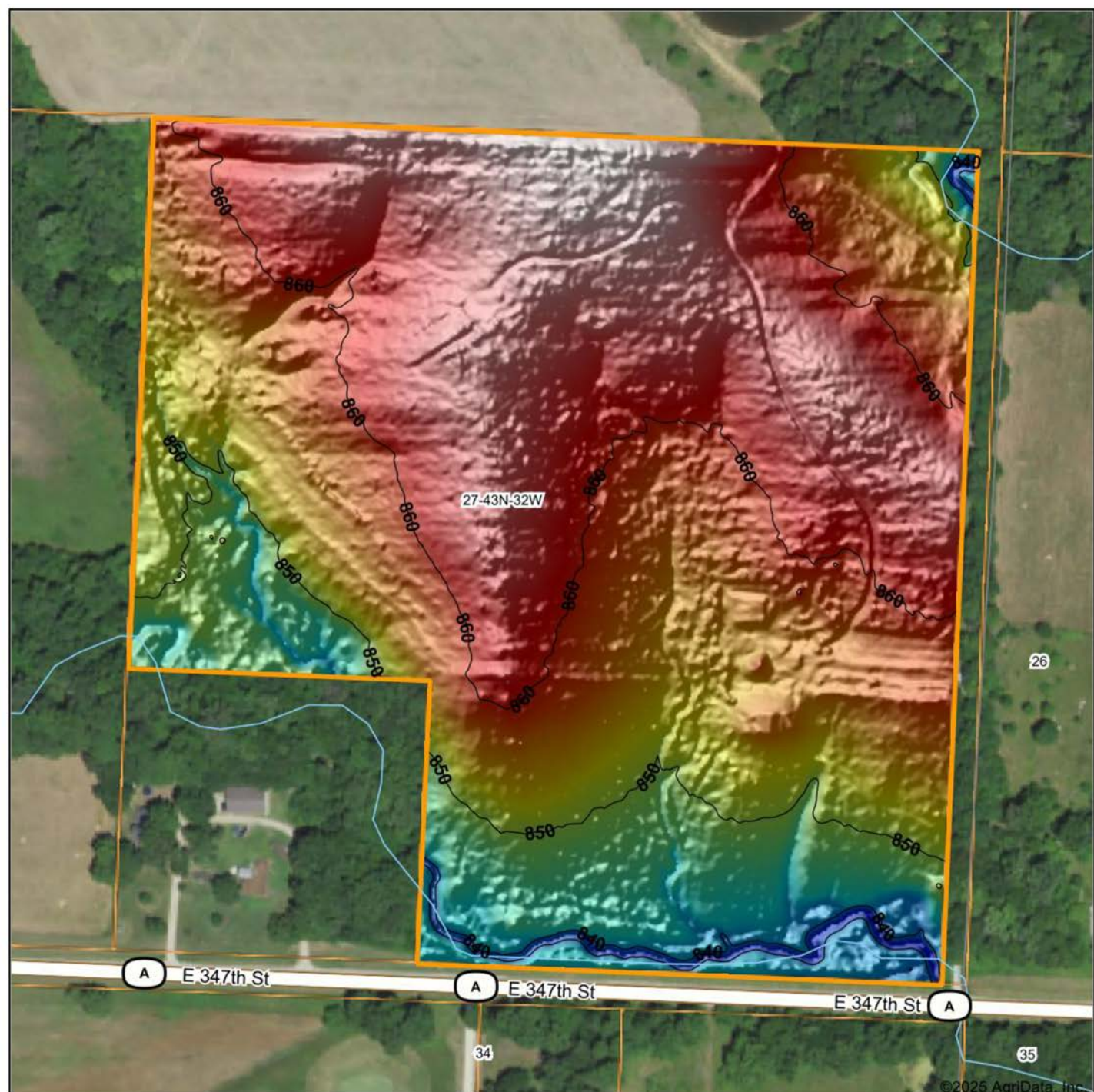
www.AgriDataInc.com

27-43N-32W
Cass County
Missouri



3/26/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 835.7

Max: 869.4

Range: 33.7

Average: 857.0

Standard Deviation: 7.05 ft

0ft 240ft 479ft

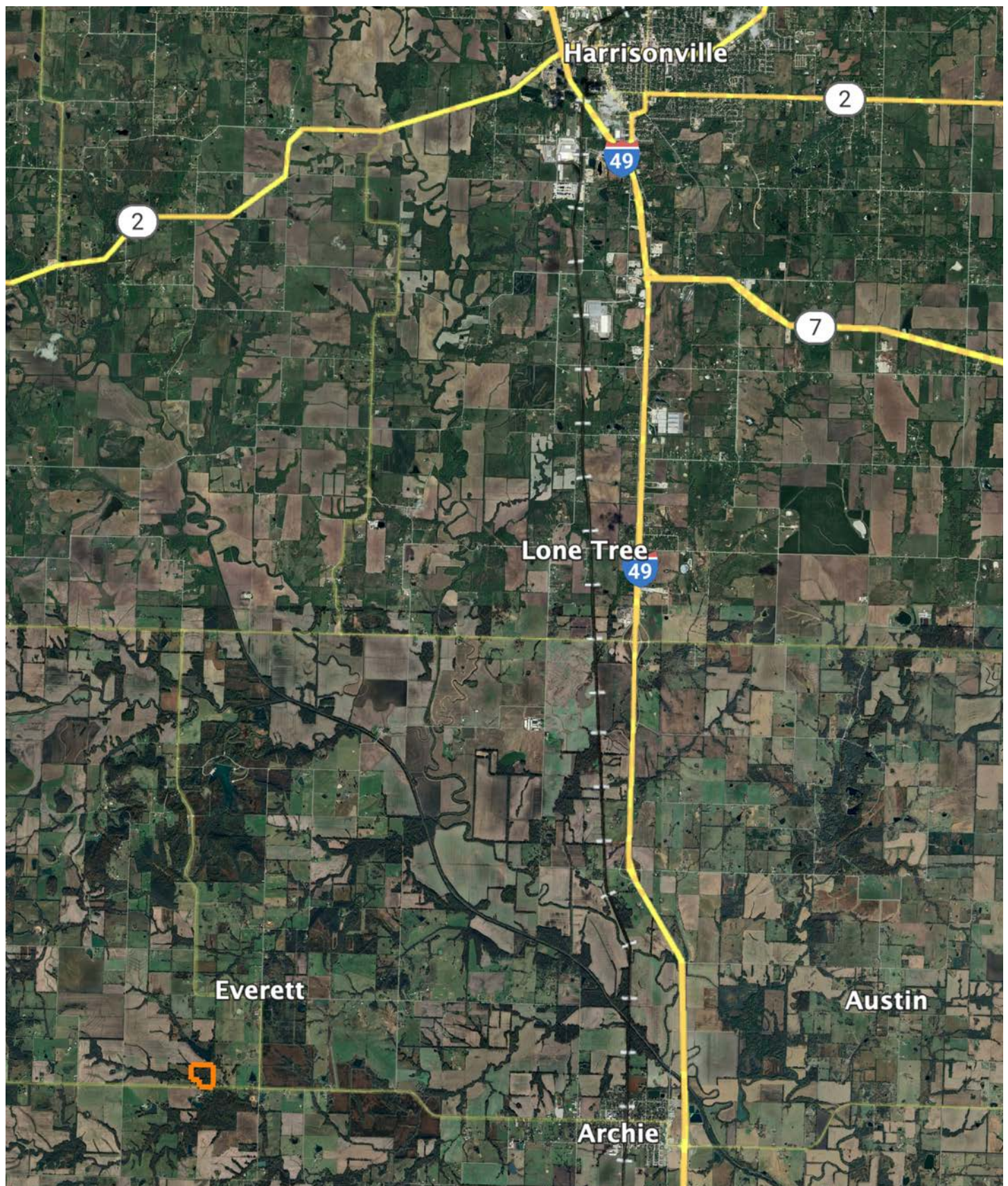


3/26/2025

27-43N-32W
Cass County
Missouri

Boundary Center: 38° 29' 25.86, -94° 26' 20.78

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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MidwestLandGroup.com

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