

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

CEDAR COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING 50 +/- ACRE RECREATIONAL AND BUILD TRACT IN CEDAR COUNTY, MISSOURI

Discover 50 +/- acres of pure Cedar County paradise, perfectly suited for your dream home or weekend cabin. This exceptional tract boasts a beautiful ridge-top build site with panoramic sunrise and sunset views, gentle slopes ideal for a walk-out basement, and the convenience of electricity at the road plus potential shared-well water options. Year-round access is assured via blacktop frontage on Highway N, and the property lies less than an hour from Springfield, 45 minutes to Clinton, and just 1.5 hours from Kansas City and Branson.

Whether you're an avid hunter or simply love the outdoors, you'll appreciate the excellent turkey and whitetail deer habitat provided by the mix of open pasture and mature hardwood timber. Rugged trails meander through the

land, perfect for ATVs, horseback riding, or serene nature walks. For waterfront fun, pristine Stockton Lake is just 15 minutes away and Pomme de Terre Lake and Truman Lake are only 20 minutes away, offering boating, fishing, swimming, and endless summer recreation.

With low-tax Agricultural zoning, gently rolling elevations and proximity to two of Missouri's finest lakes, this parcel offers the rare combination of seclusion, convenience, and outdoor adventure. Don't miss your chance to own 50 +/- acres of Cedar County paradise-ideal for a permanent residence, vacation getaway, or investment property. Call Scott Ventimiglia today at (816) 695-4294, to schedule a private showing or request more information.



PROPERTY FEATURES

PRICE: **\$279,000** | COUNTY: **CEDAR** | STATE: **MISSOURI** | ACRES: **50**

- 50 +/- acres (25 pasture/25 mature hardwood timber)
- Gorgeous ridge-top build site with 360 views
- Gentle slope ideal for a walk-out basement
- Electricity and shared-well water option
- Blacktop frontage for year-around access
- Excellent deer and turkey hunting
- ATV/horseback/hiking trails
- Partial fencing for livestock/horses
- 15 minutes to pristine Stockton Lake
- 20 minutes to Pomme De Terre Lake and Truman Lake
- 45 minutes to Clinton
- 50 minutes to Springfield
- 1.5 hours to Kansas City and Branson



RIDGE-TOP BUILD SITE

This exceptional tract boasts a beautiful ridge-top build site with panoramic sunrise and sunset views, gentle slopes ideal for a walk-out basement, and the convenience of electricity at the road plus potential shared-well water options.



25 +/- ACRES OF TIMBER

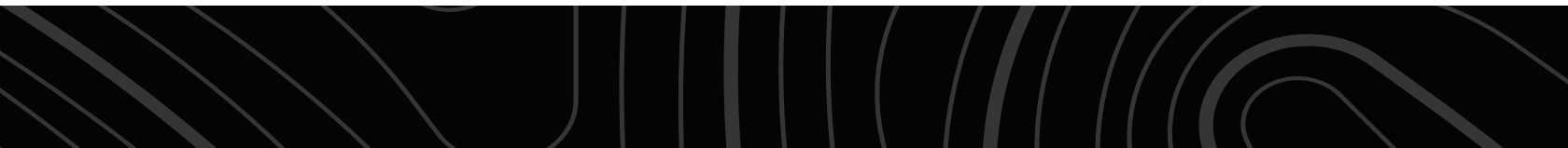


TRAIL SYSTEM



HUNTING OPPORTUNITIES

Whether you're an avid hunter or simply love the outdoors, you'll appreciate the excellent turkey and whitetail deer habitat provided by the mix of open pasture and mature hardwood timber.



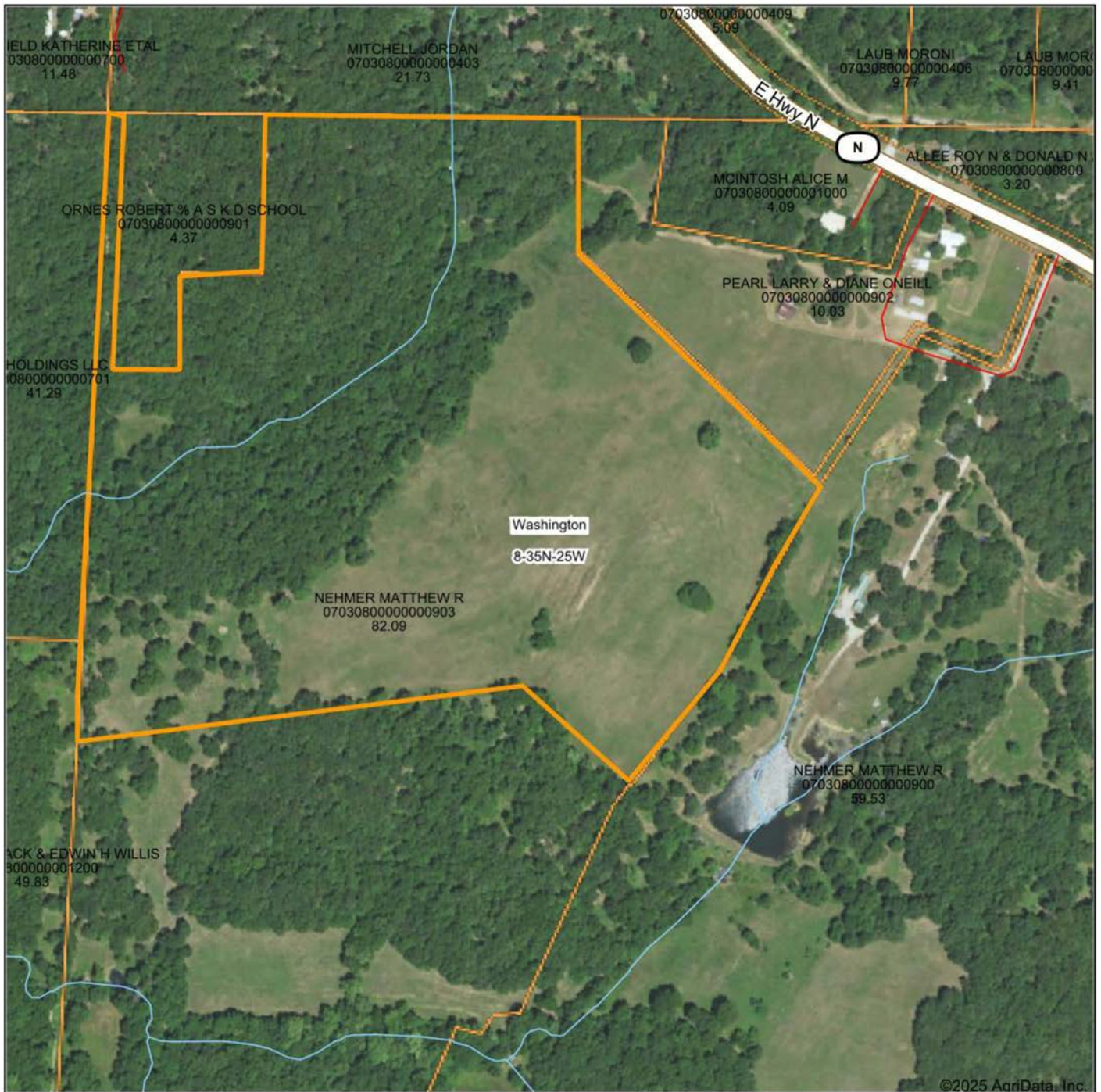
25 +/- ACRES OF PASTURE



PARTIAL FENCING



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 48' 27.36, -93° 42' 34.24

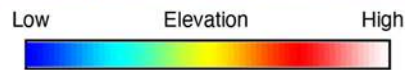
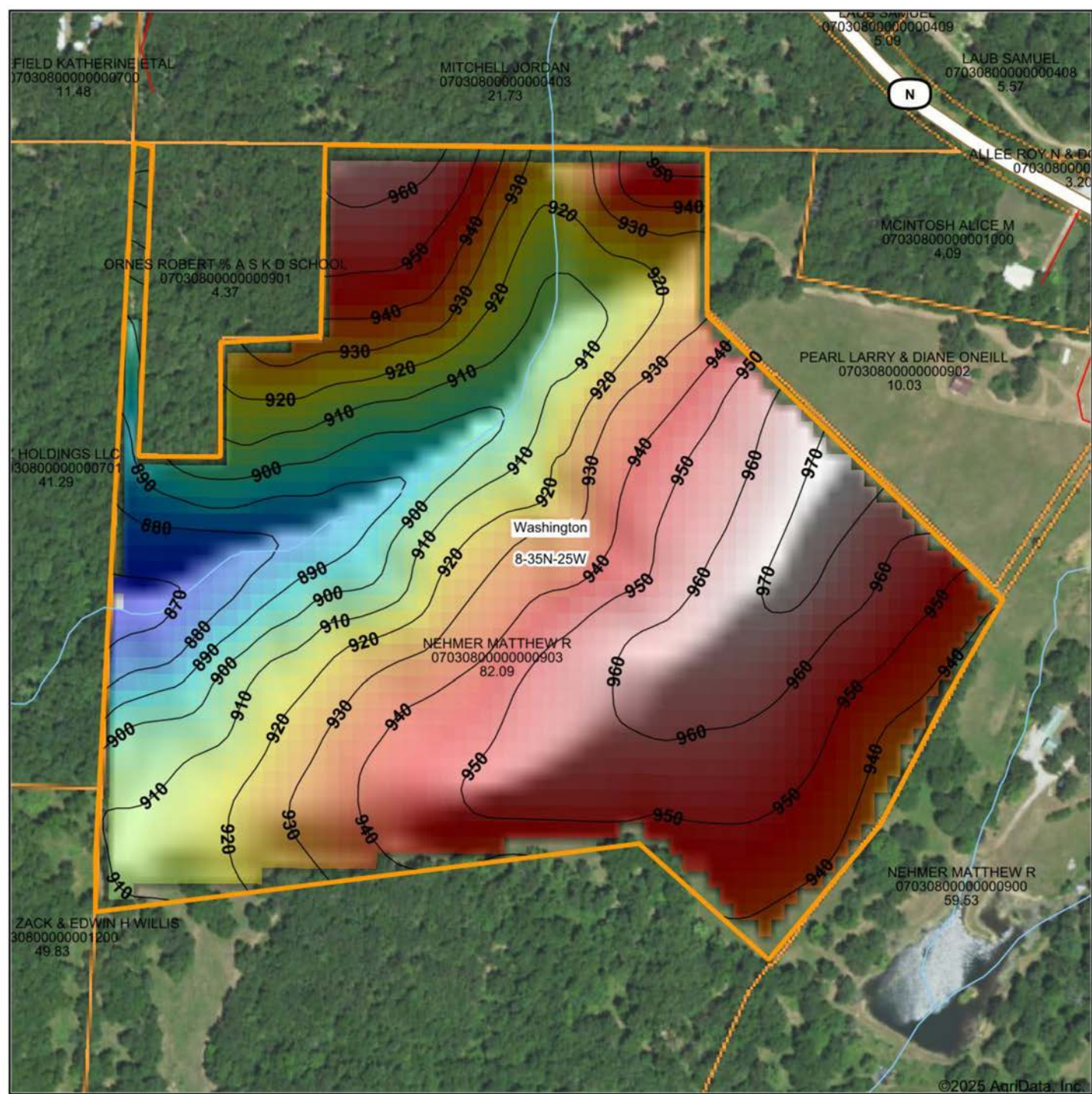
8-35N-25W
Cedar County
Missouri

0ft 398ft 795ft



4/21/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 866.3

Max: 972.5

Range: 106.2

Average: 931.4

Standard Deviation: 25.07 ft

0ft 323ft 647ft

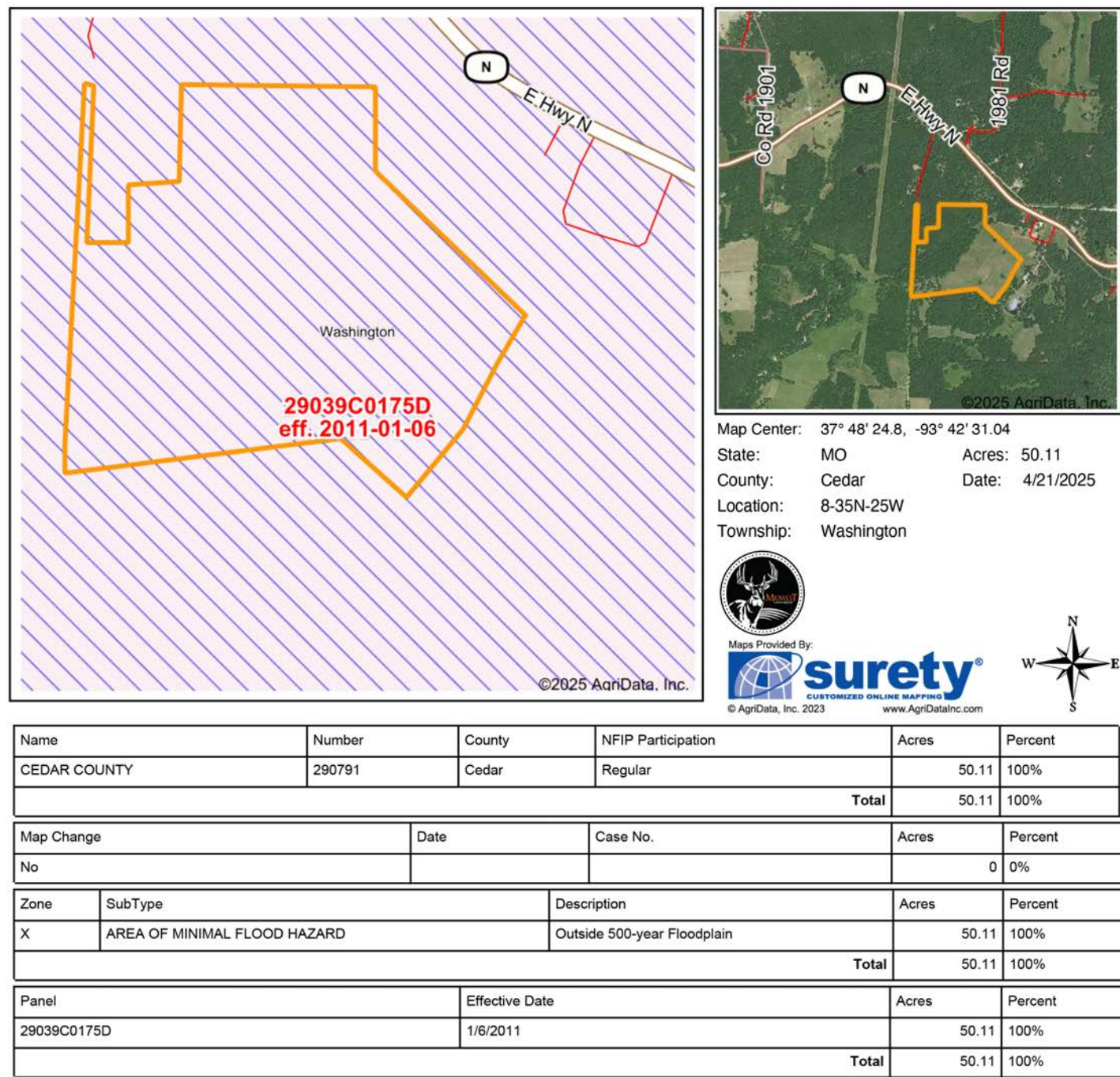


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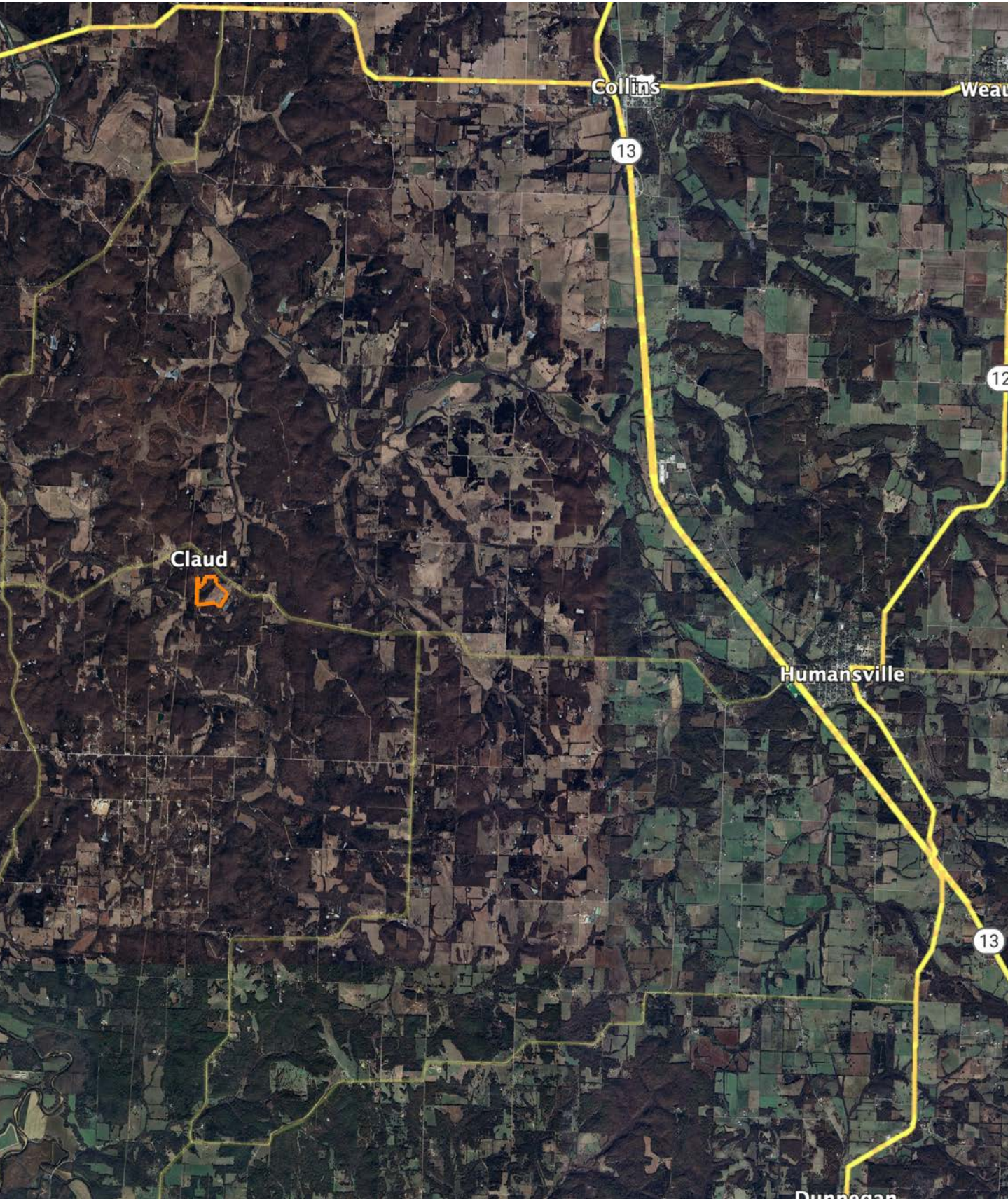
8-35N-25W
Cedar County
Missouri

Boundary Center: 37° 48' 27.36, -93° 42' 34.24

FEMA MAP



OVERVIEW MAP



AGENT CONTACT

Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



SCOTT VENTIMIGLIA, LAND AGENT
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