

MIDWEST LAND GROUP PRESENTS

10.69 ACRES IN

# JACKSON COUNTY MISSOURI



**SOUTH OUTER BELT ROAD, LONE JACK, MO, 64070**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED 10.69 ACRES CLOSE TO TOWN

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This secluded property just under 11 +/- acres is an open slate with plenty of space for a home, shop, and hobby farm with access from a private drive, perched above a creek bottom overlooking lush grassland, out of view from the public road. The property is primarily open with approximately 10 +/- acres currently in grass and perimeter timber on the south and west boundary. The property sits nearly level with gentle slopes providing a great natural design for a large ranch-style home or multiple buildings. Although this property is majority open, this is a neighborhood with tons of wildlife. Deer and turkey are frequently seen on the property.

Whether you want to build your dream home or barndominium, run livestock, build a horse arena, grow a large garden, hunt wildlife, or simply invest and hold the property as it appreciates in value, all of this is allowed in Jackson County and possible on this tract. This property has a pipe fence and a gated entrance off blacktop South Outer Belt Road just south of Highway 50. Access to the entire property is available on a gravel drive. Call Land Broker Will Wiest for additional information and to schedule a showing!





# PROPERTY FEATURES

PRICE: **\$249,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **10.69**

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- Tract 4 - 10.69 surveyed acres
- Open and gently sloped grassland
- Blank slate for home and multiple outbuildings
- Secluded from the public road
- Approximately 10 +/- acres in pasture land
- Beautiful views from ideal build location
- Blacktop gated access
- Stone Creek crossing
- No developer restrictions and no HOA
- Whitetail and turkey hunting
- Gravel drive in place
- Public water, electric, and fiber are available
- Lone Jack School District
- 2024 taxes \$43.64





# BLANK SLATE

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Whether you want to build your dream home or barndominium, run livestock, build a horse arena, grow a large garden, hunt wildlife, or simply invest and hold the property as it appreciates in value, all of this is allowed in Jackson County and possible on this tract.





# STONE CREEK CROSSING

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10 +/- ACRES OF PASTURE

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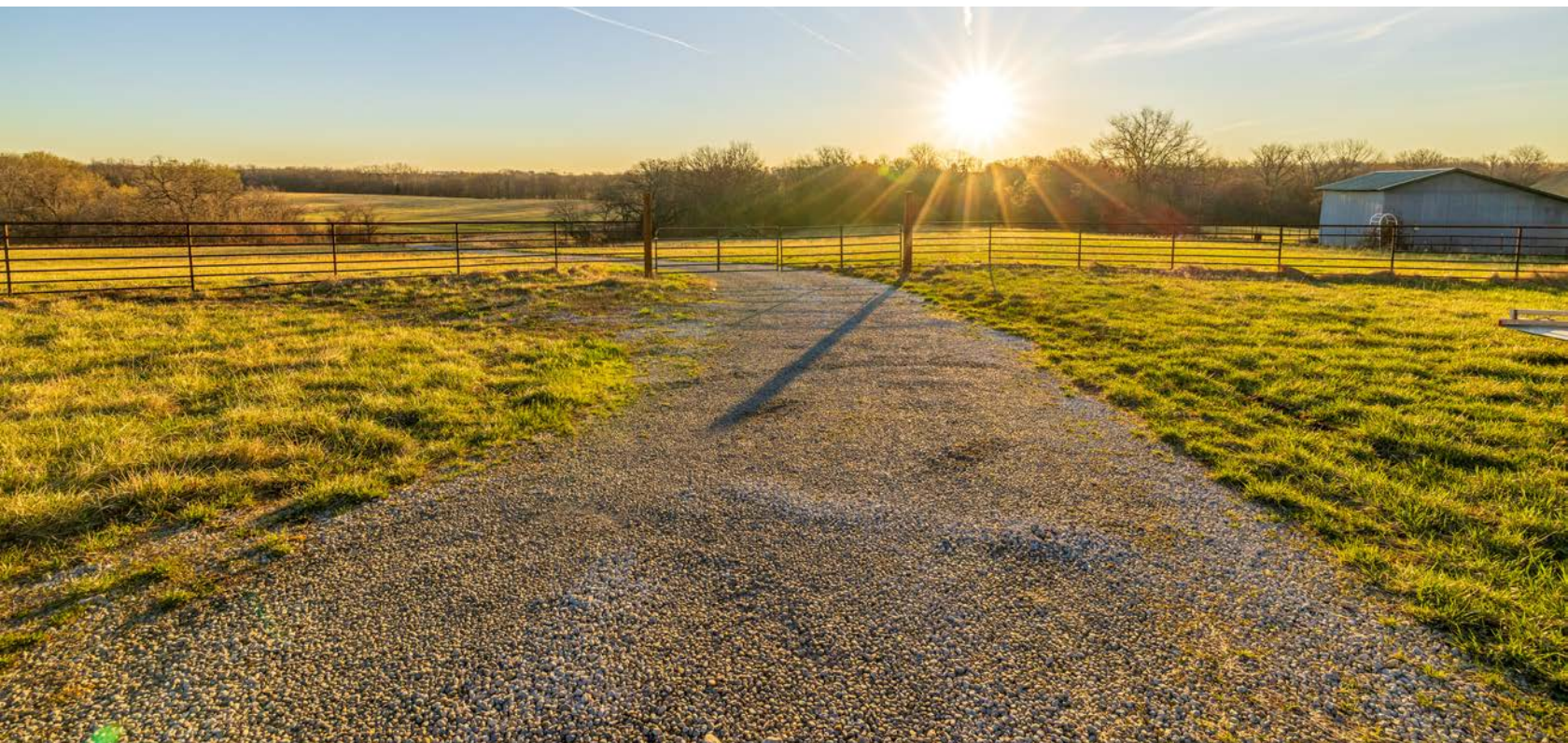


# GRAVEL DRIVE

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This property has a pipe fence and a gated entrance off blacktop South Outer Belt Road just south of Highway 50.

Access to the entire property is available on a gravel drive.





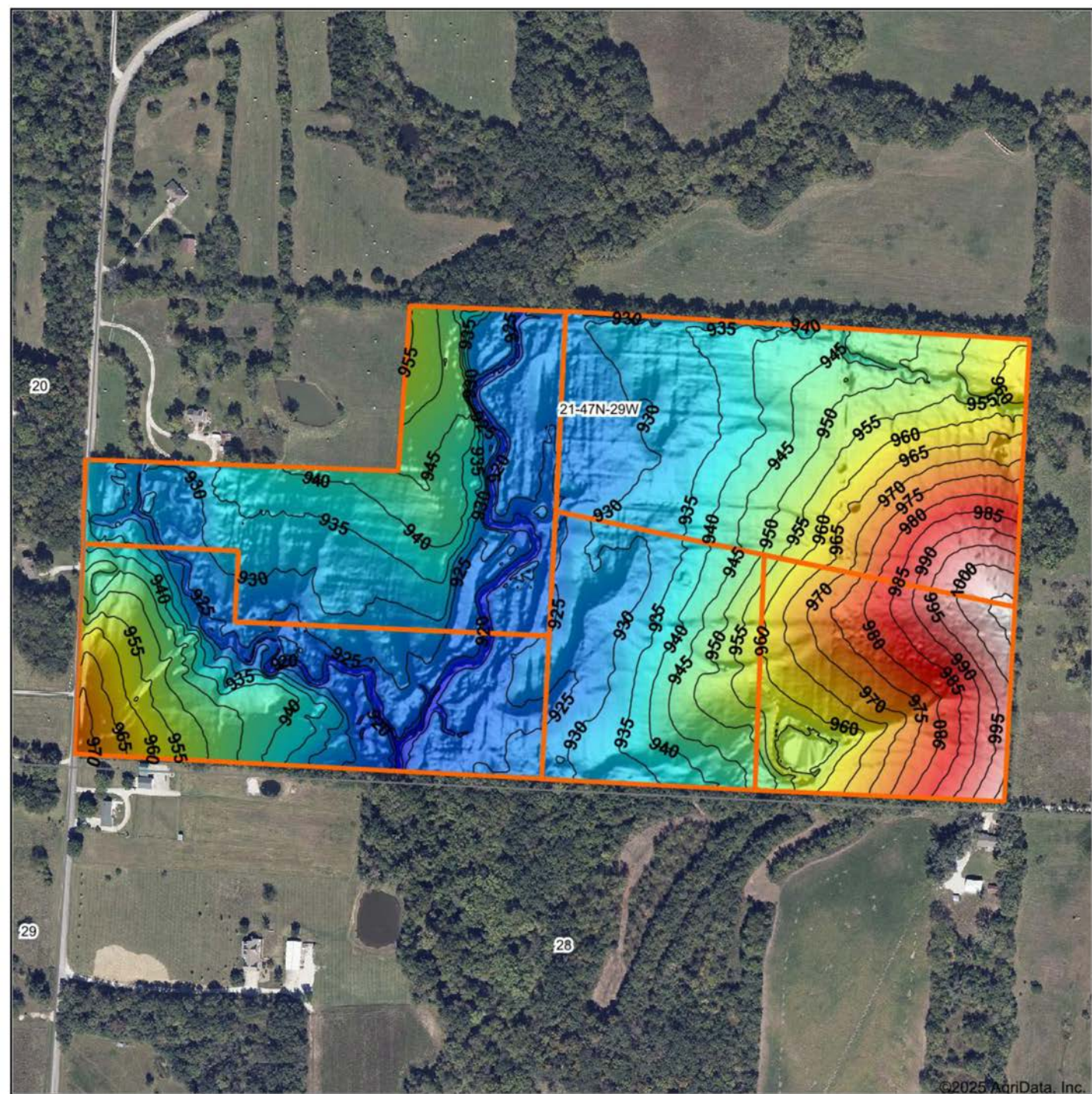
# AERIAL MAP

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# HILLSHADE MAP



Maps Provided By:



Source: USGS 1 meter dem  
Interval(ft): 5  
Min: 913.6  
Max: 1,006.7  
Range: 93.1  
Average: 945.1  
Standard Deviation: 20.21 ft

0ft 443ft 886ft



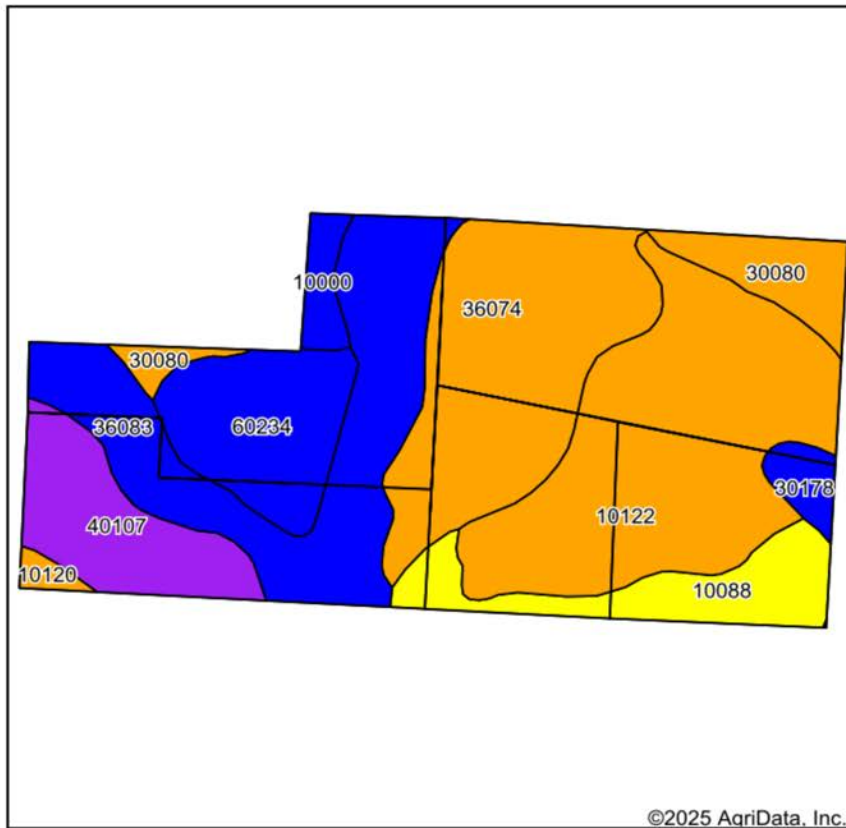
4/15/2025

21-47N-29W  
Jackson County  
Missouri

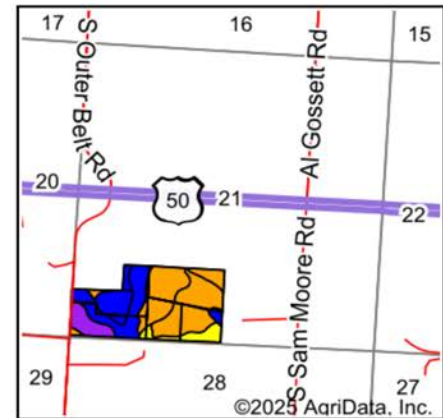
Boundary Center: 38° 51' 53.27, -94° 7' 52.37



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Jackson**  
 Location: **21-47N-29W**  
 Township: **Van Buren**  
 Acres: **71.84**  
 Date: **4/15/2025**



Maps Provided By:



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Area Symbol: MO095, Soil Area Version: 27

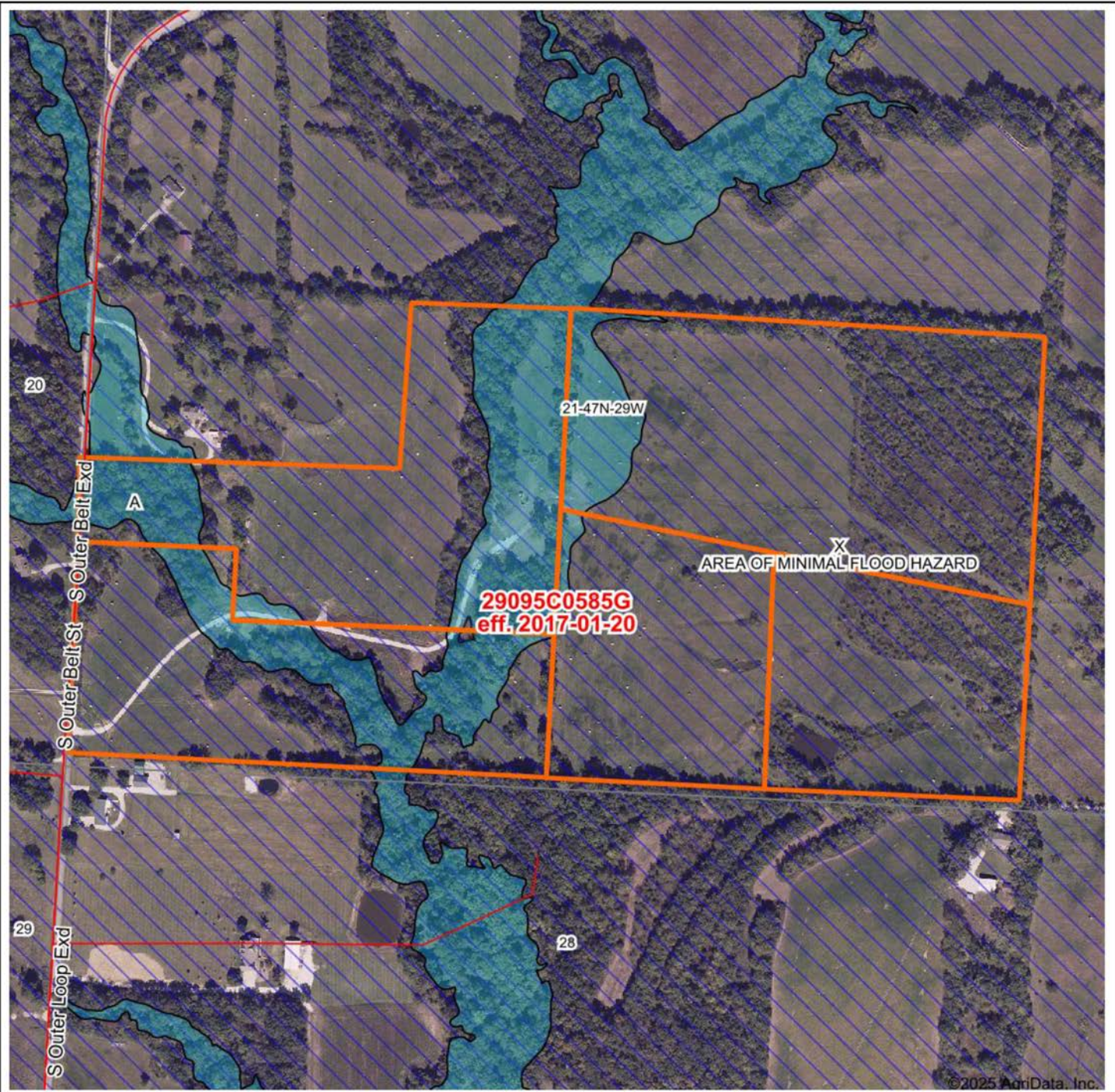
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	19.06	26.6%		IIIe	64	64	47
36074	Bremer silt loam, 1 to 3 percent slopes, occasionally flooded	14.45	20.1%		IIIw	72	70	46
36083	Kennebec silt loam, 1 to 4 percent slopes, occasionally flooded	13.57	18.9%		IIw	86	85	69
60234	Weller silt loam, 2 to 5 percent slopes	6.71	9.3%		Ile	73	73	60
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	6.18	8.6%		VIe	45	42	35
10088	Mandeville silt loam, 5 to 14 percent slopes	5.35	7.4%		IVe	51	51	35
30080	Greenton silty clay loam, 5 to 9 percent slopes	3.58	5.0%		IIIe	53	45	52
10000	Arisburg silt loam, 1 to 5 percent slopes	1.28	1.8%		Ile	83	82	67
30178	Polo silt loam, 2 to 5 percent slopes	1.18	1.6%		Ile	76	76	63
10120	Sharpsburg silt loam, 2 to 5 percent slopes	0.48	0.7%		IIIs	72	72	55
Weighted Average					3.02	*n 68	*n 66.8	*n 51.2

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:	Mapped Acres:	Actual Acres:		Page 1 of 2
4/15/2025	71.84	71.84		



Maps Provided By:



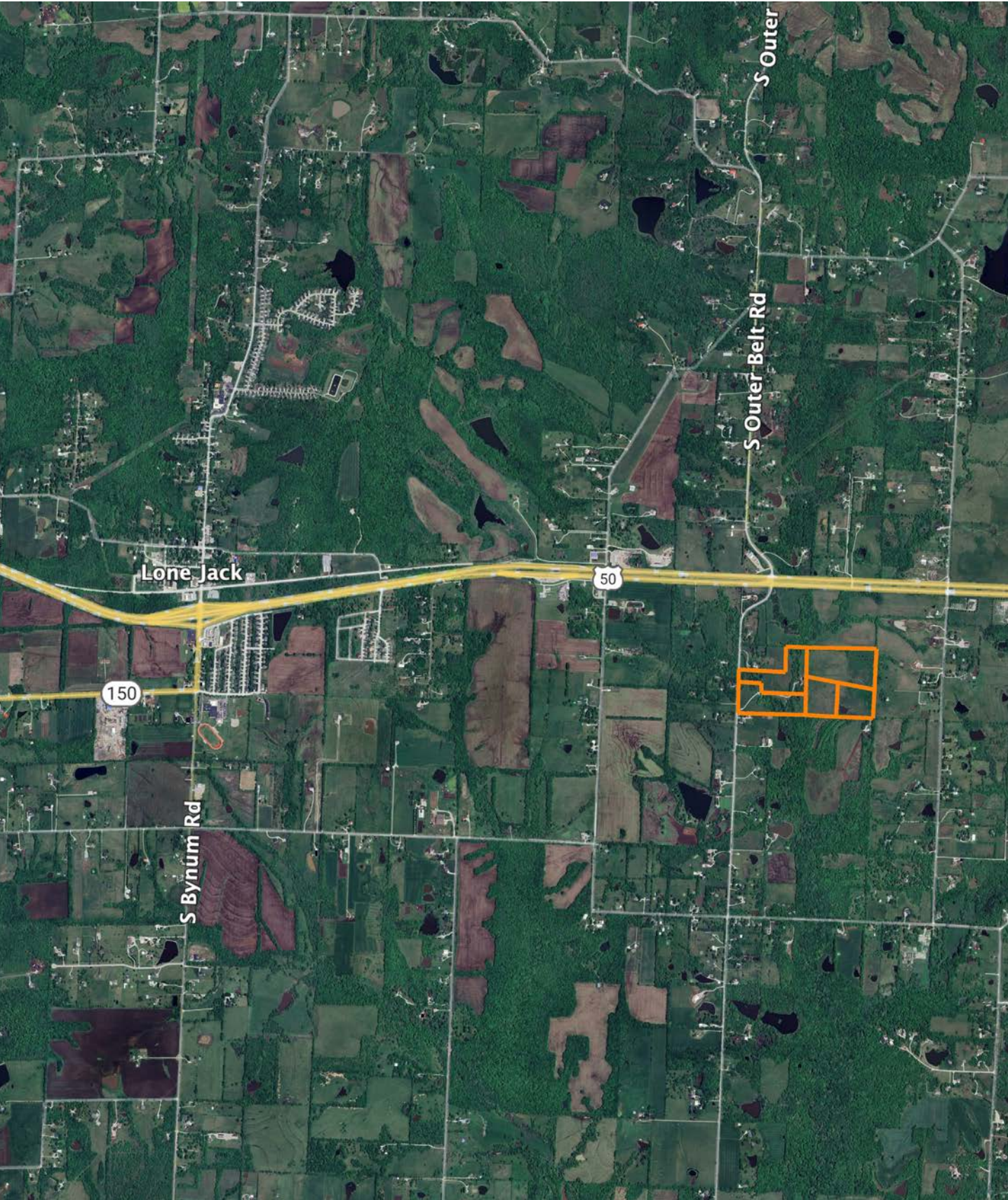
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0ft      614ft      1229ft





# OVERVIEW MAP





## BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



**WILL WIEST,**

ASSOCIATE LAND BROKER

**816.703.9066**

WWiest@MidwestLandGroup.com



## MidwestLandGroup.com

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