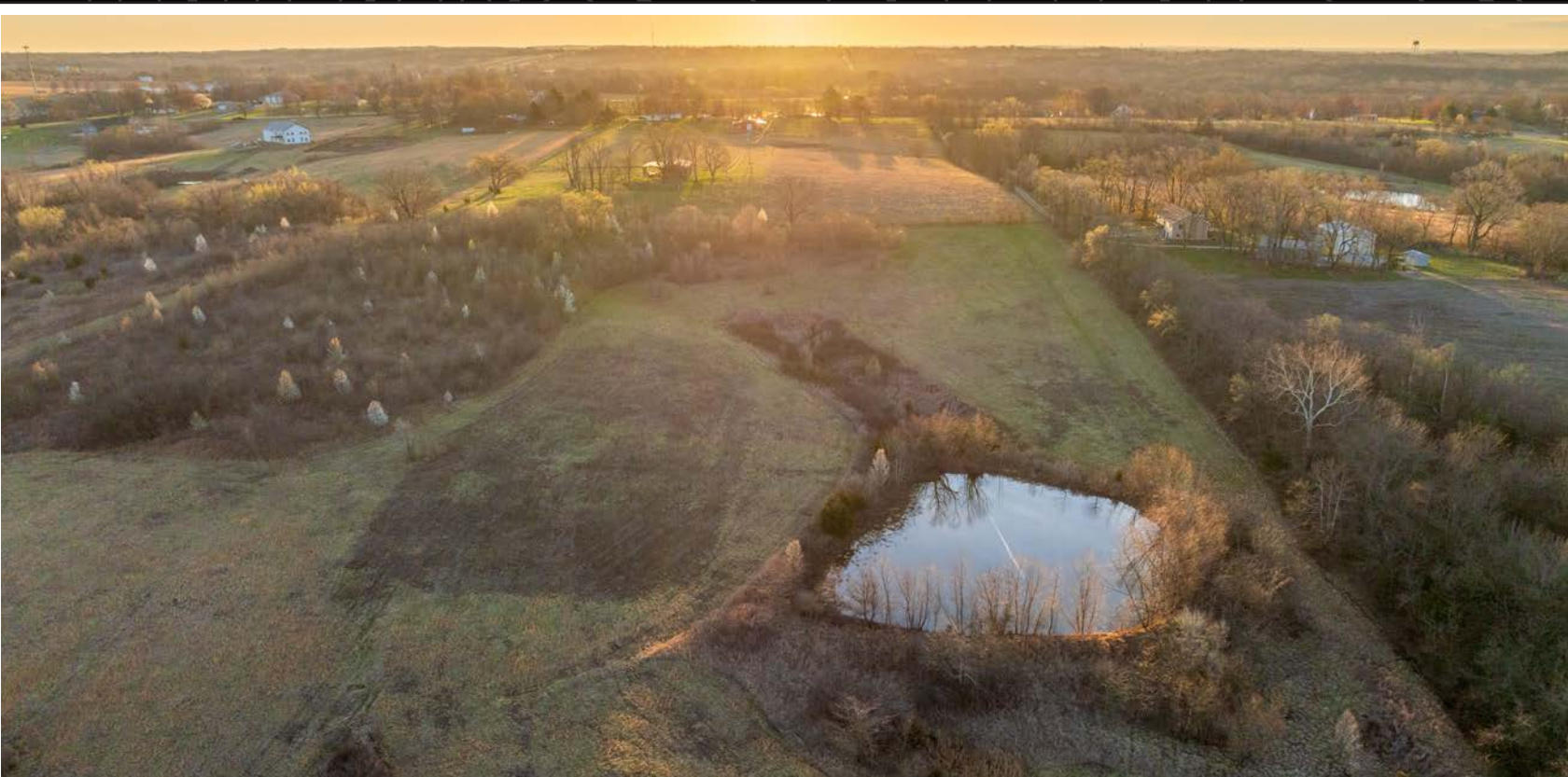


MIDWEST LAND GROUP PRESENTS

12 ACRES

JACKSON COUNTY, MO

SOUTH OUTER BELT ROAD, LONE JACK, MISSOURI, 64070



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL AND SECLUDED 12 ACRES WITH A POND

Hidden from the public road with access down a private lifelong easement, this 12 acre property with a pond has gorgeous views with a balance of pasture land and timber, ideal for a secluded build site. This property is diverse, gently sloped, and lays to where you could build and overlook the pond from our back patio. This tract consists of approximately 8 +/- acres of grassland, 3.5 +/- acres of timber, and a half-acre pond. The pond can expand and is used frequently by ducks. This tract provides adventure with room to explore, a habitat for wildlife, and tranquil views to enjoy as the landscape changes colors through the seasons.

Whether you want to build your dream home or barndominium, run livestock or a hobby farm, build a horse arena, grow a large garden, hunt wildlife, or invest and hold the property as it appreciates in value, all of this is allowed in Jackson County and possible on this 12 acre tract. This property has a private easement access from Sam Moore Road just south of Highway 50. One of the best features of this property is the diverse landscape with the pond, timber, and grassland. Call Land Broker Will Wiest for additional information and to schedule a showing!



PROPERTY FEATURES

PRICE: **\$270,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **12**

- Tract 5 - 12 surveyed acres
- Half-acre pond
- 8 +/- acres of grassland
- 3.5 +/- acres of timber and brush area
- Excellent for UTV and dirtbike trail riding
- Beautiful views overlooking the creek bottom and pond
- Great place for kids to explore
- Lifelong easement from blacktop Sam Moore Road to access property
- No developer restrictions and no HOA
- Whitetail and turkey hunting and occasional waterfowl
- Public water, electric, and fiber are available
- Lone Jack School District
- 2024 taxes \$48.98



BUILD SITE

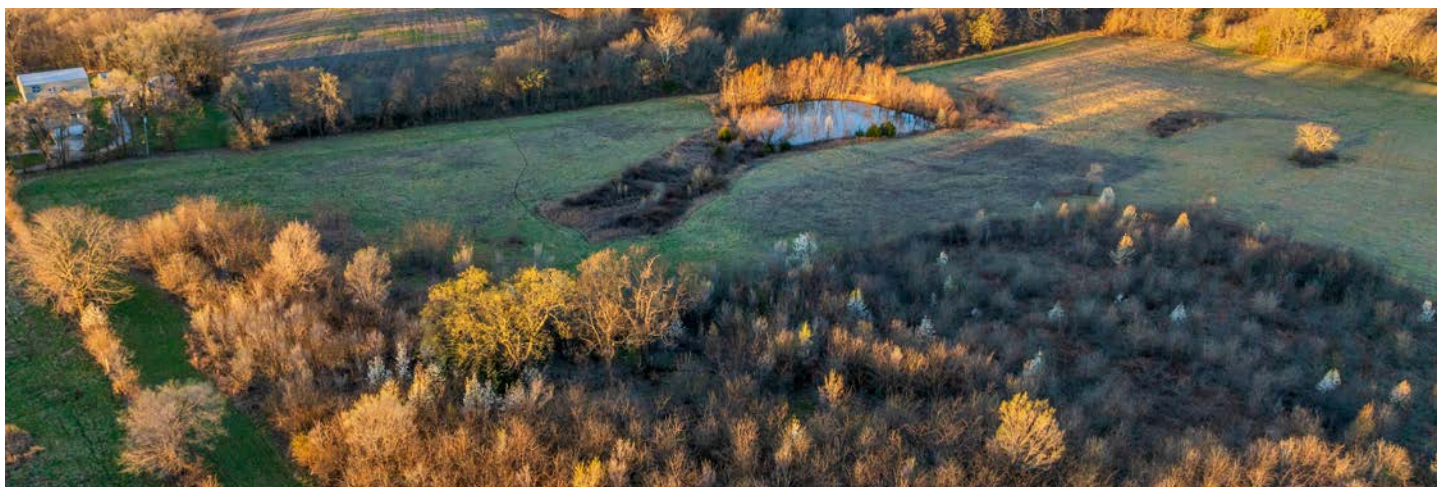
This property is diverse, gently sloped, and lays to where you could build and overlook the pond from our back patio.



HALF-ACRE POND



3.5 +/- ACRES OF TIMBER

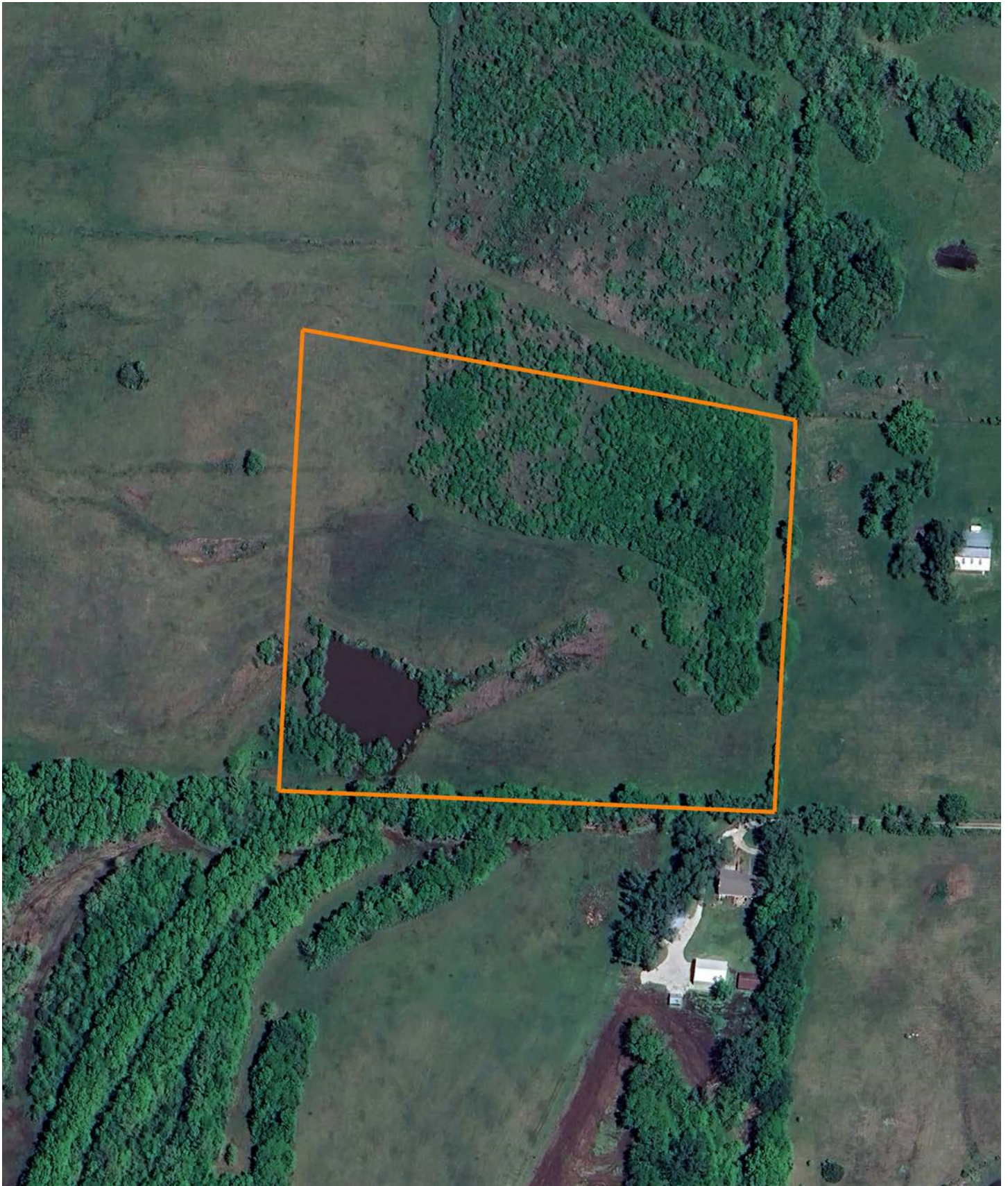


8 +/- ACRES OF GRASSLAND

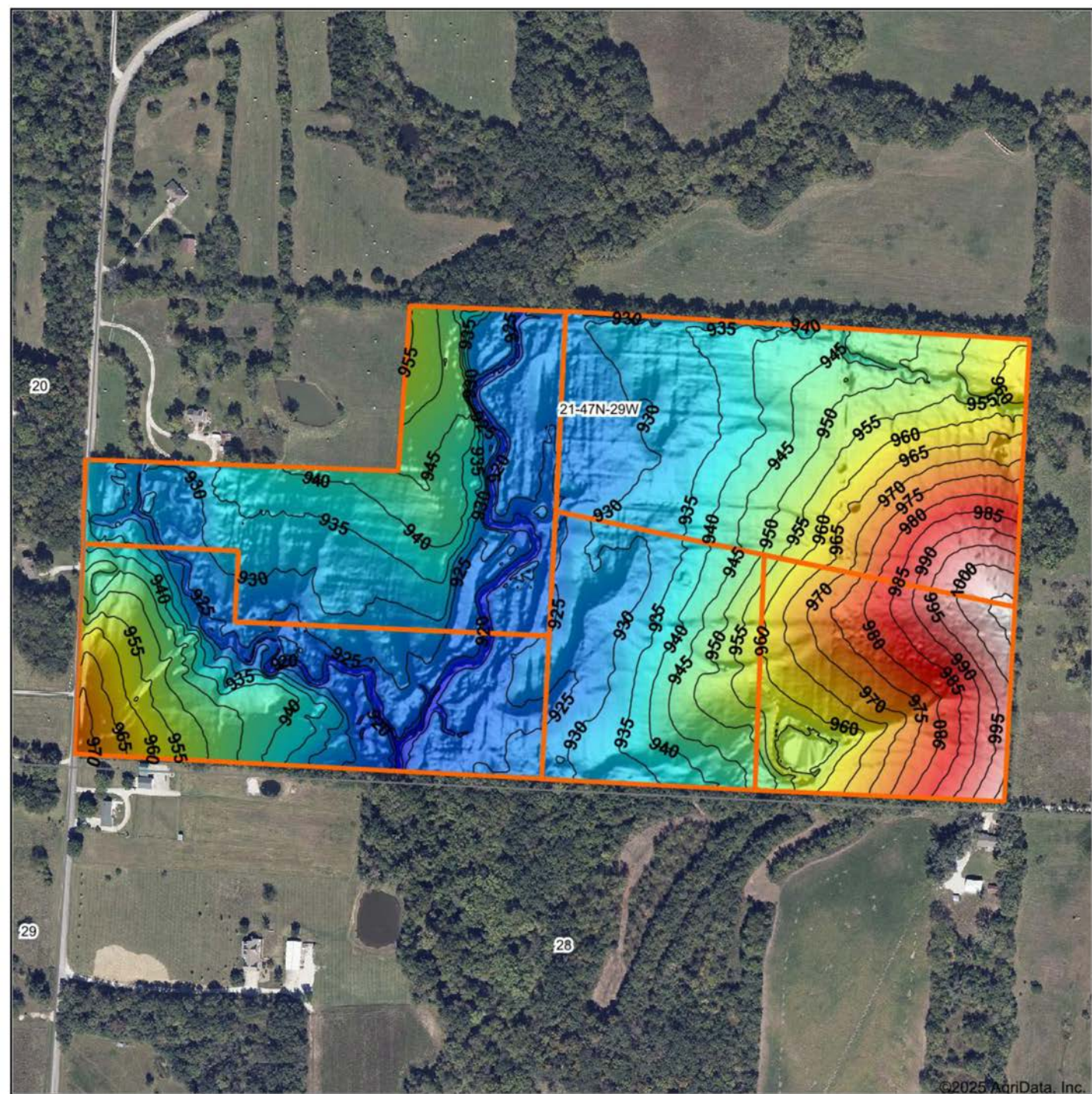
Whether you want to build your dream home or barndominium, run livestock or a hobby farm, build a horse arena, grow a large garden, hunt wildlife, or invest and hold the property as it appreciates in value, all of this is allowed in Jackson County and possible on this 12 acre tract.



AERIAL MAP



HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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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

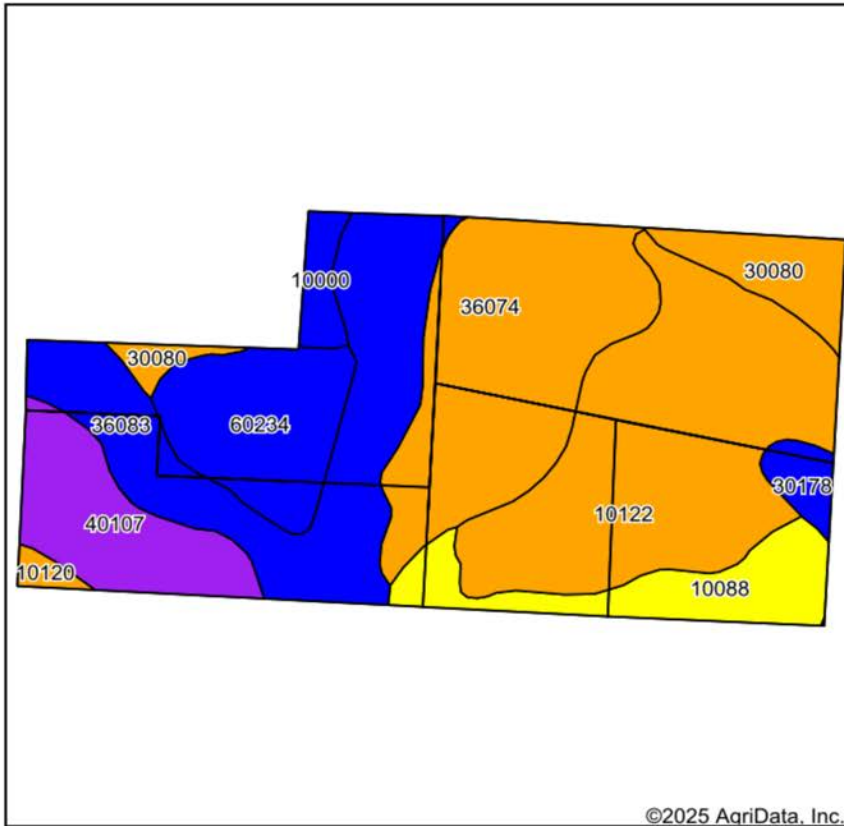


4/15/2025

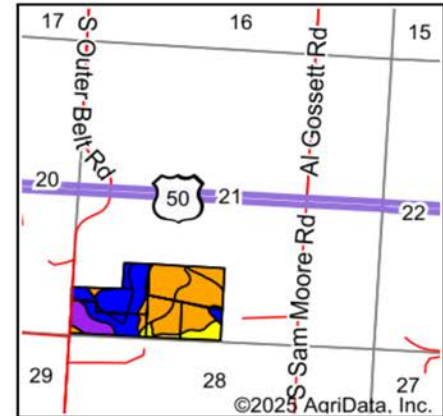
21-47N-29W
Jackson County
Missouri

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**



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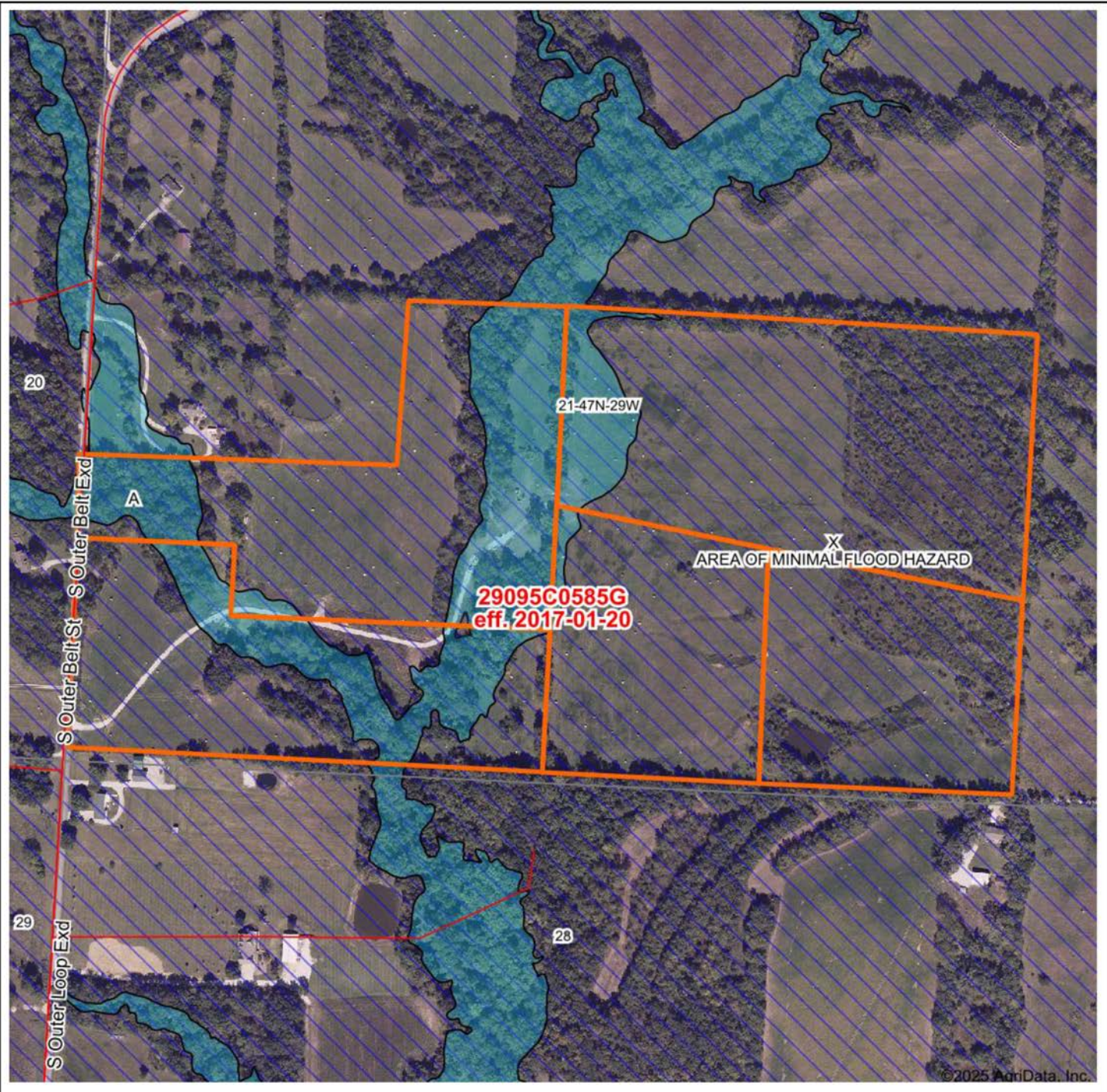
Area Symbol: MO095, Soil Area Version: 27

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%		IIIc	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		



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Maps Provided By:

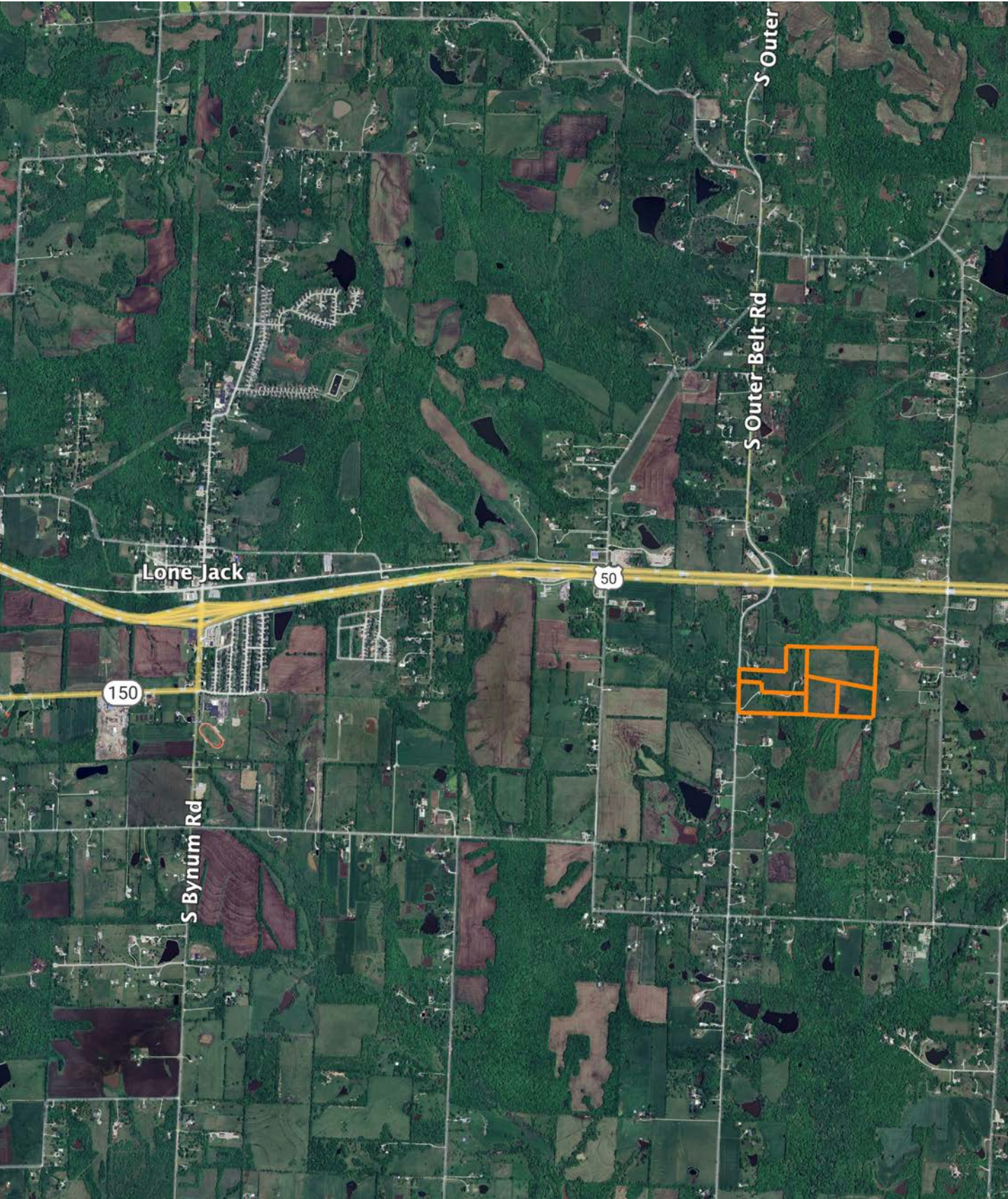


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OVERVIEW MAP



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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