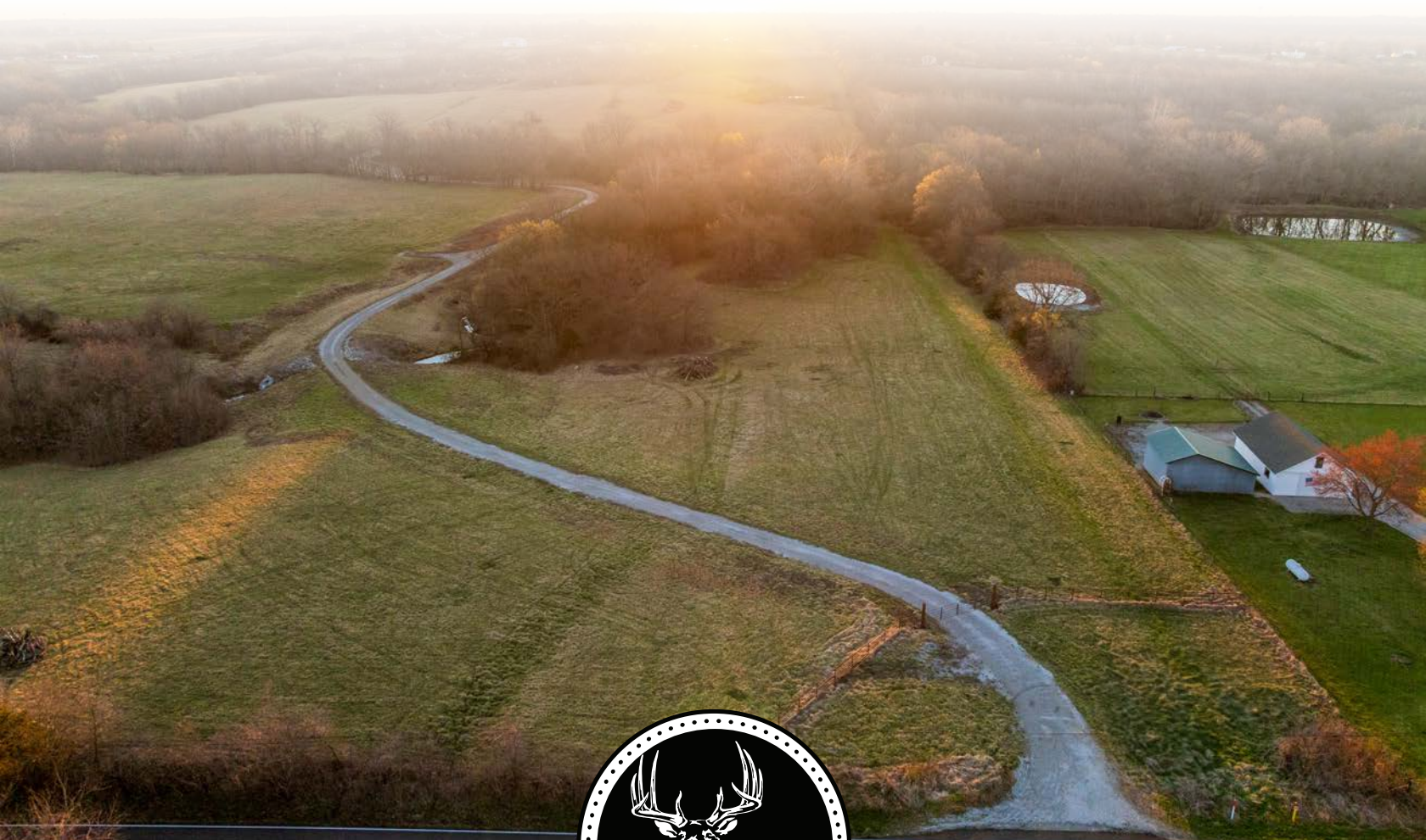


MIDWEST LAND GROUP PRESENTS

13.22 ACRES IN

JACKSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GATED AND BLACKTOP FRONTAGE WITH CREEK ON 13 +/- ACRES

Peaceful and convenient 13.22 acres on blacktop just south of Highway 50 near Lone Jack, Missouri! This is a beautiful setting to build and enjoy the outdoors on this diverse property offering various mature timber, lush grassland, a winding creek, and rolling topography. Providing adventure with room to explore, a habitat for wildlife, and tranquil views to enjoy as the landscape changes colors through the seasons.

One of the best features of this property is the separation the creek provides creating an ideal build site on the west, and a recreational playground to the east for hunting, UTV riding, and adventurous exploring with the kids. 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 simply invest and hold the property as it appreciates in value, all of this is allowed in Jackson County and possible on this 13.22 acre tract. This property has a pipe fence and a gated entrance with 542 feet of road frontage on blacktop South Outer Belt Road. There is a gravel drive in place that runs through the property to a potential build site. Still conveniently located near town, it is rare to find a tract with such mature trees, a running creek, lush pasture, and blacktop access. Call Land Broker Will Wiest for additional information and to schedule a showing!



PROPERTY FEATURES

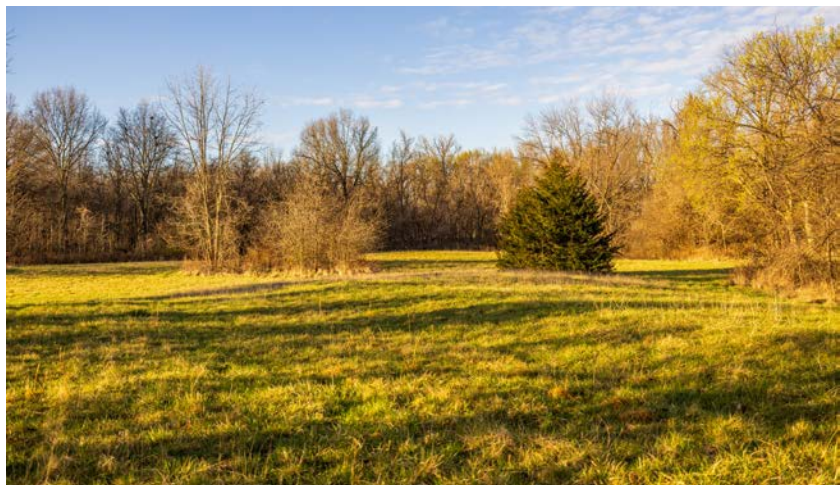
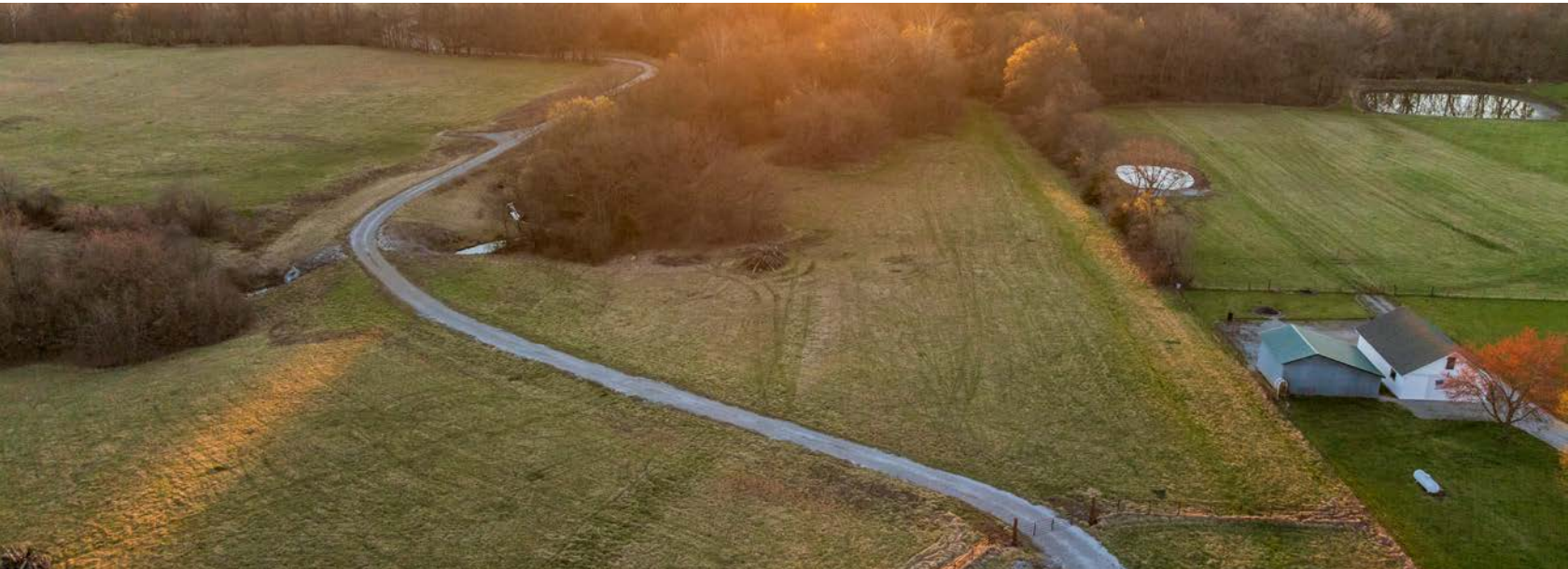
PRICE: **\$297,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **13.22**

- Tract 2 - 13.22 surveyed acres
- Diverse property features
- Lush grassland off the road
- Beautiful views from ideal build location
- Blacktop gated access
- No developer restrictions and no HOA
- Mature timber draws
- Winding creek
- Ideal place for kids to explore
- UTV/ATV riding
- 542 feet of South Outer Belt Road frontage
- Whitetail and turkey Hunting
- Gravel drive in place
- Public water, electric, and fiber are available
- Lone Jack School District
- 2024 taxes \$53.96



DIVERSE PROPERTY FEATURES

Still conveniently located near town, it is rare to find a tract with such mature trees, a running creek, lush pasture, and blacktop access.



SOUTH OUTER BELT ROAD FRONTAGE



LUSH GRASSLAND

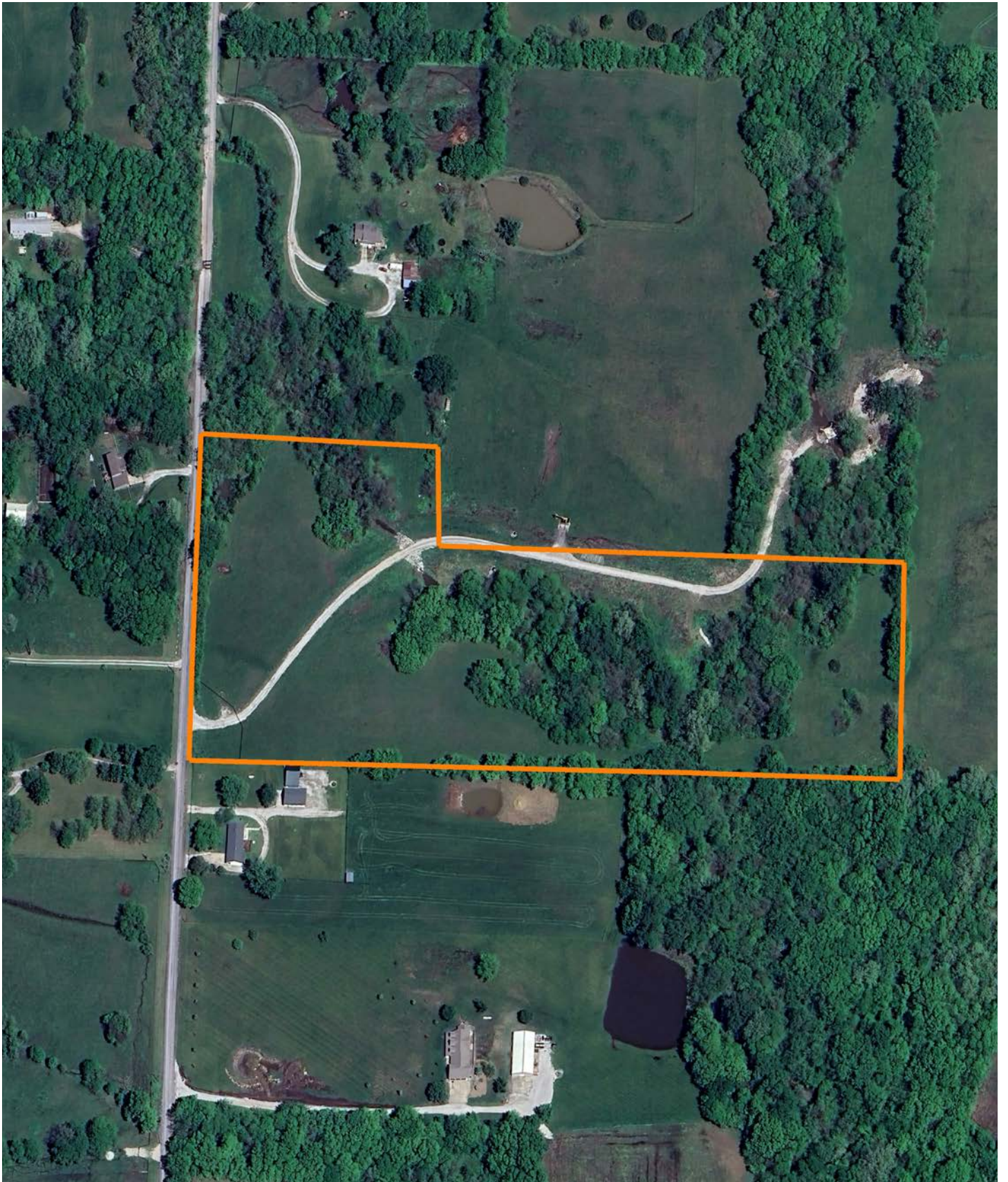


IDEAL BUILD LOCATION

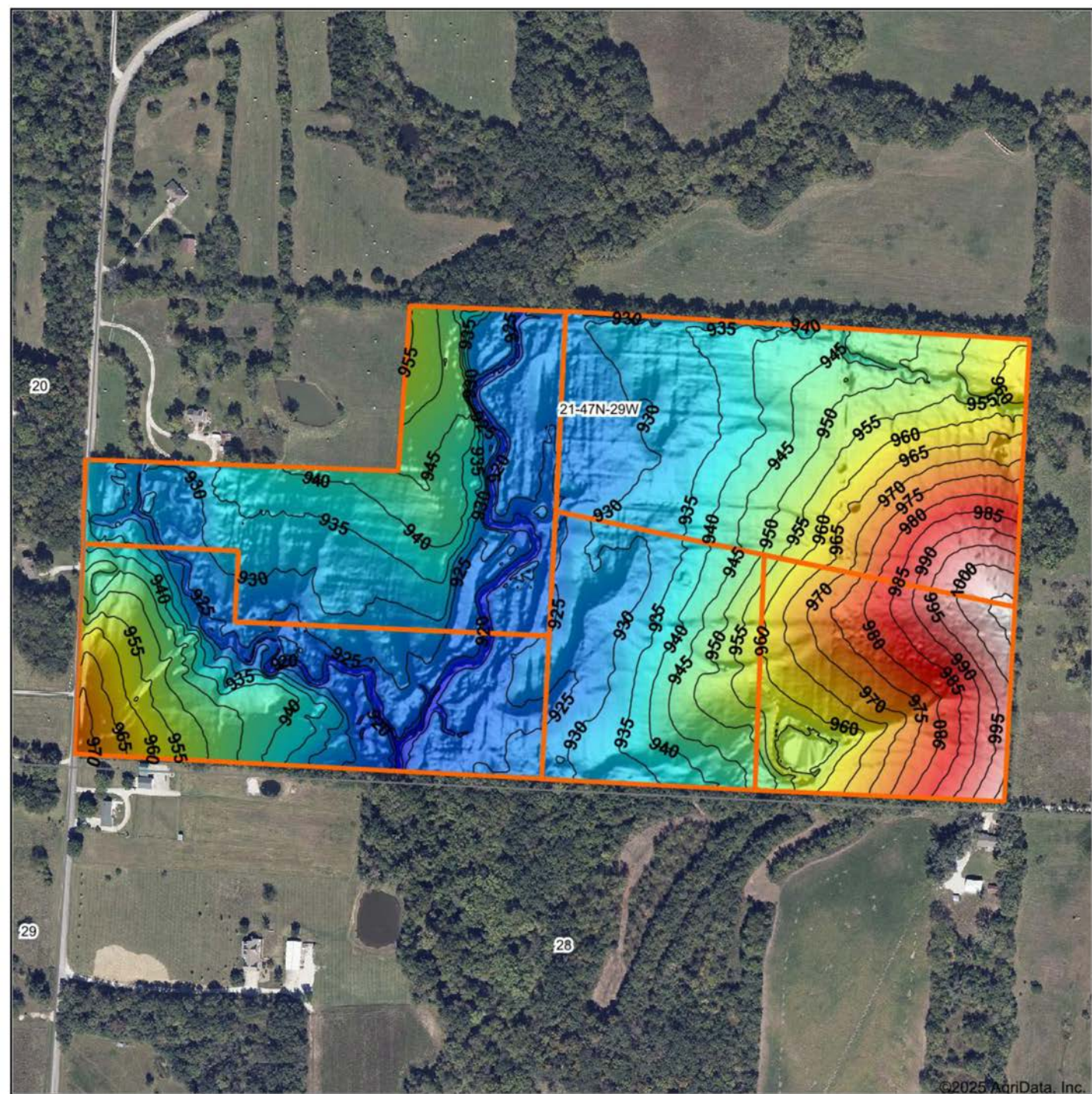
This is a beautiful setting to build and enjoy the outdoors on this diverse property offering various mature timber, lush grassland, a winding creek, and rolling topography.



AERIAL MAP



HILLSHADE MAP



Maps Provided By:



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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

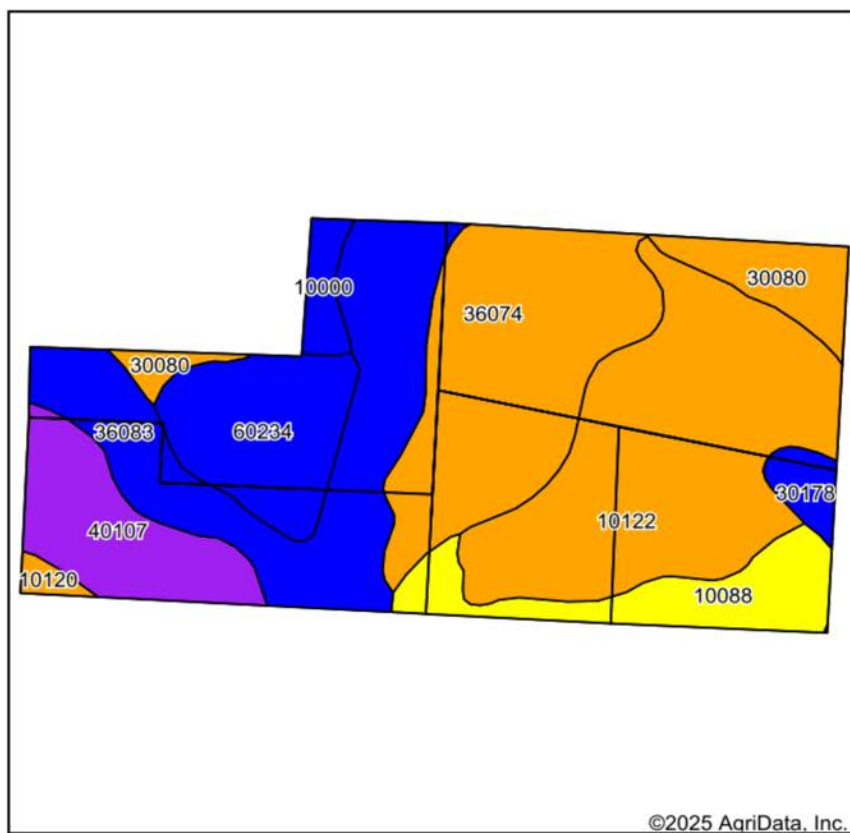


4/15/2025

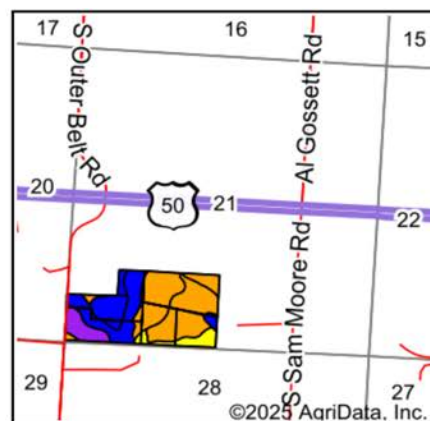
21-47N-29W
Jackson County
Missouri

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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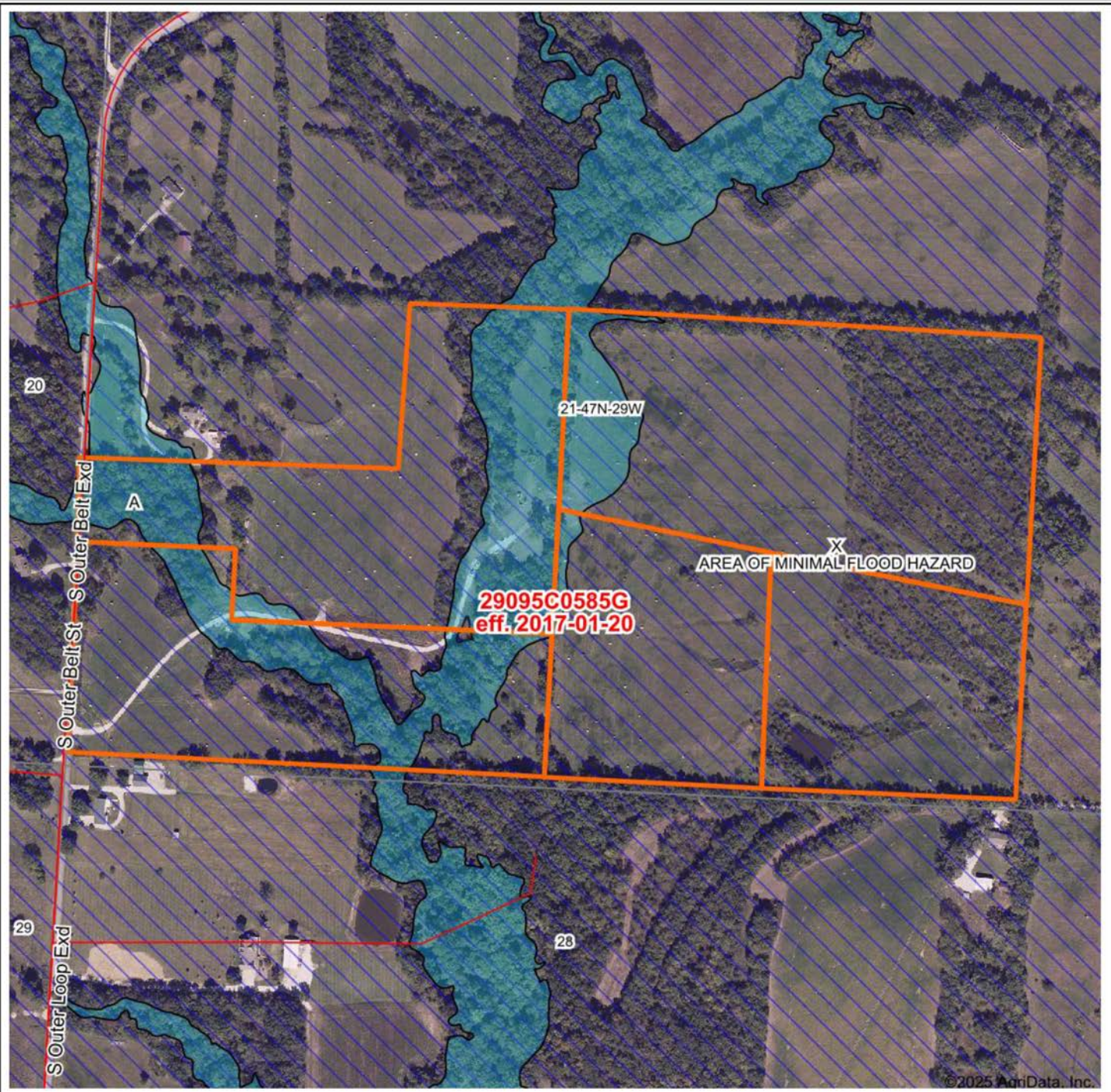
Area Symbol: MO095, Soil Area Version: 27

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%		IIIe	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:

4/15/2025

Mapped Acres:

71.84

Actual Acres:

71.84

Page 1 of 2



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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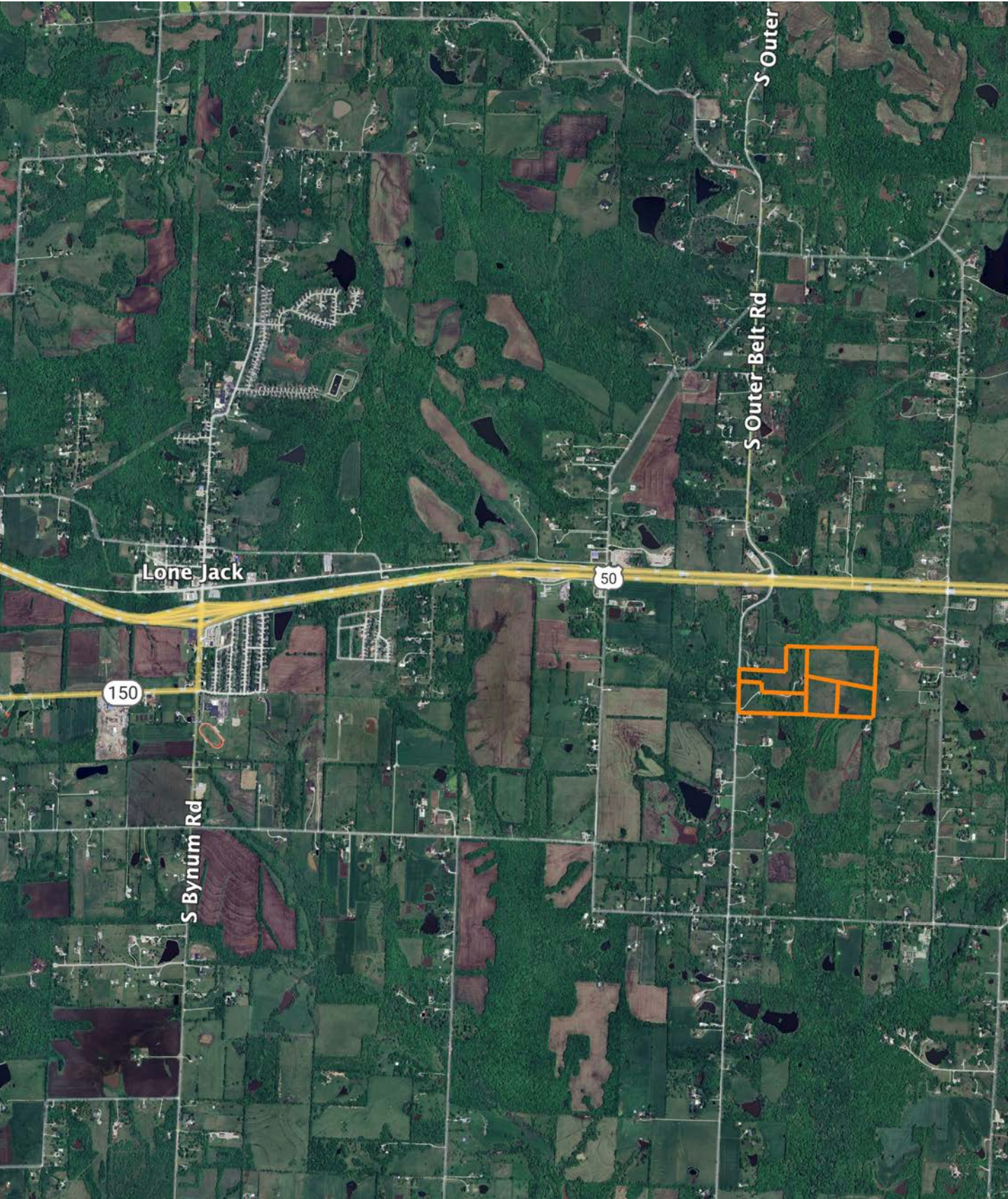
0ft

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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