

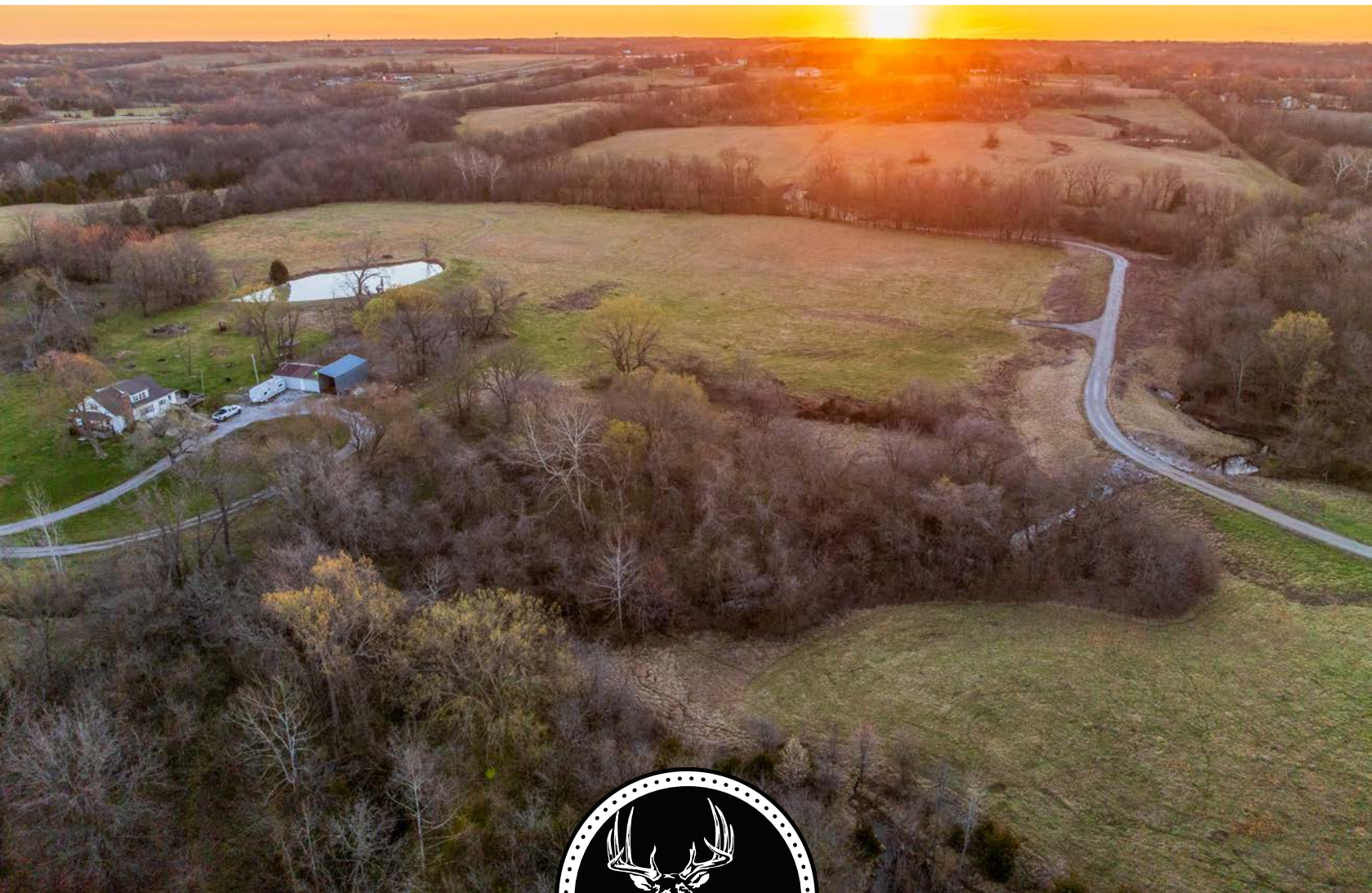
MIDWEST LAND GROUP PRESENTS

15 ACRES IN

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# JACKSON COUNTY MISSOURI

SOUTH OUTER BELT ROAD, LONE JACK, MO, 64070



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CREEK AND BIG TIMBER ON 15 ACRES

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This beautiful setting to build and enjoy the outdoors on this improved lot located in eastern Jackson County, Missouri. This 15 acre property offers various mature timber, lush grassland, a winding creek, hidden field pockets, 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.

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 15

acre tract. This property has pipe fencing 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 that runs along the property boundary leading towards multiple build locations. One of the best features of this property is the diverse landscape offering so much more than simply an open grass lot. This property has a gorgeous new creek crossing in place leading to the hidden field on the back side of the creek. 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: **\$315,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **15**

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- Tract 1 - 15 surveyed acres
- Diverse property features
- Winding creek
- Mature oaks, sycamores, walnuts
- Ideal for kids to explore
- Beautiful views from ideal build location
- Blacktop gated access
- Stone Creek crossing
- No developer restrictions and no HOA
- Creek bottom hidden field pockets
- Whitetail and turkey hunting
- Gravel drive in place
- Public water, electric, and fiber are available
- Lone Jack School District
- 2024 taxes \$61.22

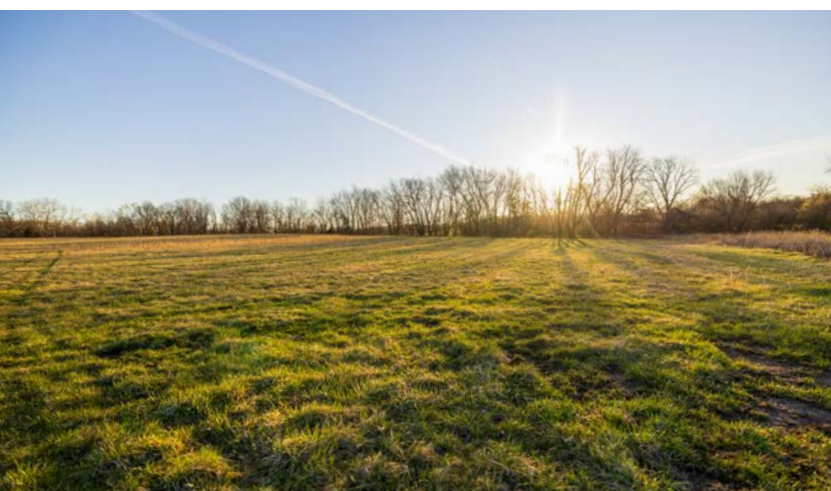




# IDEAL BUILD LOCATION

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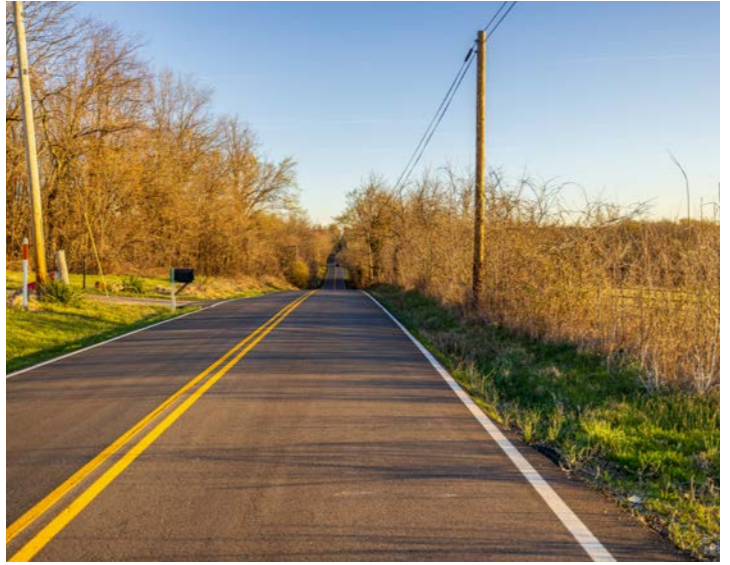
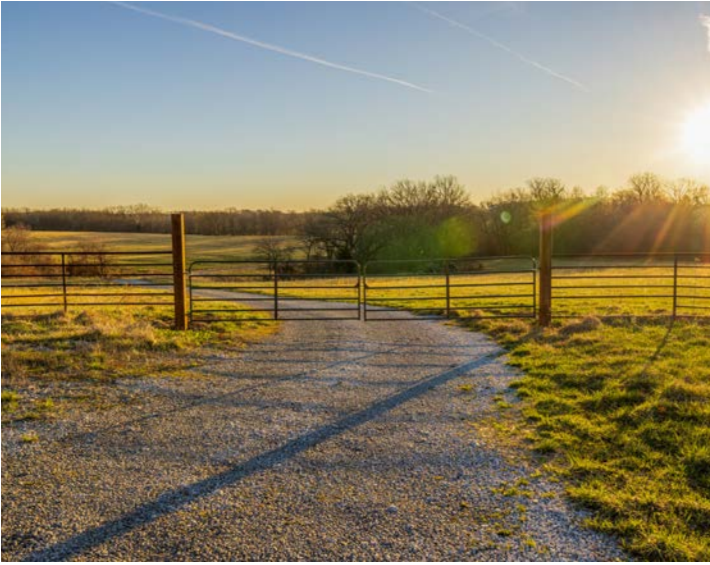
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# BLACKTOP GATED ACCESS

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# STONE CREEK CROSSING

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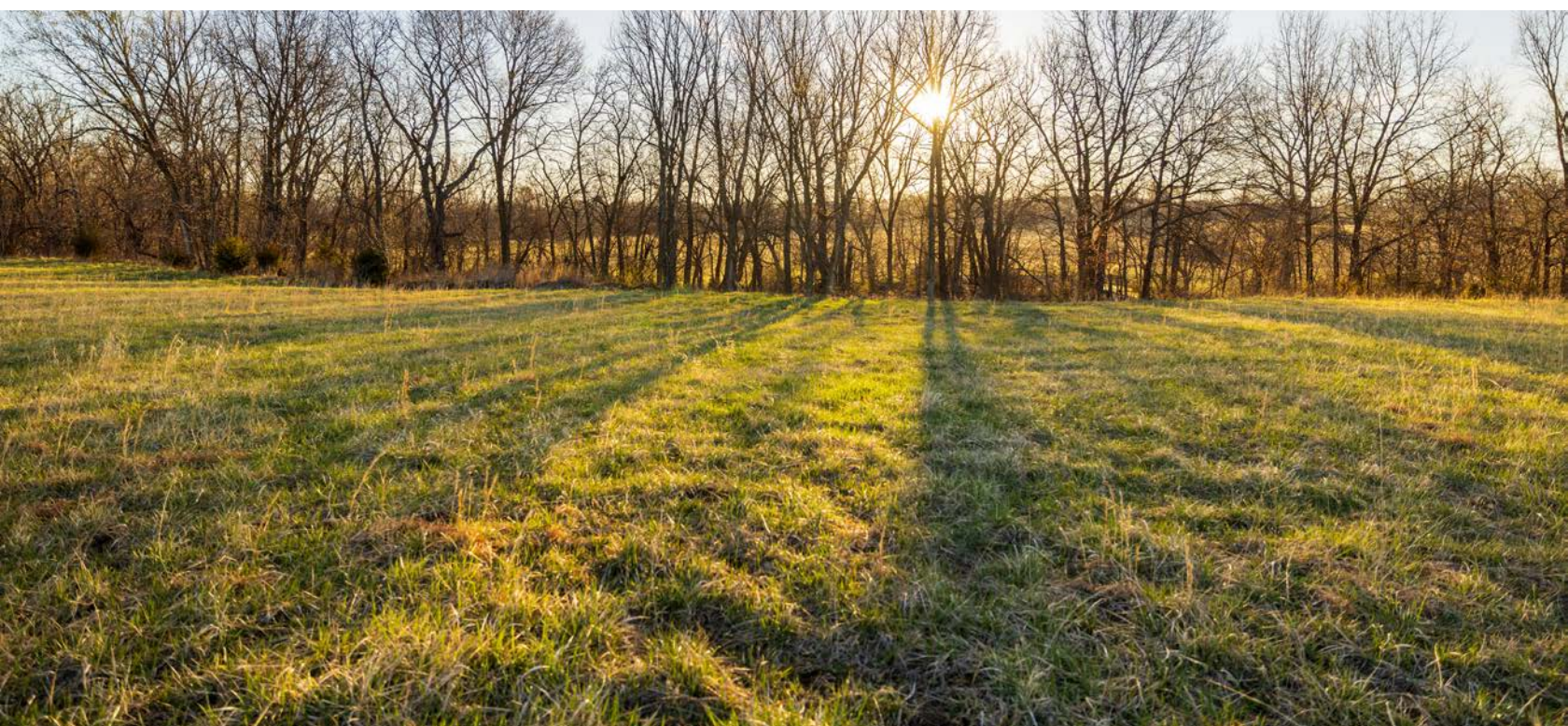
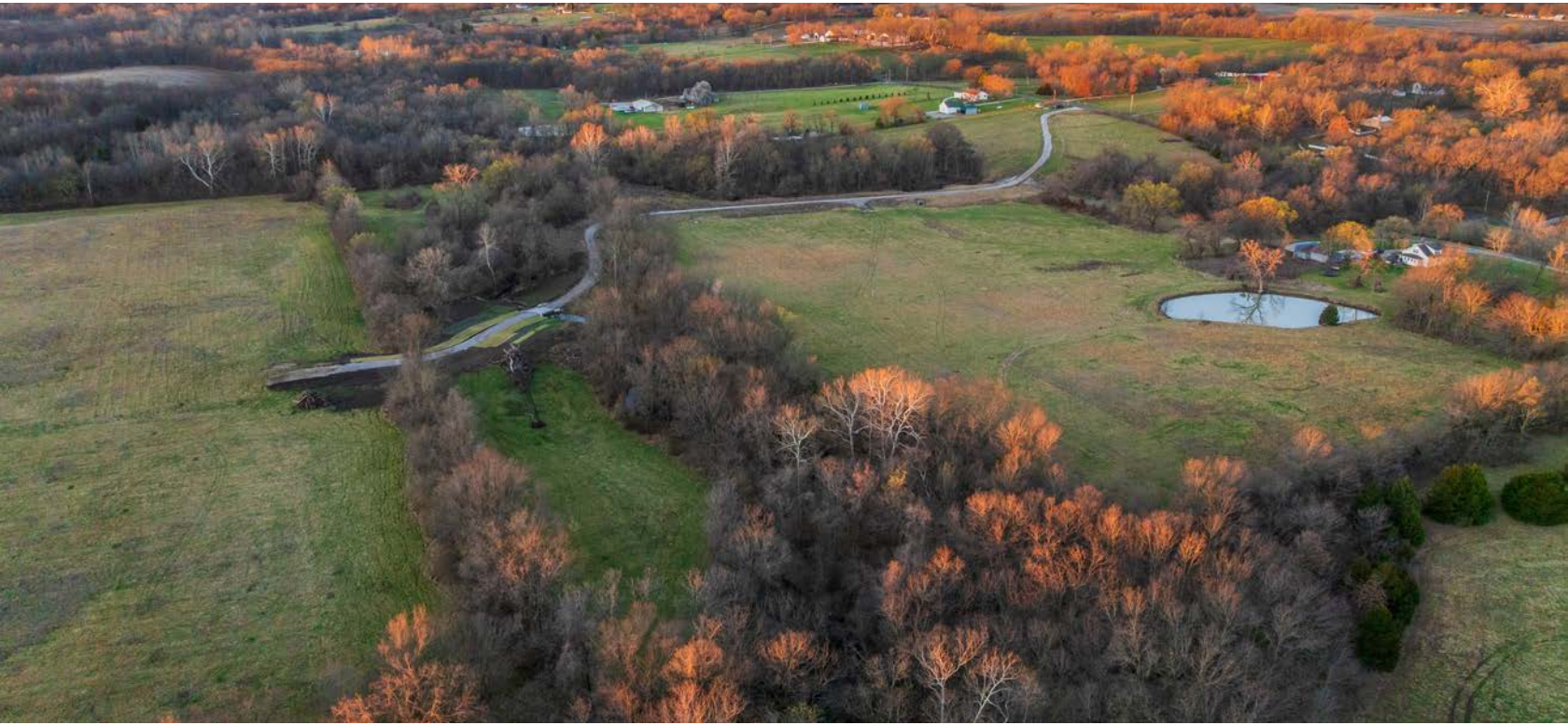




# DIVERSE LANDSCAPE

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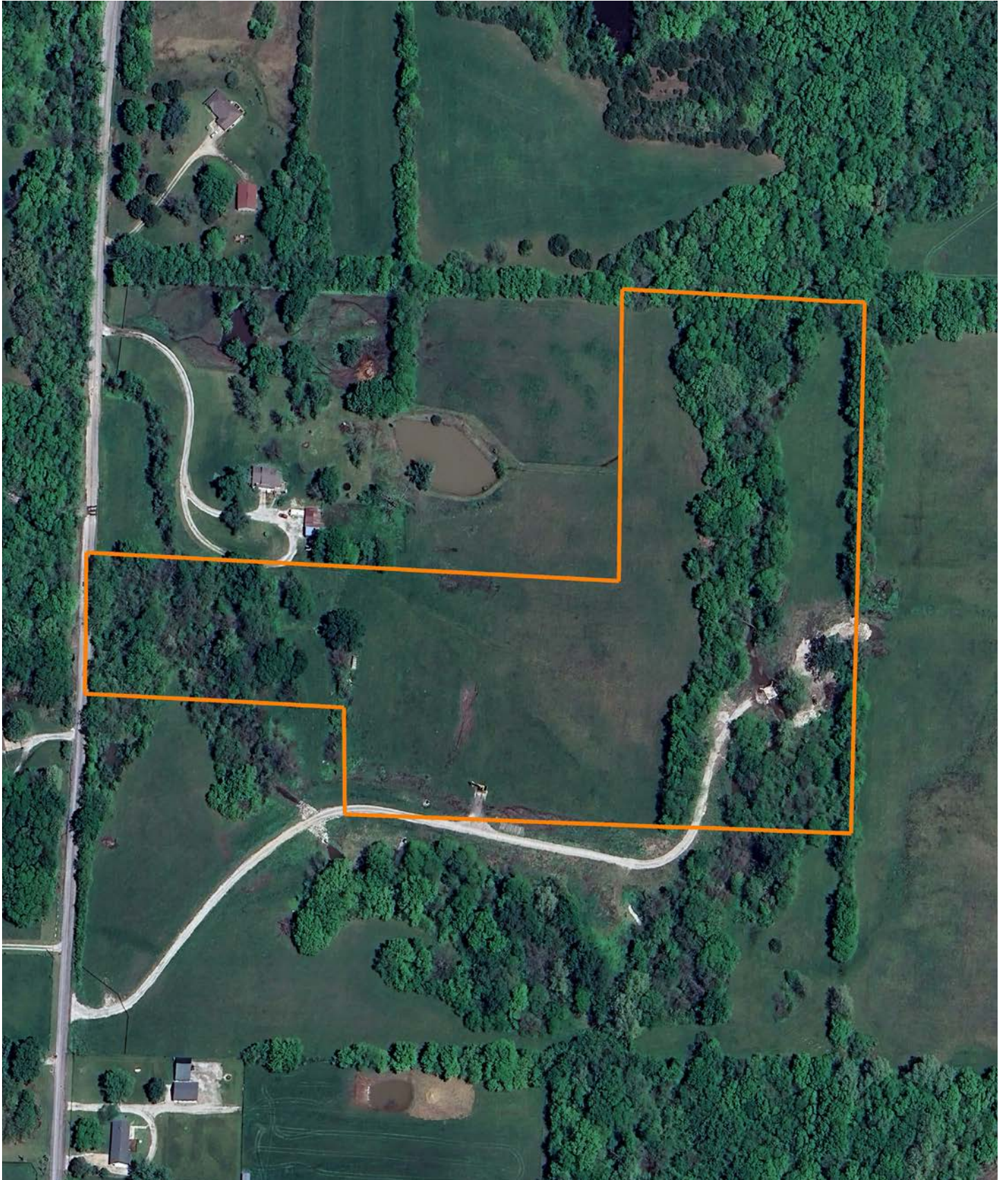
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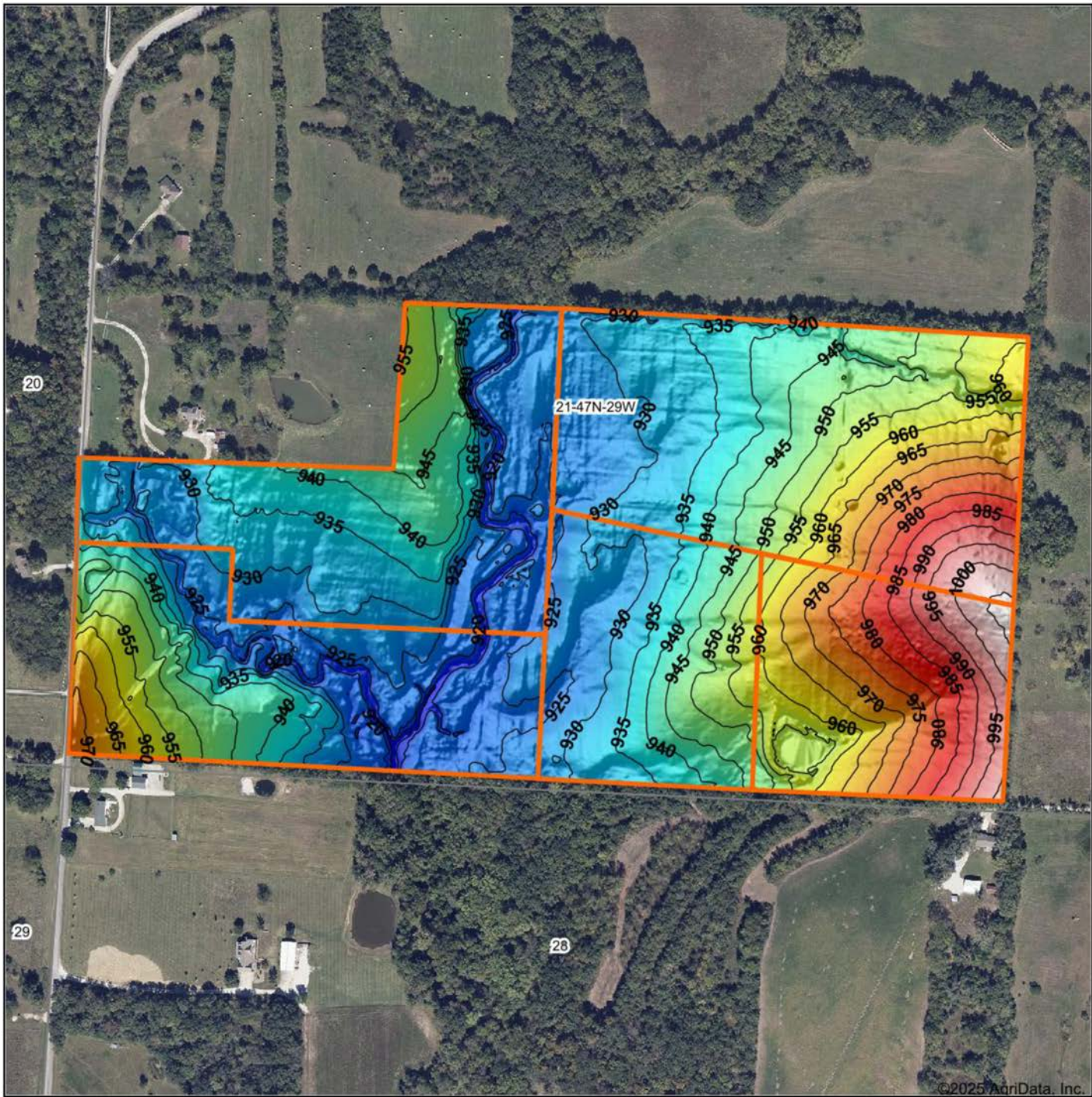
# AERIAL MAP

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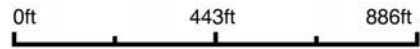
# HILLSHADE MAP



Maps Provided By:

**surety**  
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



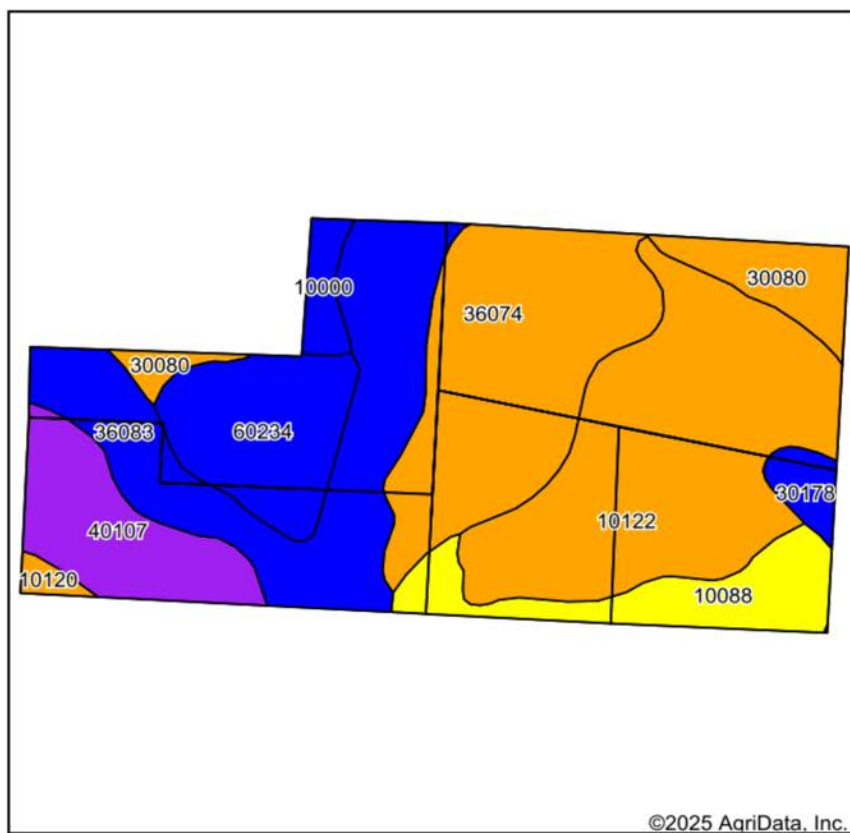
4/15/2025

**21-47N-29W**  
**Jackson County**  
**Missouri**

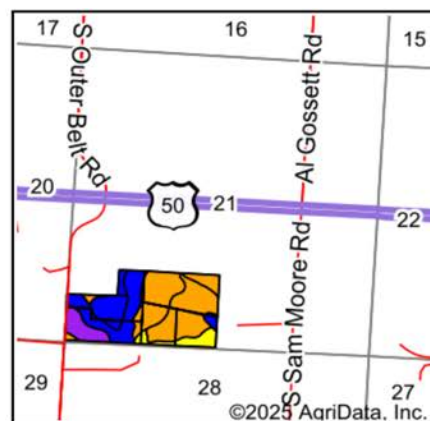
Boundary Center: 38° 51' 53.27, -94° 7' 52.37



# 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

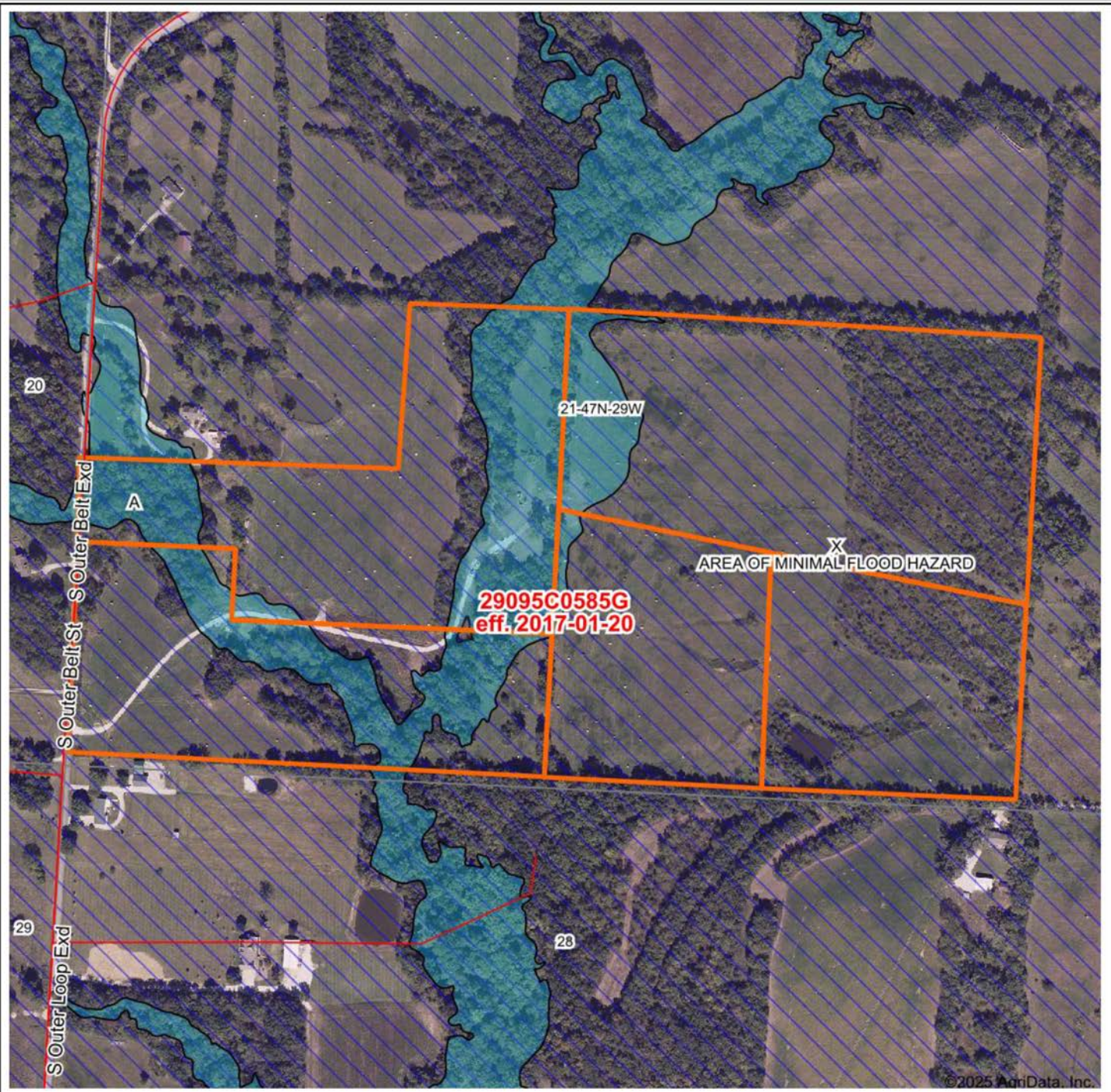
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	19.06	26.6%		IIIe	64	64	47
36074	Bremer silt loam, 1 to 3 percent slopes, occasionally flooded	14.45	20.1%		IIIw	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:



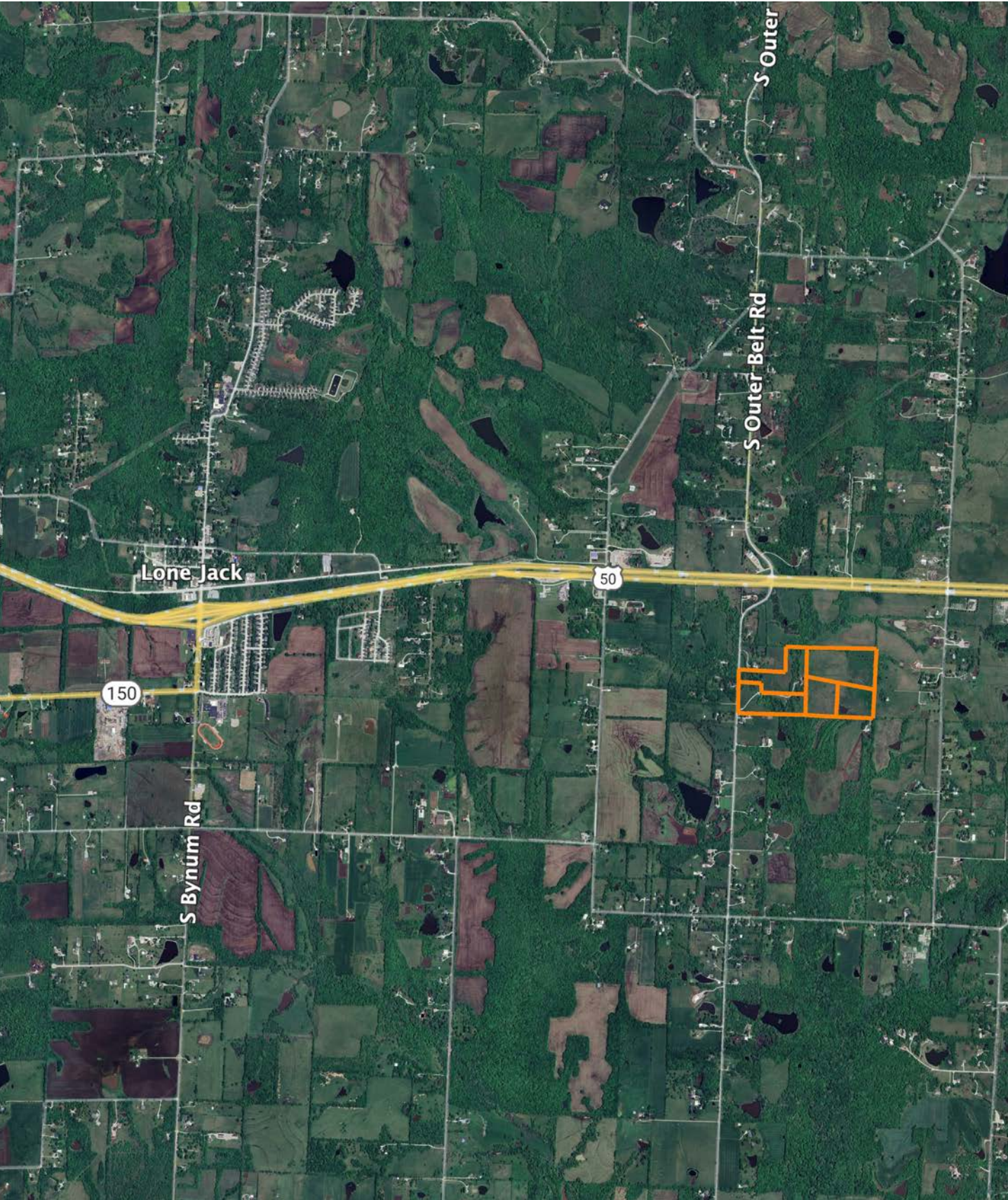
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0ft      614ft      1229ft





# 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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