

MIDWEST LAND GROUP PRESENTS



14 AVAILABLE LOTS IN CASS COUNTY, MO

Timber Ridge Drive, Peculiar, Missouri 64078



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER HOMESITE ACREAGES IN RAY-PEC SCHOOLS

Located north of Peculiar, just a stone's throw from the Ray-Pec High School and South Middle School campuses, is the brand new Timber Ridge Farms subdivision. Ranging from 4.44 to 5.16 acres, there are 14 diverse lots to choose from. The ground is a mix of open and wooded land, with beautiful scenery, a country feel, and wildlife throughout. Currently under construction, the private Timber Ridge Drive runs the high ground down the middle of the subdivision, ends in a cul-de-

sac, and is to be chip & sealed. Power and water utilities are being installed, and hookups will be available. The gently sloping topography offers multiple options for floor plans, and makes each acreage ideal for a reverse ranch/walkout; and with a centralized east/west road configuration, most of the lots present good southern exposure. With an entrance from S School Road, near E 203rd Street, it is just 1.3 miles from I-49, providing a convenient commute to the metro.



PROPERTY FEATURES

LOTS: **1-14** | COUNTY: **CASS** | STATE: **MISSOURI** | TOTAL ACRES: **69.7**

- Open, wooded mix
- Walkout lots
- Chip and seal private road
- Outside city limits
- Spectacular views
- Quick access to I-49
- Raymore-Peculiar Schools
- Power available
- Water connections available
- Wildlife
- 15 minutes from Kansas City

LOT 1

PRICE: **\$196,170** | ACRES: **5.03**

LOT 2

PRICE: **SOLD** | ACRES: **4.44**

LOT 3

PRICE: **SOLD** | ACRES: **5.03**

LOT 4

PRICE: **\$209,000** | ACRES: **5.05**

LOT 5

PRICE: **\$209,000** | ACRES: **5.04**

LOT 6

PRICE: **SOLD** | ACRES: **5.04**

LOT 7

PRICE: **SOLD** | ACRES: **5.16**

LOT 8

PRICE: **SOLD** | ACRES: **5.05**

LOT 9 & LOT 10

PRICE: **SOLD** | ACRES: **5.06**

LOT 11

PRICE: **SOLD** | ACRES: **5.13**

LOT 12 & LOT 13

PRICE: **\$196,950** | ACRES: **5.05**

LOT 14

PRICE: **\$196,170** | ACRES: **4.51**



LOT 1 - 5.03 +/- ACRES

At 5.03 acres, Lot 1 is flat and mostly wooded. A corner lot, it has frontage on both S School Rd and Timber Ridge Dr, offering multiple homesite and entrance options.



LOT 2 - 4.44 +/- ACRES

At 4.44 acres, Lot 2 is a good mix of open and wooded ground, with a slope gently falling to the north.



LOT 3 - 5.03 +/- ACRES

At 5.03 acres, Lot 3 is a good mix of open and wooded ground, with a slope gently falling to the north.



LOT 4 - 5.05 +/- ACRES

At 5.05 acres, Lot 4 is mostly wooded, with some open ground, and has a central valley running north and south. It has trails through the woods.



LOT 5 - 5.04 +/- ACRES

At 5.04 acres, Lot 5 is mostly wooded, with open ground at the front. It has a gentle slope falling to the north, and has trails through the woods.



LOT 6 - 5.04 +/- ACRES

At 5.04 acres, Lot 6 is 75% open, with some woods. It has an excellent high flat homesite.



LOT 7 - 5.16 +/- ACRES

At 5.16 acres, Lot 7 is a back corner lot, with secluded privacy. Much of it is wooded, with a draw through the timber, and also has open ground at the front.



LOT 8 - 5.05 +/- ACRES

At 5.05 acres, Lot 8 is a back corner lot, with secluded privacy. It has a central field surrounded by woods, and slopes gently falling to the south.



LOT 9 - 5.06 +/- ACRES

At 5.06 acres, Lot 9 is a good mix of open and wooded ground, with a draw in the timber, and gentle slope falling to the south.



LOT 10 - 5.06 +/- ACRES

At 5.06 acres, Lot 10 is mostly open ground, with a gentle slope falling to the south.



LOT 11 - 5.13 +/- ACRES

At 5.13 acres, Much of Lot 11 is open, with a south-facing slope, and a wooded draw breaking it up.



LOT 12 - 5.05 +/- ACRES

At 5.05 acres, Lot 12 is mostly open, with a treed corner, and south-facing slope.



LOT 13 - 5.05 +/- ACRES

At 5.05 acres, Lot 13 is a mix of open and wooded ground, with a gentle slope falling to the south.

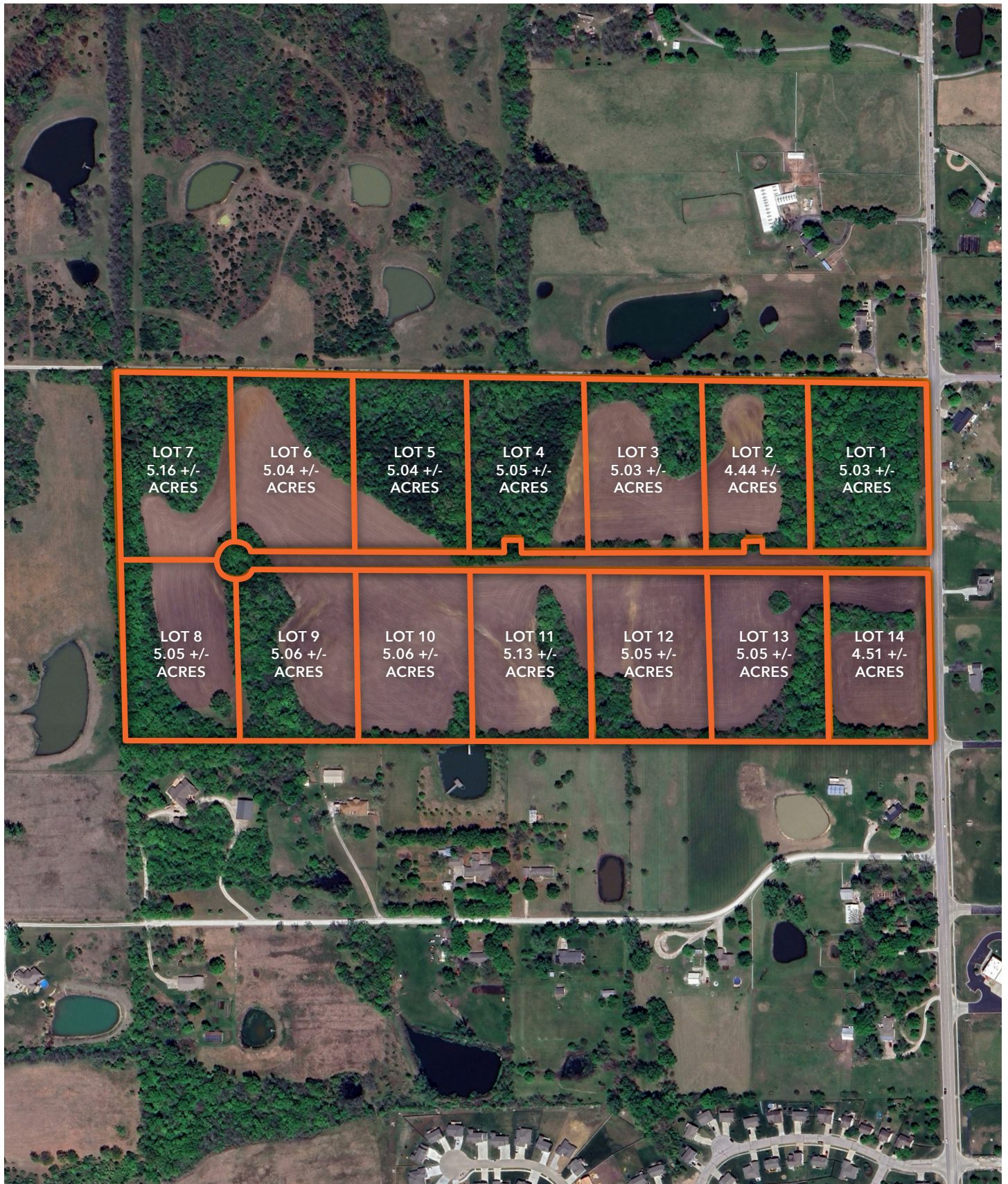


LOT 14 - 4.51 +/- ACRES

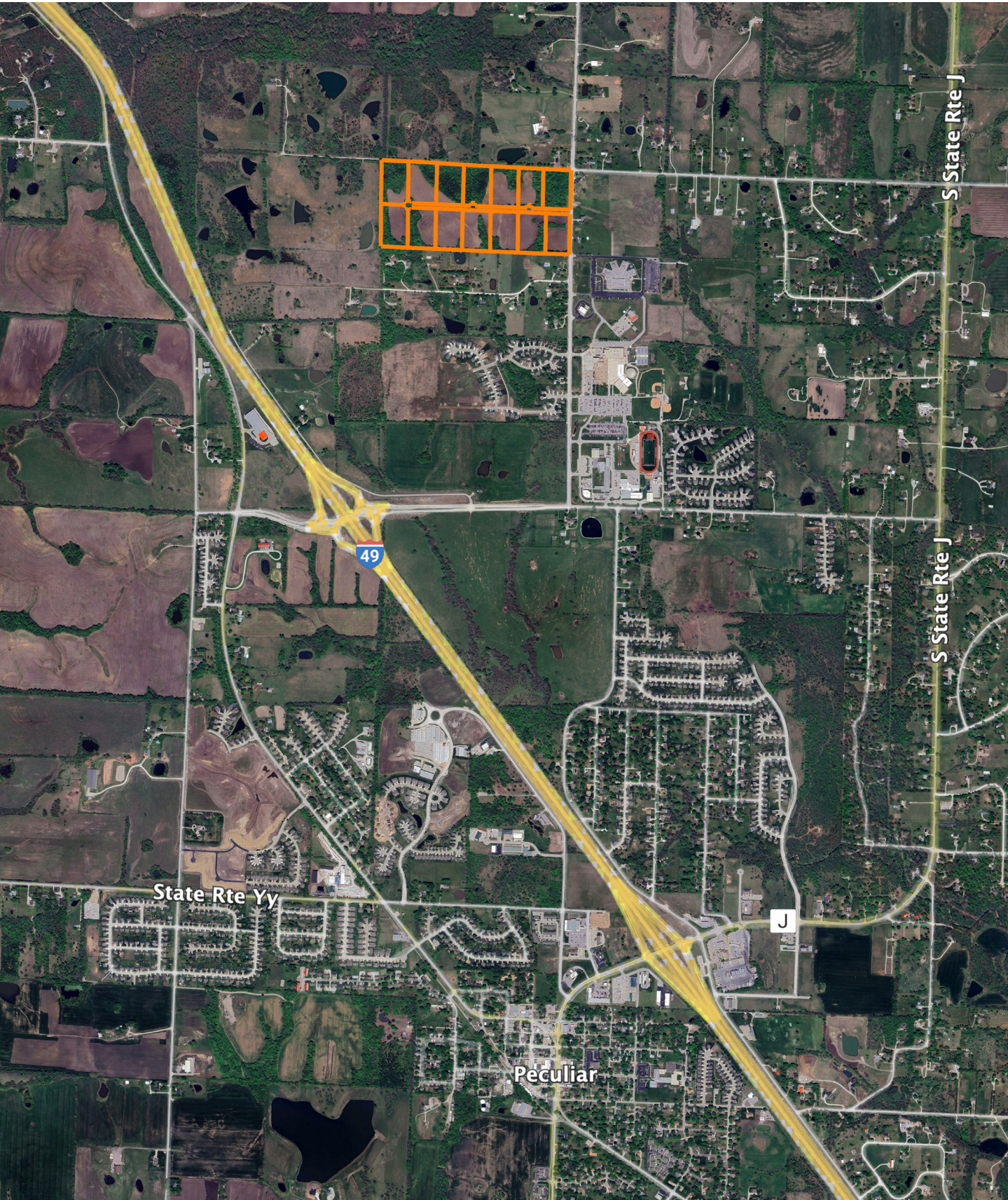
At 4.51 acres, Lot 14 is a corner lot with frontage on both S School Rd and Timber Ridge Dr. It is mostly open ground, and is broken up into two fields, offering multiple homesite and entrance options.



AERIAL MAP



OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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