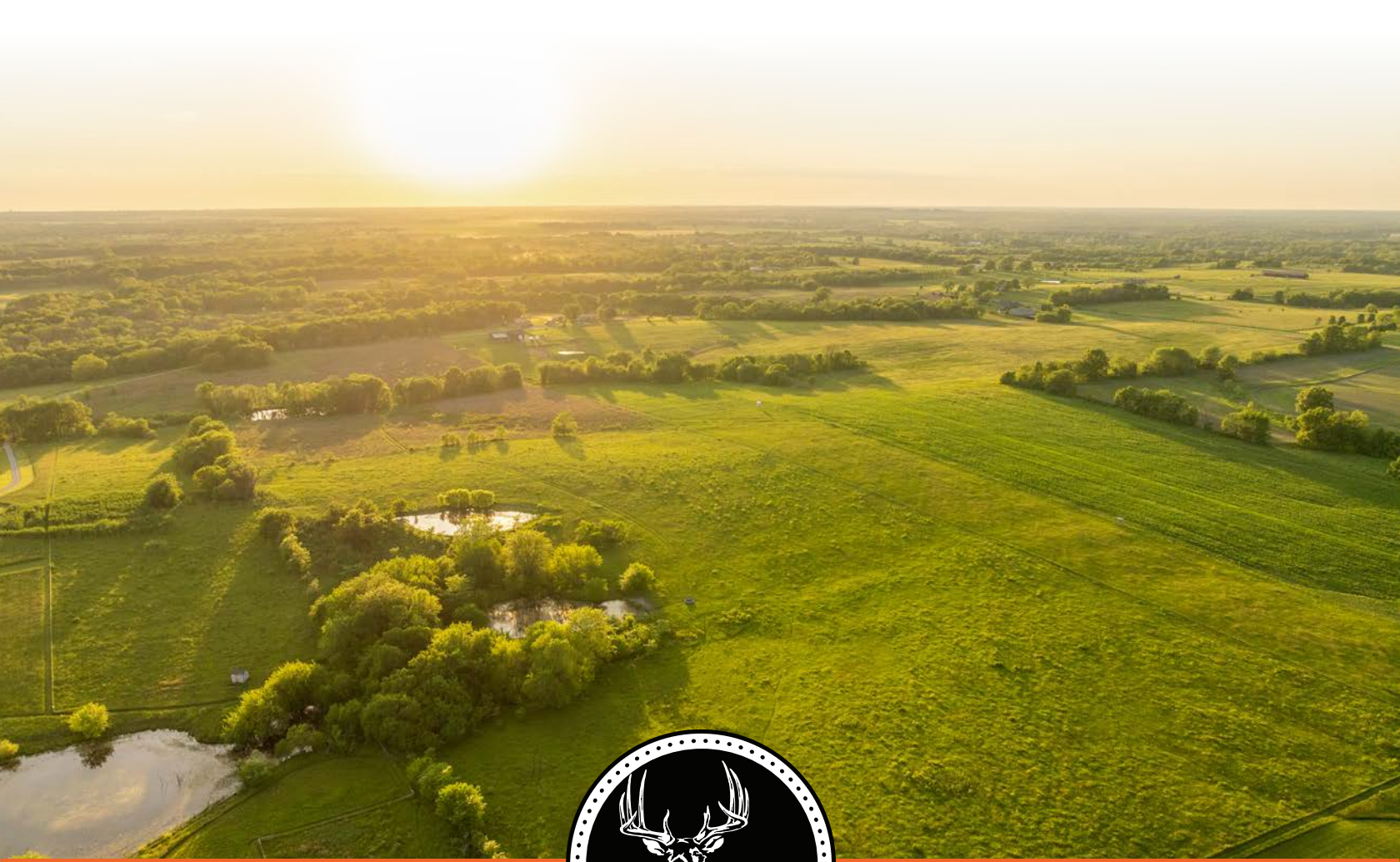


MIDWEST LAND GROUP PRESENTS

43.5 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

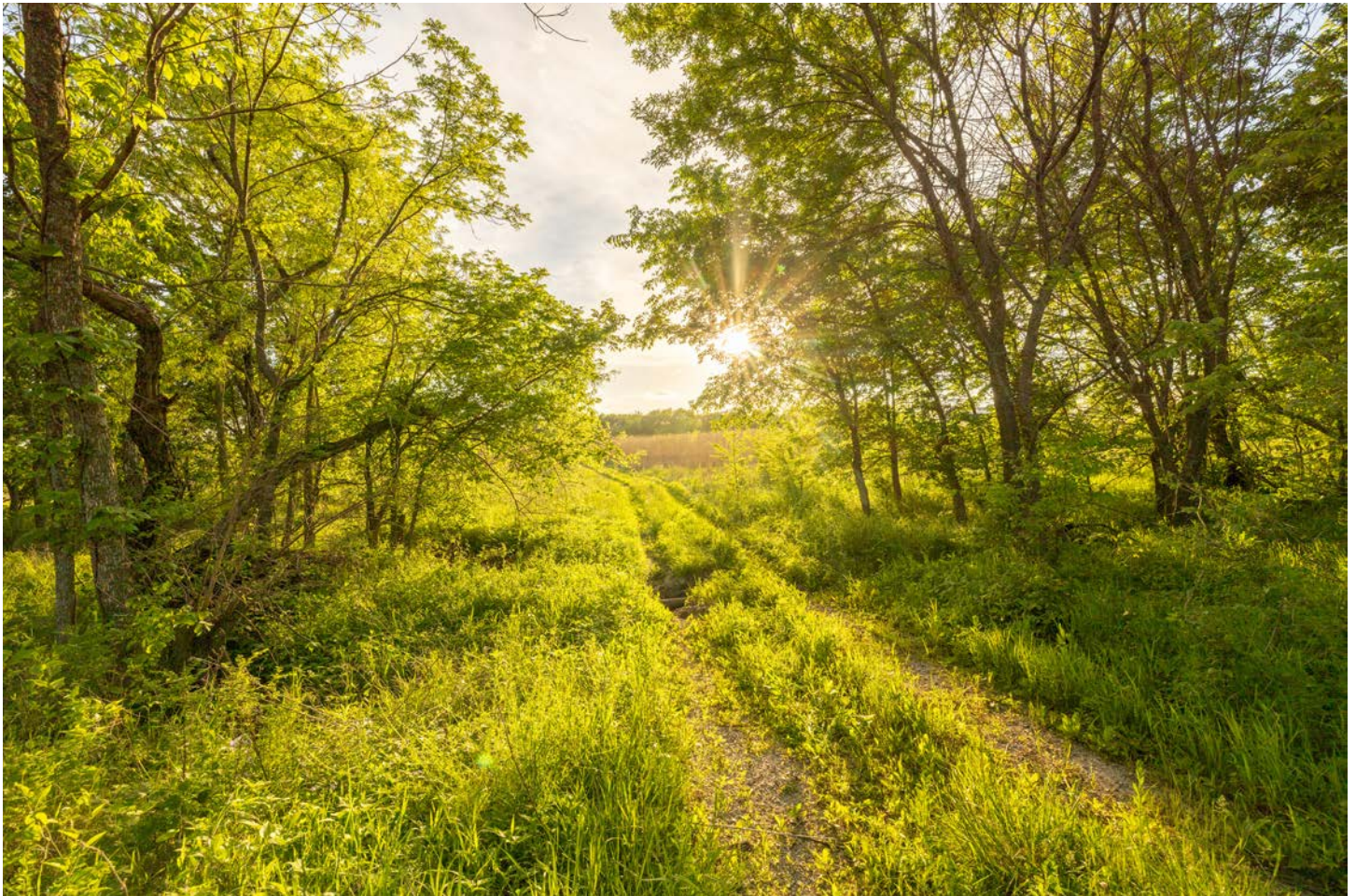
MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL COMBINATION FARM WITH HOMESITES, GRASS, AND RECREATION

Located on the eastern edge of Cass County are these beautiful 43.5 acres. At approximately 2,500 feet deep, the land feels large for its size. The ground is mostly open, with gently rolling terrain and a couple of wooded draws. The layout, topography, and spectacular views of the surrounding landscape offer multiple gorgeous homesites. Power and rural water utilities are both available at the road.

The land is fenced and cross-fenced. Ten acres at the front are currently enrolled in CRP, providing between

\$1,200 and \$1,300 annually. The contract is believed to conclude in two years, when the designated ground can be put into productive pasture and/or managed for habitat. The eastern half and southern portion of the farm have good grass and could be utilized for pasture and/or hay. There are three small ponds on the property. Wildlife signs are evident throughout, and there should be plenty of hunting opportunities. This farm has so much to offer with homesites, pasture, hobby farm potential, and recreation! The property is located within the Holden School District.



PROPERTY FEATURES

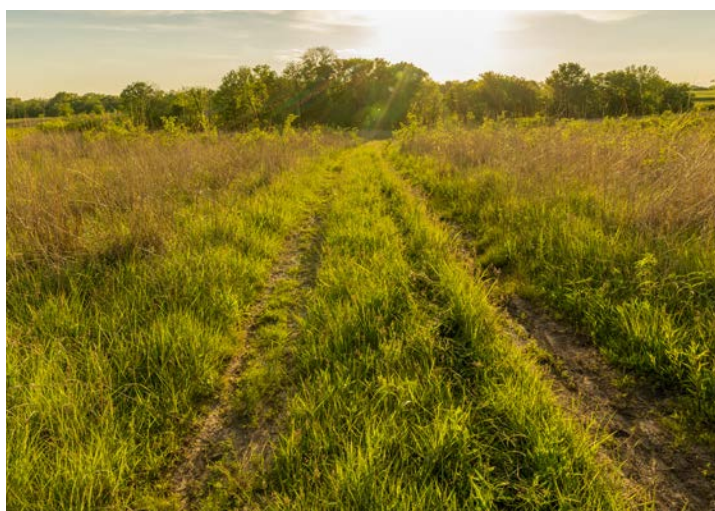
PRICE: **\$321,900** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **43.5**

- 43.5 +/- acres
- 10 +/- acres CRP
- \$1,200 + income
- Rolling topography
- Beautiful homesites
- Good grass
- Fenced
- Multiple ponds
- Hunting and recreation
- Rural water available
- Power at the road
- Holden schools
- 40 minutes from Kansas City



10 +/- ACRES CRP

Ten acres at the front are currently enrolled in CRP, providing between \$1,200 and \$1,300 annually. The contract is believed to conclude in two years, when the designated ground can be put into productive pasture and/or managed for habitat.

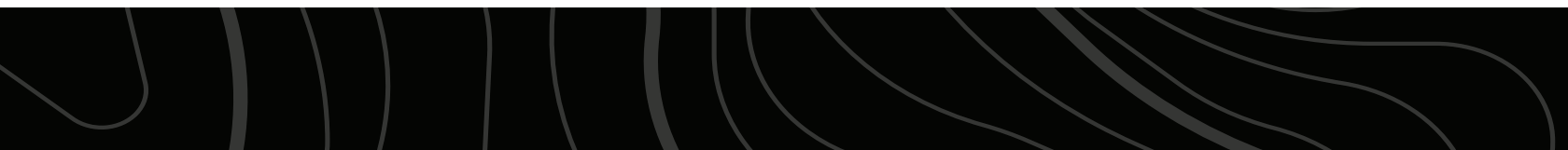


MULTIPLE PONDS



HUNTING AND RECREATION

There are three small ponds on the property. Wildlife signs are evident throughout, and there should be plenty of hunting opportunities. This farm has so much to offer with homesites, pasture, hobby farm potential, and recreation!



BEAUTIFUL HOMESITES

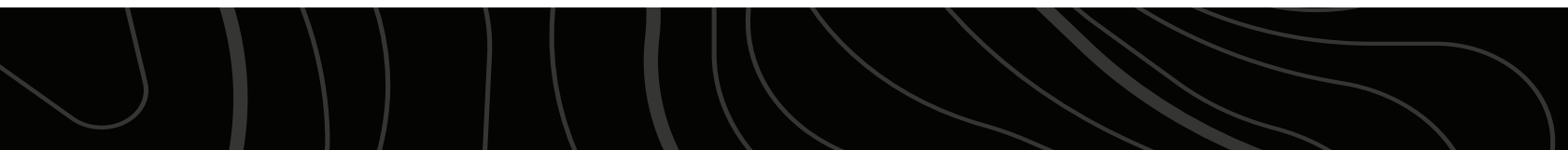
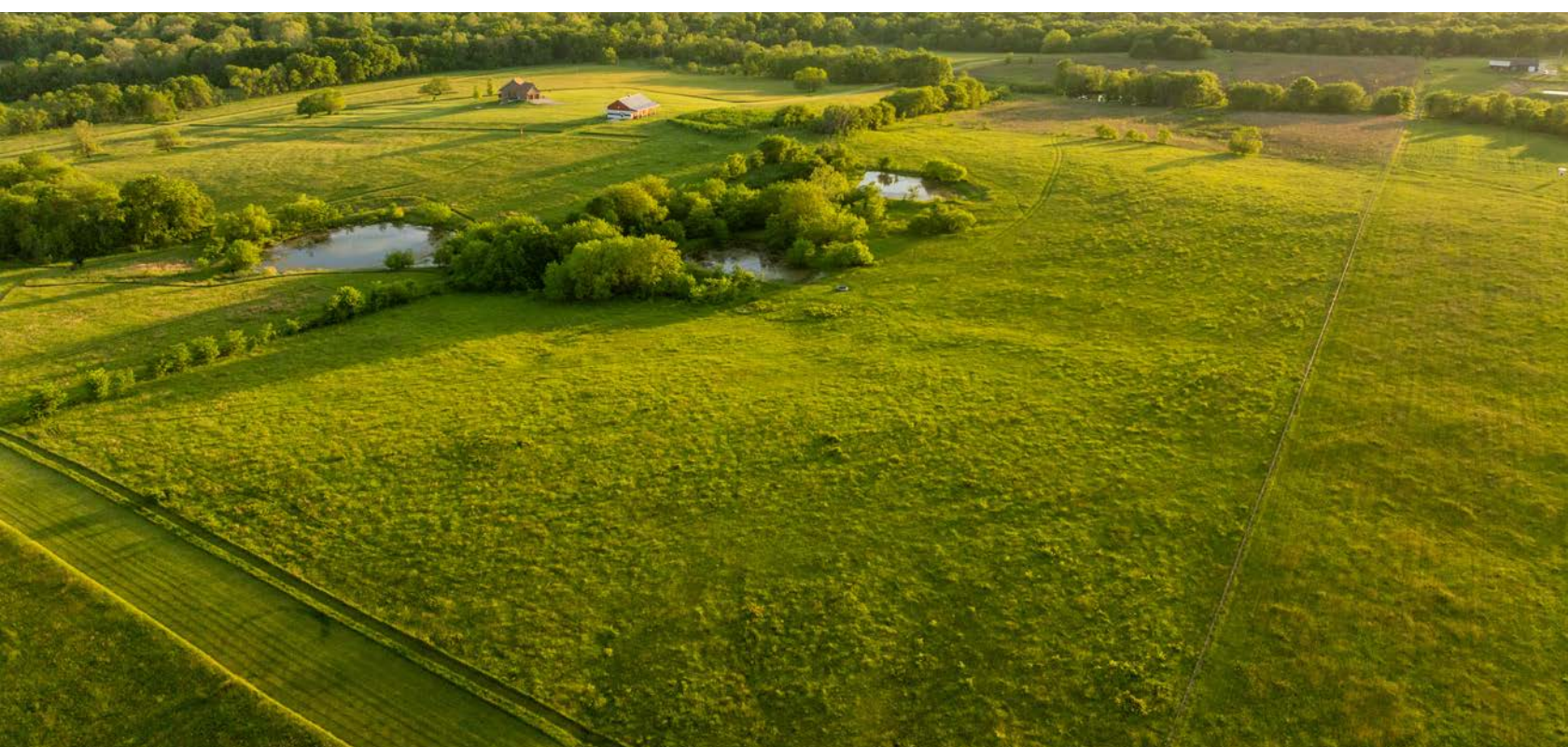


FENCED AND CROSS-FENCED



ROLLING TOPOGRAPHY

At approximately 2,500 feet deep, the land feels large for its size. The ground is mostly open, with gently rolling terrain and a couple of wooded draws.



AERIAL MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

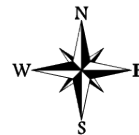
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www.AgriDataInc.com

Boundary Center: 38° 38' 56.92, -94° 7' 17.7

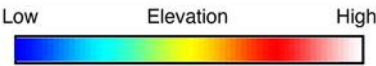
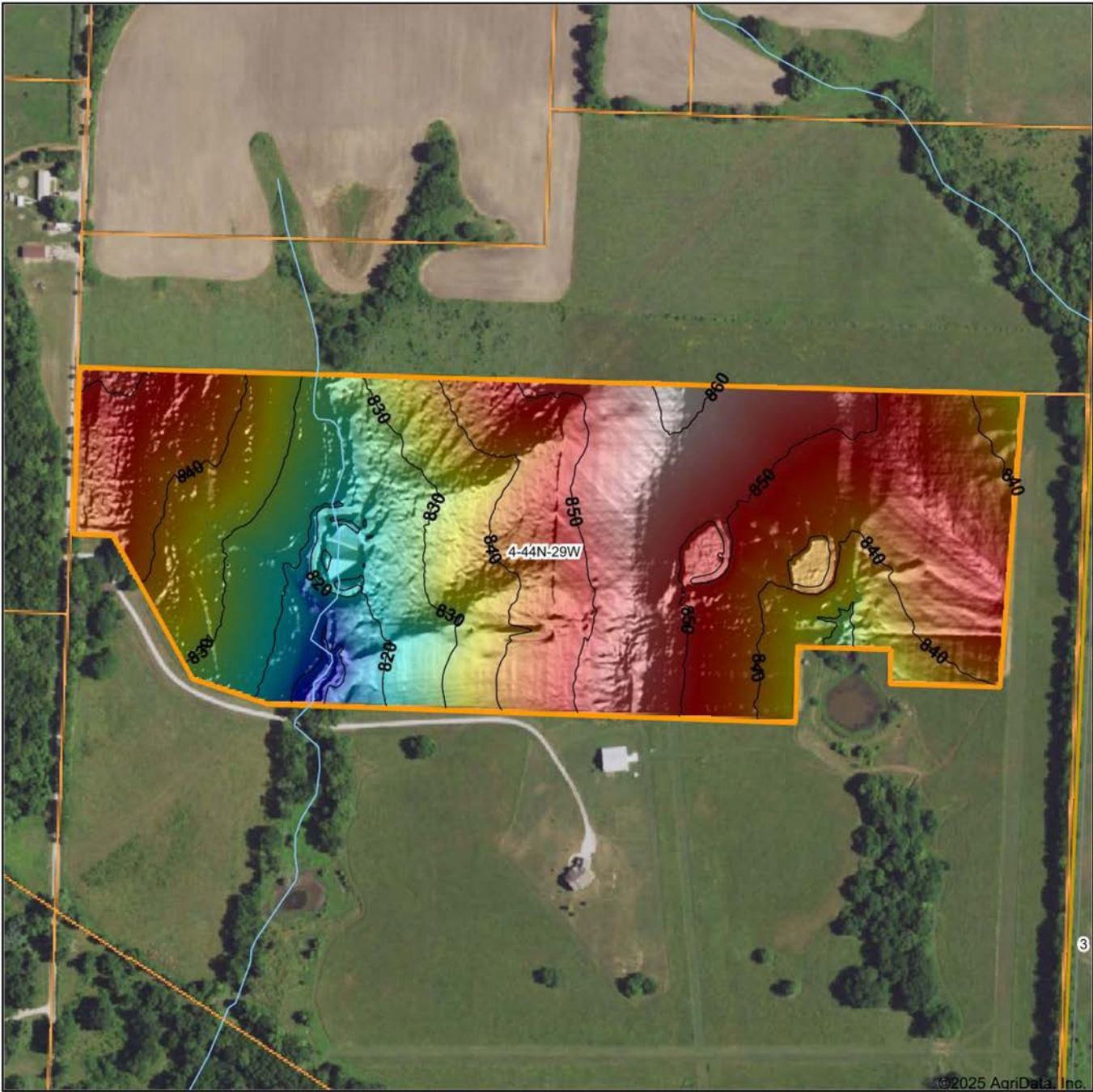
0ft 445ft 890ft

4-44N-29W
Cass County
Missouri



4/30/2025

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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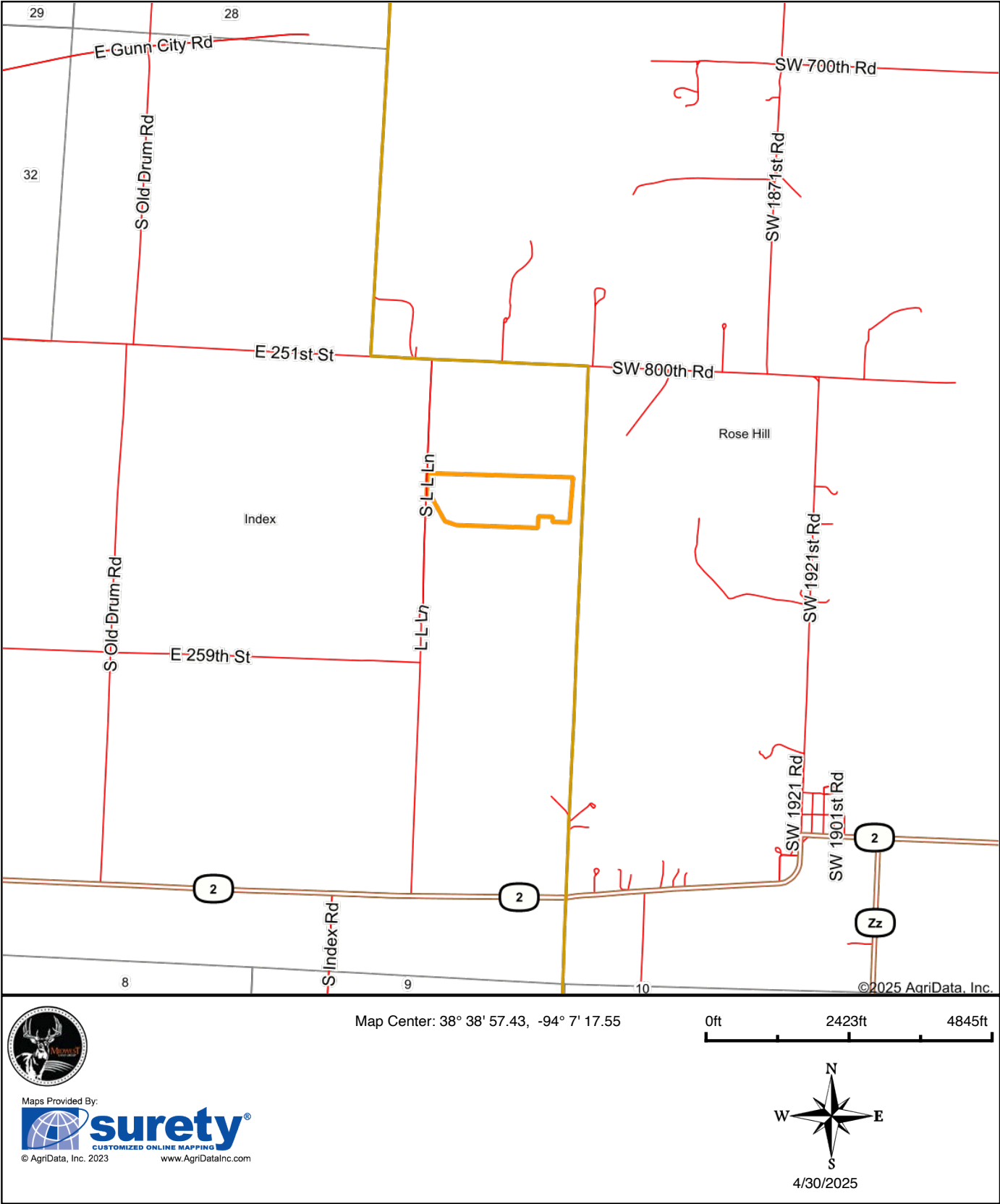
Source: USGS 1 meter dem
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Min: 806.8
Max: 862.1
Range: 55.3
Average: 840.2
Standard Deviation: 11.15 ft

0ft 408ft 816ft

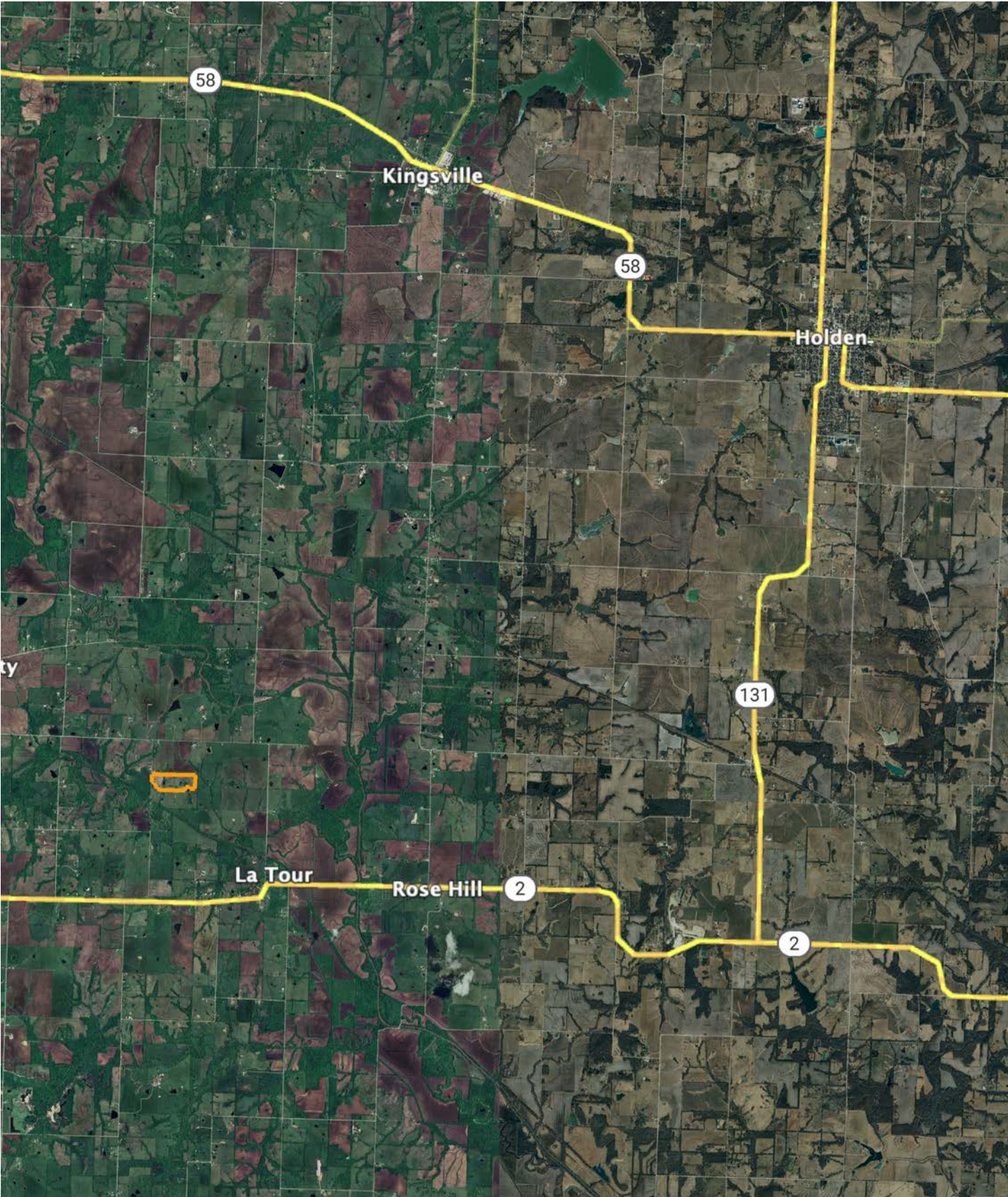


4-44N-29W
Cass County
Missouri
4/30/2025
Boundary Center: 38° 38' 56.92, -94° 7' 17.7

OVERVIEW 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.



BEN EWBank, LAND BROKER
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BEwbank@MidwestLandGroup.com



MidwestLandGroup.com

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