

MIDWEST LAND GROUP PRESENTS

ANDREW COUNTY, MO

12240 STATE ROUTE CC, SAVANNAH, MISSOURI, 64485



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS ANDREW COUNTY ESTATE

Midwest Land Group is honored to bring to market this gorgeous estate located in the beautiful Andrew County countryside! This property has so much to offer, including a 3,048 square foot home nestled privately off of blacktop CC, a second home that could be utilized in multiple ways, a 60'x120' outbuilding, and a smaller barn. All of this is on a private 8 acre lot with a pond!

The main home on the property is a gorgeous 3,048 square foot farmhouse built in 1927 that has been updated and meticulously maintained by the current owners and their family. The 4 bed, 2 bath home has the classic farmhouse trim that is hard to find with newer home builds. The home boasts a large kitchen with a dining room attached that is a perfect place to host all of your family and friends. If you need even more space, there is a large living room as you walk in the front door that attaches to a formal dining room that gives you plenty of room throughout the main level. The bedrooms sit privately on the second and third floors of the home, which separates the downstairs living area and the bedrooms very well. The main level laundry sits just off the kitchen for easy access. The home is nestled privately off the road, which separates you from the noise and traffic of the surrounding roads. The home is the definition of a gorgeous farmhouse estate!

The property also includes a second home that was built in 2007 and finished in 2014. The newer 1,152 square

foot home includes 1 bed and 1 bath. The home was initially set up to run a hair stylist business, but is now used as a rental home to supplement the income on the property. This home could be easily used as a rental for supplemental income on the property or a great mother-in-law quarters for your family! The home is very well built, efficient, and ready for whatever you want to use the home for.

Sitting towards the back side of the lot is a 60'x120' Morton-style outbuilding. The front half of the building boasts concrete floors, full insulation, water, and electricity, all ran to the outbuilding. Anyone who owns acreage knows how important it is to have storage for all of your equipment, and this building certainly provides that and more. The second half of the building provides an insulated roof with dirt floors. The current owner utilized the second half of the building for his cattle operation. It is set up perfectly for your livestock or whatever you would like to utilize it for. Buildings like this are extremely hard to find and quite costly to build. This one is built and ready to meet all of your needs!

All of this sits on 8 +/- acres with a pond. Properties that have all of this to offer are almost impossible to find! Do not miss your opportunity! Final acreage amounts to be determined by survey.

PROPERTY FEATURES

PRICE: **\$697,500** | COUNTY: **ANDREW** | STATE: **MISSOURI** | ACRES: **8**

- 3,048 sq. ft. farmhouse
- 4 bed
- 2 bath
- Newer 1,152 sq. ft. home
- 60'x120' Morton-style outbuilding
- Barn
- Pond
- Private setting
- Savannah Schools
- 20 minutes to St. Joseph
- Minutes to I-29
- Blacktop access



3,048 SQ. FT. FARMHOUSE

The main home on the property is a gorgeous farmhouse built in 1927 that has been updated and meticulously maintained by the current owners. The 4 bed, 2 bath home has the classic farmhouse trim that is hard to find with newer home builds.



NEWER 1,152 SQ. FT. HOME

The property also includes a second home that was built in 2007 and finished in 2014. The newer 1,152 square foot home includes 1 bed and 1 bath. The home was initially set up to run a hair stylist business, but is now used as a rental home to supplement the income on the property.



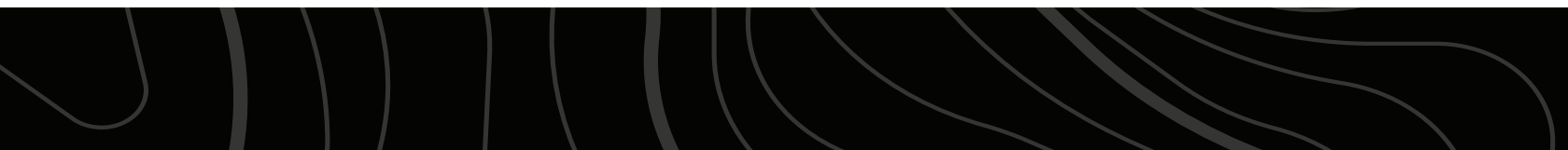
POND



60'X120' MORTON-STYLE OUTBUILDING



PRIVATE SETTING



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 56' 57.79, -94° 54' 37.77

0ft 229ft 459ft



Maps Provided By:



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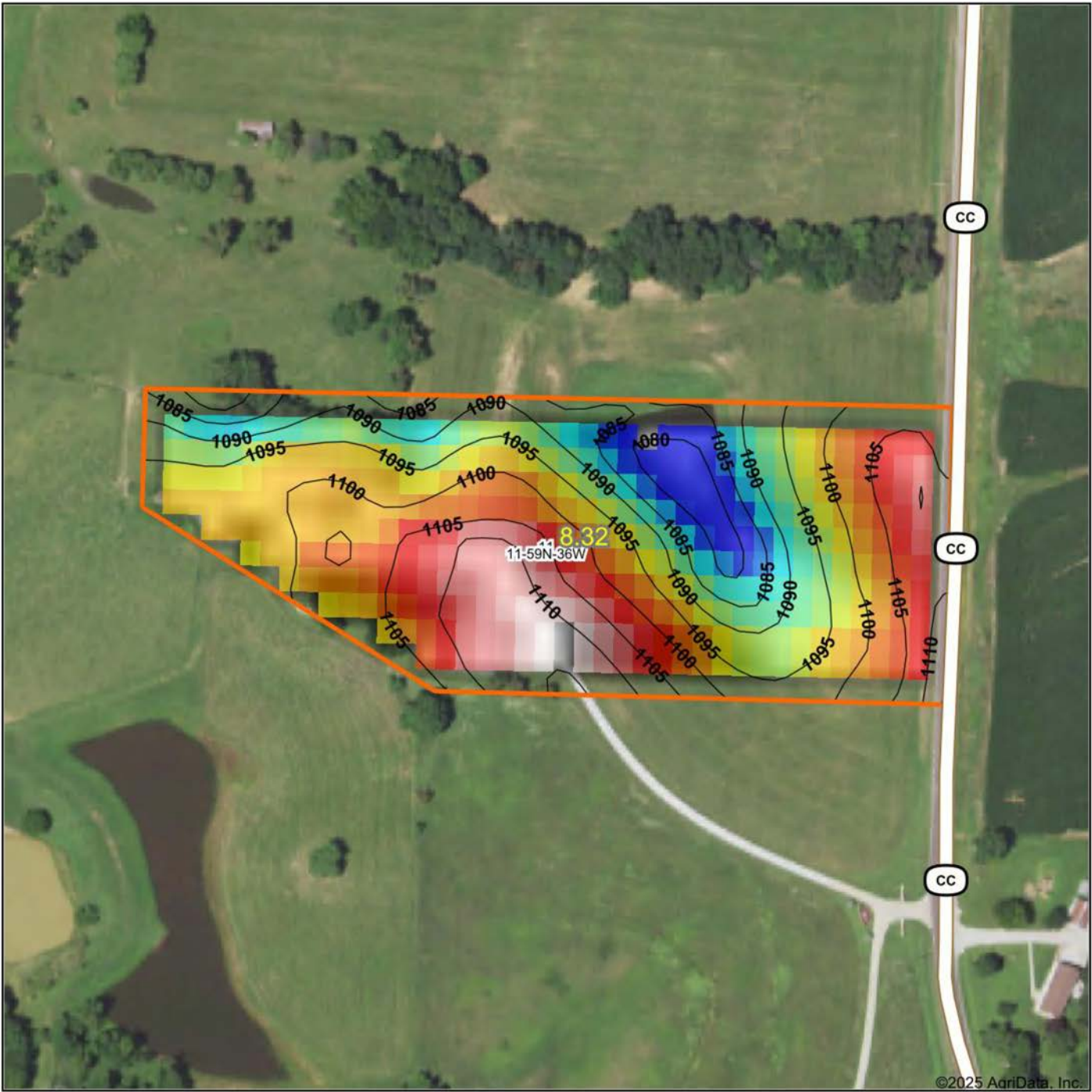
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11-59N-36W
Andrew County
Missouri



5/16/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 5

Min: 1,079.5

Max: 1,115.5

Range: 36.0

Average: 1,098.9

Standard Deviation: 8.63 ft

0ft 202ft 405ft

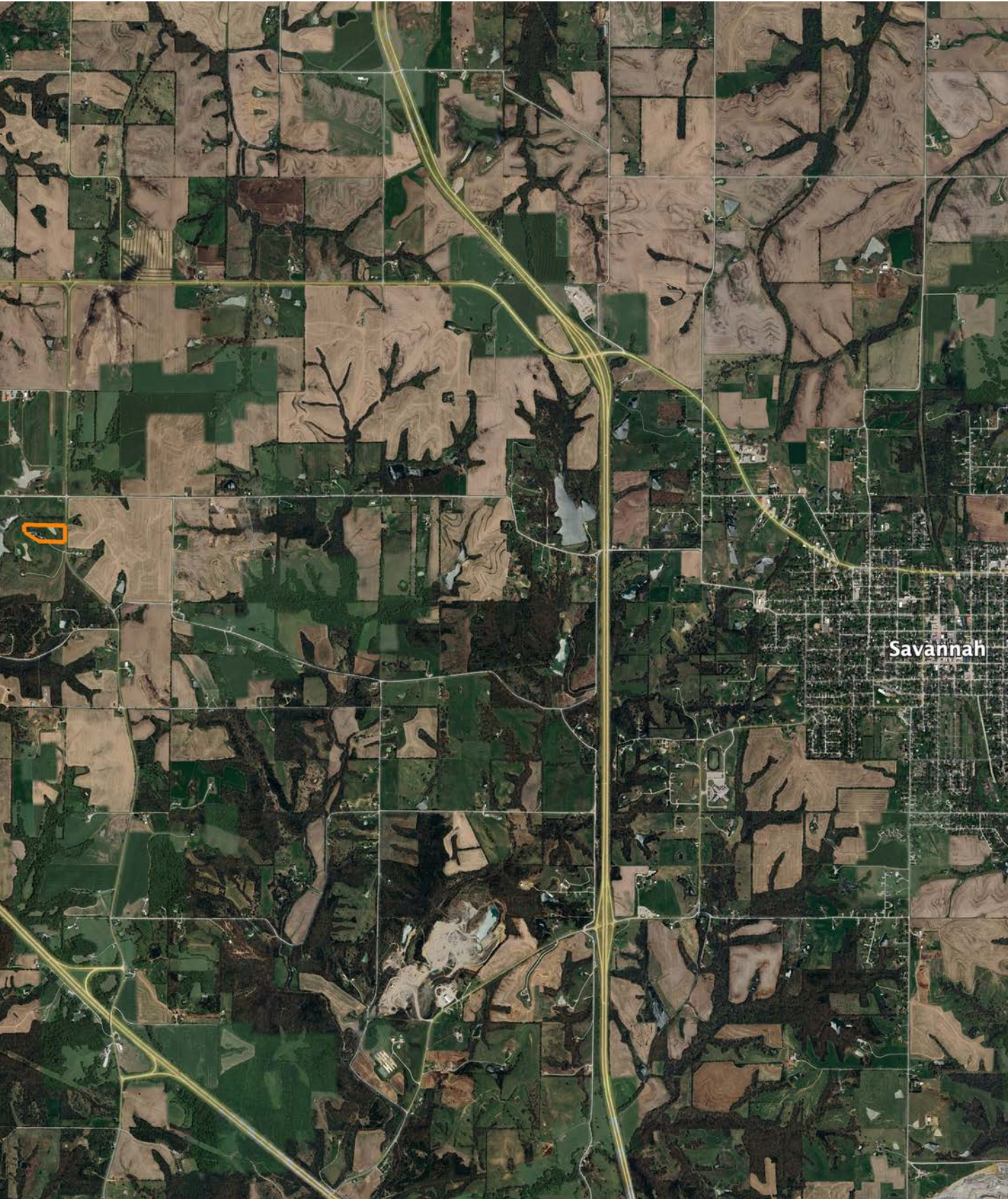


5/16/2025

11-59N-36W
Andrew County
Missouri

Boundary Center: 39° 56' 57.79, -94° 54' 37.77

OVERVIEW MAP



AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



BRETT ROBERTS

LAND AGENT

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