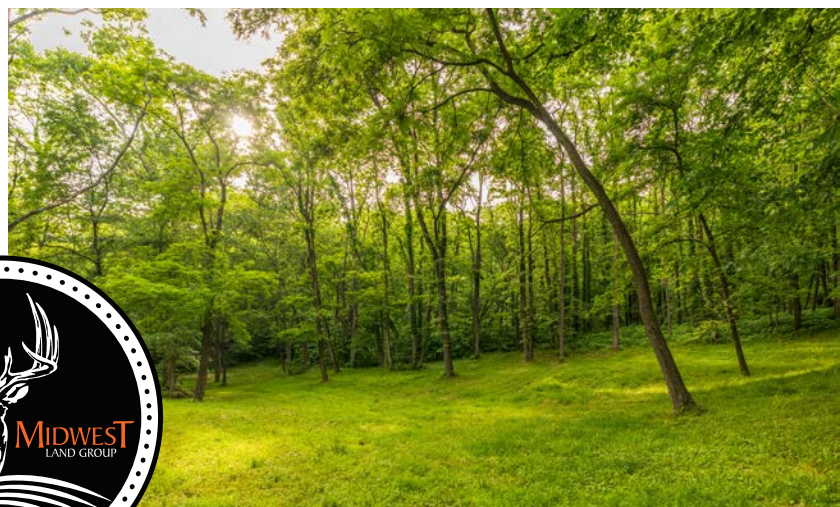


MIDWEST LAND GROUP PRESENTS

11 ACRES IN

BUCHANAN COUNTY MISSOURI



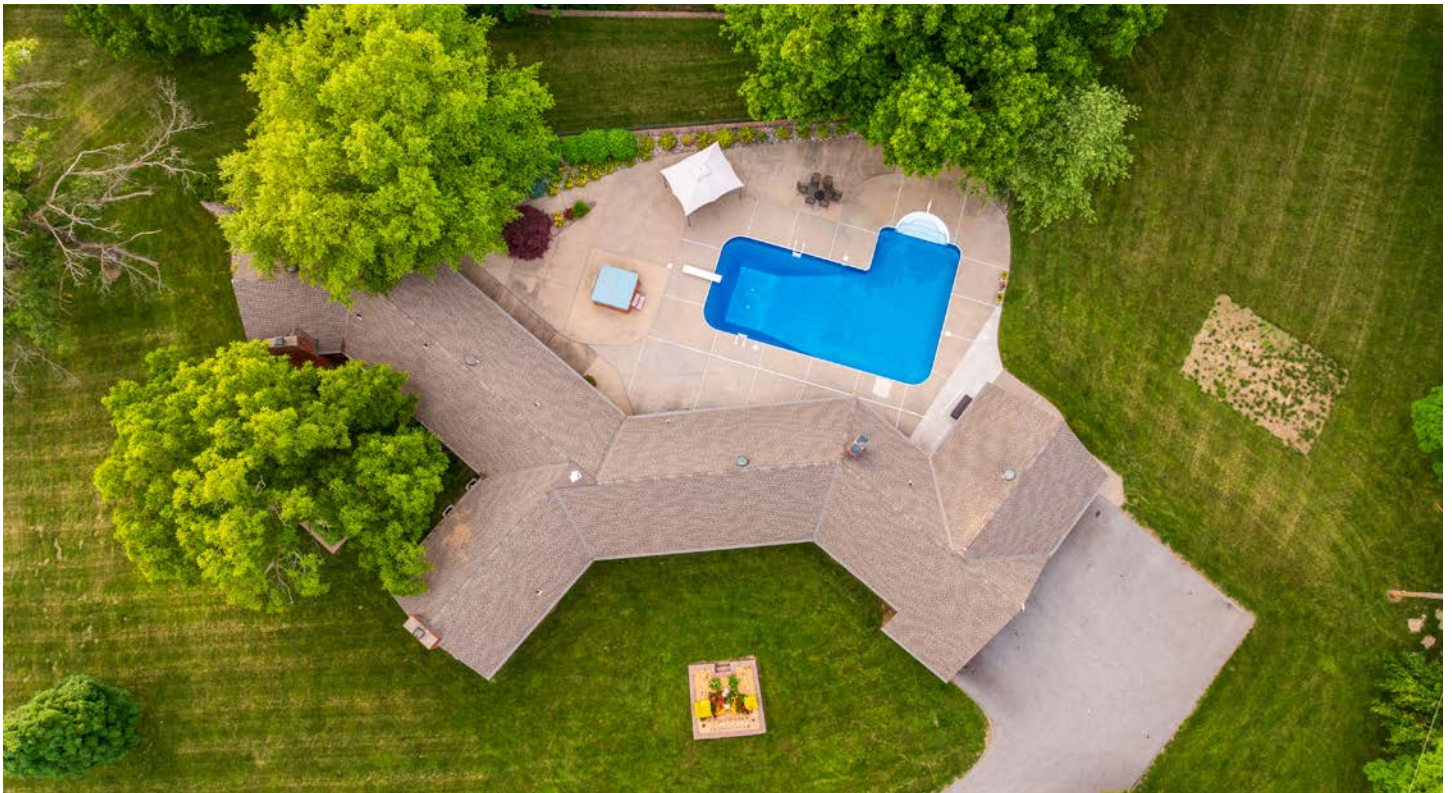
501 SOUTHEAST MOUNT ZION ROAD, SAINT JOSEPH, MO 64504

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING RANCH HOME ON 11 +/- SCENIC ACRES

Nestled in the rolling hills and river bluffs of Buchanan County lies this incredible home on acreage. The spacious ranchhouse sits on top of 11 +/- gorgeous acres. A paved driveway leads up to the beautiful, well-built brick home. The layout includes 3,650 square feet with 3 bedrooms, 3.5 bathrooms, 2 separate living areas, a formal dining room, laundry/mudroom, and a lovely kitchen with an island all on the main level. The spacious master suite has a double vanity bath with a walk-in shower, a large walk-in closet, and a sliding glass door that leads to an attached deck. The house runs on all electric heat, rural water, and has fiber internet. An attached 3 1/2 car garage adds to the convenience of the home. The home has a fully finished basement that is an additional 3,650 square feet. A large living area with a bar makes for an ideal place to host parties. Two

additional non-conforming bedrooms, a card room, and another full bathroom are located downstairs, as well as a small workshop and an exercise room. The entire home is quality-built and extremely clean and well-maintained. One of the most attractive features of the property is the 34'x46' saltwater pool behind the house. The patio makes for the ideal area for spending the summer months outside. The large yard looks like a park and is extremely well-manicured. Additionally, there is a 45'x63' Cleary metal outbuilding with concrete floors, water, and electricity. The home sits on 11 +/- gorgeous acres, and the topography of this region is something you have to see to appreciate. Deer and turkey are frequently seen on the property. The property is an easy drive to Saint Joseph and only 30 miles from Kansas City Airport.



PROPERTY FEATURES

PRICE: **\$854,380** | COUNTY: **BUCHANAN** | STATE: **MISSOURI** | ACRES: **11**

- Spacious ranch home built in 1977
- 11 taxable acres in Buchanan County, Missouri
- Gorgeous rolling hills and river bluffs terrain
- Paved driveway
- Plentiful wildlife and incredible recreational value
- Home offers 3,650 finished square feet on the main level with 3 bedrooms and 3.5 baths
- Kitchen with an island and breakfast nook
- Formal dining room
- Master bedroom featuring a master bath, walk-in closet, and double vanity bath
- Finished basement with rec room, card room, two additional non-conforming bedrooms, full bath and exercise room
- Lots of closets and built-in cabinets
- Electric heat, rural water, and fiber internet
- Attached 3.5 car garage
- Roof and gutters were replaced 3 years ago
- Quality-built, extremely clean, and well-maintained
- 45'x63' Cleary metal outbuilding with 14-foot side walls built in 2000
- Saint Joseph school district
- 2024 real estate tax was \$4,089.23
- 8 miles to Saint Joseph, MO
- 30 miles to Kansas City International Airport
- Less than an hour to downtown Kansas City



3 BED, 3.5 BATH HOME

The layout includes 3,650 square feet with 3 bedrooms, 3.5 bathrooms, 2 separate living areas, a formal dining room, laundry/mud room, and a lovely kitchen with an island on the main level.



LAUNDRY/MUD ROOM



MASTER SUITE



FINISHED BASEMENT WITH REC ROOM

The home has a fully finished basement that is an additional 3,650 square feet. A large living area with a bar makes for an ideal place to host parties.



ADDITIONAL INTERIOR PHOTOS



45'X63' CLEARY METAL OUTBUILDING

Additionally, there is a 45'x63' Cleary metal outbuilding with 14-foot side walls and tons of space for equipment, storage, and toys. The shop has a concrete floor, water, and electricity and was built in 2000.



2.5 +/- OPEN ACRES



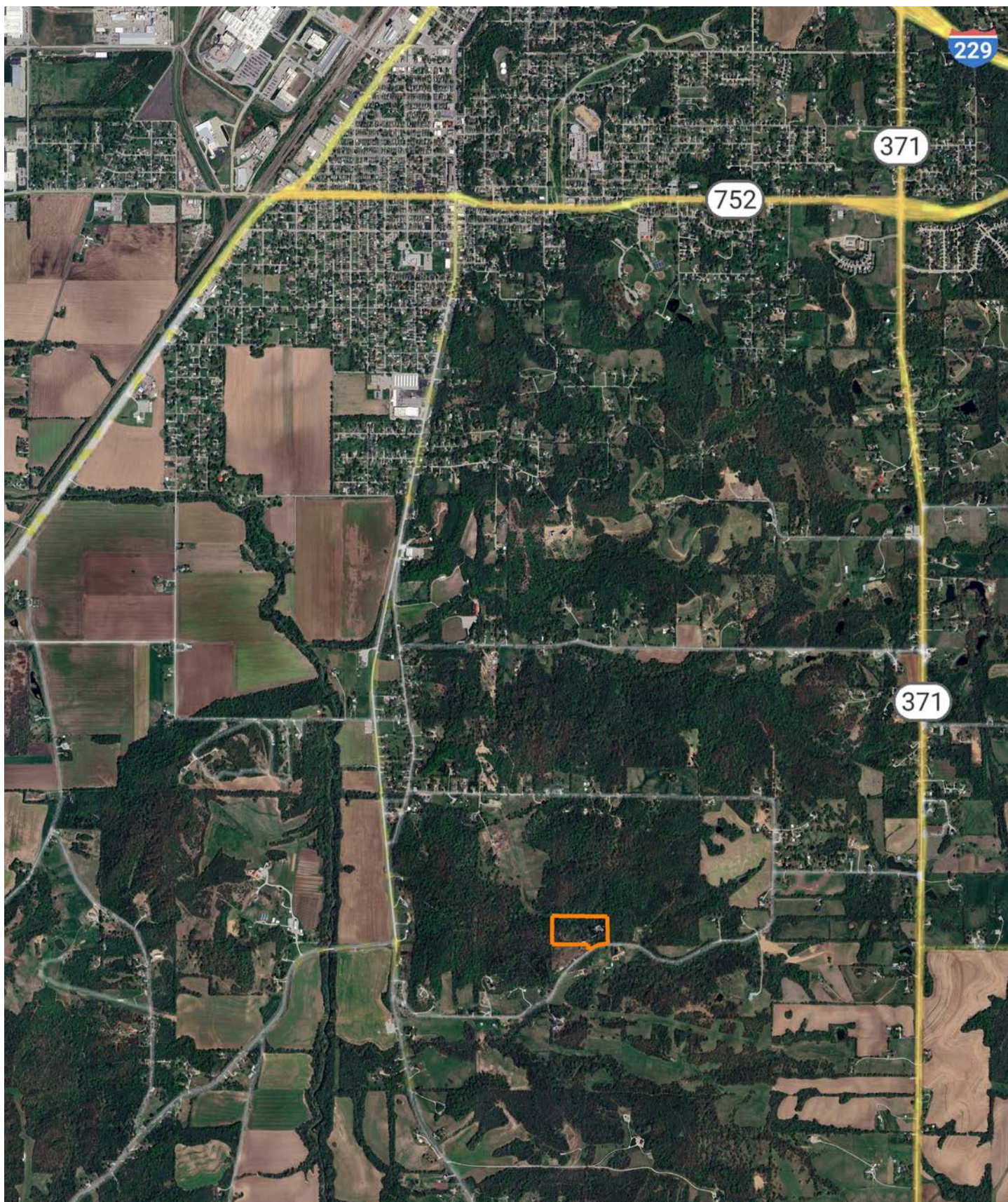
SALTWATER POOL



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



DREW YARKOSKY, LAND AGENT

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