

MIDWEST LAND GROUP PRESENTS



# BUCHANAN COUNTY, MO

38 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# HILLTOP COTTAGE RETREAT ON 38 +/- ACRES NEAR DEARBORN

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Welcome to this stunner of a cottage on 38 +/- acres that is perfect for full-time living or weekend adventures. Located just outside of Dearborn, Missouri, this property offers a relaxing retreat, fit for any outdoor enthusiast. The cottage consists of 1 bed and 1 bath with an open kitchen and living room that leads into a craft/office room. Each room has a very cozy feel with minimal maintenance and utility costs in mind. A charming landscape of native flowers and shrubs welcomes you in from every direction. The covered porch is a great feature. Built high up on the hill and well off the road, this site gives way to expansive views of the countryside. There is plenty of room to build the home of your dreams and treat the cottage as a traditional guest house. The cottage is accompanied by a quality-built shop and a bonus cabin. The shop is built with concrete floors and ample lighting. The bonus

cabin could serve many uses, from guest overnights to even a short-term rental.

The land consists mainly of open warm-season grasses growing in rich soils with pockets of mature timber along Chestnut Branch Creek, which also serves as the eastern boundary. The wildlife is very diverse, with abundant deer and turkey populations. Several hidden pockets that would be perfect for food plots and stand locations. The soils are very rich, making them prime garden or orchard material.

This property checks a ton of boxes, including quick access to I-29, putting you at MCI within 18 minutes and downtown Kansas City within 40 minutes. Feel free to call Bobby at (816) 392-5515 with any questions or to schedule a tour.





# PROPERTY FEATURES

PRICE: **\$525,000** | COUNTY: **BUCHANAN** | STATE: **MISSOURI** | ACRES: **38**

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- Charming 1-bed, 1-bath cottage with open layout
- Bonus craft or office room for added space
- Designed for low maintenance and efficiency
- Covered porch with panoramic countryside views
- Private hilltop setting, well off the road
- Spacious, well-lit shop with concrete flooring
- Bonus cabin ideal for guests or rental use
- 38 +/- acres of native grass and mature timber
- Chestnut Branch Creek borders the east side
- Excellent wildlife habitat with deer and turkey
- Great location and not far from the airport





# CHARMING CABIN

The cottage consists of 1 bed and 1 bath with an open kitchen and living room that leads into a craft/office room. Each room has a very cozy feel with minimal maintenance and utility costs in mind.





## COVERED PORCH

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## SPACIOUS SHOP

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# GUEST CABIN

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## 38 +/- ACRES

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The land consists mainly of open warm-season grasses growing in rich soils with pockets of mature timber along Chestnut Branch Creek, which also serves as the eastern boundary.





# AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 33' 18.83, -94° 43' 11.92

**28-55N-34W**  
**Buchanan County**  
**Missouri**

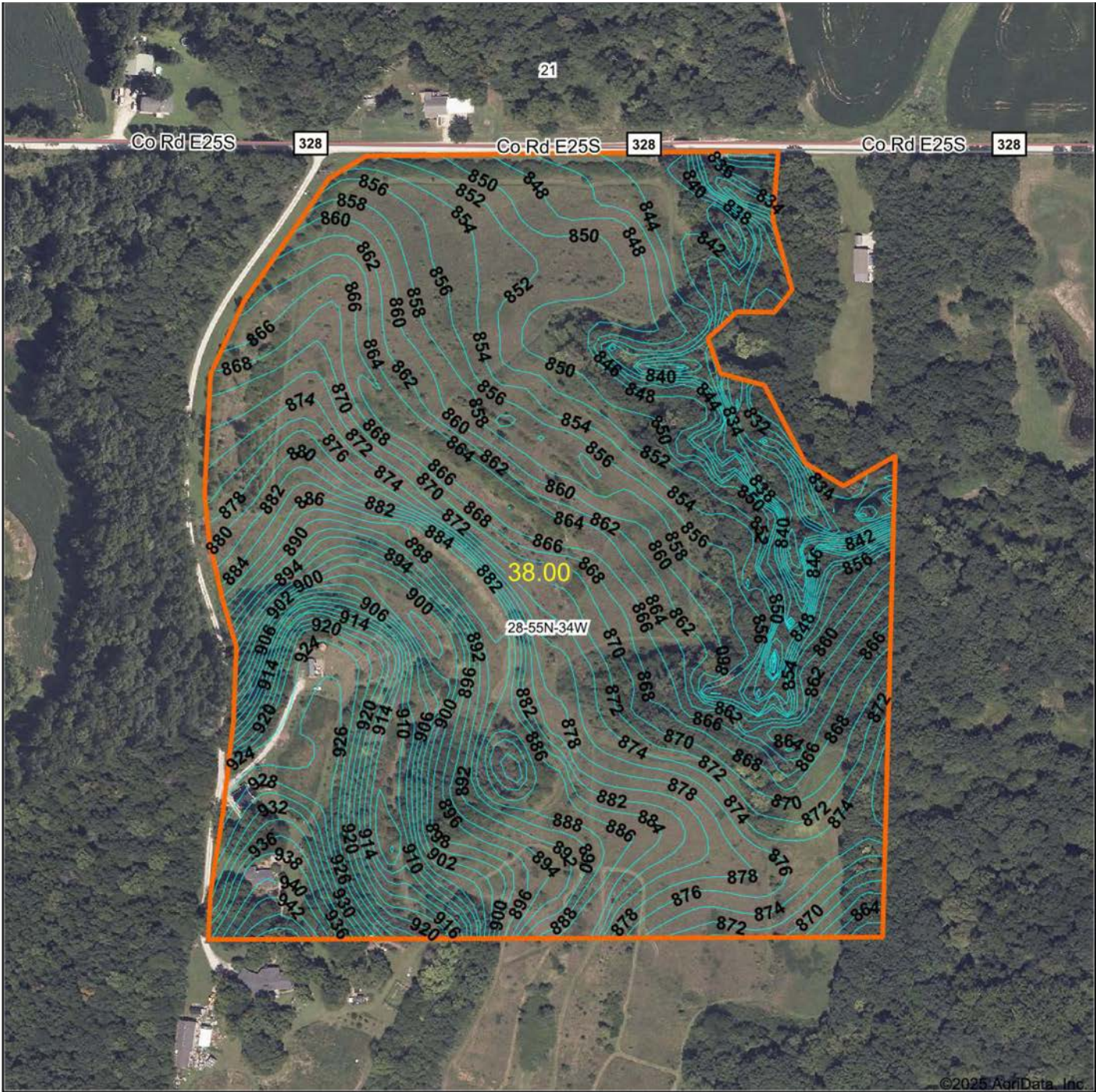
0ft 259ft 517ft



7/4/2025



# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 825.5

Max: 945.3

Range: 119.8

Average: 873.7

Standard Deviation: 25.49 ft

0ft 291ft 581ft



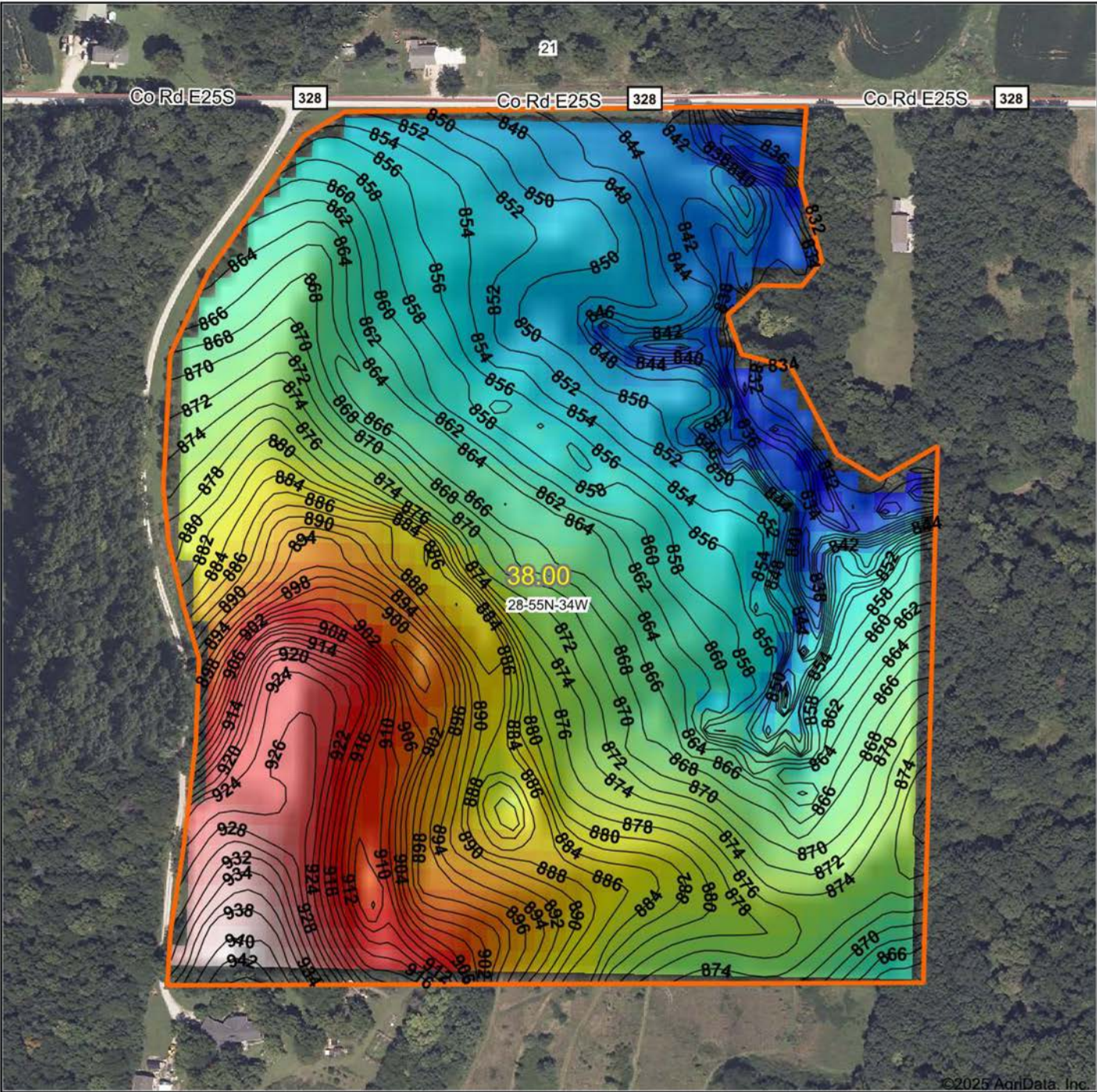
7/4/2025

28-55N-34W  
Buchanan County  
Missouri

Boundary Center: 39° 33' 18.83, -94° 43' 11.92



# HILLSHADE MAP



Low      Elevation      High

Source: USGS 10 meter dem  
Interval(ft): 2  
Min: 825.5  
Max: 945.3  
Range: 119.8  
Average: 873.7  
Standard Deviation: 25.49 ft

0ft      260ft      521ft

N  
W      E  
S

7/4/2025

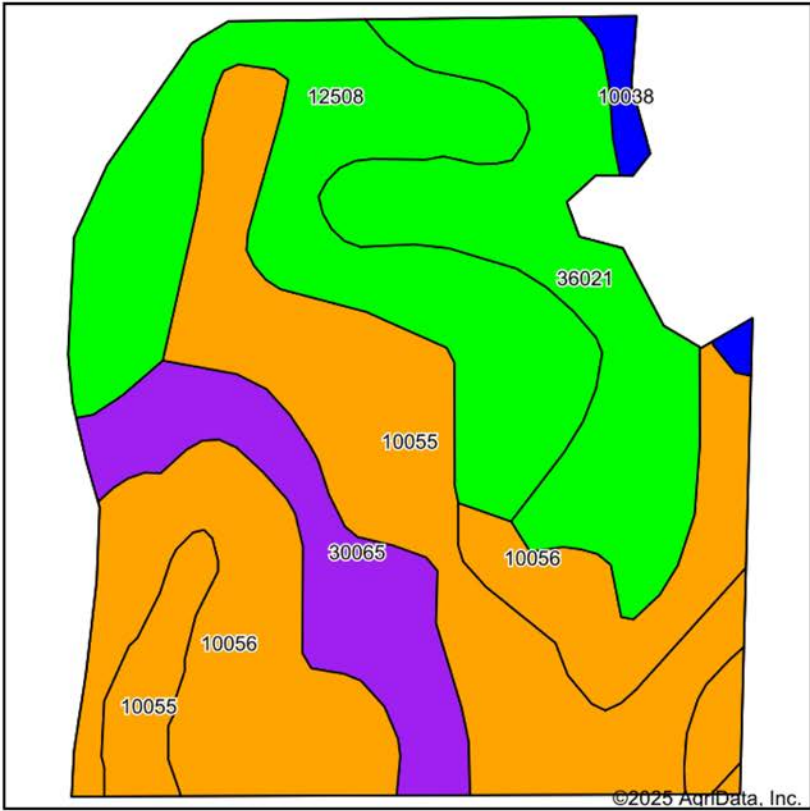
**28-55N-34W**  
**Buchanan County**  
**Missouri**

Boundary Center: 39° 33' 18.83, -94° 43' 11.92

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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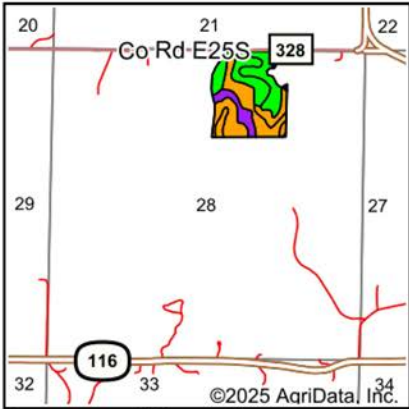


# SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**  
County: **Buchanan**  
Location: **28-55N-34W**  
Township: **Jackson**  
Acres: **38**  
Date: **7/4/2025**



Maps Provided By:

**surety**  
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Area Symbol: MO021, Soil Area Version: 26

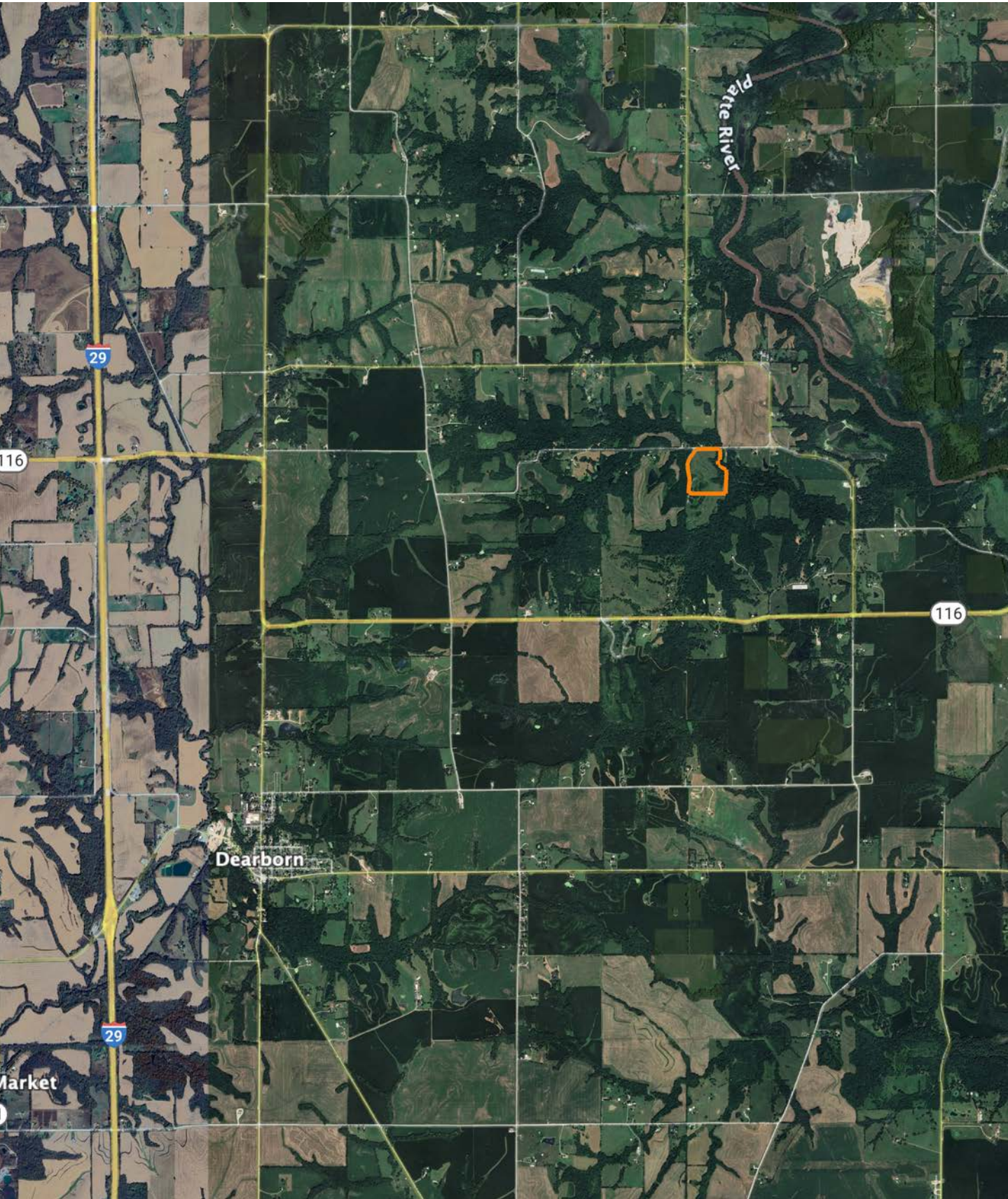
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10055	Knox silt loam, 5 to 9 percent slopes, eroded	9.31	24.5%		Ille	81	81	67
12508	Wiota silt loam, 1 to 3 percent slopes, rarely flooded	8.90	23.4%		I	90	90	87
10056	Knox silt loam, 9 to 14 percent slopes, eroded	8.57	22.6%		Ille	80	80	66
36021	Kennebec silt loam, 0 to 2 percent slopes, rarely flooded	6.77	17.8%		Iw	91	91	87
30065	Gasconade flaggy silty clay loam, 14 to 35 percent slopes	3.93	10.3%		Vlls	8	8	3
10038	Judson-Colo complex, 1 to 5 percent slopes	0.52	1.4%		Ile	85	84	75
Weighted Average					2.58	*n 77.2	*n 77.2	*n 68.5

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Midwest Land Group Agent, Bobby Oberlander, grew up in Owensville, Missouri and now calls Kansas City North home. He has been an avid hunter, fisherman and outdoorsman for nearly three decades. His father taught him how to shoot at the age of four, and later he joined his schools' competitive pistol and rifle teams, winning state and national honors. After attending Missouri State University in Springfield, Missouri, Bobby served his local community as a law enforcement officer before becoming a federal corrections officer. When he was offered an opportunity to manage a four-state territory for an automotive company, he took it. "I drove a lot of miles across acres of Missouri, Iowa, Nebraska and Kansas. I wondered who owned the land, what they used it for and how long it had been in someone's family," said Bobby. He decided to get off the road to help people reach their goal of land ownership and help them gain the most value when it comes time to sell.

Bobby's appreciation for the outdoors, solid work ethic and uncompromising professionalism were key factors in our offering him a position on Midwest Land Group's Team. Bobby knew he wanted to work for a reputable company, and he found that in Midwest Land Group. Joining our team was an easy choice for him after hearing great things from a family member about working with one of our agents. He has traveled, worked, and lived in several parts of Missouri, which makes him very familiar with the landscape. If you're looking for a particular type of land, chances are Bobby can lead you straight to it.

When he's not out working with clients, he is bow hunting whitetails in the fall, fishing in spring and camping in summer with his family. Bobby is involved in the National Wild Turkey Federation (NWTf), Quality Deer Management Association (QDMA) and Boy Scouts of America. Hunting, fishing, law enforcement and long road trips have given him the skills you look for in a land agent like patience, calmness, listening, attention to details, communication and reliability. Give Bobby a call today and talk about your land needs.



**BOBBY OBERLANDER,**  
LAND AGENT  
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[BOberlander@MidwestLandGroup.com](mailto:BOberlander@MidwestLandGroup.com)



## MidwestLandGroup.com

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