

MIDWEST LAND GROUP PRESENTS

39 ACRES

CASS COUNTY, MO

28909 E 297TH STREET, GARDEN CITY, MISSOURI, 64747



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME, BARN, AND 39 +/- ACRE HOBBY RANCH

Located between Harrisonville and Garden City is this charming home and beautiful hobby ranch. The 3,554 square foot home has four bedrooms, three baths, and an additional non-conforming room. The main level features spacious rooms, vaulted ceilings, stunning aspen finishes, hardwood flooring, and new carpet. The beautiful kitchen is open to the great room, and offers an island, tall cabinets, stainless appliances, and a large pantry. The master bedroom has large windows, filling the room with natural light, and a walkout door to the patio. The master bath showcases an oversized shower and a large walk-in closet. The finished walkout basement has one conforming and one non-conforming bedroom, an additional room ideal for an office, and a spacious common area with a full bathroom and wet bar. The home has laundry hookups on both levels, has a two-car garage, and high-speed fiber internet. The

exterior of the home offers patios in both the front and back. A new roof and exterior paint were completed in 2024. The house is adorned with pretty landscaping, diverse trees, and a 3-½ acre fenced lawn. The entrance features an electric gate.

Currently utilized as a working llama ranch, the property is set up for functionality and convenience. The ground is fenced and cross-fenced into four large pastures; each with its own yard hydrant and 20'x22' loafing shed. Three of the pastures also have ponds. Constructed in 2018, the centrally-located 40'x60' barn offers stalls, a partial concrete floor, full-length lean-tos, a calving room, a tack room, and access to four dry lots. The ranch could easily be converted to a cattle or horse operation. The property is located within the Sherwood School District and is just 35 minutes from the Kansas City metro.



PROPERTY FEATURES

PRICE: **\$875,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **39**

- 3,554 sq. ft home
- Raised ranch floor plan
- 4 bedrooms, 3 baths
- Finished walkout basement
- Wet bar
- New roof and paint
- New carpet
- Aspen wood finishes
- Vaulted ceilings
- Stainless appliances
- 2-car garage
- Laundry hookups on each floor
- Fiber internet
- 40'x60' barn
- Utility shed
- 3 ½ acre lawn
- 39 +/- acres
- Fenced
- 4 pastures
- 4 dry lots
- Loafing sheds
- Electric gate entrance
- Sherwood School District
- 35 minutes from Kansas City



3,554 SQ. FT HOME

The 3,554 square foot home has four bedrooms, three baths, and an additional non-conforming room. The main level features spacious rooms, vaulted ceilings, stunning aspen finishes, hardwood flooring, and new carpet.



4 BEDROOMS, 3 BATHS



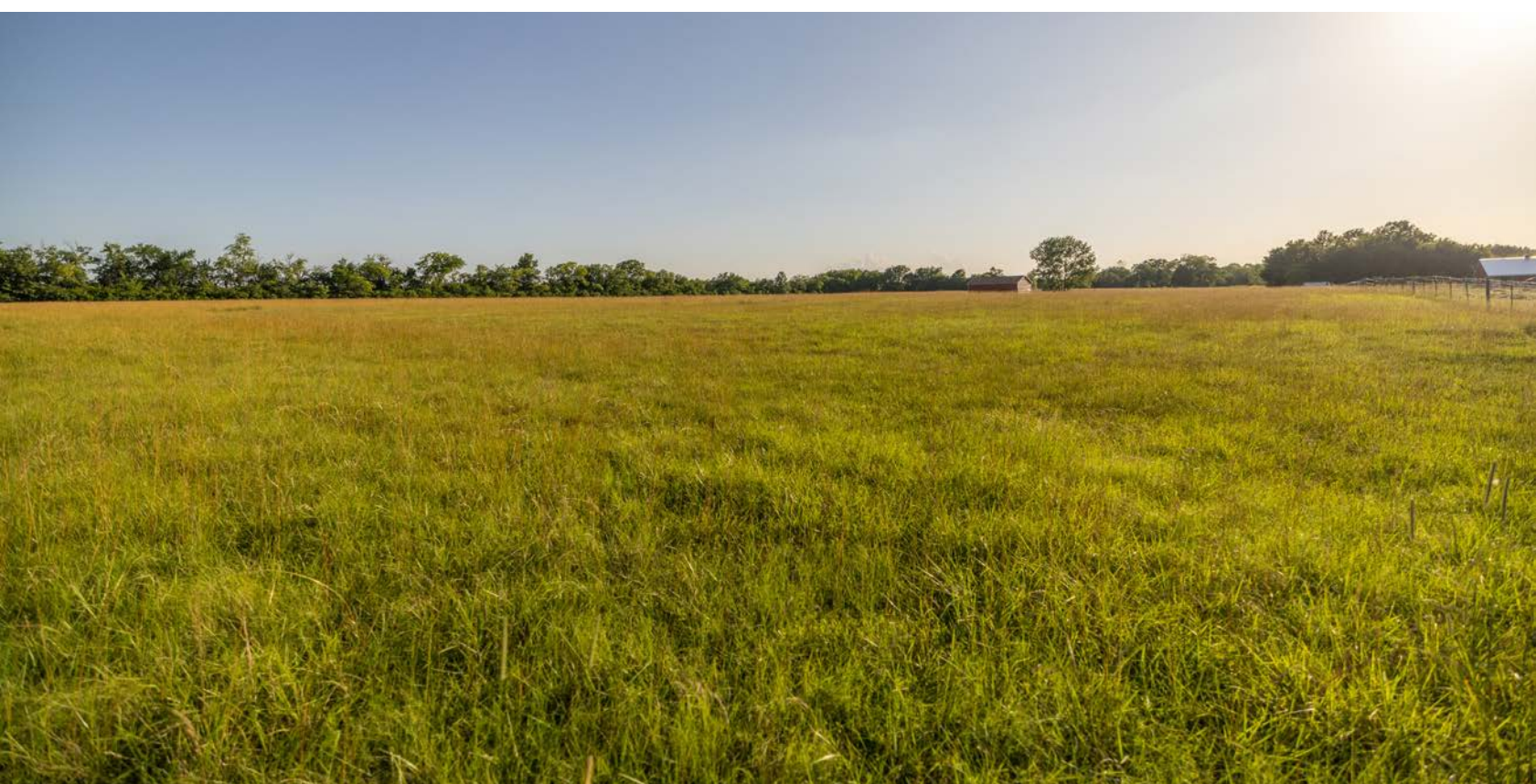
LOAFING SHEDS



40'X60' BARN



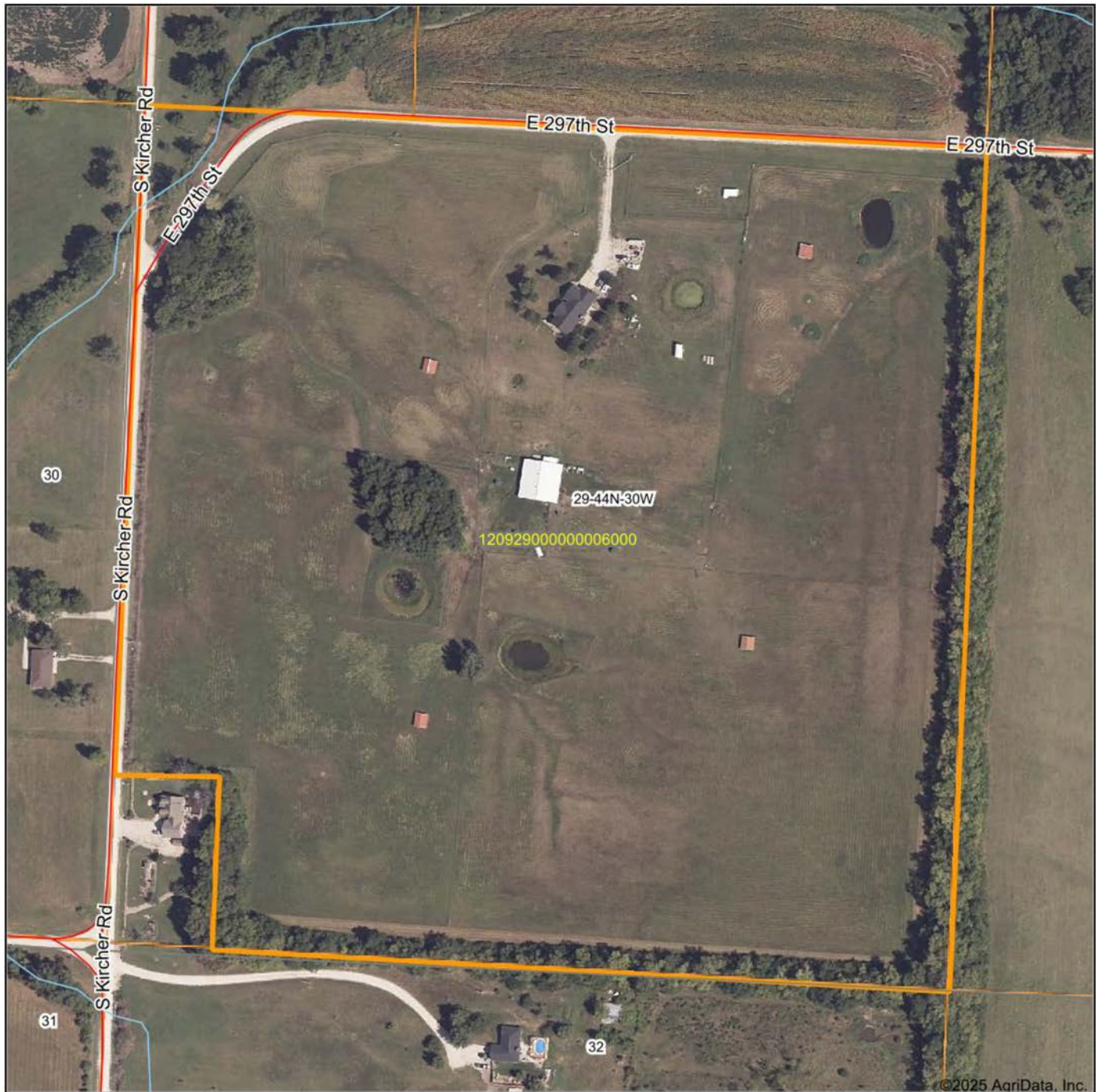
4 PASTURES



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 38° 34' 26.17, -94° 15' 53.84

0ft 243ft 486ft



Maps Provided By:



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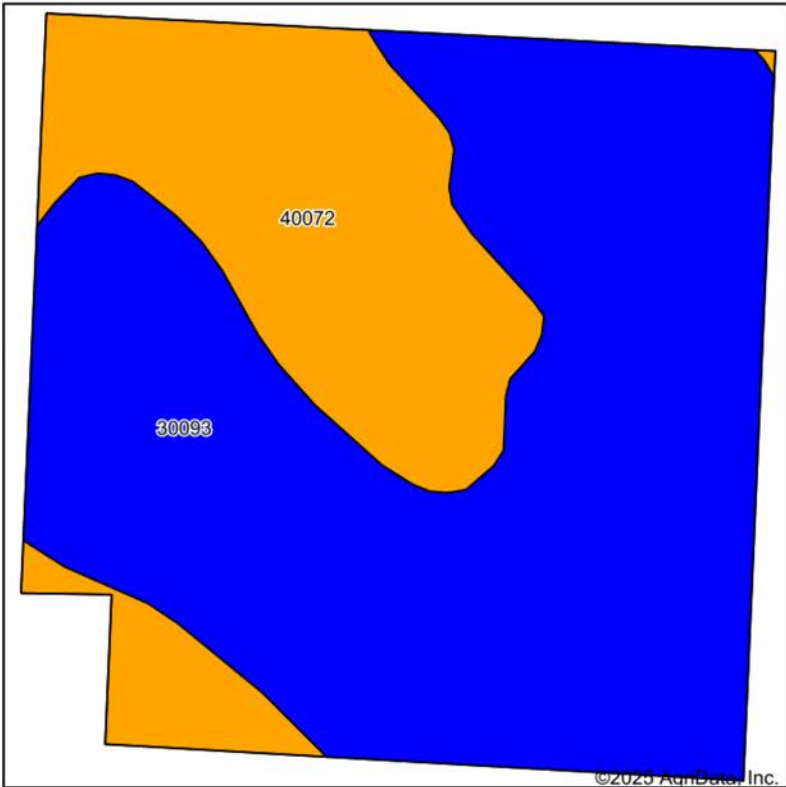
www.AgriDataInc.com

29-44N-30W
Cass County
Missouri



6/12/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cass**
Location: **29-44N-30W**
Township: **Camp Branch**
Acres: **38.89**
Date: **6/12/2025**



Maps Provided By:



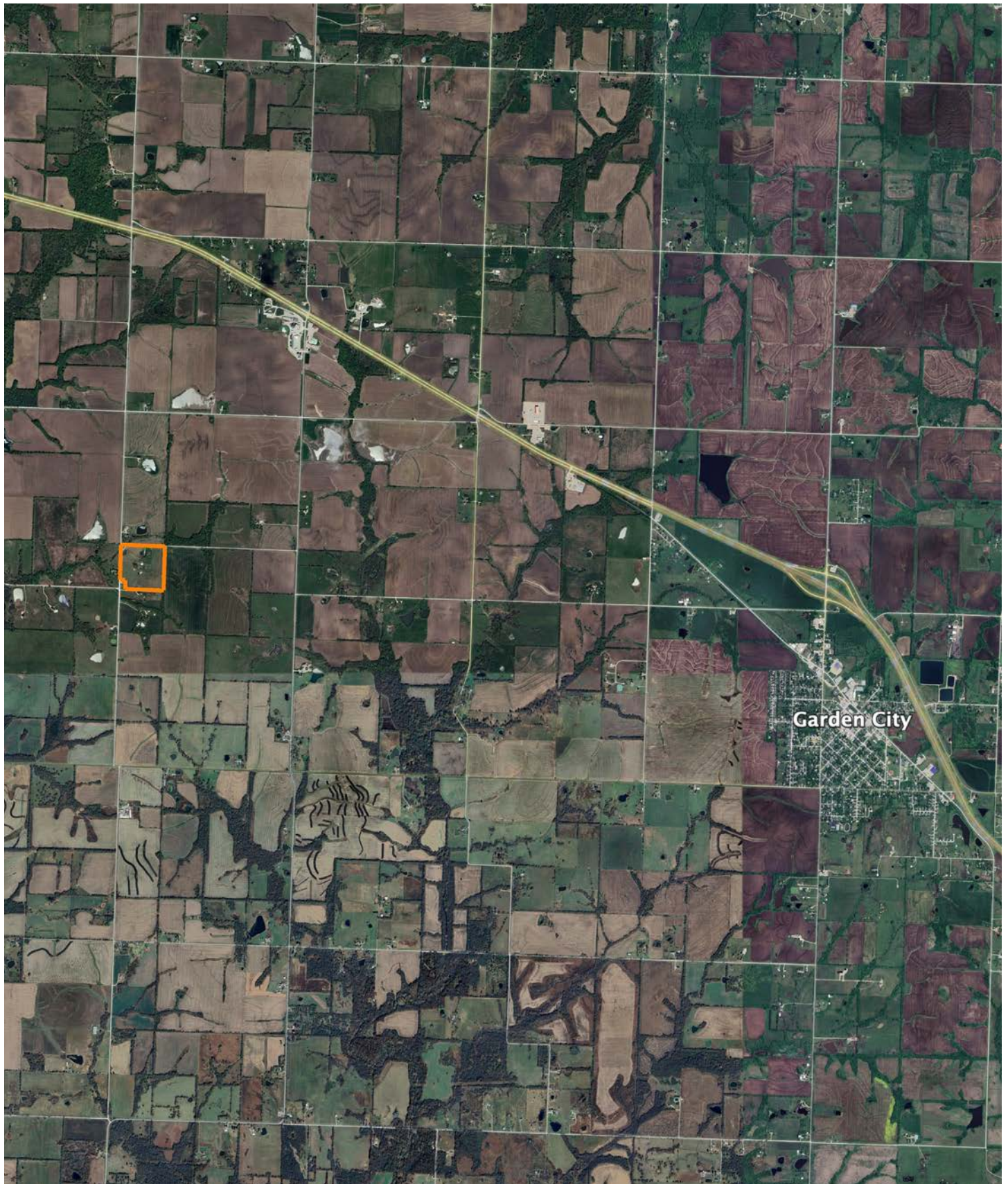
Area Symbol: MO037, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
30093	Haig silt loam, 0 to 2 percent slopes	27.26	70.1%		> 6.5ft.	Ilw	0	74	74	70	65	
40072	Kenoma silt loam, 1 to 3 percent slopes	11.63	29.9%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	58	59	54
Weighted Average						2.30	1162.7	*n 69.5	*n 68.6	*n 66.4	*n 63.2	*n 16.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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