

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

JACKSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

30 +/- ACRES WITH ENDLESS POTENTIAL IN LEE'S SUMMIT SCHOOL DISTRICT

Tucked at the end of a long private drive just outside city limits in unincorporated Jackson County, this 30 +/- acre gem offers incredible privacy, rolling terrain, and a diverse landscape—all just minutes from Lee's Summit, Oak Grove, and Grain Valley, with quick and easy access to city conveniences.

The land features 15 +/- acres of tillable ground, about 3 +/- acres of grass, and the balance in mature timber—ideal for recreation, farming, or your dream homestead. The property offers great deer and turkey hunting, potential pond locations, and the peace and quiet of rural living.

The 3-bedroom, 2-bath farmhouse has been well maintained and thoughtfully updated over the years. It's move-in ready and could serve as a comfortable place to live while you build your dream home or estate, or

become a second home for guests or extended family down the road. A 2-car garage, beautifully landscaped flower beds, and a well-kept garden add to the charm and functionality.

You'll also find three solid barns on the property—classic structures with character and life left in them. Whether you fix them up for long-term use or utilize them as-is while building your dream setup, they offer great utility and storage options.

With room for chickens, horses, or even cows, this is a place where farm life and modern convenience meet—all within the highly desirable Lee's Summit School District and an Oak Grove address.

Tracts like this are rare—schedule your private tour today!



PROPERTY FEATURES

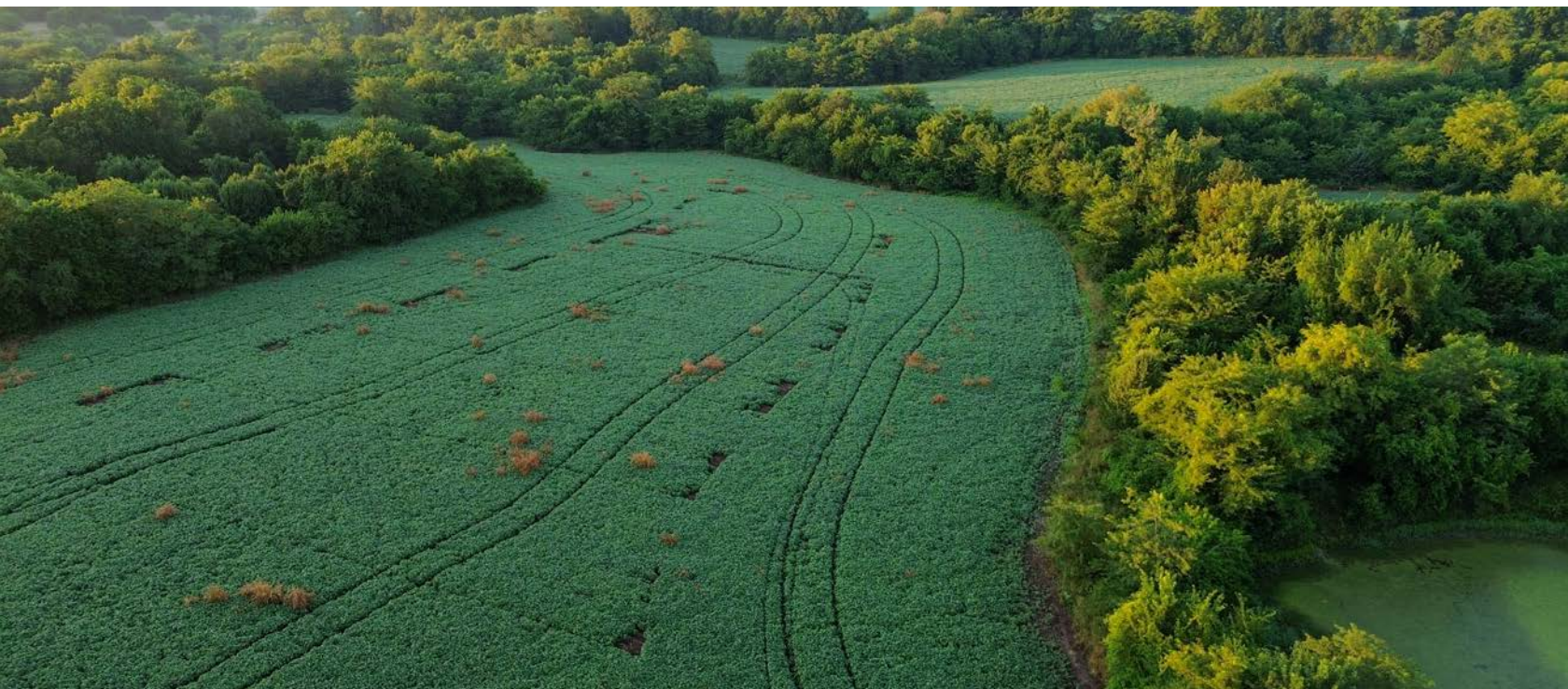
PRICE: **\$882,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **30**

- Perfect location to build your dream home
- 30 +/- acres
- 15 +/- acres tillable
- Rolling terrain
- Long private drive to get far away from the road
- Amazing recreational farm
- Great deer hunting
- Fantastic turkey hunting
- Room for horses or a few cows
- Perfect for homesteading and farm-to-table lifestyle
- 3-bedroom, 2-bath farmhouse
- 3 barns
- Potential pond sites



15 +/- TILLABLE ACRES

The land features 15 +/- acres of tillable ground, about 3 +/- acres of grass, and the balance in mature timber—ideal for recreation, farming, or your dream homestead.



POTENTIAL BUILD SITE



3 BARNNS



3-BED, 2-BATH FARMHOUSE

The 3-bedroom, 2-bath farmhouse has been well maintained and thoughtfully updated over the years. It's move-in ready and could serve as a comfortable place to live while you build your dream home or estate, or become a second home for guests or extended family down the road.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 56' 2.13, -94° 12' 27.46

34-48N-30W
Jackson County
Missouri

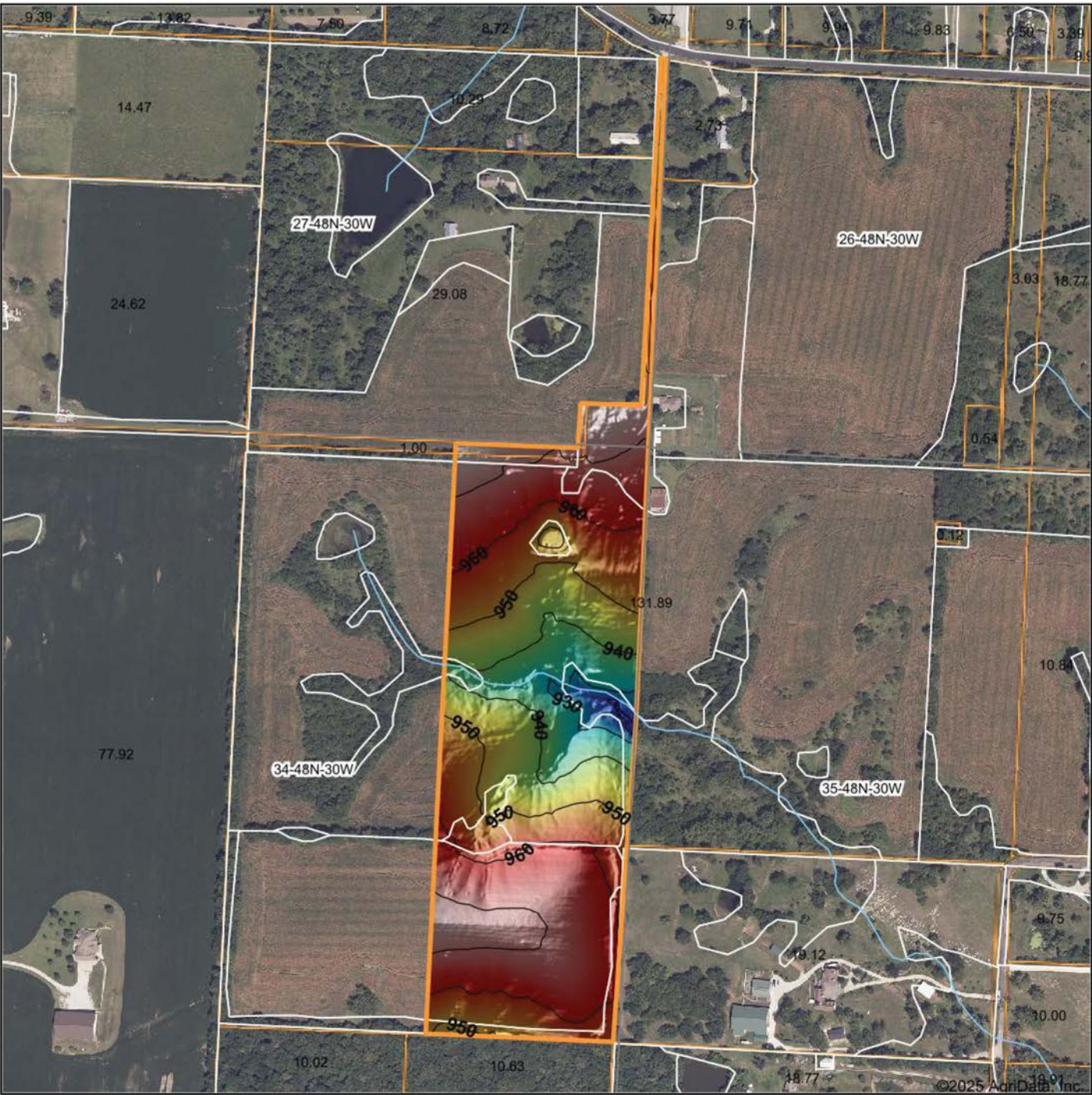
0ft 558ft 1116ft



7/18/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



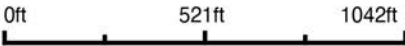
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 10
Min: 917.7
Max: 975.7
Range: 58.0
Average: 955.0
Standard Deviation: 12.17 ft

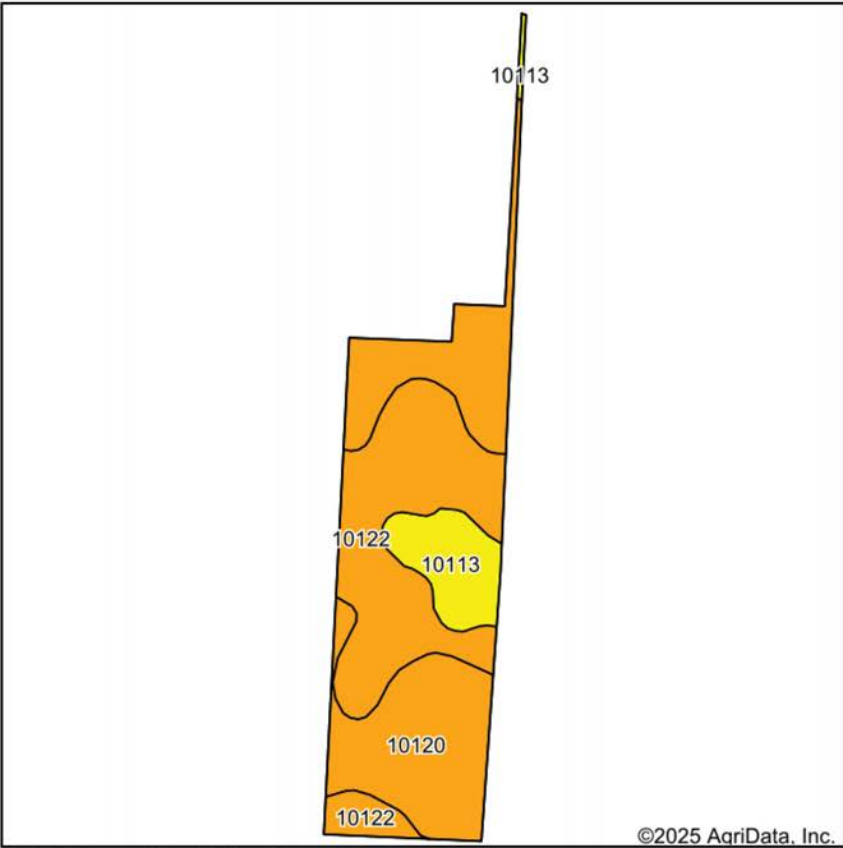


7/18/2025

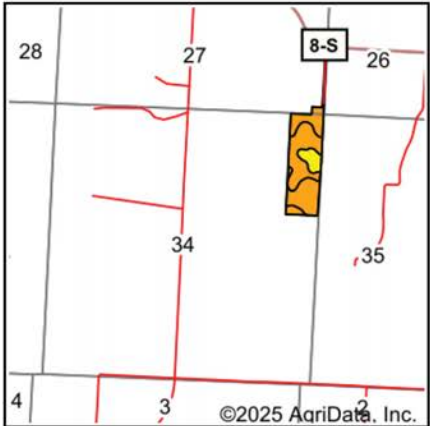
34-48N-30W
Jackson County
Missouri

Boundary Center: 38° 56' 2.13, -94° 12' 27.46

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Jackson**
Location: **34-48N-30W**
Township: **Van Buren**
Acres: **30.67**
Date: **7/18/2025**



Maps Provided By:



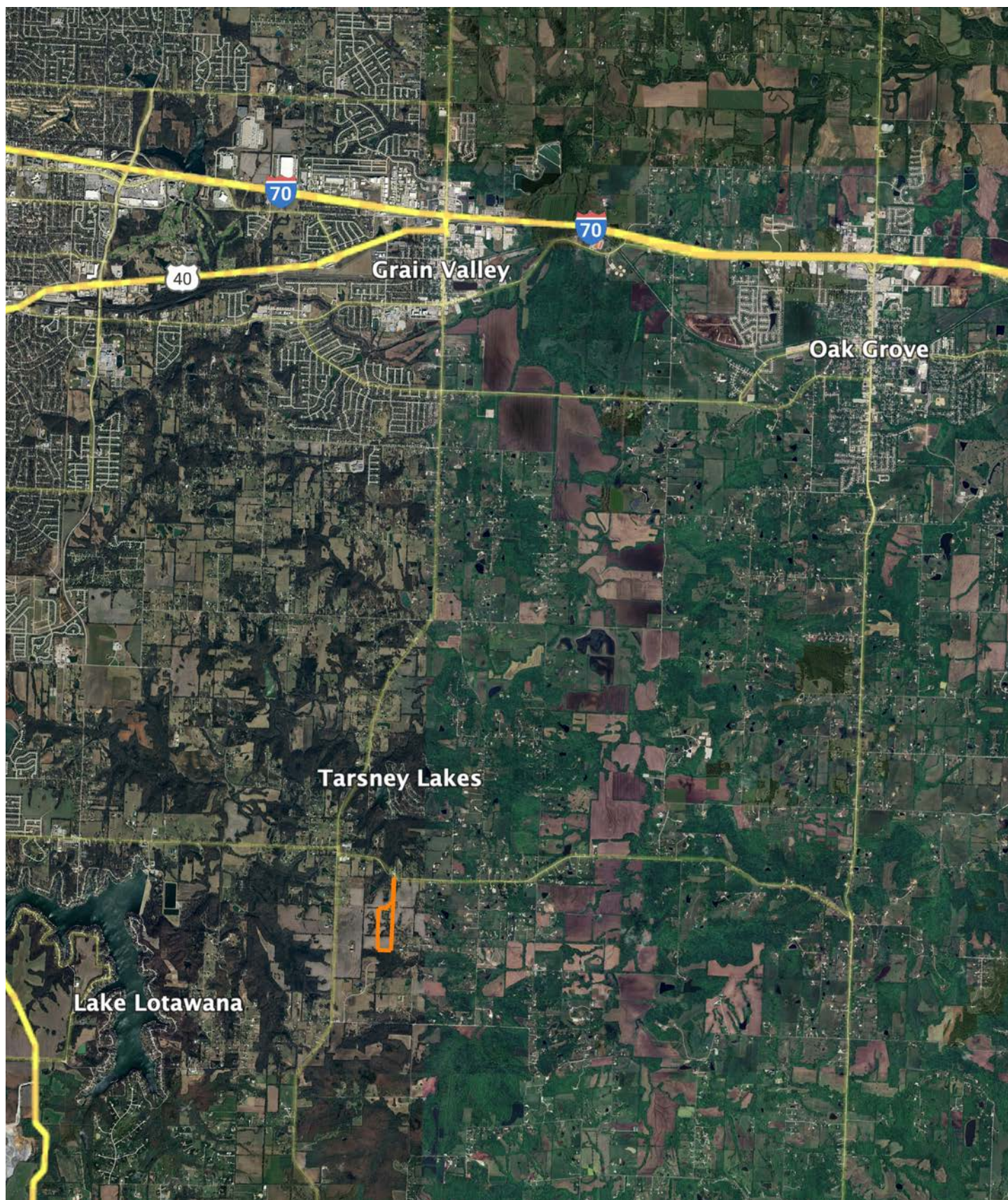
Area Symbol: MO095, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
10120	Sharpsburg silt loam, 2 to 5 percent slopes	14.14	46.1%		> 6.5ft.	III s	72	72	60	55	
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	12.88	42.0%		> 6.5ft.	III e	64	64	54	47	
10113	Oska silty clay loam, 5 to 9 percent slopes, eroded	3.65	11.9%		2.8ft. (Lithic bedrock)	I v e	51	50	48	37	2
Weighted Average						3.12	*n 66.1	*n 66	*n 56.1	*n 49.5	*n 0.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he's worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he's not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you've booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you've seen him starring on the Outdoor Channel's award-winning "Heartland Bowhunter," where he is also part of their pro staff. Even though he's traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you'll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



NATE FLYNN, LAND AGENT
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