

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

# JACKSON COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

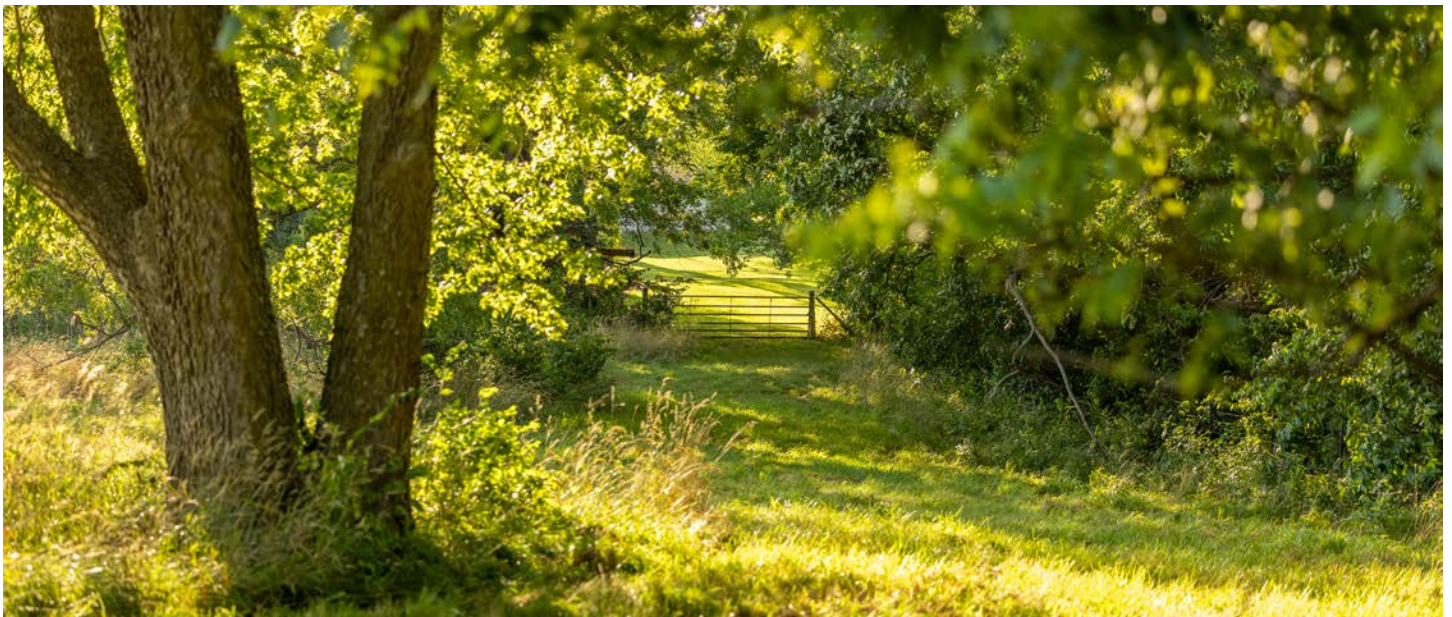


MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUILD SITE WITH RECREATION AND INCOME

If you are looking to build in an incredible location with room to roam and limited neighbors, then you do not want to miss this one! Paved road frontage with quick access to both 24 Highway and 78 just northwest of Lake City. The north and east boundaries border the city of Independence property and provide close access to the Little Blue Trace Trail. The south boundary is large agricultural land, so you are surrounded by nature and not houses! Full utilities are located at the road with fiber currently being installed. There is an old home of

no value that will need to be torn down, but the 2-car garage is in great condition. Property features include a small pond with livestock waterer, approximately 12 +/- acres of land currently in tillable production providing annual income, pasture, and mature timber. Extremely diverse, you won't find a more beautiful setting to raise a family or such an easy getaway location with that country feel than this one. Call Paul Lowry at (816) 500-2513 to schedule your private tour today!



## PROPERTY FEATURES

PRICE: **\$650,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **38**

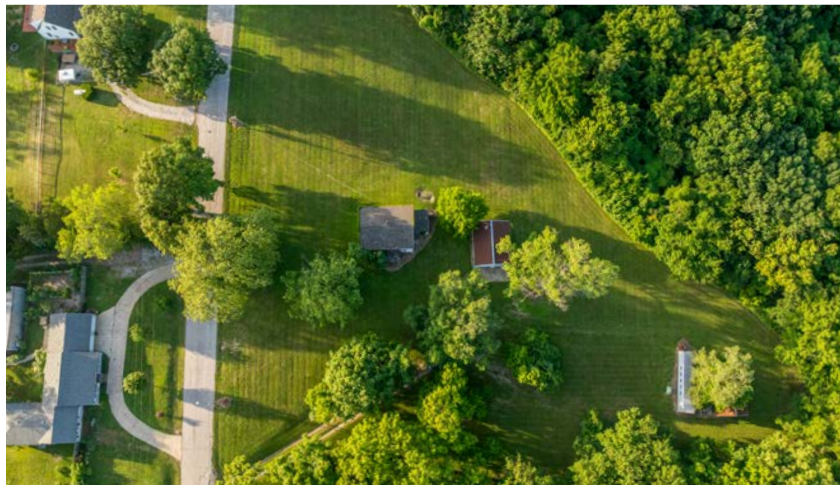
- Beautiful build site
- Full utilities at the road
- Fiber installation in progress
- 2-car garage
- Small pond with livestock waterer
- Mature timber
- Pasture
- 12 +/- acres of tillable ground
- Paved road frontage
- Secluded setting



# BEAUTIFUL BUILD SITE

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Full utilities are located at the road with fiber currently being installed. There is an old home of no value that will need to be torn down, but the 2-car garage is in great condition.





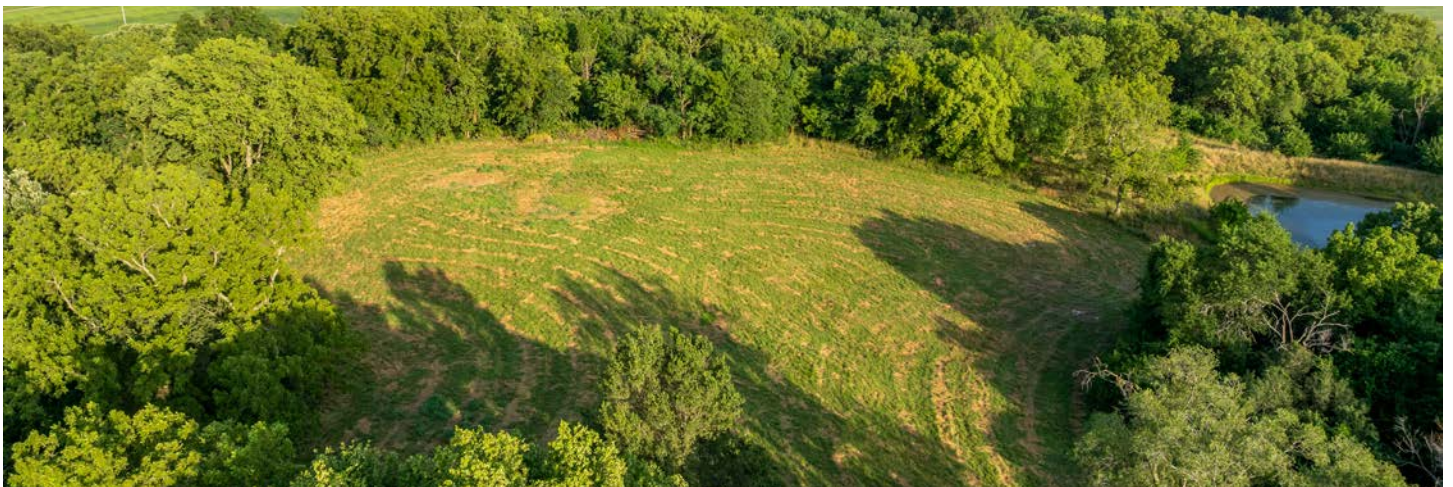
## SMALL POND

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## PASTURE

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# 12 +/- ACRES OF ANNUAL INCOME

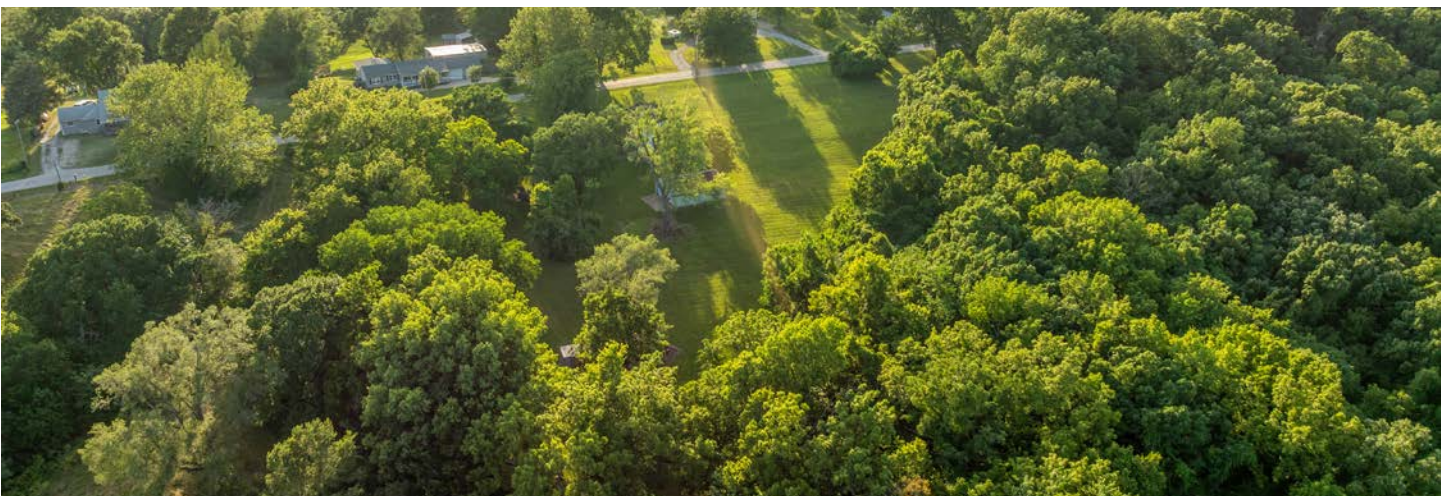
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# MATURE TIMBER

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 39° 6' 49.57, -94° 18' 24.38

**26-50N-31W**  
**Jackson County**  
**Missouri**

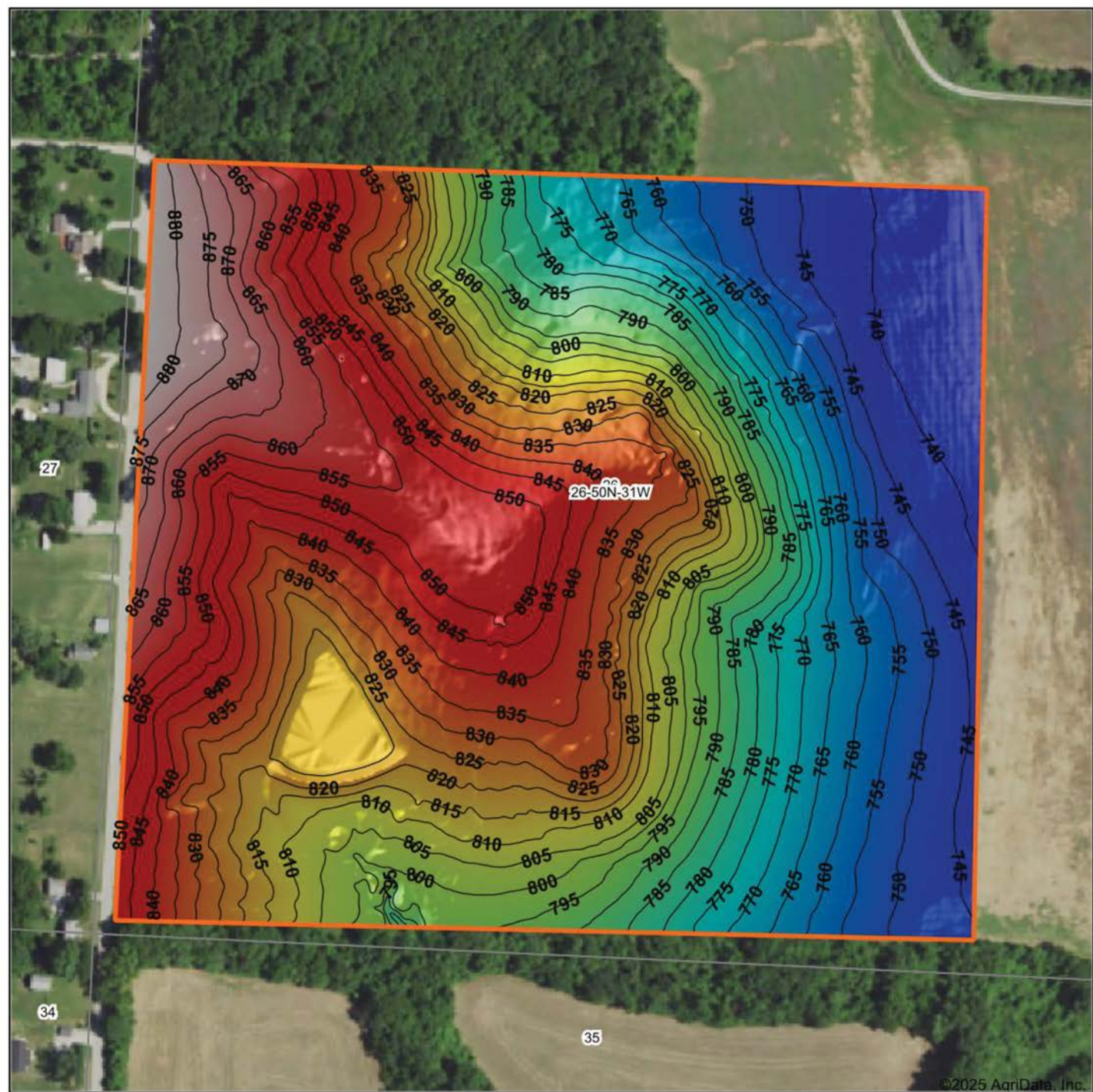
0ft 264ft 528ft



5/27/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5

Min: 736.0

Max: 884.7

Range: 148.7

Average: 806.1

Standard Deviation: 40.55 ft

0ft 260ft 521ft



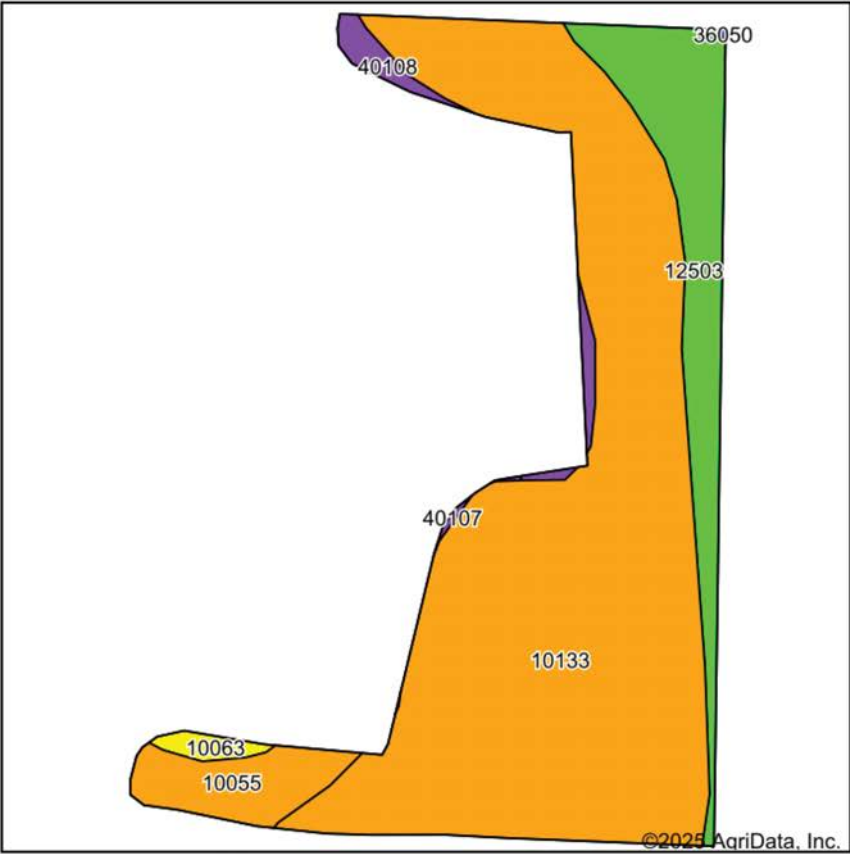
5/27/2025

26-50N-31W  
Jackson County  
Missouri

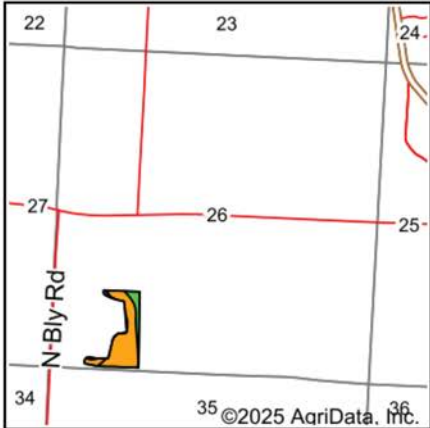
Boundary Center: 39° 6' 49.57, -94° 18' 24.38



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Jackson**  
Location: **26-50N-31W**  
Township: **Blue**  
Acres: **11.75**  
Date: **5/27/2025**



Maps Provided By:

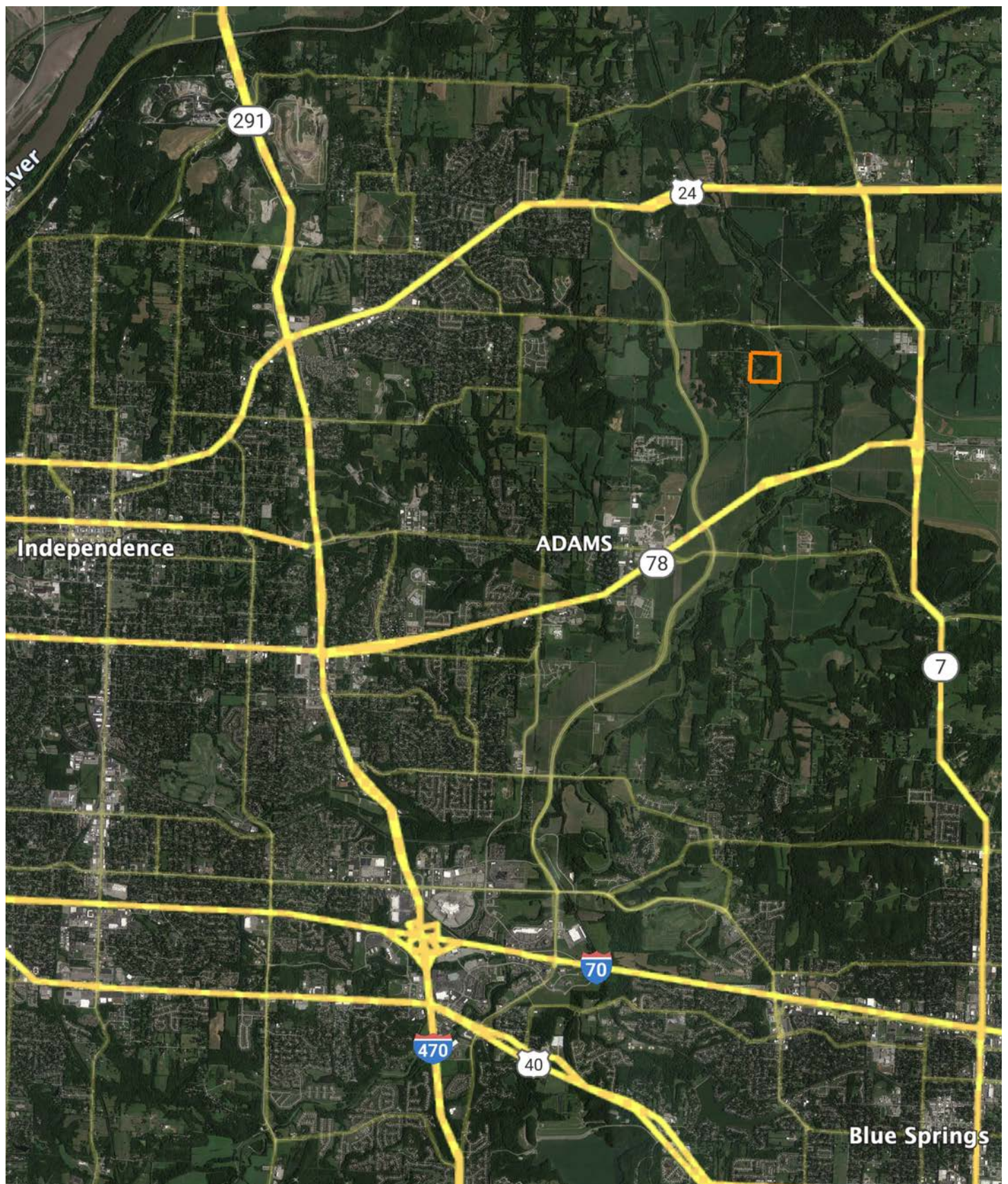


Area Symbol: MO095, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10133	Sibley silt loam, 5 to 9 percent slopes	8.94	76.1%		IIIe	90	90	81
12503	Napier silt loam, 0 to 3 percent slopes	1.74	14.8%		I	83	83	81
10055	Knox silt loam, 5 to 9 percent slopes, eroded	0.68	5.8%		IIIe	81	81	67
40108	Snead-Rock outcrop complex, warm, 14 to 30 percent slopes	0.27	2.3%		VIe	35	33	25
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	0.12	1.0%		IVe	71	71	49
Weighted Average					2.78	*n 87	*n 86.9	*n 78.6

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



**PAUL LOWRY**, LAND AGENT  
**816.500.2513**

[PLowry@MidwestLandGroup.com](mailto:PLowry@MidwestLandGroup.com)



## MidwestLandGroup.com

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