

MIDWEST LAND GROUP PRESENTS

155.83 ACRES IN

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# CASS COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGHLY TILLABLE FARM WITH STUNNING VIEWS AND REMARKABLE RECREATION

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Located in southeastern Cass County, this 155.83 +/- acre farm combines fertile soils, recreational opportunities, and breathtaking scenery. With a balance of productive farmland, mature timber, and water features, it offers versatility for both investment and lifestyle.

Approximately 108 +/- acres are tillable, featuring fertile soils and competitive cash rent. Another 28 +/- acres of mature timber provide cover for wildlife, along with excellent deer and turkey hunting. The property is fenced and well-suited for multiple uses. Recreational appeal is highlighted by 4.6 surface acres of stocked water, plus additional creek frontage. Panoramic views stretch across the South Grand River bottoms, with an elevated

homesite offering a stunning vantage point. The gently sloping terrain delivers over 50 feet of elevation change, adding both character and beauty.

Multiple access points make the property highly functional while still providing privacy. County water, power, and fiber internet are all available at the road. The property lies within the Sherwood School District and adjoins the expansive Settles' Ford Conservation Area for additional outdoor opportunity.

This is a rare chance to own a farm that offers agricultural income, hunting and fishing, and a one-of-a-kind setting for your dream homesite.

## PROPERTY FEATURES

PRICE: **\$1,012,895** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **155.83**

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- Approximately 108 +/- tillable acres
- Fertile soils
- 28 +/- wooded acres
- Competitive cash rent
- Fenced
- 4.6 surface acres of stocked water
- Creek frontage
- Elevated homesite overlooking the South Grand River bottoms
- Stunning panoramic views
- 50 +/- feet in elevation change
- Excellent deer and turkey hunting
- Waterfowl opportunities nearby
- County water available
- Power at the road
- Fiber internet available
- Multiple access points
- 40 minutes from Kansas City
- Adjoins Settles' Ford Conservation Area
- Sherwood School District



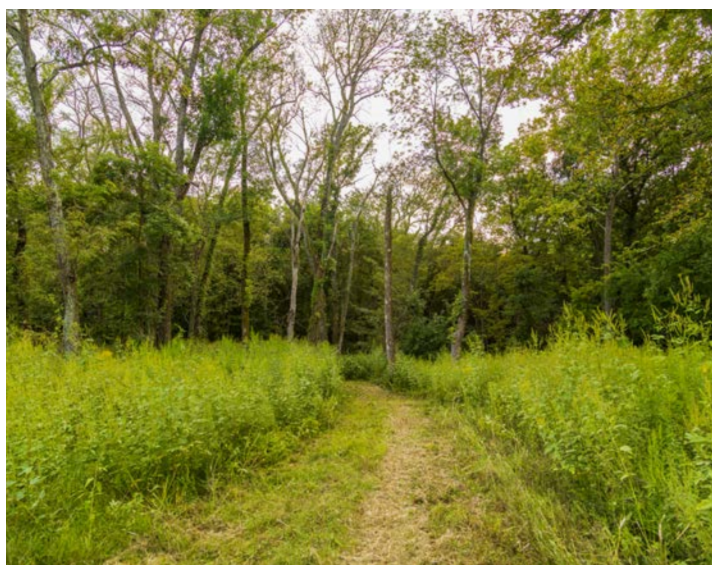
## 108 +/- TILLABLE ACRES

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## 28 +/- WOODED ACRES

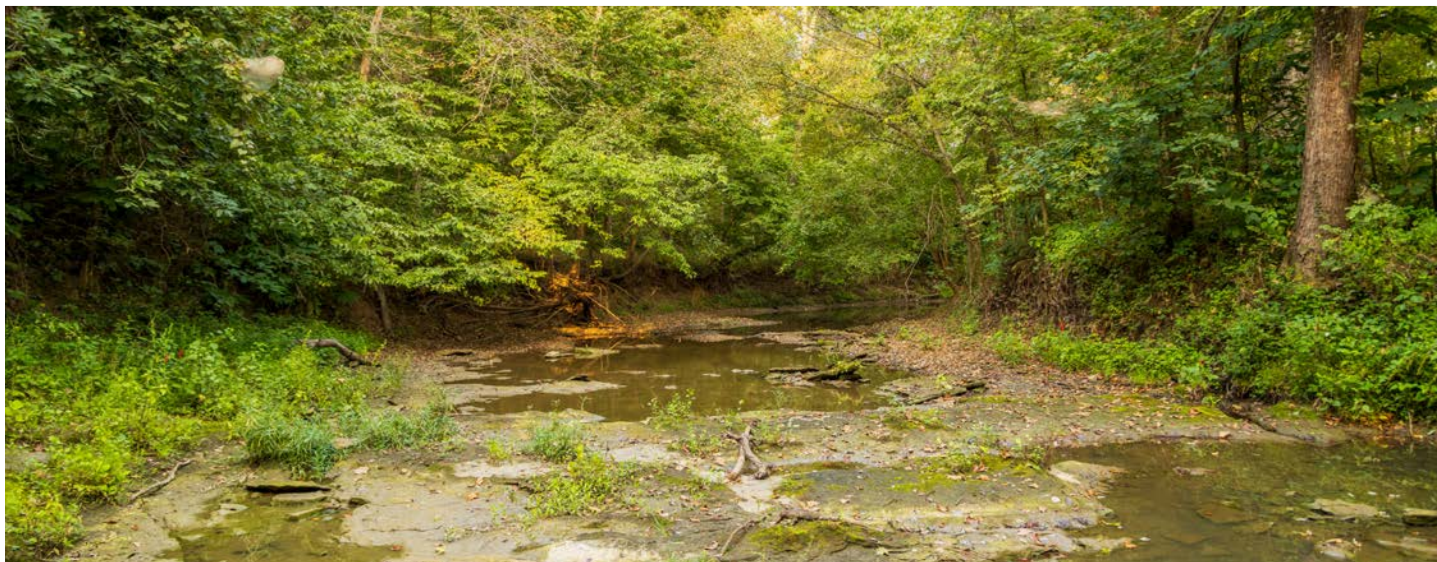
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# CREEK FRONTAGE

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## EXCELLENT DEER AND TURKEY HUNTING

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# AERIAL MAP



Boundary Center: 38° 28' 17.13, -94° 9' 20.06

0ft 447ft 893ft



Maps Provided By:



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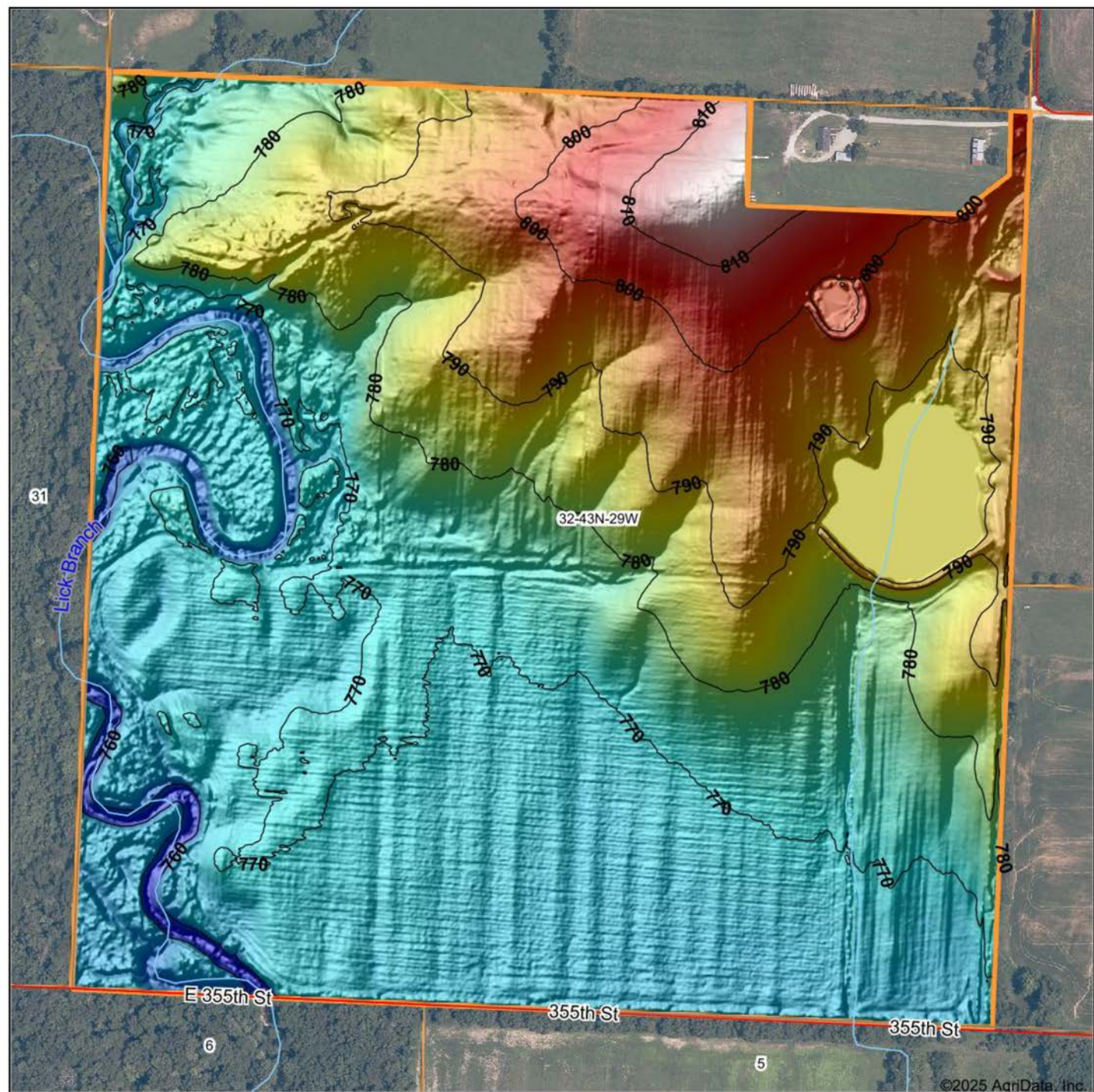
**32-43N-29W**  
**Cass County**  
**Missouri**



7/11/2025



# HILLSHADE MAP



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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 753.6  
Max: 819.9  
Range: 66.3  
Average: 778.8  
Standard Deviation: 12.76 ft



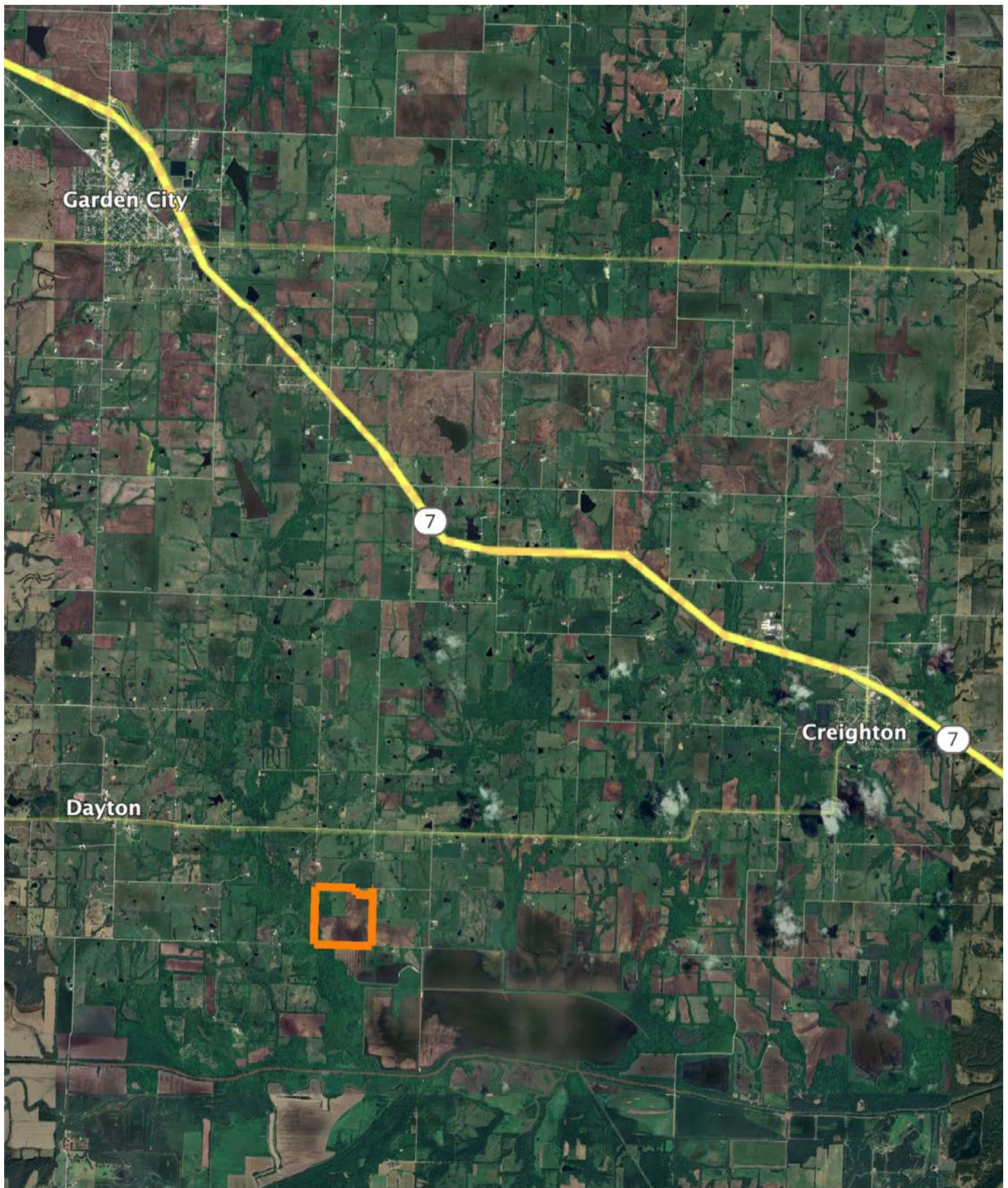
7/11/2025

32-43N-29W  
Cass County  
Missouri

Boundary Center: 38° 28' 17.13, -94° 9' 20.06



# OVERVIEW MAP





# BROKER CONTACT

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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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## MidwestLandGroup.com

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