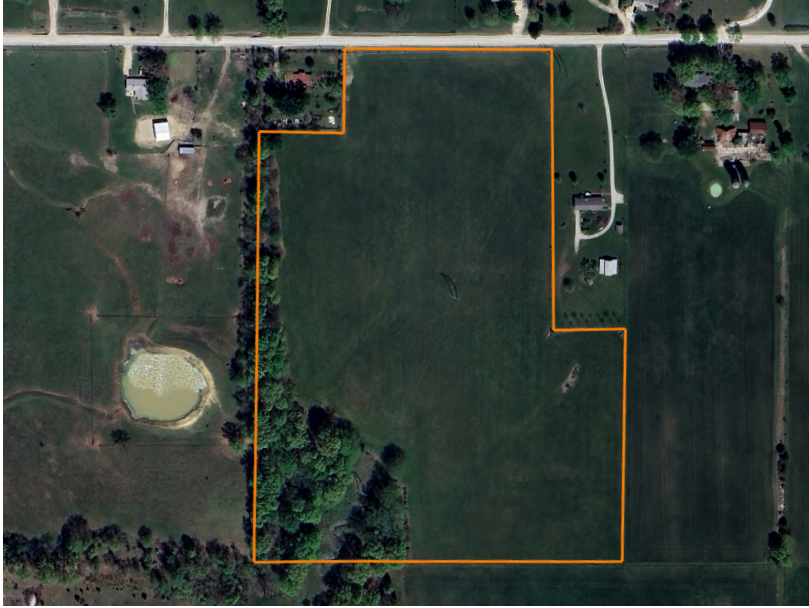


LAND FOR SALE

# PRIME BUILD SITE IN HARRISONVILLE WITH POND AND TIMBER

PRICE: **\$299,999**  
COUNTY: **CASS**  
STATE: **MISSOURI**  
ACRES: **23.62**



## PROPERTY FEATURES

- Currently in row crop production, with excellent soil for farming or expansion
- Approximately 3.5 acres of mature trees along the south end of the property, providing natural privacy and wildlife habitat
- Pond
- Conveniently located near Harrisonville, Missouri, offering peaceful rural living with easy access to town amenities
- Development potential
- Road frontage
- Utilities available nearby, making it ready for building
- Investment opportunity
- Privacy and seclusion

For more information, contact:

**CLAY CRAFT**, Land Agent

**913.677.0299** | [CCraft@MidwestLandGroup.com](mailto:CCraft@MidwestLandGroup.com)

**MidwestLandGroup.com**



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.