

MIDWEST LAND GROUP PRESENTS



CASS/HENRY COUNTY, MO

106.62 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL COMBINATION FARM ON CASS/HENRY LINE

Located on the north side of MO-7, right on the Cass/Henry County line, this 106.62-acre tract offers a rare balance of productivity, recreation, and natural beauty. The land is a true combination farm, blending tillable acres, hay ground, mature timber, and Black Oak Creek into one versatile package. Approximately 32.5 cash-rented acres are in grain production, with an additional 15 acres dedicated to hay, providing income potential and options for agricultural use. The remaining 57 acres are heavily wooded, offering excellent hunting opportunities, edge habitat, and a scenic backdrop of mature hardwoods. Diverse topography, with nearly 90 feet of elevation change, creates sweeping panoramic

views and multiple prime homesites.

The property benefits from frontage on multiple roads, including a hard-surface route, ensuring easy access while still providing seclusion from the highway. With power and water available at the road, and Sherwood Schools nearby, it's as practical as it is picturesque. Whether you envision a secluded homestead, a weekend retreat, or an investment in a property with both recreation and income, this farm checks all the boxes. Conveniently located just 45 minutes from the Kansas City metro, it offers the peace of the country without sacrificing accessibility.



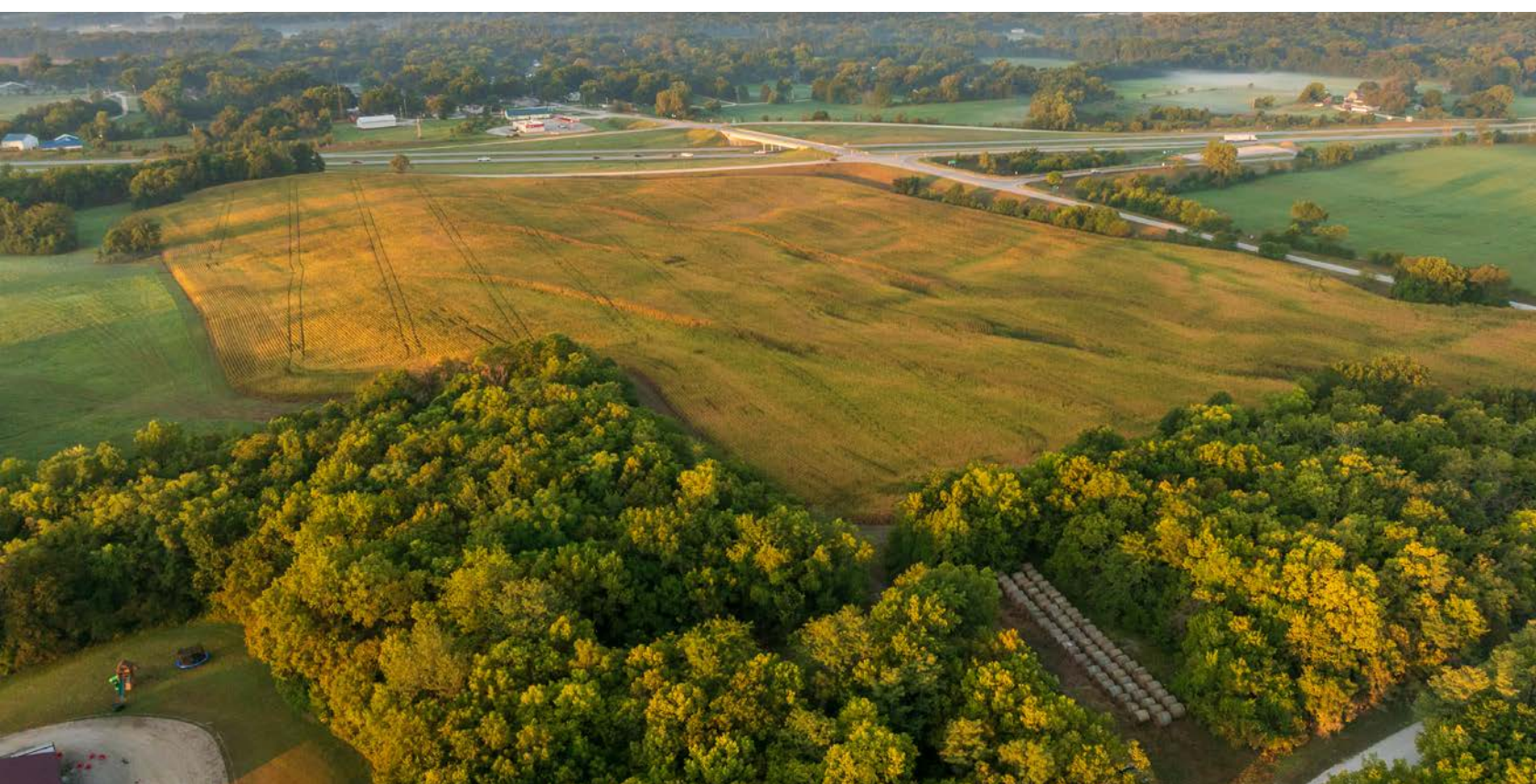
PROPERTY FEATURES

PRICE: **\$639,720** | COUNTY: **CASS/HENRY** | STATE: **MISSOURI** | ACRES: **106.62**

- 106.62 acres
- 32.5+/- tillable acres
- 15+/- acres of hay production
- 57+/- acres wooded
- Diverse topography
- Excellent homesites
- Panoramic views
- Mature timber
- Hunting
- Black Oak Creek
- Edge habitat
- Multiple road frontages
- Hard surface road
- Utilities at the road
- 90 +/- feet elevation change
- 45 minutes from Kansas City metro
- Sherwood Schools



DIVERSE TOPOGRAPHY



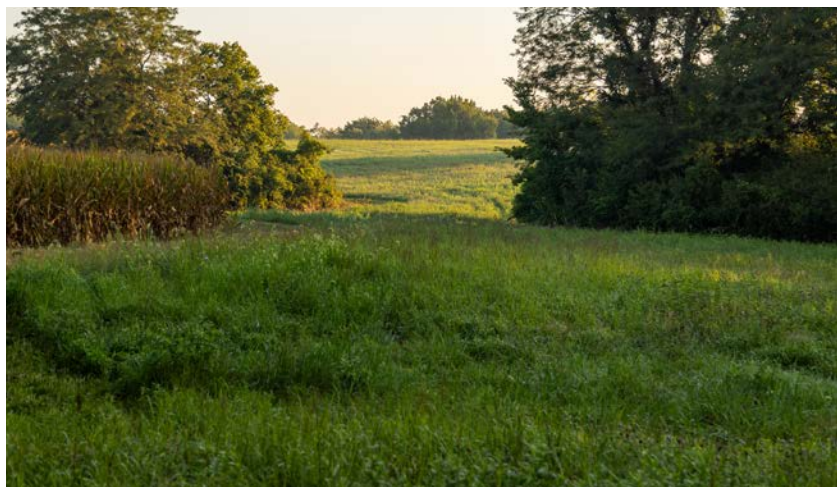
32.5 +/- TILLABLE ACRES



15 +/- ACRES HAY PRODUCTION



57 +/- ACRES WOODED



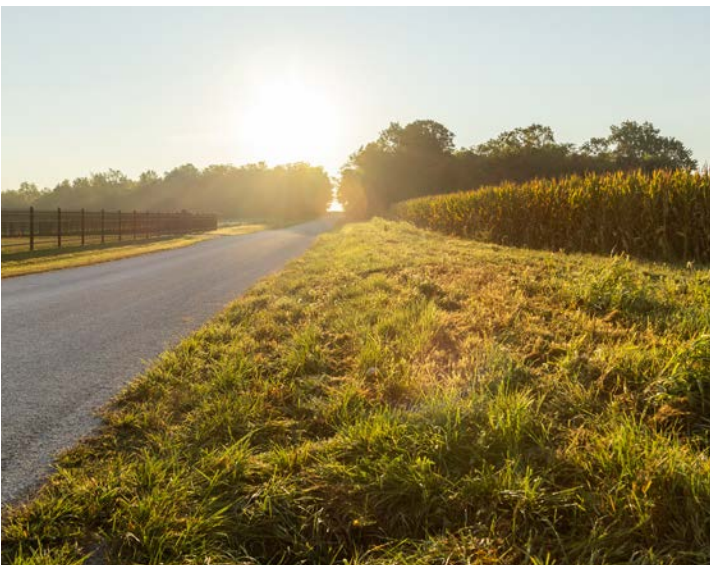
BLACK OAK CREEK



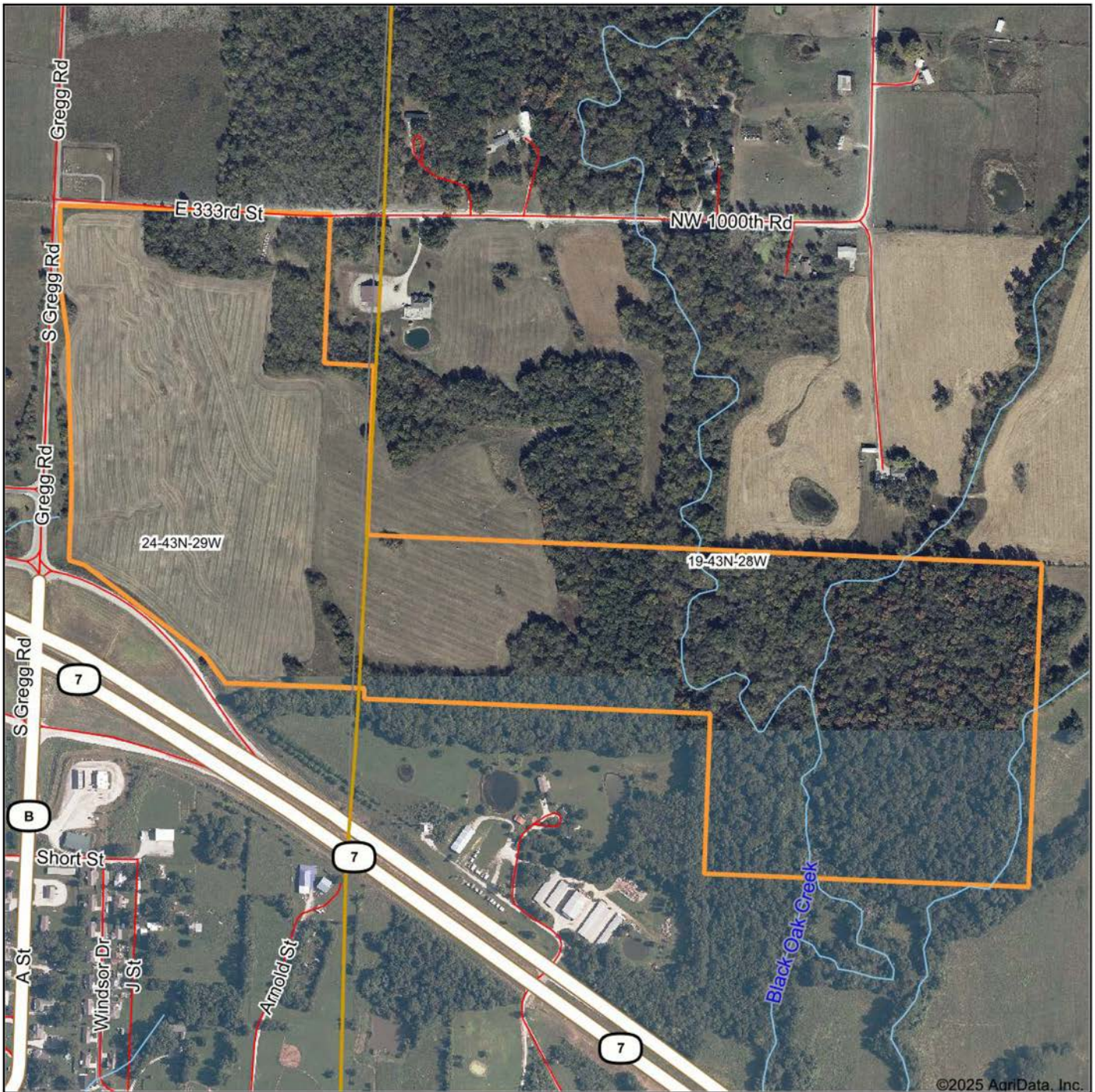
MULTIPLE ROAD FRONTAGES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 30' 7.61, -94° 3' 50.92

0ft 624ft 1248ft



Maps Provided By:



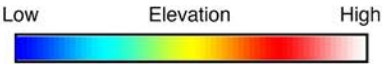
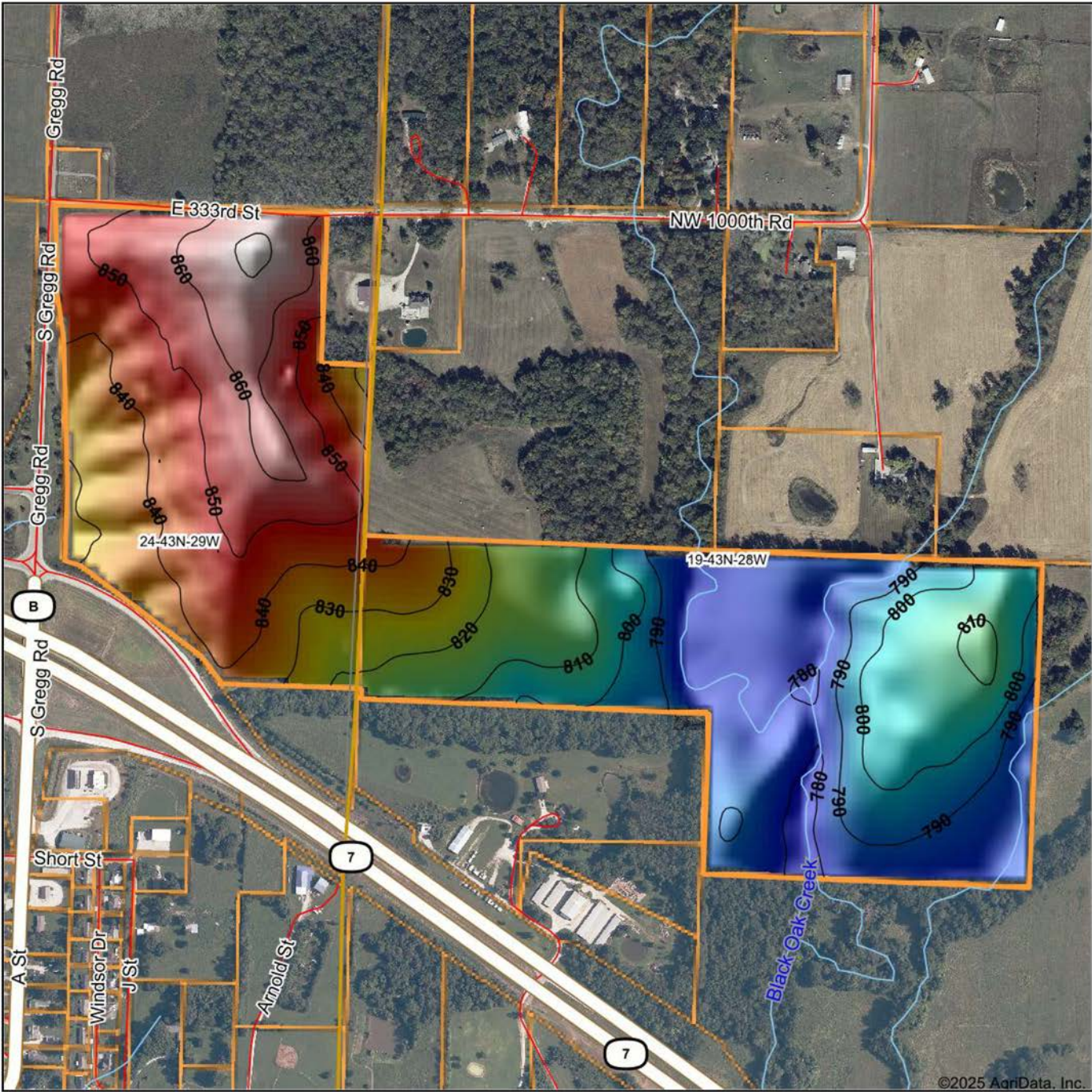
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19-43N-28W
Henry County
Missouri



7/25/2025

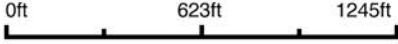
HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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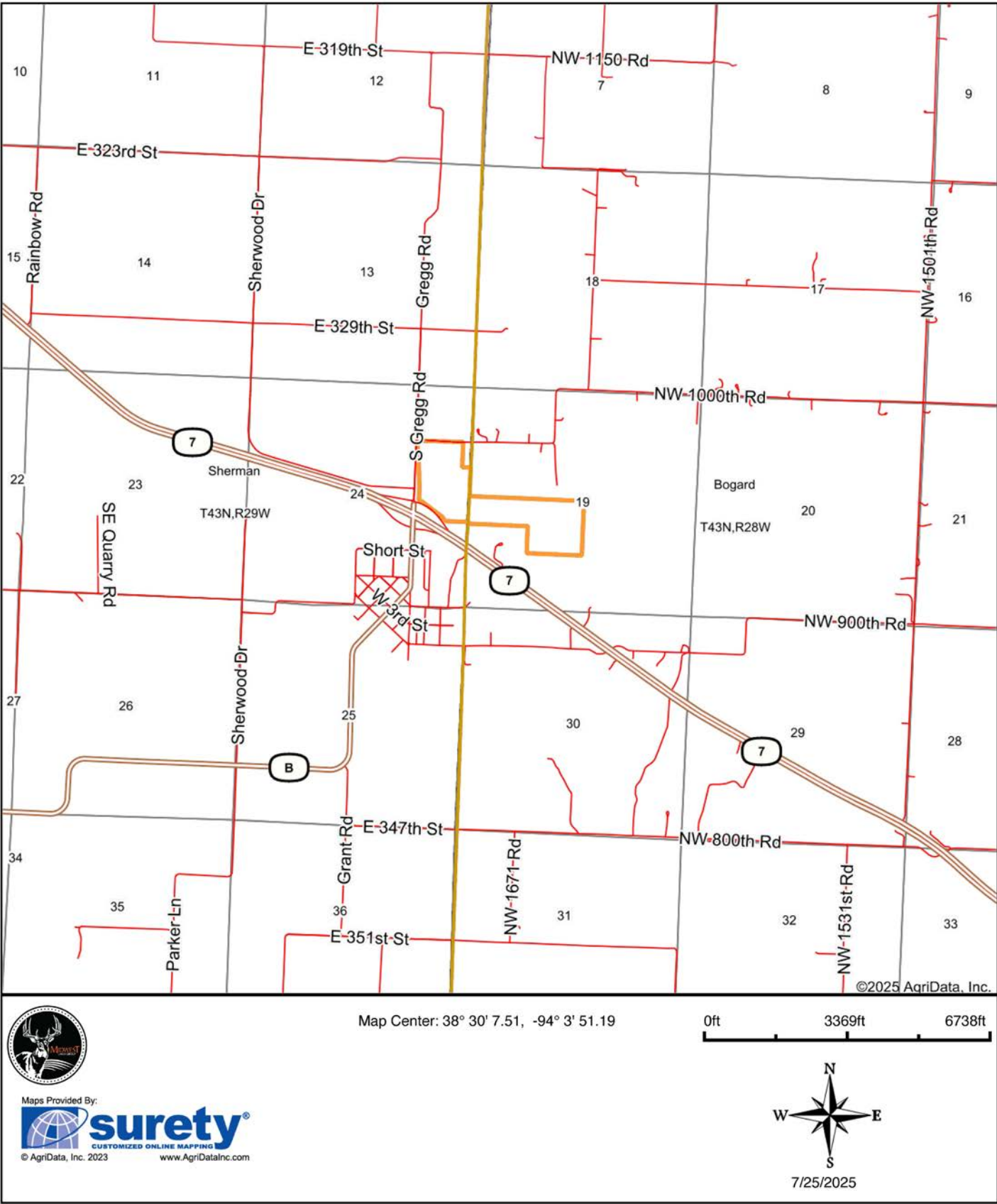
Source: USGS 10 meter dem
Interval(ft): 10
Min: 771.6
Max: 872.5
Range: 100.9
Average: 818.2
Standard Deviation: 27.69 ft



19-43N-28W
Henry County
Missouri

Boundary Center: 38° 30' 7.61, -94° 3' 50.92

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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