

MIDWEST LAND GROUP PRESENTS

3 ACRES IN

CLAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING HOME ON A QUIET 3 ACRES

I am very excited to bring to market this charming home on a quiet 3 acres in Smithville, Missouri! The home is located at the end of a circular street, which provides tremendous privacy in Smithville, Missouri. The 1,754 square foot home provides 3 bedrooms and 2 bathrooms, one of which has recently been updated. The owner of the home has recently updated the kitchen, which has become the main focal point of the home. The large, updated kitchen has plenty of cabinets, storage, cooking space, and updated appliances. The kitchen easily flows into the large living room and dining area, which creates a great spot to host family and friends.

A large deck sits directly off the kitchen, which provides a great area to enjoy your morning coffee. The large yard provides multiple mature trees, which create a great feeling of privacy and shade in the hot summers. The home provides plenty of storage as well, with a 3-car garage and a shed that sits on the north side of the well-maintained yard. The location of this home could not get much better! It is located in fast-growing Smithville, Missouri, in the highly sought-after Smithville School District. Located less than 30 minutes from Kansas City, Liberty, and MCI Airport, but still has a small town feel, which is very hard to come by. Homes like this one on small acreages do not come to the market often. Do not miss your opportunity!



PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **3**

- 3 acres
- 1,754 square feet
- 3 bedroom
- 2 bathroom
- Large updated kitchen
- Large hosting area
- Private setting
- Ample storage
- Large yard
- Mature shade trees
- 3-car garage
- Newer siding
- Very well maintained
- Creek
- Quiet neighborhood



HOME ON 3 ACRES



3 BEDROOM AND 2 BATHROOM



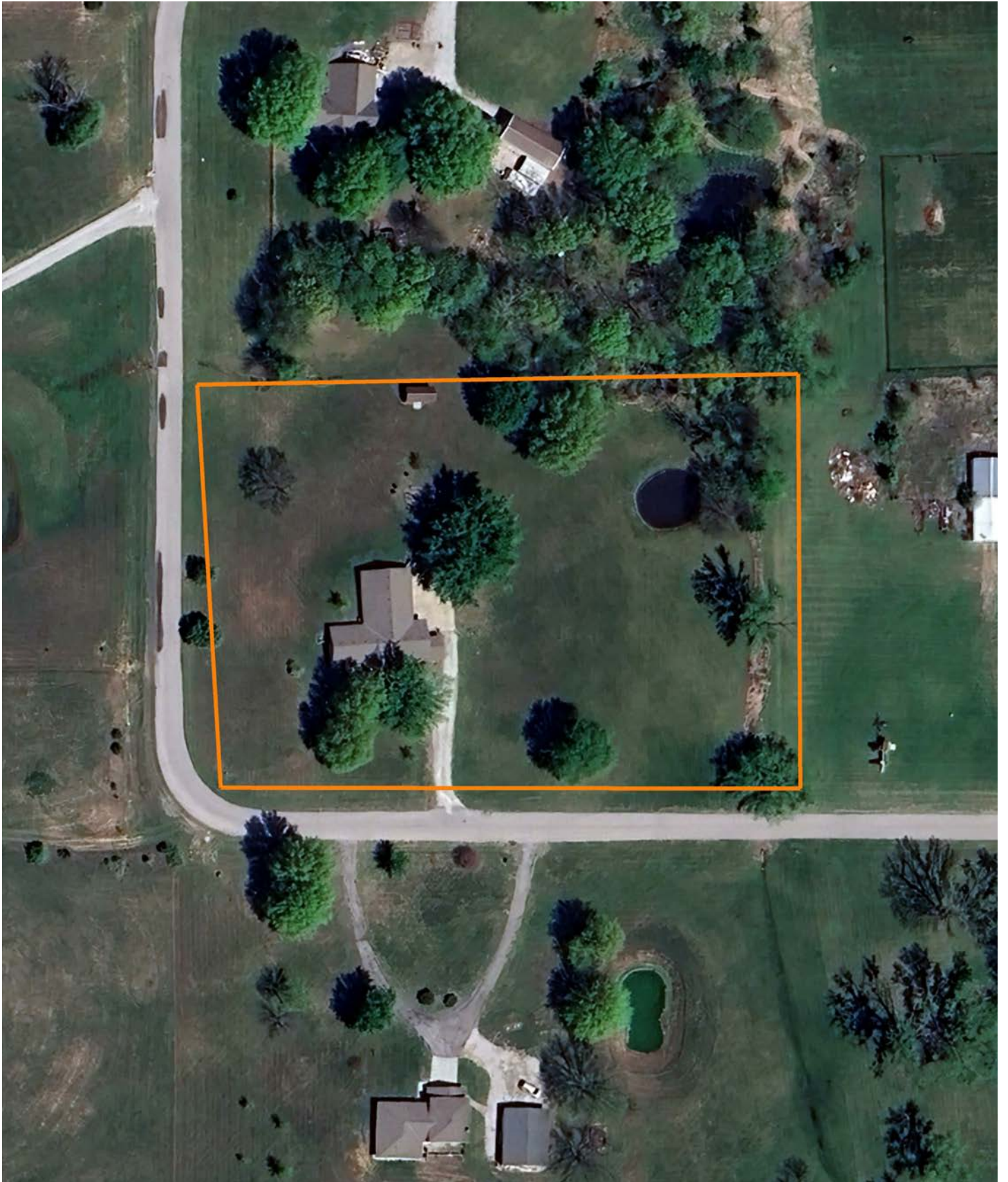
LARGE UPDATED KITCHEN



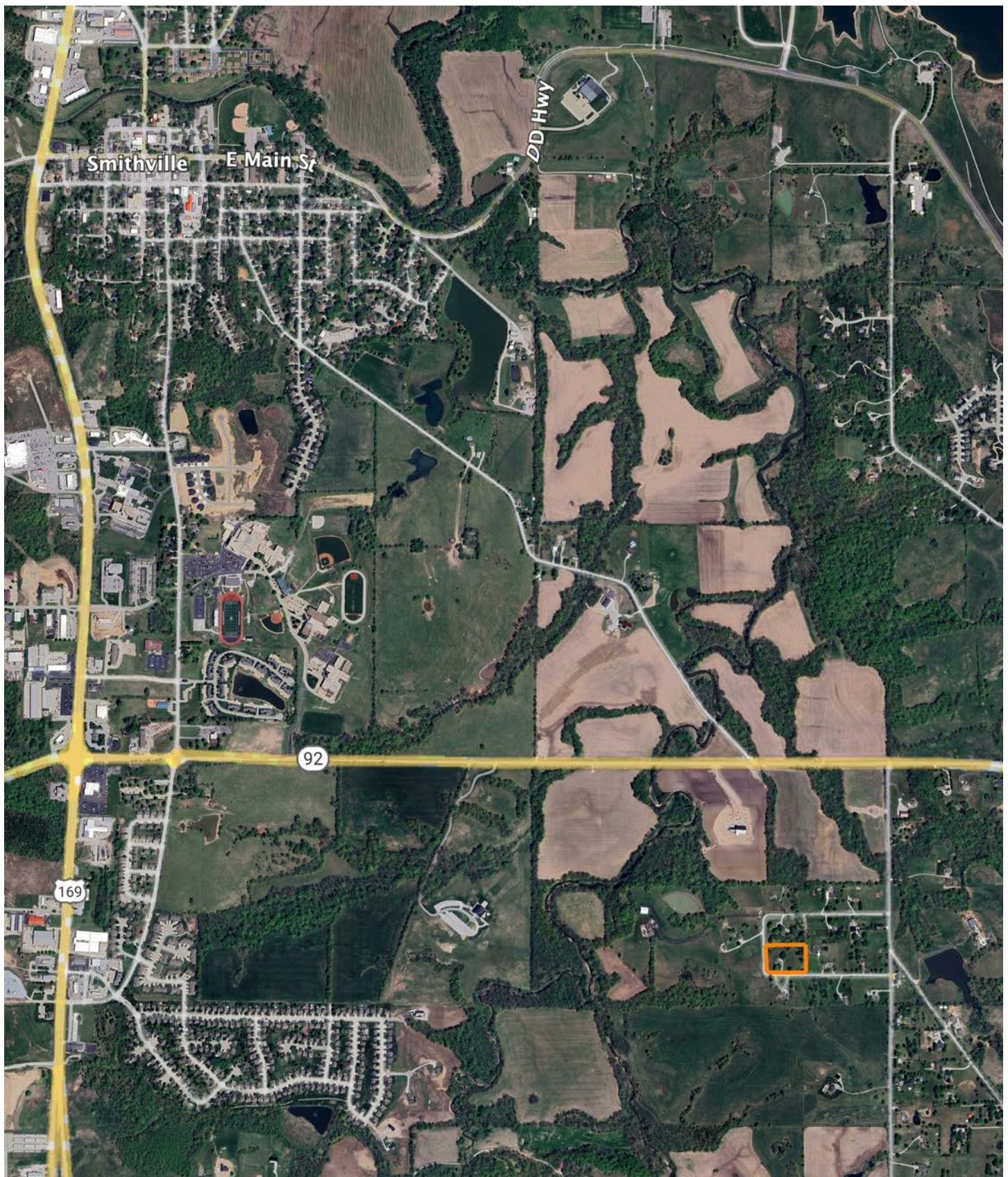
3-CAR GARAGE



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



BRETT ROBERTS

LAND AGENT

816.309.1218

BrettRoberts@MidwestLandGroup.com



MidwestLandGroup.com

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