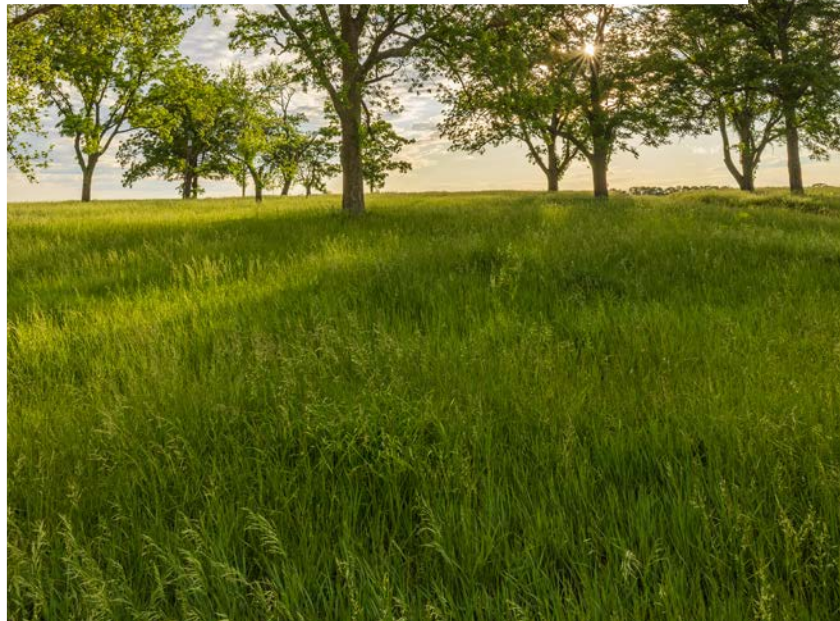
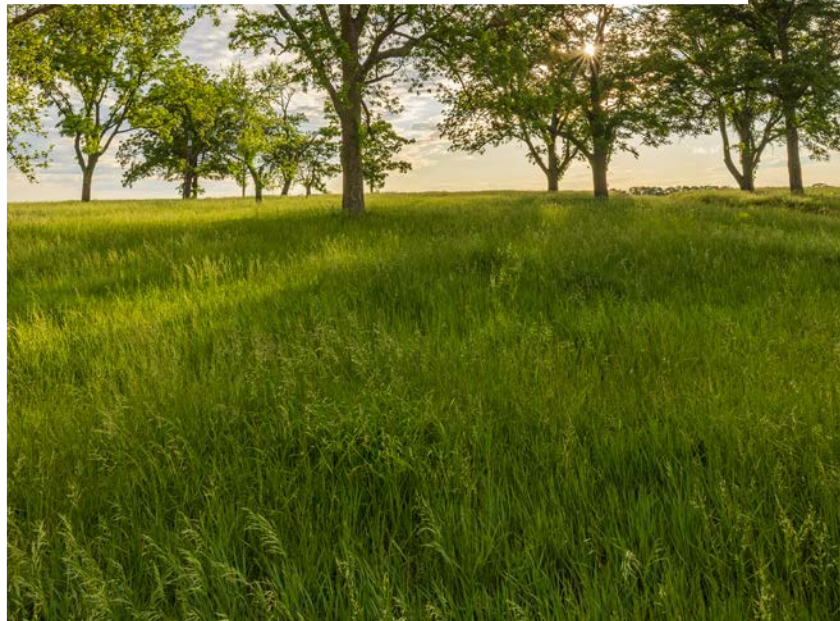


MIDWEST LAND GROUP PRESENTS



**255 ACRES**  
**JACKSON/CASS COUNTY, MO**

**2840 East County Line Road, Pleasant Hill, Missouri 64080**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# 255 ACRES - RARE DEVELOPMENT PORTFOLIO IN JACKSON AND CASS COUNTIES, MISSOURI

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This remarkable 255 +/- acre portfolio, offered for the first time, combines two legacy tracts in Jackson and Cass Counties into one of the largest and most strategic land opportunities in the Kansas City growth corridor. Positioned directly along 7 Highway, just 10 minutes from Lee's Summit and minutes from Pleasant Hill, the property offers immediate income, outstanding infrastructure access, and exceptional long-term development potential.

The land itself is a showcase of Missouri's natural beauty with rolling terrain, mature tree-lined borders, and natural water features that create both privacy and character. Elevation changes provide multiple sites ideal for premium lots with walk-out basements, while a small pond offers the opportunity to expand into highly marketable lake-view homesites. Five distinct build areas across the portfolio allow for creative master-planned community design, ranging from executive 3–5 acre estate lots to a larger neighborhood layout.

Utilities are available at road frontages on both tracts, and the property benefits from blacktop frontage on multiple sides for convenient access. On-site improvements

include a solid 3-bedroom, 2-bath residence—perfect as a rental, caretaker home, or sales office—along with two 60'x44' metal outbuildings for storage or operational use. Currently income-producing through active farming contracts, the property generates a return from day one while you plan its future.

The surrounding area is thriving, with Pleasant Hill experiencing tremendous growth over the last five years and Lee's Summit continuing rapid expansion. Major investments in retail, parks and recreation, downtown revitalization, and infrastructure upgrades are transforming the region, while the award-winning Lee's Summit and Pleasant Hill school districts drive consistent long-term housing demand.

As a single, contiguous 255 +/- acre offering, this portfolio represents a rare opportunity to control a premier development canvas in the direct path of progress. Combining location, scale, utilities, and market momentum, it checks every box for developers and investors seeking a landmark project in one of Missouri's fastest-growing corridors.



# PROPERTY FEATURES

PRICE: **\$5,100,000** | COUNTY: **JACKSON/CASS** | STATE: **MISSOURI** | ACRES: **255**

- 255 +/- acres total across Jackson and Cass Counties
- Prime development location along the 7 Highway growth corridor
- Just 10 minutes from Lee's Summit and minutes from Pleasant Hill
- Blacktop road frontage on multiple sides with utilities available at both tracts
- Rolling topography with natural elevation changes
- Multiple sites are ideal for walk-out basement homes
- Tree-lined borders and a creek provide privacy and seclusion
- Small pond with expansion potential for lake-view homesites and community amenities
- Five distinct build areas across the property—perfect for master-planned development
- Income-producing with active farming contracts (\$41,000 in 2024)
- On-site improvements: 3-bed, 2-bath home (rental, caretaker, or sales office use)
- Two 60'x44' metal outbuildings for storage or operations
- Located in both the Lee's Summit R-7 and Pleasant Hill R-III award-winning school districts
- In the direct path of growth, with strong housing demand and community expansion





# PRIME DEVELOPMENT LOCATION

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Positioned directly along 7 Highway, just 10 minutes from Lee's Summit and minutes from Pleasant Hill, the property offers immediate income, outstanding infrastructure access, and exceptional long-term development potential.





## 3-BED, 2-BATH HOME

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## TWO 60'X44' METAL OUTBUILDINGS

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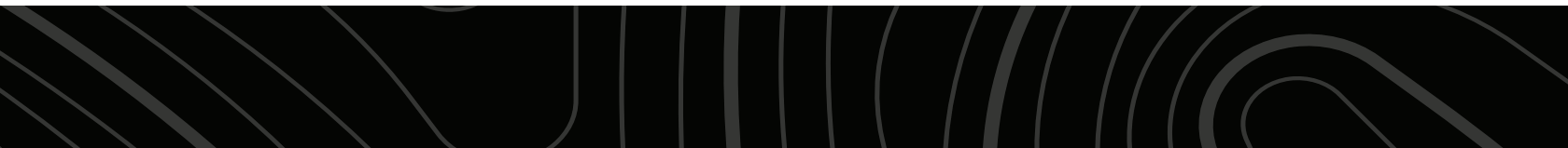
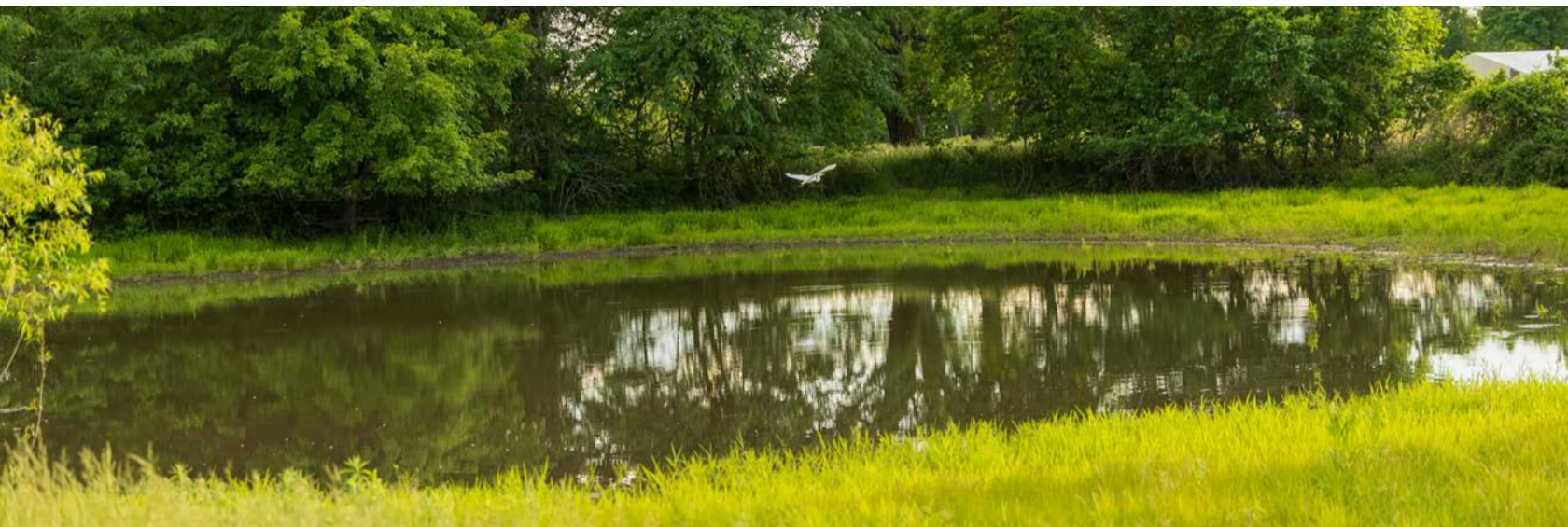
# INCOME-PRODUCING WITH CONTRACTS

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## SMALL POND

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# MULTIPLE BUILD AREAS

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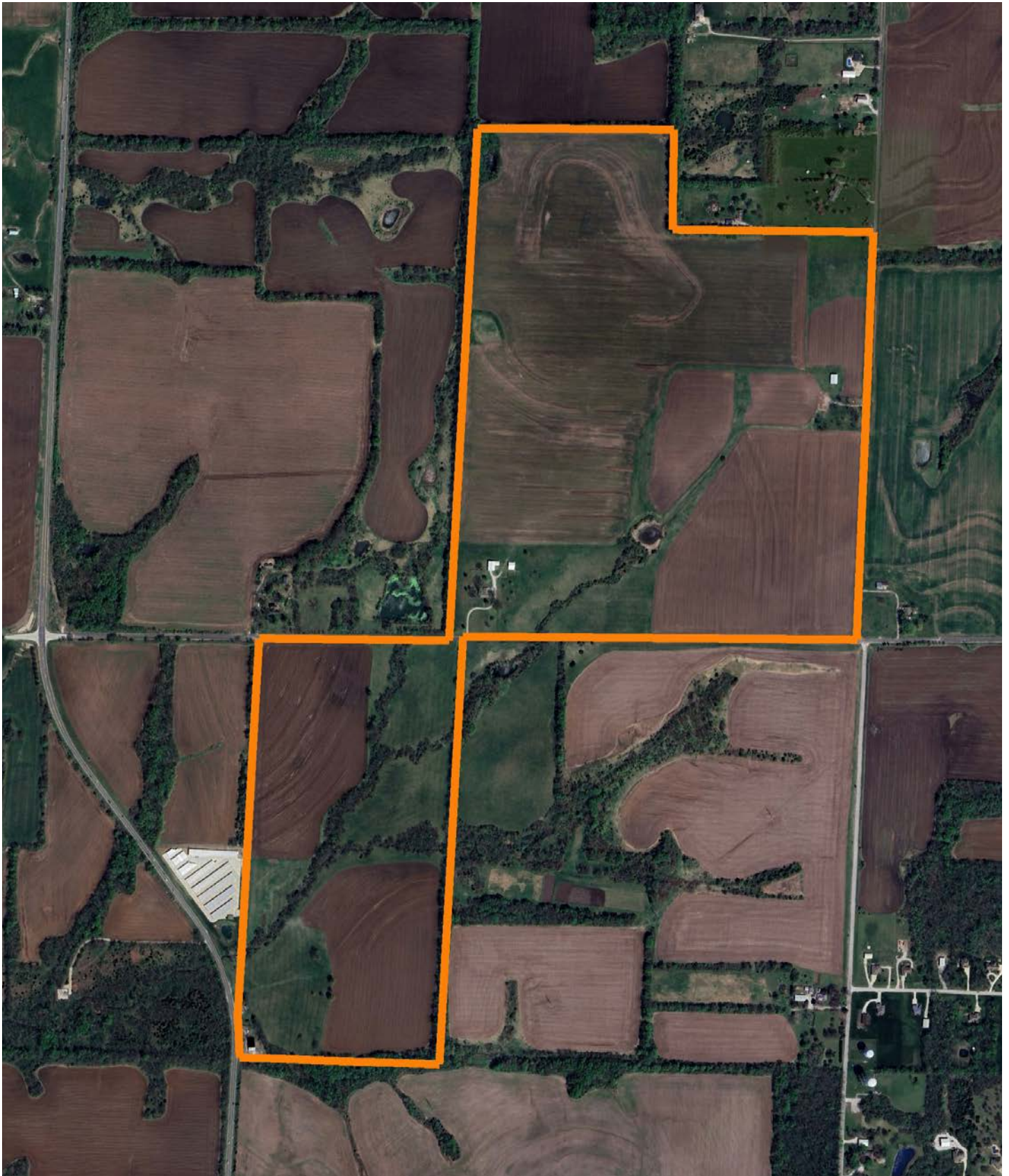
Five distinct build areas across the portfolio allow for creative master-planned community design, ranging from executive 3–5 acre estate lots to a larger neighborhood layout.





# AERIAL MAP

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# AERIAL MAP - CASS 80



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Maps Provided By:



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Boundary Center: 38° 49' 52.28, -94° 15' 39.35

**5-46N-30W**  
**Cass County**  
**Missouri**

0ft 661ft 1322ft



3/12/2025



# AERIAL MAP - JACKSON 175



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 38° 50' 22.42, -94° 15' 13.89

**32-47N-30W**  
**Jackson County**  
**Missouri**

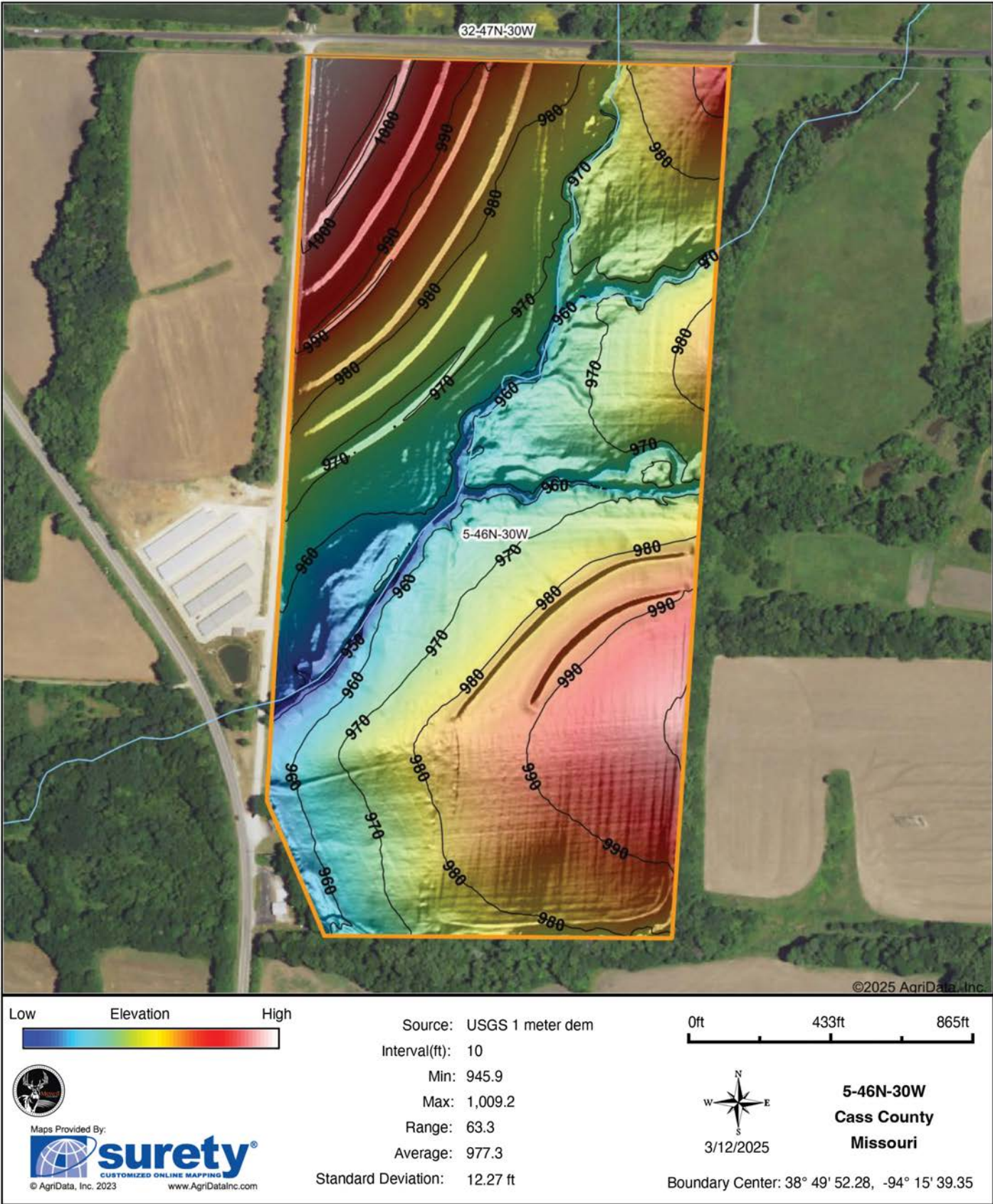
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3/12/2025

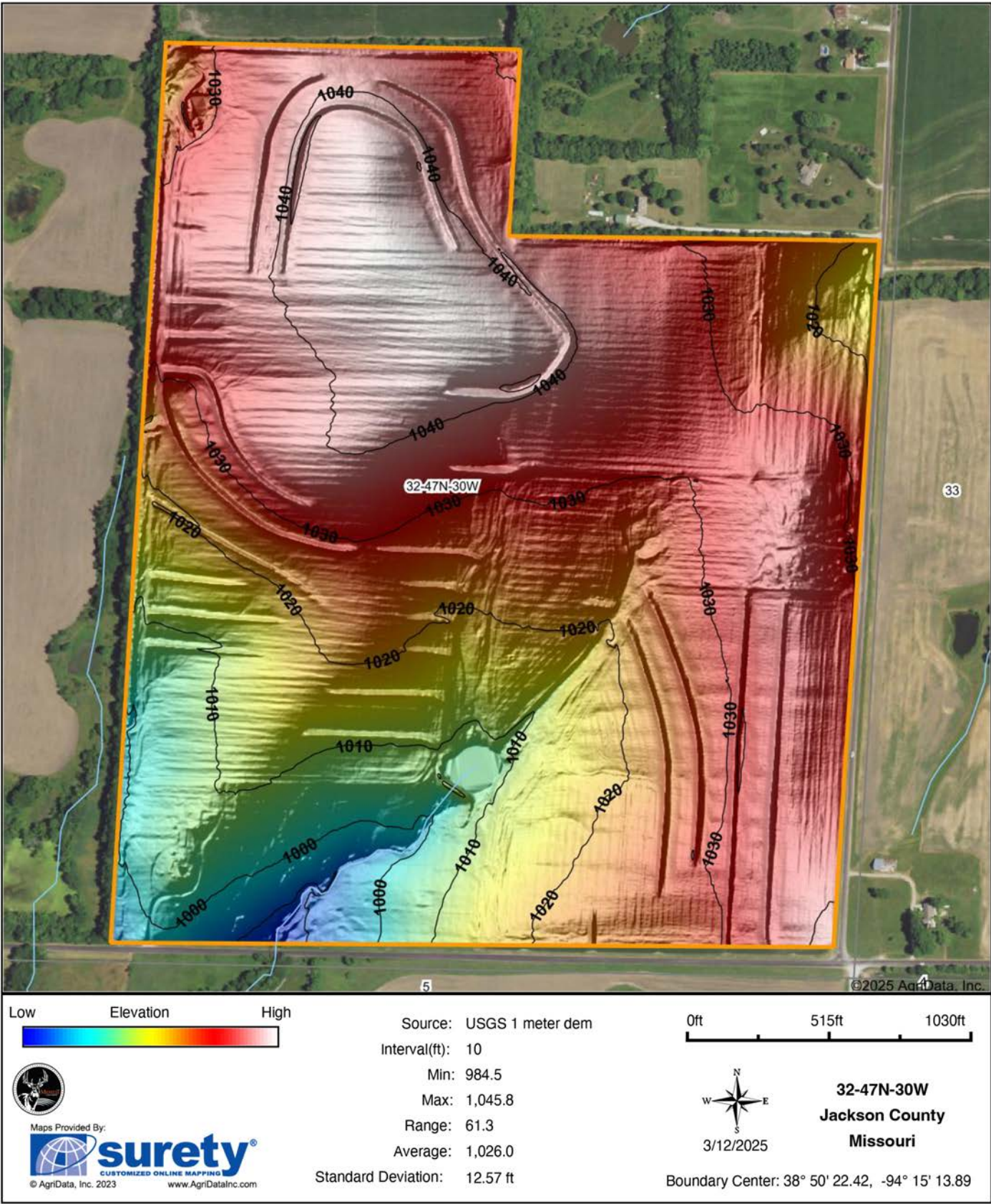


# HILLSHADE MAP - CASS 80



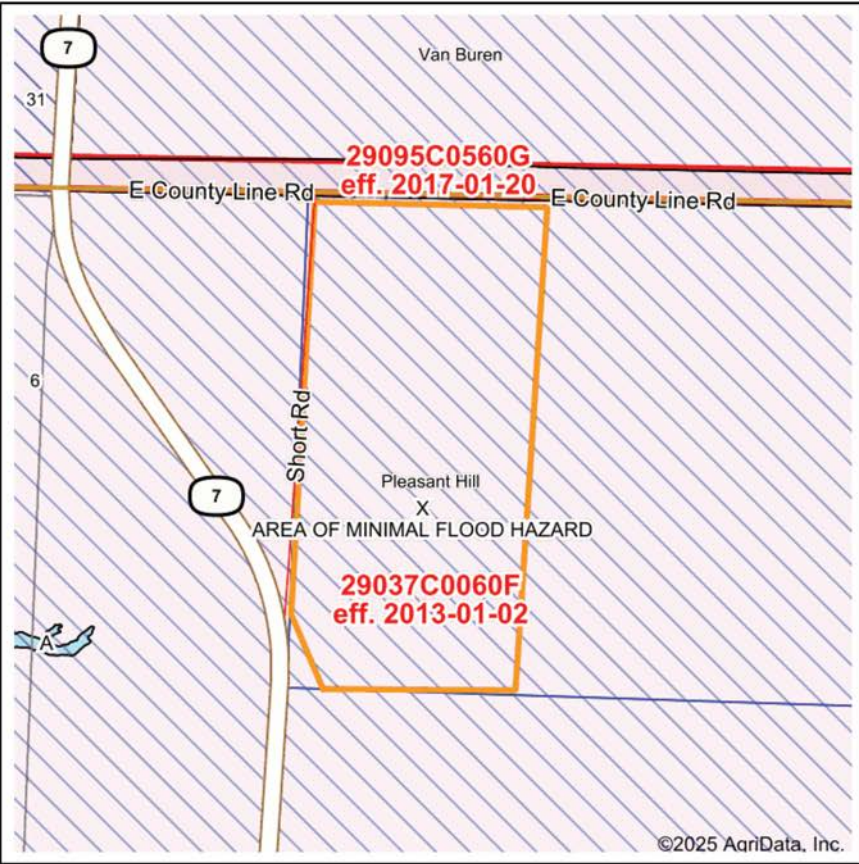


# HILLSHADE MAP - JACKSON 175





# FEMA MAP - CASS 80



Map Center: 38° 49' 53.04, -94° 15' 38.41  
State: MO Acres: 77.36  
County: Cass Date: 3/12/2025  
Location: 5-46N-30W  
Township: Pleasant Hill



Maps Provided By:

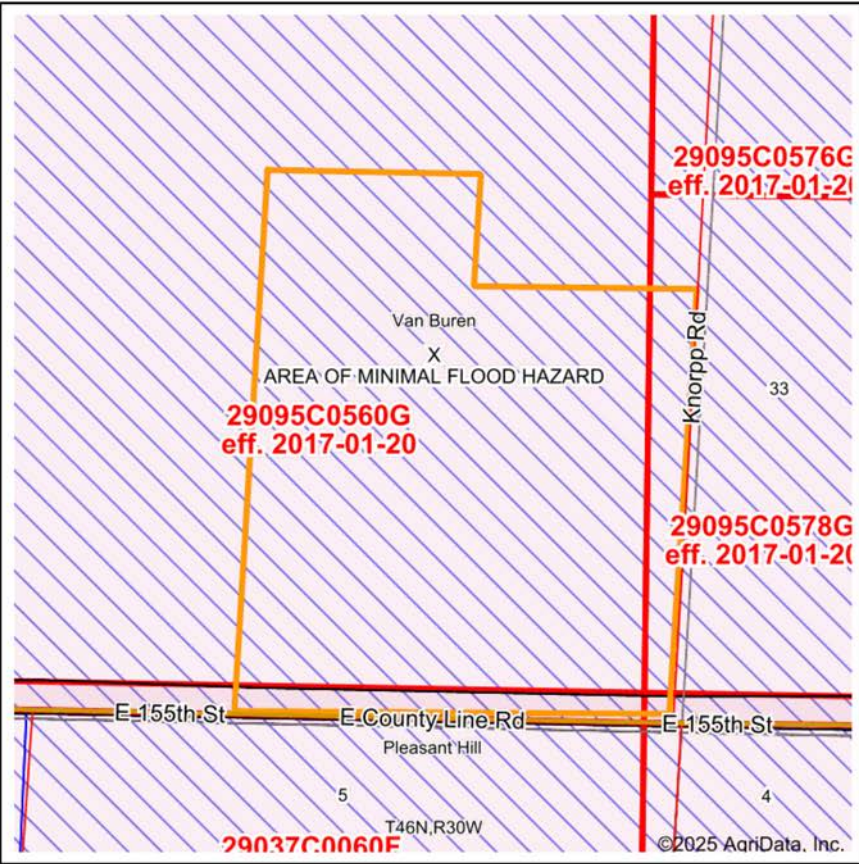
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Name		Number	County	NFIP Participation	Acres	Percent
CASS COUNTY		290783	Cass	Regular	77.36	100%
Total					77.36	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		77.36	100%
Total					77.36	100%
Panel			Effective Date		Acres	Percent
29037C0060F			1/2/2013		77.36	100%
Total					77.36	100%



# FEMA MAP - JACKSON 175



Map Center: 38° 50' 23.03, -94° 15' 16.51  
State: MO                      Acres: 176.9  
County: Jackson              Date: 3/12/2025  
Location: 32-47N-30W  
Township: Van Buren



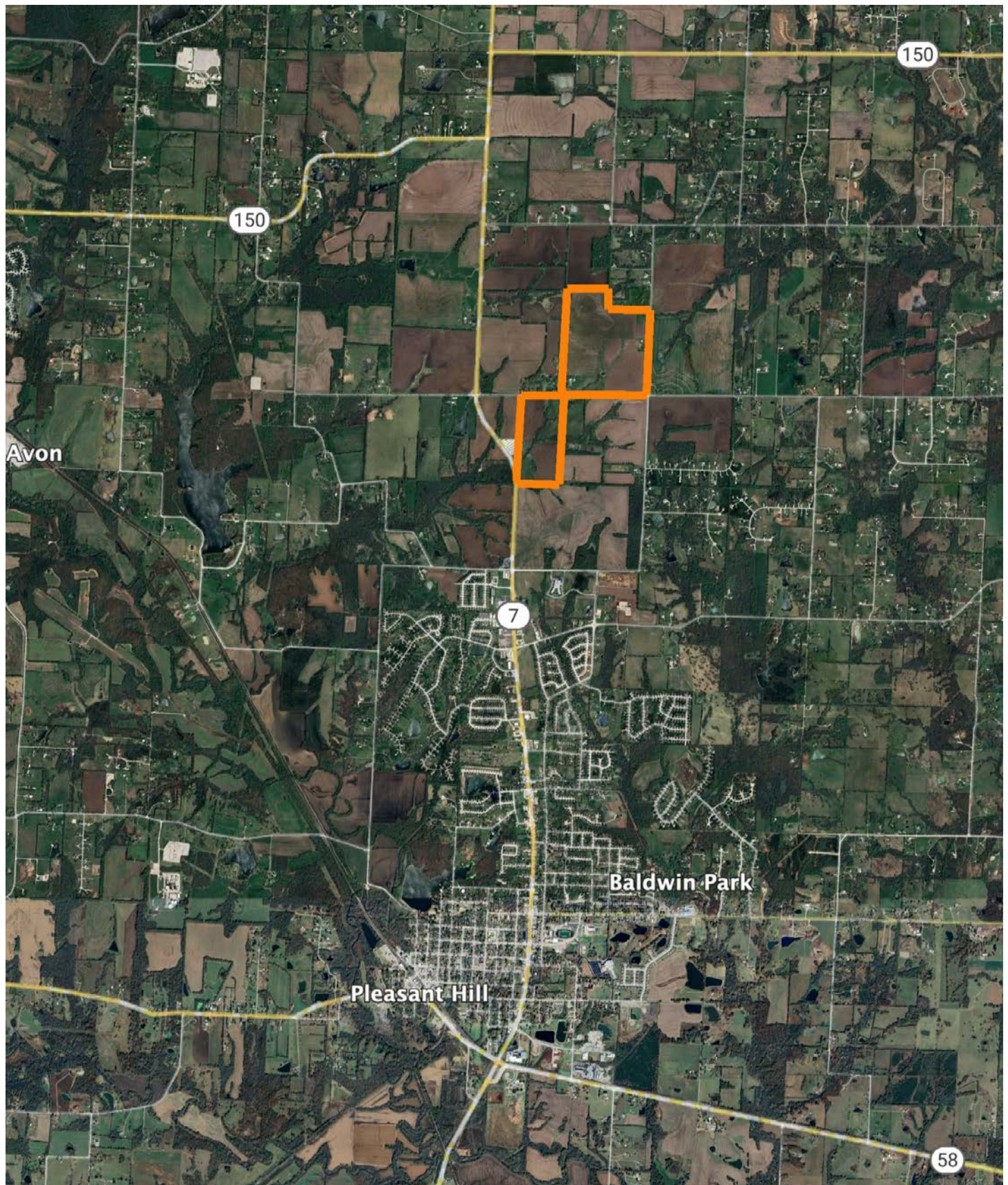
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Name		Number	County	NFIP Participation	Acres	Percent
Jackson County		290492	Jackson	Regular	176.9	100%
Total					176.9	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain	176.9	100%
Total					176.9	100%
Panel			Effective Date		Acres	Percent
29095C0560G			1/20/2017		164	92.7%
29095C0578G			1/20/2017		12.9	7.3%
Total					176.9	100%



# OVERVIEW MAP





# AGENT CONTACT

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Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



**SCOTT VENTIMIGLIA**, LAND AGENT  
**816.695.4294**  
[SVentimiglia@MidwestLandGroup.com](mailto:SVentimiglia@MidwestLandGroup.com)



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## MidwestLandGroup.com

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