

MIDWEST LAND GROUP PRESENTS

175 ACRES

JACKSON COUNTY, MO

2840 E COUNTY LINE RD, PLEASANT HILL, MISSOURI, 64080



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

175 +/- ACRES - PRIME DEVELOPMENT OPPORTUNITY IN SOUTHEAST JACKSON COUNTY

For the first time in over 120 years, this 175 +/- acre Century Farm is available and positioned for prime residential development. Located just 10 minutes from Lee's Summit and minutes from Pleasant Hill, this property sits directly in the path of explosive growth along the 7 Highway corridor.

With blacktop road frontage on two sides, utilities available at both roads, and immediate income from an existing farming contract, investors can generate a return while moving forward with development plans. The rolling topography, tree-lined borders, and natural elevation changes create ideal sites for walk-out basements, while a small pond provides expansion potential for highly marketable lake-view lots and a grand entrance to the development. The property also

benefits from placement in the award-winning Lee's Summit School District, ensuring long-term demand for family housing.

Existing improvements include a well-maintained 3 bedroom, 2 bath residence suitable as a rental, caretaker's home, or future sales office, as well as two 60'x44' metal outbuildings for storage or operational use.

With Pleasant Hill experiencing tremendous growth over the past five years and Lee's Summit continuing rapid expansion, this tract offers unmatched potential for a premier neighborhood development in one of the Kansas City metro's strongest growth markets.



PROPERTY FEATURES

PRICE: **\$3,500,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **175**

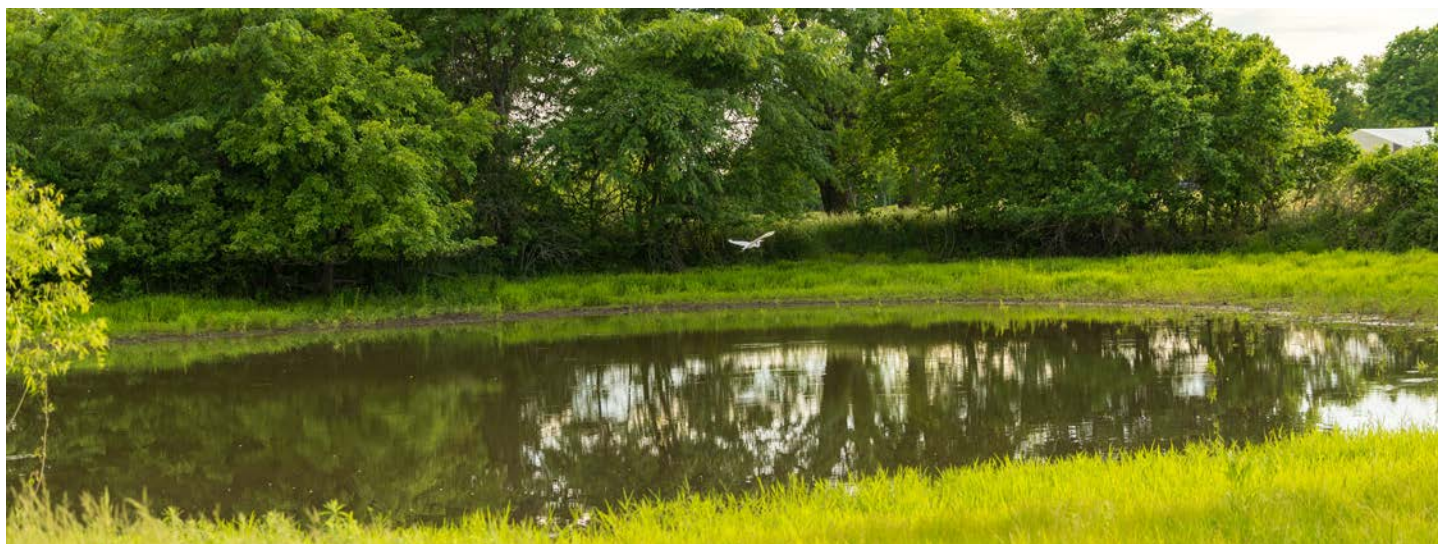
- 175 +/- acres in SE Jackson County, MO – first time available in over 120 years
- Prime development location along 7 Highway growth corridor
- 10 minutes from Lee's Summit and minutes from Pleasant Hill
- Blacktop road frontage on two sides with utilities available at both
- Immediate ROI through active farming contract (\$33,000 in 2024)
- Rolling topography & tree-lined borders – ideal for neighborhood layout
- Elevation changes suitable for walk-out basement lots
- Small pond with expansion potential for lake-view homesites/grand entrance
- Located in the award-winning Lee's Summit School District
- Older 3 bed, 2 bath home in solid condition – rental, sales office, or update potential
- Two 60'x44' metal outbuildings for storage or operational use
- In the path of growth with strong housing demand and area expansion
- Tremendous community growth in Pleasant Hill over the last 5 years



PRIME DEVELOPMENT LOCATION



SMALL POND WITH EXPANSION POTENTIAL



3 BED, 2 BATH HOME IN SOLID CONDITION



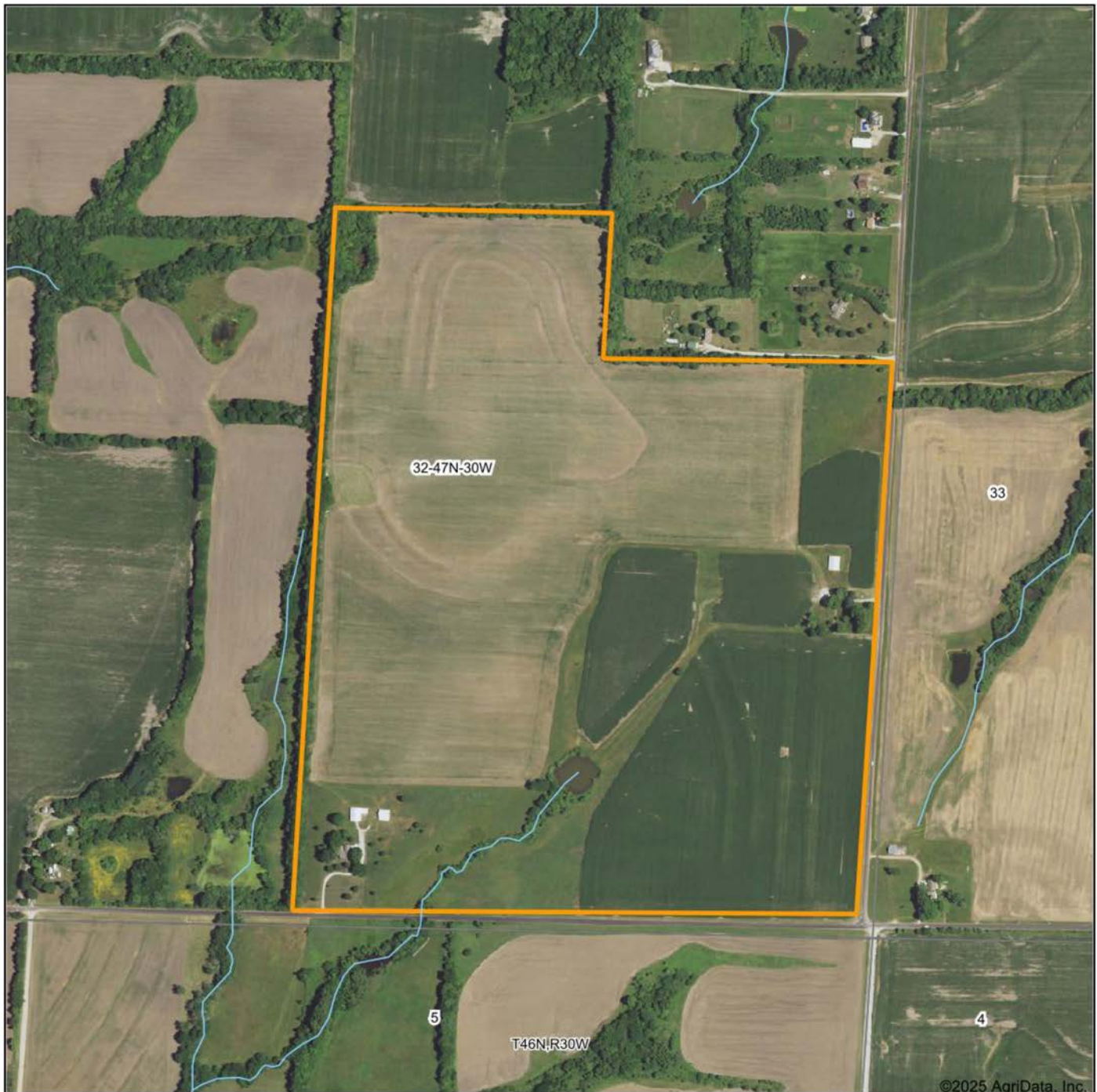
TWO 60'X44' METAL OUTBUILDINGS



ELEVATION CHANGES FOR WALK-OUT BASEMENTS



AERIAL MAP



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

0ft 726ft 1452ft



Maps Provided By:



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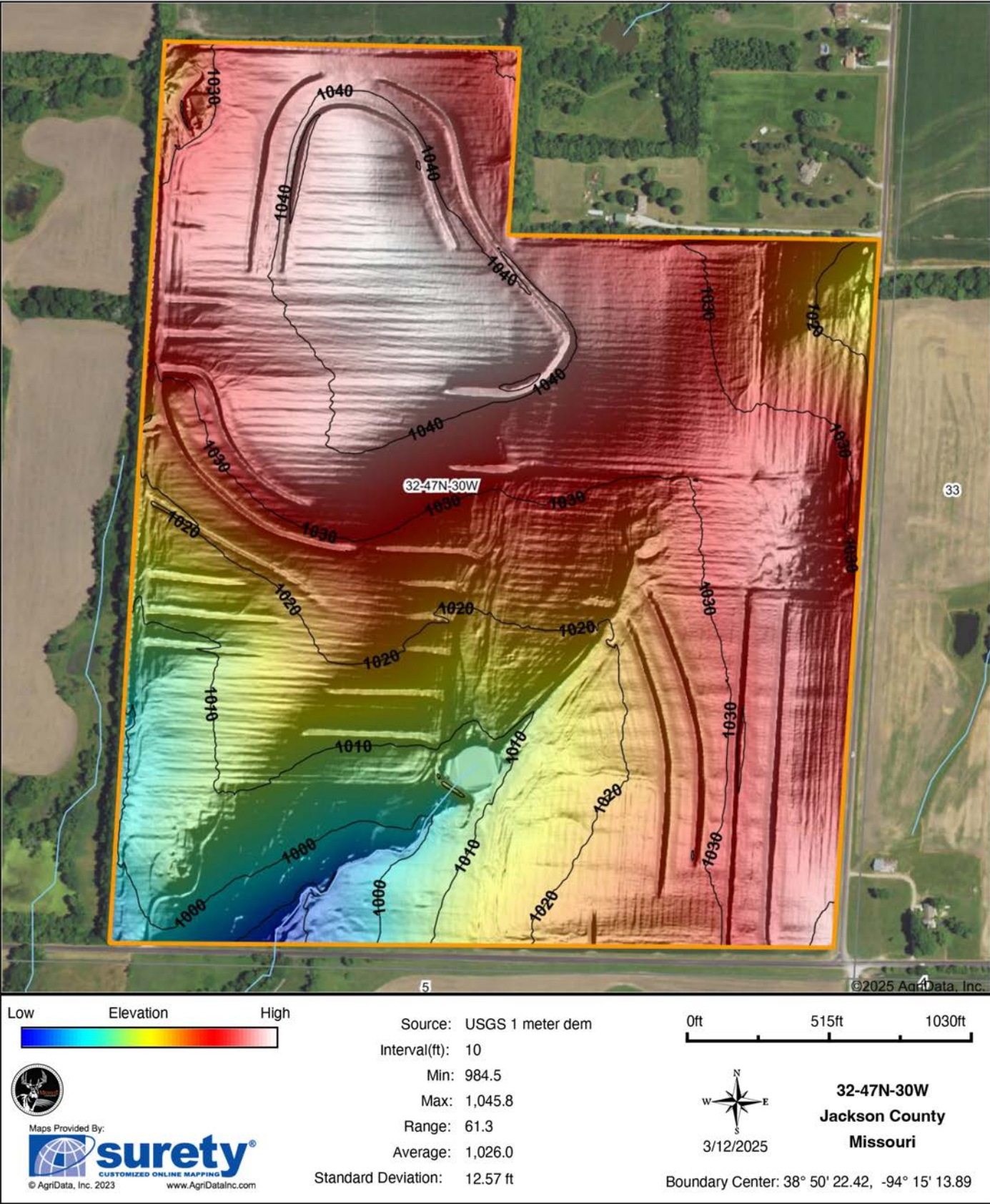
www.AgriDataInc.com

32-47N-30W
Jackson County
Missouri

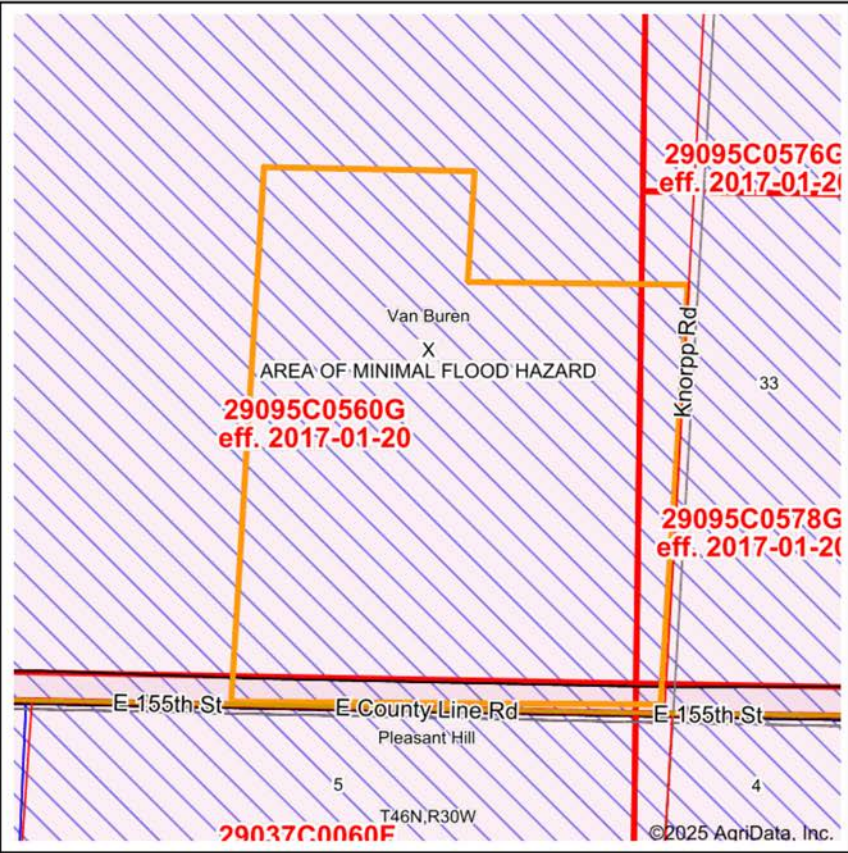


3/12/2025

HILLSHADE MAP



FEMA MAP



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



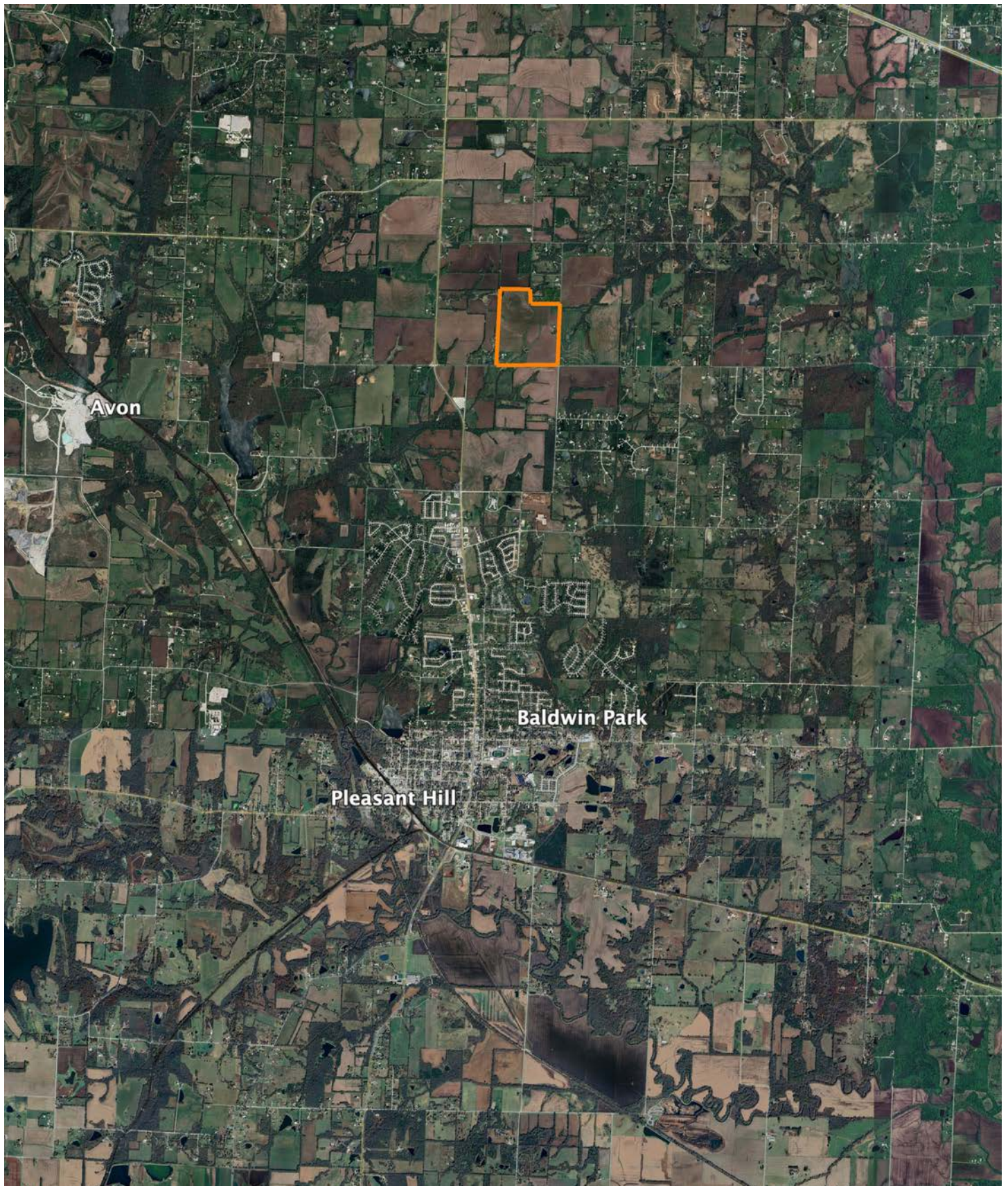
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Name		Number	County	NFIP Participation	Acres	Percent
Jackson County		290492	Jackson	Regular	176.9	100%
Total					176.9	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			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

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.



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