

MIDWEST LAND GROUP PRESENTS

20.9 ACRES

CASS COUNTY, MO

WALNUT STREET, GARDEN CITY, MISSOURI 64747



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS HOMESITE AND HOBBY FARM WITH LARGE POND

Located at the end of a dead-end road just beyond the backtop, on the south side of Garden City, is this remarkable 20.9 +/- acre tract. Mostly open, with good grass and perimeter fence, the ground is set up for pasture and/or hay, and with established water and a 30'x40' shed, it would make an incredible hobby farm. The stunning 1-½-acre pond was cleaned out in 2024, and a long peninsula with mature shade trees extends

into it, offering a gorgeous setting. Wooded areas include a long wooded draw and a small woodlot north of the pond. Power and water utilities are available at the road, and a home could be positioned with spectacular views. The property was recently surveyed. It is just 35 minutes from Kansas City, and is located within the Sherwood School District.



PROPERTY FEATURES

PRICE: **\$282,150** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **20.9**

- Beautiful homesites
- Fenced
- Large pond
- Dead-end road
- Picturesque views
- Wooded draw
- 30'x40' shed
- Water at the road
- Power at the road
- Surveyed
- Sherwood Schools
- 35 minutes from the KC metro

BEAUTIFUL HOMESITES



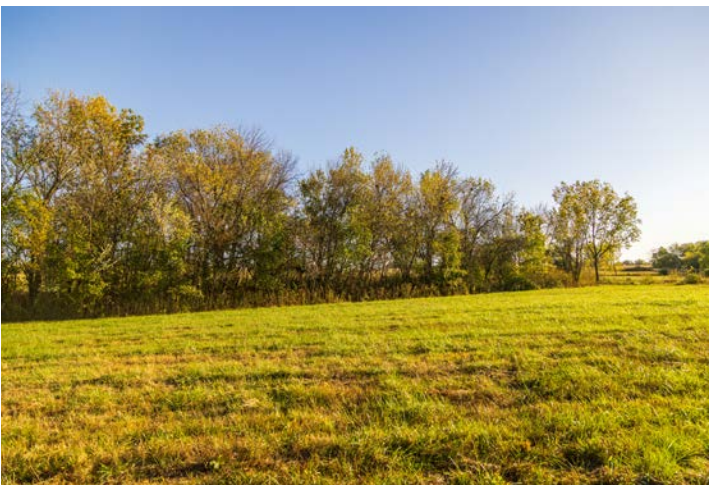
LARGE POND



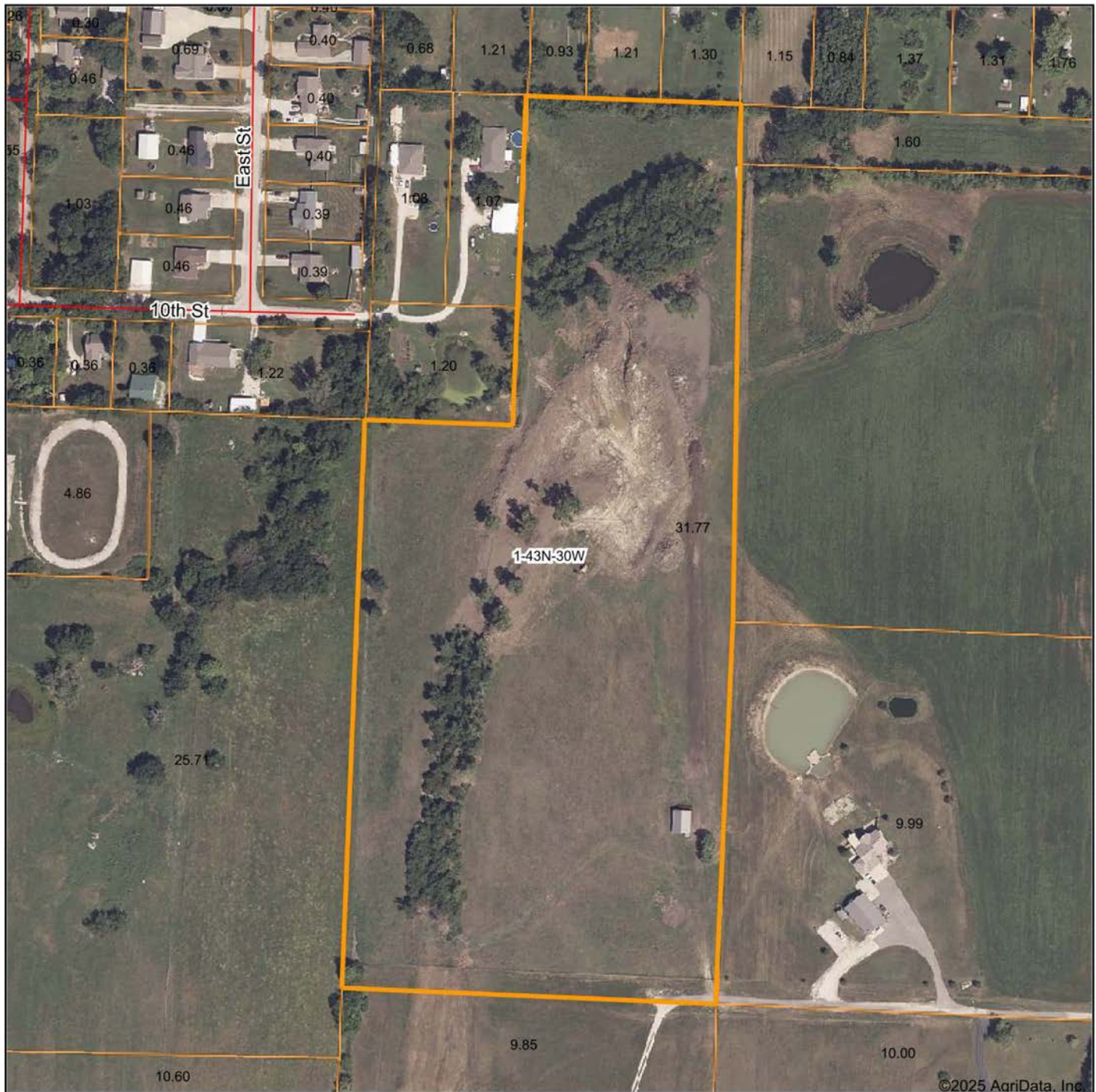
PICTURESQUE VIEWS



WOODED DRAW



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 33' 8.62, -94° 11' 17.53

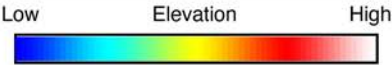
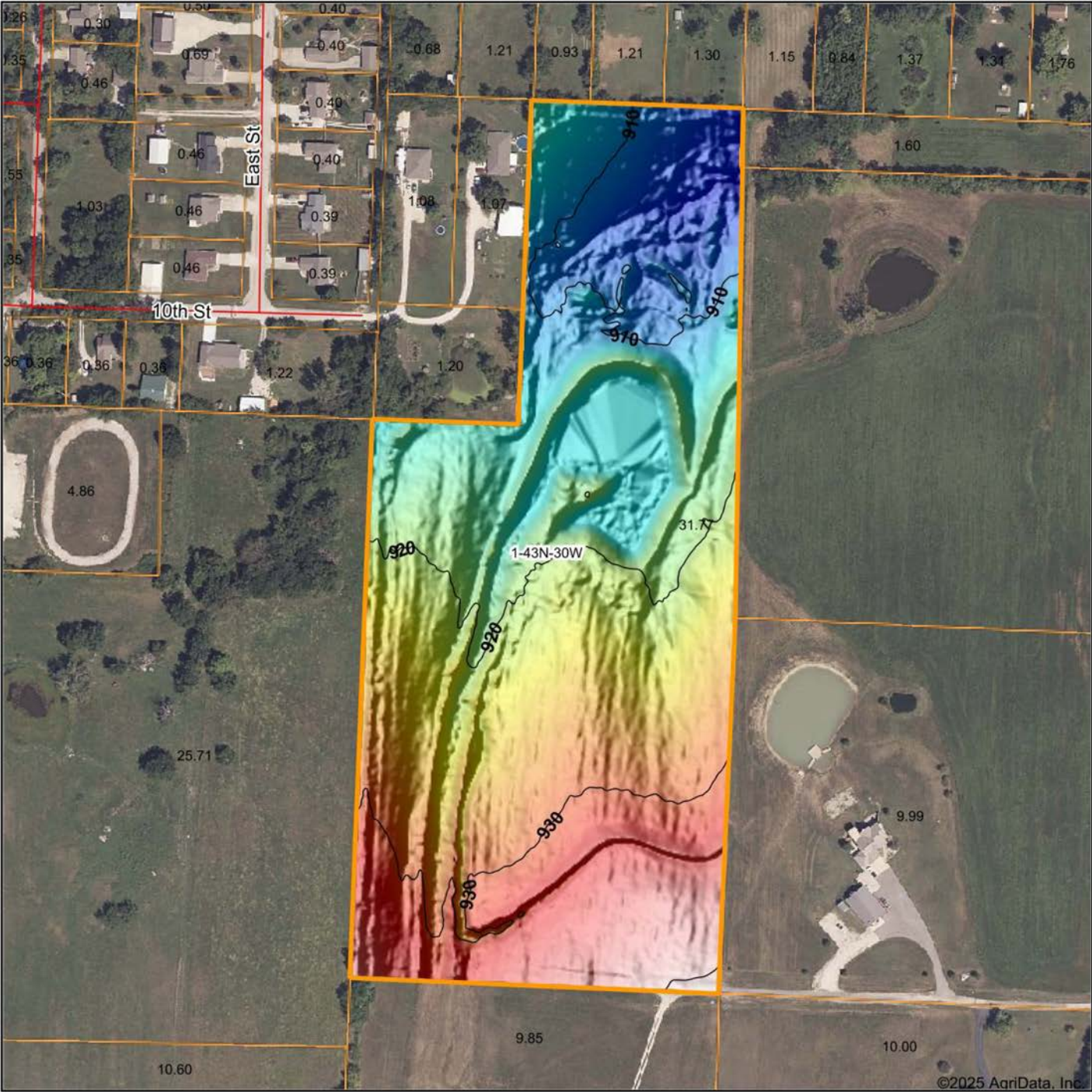
1-43N-30W
Cass County
Missouri

0ft 269ft 537ft



10/28/2025

HILLSHADE MAP



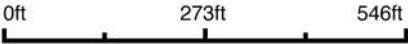
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 904.5
Max: 941.5
Range: 37.0
Average: 921.5
Standard Deviation: 8.76 ft



10/28/2025

1-43N-30W
Cass County
Missouri

Boundary Center: 38° 33' 8.62, -94° 11' 17.53

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several 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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