

MIDWEST LAND GROUP PRESENTS

21 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT 21 +/- ACRE BUILD SITE AND RECREATIONAL PROPERTY NEAR HARRISONVILLE, MISSOURI

This 21 +/- acre property is a must-see in Cass County, Missouri! If you are looking for a home site with recreational fun, this is it! The land is conveniently located approximately 3 miles off 7 Highway and west of Garden City, Missouri. You don't have to worry about gravel as this land lays out perfectly along the blacktop road, East 307th Street.

As you enter the property, there is a perfect build site that overlooks the land with amazing views. Build your dream home and have plenty of room to roam on this diverse property. You will fall in love with how well the land lays out. The acreage offers the perfect blend of

open ground, mature woods, thick cover, secluded pasture, and food plot fields. If hunting is up your alley, it hardly gets any better on a small acreage parcel. This place is a deer and turkey magnet! The thick cover will hold deer year-round and is surrounded by neighboring crop fields. Check out the recent big buck trail camera photos.

Recreational and build site properties of this size and makeup, this close to Harrisonville and Garden City, are highly desired and hard to come by. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.

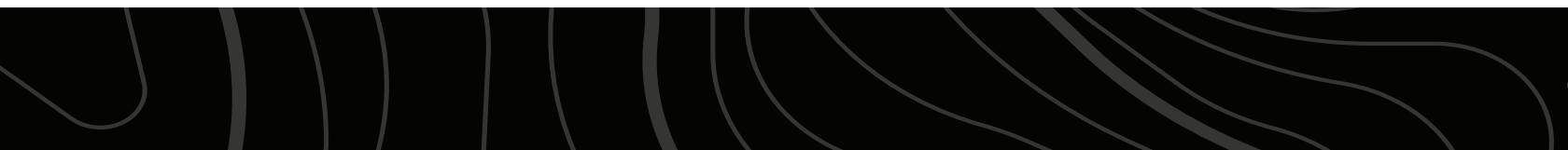


PROPERTY FEATURES

PRICE: **\$230,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **21**

- Approximately 3 miles off 7 Highway
- Blacktop road frontage
- Perfect home build site
- Mature hardwoods
- Creek drainages
- Secluded hidden fields
- Deer and turkey hunting
- 5 miles to Garden City
- 11 miles to Harrisonville
- Sherwood Cass R-VIII School District
- 1 hour to Kansas City Airport

HUNTING OPPORTUNITIES



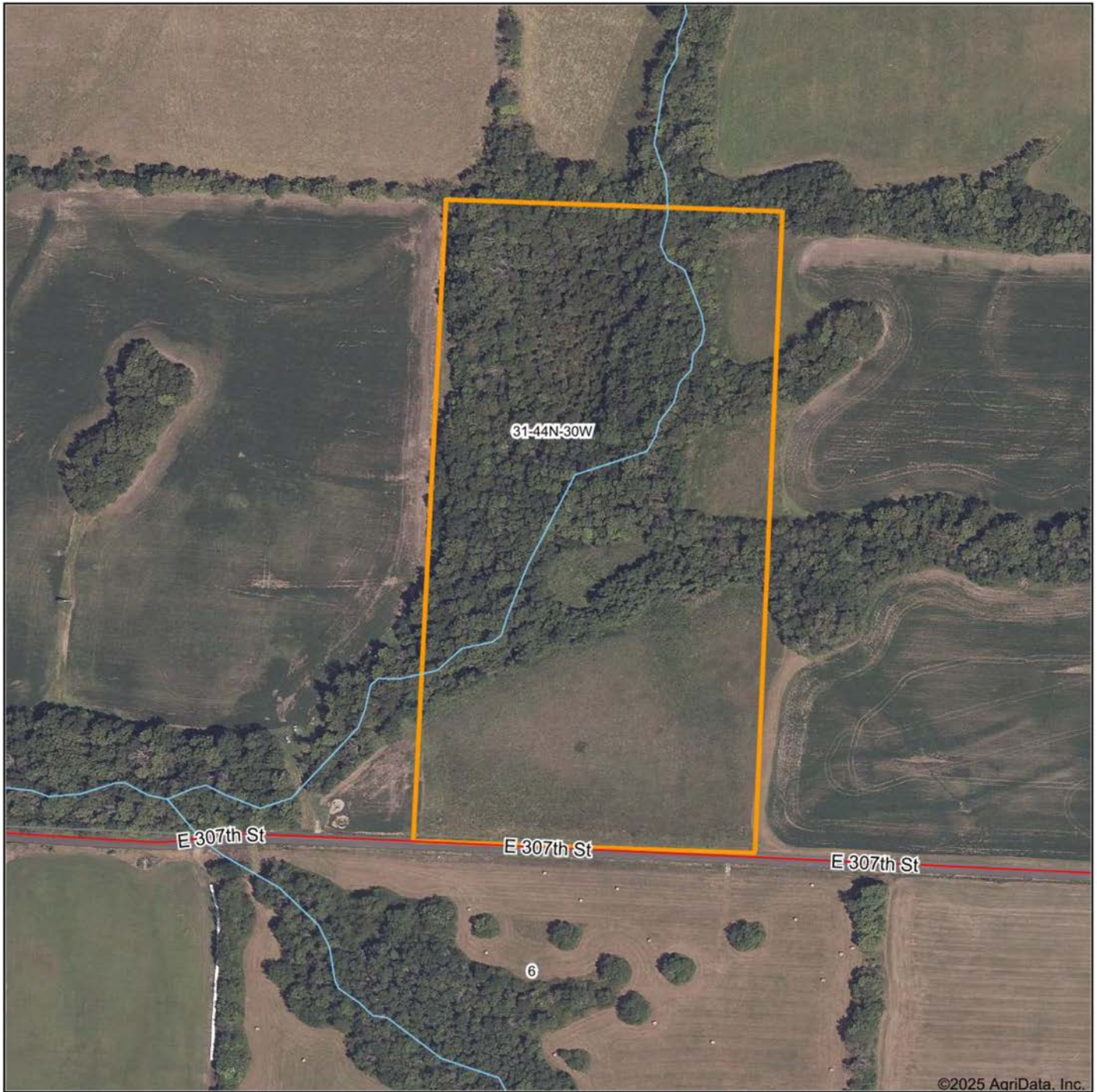
MATURE HARDWOODS



PERFECT HOME BUILD SITE



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 33' 34.84, -94° 16' 26.46

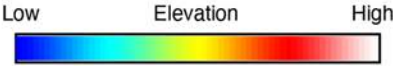
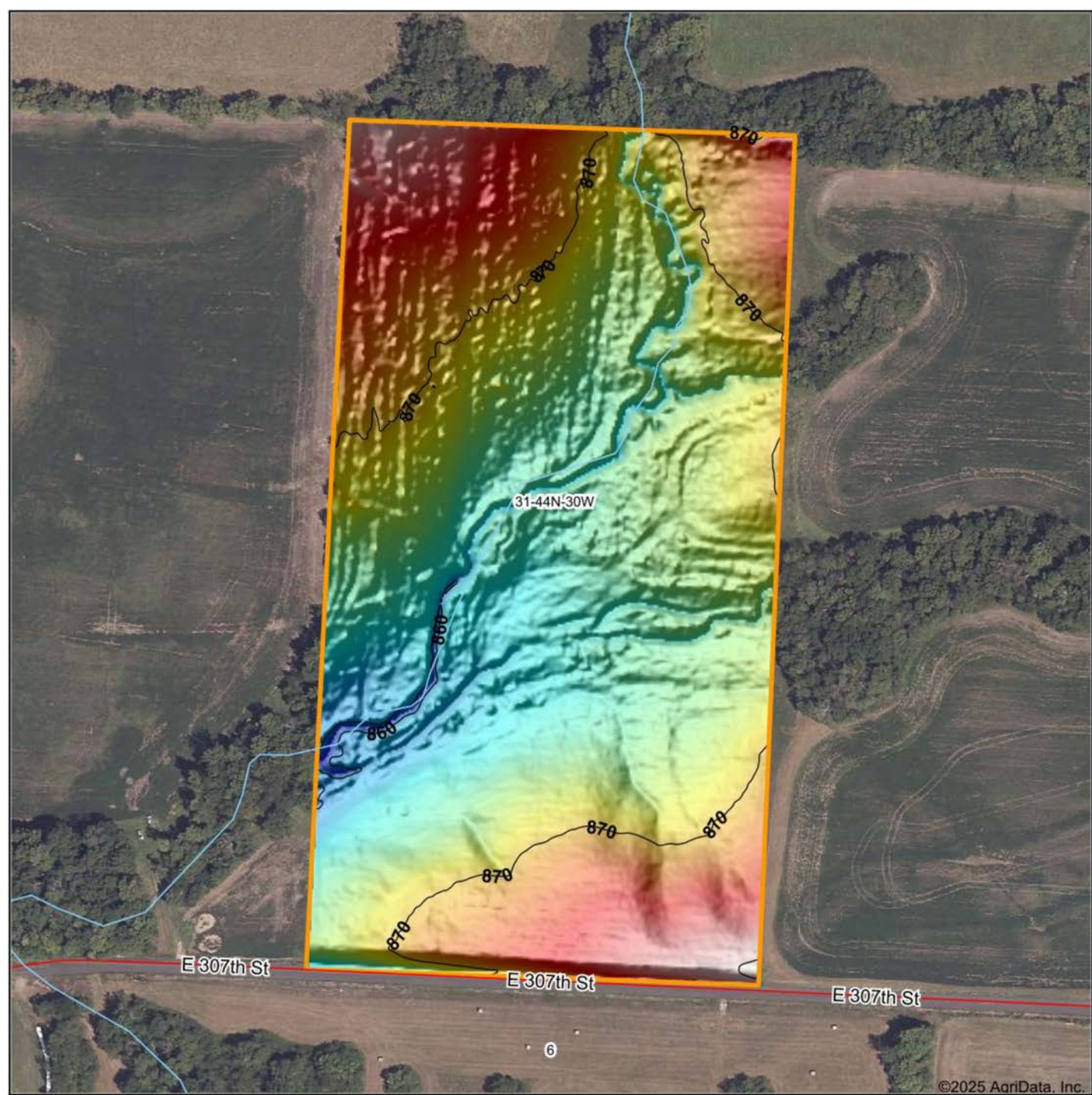
31-44N-30W
Cass County
Missouri

0ft 317ft 635ft



10/5/2025

HILLSHADE MAP



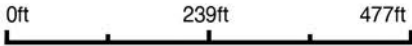
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 856.7
Max: 880.7
Range: 24.0
Average: 868.0
Standard Deviation: 4.3 ft

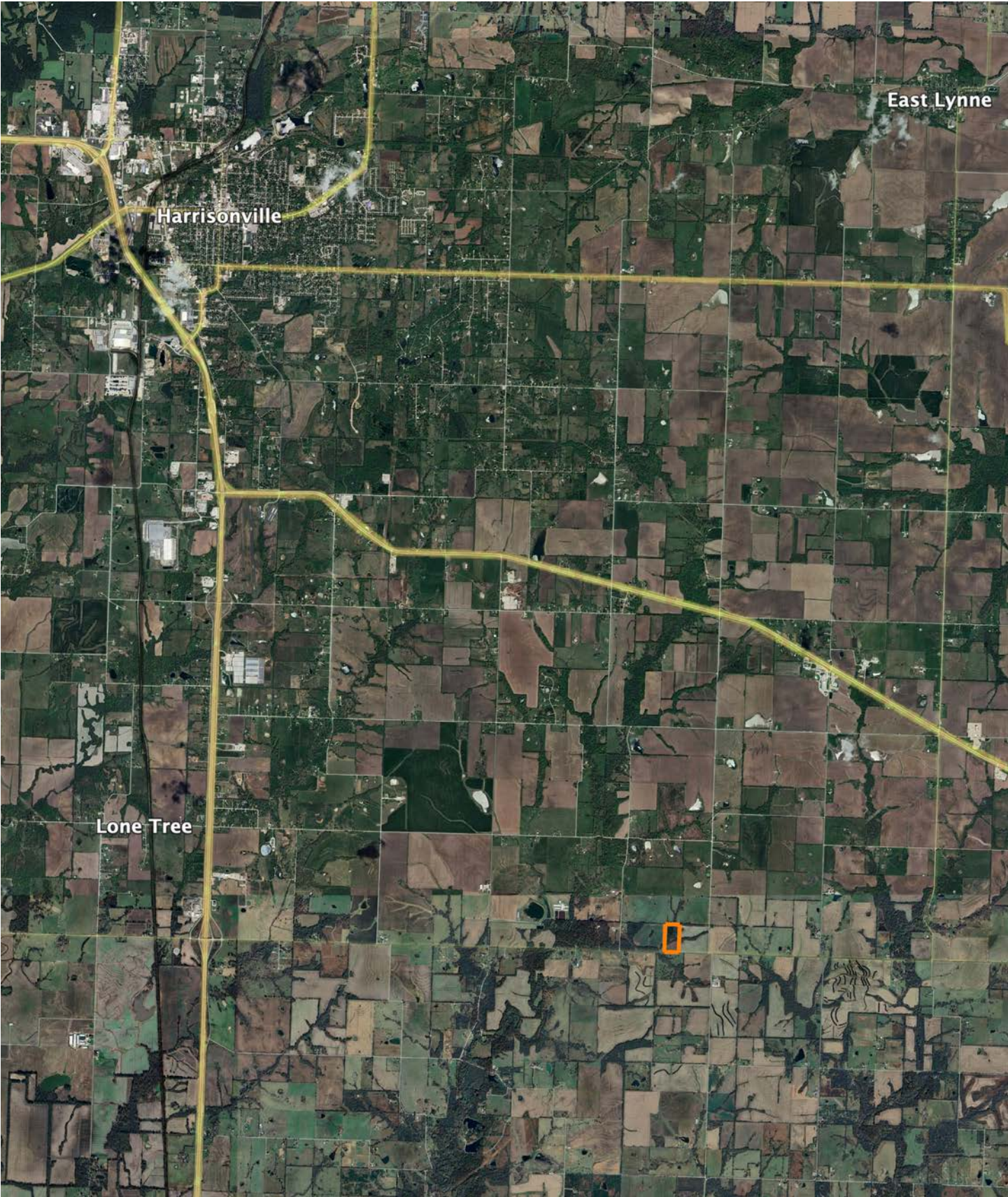


10/5/2025

31-44N-30W
Cass County
Missouri

Boundary Center: 38° 33' 34.84, -94° 16' 26.46

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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