

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# CASS COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE 40 +/- ACRE RECREATIONAL PLAYGROUND IN PLEASANT HILL, MISSOURI

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This 40 +/- 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 a half mile off P Highway just south of Pleasant Hill, Missouri. Talk about a prime location!

Whether you are looking to develop, build, farm, or have recreational fun, this property covers it all! Rural water and electricity run along the road frontage, making this a great build site or investment opportunity. 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 tillable ground, woods, and secluded pasture fields. If hunting is up your alley, it hardly gets any better. This place is a deer and turkey magnet! The pride of ownership of this farm is on full display, and you need to see it to appreciate it.

Recreational and build-to-suit properties of this size and makeup this close to Pleasant Hill 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: **\$520,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **40**

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- Just over a half mile off P Highway
- Electricity and rural water along the road
- Build site(s) opportunities
- 11 +/- acres tillable
- Mature hardwoods
- Creek drainages
- Secluded hidden fields
- Deer and turkey hunting
- 5 miles to Pleasant Hill
- Pleasant Hill School District
- 1 hour to the Kansas City Airport



# 11 +/- TILLABLE ACRES

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# MATURE HARDWOODS

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# HUNTING OPPORTUNITIES

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# HALF A MILE OFF P HIGHWAY

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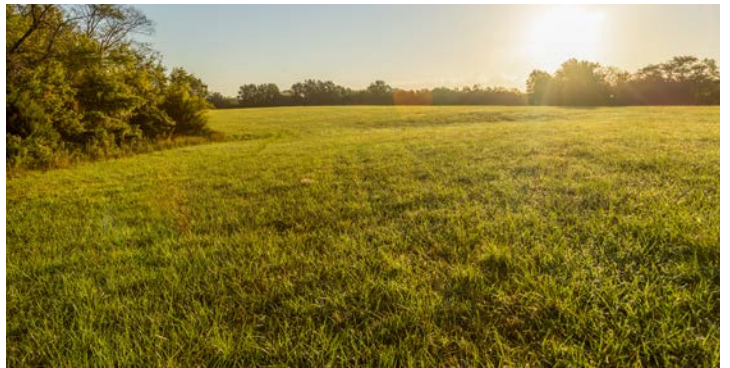
The land is conveniently located approximately a half mile off P Highway just south of Pleasant Hill, Missouri. Talk about a prime location!



# BUILD SITE OPPORTUNITIES

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Whether you are looking to develop, build, farm, or have recreational fun, this property covers it all! Rural water and electricity run along the road frontage, making this a great build site or investment opportunity. Build your dream home and have plenty of room to roam on this diverse property.



# AERIAL MAP



Maps Provided By:



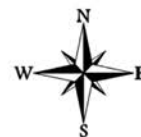
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Boundary Center: 38° 44' 32.47, -94° 14' 45.96

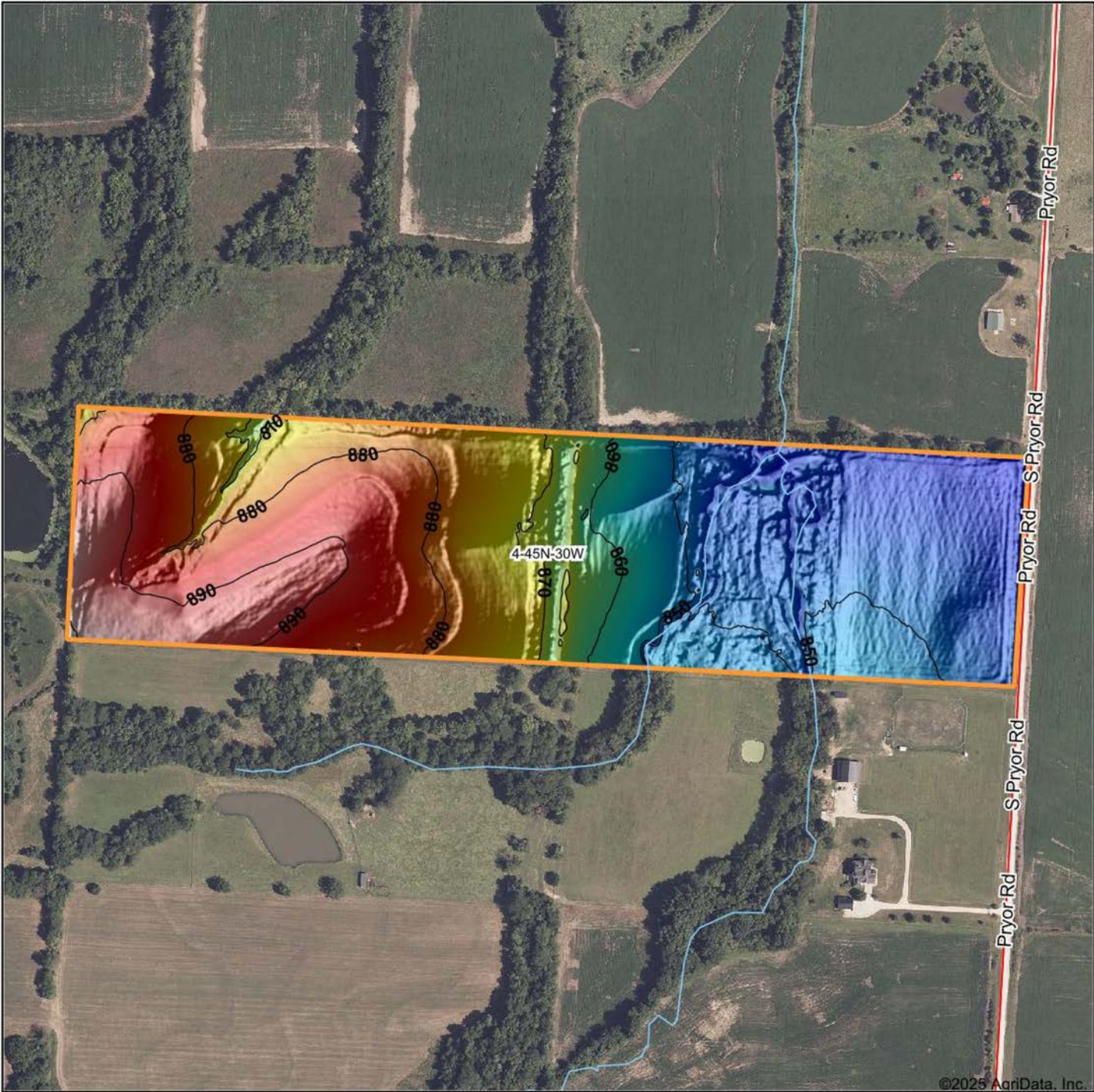
**4-45N-30W**  
**Cass County**  
**Missouri**

0ft 602ft 1204ft



9/14/2025

# HILLSHADE MAP

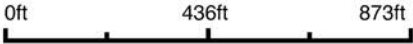


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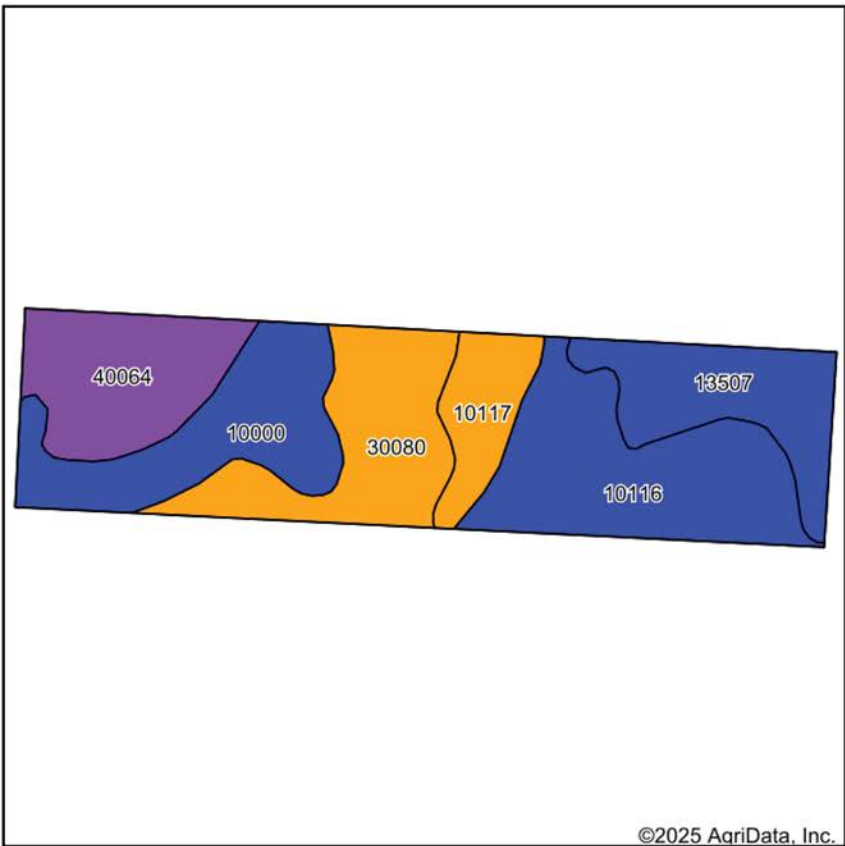
Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 841.5  
Max: 901.6  
Range: 60.1  
Average: 866.8  
Standard Deviation: 17.49 ft



**4-45N-30W**  
**Cass County**  
**Missouri**

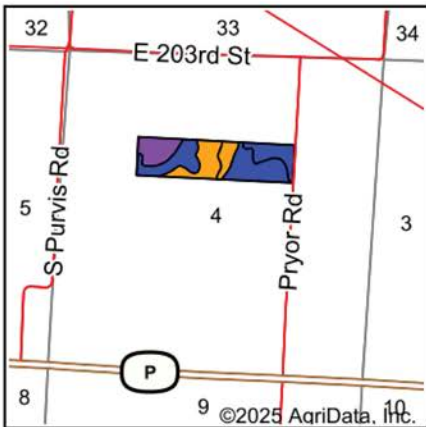
Boundary Center: 38° 44' 32.47, -94° 14' 45.96

# SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Missouri**  
County: **Cass**  
Location: **4-45N-30W**  
Township: **Pleasant Hill**  
Acres: **39.64**  
Date: **9/14/2025**



Maps Provided By:



Area Symbol: MO037, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
10116	Sampsel silty clay loam, 2 to 5 percent slopes	9.80	24.7%		> 6.5ft.	Ile	59	59	50	49	
10000	Arisburg silt loam, 1 to 5 percent slopes	7.37	18.6%		> 6.5ft.	Ile	81	81	63	65	
30080	Greenton silty clay loam, 5 to 9 percent slopes	7.22	18.2%		> 6.5ft.	IIle	53	45	50	52	40
40064	Eram silty clay loam, 5 to 14 percent slopes	6.37	16.1%		2.9ft. (Paralithic bedrock)	VIle	67	67	47	43	48
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	5.86	14.8%		> 6.5ft.	IIw	67	67	61	59	
10117	Sampsel silty clay loam, 5 to 9 percent slopes	3.02	7.6%		> 6.5ft.	IIle	58	57	49	49	3
Weighted Average						2.90	*n 64.4	*n 62.9	*n 53.5	*n 53	*n 15.2

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

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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

**816.500.0168**

[SWirsig@MidwestLandGroup.com](mailto:SWirsig@MidwestLandGroup.com)



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## MidwestLandGroup.com

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