

MIDWEST LAND GROUP PRESENTS

80 ACRES

# CASS COUNTY, MO

E STATE ROUTE P, PLEASANT HILL, MISSOURI, 64080



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# AMAZING 80 +/- ACRE LANDSCAPE TO BUILD, FARM, HUNT, & PLAY IN PLEASANT HILL, MISSOURI

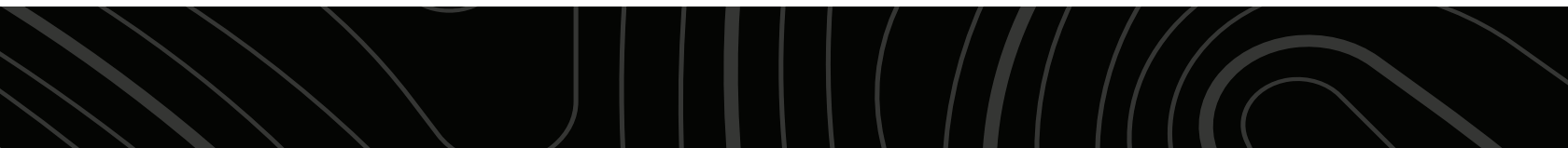
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This 80 +/- acre property is a must-see in Cass County, Missouri! It is conveniently located on P Highway just south of Pleasant Hill, Missouri. Talk about a great location!

Whether you are looking to develop, build, farm, or 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. The land lays out beautifully, and the topography is gently rolling. A couple of tree lines with wet-weather creek arms split

up the tillable acreage and offer privacy and seclusion. The tillable fields are terraced, and approximately 64 acres are currently planted in lush soybeans. If hunting is up your alley, don't overlook this farm. The block of timber in the southeast corner and the hidden fields set up great for deer and turkey hunting opportunities.

Properties of this size and makeup within close proximity to Kansas City are super hard to come by. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$1,000,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **80**

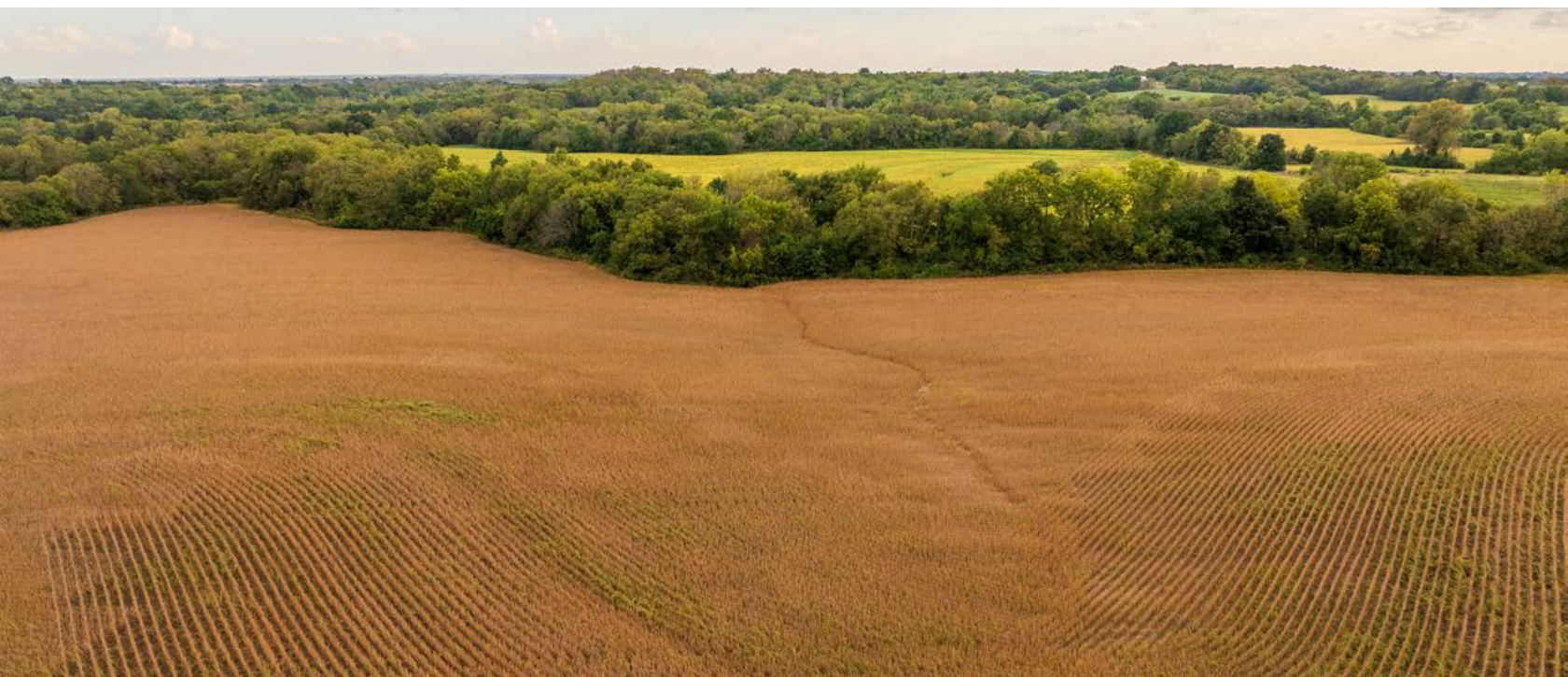
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- P Highway road frontage
- Electricity and rural water along the road
- Build site(s) opportunities
- 64 +/- acres tillable
- NCCPI avg 68.2 soil rating
- Mature timber block
- Wooded creek drainages
- Secluded hidden fields
- Deer and turkey hunting
- 5 miles to Pleasant Hill
- Pleasant Hill School District
- 1 hour to Kansas City Airport



64 +/- ACRES TILLABLE

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# P HIGHWAY ROAD FRONTAGE

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## BUILD SITE(S) OPPORTUNITIES

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# MATURE TIMBER BLOCK

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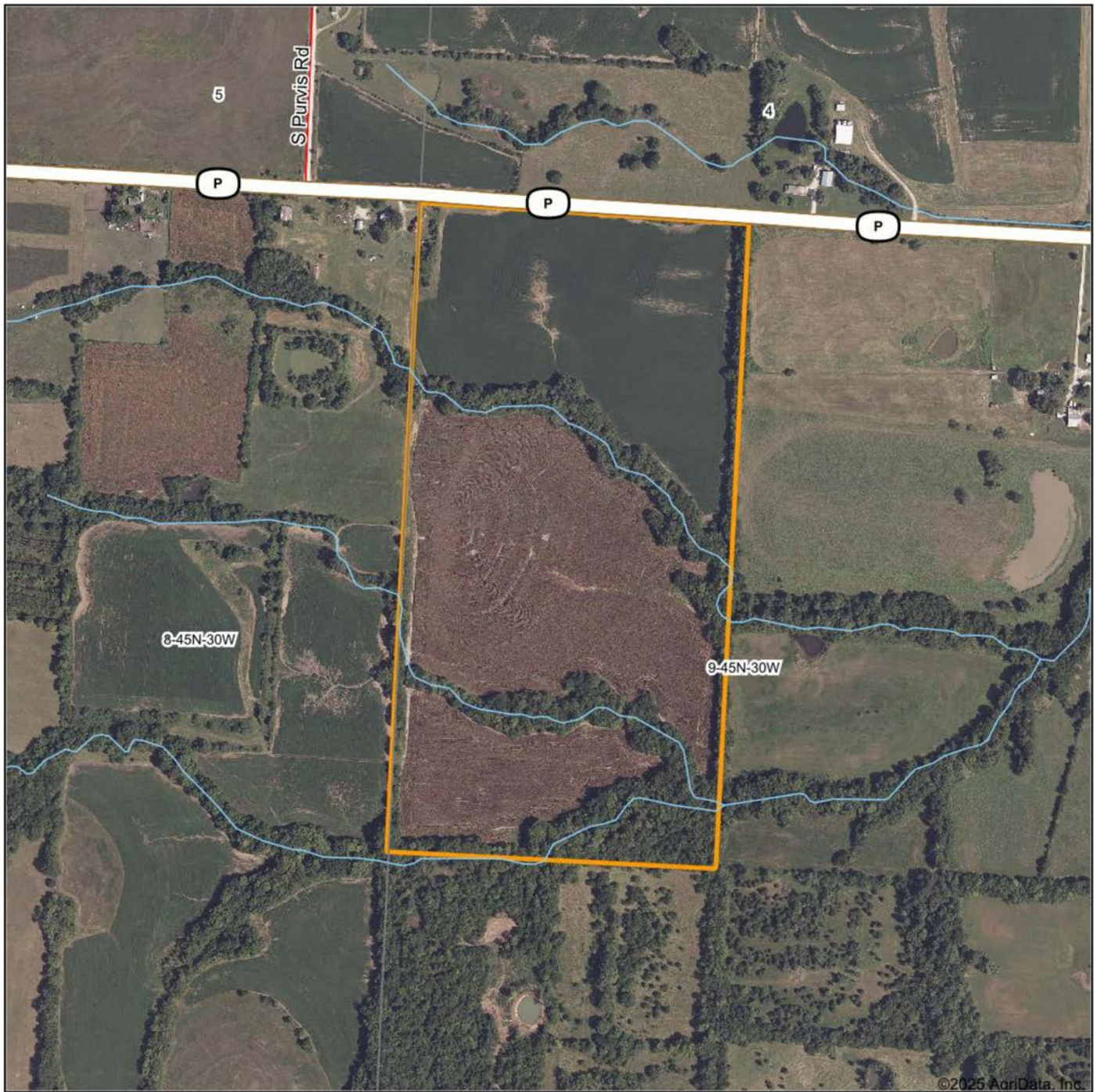


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 38° 43' 44, -94° 15' 13.61

0ft 625ft 1249ft



Maps Provided By:



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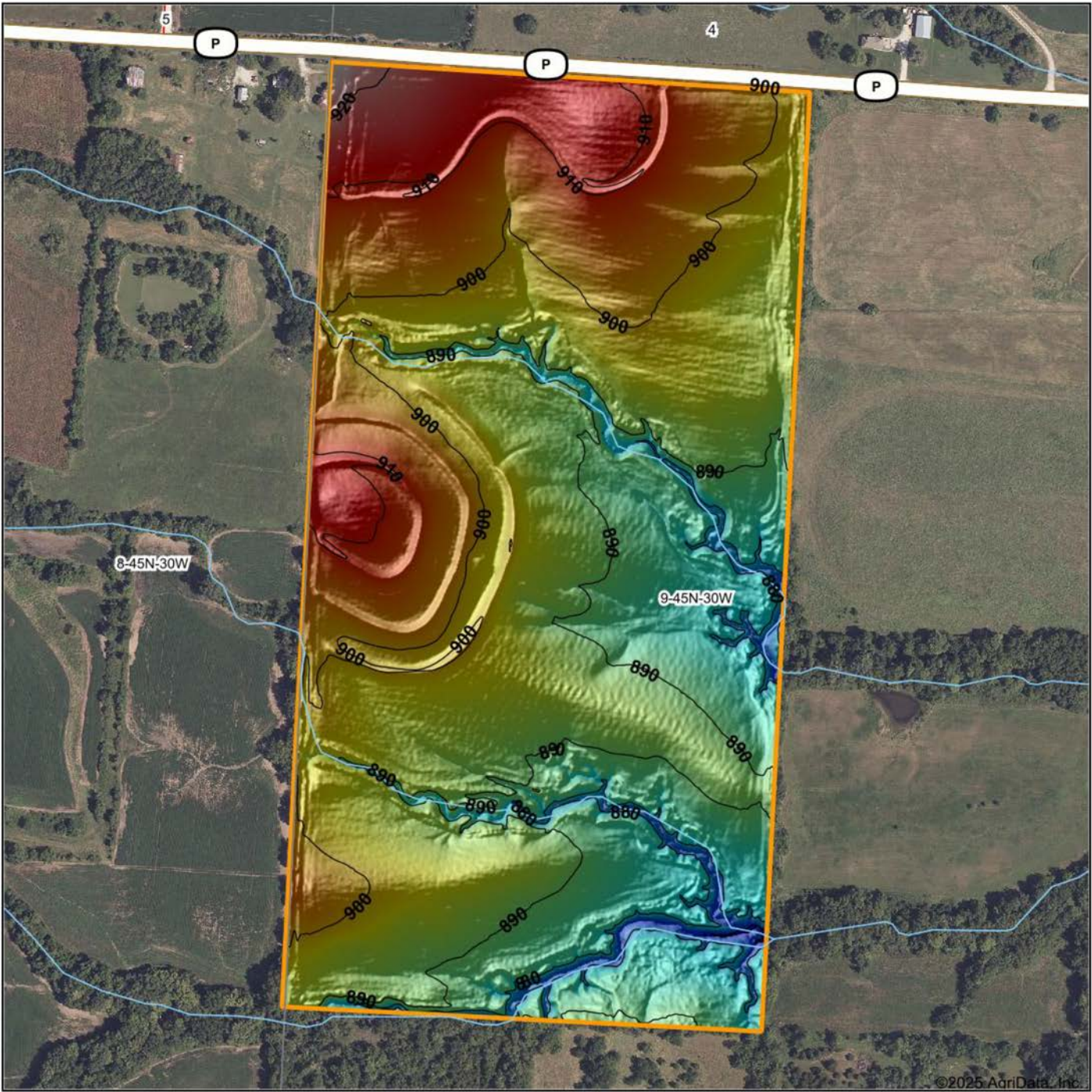
www.AgriDataInc.com

**9-45N-30W**  
**Cass County**  
**Missouri**



9/11/2025

# HILLSHADE MAP



Low Elevation High



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 868.6

Max: 925.8

Range: 57.2

Average: 896.0

Standard Deviation: 8.92 ft

0ft 429ft 858ft

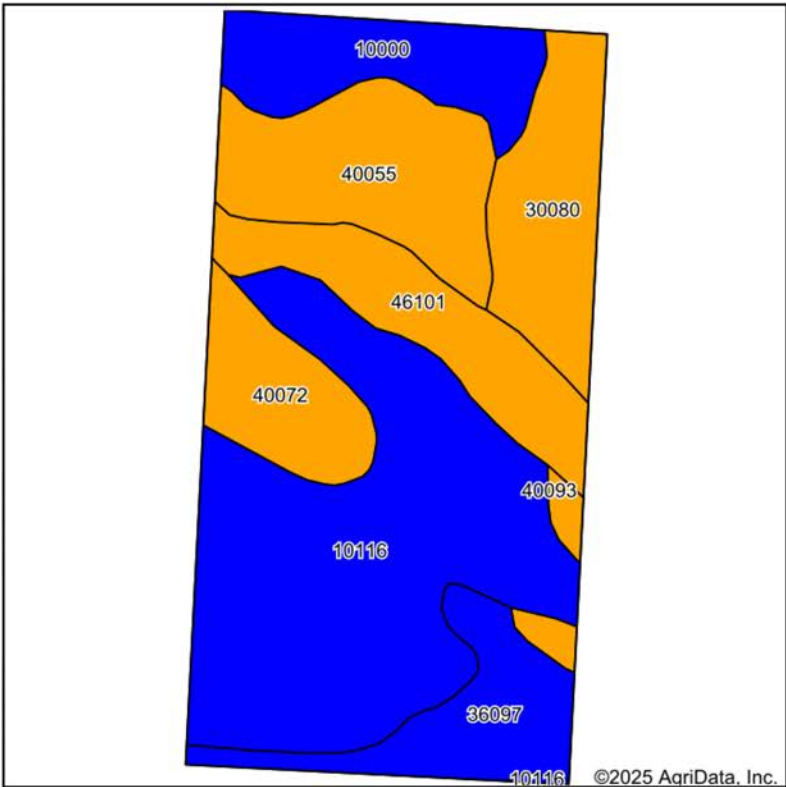


9/11/2025

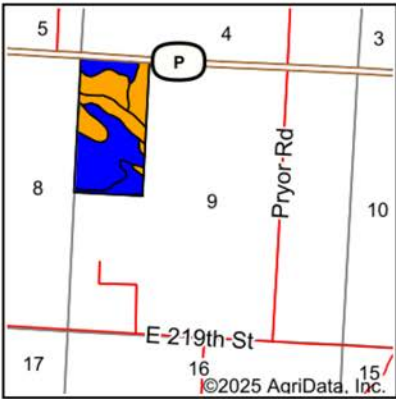
**9-45N-30W**  
**Cass County**  
**Missouri**

Boundary Center: 38° 43' 44, -94° 15' 13.61

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Cass**  
Location: **9-45N-30W**  
Township: **Pleasant Hill**  
Acres: **79.35**  
Date: **9/11/2025**



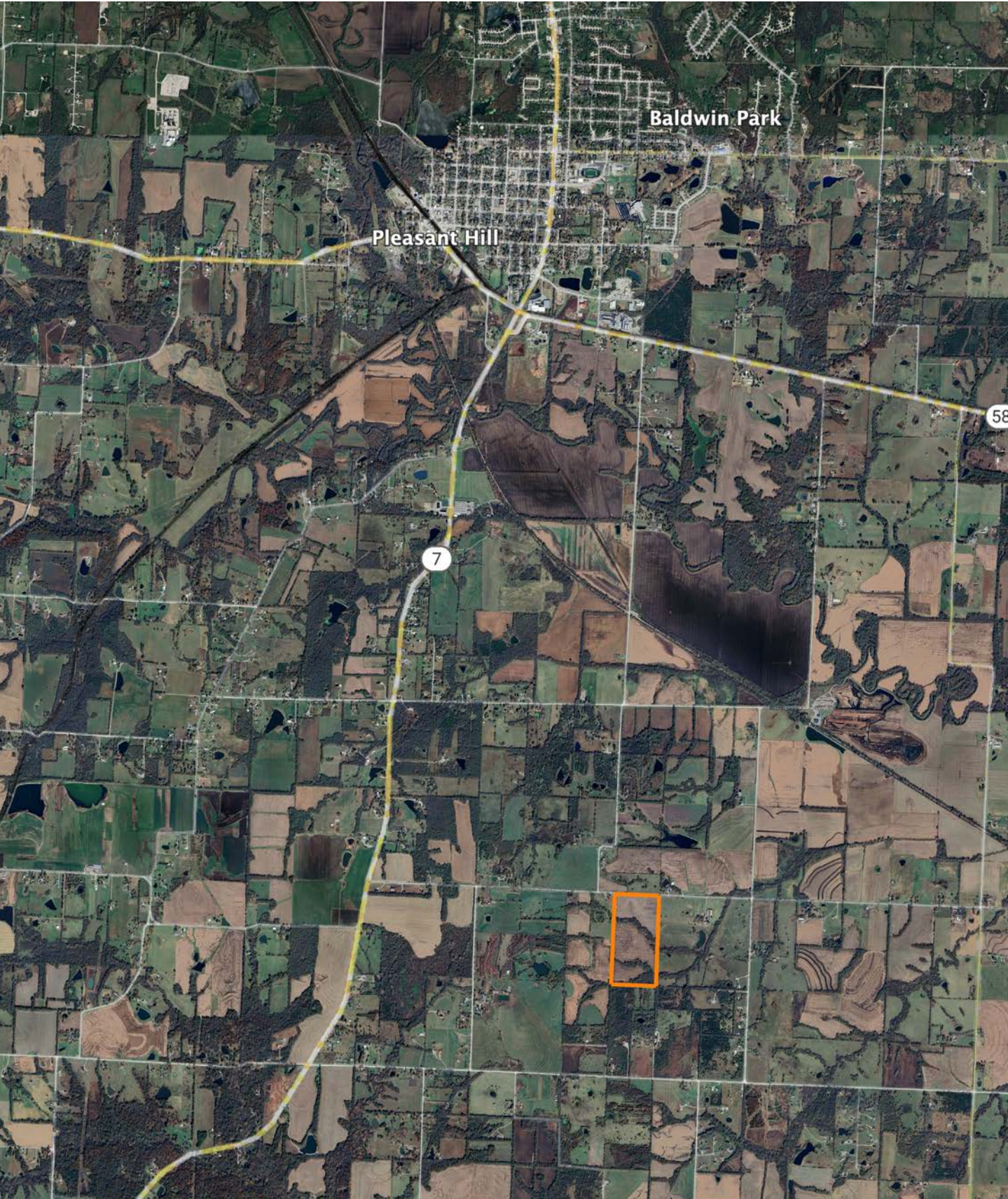
Maps Provided By:



| Area Symbol: MO037, Soil Area Version: 28 |                                                                   |       |                  |                      |                         |                  |                                |                  |               |                       |                   |                 |
|-------------------------------------------|-------------------------------------------------------------------|-------|------------------|----------------------|-------------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| Code                                      | Soil Description                                                  | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer       | Non-Irr Class *c | Range Production (lbs/acre/yr) | *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                    | 30.26 | 38.1%            |                      | > 6.5ft.                | Ile              |                                | 0                | 59            | 59                    | 50                | 49              |
| 40055                                     | Deepwater silt loam, 5 to 9 percent slopes                        | 10.70 | 13.5%            |                      | > 6.5ft.                | IIle             |                                | 0                | 83            | 82                    | 72                | 79              |
| 46101                                     | Verdigris silt loam, 1 to 3 percent slopes, frequently flooded    | 8.42  | 10.6%            |                      | > 6.5ft.                | IIlw             |                                | 0                | 78            | 77                    | 64                | 66              |
| 30080                                     | Greenton silty clay loam, 5 to 9 percent slopes                   | 8.19  | 10.3%            |                      | > 6.5ft.                | IIle             |                                | 0                | 53            | 45                    | 50                | 52              |
| 10000                                     | Arisburg silt loam, 1 to 5 percent slopes                         | 7.50  | 9.5%             |                      | > 6.5ft.                | Ile              |                                | 0                | 81            | 81                    | 63                | 65              |
| 36097                                     | Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded | 7.12  | 9.0%             |                      | > 6.5ft.                | IIlw             |                                | 0                | 85            | 84                    | 64                | 57              |
| 40072                                     | Kenoma silt loam, 1 to 3 percent slopes                           | 5.94  | 7.5%             |                      | 5.7ft. (Lithic bedrock) | IIle             | 3888                           | 59               | 56            | 58                    | 59                | 54              |
| 40093                                     | Summit silty clay loam, 5 to 9 percent slopes                     | 1.22  | 1.5%             |                      | > 6.5ft.                | IIle             |                                | 0                | 70            | 65                    | 58                | 60              |

Soils data provided by USDA and NRCS.

# 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**

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## MidwestLandGroup.com

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