



MIDWEST LAND GROUP
PRESENTS

CASS COUNTY MISSOURI

20 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT 20 ACRE BUILD SITE WITH FENCED PASTURE AND SHOP

This 20 +/- acre property sets up perfectly for a small family farm and an incredible home build site with amazing views! The parcel is conveniently located approximately 4 miles east of Pleasant Hill, Missouri. You don't have to worry about gravel, as this lies out perfectly along blacktop road, East 179th Street, and the driveway is blacktop as well!

As you enter the property, you are greeted with a gated entry and drive that goes to the 50'x80' outbuilding. The shop is great for storing equipment and is complete with concrete and small solar panels for electricity. Rural water and electricity run along

the road frontage, making it a real possibility to build your dream home. Speaking of that, disappear beyond the shop building and up the gradual slope to the most amazing build site overlooking the property. The sunrise and sunset views will be hard to beat! The property features 3 ponds and fully fenced pasture ground for livestock and is currently used to raise Wagyu cattle.

Perfect country settings for hobby farms, close to the Kansas City area, are highly sought after. This is as fine as they come! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.

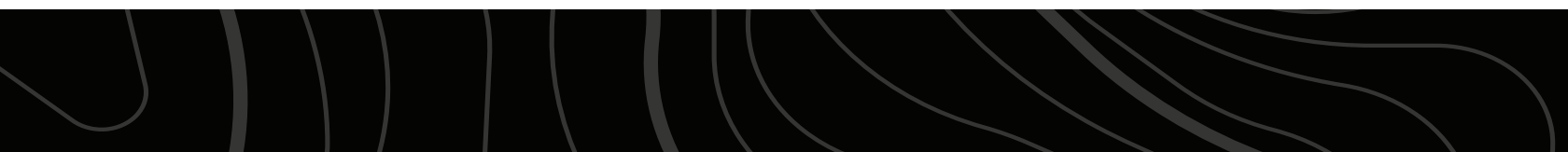


PROPERTY FEATURES

PRICE: **\$449,000** | COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **20**

- 20 +/- acres
- Blacktop road frontage
- Perfect home build site
- Rural water and electricity along the road
- Gated entry
- Fully fenced past ground
- Three ponds
- 50'x80' outbuilding
- 4 miles to Pleasant Hill
- 7 miles to Lone Jack
- 15 miles to Harrisonville
- 1 hour to Kansas City Airport

20 +/- ACRES WITH BLACKTOP FRONTAGE



THREE PONDS



50'X80' OUTBUILDING



AERIAL MAP



Maps Provided By:



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Boundary Center: $38^{\circ} 47' 31.4$, $-94^{\circ} 12' 28.02$

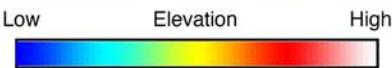
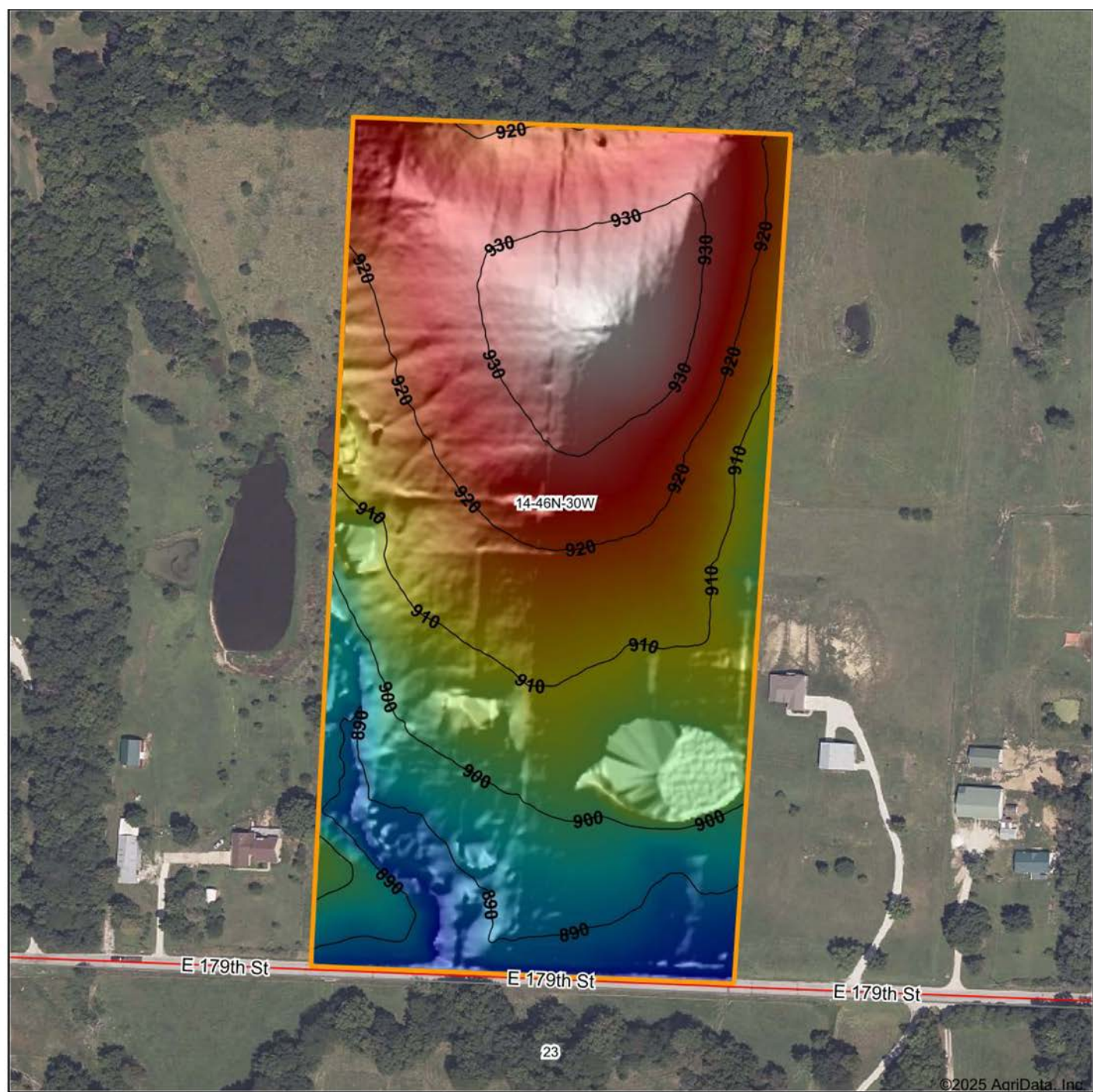
14-46N-30W
Cass County
Missouri

0ft 254ft 509ft



10/26/2025

HILLSHADE MAP



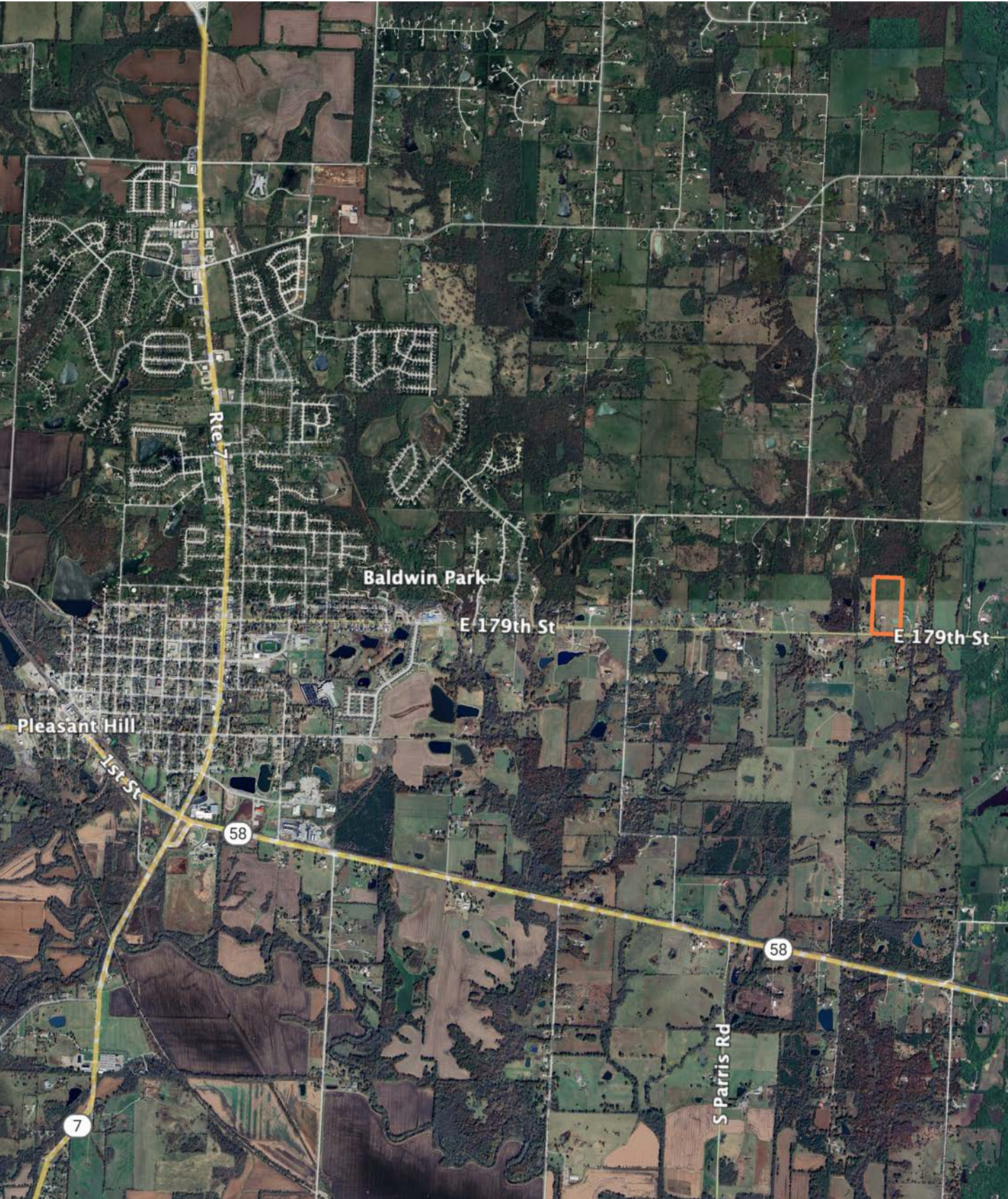
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 880.2
Max: 939.3
Range: 59.1
Average: 912.4
Standard Deviation: 14.7 ft



14-46N-30W
Cass County
Missouri
10/26/2025
Boundary Center: 38° 47' 31.4, -94° 12' 28.02

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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