

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

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# CASS COUNTY MISSOURI

17301 E STATE ROUTE 2, HARRISONVILLE, MO 64701



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CHARMING FARM HOUSE ON 10 +/- ACRES

Discover the perfect blend of country living and modern convenience on this exceptional 10 +/- acre property. With blacktop road frontage and dual highway access, just minutes from Harrisonville. Only 2 miles off I-49, a commuter's dream at approximately 38 minutes to Kansas City. This charming remodeled 2 bedroom, 1 bath farmhouse is move-in ready for comfortable living. The 24'x30' heated and cooled shop is fully insulated and perfect for a workshop, vehicle storage, hobbies, or a home-based business. Work comfortably all year round! There is excellent pasture for horses, cattle, or other livestock ready for grazing or your equestrian/

homesteading vision. There is also a direct east branch of the South Grand River that offers peaceful views. The shooting house offers a range up to 200 yards, safely setting up for target practice, sighting in rifles, or recreational shooting, all without leaving home. This turn-key property offers endless possibilities in raising animals, outdoor hobbies such as gardening, entertaining friends and family, or simply just relaxing in nature, all while staying close to city amenities. Properties with this combination of features, location, and privacy are hard to find. Schedule your private tour today and make this dream acreage yours!

## PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **10**

- Remodeled 2 bedroom, 1 bath house
- 24'x30' heated and cooled shop built 5 years ago
- 10 +/- acres
- Blacktop road frontage on 2 Hwy
- Minutes away from Harrisonville
- 2 miles of I-49
- 38 minutes from Kansas City
- Shooting house with a range of up to 200 yards
- Good pasture for horses or cows
- East branch of the South Grand River frontage





# REMODELED 2 BEDROOM, 1 BATH HOUSE





# ADDITIONAL INTERIOR PHOTOS





# BLACKTOP ROAD FRONTAGE

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## 24'X30' HEATED AND COOLED SHOP

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10 +/- ACRES

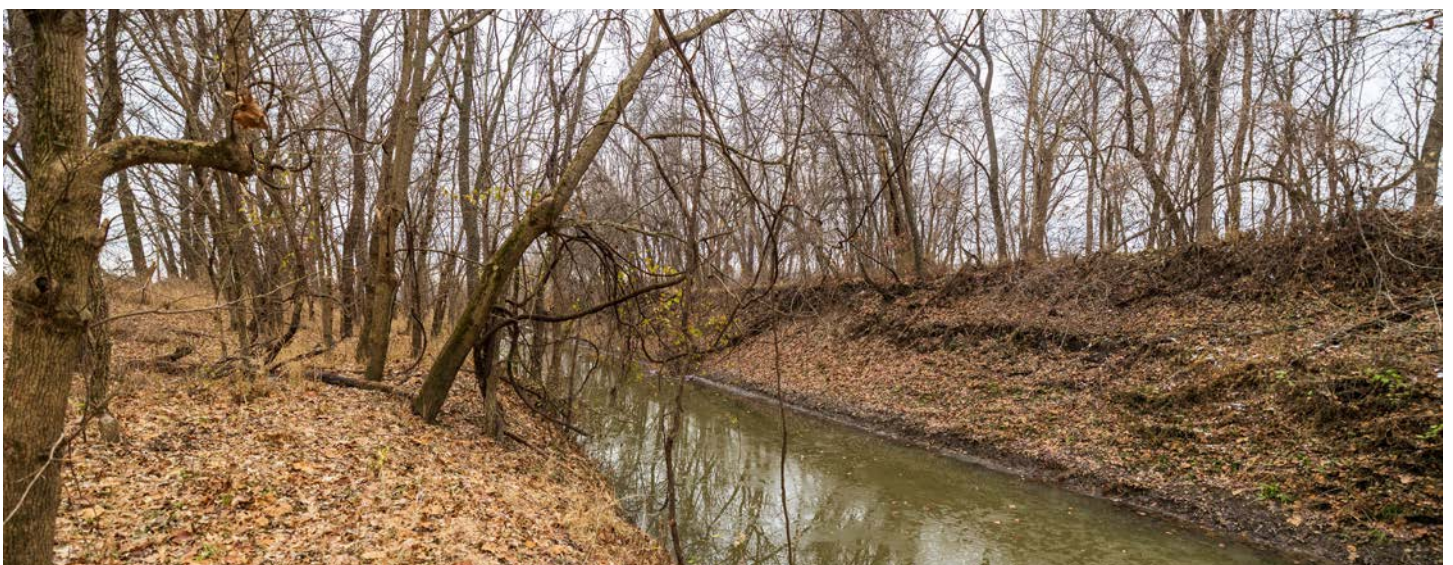
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# EAST BRANCH OF THE SOUTH GRAND RIVER

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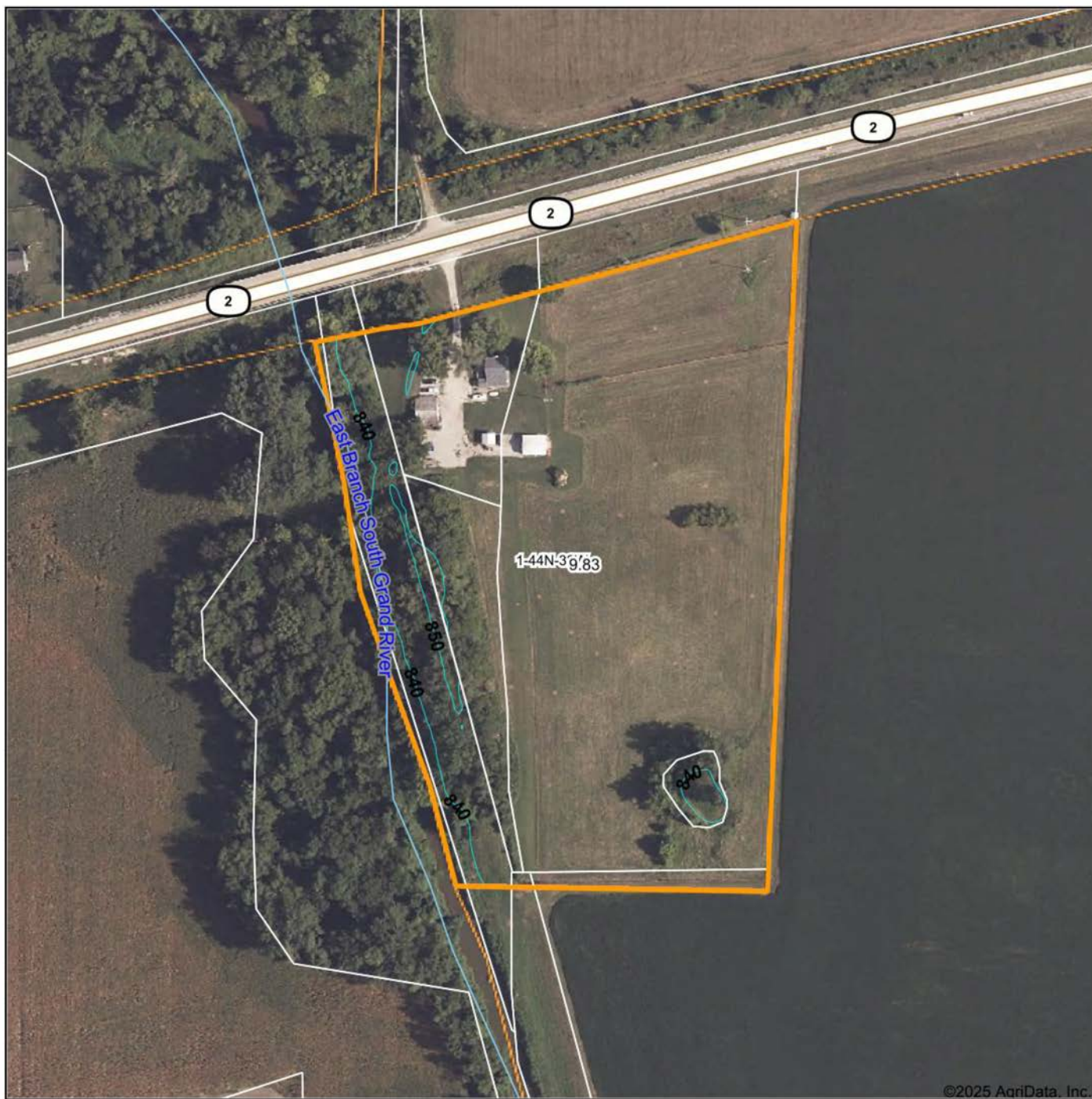
# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 830.6

Max: 853.8

Range: 23.2

Average: 844.9

Standard Deviation: 3.02 ft

0ft 206ft 411ft



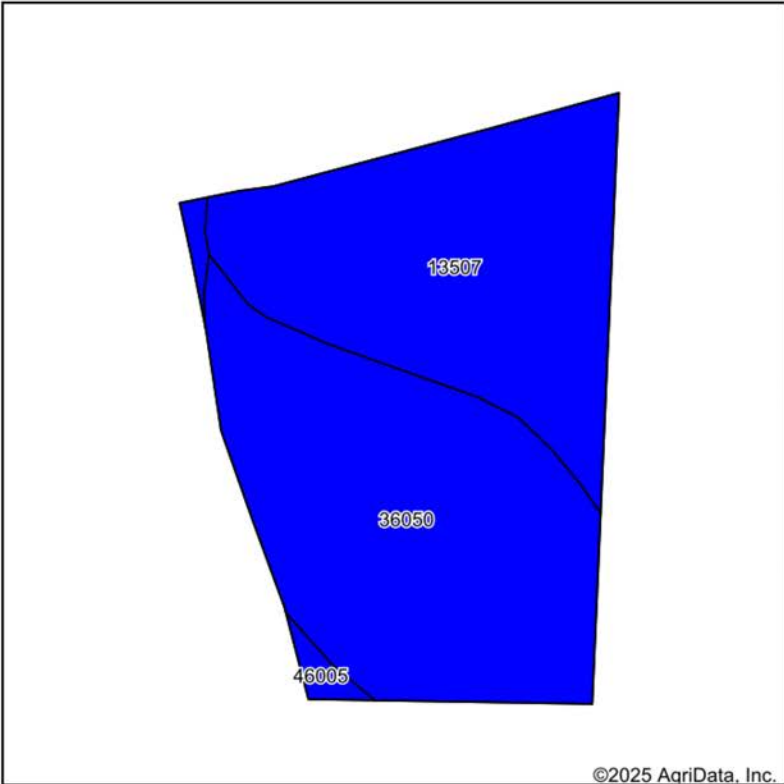
11/18/2025

1-44N-32W  
Cass County  
Missouri

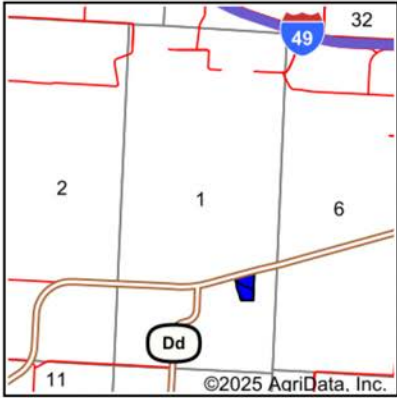
Boundary Center: 38° 38' 26.96, -94° 23' 51.3



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Cass**  
Location: **1-44N-32W**  
Township: **Grand River**  
Acres: **9.83**  
Date: **12/15/2025**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO037, Soil Area Version: 29													
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	
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.21	53.0%		> 6.5ft.	IIw	0	58	58	33	52		
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	4.41	44.9%		> 6.5ft.	IIw	0	67	67	61	59		
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.21	2.1%		> 6.5ft.	IIw	7758	82	82	63	75	55	
Weighted Average						2.00	165.7	*n 62.6	*n 62.6	*n 46.2	*n 55.6	*n 1.2	

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





## AGENT CONTACT

A true outdoorsman, Dalton grew up spending summers on his family's farm in Liberal, Missouri, where days were filled with baling hay, feeding cattle, and learning the value of hard work. Those early experiences, paired with countless hunting trips with his dad, sparked a lifelong love for the land that continues to guide him today.

Whether he's hunting, fishing, or riding his RZR, Dalton's happiest moments are spent outdoors - often with his wife, Kinlie, and their son, Colson. Dalton's extensive experience in land management, from planting food plots to understanding soil, timber, and water systems, allows him to help clients see both the recreational and agricultural value of their property.

Before joining Midwest Land Group, Dalton built his career on providing clients with exceptional service and quality results. He takes pride in doing every job right, even if it means going the extra mile—a principle he carries into every land transaction. Known for his honesty, loyalty, and work ethic, Dalton is dedicated to delivering top-notch service while helping clients achieve their land goals with confidence.



**DALTON HAYNES,** LAND AGENT  
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## MidwestLandGroup.com

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