

MIDWEST LAND GROUP PRESENTS

44.53 ACRES IN

HENRY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

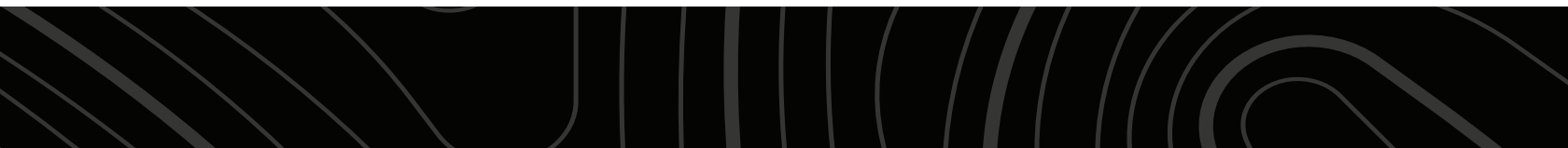
HOMESITE, RECREATION, AND AGRICULTURE COMBINATION ON BLACKTOP

Located just north of Urich, this exceptional 44.5 +/- acre property sits only 40 minutes from the Kansas City metro and 15 minutes from Clinton, offering a rare blend of convenience and country living. With blacktop road frontage, utilities at the road, and level open ground at the front of the property, it provides multiple attractive homesite options.

Approximately 20 acres are currently farmed, offering immediate income potential or room for expansion, while the balance of the property showcases diverse terrain, mature hardwood timber, and a well-established

trail system that allows easy access throughout the land. A creek, small pond, and wooded cover create outstanding habitat, making this a premier hunting and recreational tract with abundant deer and wildlife.

Whether you're looking to build, farm, hunt, or simply enjoy the outdoors, this property offers flexibility and long-term value. Power and water are available at the road, enhancing future development potential. Located in the Sherwood School District, this tract combines privacy, productivity, and accessibility in a highly desirable setting.



PROPERTY FEATURES

COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **44.53**

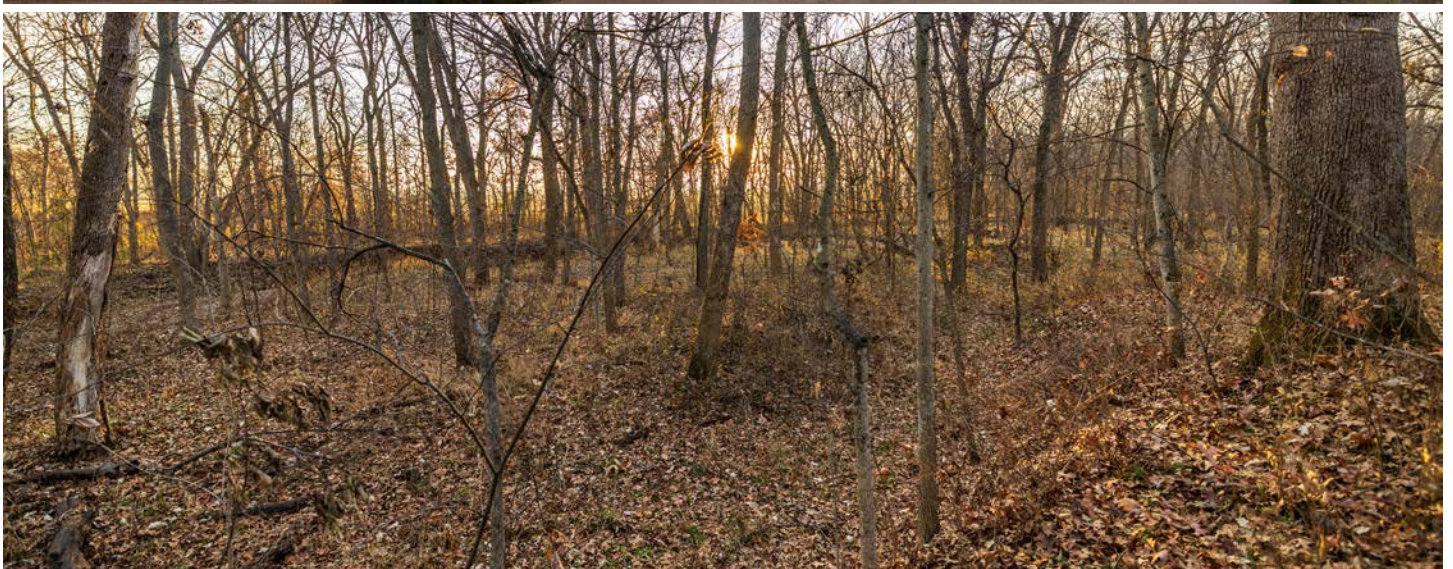
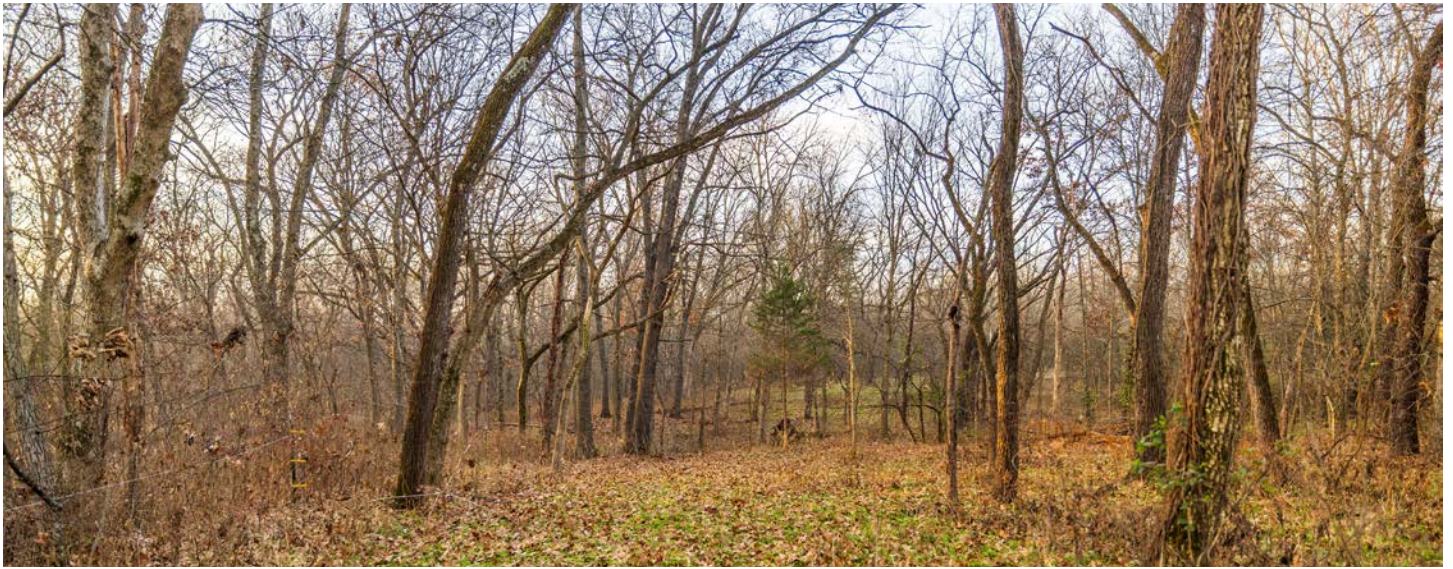
- 44.53 +/- surveyed acres
- 20 +/- acres tillable
- 20+ acres wooded
- Blacktop frontage
- Excellent hunting
- Abundant deer & wildlife
- Creek
- Trail system
- Excellent access
- Diverse topography
- Hardwood timber
- Small pond
- Power at the road
- Water at the road
- Sherwood Schools
- 40 minutes from Kansas City metro
- Under 15 minutes from Clinton



20 +/- ACRES TILLABLE



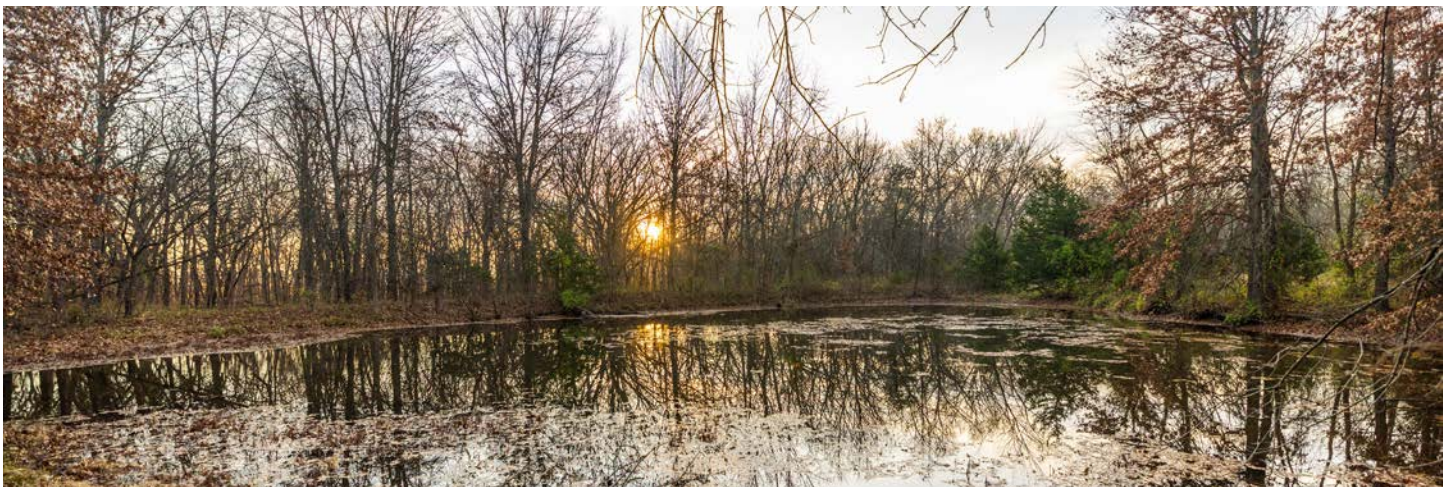
20+ ACRES WOODED



BLACKTOP FRONTAGE



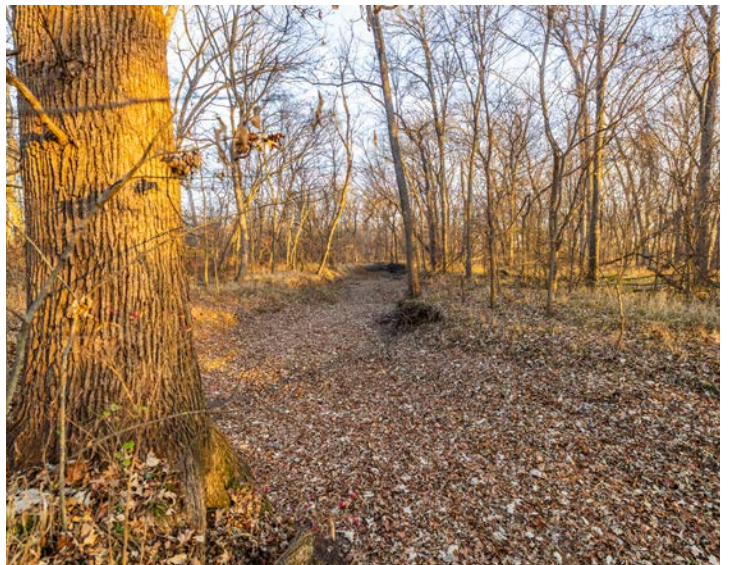
CREEK & SMALL POND



TRAIL SYSTEM



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 28' 12.16, -93° 59' 57.57

0ft 337ft 674ft



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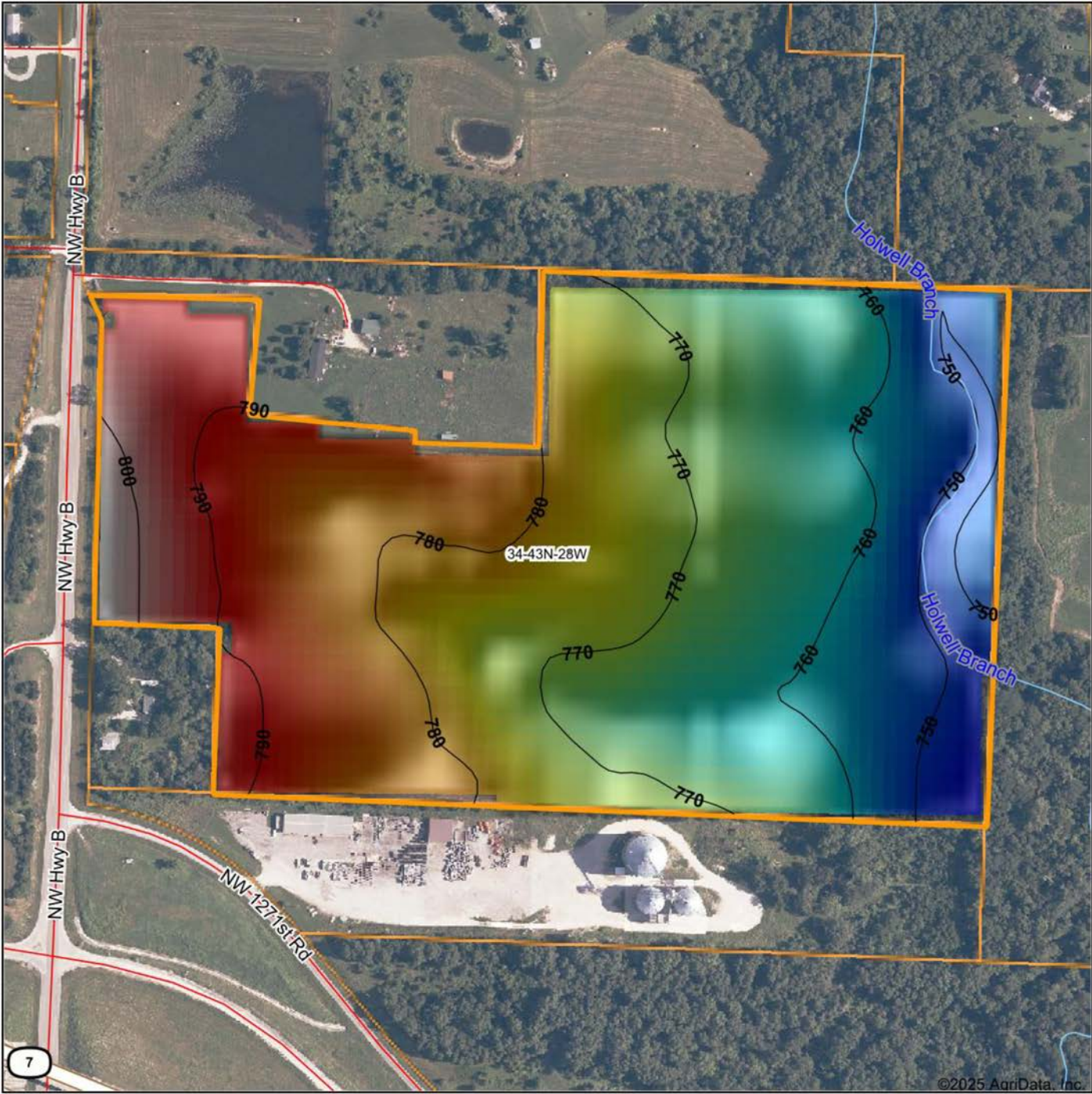
www.AgridataInc.com

34-43N-28W
Henry County
Missouri



12/5/2025

HILLSHADE MAP

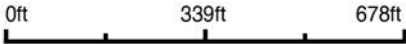


Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 745.0
Max: 804.4
Range: 59.4
Average: 771.6
Standard Deviation: 13.75 ft

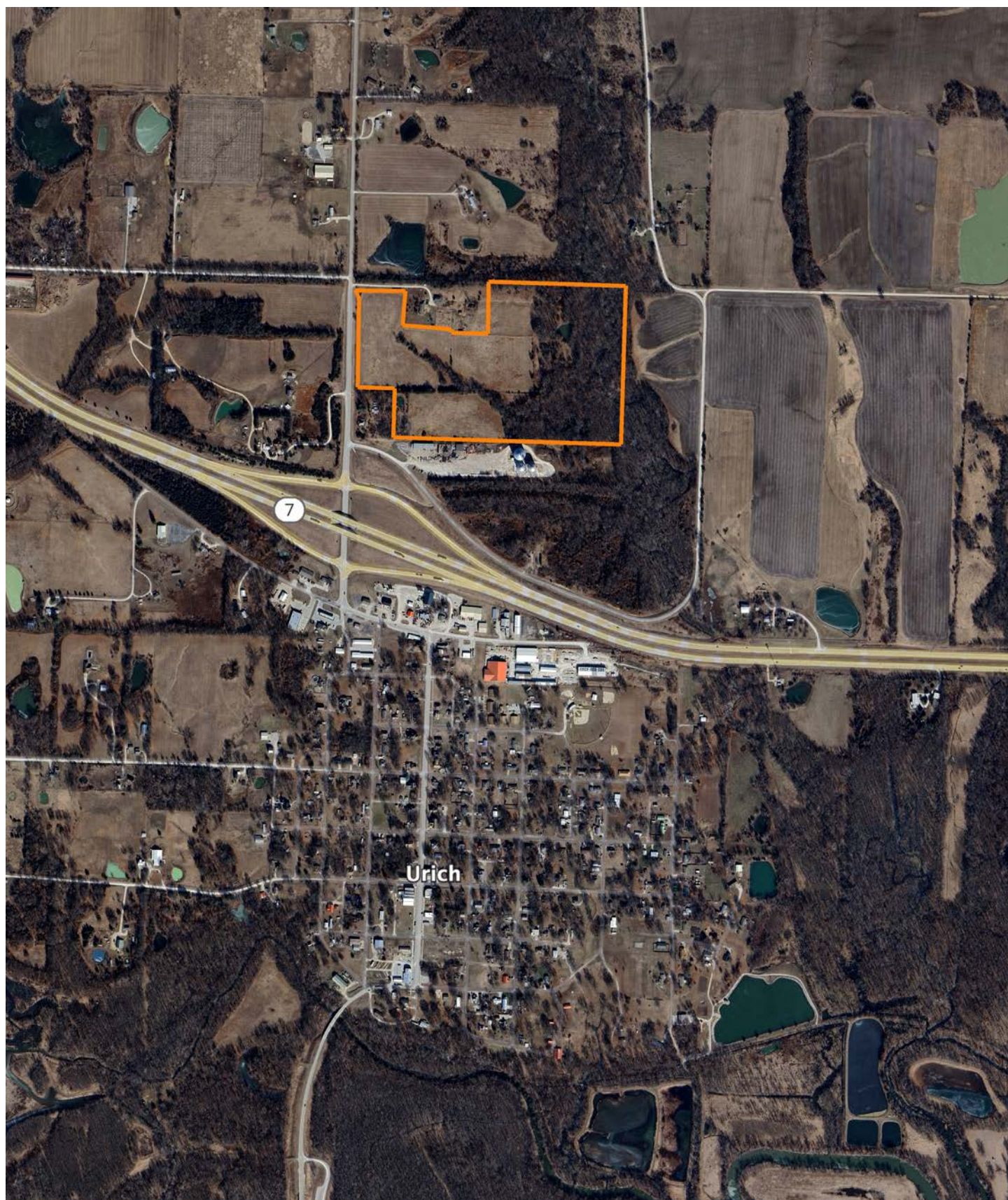


12/5/2025

34-43N-28W
Henry County
Missouri

Boundary Center: 38° 28' 12.16, -93° 59' 57.57

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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MidwestLandGroup.com

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