

MIDWEST LAND GROUP PRESENTS

41 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

41 +/- ACRE BUILD SITE, INVESTMENT, AND TILLABLE FARM PLEASANT HILL, MISSOURI

This 41 +/- acre property is a must-see in Cass County, Missouri! It is conveniently located less than a mile off P Highway, just south of Pleasant Hill. Talk about an awesome location!

Whether you are looking to develop, build, farm, or have recreational fun, this property covers it all! Electricity and a rural water meter are in place, making this a great build site or investment opportunity. The acreage has amazing views and offers multiple nice home site locations. The property also features a pond and tree lines that provide seclusion. Approximately 27 acres are in tillable production with great producing soils that could

support several other opportunities. It's quite possible to start your own vineyard or growing operations with fruit trees, flowers, vegetables, etc. You could even convert the tillable to amazing pasture ground for cattle grazing. If hunting is up your alley don't look past this open ground. This is a great area for deer, and the farm is surrounded by additional food and cover.

It gets even better with a 40'x50' steel frame outbuilding complete with concrete and electricity. It makes for a great place to store equipment, gear, and vehicles. The shop includes a wood-burning stove and is stubbed for a bathroom that is ready to be finished.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **41**

- Under a half mile off P Highway
- Electricity in place
- Rural water meter
- Build site opportunities
- Two sides with road frontage
- 40'x50' steel frame outbuilding with concrete
- 27 +/- acres tillable
- NCCPI average 73.7 soil rating
- Mature tree lines
- Pond
- Deer hunting
- 5 miles to Pleasant Hill
- Pleasant Hill School District
- 1 hour to Kansas City Airport



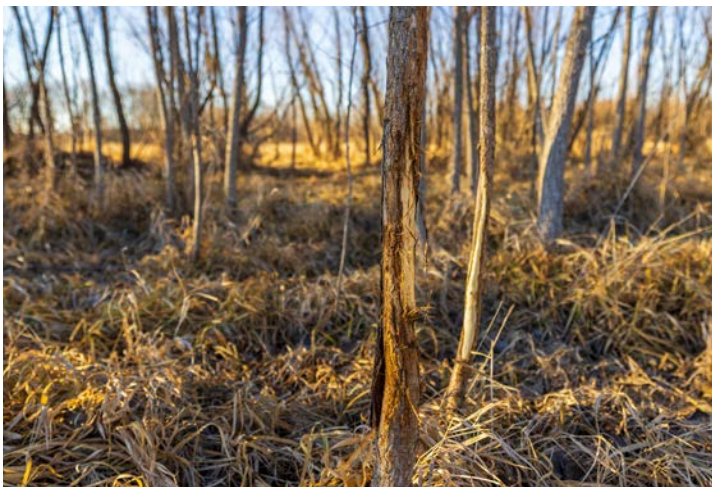
BUILD SITE OPPORTUNITIES



POND



DEER HUNTING



27 +/- ACRES TILLABLE



40'X50' STEEL FRAME OUTBUILDING



AERIAL MAP



Boundary Center: $38^{\circ} 44' 42.69$, $-94^{\circ} 14' 37.14$

0ft 519ft 1038ft



Maps Provided By:



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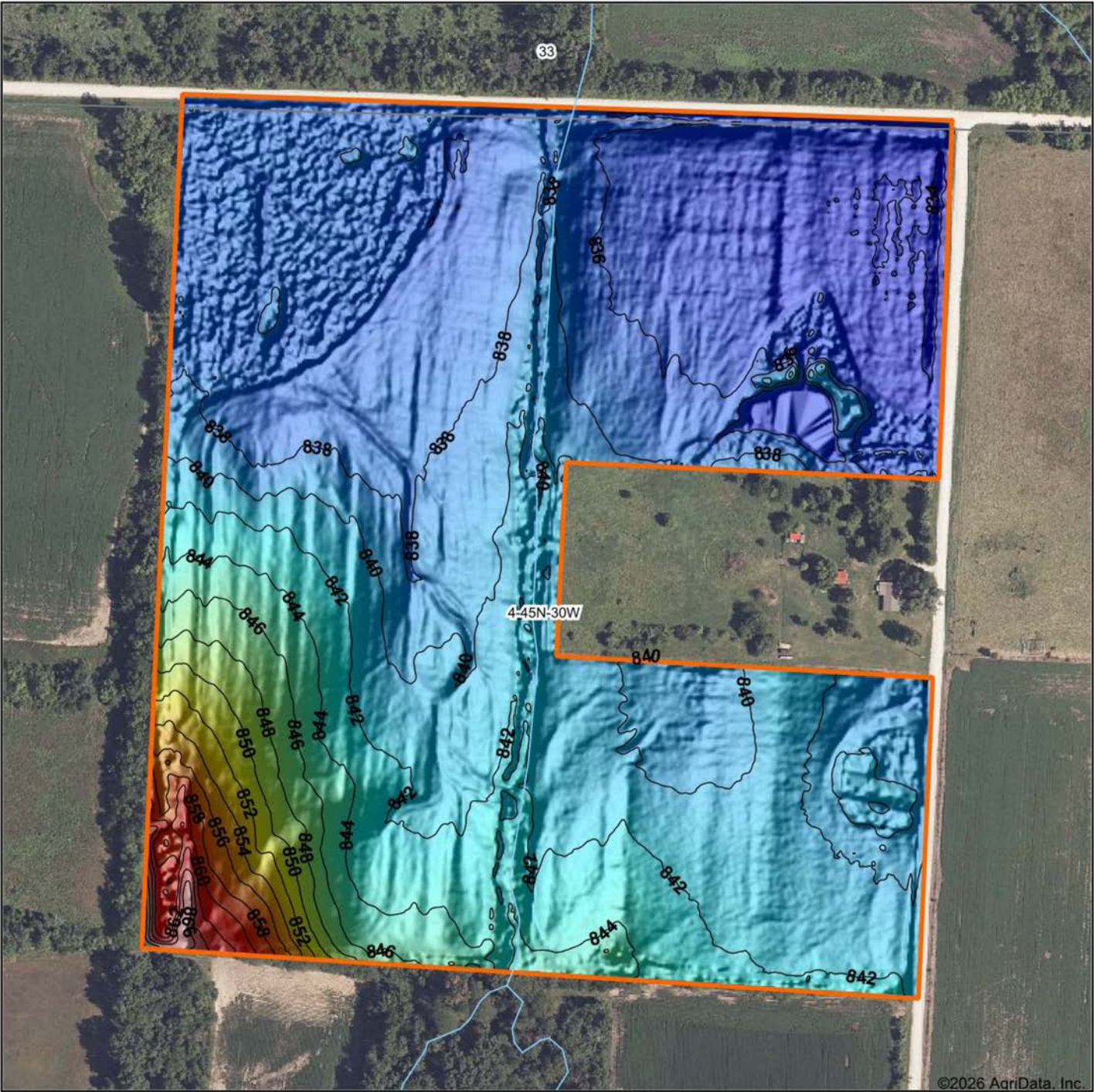
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4-45N-30W
Cass County
Missouri



1/6/2026

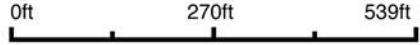
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 833.4
 Max: 870.6
 Range: 37.2
 Average: 840.2
 Standard Deviation: 5.35 ft



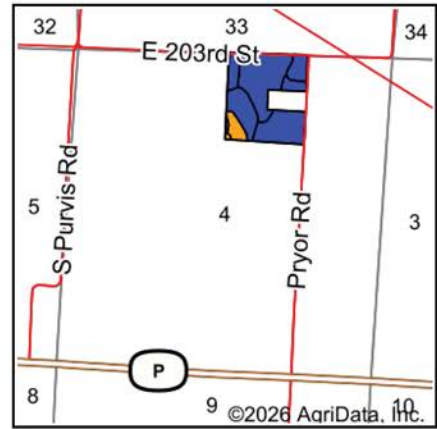
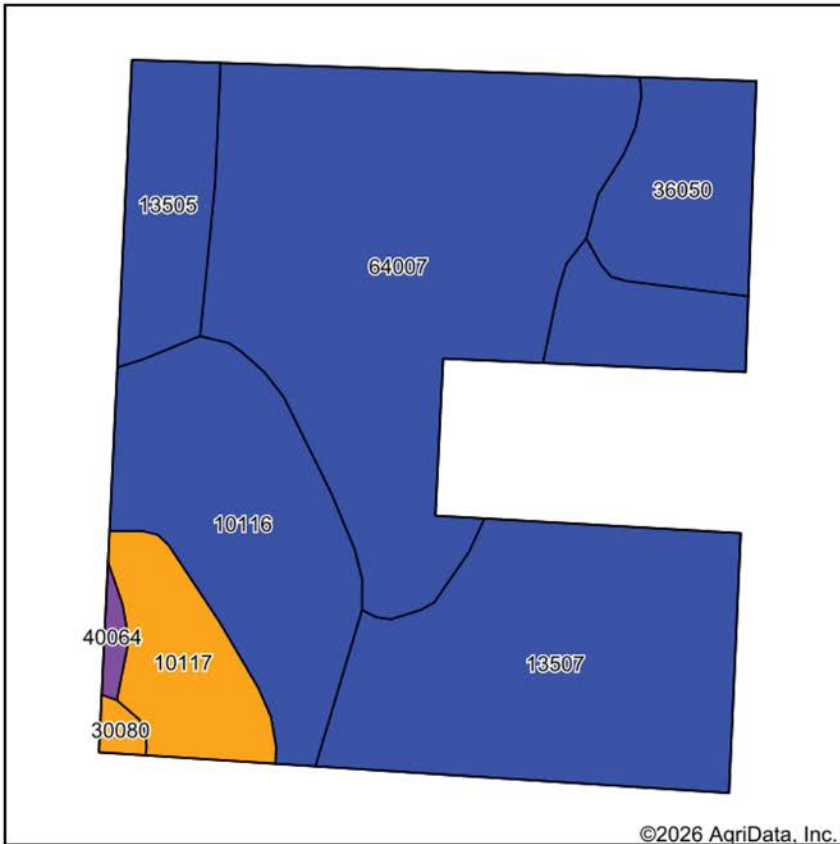
4-45N-30W
Cass County
Missouri

Boundary Center: 38° 44' 42.69, -94° 14' 37.14



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Missouri**
 County: **Cass**
 Location: **4-45N-30W**
 Township: **Pleasant Hill**
 Acres: **41.28**
 Date: **1/6/2026**



Maps Provided By:

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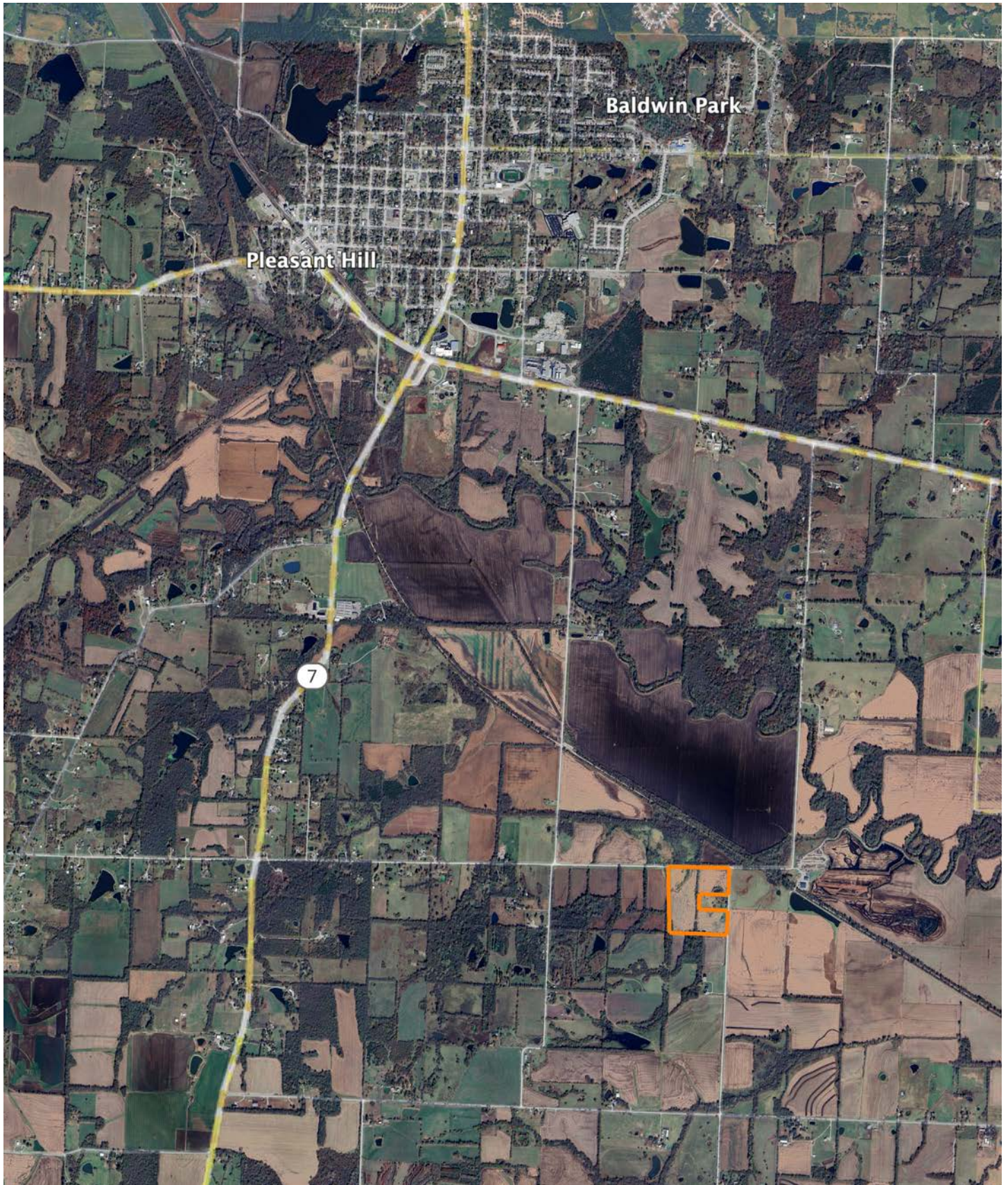
Soils data provided by USDA and NRCS.

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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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
64007	Freeburg silt loam, 0 to 2 percent slopes, occasionally flooded	14.86	36.0%		> 6.5ft.	Ilw	91	91	75	77	
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	11.33	27.4%		> 6.5ft.	Ilw	67	67	61	59	
10116	Sampsel silty clay loam, 2 to 5 percent slopes	6.45	15.6%		> 6.5ft.	Ile	59	59	50	49	
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.04	7.4%		> 6.5ft.	Ilw	58	58	33	52	
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	2.64	6.4%		> 6.5ft.	Ilw	77	67	67	76	
10117	Sampsel silty clay loam, 5 to 9 percent slopes	2.51	6.1%		> 6.5ft.	Ile	58	57	49	49	3
40064	Eram silty clay loam, 5 to 14 percent slopes	0.23	0.6%		2.9ft. (Paralithic bedrock)	Vle	67	67	47	43	48
30080	Greenton silty clay loam, 5 to 9 percent slopes	0.22	0.5%		> 6.5ft.	Ile	53	45	50	52	40
Weighted Average						2.09	*n 73.7	*n 73	*n 61.8	*n 63.8	*n 0.7

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.



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