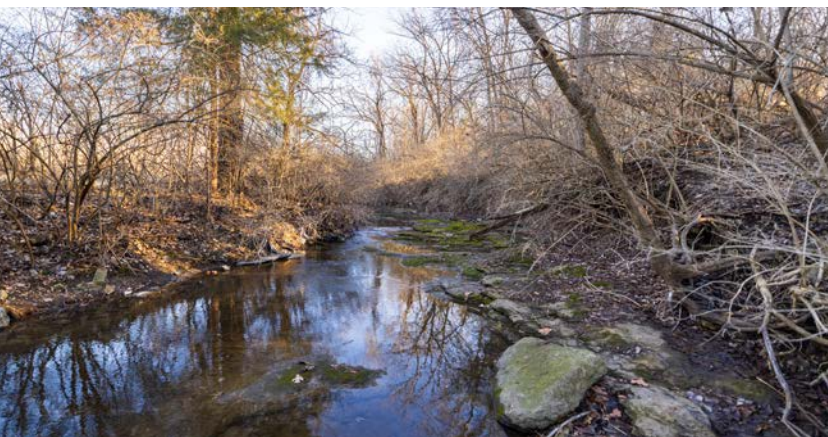
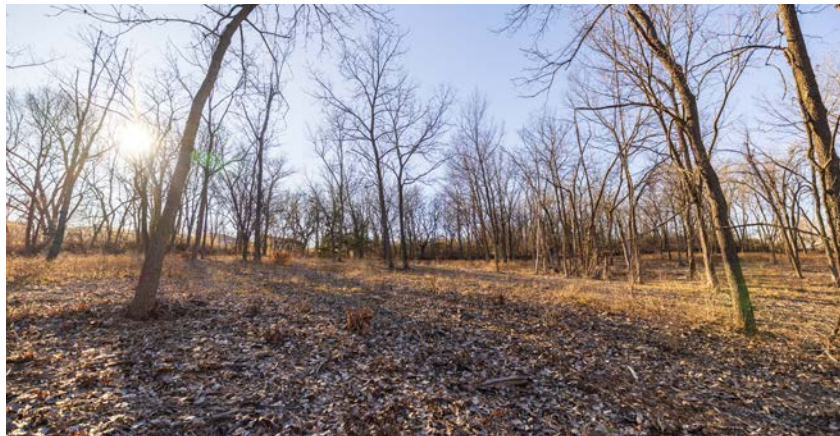


MIDWEST LAND GROUP PRESENTS



JACKSON COUNTY, MO

4.6 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING BUILD SITE WITH DEVELOPMENT POTENTIAL IN KC

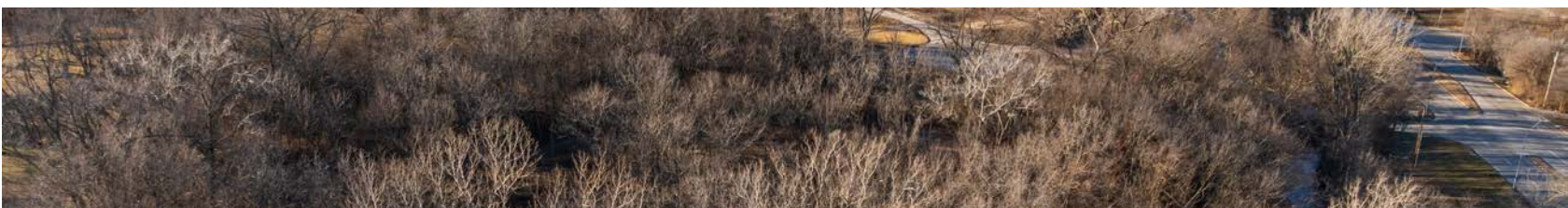
If you're looking for a smaller build site within the Kansas City metro area, then look no further! We are proud to offer this 4.6 +/- acre tract that is approximately 95% timber and offers a beautiful build site with tremendous development potential. In addition to the incredible build site, this tract offers tons of recreation, a small field by the road, road frontage on two sides, a nice ridge top in the middle of the parcel overlooking Round Grove Creek below, and it lies well for either a home on a pad or a gentle walk-out basement. With the way the ridge runs on this parcel, it offers multiple build sites, no matter whether you're wanting to build near the road or wish to be tucked back in the trees a ways off the road. The seller has had the understory forestry mulched and opened up. It is very pretty and easy to get

around the property now. You will be pleased to know that utilities are located at the road. This parcel is ready to either be built on immediately or subdivided. The property is currently zoned R1A. While on the property, it is very easy to envision your new home sitting on the flat ridge top tucked back in there behind the tree line. Very rarely do parcels this size offer the trees, creek frontage, topography, seclusion, recreation, and beauty this parcel does all while being located in the middle of Kansas City and extremely close to all the necessities of life! This tract is located less than a mile east of the Truman Sports Complex, the home of the Kansas City Chiefs and the Kansas City Royals! Contact Derek Payne today at (573) 999-4574 for more information or to set up a showing!

PROPERTY FEATURES

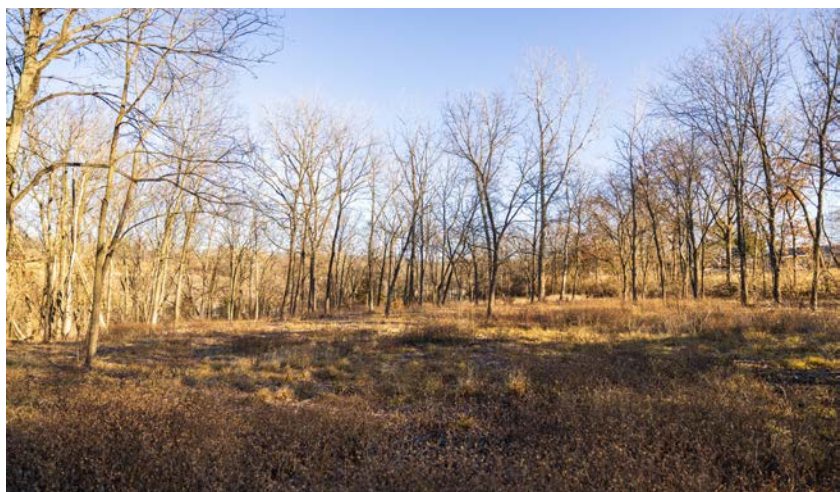
COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **4.6**

- Kansas City, MO
- Located .75 miles east of the Truman Sports Complex
- Hard surface road frontage
- Road frontage on Raytown Rd & E 50th Terrace
- Electricity located at the road
- Water located at the road
- Pad or walk-out basement options
- Approximately 95% timber
- Small field by the road
- The understory has been forestry mulched
- Long ridge top
- Build site overlooks Round Grove Creek
- Multiple build sites
- Great recreation

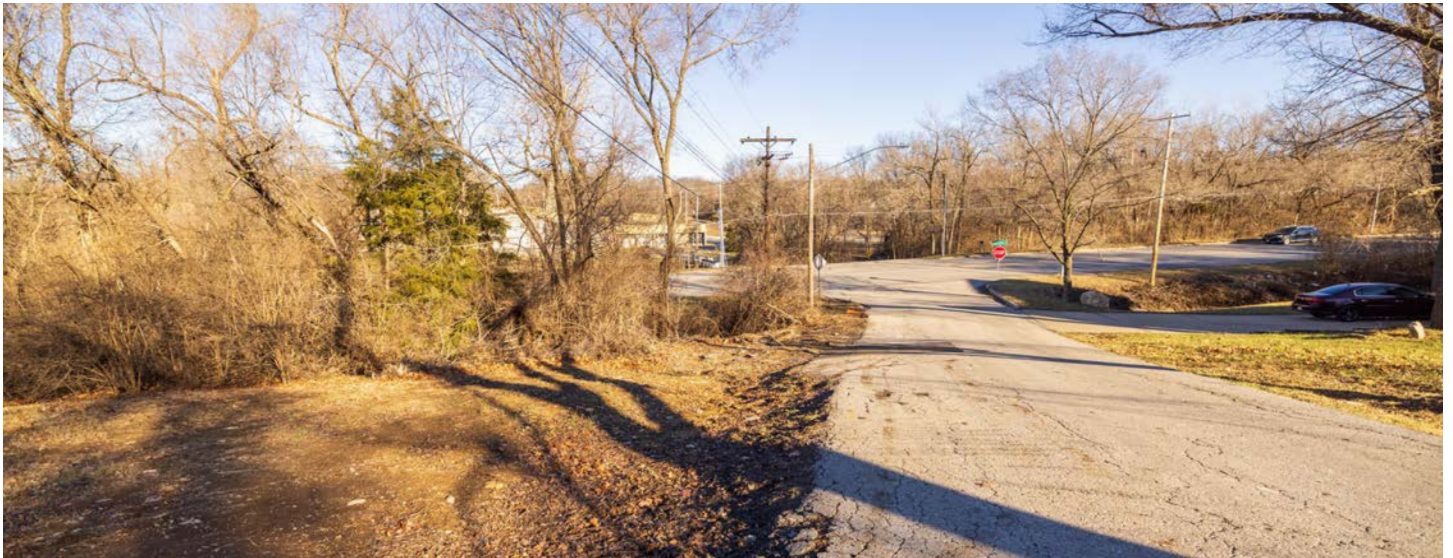


GREAT BUILD SITES

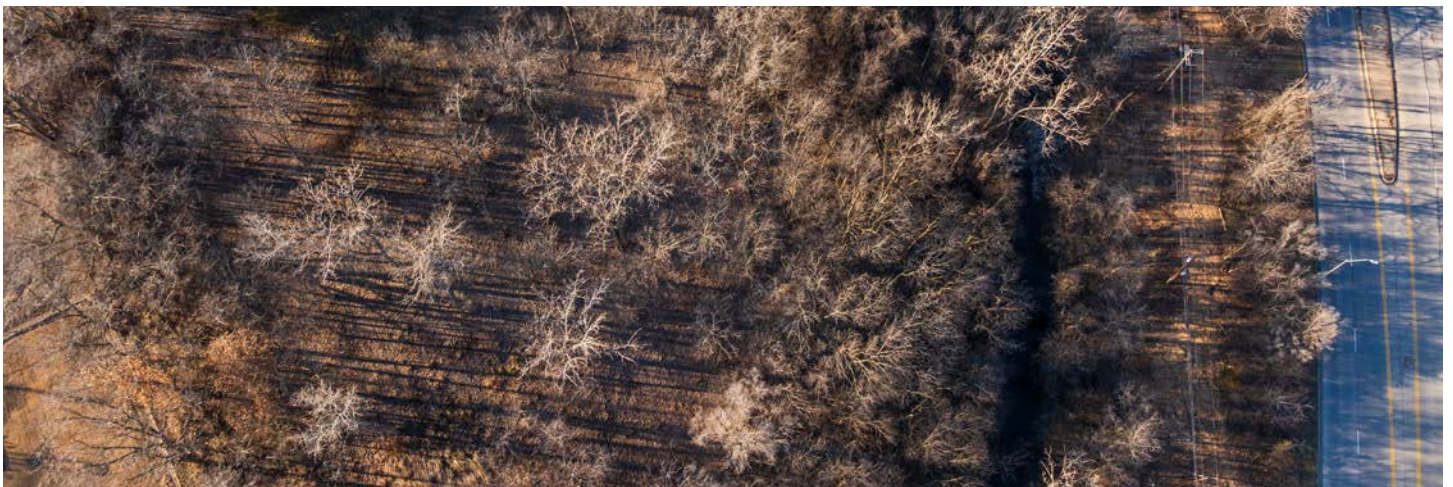
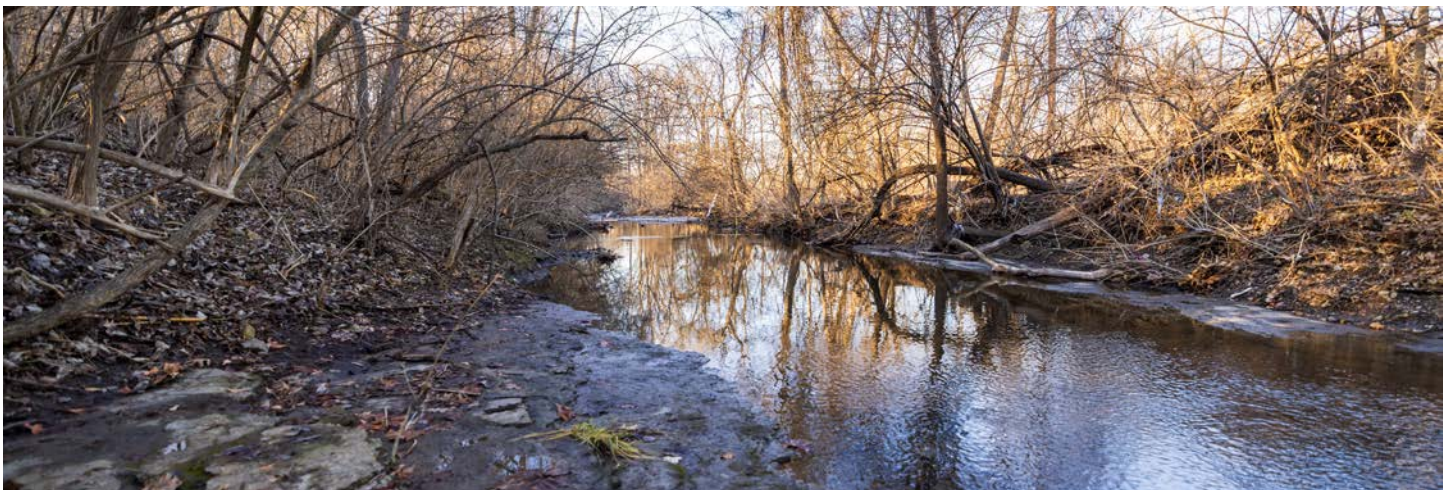
While on the property, it is very easy to envision your new home sitting on the flat ridge top tucked back in there behind the tree line. With the way the ridge runs on this parcel, it offers multiple build sites, no matter whether you're wanting to build near the road or wish to be tucked back in the trees a ways off the road.



HARD SURFACE ROAD FRONTAGE & UTILITIES



CREEK FRONTAGE & RECREATION



AERIAL MAP



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Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 39° 1' 54.98, -94° 28' 20.46

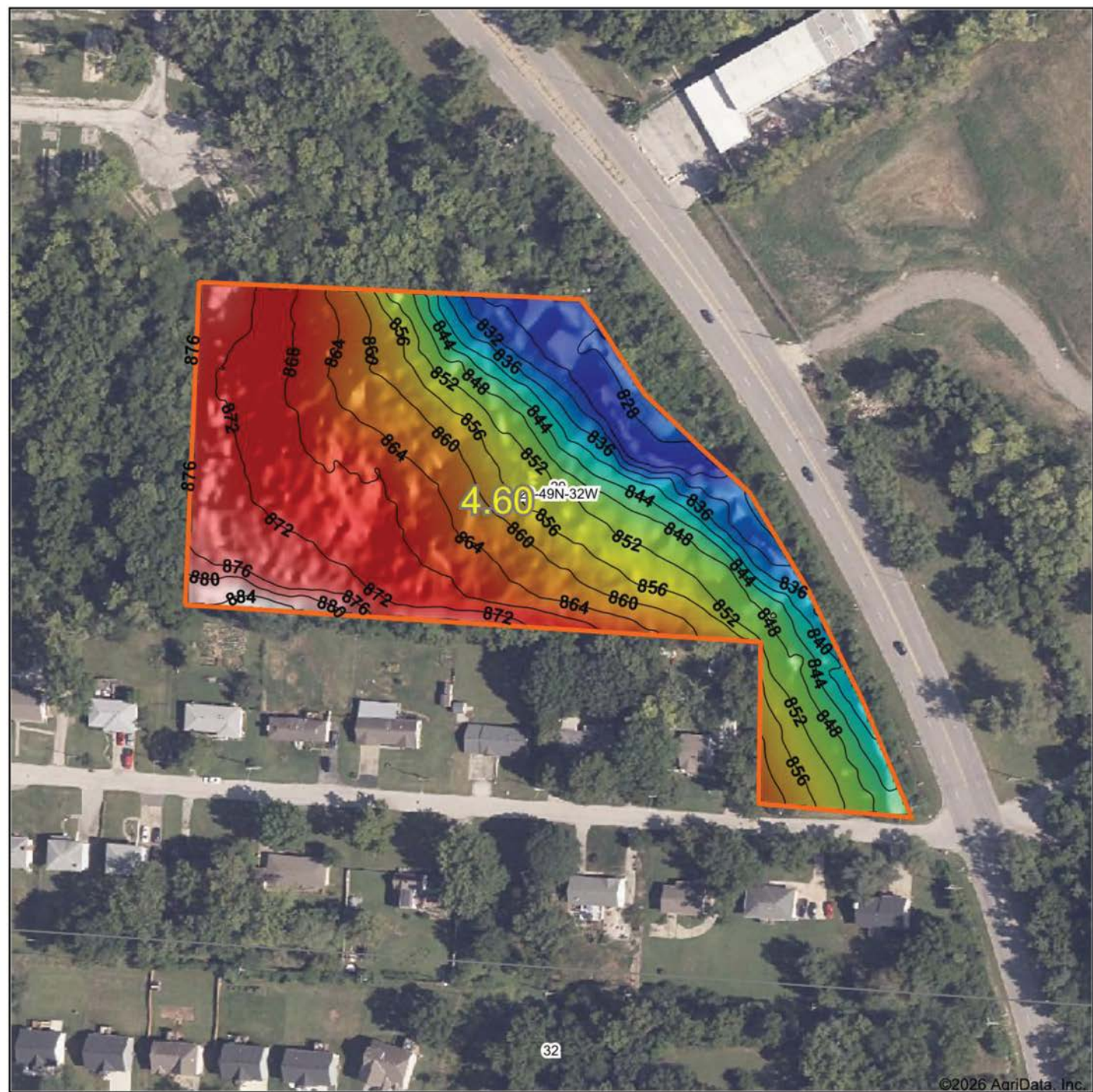
29-49N-32W
Jackson County
Missouri

0ft 172ft 344ft

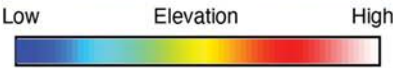


1/9/2026

HILLSHADE MAP



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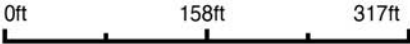
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 4
Min: 824.0
Max: 884.9
Range: 60.9
Average: 856.0
Standard Deviation: 14.8 ft

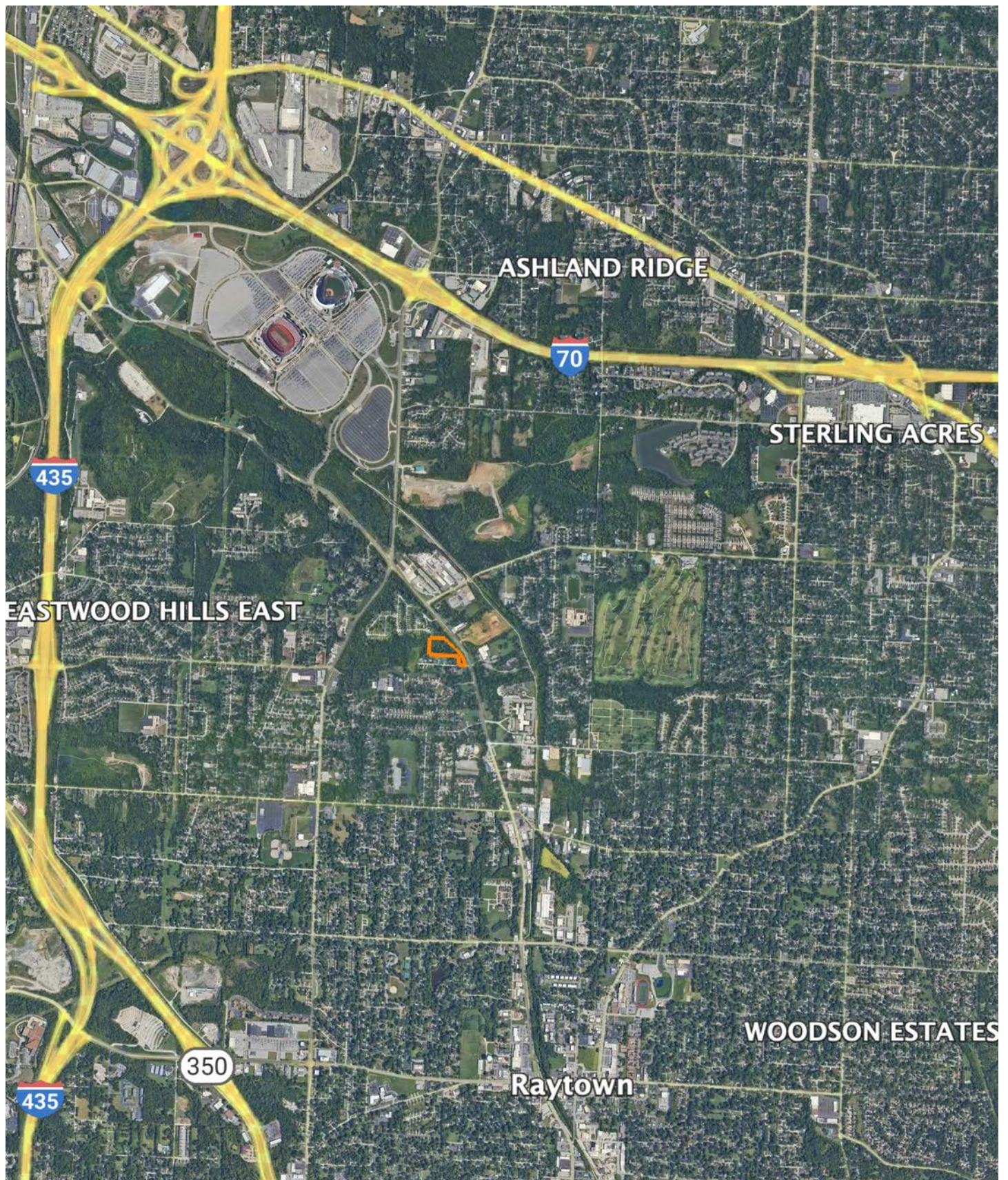


1/9/2026

29-49N-32W
Jackson County
Missouri

Boundary Center: 39° 1' 54.98, -94° 28' 20.46

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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