

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

20 +/- ACRE BUILD SITE ON BLACKTOP IN CASS COUNTY

Discover the perfect canvas for your dream home on this 20 +/- acre parcel in Cass County, Missouri. Nestled just south of the charming small town of Garden City, this property delivers the ideal blend of privacy, natural beauty, and convenience. Only minutes from local amenities yet far enough to enjoy true country living. Gently rolling topography provides elevated build sites with panoramic views of the surrounding

countryside, making it easy to position your custom home, barndominium, or family compound. The land features a mix of open, usable pasture and wooded edges, offering flexibility for livestock, gardening, or light agriculture. Don't miss this rare opportunity to claim your slice of Missouri countryside! Schedule a viewing today and start building the lifestyle you've always wanted!

PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **20**

- 20 +/- acres
- Blacktop road frontage
- Utilities at the road
- Great build site
- Good pasture
- Stake survey
- Prime location
- 2.3 miles off RT-7



BLACKTOP ROAD FRONTAGE



GREAT BUILD SITE



GOOD PASTURE



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 866.4

Max: 902.3

Range: 35.9

Average: 887.6

Standard Deviation: 7.35 ft

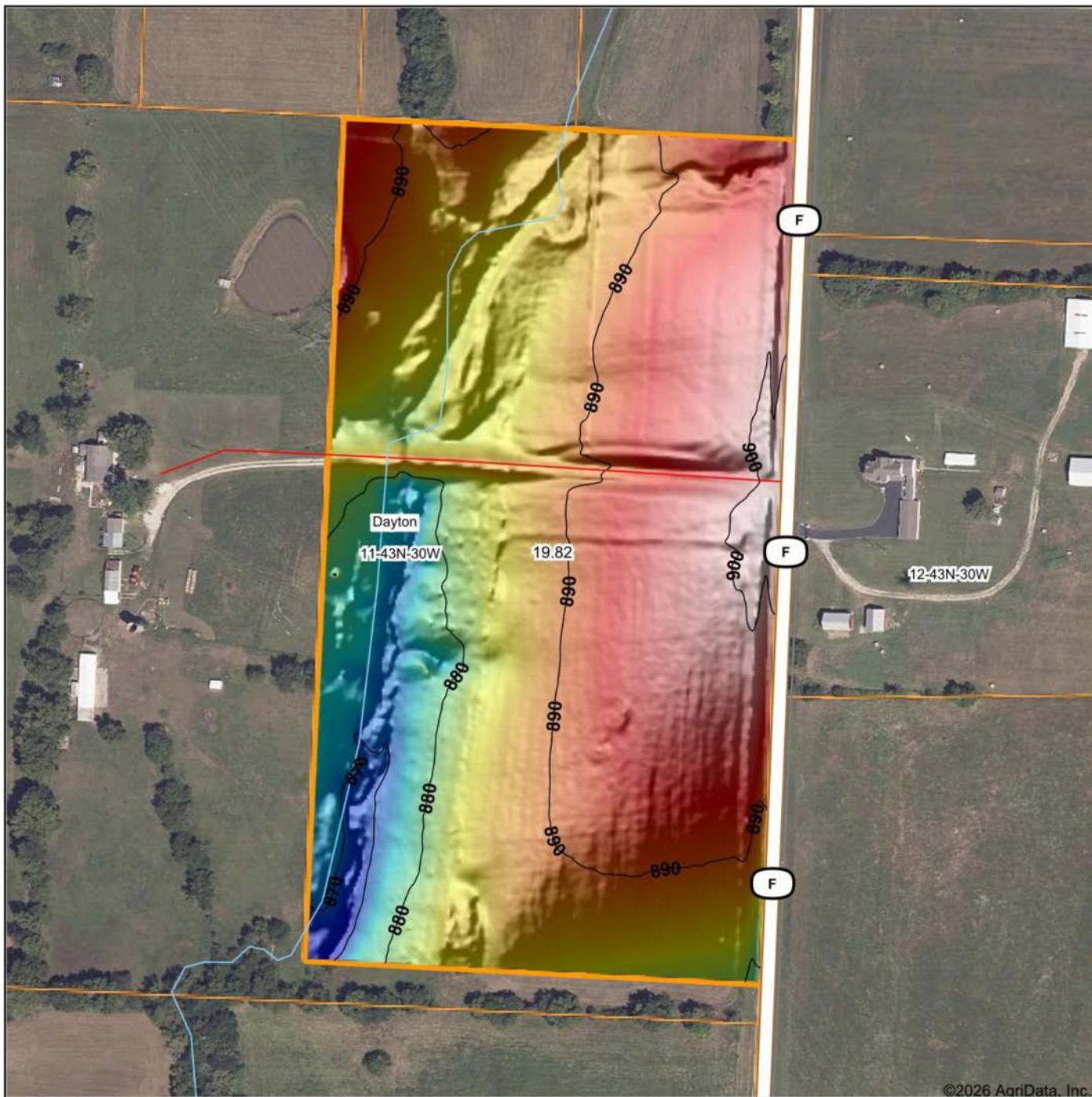


2/11/2026

11-43N-30W
Cass County
Missouri

Boundary Center: 38° 32' 16.19, -94° 11' 44.37

HILLSHADE MAP



Low Elevation High



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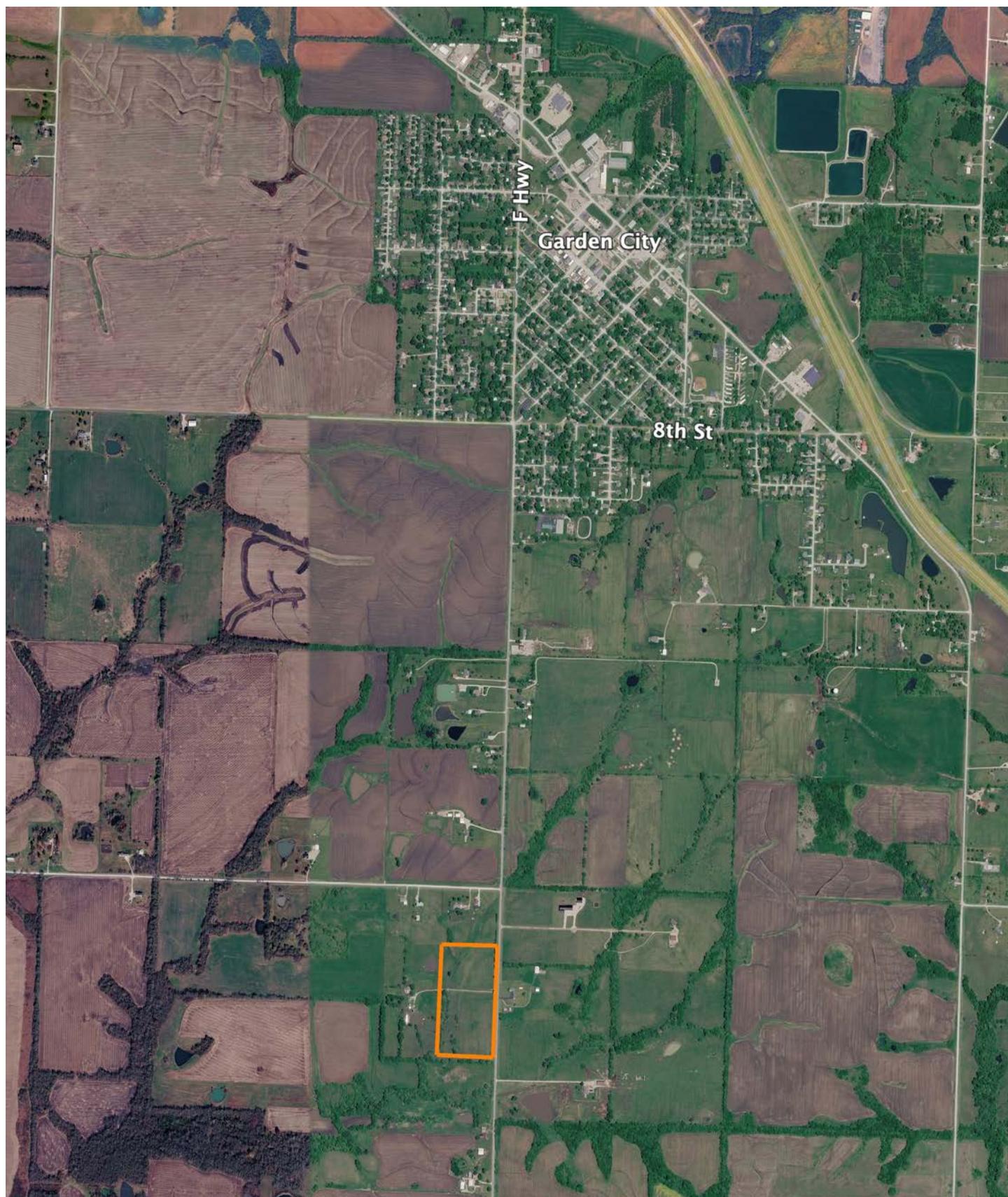


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11-43N-30W
Cass County
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OVERVIEW MAP



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.



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