

MIDWEST LAND GROUP PRESENTS

37.5 ACRES IN

CASS COUNTY MISSOURI



7 EAST 203RD STREET, BELTON, MO 64012

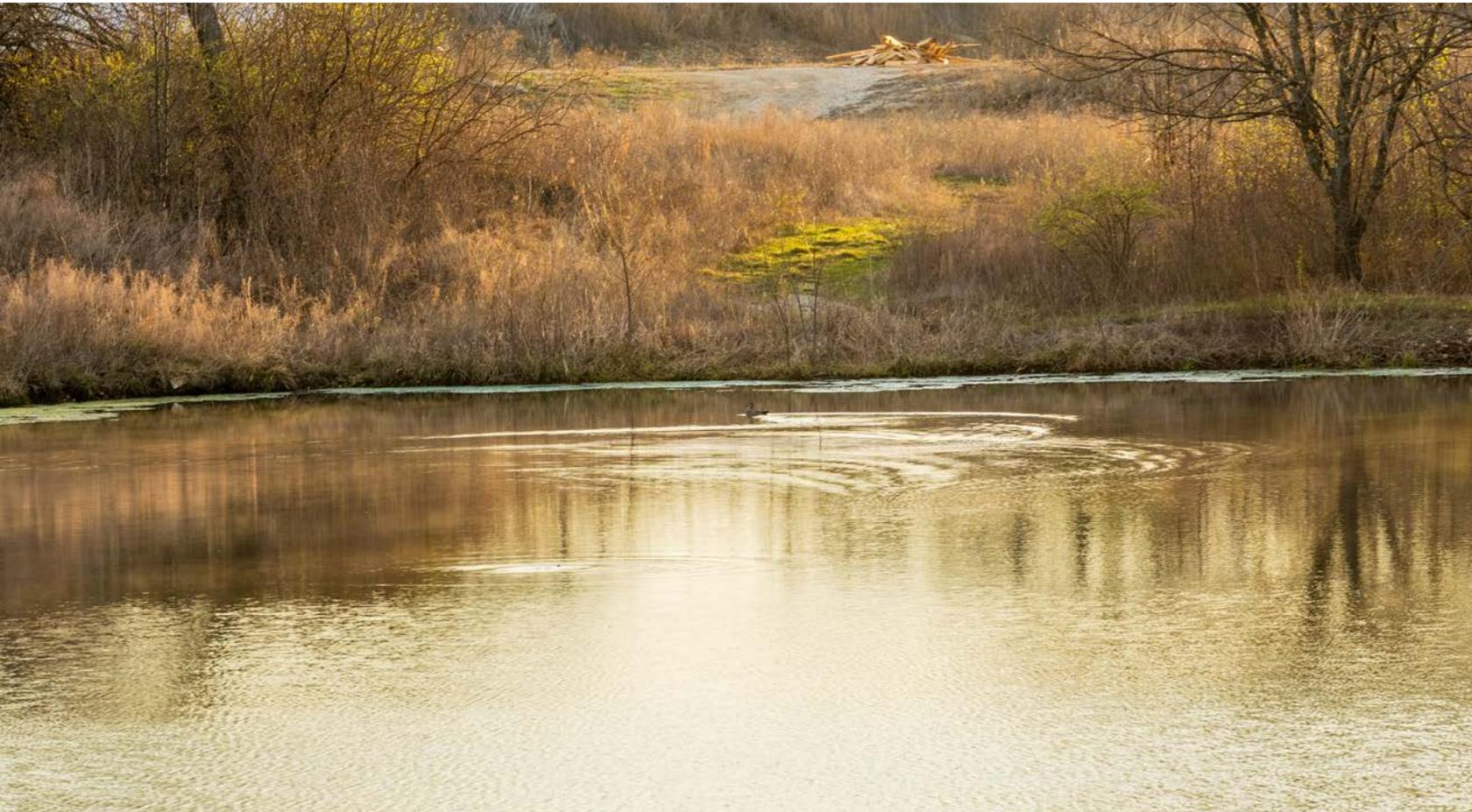
MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT BLEND OF COUNTRY LIVING WITH CITY ACCESS

Located in western Cass County, just south of Belton, Missouri, is a rare opportunity to enjoy the best of both country living and convenient city access. A charming house with views of the 3.5-acre pond features 4 large bedrooms, an incredible master suite, an open-concept kitchen shared with the living area, a formal dining room, and ample garage space. The in-ground pool and covered screened-in porch are a great feature for relaxing or entertaining alike.

The land consists of 37.5 +/- acres and is a great mix of fenced-in pasture, timber, and a beautiful pond loaded

with fish. The pasture is livestock-ready, split into two paddocks and supported by a barn with a tack room, ready for your stall configuration. The timber is a nice mix of hardwoods with heavy deer trails running along the east side and to the south. This property is located in an area known for large whitetails and will hunt very well. Whether you are looking for a place to retire or to raise a family, this one checks all the boxes. Please reach out with any questions or to schedule your showing.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **37.5**

- Prime location in western Cass County, just south of Belton, offering country living with quick city access
- Charming 4-bedroom home with a large master suite and open-concept kitchen/living area
- Formal dining space and ample garage storage
- Owned natural gas well
- Scenic 3.5-acre stocked pond with great views from the house
- In-ground pool and a screened-in porch are ideal for relaxing or entertaining
- 37.5 +/- acres featuring a mix of pasture, timber, and water
- Livestock-ready setup with fenced paddocks and a barn with a tack room
- Strong hunting potential with mature timber and heavy deer activity in a proven whitetail area.
- 2025 taxes were \$3,957



CHARMING HOME

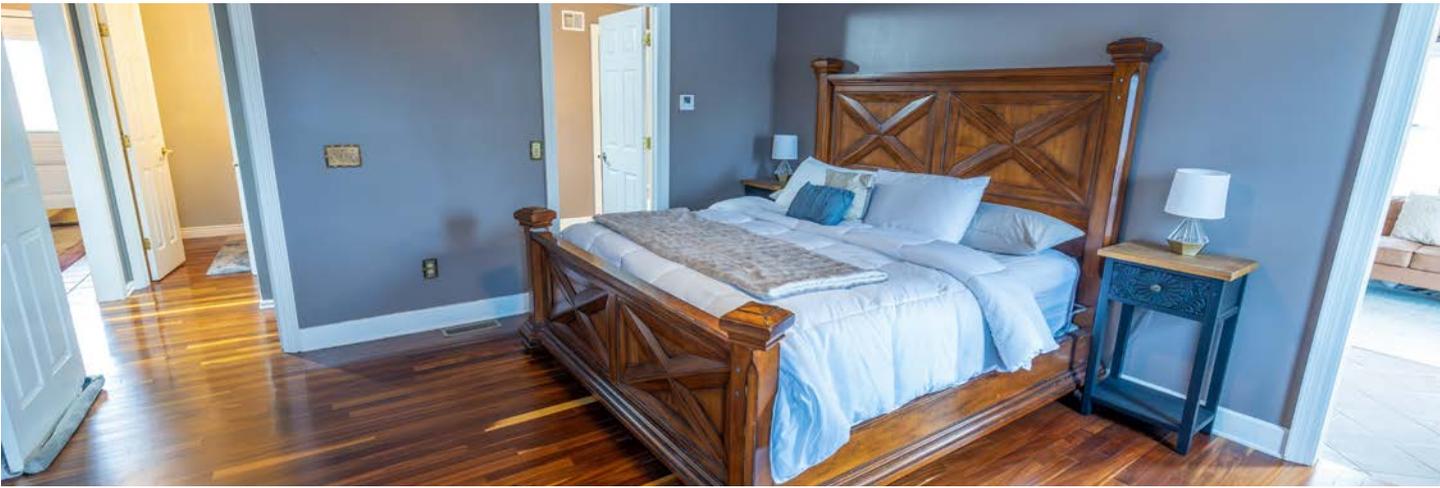
A charming house with views features 4 large bedrooms, an incredible master suite, an open-concept kitchen shared with the living area, a formal dining room, and ample garage space.



FORMAL DINING SPACE

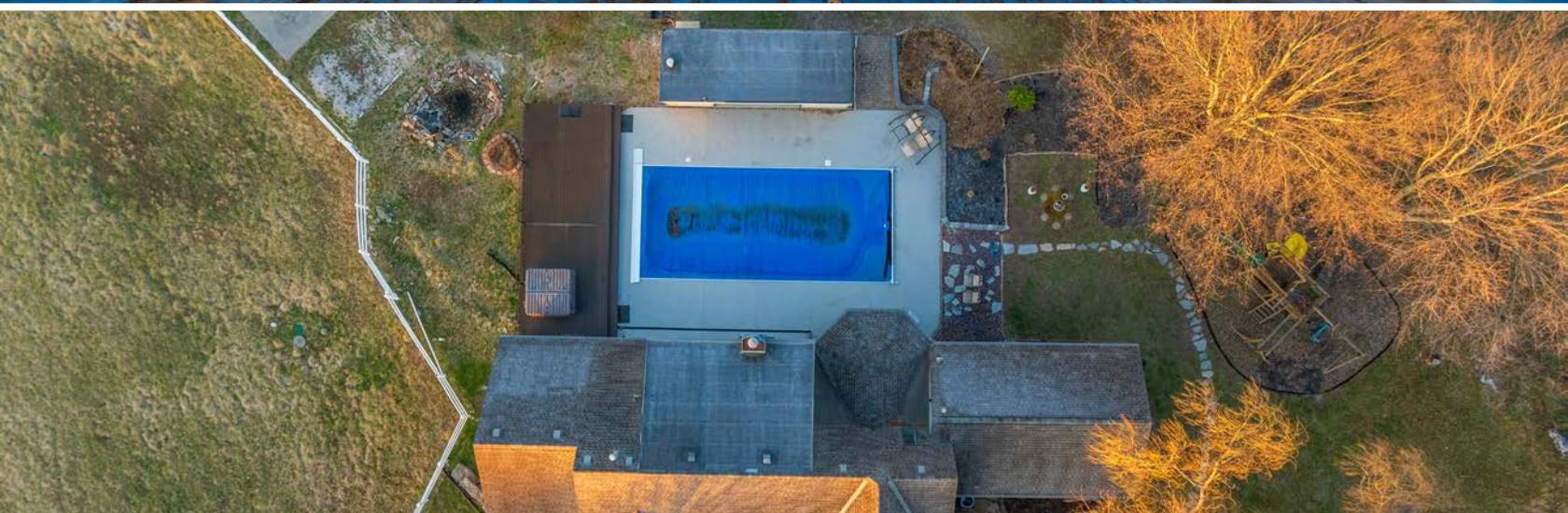


LARGE MASTER SUITE



IN-GROUND POOL

The in-ground pool and covered screened-in porch are a great feature for relaxing or entertaining alike.



LIVESTOCK-READY SETUP

The pasture is livestock-ready, split into two paddocks and supported by a barn with a tack room, ready for your stall configuration.



3.5-ACRE STOCKED POND



STRONG HUNTING POTENTIAL



QUICK CITY ACCESS



TIMBER

The timber is a nice mix of hardwoods with heavy deer trails running along the east side and to the south.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 45' 23.35, -94° 36' 0.42

0ft 417ft 833ft



Maps Provided By:



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5-45N-33W
Cass County
Missouri



3/25/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 1,009.0
 Max: 1,069.4
 Range: 60.4
 Average: 1,036.8
 Standard Deviation: 14.11 ft

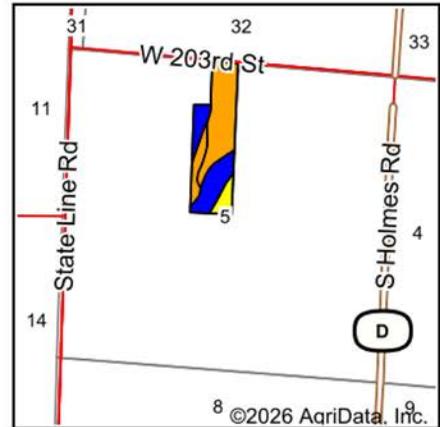
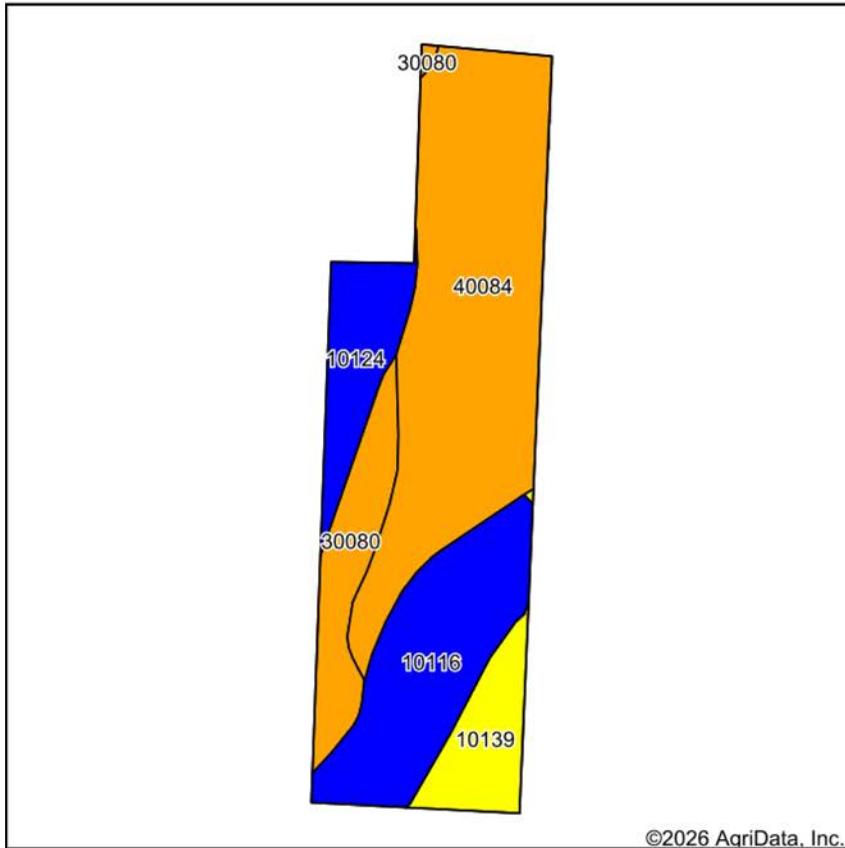


3/25/2026

5-45N-33W
Cass County
Missouri

Boundary Center: 38° 45' 23.35, -94° 36' 0.42

SOILS MAP



State: **Missouri**
 County: **Cass**
 Location: **5-45N-33W**
 Township: **Union**
 Acres: **37.5**
 Date: **3/25/2026**



Maps Provided By:

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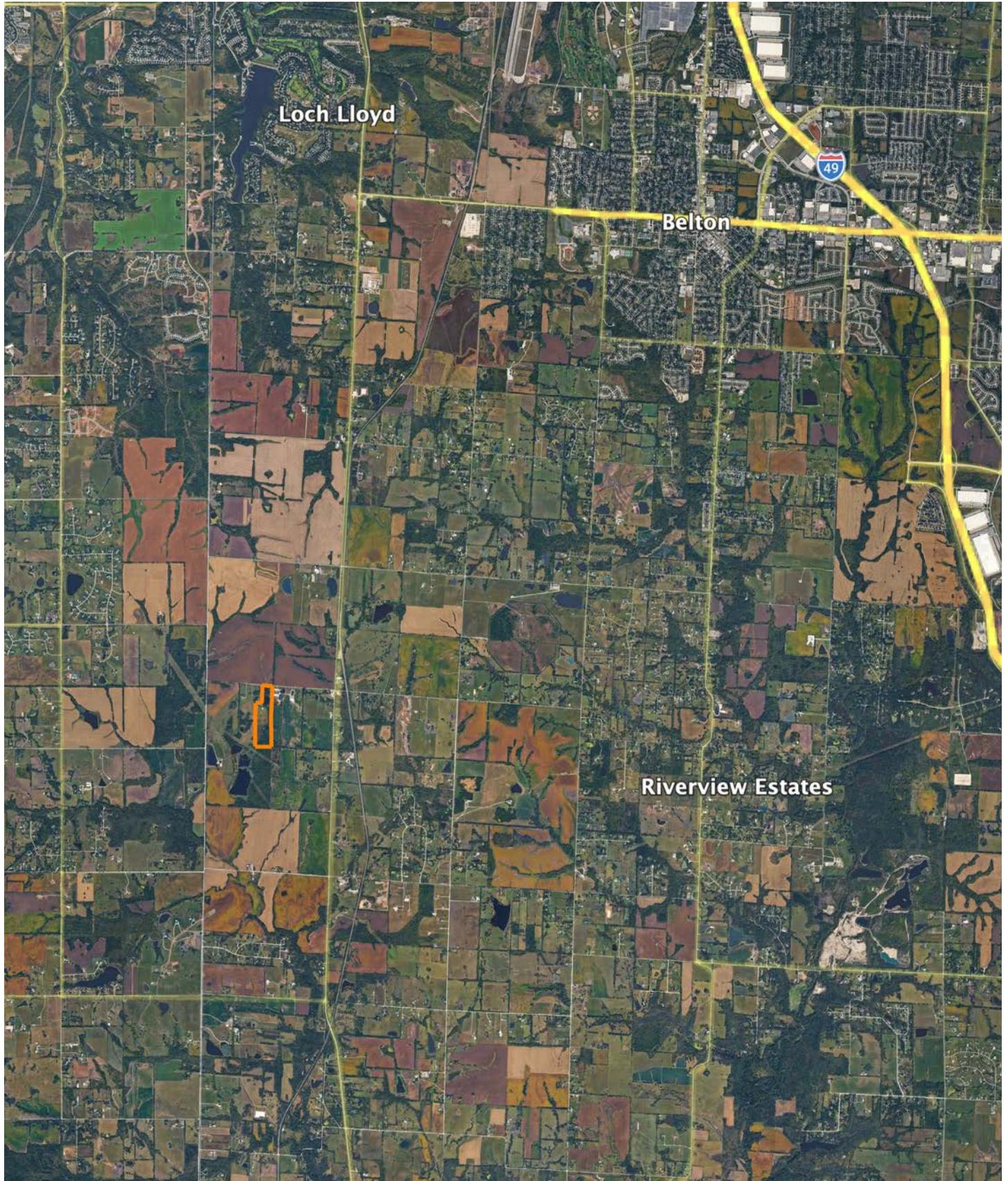
Soils data provided by USDA and NRCS.

Area Symbol: MO037, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40084	Oska silty clay loam, 5 to 9 percent slopes	18.16	48.5%		IIIe	3613	63	63	47
10116	Sampsel silty clay loam, 2 to 5 percent slopes	8.35	22.3%		Ile	0	59	59	49
30080	Greenton silty clay loam, 5 to 9 percent slopes	4.14	11.0%		IIIe	0	53	45	52
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	3.61	9.6%		Ile	0	75	75	61
10139	Snead silty clay loam, 5 to 14 percent slopes	3.24	8.6%		IVe	0	45	45	35
Weighted Average					2.77	1749.7	*n 60.6	*n 59.7	*n 48.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Midwest Land Group Agent, Bobby Oberlander, grew up in Owensville, Missouri and now calls Kansas City North home. He has been an avid hunter, fisherman and outdoorsman for nearly three decades. His father taught him how to shoot at the age of four, and later he joined his schools' competitive pistol and rifle teams, winning state and national honors. After attending Missouri State University in Springfield, Missouri, Bobby served his local community as a law enforcement officer before becoming a federal corrections officer. When he was offered an opportunity to manage a four-state territory for an automotive company, he took it. "I drove a lot of miles across acres of Missouri, Iowa, Nebraska and Kansas. I wondered who owned the land, what they used it for and how long it had been in someone's family," said Bobby. He decided to get off the road to help people reach their goal of land ownership and help them gain the most value when it comes time to sell.

Bobby's appreciation for the outdoors, solid work ethic and uncompromising professionalism were key factors in our offering him a position on Midwest Land Group's Team. Bobby knew he wanted to work for a reputable company, and he found that in Midwest Land Group. Joining our team was an easy choice for him after hearing great things from a family member about working with one of our agents. He has traveled, worked, and lived in several parts of Missouri, which makes him very familiar with the landscape. If you're looking for a particular type of land, chances are Bobby can lead you straight to it.

When he's not out working with clients, he is bow hunting whitetails in the fall, fishing in spring and camping in summer with his family. Bobby is involved in the National Wild Turkey Federation (NWTf), Quality Deer Management Association (QDMA) and Boy Scouts of America. Hunting, fishing, law enforcement and long road trips have given him the skills you look for in a land agent like patience, calmness, listening, attention to details, communication and reliability. Give Bobby a call today and talk about your land needs.



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