

MIDWEST LAND GROUP PRESENTS

875 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WORLD-CLASS WATERFOWL AND RECREATIONAL PARADISE

In the heart of the legendary Big Creek Bottoms just outside of Pleasant Hill, Missouri, lies one of the most unique recreational properties in the Midwest. Spanning an impressive 875 contiguous acres, this extraordinary farm offers a rare blend of historic waterfowl hunting heritage, premier wildlife habitat, productive farmland, and world-class fishing. All are located less than twenty minutes from Lee's Summit and only forty-five minutes from downtown Kansas City and Overland Park.

This property carries a historical legacy that few hunting farms can claim. The core portion of the farm was originally known as the Independence Hunt Club, established in 1909. In the early days, original members of the club would ride the train from Independence and Kansas City down into these Big Creek Bottoms to spend their days chasing migrating waterfowl. Generations of sportsmen have walked these marshes and timber holes, building a tradition that has now stretched for well over a century.

For more than one hundred years, thousands of ducks and geese have been resting, feeding, and returning every fall to this carefully developed and managed property. The imprinting of migrating waterfowl on these marshes has taken place over that time is something that simply cannot be recreated. The current owner's connection to the farm runs just as deep. His father was a longtime member of the original club, and the seller himself grew up hunting here as a young man. The property has only changed hands once, to the current owner, since its days of origin as the Independence Hunt Club, preserving the history and careful stewardship that have made it such a special place.

The current owner has been able to piece together neighboring properties over the last few years. Expanding the footprint of the property and adding a tremendous amount of habitat improvements and endless recreational opportunities. The farm stands as a truly world-class waterfowl hunting destination. Approximately 280 floodable acres, creating a diverse



mosaic of prime duck habitat, including flooded corn, highly productive moist soil units, and the ultimate waterfowl hunting experience—big beautiful flooded green timber. One of the most remarkable aspects of the property is the efficiency of its water control system. Nearly 223 acres of the floodable ground can be flooded from a single pump ramp, but with three pump ramps in total already installed, with proper slopes and gravel in place, making pumping a breeze.

One of the most unique features of the property is its flooded green timber pools, something rarely found in this part of Missouri. In the world of duck hunting, flooded green timber is widely regarded as the holy grail of mallard hunting. Watching Greenheads circle through the canopy before cupping their wings and dropping straight down through towering hardwoods to the water below is considered by many to be the pinnacle of waterfowl hunting. Experiences like that are what hunters travel across the country searching for, yet here they exist as part of the everyday rhythm of this farm.

At the center of the property sits a stunning 47-acre private lake, newly constructed and designed from the ground up to be a trophy bass fishing destination. Every detail of the lake—from bottom contour to structure placement—was thoughtfully designed to create ideal conditions for growing and catching large bass, making it an incredible recreational feature year-round for years to come. Private lakes of this magnitude just do not exist very often anywhere in the Midwest.

While waterfowl hunting may be the crown jewel, the farm offers outstanding year-round hunting opportunities. The area is known for its strong whitetail genetics and impressive deer population, providing opportunities for mature bucks each fall. Turkeys are abundant throughout the property, creating exciting spring hunting for big gobbling toms, and sunflower fields planted in the spring transform into outstanding dove hunting opportunities when September arrives.

The land is not only exceptional for recreation, but also highly productive. Approximately 385 acres of rich



tillable ground provide strong annual farm income. Owners have the flexibility to harvest the crops for cash rent, and strategically leave portions standing for waterfowl food and habitat. The income from the farm ground will easily cover pumping costs, property taxes, and ongoing improvements while still leaving significant annual income remaining.

The historic hunt club clubhouse still stands proudly on the property, but has undergone a beautiful transformation. While much of the original charm and character of the building has been preserved, it has been thoughtfully updated with modern amenities and comfort. The huge patio area features both inside and outside bar tops that overlook the main marsh, offering incredible sunset views across the water as ducks trade overhead and wildlife moves through the bottoms. It is the perfect setting to gather around a fire, share a drink, and plan the next morning's hunt.

To top it all off, near the center of the property sits a beautifully, freshly remodeled brick home, fully upgraded and designed to serve as the main hub of the ranch. Just outside the home are three large shops, each with

electricity and concrete floors, offering endless storage for all your hunting and farming equipment, while also providing the perfect space for a workshop or a man-cave style gathering area.

For those who understand recreational properties, the unique characteristics that make great waterfowl habitat, it becomes clear very quickly that a property like this simply cannot be recreated or replicated. The location, the water control, the diverse habitat, the historic imprinting of ducks, and the sheer scale of the size of the farm combine to create something truly special.

Whether envisioned as a private family ranch, a legacy hunting retreat, or the ultimate shared hunt club for a group of passionate outdoorsmen, this 875-acre sporting property offers unmatched outdoor opportunity just minutes from the Kansas City metro area.

Places like this never come to market. This farm represents far more than just the land; it represents history, tradition, and the chance to carry on a sporting legacy more than a century in the making.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **875**

- 280 floodable acres
- 47-acre trophy bass lake
- 380 acres of tillable
- World-class waterfowl hunting
- Flooded corn
- Moist soil units
- Flooded green timber
- Incredible deer hunting
- Fantastic spring turkey hunting
- Freshly remodeled lodge
- 4 metal buildings
- Historic remodeled clubhouse
- Amazing trail system
- Truly turn-key recreational paradise



280 FLOODABLE ACRES

Approximately 280 floodable acres, creating a diverse mosaic of prime duck habitat, including flooded corn, highly productive moist soil units, and the ultimate waterfowl hunting experience—big beautiful flooded green timber.



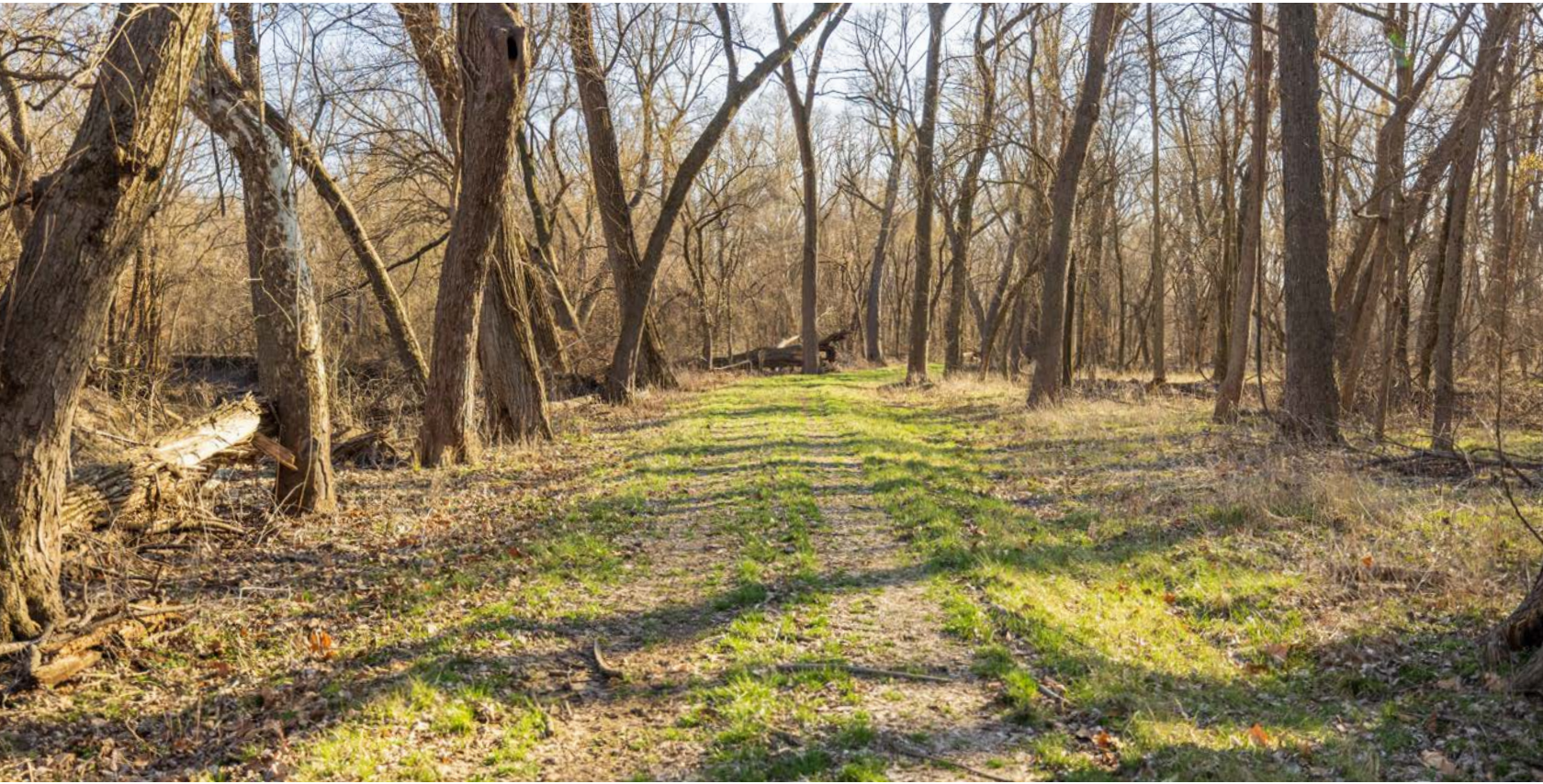
FLOODED CORN



MOIST SOIL UNITS



AMAZING TRAIL SYSTEM



INCREDIBLE DEER AND TURKEY HUNTING

The area is known for its strong whitetail genetics and impressive deer population, providing opportunities for mature bucks each fall. Turkeys are abundant throughout the property, creating exciting spring hunting for big gobbling toms, and sunflower fields planted in the spring transform into outstanding dove hunting opportunities when September arrives.



WORLD-CLASS WATERFOWL HUNTING

The farm stands as a truly world-class waterfowl hunting destination. Approximately 280 floodable acres, creating a diverse mosaic of prime duck habitat, including flooded corn, highly productive moist soil units, and the ultimate waterfowl hunting experience—big beautiful flooded green timber.



4 METAL BUILDINGS



47 ACRE TROPHY BASS LAKE



380 ACRES OF TILLABLE

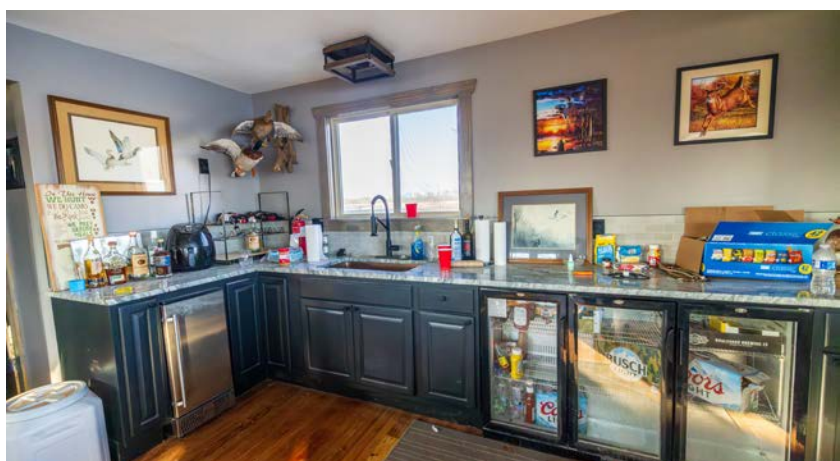
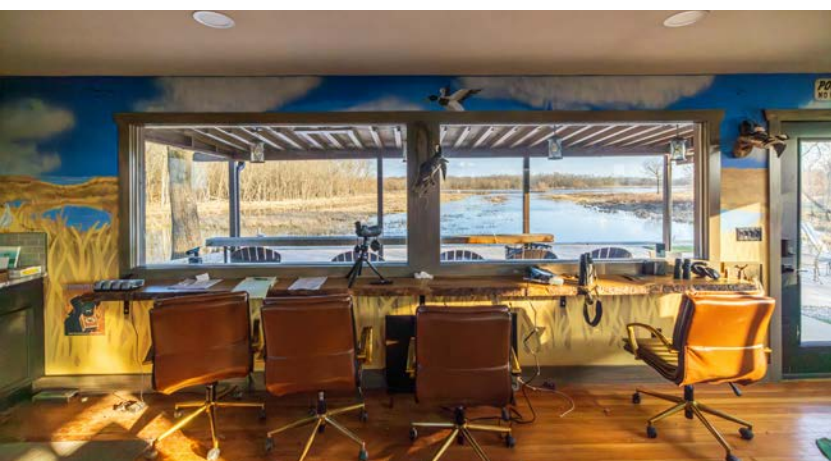


FLOODED GREEN TIMBER

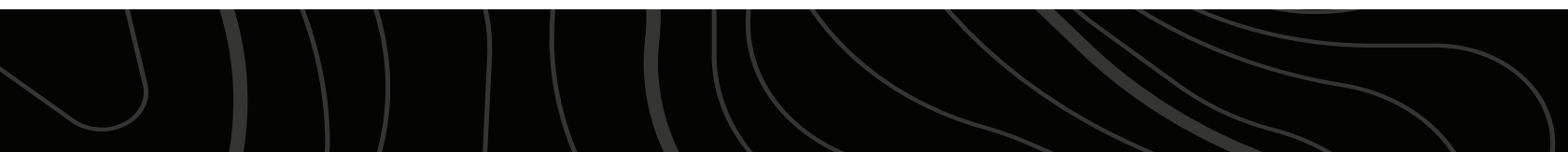


HISTORIC REMODELED CLUBHOUSE

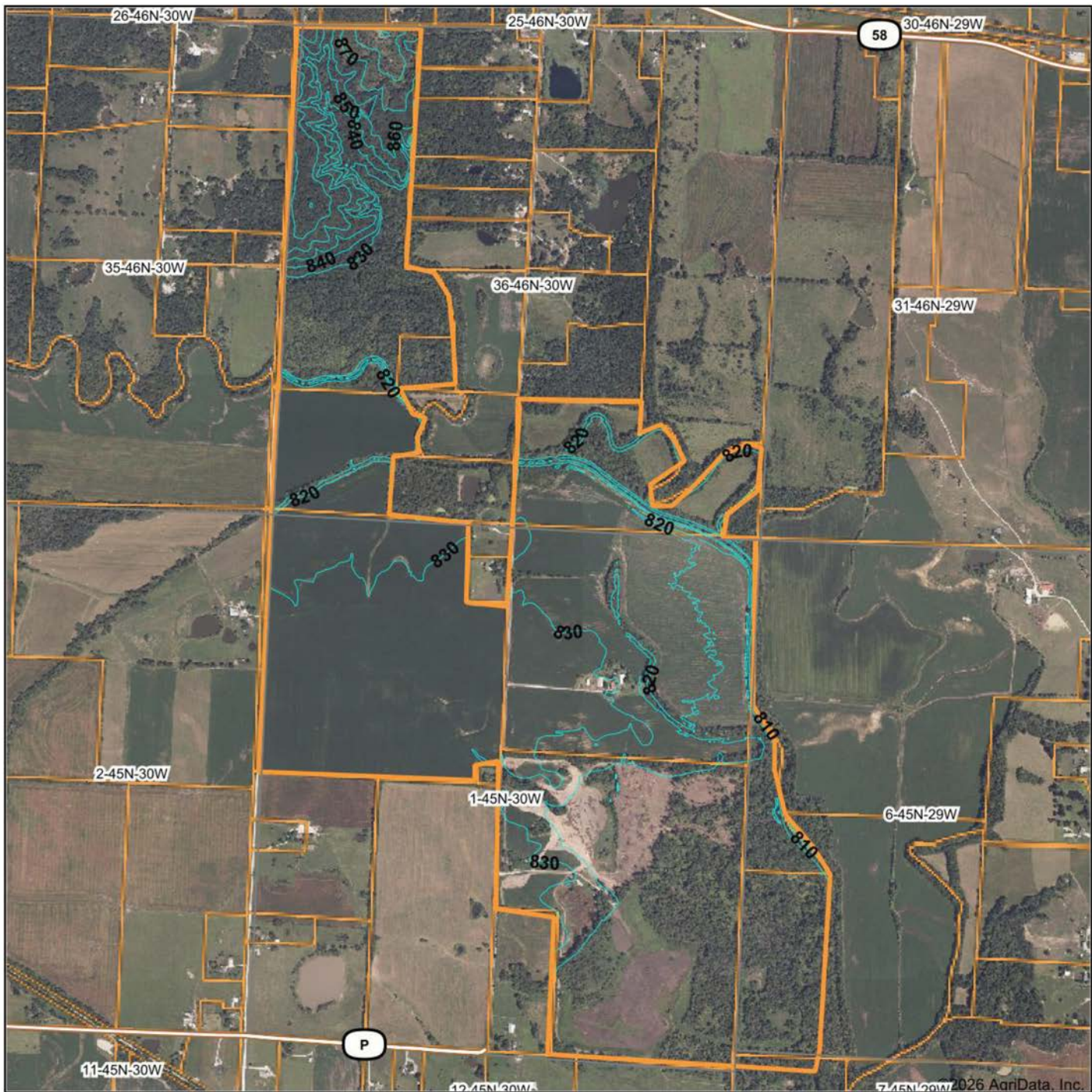
The historic hunt club clubhouse still stands proudly on the property, but has undergone a beautiful transformation. While much of the original charm and character of the building has been preserved, it has been thoughtfully updated with modern amenities and comfort.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 804.4

Max: 890.7

Range: 86.3

Average: 826.8

Standard Deviation: 13.22 ft

0ft 1673ft 3347ft

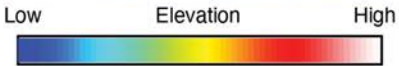
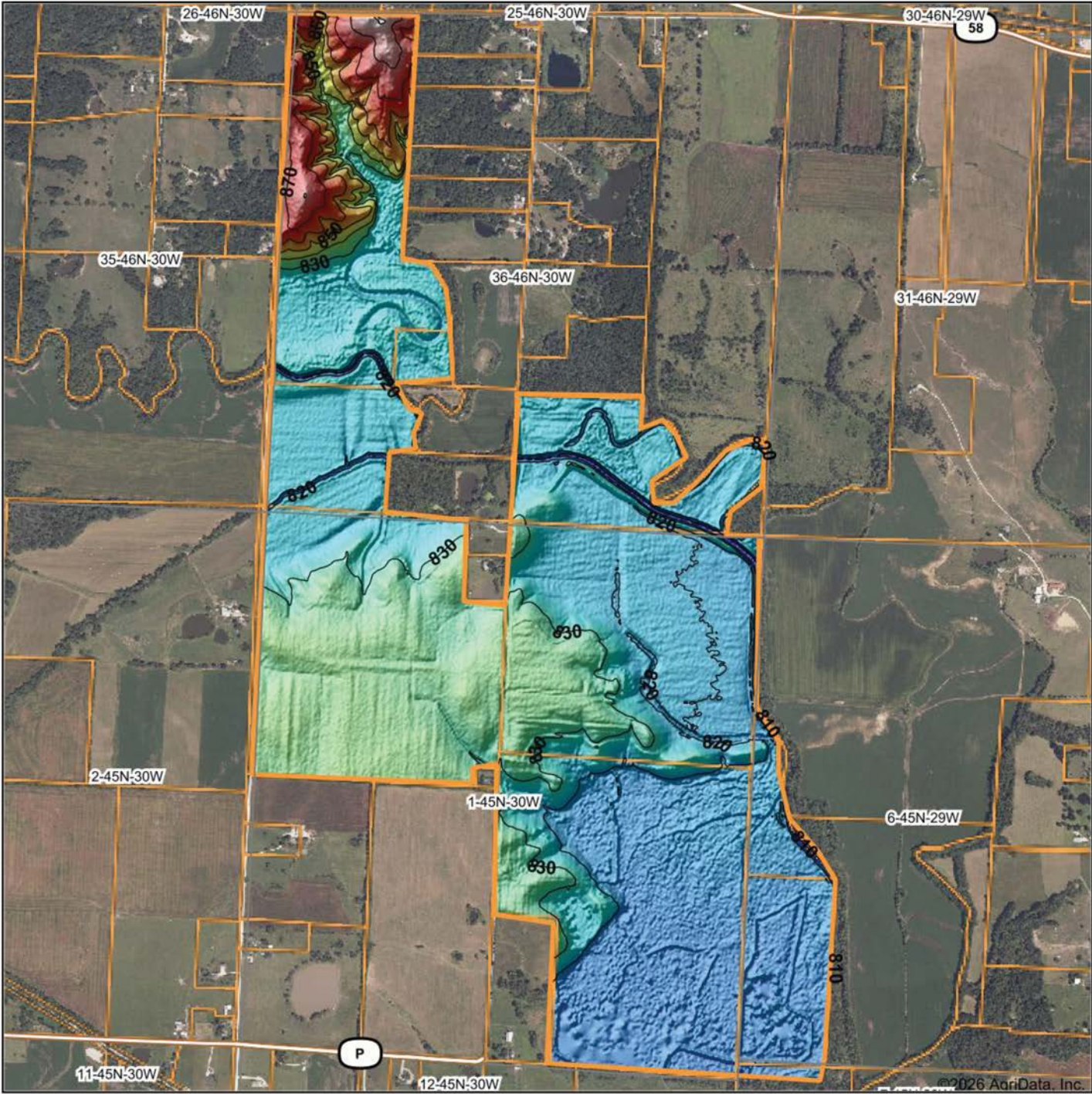


3/13/2026

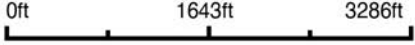
1-45N-30W
Cass County
Missouri

Boundary Center: 38° 44' 44.05, -94° 11' 18.8

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 804.4
 Max: 890.7
 Range: 86.3
 Average: 826.8
 Standard Deviation: 13.22 ft



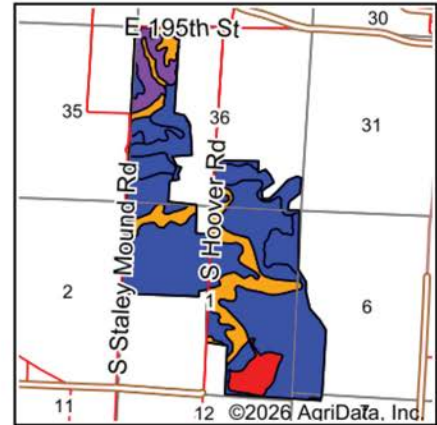
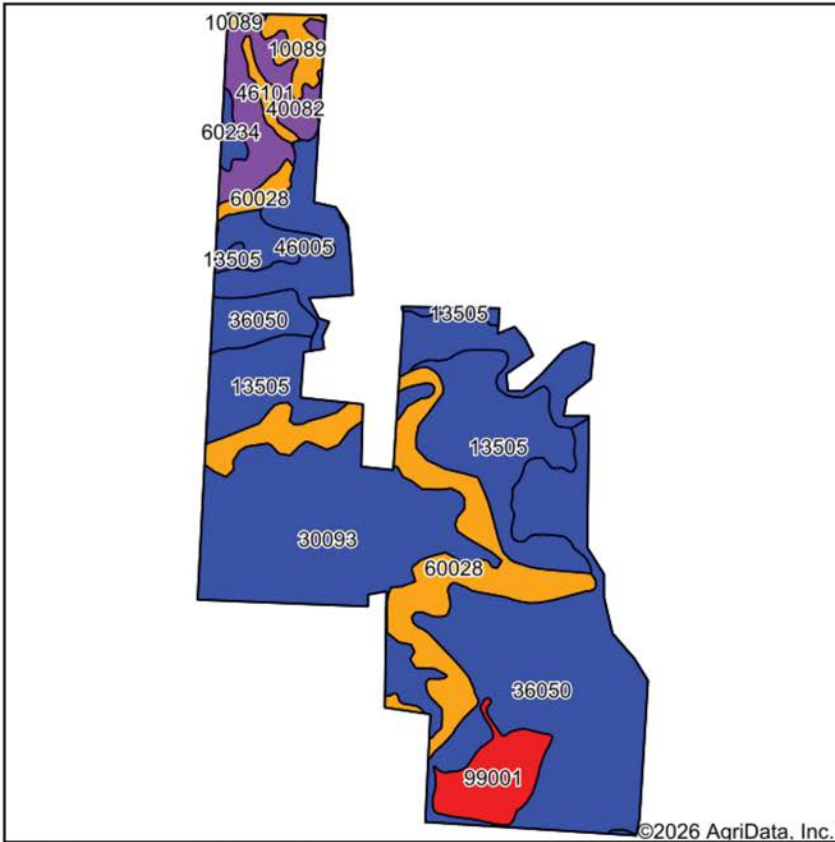
1-45N-30W
Cass County
Missouri

Boundary Center: 38° 44' 44.05, -94° 11' 18.8



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Missouri**
 County: **Cass**
 Location: **1-45N-30W**
 Township: **Polk**
 Acres: **783.5**
 Date: **3/13/2026**



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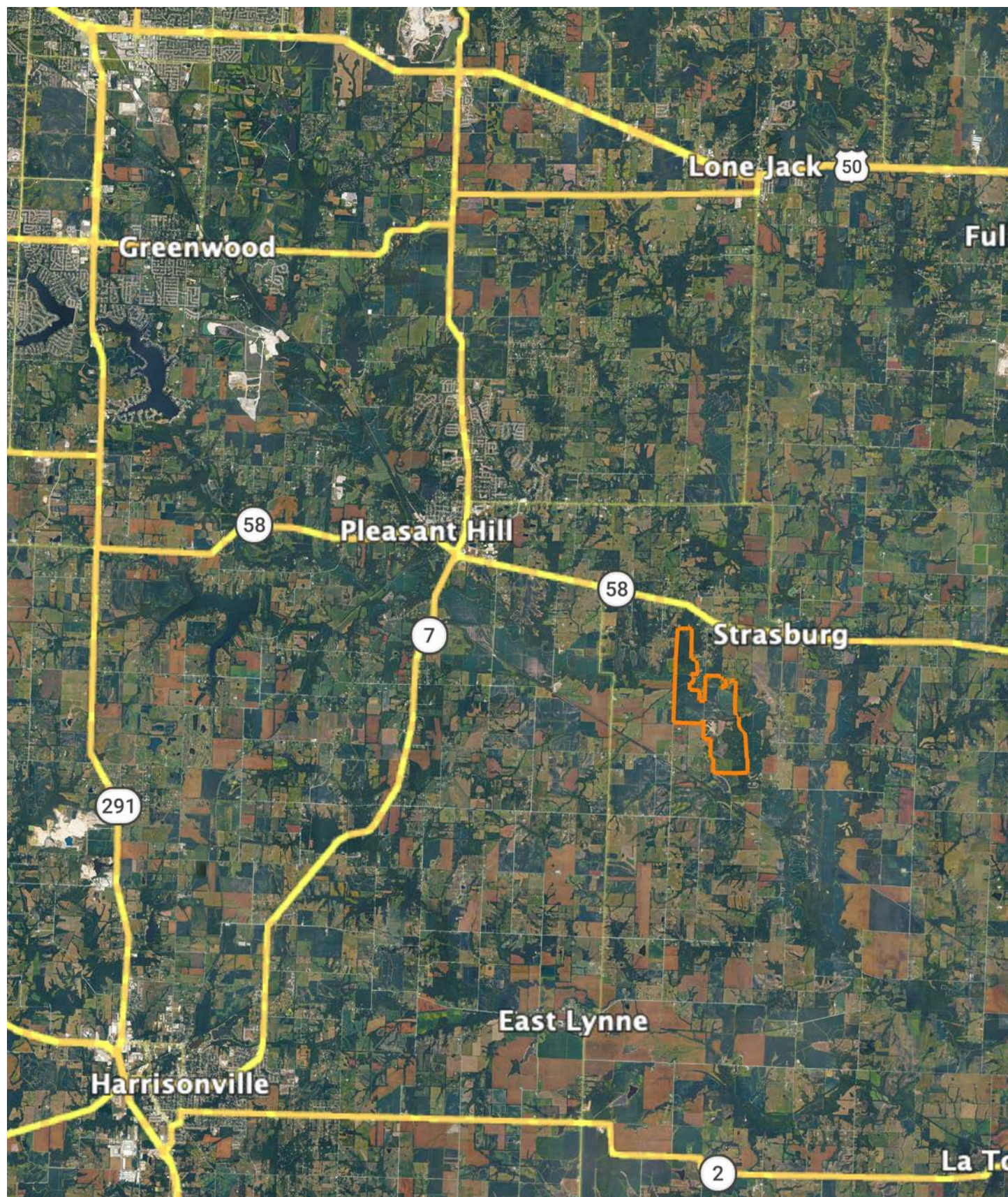


Soils data provided by USDA and NRCS.

Area Symbol: MO037, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans | |
|-------|---|--------|------------------|----------------------|-----------------------------|------------------|--------------------------------|------------------|---------------|-------------------|----|
| 36050 | Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded | 224.20 | 28.5% | | > 6.5ft. | IIw | | 0 | 58 | 58 | 52 |
| 30093 | Haig silt loam, 0 to 2 percent slopes | 164.06 | 20.9% | | > 6.5ft. | IIw | | 0 | 74 | 74 | 65 |
| 13505 | Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded | 117.80 | 15.0% | | > 6.5ft. | IIw | | 0 | 77 | 67 | 76 |
| 60028 | Weller silt loam, 5 to 9 percent slopes, eroded | 102.73 | 13.1% | | > 6.5ft. | IIIe | | 0 | 74 | 74 | 54 |
| 46005 | Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded | 75.80 | 9.7% | | > 6.5ft. | IIw | 7758 | 82 | 82 | 75 | |
| 40082 | Norris silty clay loam, 5 to 14 percent slopes | 42.82 | 5.5% | | 1.2ft. (Paralithic bedrock) | VIc | | 0 | 36 | 35 | 23 |
| 99001 | Water | 31.76 | 4.1% | | > 6.5ft. | VIII | | 0 | | | |
| 10089 | Mandeville silt loam, 5 to 9 percent slopes | 13.41 | 1.7% | | 2.9ft. (Paralithic bedrock) | IIIe | | 0 | 67 | 67 | 53 |
| 46101 | Verdigris silt loam, 1 to 3 percent slopes, frequently flooded | 5.33 | 0.7% | | > 6.5ft. | IIIw | | 0 | 78 | 77 | 66 |
| 60234 | Weller silt loam, 2 to 5 percent slopes | 5.19 | 0.7% | | > 6.5ft. | IIe | | 0 | 73 | 73 | 60 |

OVERVIEW MAP



AGENT CONTACT

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he’s worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he’s not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you’ve booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you’ve seen him starring on the Outdoor Channel’s award-winning “Heartland Bowhunter,” where he is also part of their pro staff. Even though he’s traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you’ll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



NATE FLYNN, LAND AGENT
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