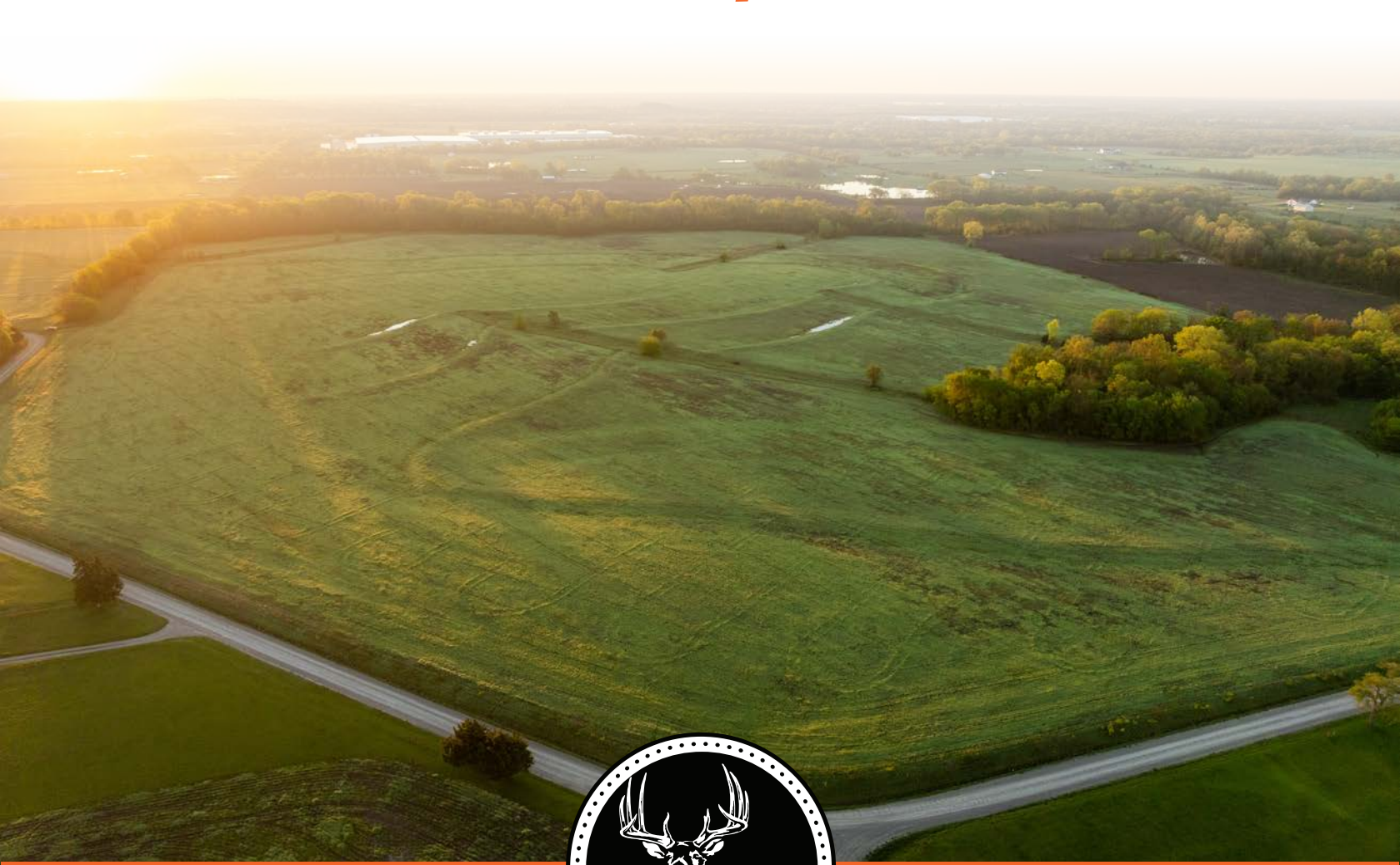


MIDWEST LAND GROUP PRESENTS

45 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MIXED USE OPEN ACRES WITH MULTIPLE BUILD SITES

Conveniently located just southwest of Harrisonville, Missouri, this 45 +/- acres offers a beautiful country setting with multiple build sites overlooking a gentle rolling landscape of productive soils. Ample amounts of road frontage with water and power availability really open up the logistical potential for more than one home to be built.

Currently, there are approximately 40 +/- acres that have been in tillable production, with the remainder in wooded tree lines. Traditionally planted, using no-till methods, has left the ground in excellent condition. These acres could very easily be converted into pasture

for cattle, horses, or a hobby farm setup. The seller would be willing to rent back the farm if continued tillable income was desired by the new owner. If you are looking to add onto your current tillable operation, the seller would sell with the 2026 farming rights available. An additional contiguous 55 +/- acres is also available.

Quick access to the I-49/71 corridor allows for an easy commute while enjoying what country living has to offer. Whether you're looking for a hobby farm, investment property, or a place to build in the country, this Cass County acreage offers a strong mix of improvements, usability, and location.

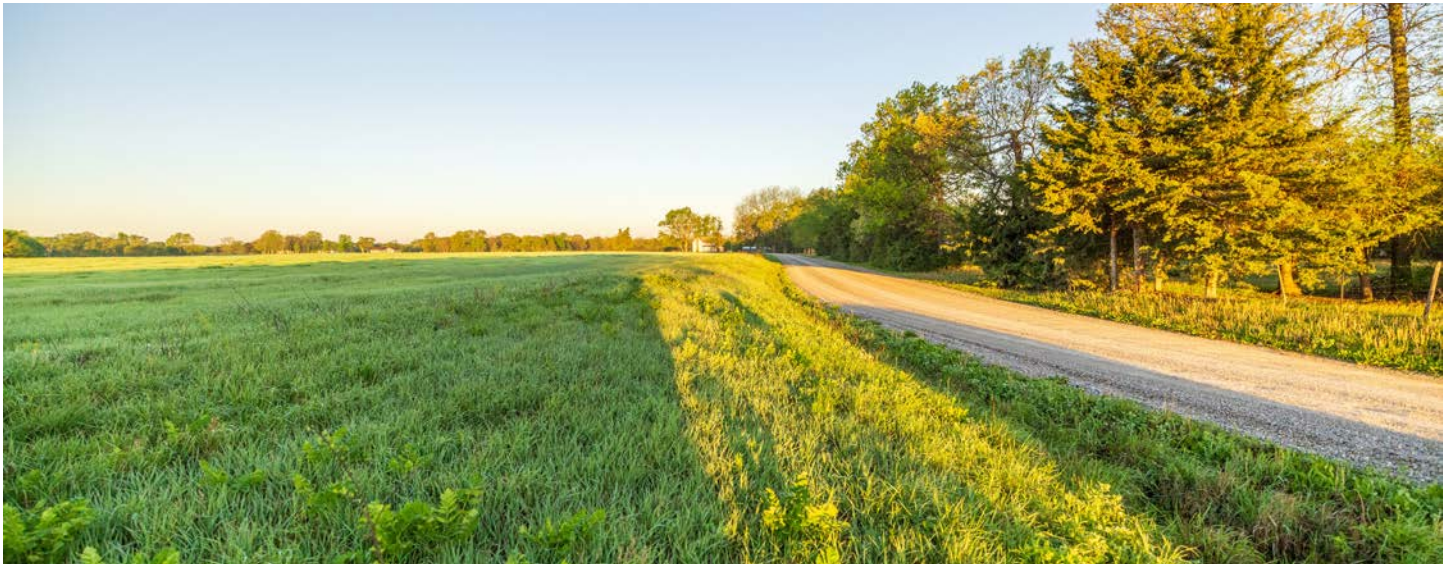
PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **45**

- Located just southwest of Harrisonville, Missouri, with easy access to the I-49/71 corridor
- 45 +/- acres featuring a scenic, gently rolling landscape with productive soils
- Multiple prime build sites offering excellent views and country living potential
- Ample road frontage with water and power available for flexible development
- Approximately 40 +/- acres currently in high-quality tillable production
- No-till farming practices have maintained the ground in excellent condition
- Remaining acreage includes wooded tree lines for added privacy and diversity
- Versatile property suitable for farming, pasture, horses, or a hobby farm setup
- Seller open to rent-back for income potential, with an additional 55 +/- contiguous acres available
- 2025 property taxes were \$117.43



AMPLE ROAD FRONTAGE

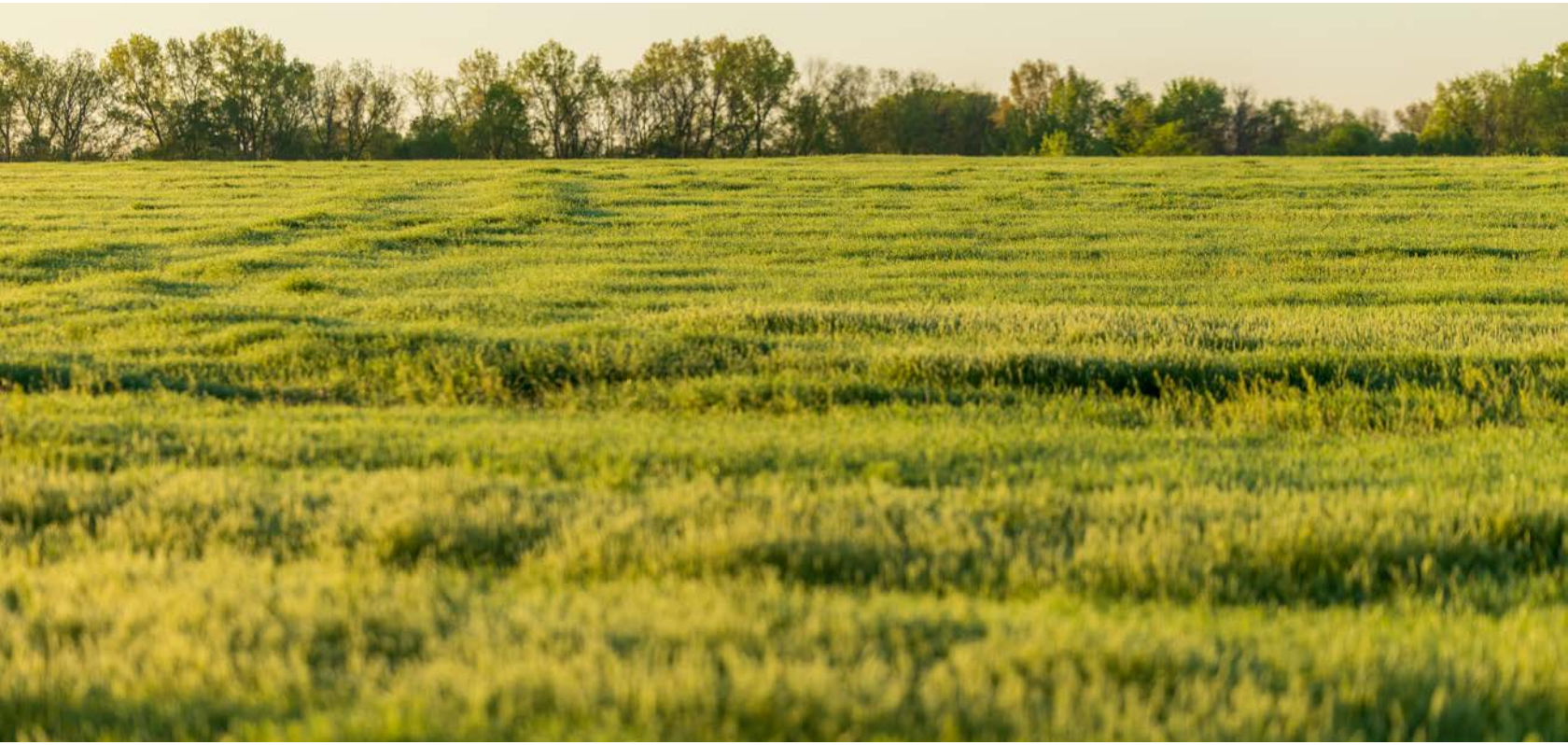


MULTIPLE PRIME BUILD SITES

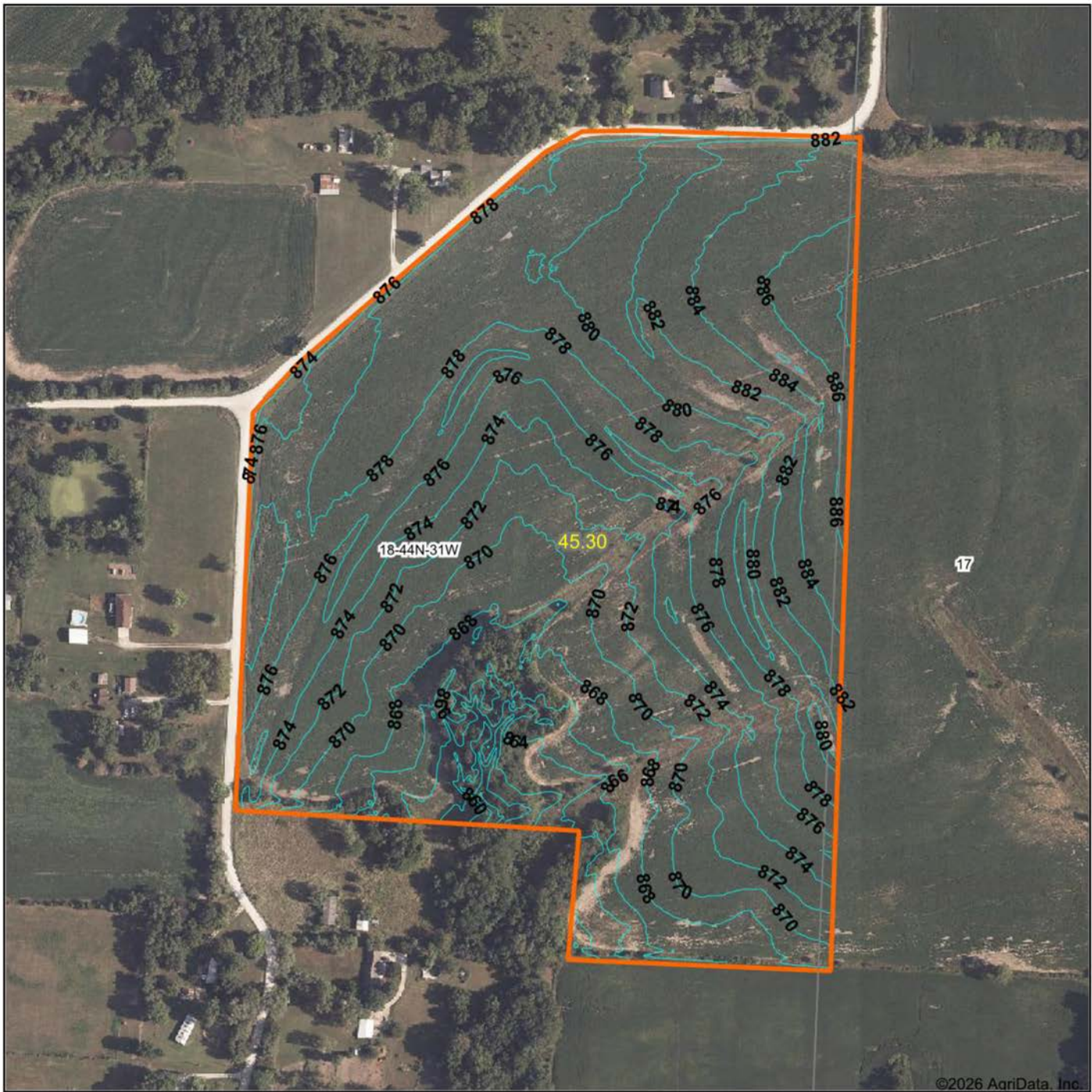


NO-TILL FARMING PRACTICES

Traditionally planted, using no-till methods, has left the ground in excellent condition. These acres could very easily be converted into pasture for cattle, horses, or a hobby farm setup.



TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 856.4

Max: 888.5

Range: 32.1

Average: 875.3

Standard Deviation: 6.27 ft

0ft 341ft 682ft

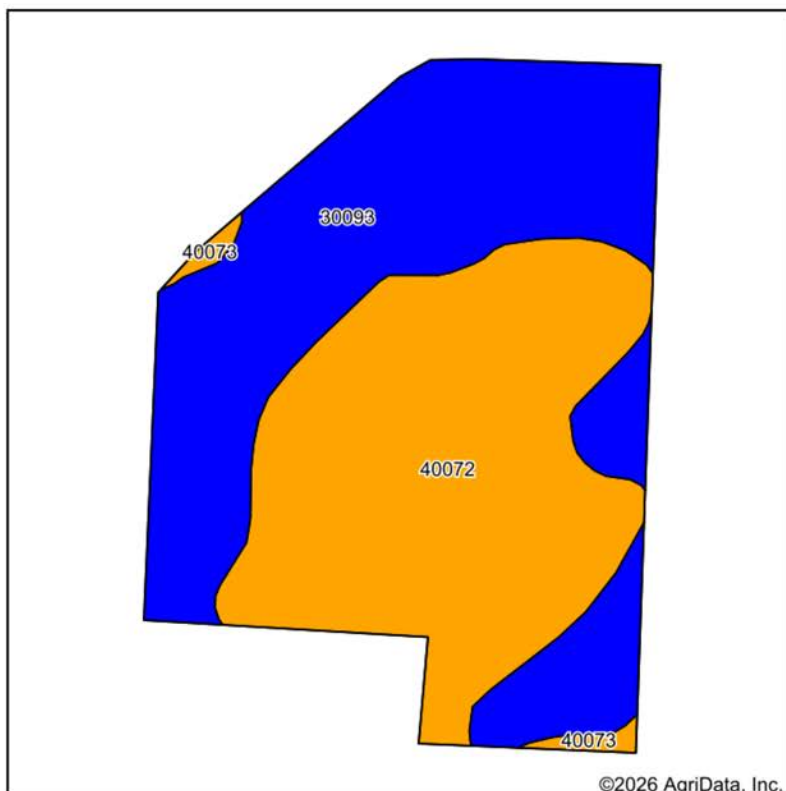


4/9/2026

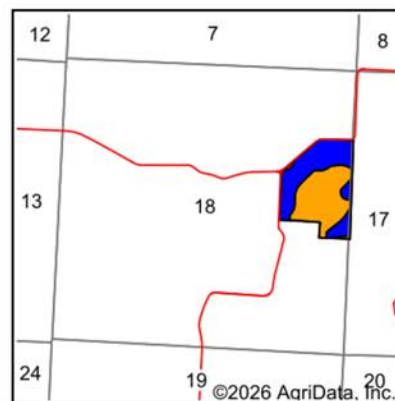
18-44N-31W
Cass County
Missouri

Boundary Center: 38° 36' 43.75, -94° 22' 42.61

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **18-44N-31W**
 Township: **Grand River**
 Acres: **45.3**
 Date: **4/9/2026**



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com



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
30093	Haig silt loam, 0 to 2 percent slopes	22.48	49.6%		Ilw	0	74	74	65
40072	Kenoma silt loam, 1 to 3 percent slopes	22.27	49.2%		Ille	3888	59	56	59
40073	Kenoma silt loam, 4 to 7 percent slopes	0.55	1.2%		Ille	0	64	61	59
Weighted Average					2.50	1911.4	*n 66.5	*n 65	*n 62

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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.



BOBBY OBERLANDER,
LAND AGENT
816.392.5515
BOberlander@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.