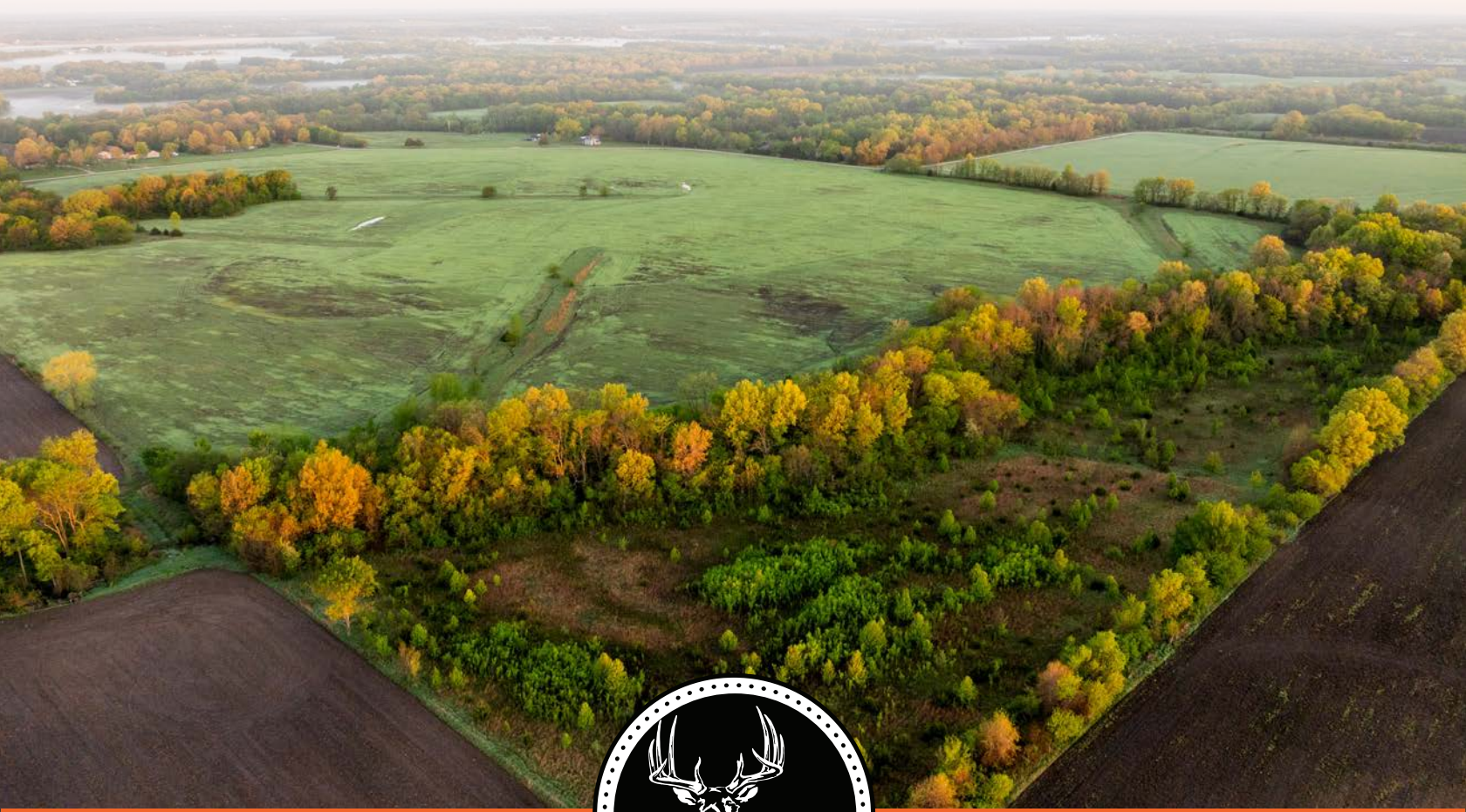


MIDWEST LAND GROUP PRESENTS

55 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

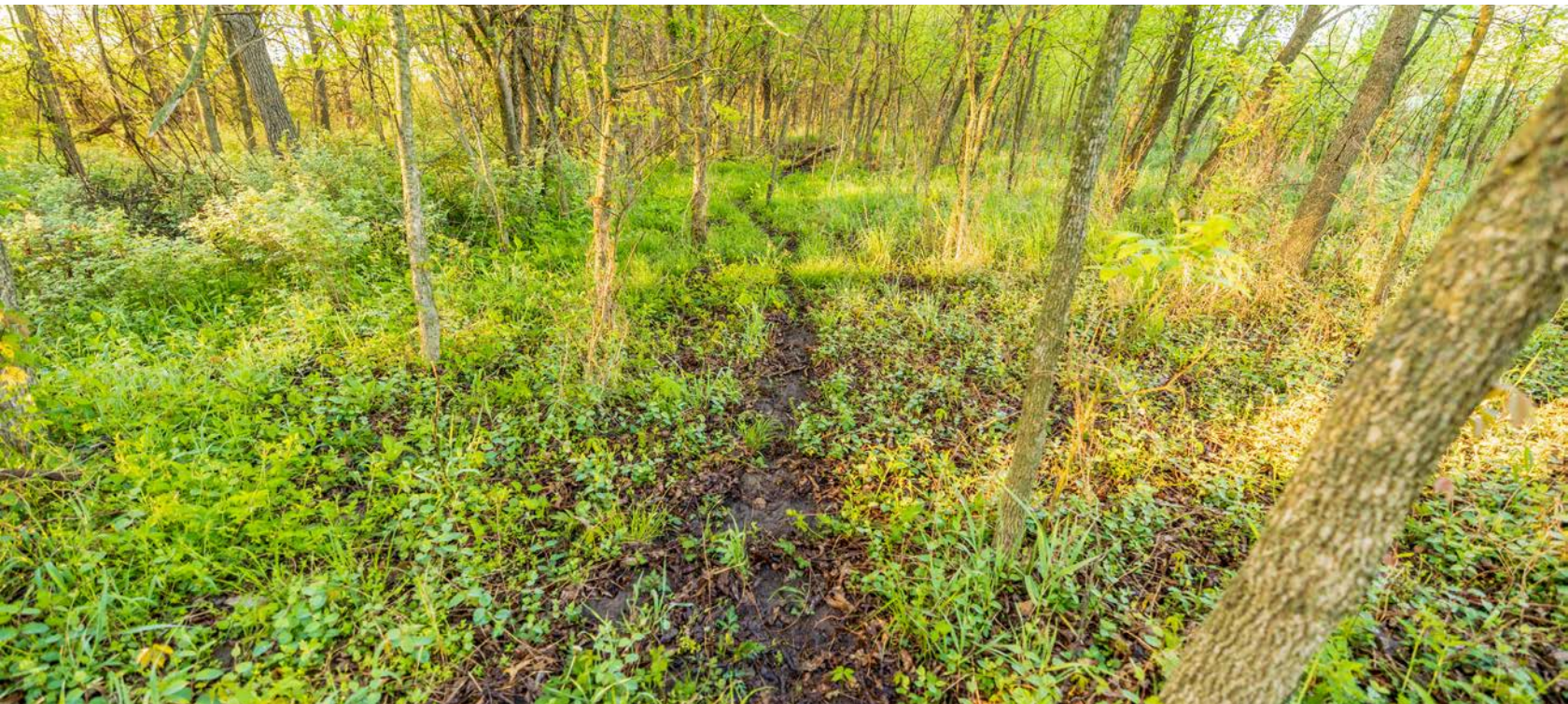
COUNTRY BUILD SITE WITH INCOME AND HUNTING

Conveniently located just Southwest of Harrisonville, Missouri, this 55 +/- acre tract offers a beautiful country setting with multiple build site options overlooking a gentle rolling landscape of productive soils.

Currently there are approximately 33 +/- acres that have been in tillable production. 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. The remaining acres really set up nice

for hunting with a stand of mature timber and overgrown pasture consisting of warm season grasses, shrubs, and cedars. The whitetail sign with buck rubs and scrapes and numerous beds suggests the deep population is strong. Seller says the turkeys love to roost in this timber often.

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. An additional contiguous 45 acres is also available.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **55**

- Located just southwest of Harrisonville, Missouri, with quick access to the I-49/71 corridor
- 55 +/- acres featuring a gently rolling landscape with productive soils
- Multiple build site options offering scenic views and country living appeal
- Approximately 33 +/- acres of quality tillable ground in excellent condition
- No-till farming practices have preserved soil health and productivity
- Tillable acres can easily be converted to pasture for cattle, horses, or a hobby farm
- Seller is open to rent-back for income potential, with 2026 farming rights available
- Strong hunting setup with mature timber, warm-season grasses, and abundant whitetail and turkey sign
- Additional 45 +/- contiguous acres available for expanded opportunity
- 2025 property taxes were \$127.52

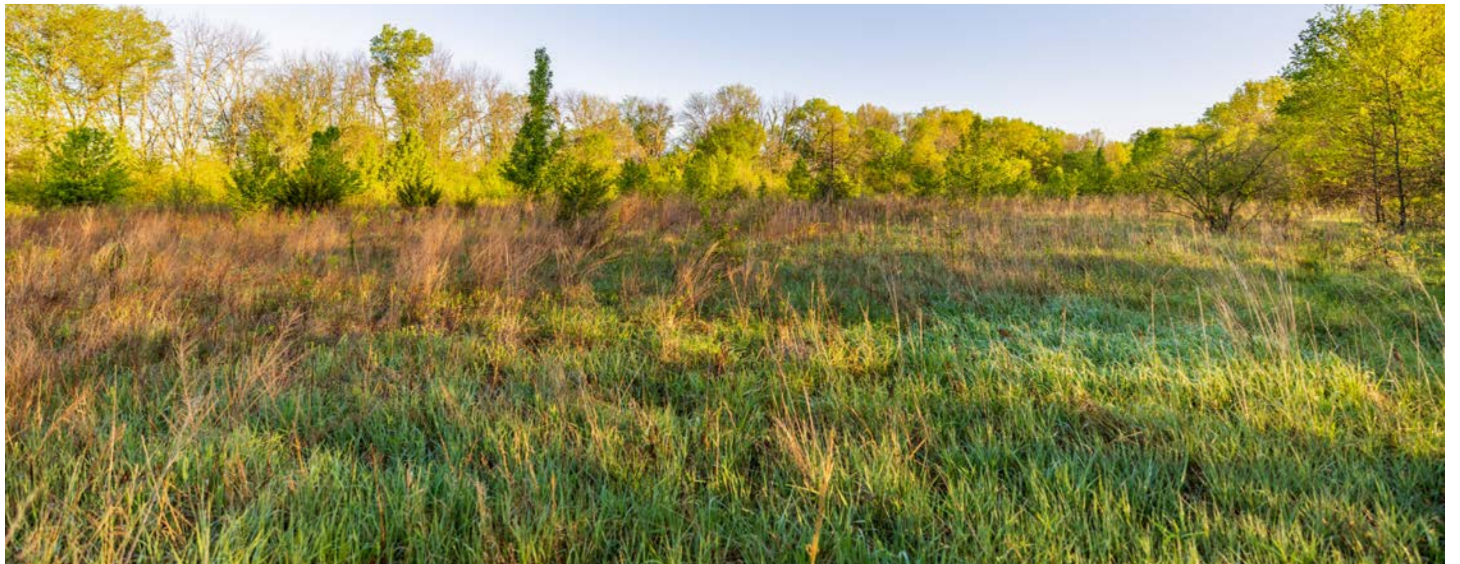


QUALITY TILLABLE GROUND

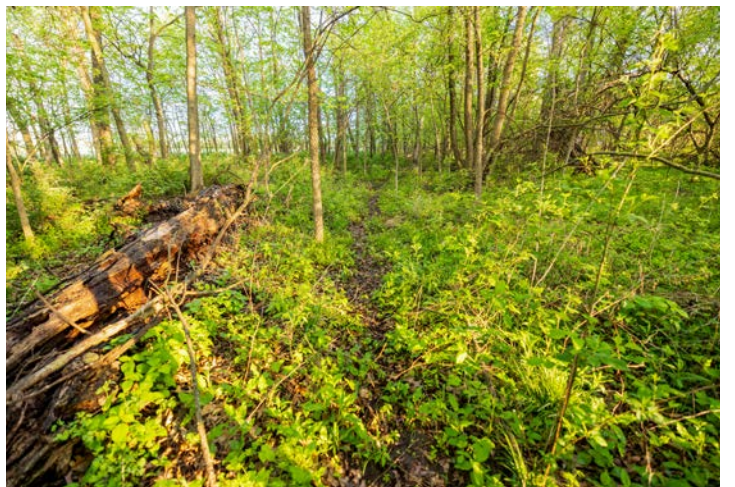
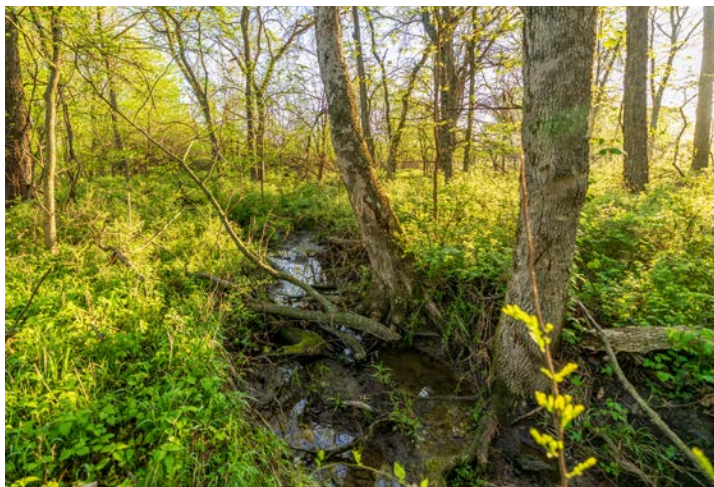
Currently there are approximately 33 +/- acres that have been in tillable production. Traditionally planted, using no-till methods, has left the ground in excellent condition.



PASTURE



PRIME WILDLIFE HABITAT

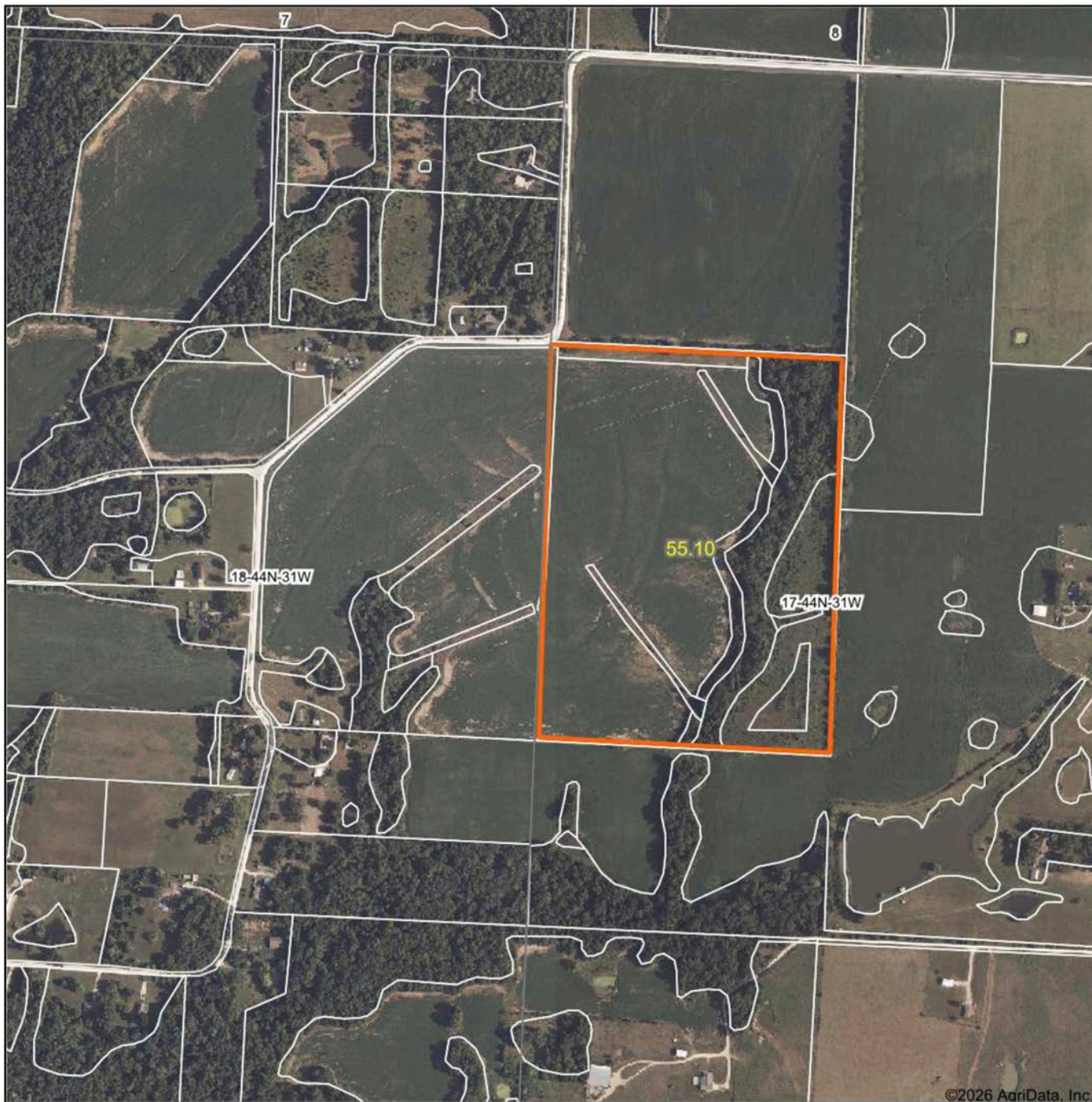


MULTIPLE BUILD SITES

Conveniently located just Southwest of Harrisonville, Missouri, this 55 +/- acre tract offers a beautiful country setting with multiple build site options overlooking a gentle rolling landscape of productive soils.



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 38° 36' 43.56, -94° 22' 26.05



Maps Provided By



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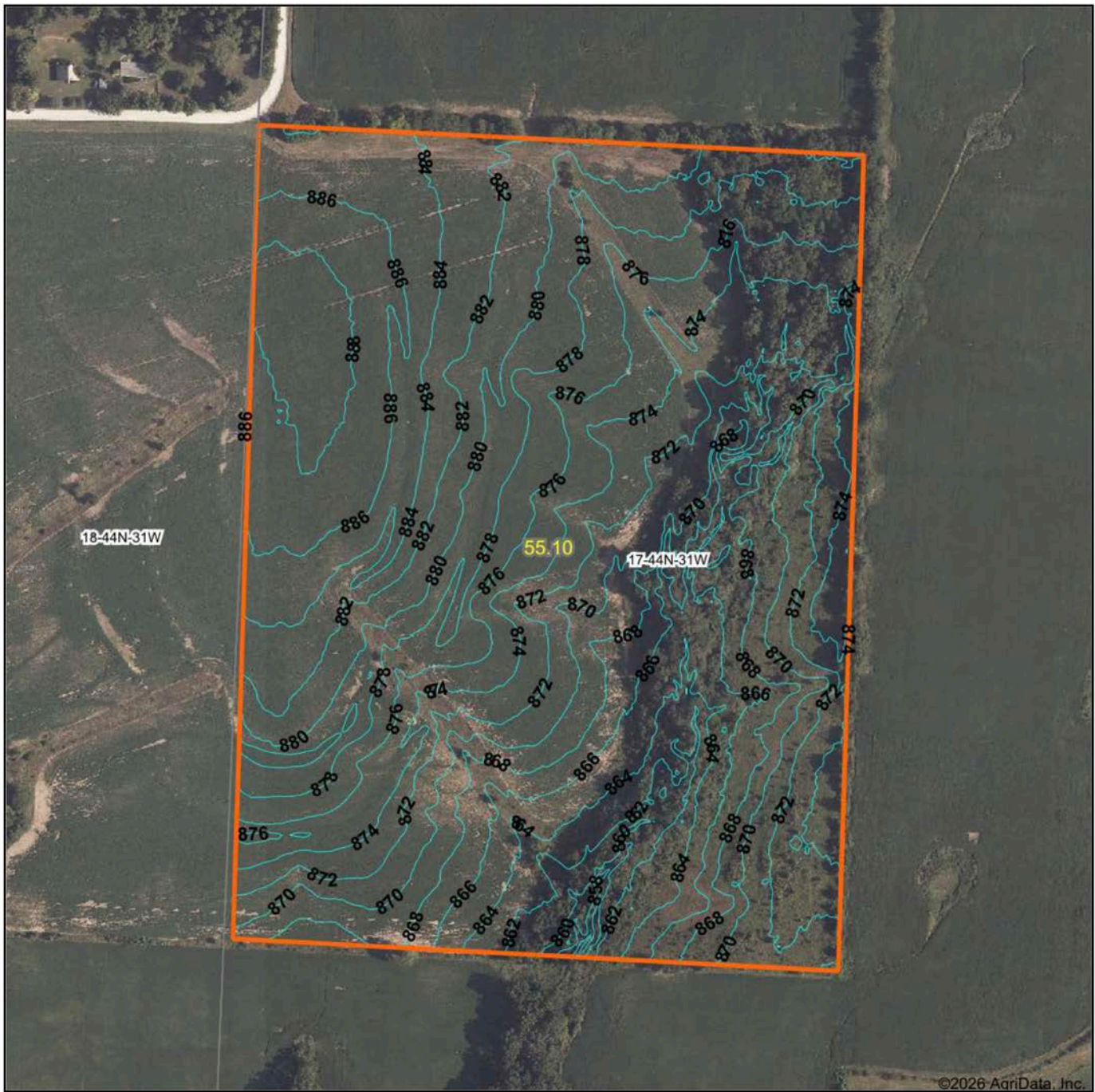
17-44N-31W
Cass County
Missouri



4/9/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 855.0

Max: 889.1

Range: 34.1

Average: 875.3

Standard Deviation: 7.38 ft

0ft 342ft 684ft

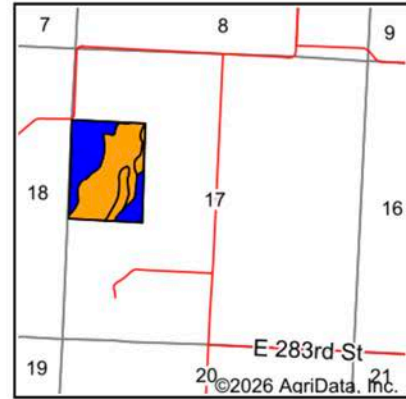
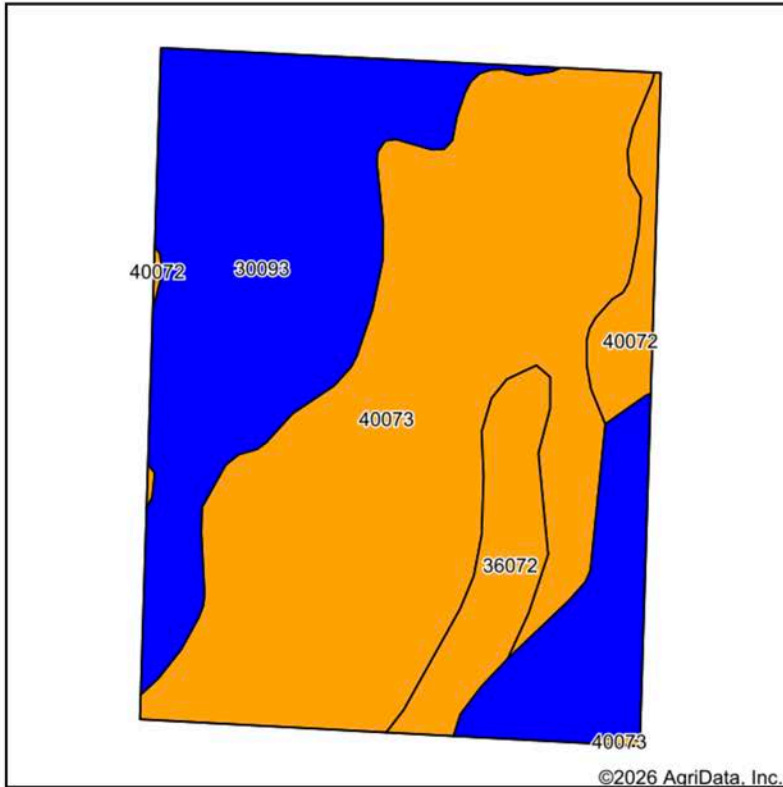


4/9/2026

17-44N-31W
Cass County
Missouri

Boundary Center: 38° 36' 43.56, -94° 22' 26.05

SOILS MAP



State: **Missouri**
 County: **Cass**
 Location: **17-44N-31W**
 Township: **Grand River**
 Acres: **55.1**
 Date: **4/9/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

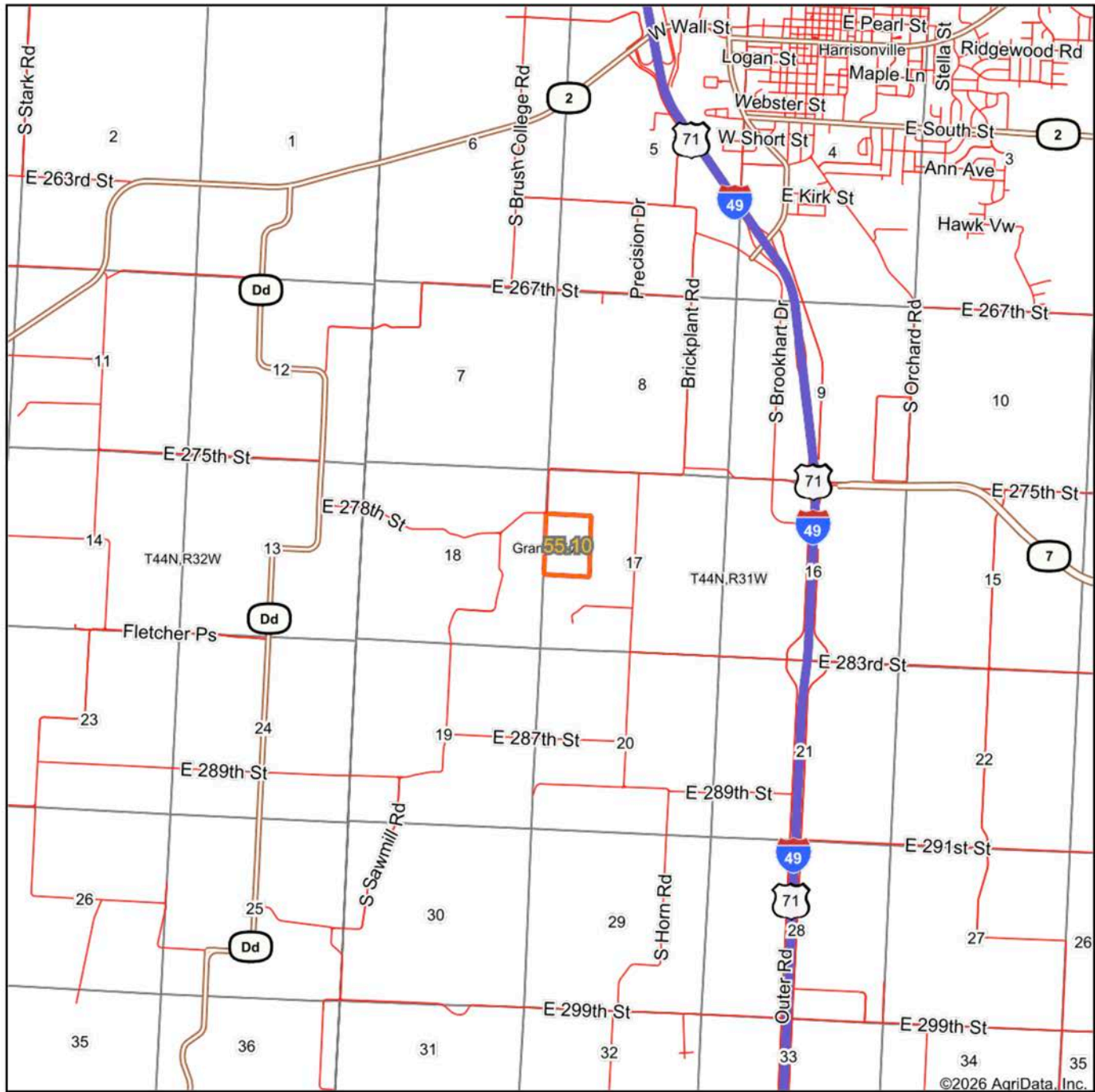
Area Symbol: MO037, Soil Area Version: 29

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
40073	Kenoma silt loam, 4 to 7 percent slopes	27.87	50.6%		IIIe	0	64	61	59
30093	Haig silt loam, 0 to 2 percent slopes	21.50	39.0%		IIw	0	74	74	65
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	3.78	6.9%		IIIw	0	64	64	60
40072	Kenoma silt loam, 1 to 3 percent slopes	1.95	3.5%		IIIe	3888	59	56	59
Weighted Average					2.61	137.6	*n 67.7	*n 66.1	*n 61.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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Map Center: 38° 36' 42.7, -94° 22' 32.42

0ft 4570ft 9139ft

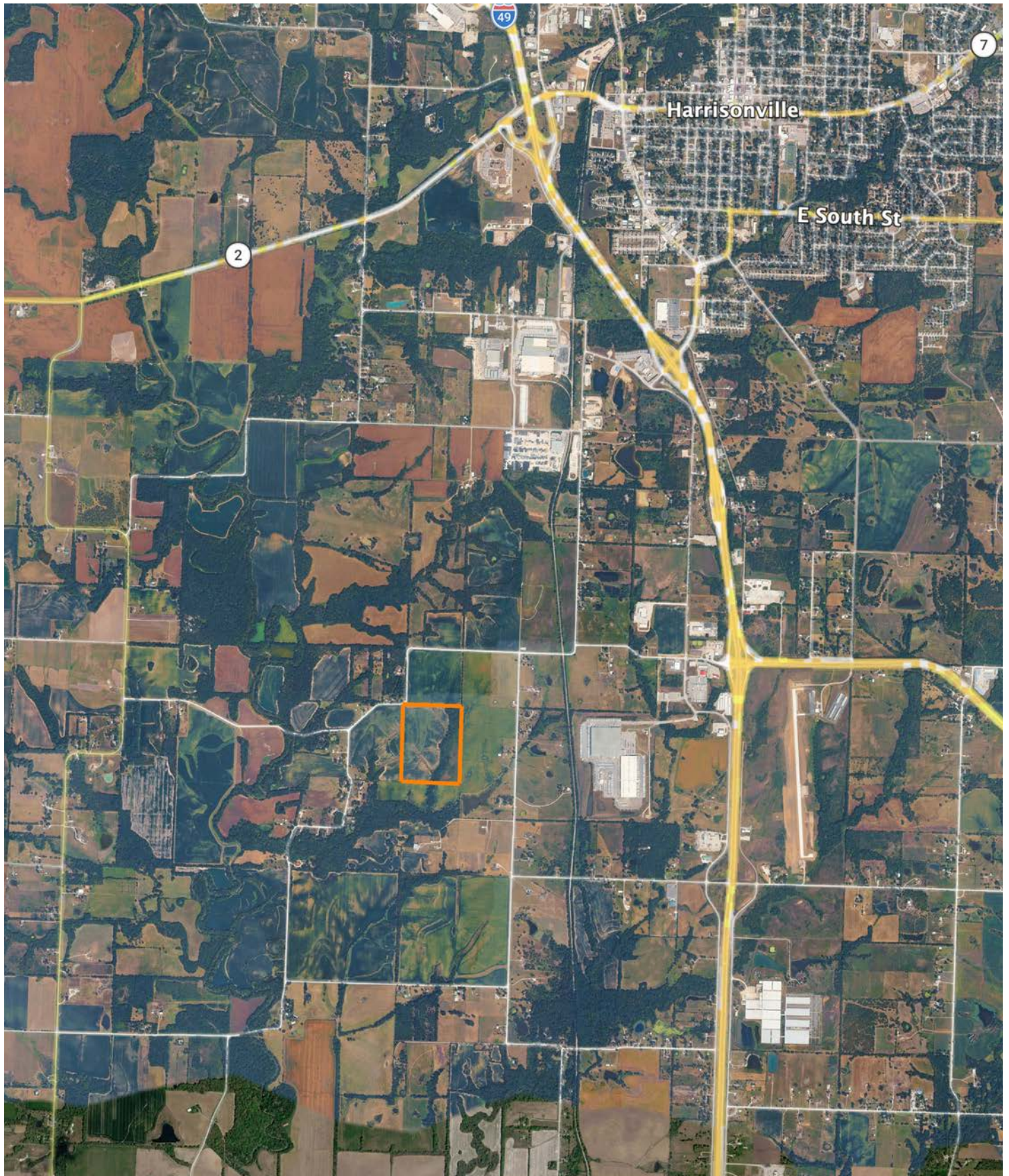


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4/9/2026

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
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BOberlander@MidwestLandGroup.com



MidwestLandGroup.com

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