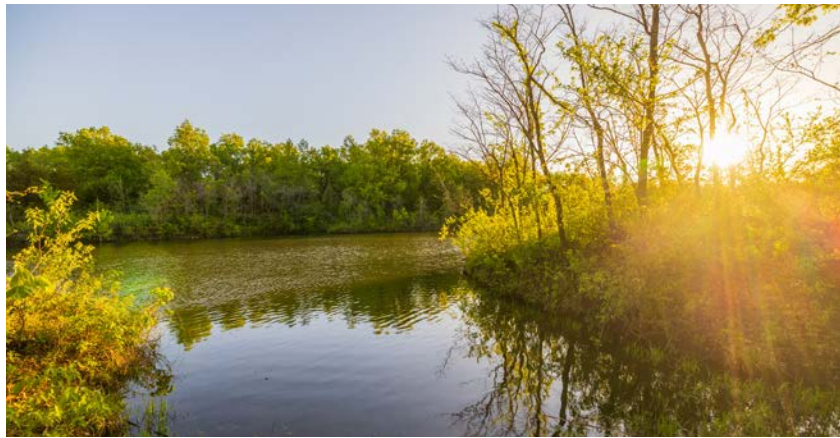


MIDWEST LAND GROUP PRESENTS



VERNON COUNTY, MO

123 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LUXURY ESTATE ON 123 +/- ACRES WITH PRIVATE 12-ACRE LAKE, GUEST HOME, & PREMIER AMENITIES

Welcome to one of the most extraordinary private lake estates to come to market in the Midwest—an unmatched blend of luxury living, recreational opportunity, and long-term investment appeal, all set on 123 +/- secluded acres just one hour from the Kansas City metro.

Perched approximately 30 feet above a breathtaking 12 +/- acre private strip pit lake, this stunning 5,600 square foot, one-owner residence captures phenomenal panoramic views from nearly every angle. Originally constructed in 2009 as a 3,200 square foot log home and thoughtfully expanded with a 2,400 square foot addition, the home showcases a seamless blend of premium rustic character and refined modern luxury. All 2"x6" construction and with an extensive piercing system for long-term stability, no detail was overlooked, and no expense was spared.

Inside, you'll find 4+ bedrooms and 4.5 baths, soaring ceilings, and a beautifully designed layout ideal for

both everyday living and entertaining. The gorgeous kitchen features newer appliances, while a secondary kitchenette and bar add versatility for hosting. Additional highlights include an expansive master closet, an office, a home gym, a sewing or hobby room, a large laundry area, and a bonus loft above the garage. The finished walkout basement opens to an enclosed, conditioned patio, while a large composite deck—partially covered and screened—offers the perfect setting to take in the incredible lake views. Two fireplaces, fiber internet, an integrated speaker system, security cameras, a Tesla charging station, a water filtration system, and an 80-gallon water heater round out the home's impressive features.

The property is equally exceptional beyond the main residence. A 30'x60' metal building guest home offers 2 bedrooms, 1.5 baths, a full kitchen, and a game room—ideal for guests or extended family. A 40'x50' insulated shop with concrete floors, power, plumbing, and climate-

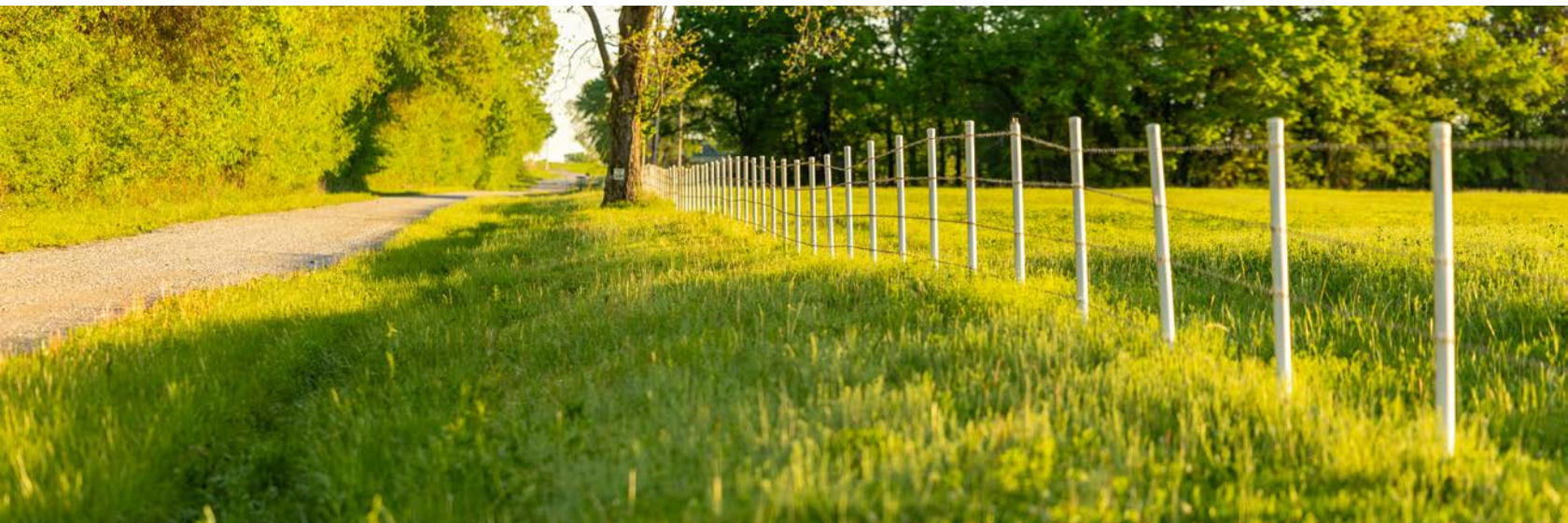


controlled storage provides outstanding functionality, while a 40'x60' machine shed adds even more utility.

Outdoor amenities are second to none. The 12 +/- acre lake, reaching depths of approximately 45 feet, offers excellent fishing and is large enough for boating and watersports. A large floating concrete tile dock with partial cover and electricity enhances the lake experience. Additional improvements include a 1.25 +/- acre pond, sport courts for tennis, basketball, and bocce, a solar electric system, and approximately 15 +/- acres of hay production.

Accessed through a beautiful stone entrance with an electric gate, the property is incredibly private, with a predominantly wooded landscape that supports abundant wildlife. Located just ¼ mile from Four Rivers Wildlife Conservation Area, the property benefits from immediate access to thousands of additional acres known for exceptional waterfowl hunting and outdoor recreation. Whether you're seeking a luxury residence, recreational retreat, or legacy property, this estate delivers on every level.

This rare offering combines serenity, sophistication, and convenience—truly a one-of-a-kind opportunity.



PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **123**

- 5,600 square foot luxury one-owner home
 - Positioned 30 feet above the lake
 - Phenomenal views
 - 3,200 square foot original log home
 - Constructed 2009
 - 2,400 square foot addition
 - 4+ bedrooms, 4-½ baths
 - All 2"x6" construction
 - Tasteful mix of premium rustic and modern luxury finishes
 - No expense spared
 - Gorgeous kitchen
 - Newer appliances
 - Kitchenette and bar
 - Expansive master closet

- o Finished walkout basement
- o Home gym
- o Sewing/hobby room
- o Office
- o Bonus loft room over the garage
- o Large laundry room
- o High ceilings
- o Enclosed conditioned patio
- o Large composite deck
 - o Partially covered and screened
- o Oversized one-car garage
- o Public water
 - o Water filtration system
- o 80-gallon water heater
- o Two fireplaces
- o Fiber internet
- o Speaker system
- o Security cameras
- o Tesla charging station
- o Extensive piling system stabilizing foundation
- 30'x60' metal building guest home
 - o 2 bedrooms, 1-½ bath
 - o Game room
 - o Kitchen
- 40'x50' metal building shop
 - o 2"x6" construction
- o Concrete
- o Power and plumbing
- o Climate-controlled storage
- 40'x60' machine shed
 - o Concrete
 - o Power
- Sport courts
- Tennis, basketball, bocce
- Solar electric system
- 12 +/- acre private strip pit lake
 - o 45 +/- feet deep
 - o Large floating concrete tile dock
 - o Partially covered
 - o Electricity
 - o Excellent fishing
 - o Large enough for boats and watersports
- Stone entrance with electric gate
- 123 +/- acres
 - o Secluded and very private
 - o Mostly wooded
 - o 15 +/- acres of hay production
 - o Wildlife
- 1-¼ +/- acre pond
- Very near Four Rivers Wildlife Conservation Area
- One hour from the KC metro



LUXURY ONE-OWNER HOME

Originally constructed in 2009 as a 3,200 square foot log home and thoughtfully expanded with a 2,400 square foot addition, the home showcases a seamless blend of premium rustic character and refined modern luxury.



NEWER APPLIANCES

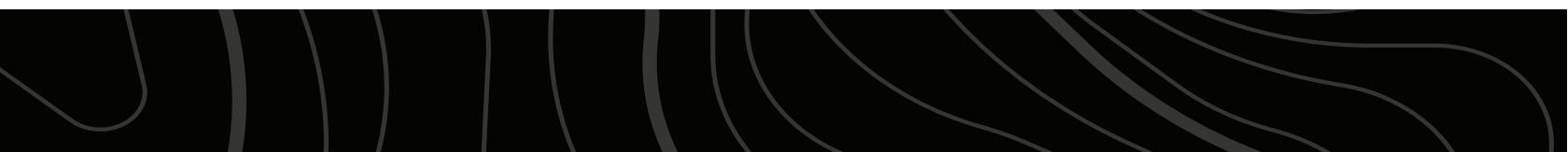
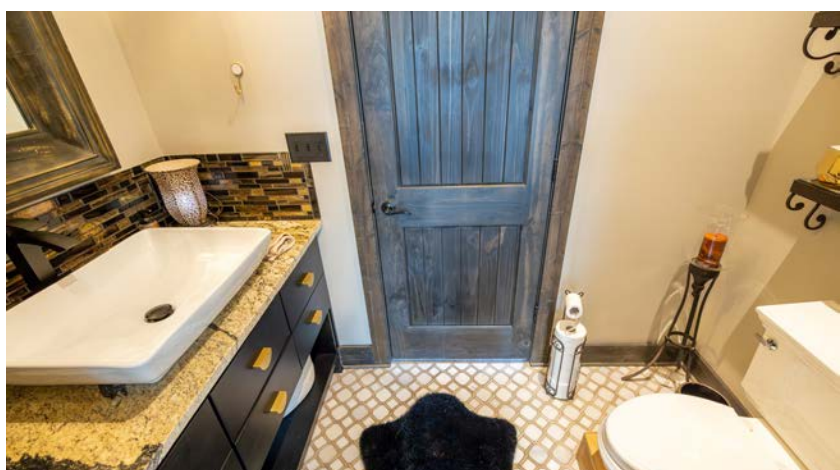
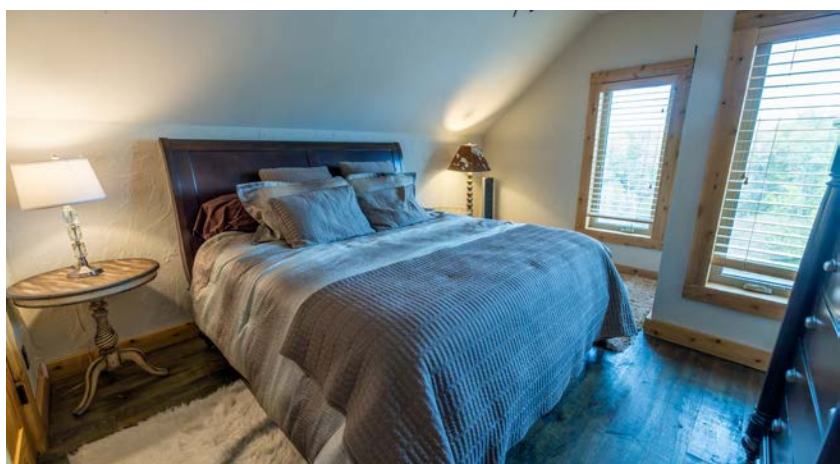
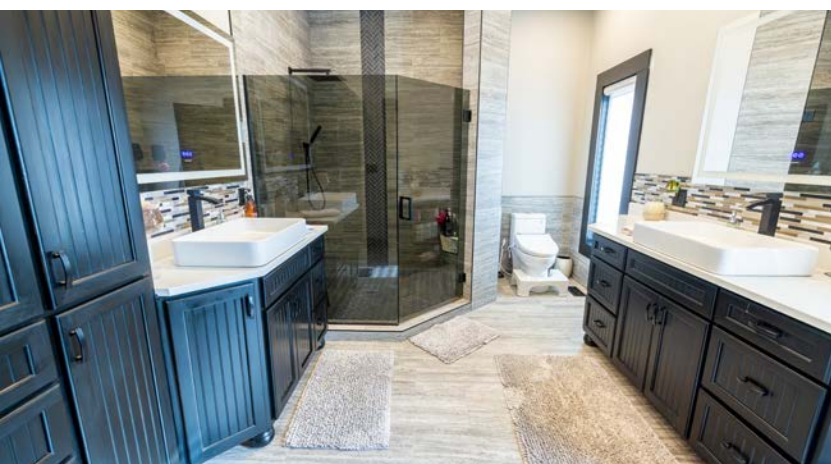


HOME GYM



4+ BEDROOMS, 4.5 BATHS

Inside, you'll find 4+ bedrooms and 4.5 baths, soaring ceilings, and a beautifully designed layout ideal for both everyday living and entertaining.



FINISHED BASEMENT, PATIO, LARGE DECK

The finished walkout basement opens to an enclosed, conditioned patio, while a large composite deck—partially covered and screened—offers the perfect setting to take in the incredible lake views.



SEWING/HOBBY ROOM, OFFICE, BONUS LOFT



TESLA CHARGING STATION



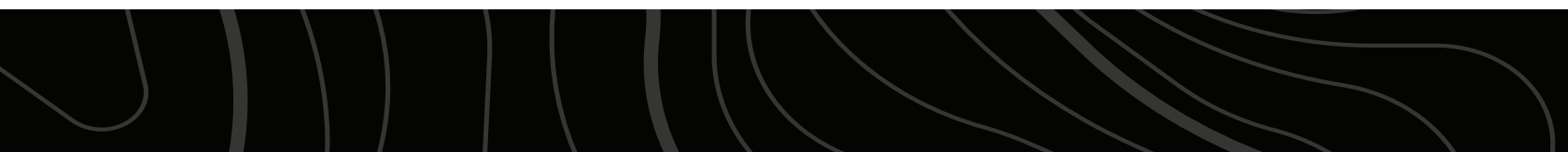
30'X60' METAL BUILDING GUEST HOME

A 30'x60' metal building guest home offers 2 bedrooms, 1.5 baths, a full kitchen, and a game room—ideal for guests or extended family.



40'X50' METAL BUILDING SHOP

A 40'x50' insulated shop with concrete floors, power, plumbing, and climate-controlled storage provides outstanding functionality, while a 40'x60' machine shed adds even more utility.



12 +/- ACRE PRIVATE STRIP PIT LAKE

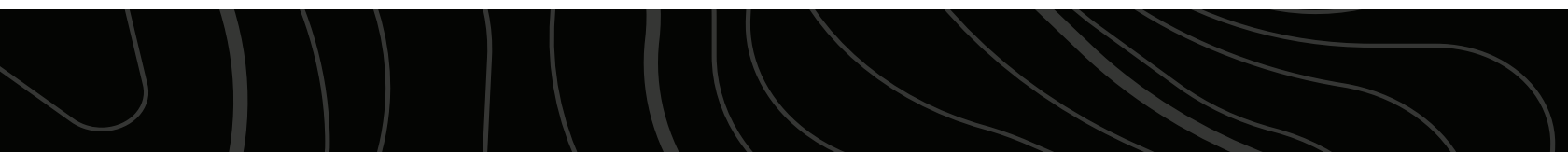
The 12 +/- acre lake, reaching depths of approximately 45 feet, offers excellent fishing and is large enough for boating and watersports. A large floating concrete tile dock with partial cover and electricity enhances the lake experience.



SPORT COURTS



40'X60' MACHINE SHED

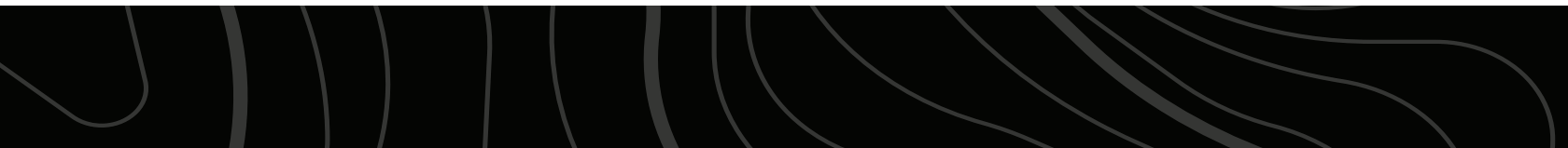
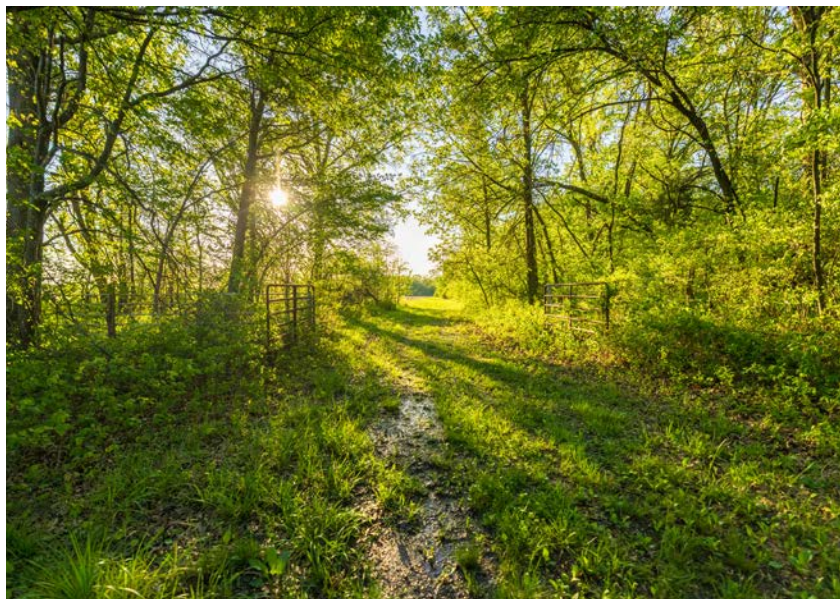
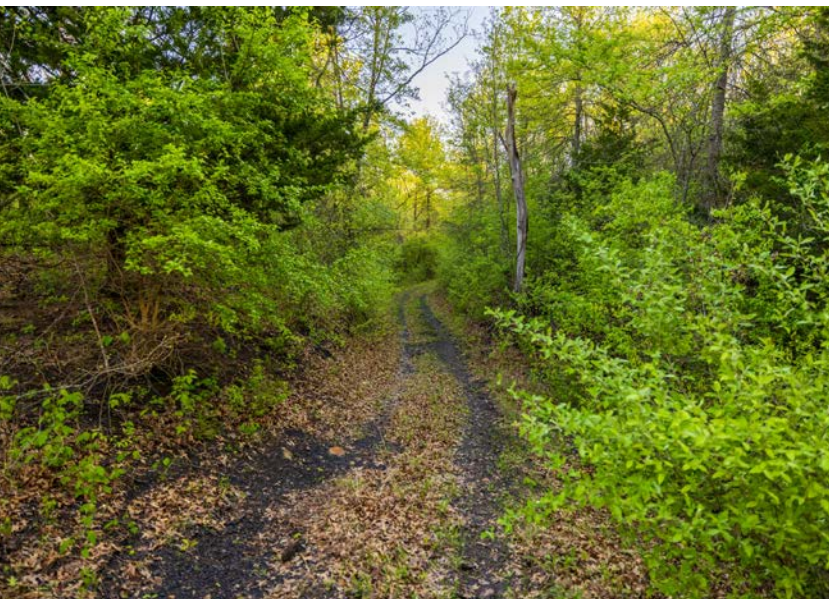


15 +/- ACRES IN HAY PRODUCTION



MOSTLY WOODED

Accessed through a beautiful stone entrance with an electric gate, the property is incredibly private, with a predominantly wooded landscape that supports abundant wildlife.



1-1/4 +/- ACRE POND



SECLUDED AND VERY PRIVATE



AERIAL



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Boundary Center: 38° 1' 44.38, -94° 20' 55.68



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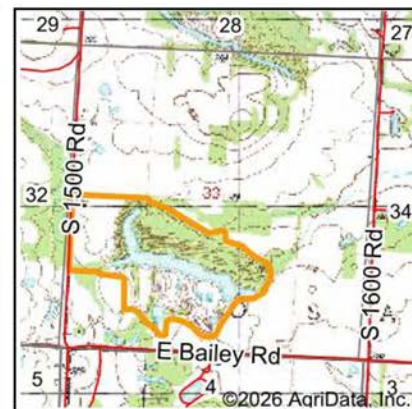
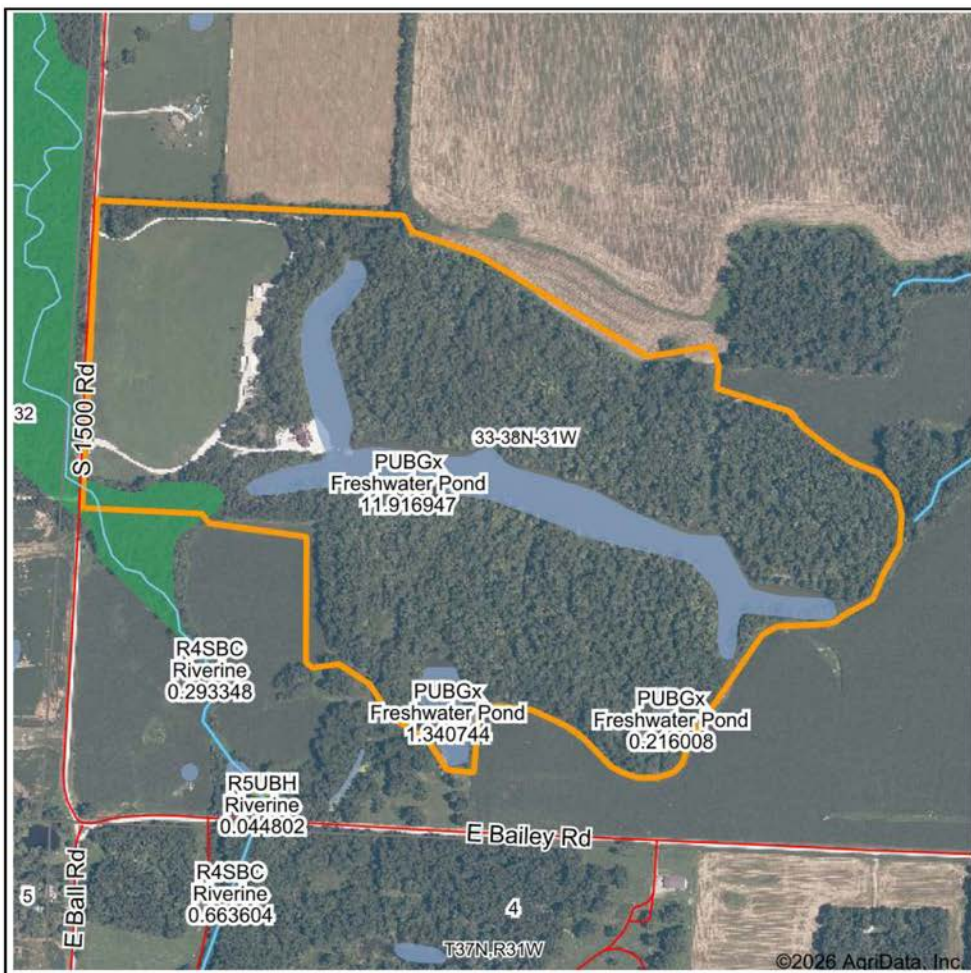
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33-38N-31W
Vernon County
Missouri



4/21/2026

WETLANDS MAP



State: **Missouri**
 Location: **33-38N-31W**
 County: **Vernon**
 Township: **Osage**
 Date: **4/21/2026**



Maps Provided By:

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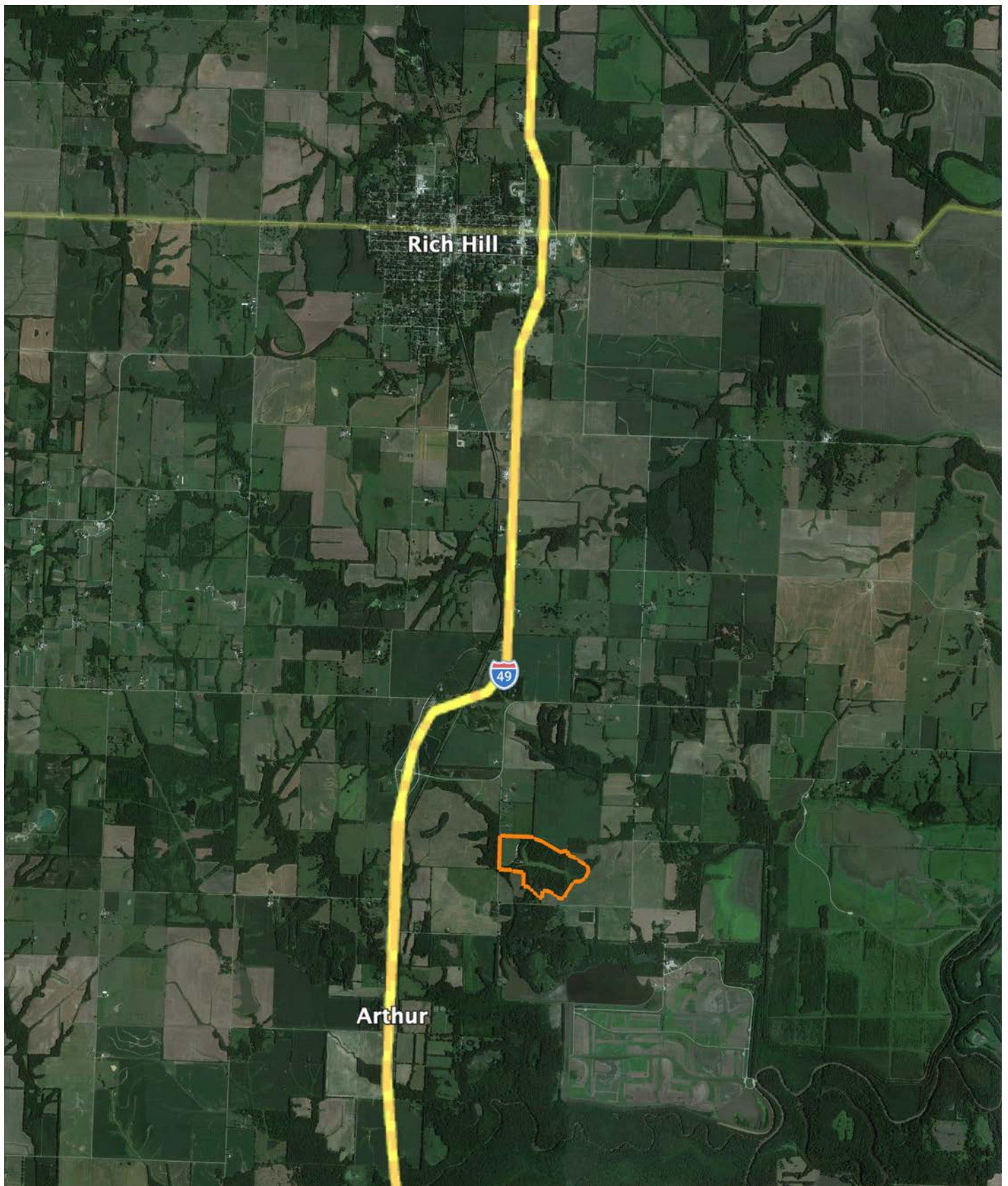


0ft 860ft 1720ft

Classification Code	Type	Acres
PUBGx	Freshwater Pond	13.47
PFO1A	Freshwater Forested/Shrub Wetland	1.54
Total Acres		15.01

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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MidwestLandGroup.com

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