

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRES OF HUNTING, INCOME & COUNTRY LIVING

Discover the perfect blend of recreation, income potential, and peaceful country living on this exceptional 80 +/- acre property in Cass County, Missouri. Conveniently located on blacktop with quick access to Highway 7, this versatile tract offers an ideal setup for a weekend retreat, hunting lodge, hobby farm, or full-time residence.

The land features a beautiful mix of 45 +/- acres of mature timber, 18 +/- acres of pasture, and 16 +/- acres of productive tillable ground currently providing cash rental income. The pasture offers excellent livestock potential or could easily be converted back to additional tillable acreage for increased revenue opportunities. Flowing through the timber is the stunning year-round Lost Creek, creating incredible wildlife habitat and a truly scenic setting.

Outdoor enthusiasts will appreciate the outstanding deer and turkey hunting, along with direct access to the east property line adjoining the 4,000-acre Settle's

Ford Conservation Area, offering endless opportunities for hunting, fishing, hiking, boating, and recreation.

The well-maintained 1,500 +/- square foot earth-contact home is both efficient and comfortable, featuring 2 bedrooms, 1 full bath, a cozy stone fireplace, newer roof, newer hot water heater, new HVAC system, and a new Andersen sliding door. Step outside to the inviting front patio overlooking the picturesque stocked pond - the perfect place to relax and enjoy the peaceful surroundings.

Additional improvements include a 30'x20' metal shop with concrete floors and electricity, providing excellent storage, workspace, or equipment shelter.

Whether you're searching for a private hunting retreat, an income-producing recreational farm, or a quiet place to call home, this property offers a rare combination of location, beauty, and functionality.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **80**

- Convenient blacktop frontage with quick access to Highway 7
- Excellent mix of timber, pasture, and tillable acreage
- 16 +/- acres of tillable ground providing cash rental income
- 18 +/- acres of pasture ideal for livestock or future tillable conversion
- 45 +/- acres of mature timber with exceptional wildlife habitat
- Beautiful year-round creek known as Lost Creek
- Outstanding deer and turkey hunting opportunities
- East property line adjoins the 4,000-acre Settle's Ford Conservation Area
- Stocked pond overlooking the home and patio area
- Efficient and well-maintained 1,500 +/- sq. ft. earth-contact home
- 2 bedrooms, 1 full bath, and cozy stone fireplace
- New HVAC system, and newer roof and hot water heater
- New Andersen sliding door recently installed
- 45 minutes to Lee's Summit, Missouri
- 20 minutes to Harrisonville, Missouri

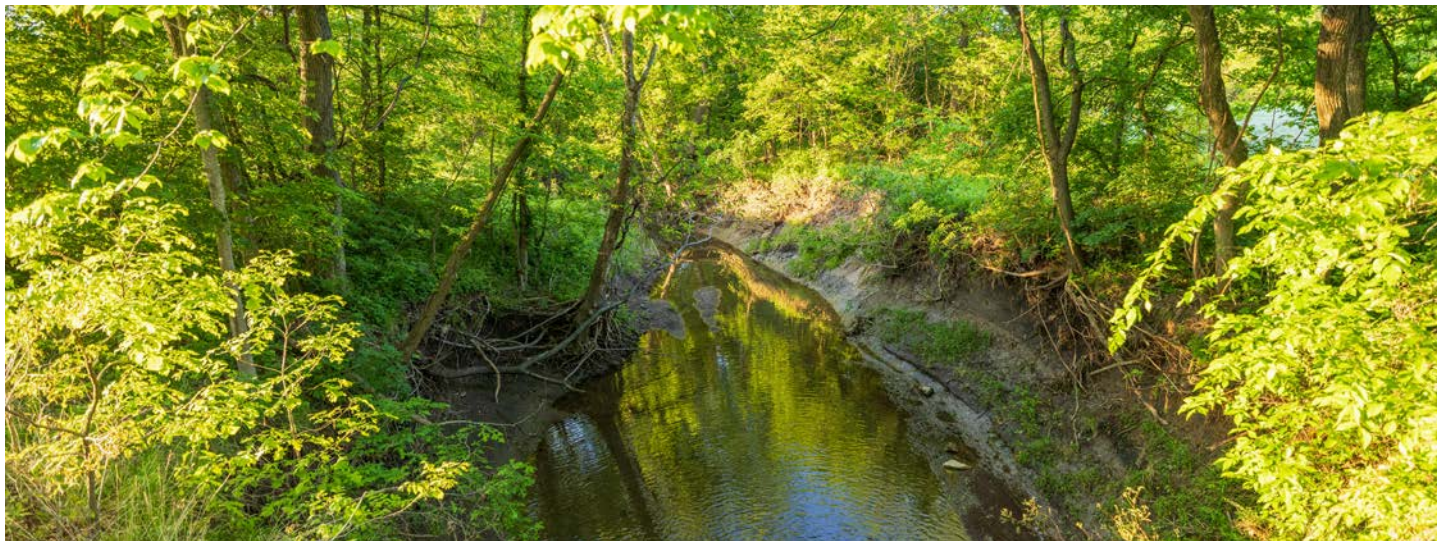


EARTH-CONTACT HOME

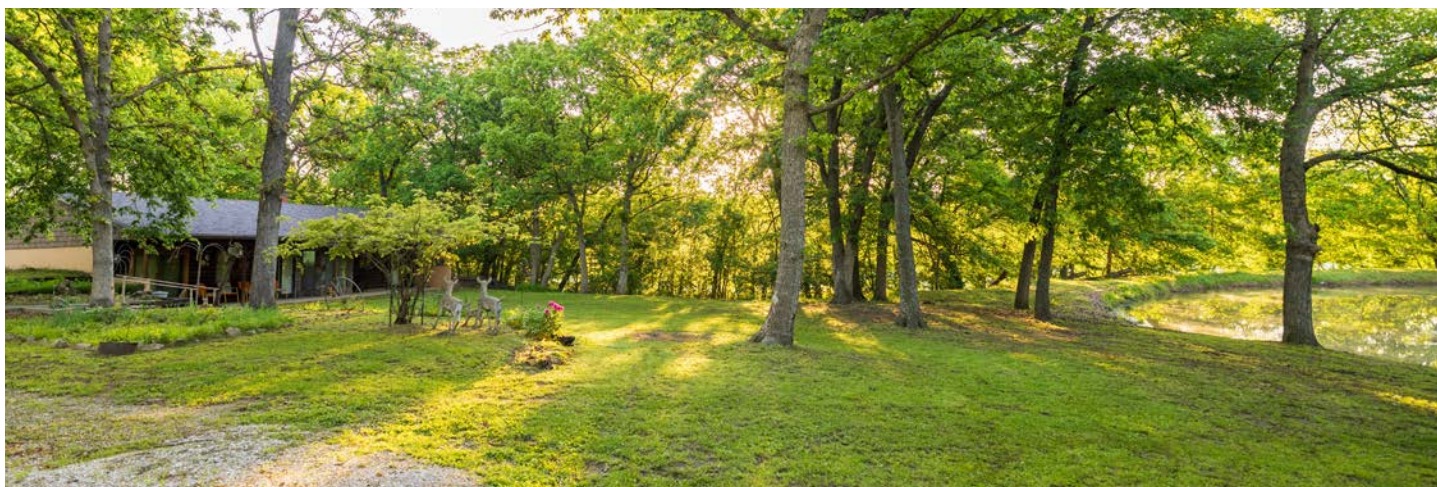
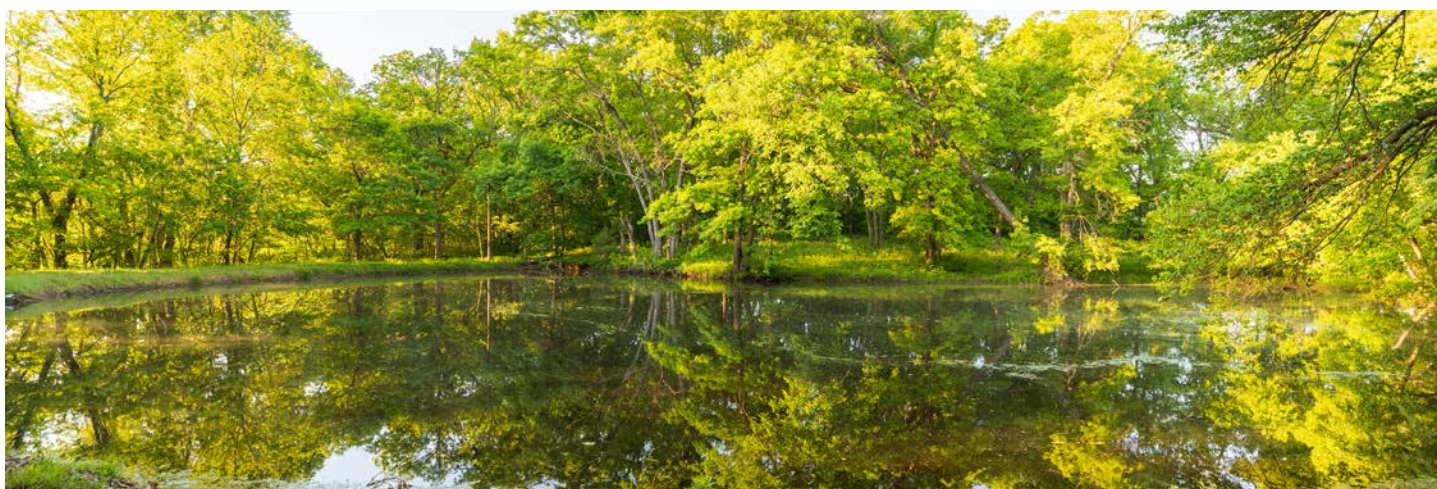
The well-maintained 1,500 +/- square foot earth-contact home is both efficient and comfortable, featuring 2 bedrooms, 1 full bath, a cozy stone fireplace, newer roof, newer hot water heater, new HVAC system, and a new Andersen sliding door.



YEAR-ROUND "LOST CREEK"



STOCKED POND



INCOME-PRODUCING ACREAGE

The land features a beautiful mix of 45 +/- acres of mature timber, 18 +/- acres of pasture, and 16 +/- acres of productive tillable ground currently providing cash rental income. The pasture offers excellent livestock potential or could easily be converted back to additional tillable acreage for increased revenue opportunities.

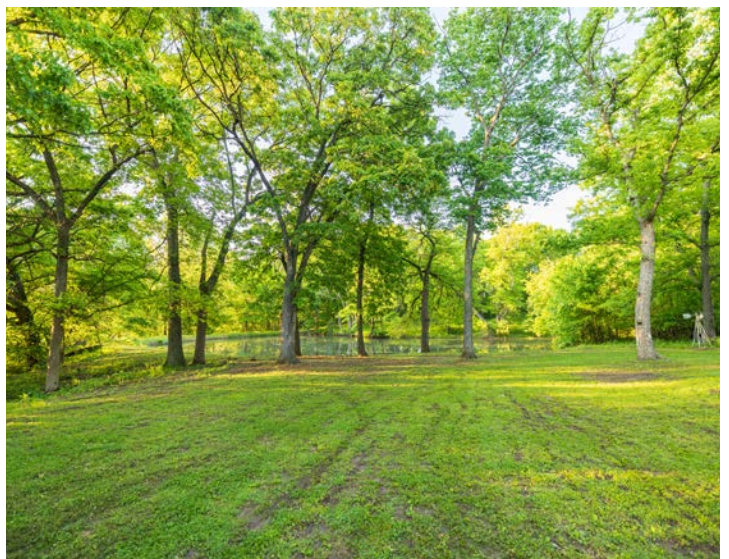


DEER AND TURKEY HUNTING

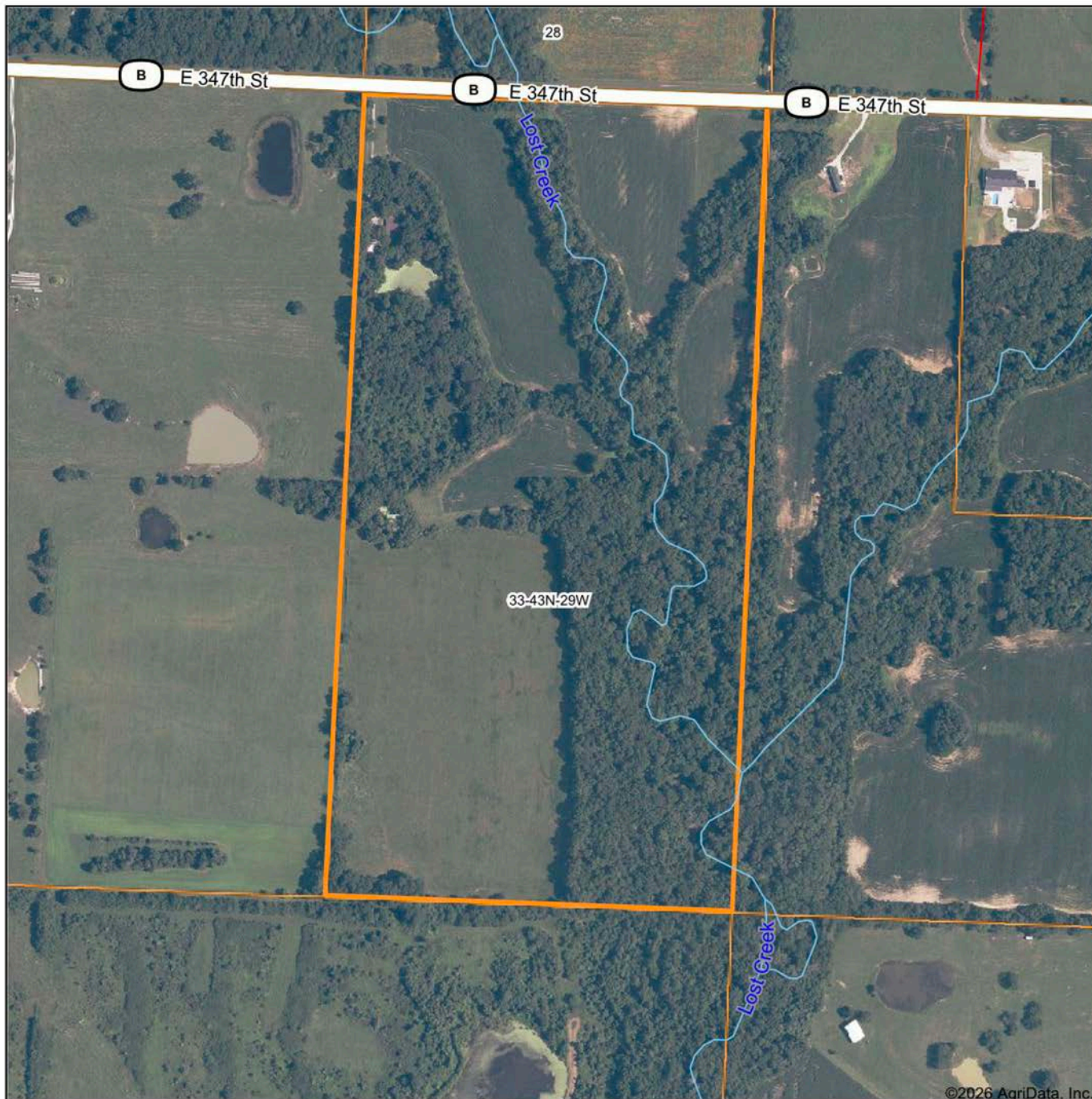
Outdoor enthusiasts will appreciate the outstanding deer and turkey hunting, along with direct access to the east property line adjoining the 4,000-acre Settle's Ford Conservation Area, offering endless opportunities for hunting, fishing, hiking, boating, and recreation.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 28' 40.95, -94° 7' 47.92

0ft 506ft 1012ft



Maps Provided By:



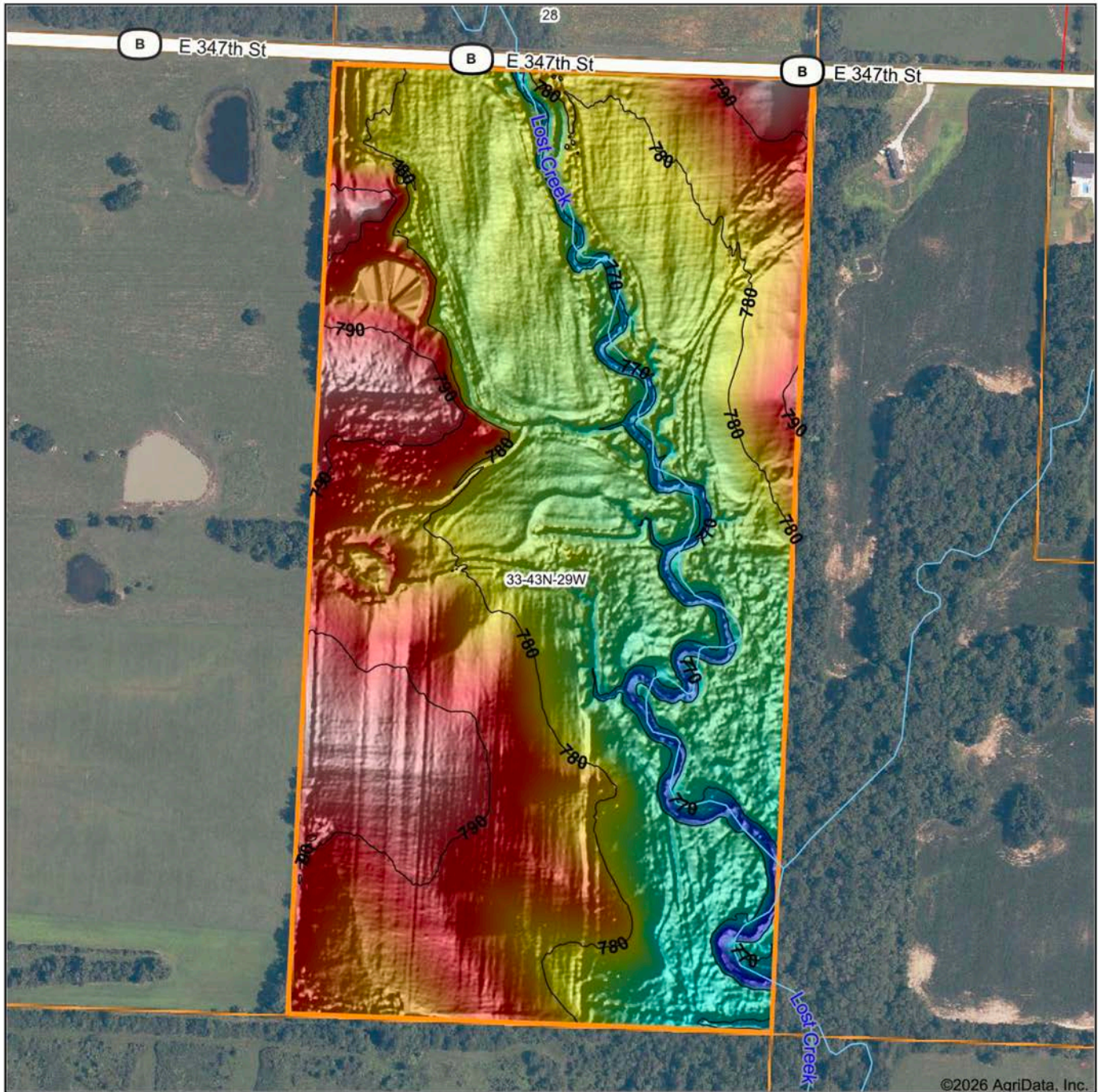
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33-43N-29W
Cass County
Missouri

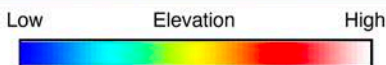


3/4/2026

HILLSHADE MAP



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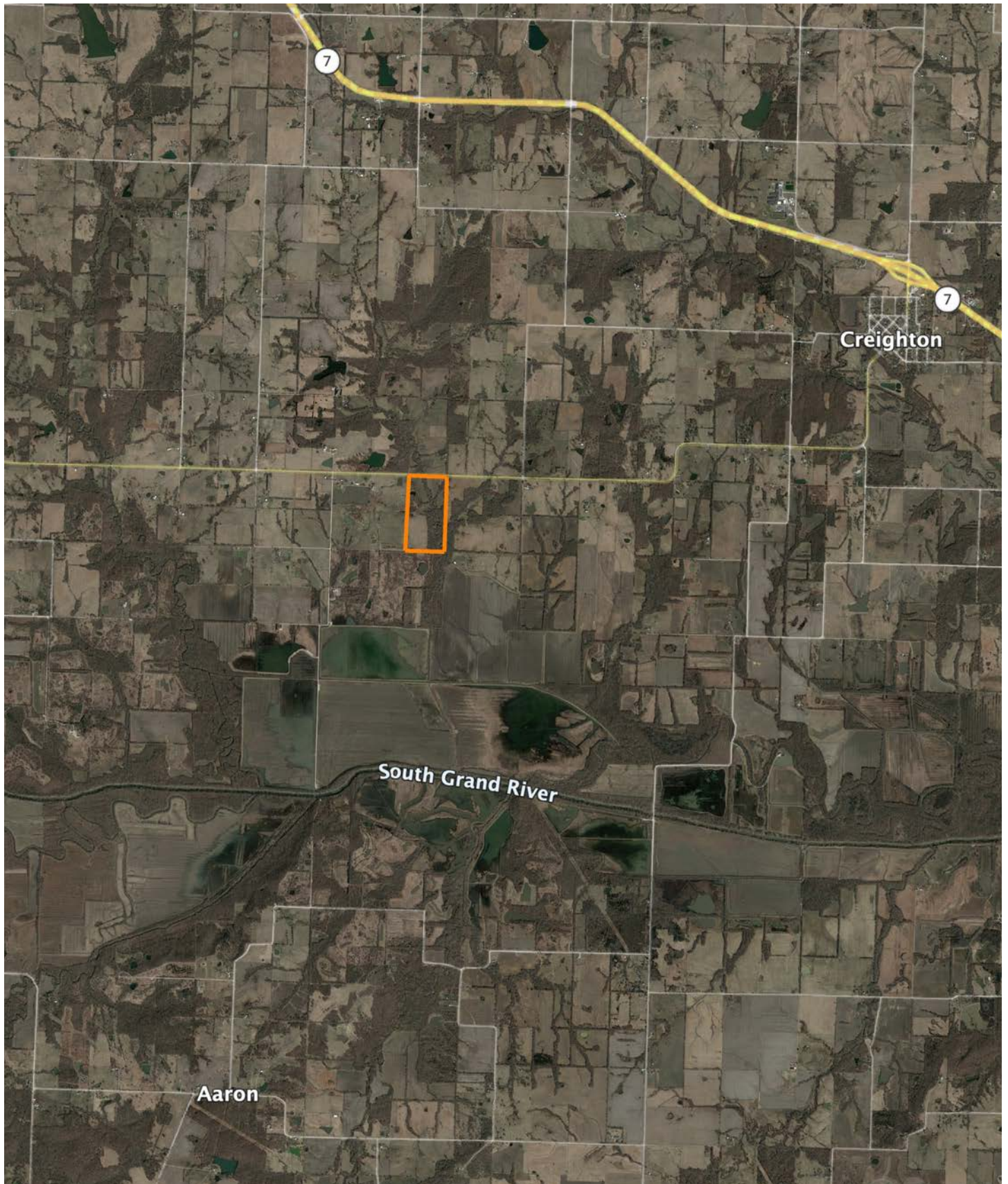
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 761.2
 Max: 797.6
 Range: 36.4
 Average: 780.8
 Standard Deviation: 6.86 ft



3/4/2026
33-43N-29W
Cass County
Missouri
 Boundary Center: 38° 28' 40.95, -94° 7' 47.92

OVERVIEW MAP



AGENT CONTACT

Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



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