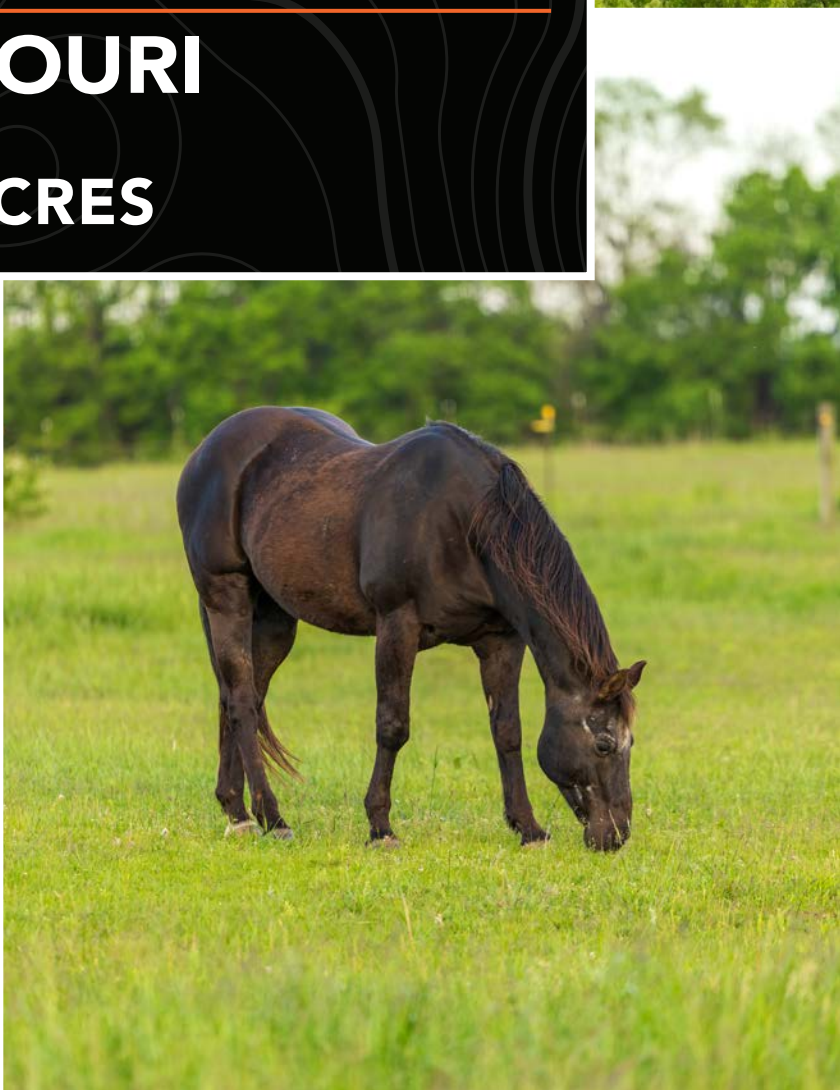




MIDWEST LAND GROUP  
PRESENTS  
**JACKSON COUNTY**  
**MISSOURI**  
**10 ACRES**



MIDWEST LAND GROUP IS HONORED TO PRESENT

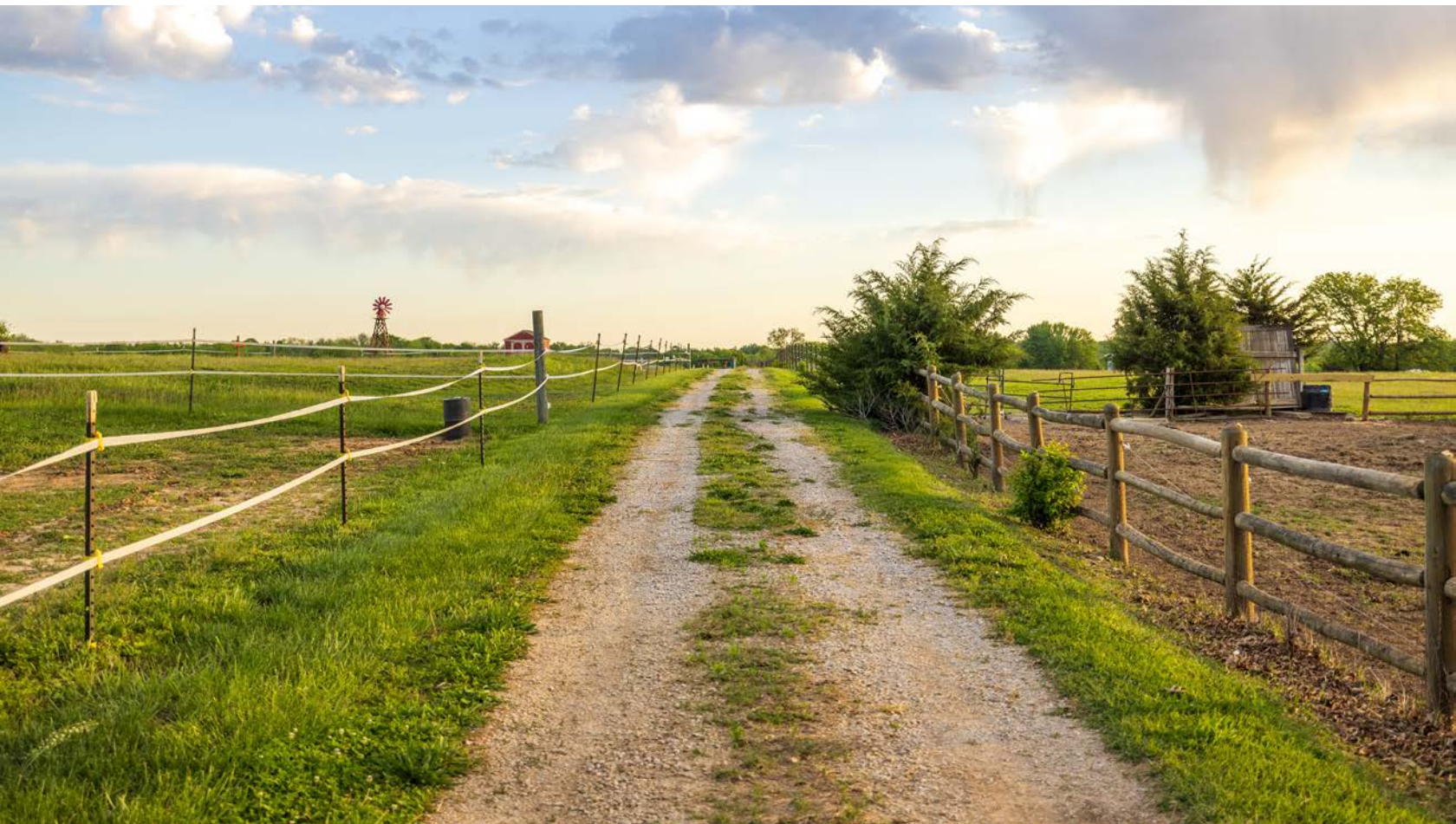
# TURN-KEY HORSE LOVERS ESTATE

Set across from the vast 1,700-acre Blue and Grey Park, this 10-acre gem is a dream for horse lovers and outdoor enthusiasts. Ride your horse from the pasture directly onto miles of trails - no trailer needed. If horses aren't your thing, then hike or bike the trails.

This property checks every buyer box, it features a beautiful, well-maintained 3 bedroom, 2.5 bathroom home, complete with an incredible long private driveway, a fully stocked pond with dock, outdoor horse riding arena, and the perfect mix of timber and open fields. Offering privacy and tranquility, it's just outside

city limits, yet remains within the highly regarded Lee's Summit School District, offering the perfect blend of rural charm and convenience!

Too many amazing features to list all, but two decks, walkout master, hot tub, beautiful stone patio with built-in smoker, windmill that powers pond aerator, RV hookups with power, water, and sewer in the back by the pond... the list goes on and on. This is truly a turn-key horse lovers estate with an unmatched location next to Blue and Grey Park for endless riding opportunities at your finger tips.



# PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **10**

- Grain Valley address with Lee's Summit Schools
- Turn-key horse estate
- Outdoor riding arena
- Stocked pond with dock
- Long private driveway
- Directly across from Blue and Grey Park
- Amazing location
- Beautiful home
- Ride your horse from the pasture to endless trails



# WELL-MAINTAINED HOME

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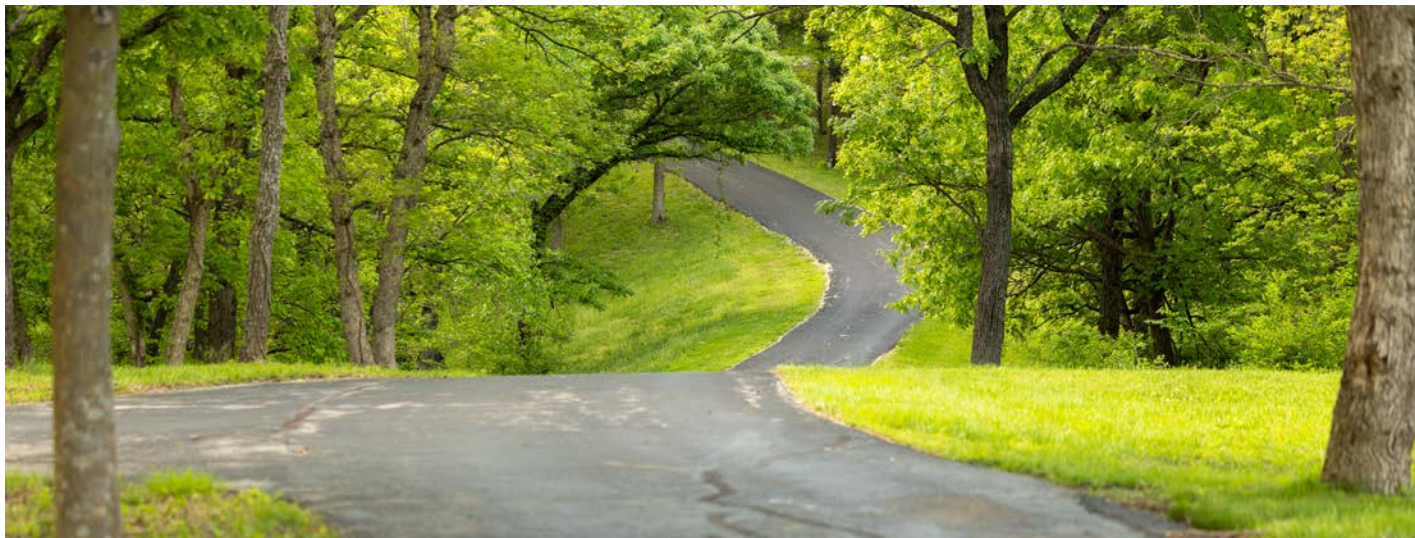


# 3 BEDROOMS, 2.5 BATHROOMS



# LONG PRIVATE DRIVE

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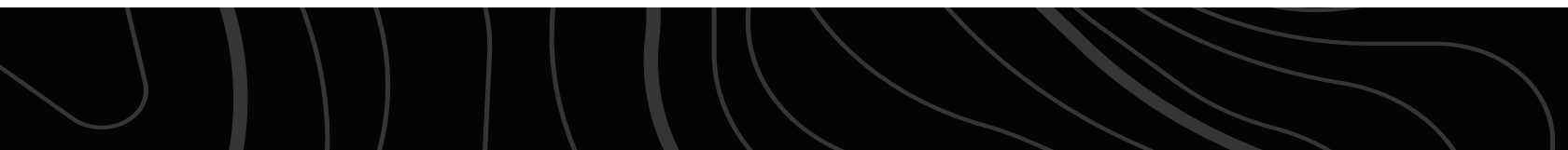
# STONE PATIO WITH SMOKER & HOT TUB

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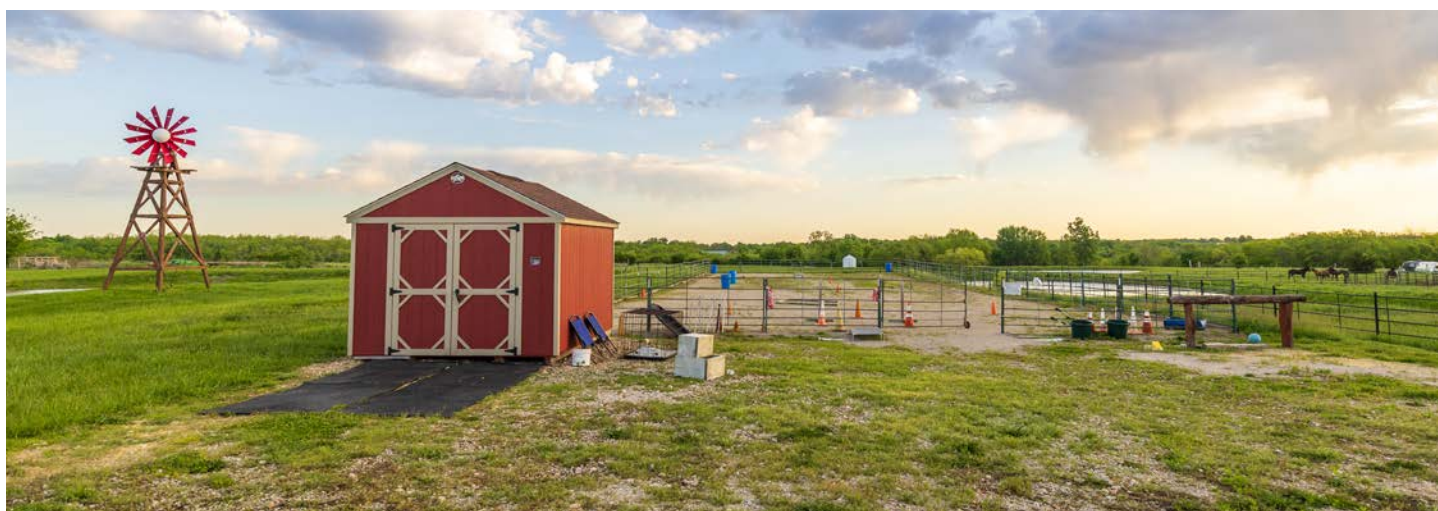


# STOCKED POND WITH DOCK

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# OUTDOOR RIDING ARENA



# ADDITIONAL PHOTOS



# AERIAL MAP

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# 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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**[MidwestLandGroup.com](http://MidwestLandGroup.com)**

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