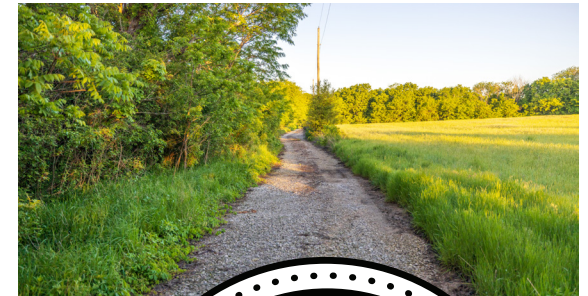


LAND FOR SALE

45 +/- ACRES OF PRIME DEVELOPMENT, BUILD SITE & RECREATION

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



PROPERTY FEATURES

- Prime Highway 7 frontage with excellent access and visibility
- Multiple premier build sites for estate homes or development
- Approximately 13 +/- acres of tillable ground or hay/pasture production
- Income-producing potential from farming, hay, or livestock use
- Existing cell tower with potential future revenue opportunities
- Possible commercial or mixed-use development potential
- Beautiful creeks and natural wildlife corridors throughout the property
- Excellent hunting and recreational opportunities



For more information, contact:

SCOTT VENTIMIGLIA, Land Agent

816.695.4294 | SVentimiglia@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, NE, OH, OK, SD, TN, TX, WI, and WY.