

MIDWEST LAND GROUP PRESENTS

14.5 ACRES IN

CASS COUNTY MISSOURI

31901 SOUTH FAMULINER ROAD, GARDEN CITY, MO 64747



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

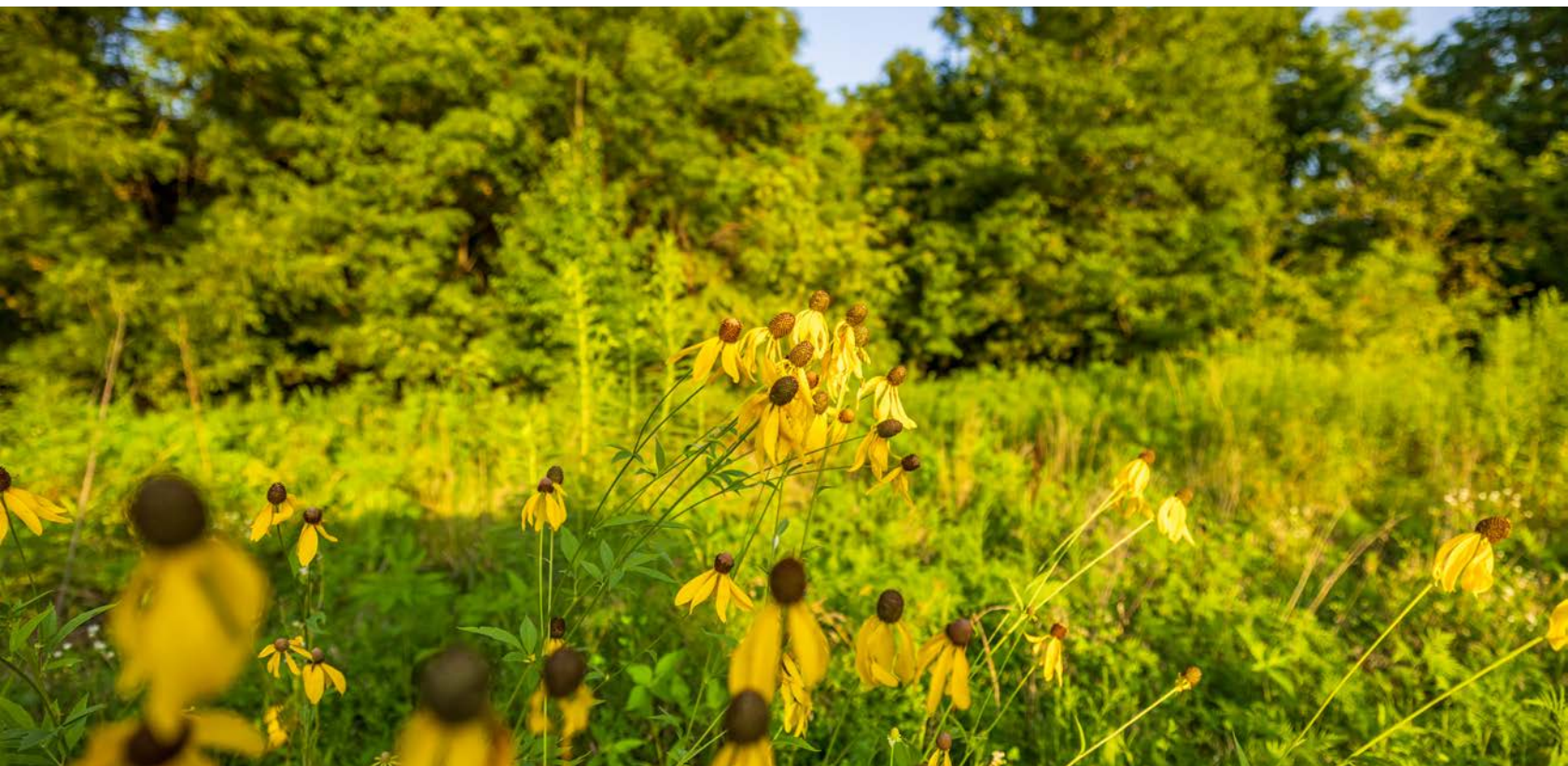
SMALL TRACT, GIANT OPPORTUNITY

Big neighbors, bigger buck potential! This exceptional 14.5 +/- acre tract packs all the features of a much larger hunting property. Nestled between two larger parcels, the land creates a natural travel corridor and pinch point for whitetails, offering outstanding hunting opportunities. With approximately 50 feet of elevation change, a year-round creek, mature timber featuring valuable walnut trees, scattered woody draws, open pasture, and a small pond, this property provides excellent habitat for wildlife while offering beautiful views and diverse terrain.

The property also includes a single-wide trailer with electric, rural water, and propane already in place. While

the home needs some work and updating, it presents a great opportunity for a hunting camp, weekend getaway, or future homesite. A machine shed provides ample dry storage for equipment, ATVs, tractors, or hunting gear.

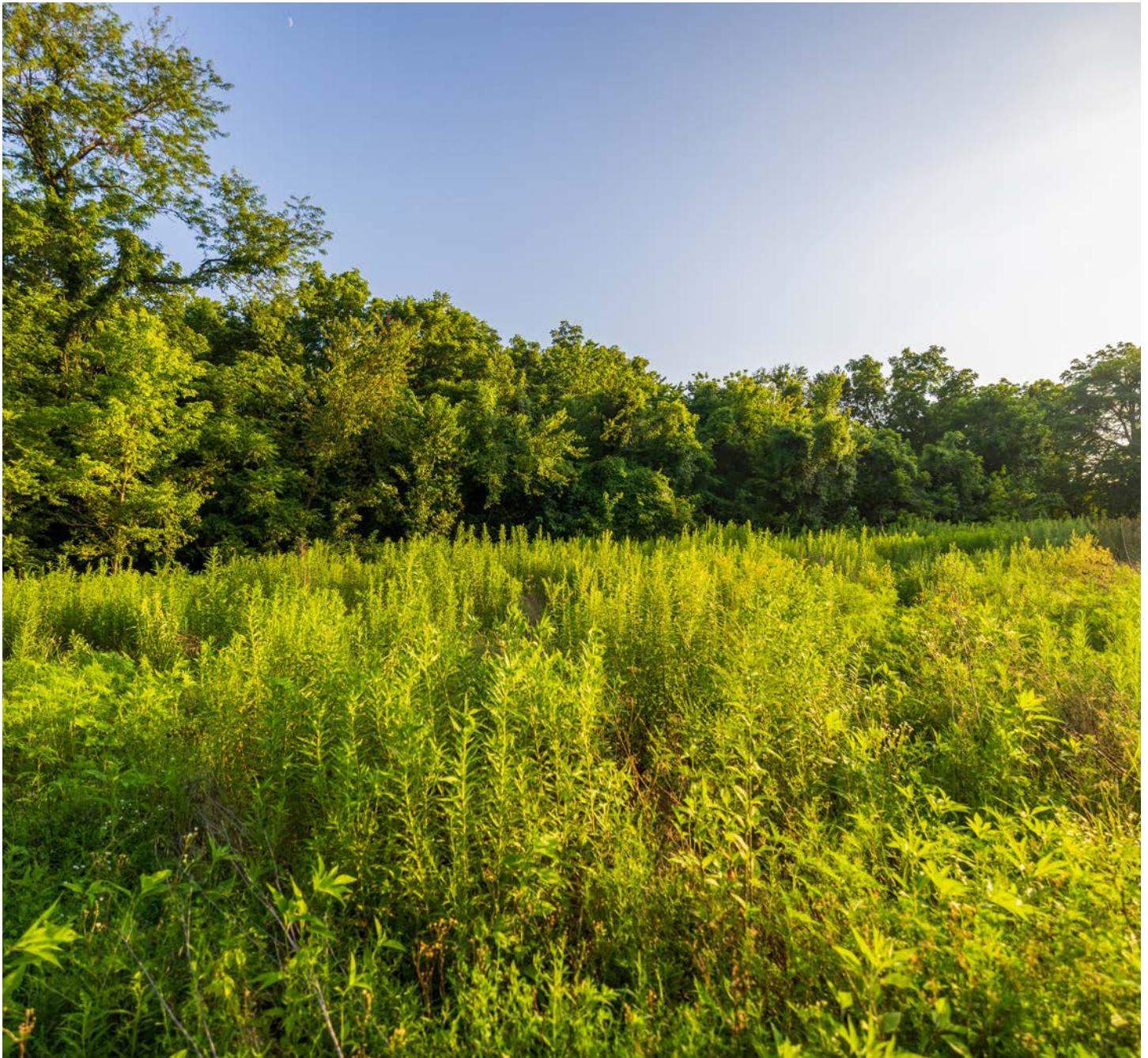
Whether you're looking for a premier hunting tract, a recreational escape, or a property with the infrastructure already in place to make it your own, this one checks all the boxes. Small-acreage properties with this much character, privacy, and hunting potential don't come along often—schedule your showing today!



PROPERTY FEATURES

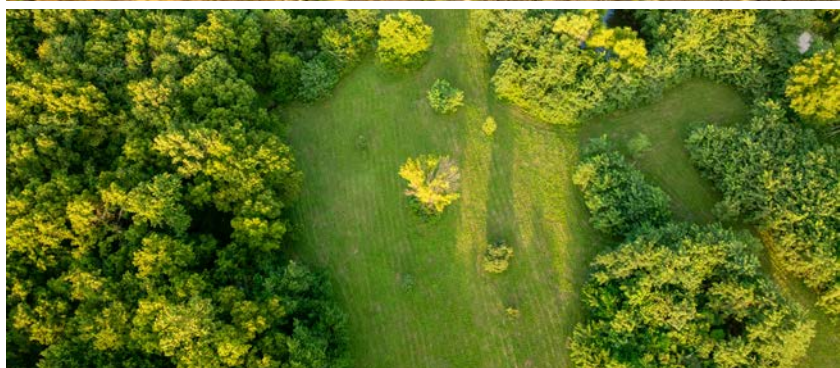
COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **14.5**

- 14.5 +/- acres
- Excellent hunting
- Natural deer pinch point
- Approximately 50 feet of elevation change
- Creek
- Mature timber with walnut
- Pasture & woody draws
- Small pond
- Single-wide trailer with electric, rural water & propane
- Machine shed for equipment & dry storage
- Privacy



EXCELLENT HUNTING

Nestled between two larger parcels, the land creates a natural travel corridor and pinch point for whitetails, offering outstanding hunting opportunities. This property provides excellent habitat for wildlife while offering beautiful views and diverse terrain.



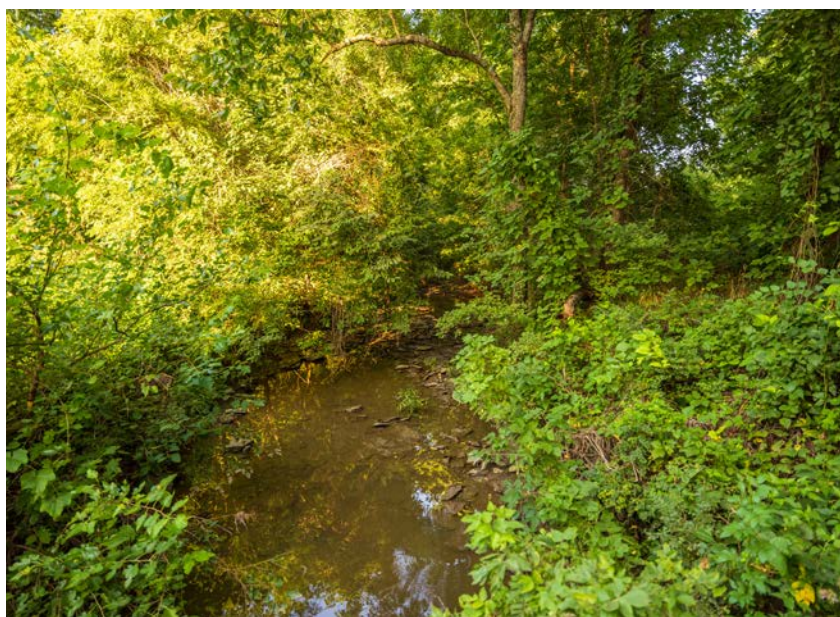
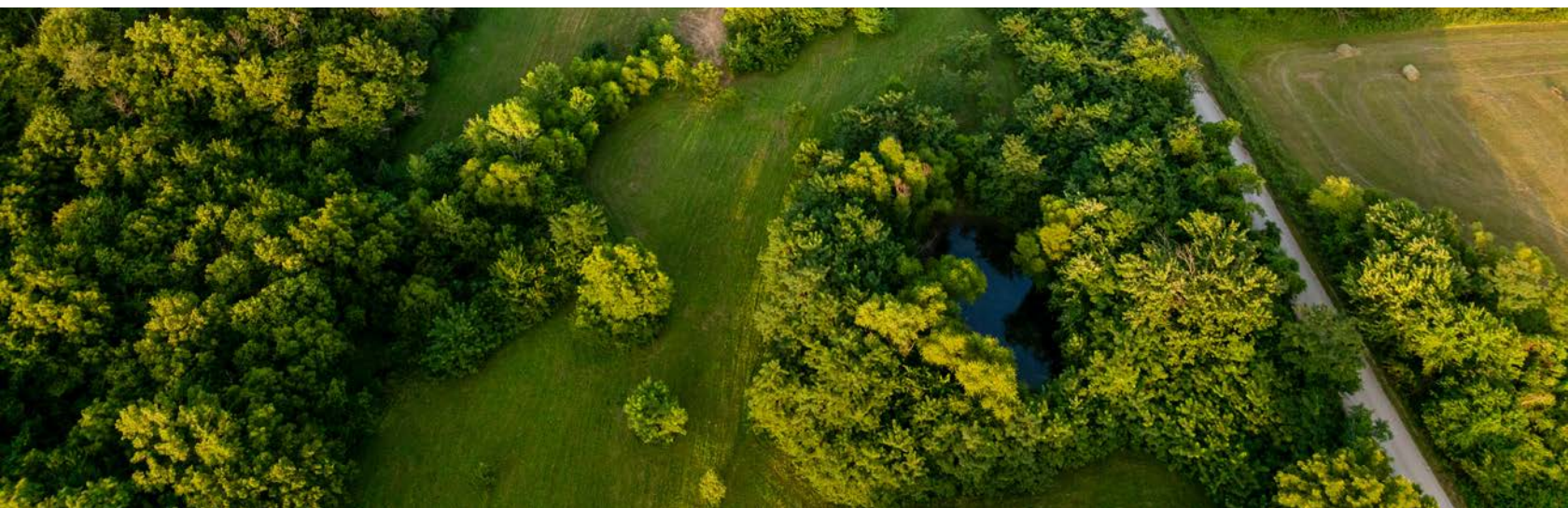
MACHINE SHED



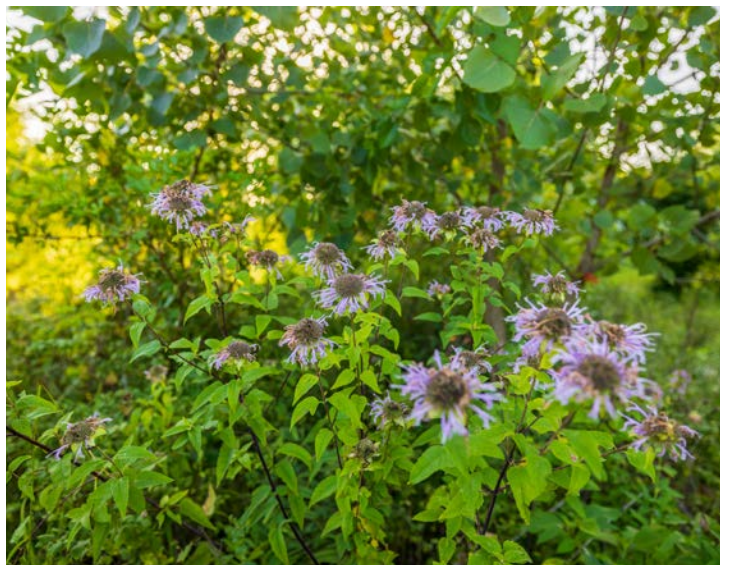
SINGLE-WIDE TRAILER



CREEK AND SMALL POND



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 38° 32' 8.37, -94° 13' 27.12

10-43N-30W
Cass County
Missouri

0ft 281ft 561ft



7/7/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 823.9
Max: 882.5
Range: 58.6
Average: 854.8
Standard Deviation: 15.12 ft

0ft 286ft 573ft

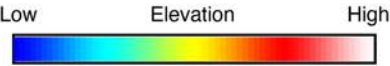
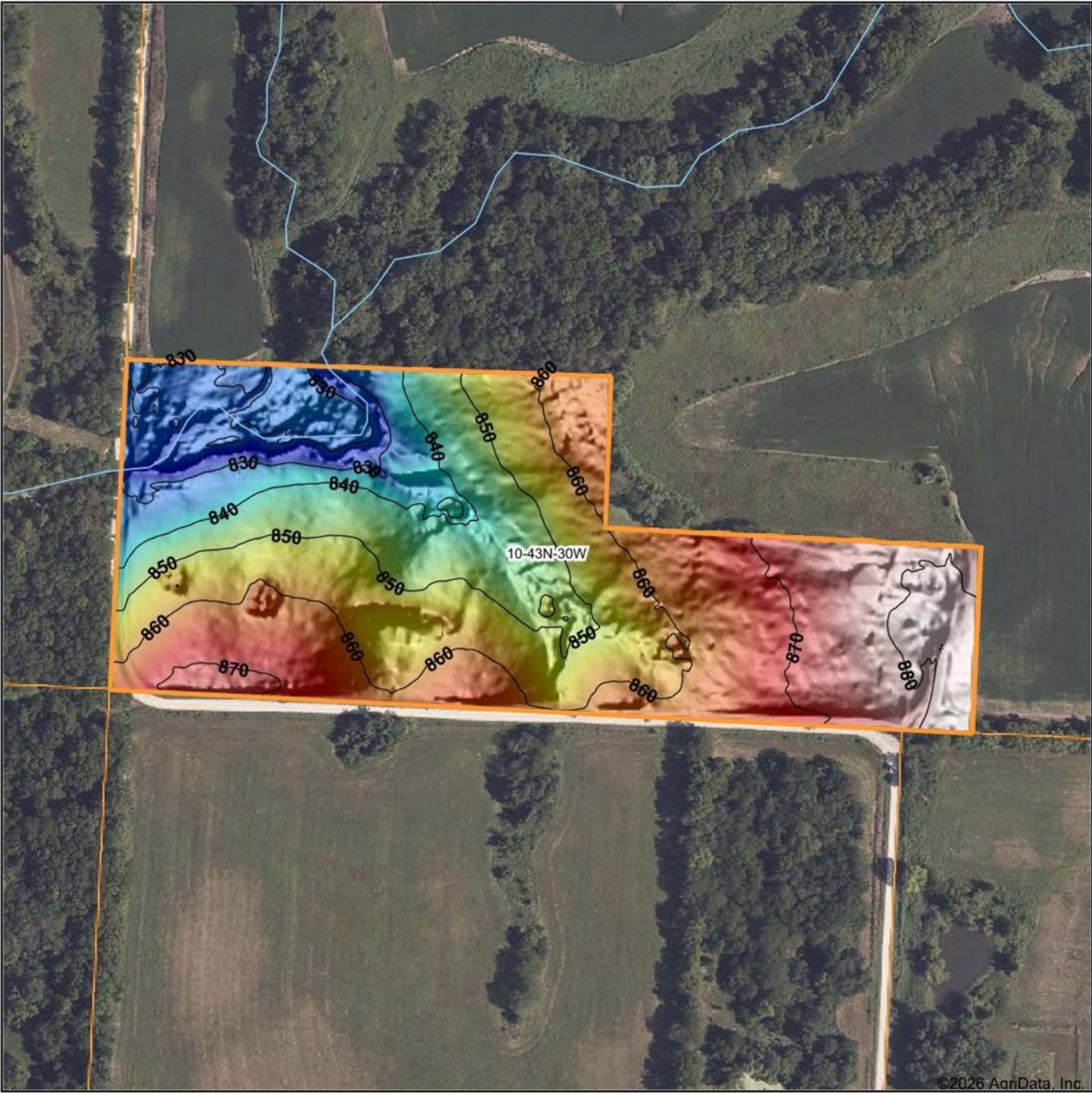


7/7/2026

10-43N-30W
Cass County
Missouri

Boundary Center: 38° 32' 8.37, -94° 13' 27.12

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

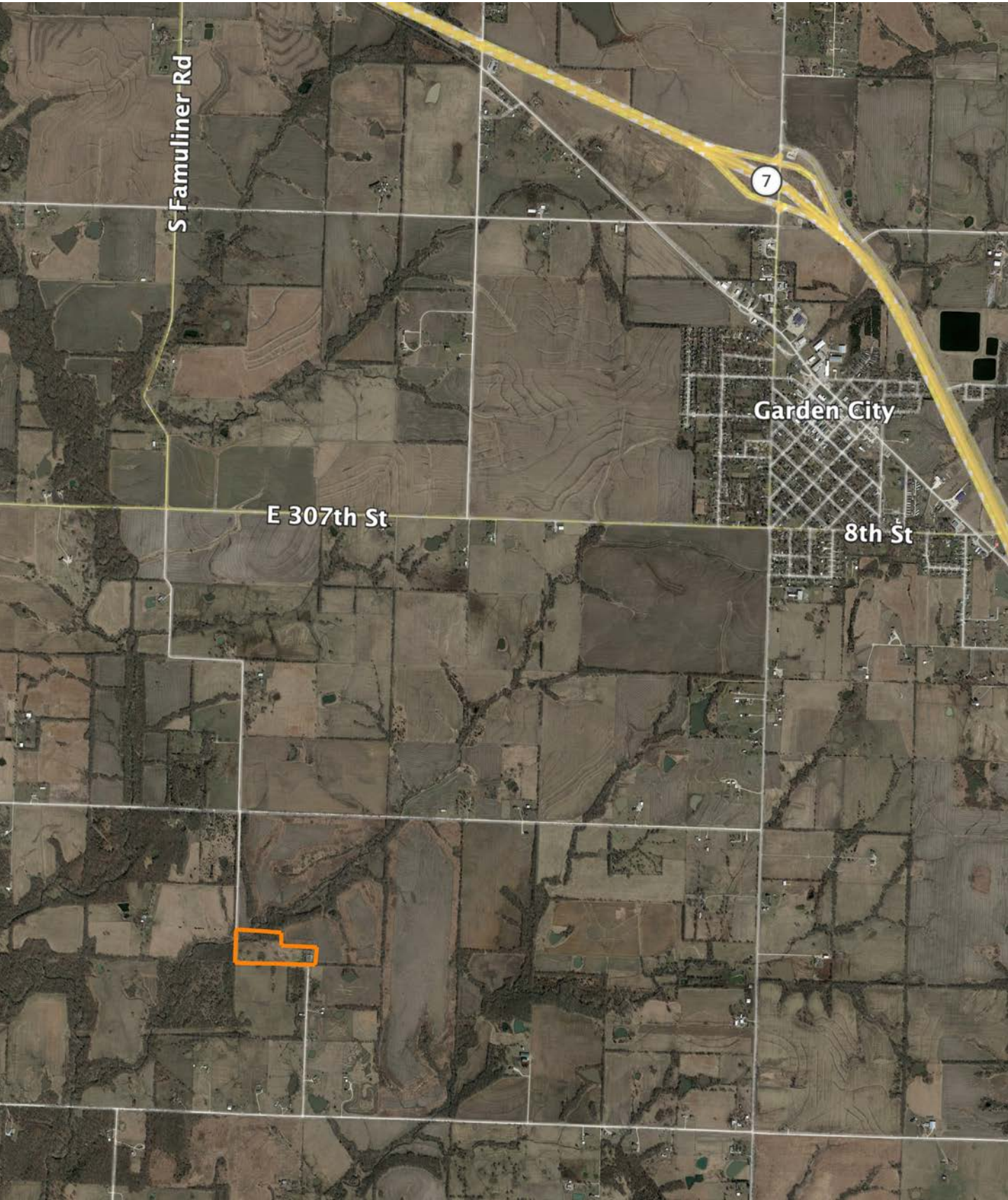
Source: USGS 1 meter dem
Interval(ft): 10
Min: 823.9
Max: 882.5
Range: 58.6
Average: 854.8
Standard Deviation: 15.12 ft



10-43N-30W
Cass County
Missouri

Boundary Center: 38° 32' 8.37, -94° 13' 27.12

OVERVIEW MAP



AGENT CONTACT

A true outdoorsman, Dalton grew up spending summers on his family's farm in Liberal, Missouri, where days were filled with baling hay, feeding cattle, and learning the value of hard work. Those early experiences, paired with countless hunting trips with his dad, sparked a lifelong love for the land that continues to guide him today.

Whether he's hunting, fishing, or riding his RZR, Dalton's happiest moments are spent outdoors - often with his wife, Kinlie, and their son, Colson. Dalton's extensive experience in land management, from planting food plots to understanding soil, timber, and water systems, allows him to help clients see both the recreational and agricultural value of their property.

Before joining Midwest Land Group, Dalton built his career on providing clients with exceptional service and quality results. He takes pride in doing every job right, even if it means going the extra mile—a principle he carries into every land transaction. Known for his honesty, loyalty, and work ethic, Dalton is dedicated to delivering top-notch service while helping clients achieve their land goals with confidence.



DALTON HAYNES, LAND AGENT
660.864.0789
DHaynes@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.