

40 ACRES
CASS COUNTY, MO

4900 E 187TH STREET, BELTON, MISSOURI, 64012



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRE COUNTRY HOMESTEAD OR DEVELOPMENT OPPORTUNITY IN BELTON

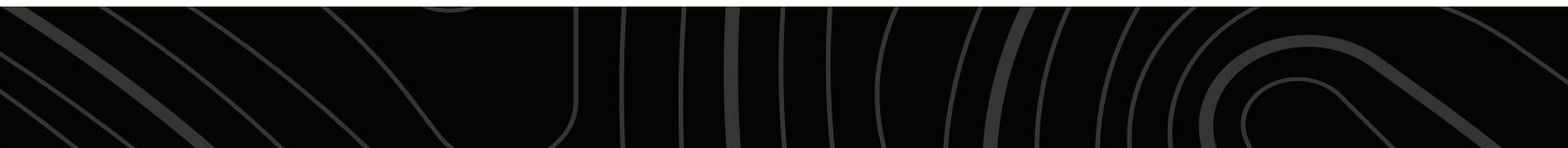
Live out your dreams on acreage with this rare gem that's super close to Belton. It's a must-see! The property is conveniently located under two miles from the heart of Belton and has blacktop road access. Talk about a great location! The property sets up well for development potential, a family compound, or your very own rare country homestead close to all things in the greater Kansas City area.

You will fall in love with the location and fantastic 3 bedroom, 3-bathroom ranch-style home. The 1,768 +/- square foot house was built in 1960 and is ready for your personal touches and modern updating. The main level features a family room, formal dining area, large eat-in kitchen, fireplace, and three bedrooms, including the master suite. The full walkout basement offers plenty of storage space and a finished bathroom. The home is surrounded by mature shade trees with plenty of room to play in the fenced front and back yard. The back porch

has amazing countryside views overlooking the garden and your very own outdoor paradise.

Beyond the house, you will discover the amazing land that offers a little bit of everything. An incredible 1 +/- acre pond is loaded with fish! The property is fully fenced and cross-fenced. Bring the chickens, cattle, and horses. The acreage is gently rolling and offers the perfect blend of pasture, trees, small creeks, and ponds. It gets even better with two 30'x60' Morton outbuildings that are perfect for storing equipment and tools. The north end of the property features a 40'x60' machine or livestock building with a lean-to. Also, another small pond that is perfect for wildlife or livestock.

Opportunities at homesteads in this area hardly ever become available. Make your dream a reality and contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **40**

- 1960 ranch home
- 3 bed, 3 bath
- 1,768 +/- square feet
- Master suite
- Large eat-in kitchen
- Fireplace, family room, dining area
- Full walkout unfinished basement
- Attached garage
- Fenced yard with shade trees
- Beautiful garden area
- Two 30'x60' Morton outbuildings
- Fully fenced and cross-fenced
- Great pasture, woods, creeks
- Amazing fishing pond
- 40'x60' outbuilding with lean-to
- Belton School District
- Under 2 miles south of Belton
- Under 4 miles to Kansas state line
- 25 minutes to Lee's Summit
- 30 minutes to Overland Park
- Under 1 hour to Kansas City airport



3 BED, 3 BATH HOME

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TWO 30'X60' MORTON OUTBUILDINGS



AMAZING FISHING POND

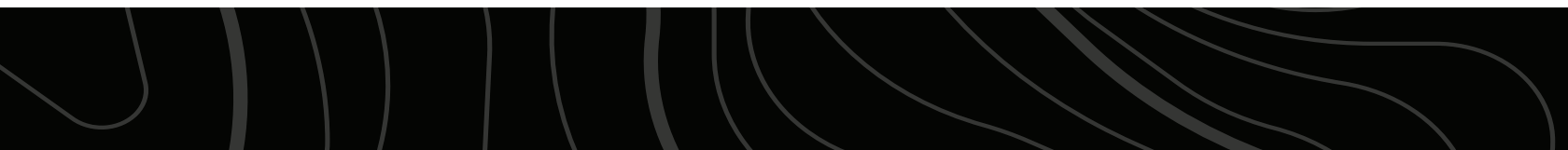


40'X60' OUTBUILDING WITH LEAN-TO



GREAT PASTURE, WOODS, CREEKS

The property is fully fenced and cross-fenced. Bring the chickens, cattle, and horses. The acreage is gently rolling and offers the perfect blend of pasture, trees, small creeks, and ponds.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 47' 22.69, -94° 32' 31.72



Maps Provided By:



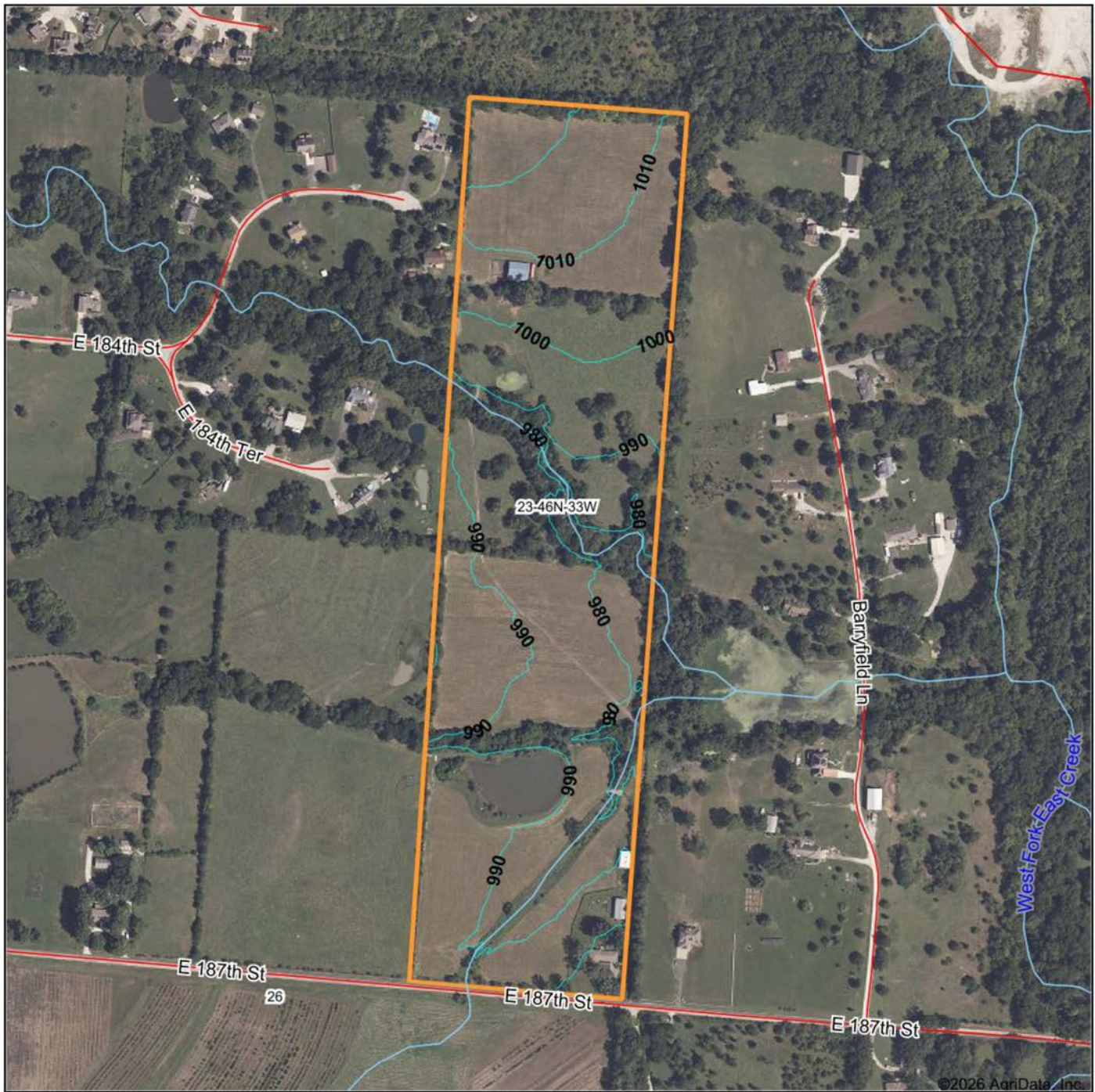
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23-46N-33W
Cass County
Missouri



7/8/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 975.9

Max: 1,030.3

Range: 54.4

Average: 995.0

Standard Deviation: 11.78 ft

0ft 462ft 924ft

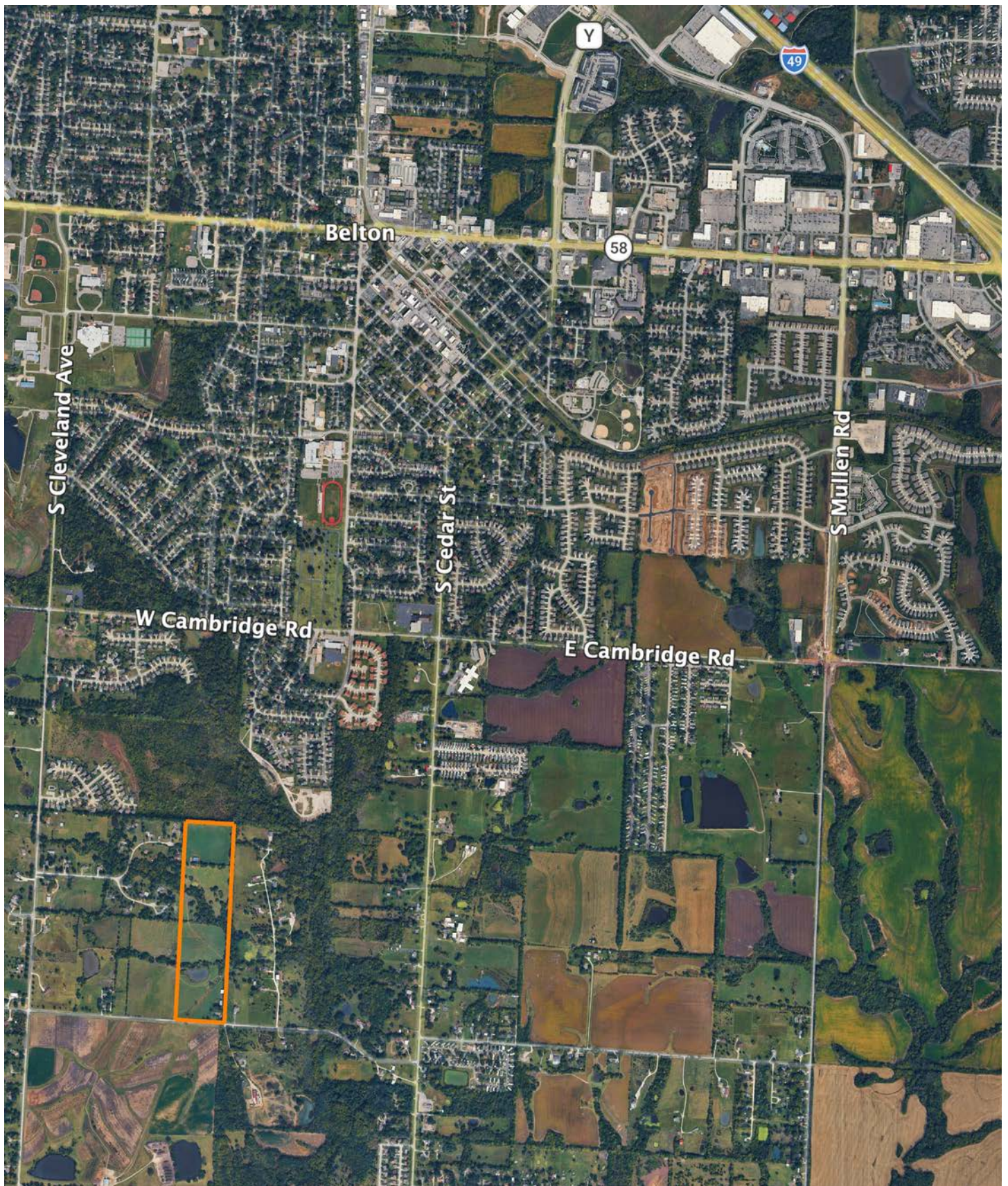


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23-46N-33W
Cass County
Missouri

Boundary Center: 38° 47' 22.69, -94° 32' 31.72

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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