

MIDWEST LAND GROUP PRESENTS

.3 ACRES IN

JACKSON COUNTY MISSOURI

302 SW BOBCAT CIRCLE, OAK GROVE, MO 64075



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AMAZING UPDATED HOME IN GRAIN VALLEY SCHOOL DISTRICT

Right away you can see the pride of ownership and curb appeal of this awesome home just west of Oak Grove, Missouri. The 4 bedroom, 3.5 bathroom, 1.5 story home was built in 2004 and features many updates throughout. You are first greeted with a large living room complete with a fireplace and vaulted ceiling. The eat-in kitchen lays out perfectly with an open concept into the family room. The master bedroom suite offers everything you could ask for. Upstairs there are three additional large bedrooms and a full bathroom. The walkout basement features a bonus family room and the perfect amount of unfinished storage space. A massive two-car garage with suspended flooring allows for additional garage door access to the basement. Perfect for direct access

from the backyard and storing the lawnmower and other equipment. You and the family will enjoy the huge, fenced backyard, with plenty of room for the kids and pets to play. Relax, unwind, and cookout on the back deck. It gets even better with several major updates in recent years, including a new HVAC and heat pump in 2021, hardwood floors in 2022, hot water heater in 2023, roof in December 2023, carpet in December 2024, and new windows and siding in 2025.

Updated homes like this one don't come around often in this highly sought-after area. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **.3**

- Huge cul-de-sac lot
- 4 bedroom, 3.5 bathrooms
- Built in 2004 with many updates
- 2,951 +/- square feet above grade
- Finished walkout basement
- Great open layout
- Vaulted ceiling
- Family room with fireplace
- Partial basement
- Huge backyard
- Great back deck
- Huge main garage
- Bonus garage in basement with yard access
- New HVAC and heat pump 2021
- New hardwood floors 2022
- New hot water heater 2023
- New roof December 2023
- New carpet December 2024
- New windows and siding 2025
- Grain Valley schools
- 4 miles to high school
- 6 miles to elementary and middle school
- Minutes to shopping and amenities in Oak Grove



1.5 STORY HOME

The 4 bedroom, 3.5 bathroom, 1.5 story home was built in 2004 and features many updates throughout. You are first greeted with a large living room complete with a fireplace and vaulted ceiling.



4 BEDROOMS, 3.5 BATHROOMS



FINISHED WALKOUT BASEMENT

The walkout basement features a bonus family room and the perfect amount of unfinished storage space.



BONUS GARAGE WITH YARD ACCESS



HUGE MAIN GARAGE



GREAT BACK DECK



HUGE CUL-DE-SAC LOT



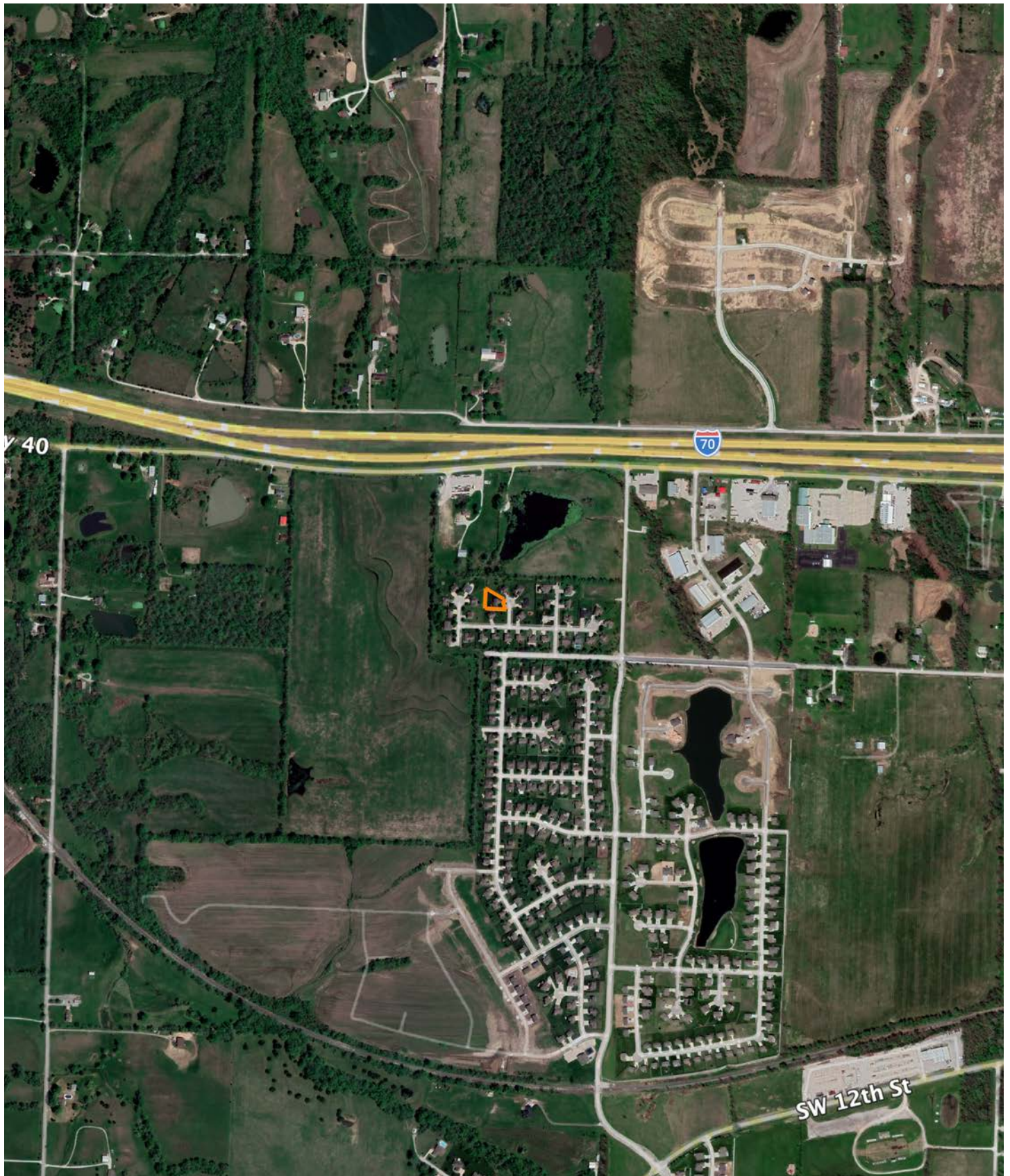
HUGE BACKYARD



AERIAL MAP



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

816.500.0168

SWirsig@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.