

MIDWEST LAND GROUP PRESENTS



78.5 ACRES
CASS COUNTY, MISSOURI

East 355th Street, Creighton, MO 64739



MIDWEST LAND GROUP IS HONORED TO PRESENT

KILLER COMBINATION FARM ADJACENT TO SETTLES' FORD CONSERVATION AREA

Positioned in southeast Cass County, this 78.5 +/- acre property offers an appealing combination of farmland, recreation, and homesite potential—all within 45 minutes of Kansas City. Rolling terrain, nearly 50 feet of elevation change, and panoramic views give the farm plenty of character, while frontage on two sides provides convenient access throughout the property.

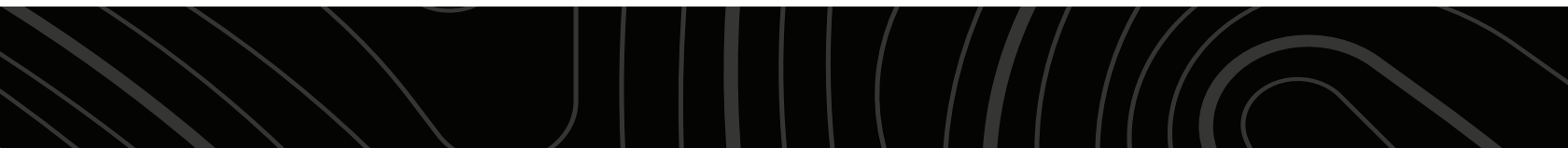
Approximately 42 acres are tillable, complemented by an additional 14 +/- acres of hay ground. This productive mix provides opportunities for row-crop income, hay production, grazing, or a diversified farming operation. The property is fenced, and a pond adds a valuable water source while enhancing the overall utility of the land.

Beyond its agricultural value, the farm offers a strong recreational component. Mature pecan trees, thick

bedding cover, a wet-weather creek, and varied terrain create quality wildlife habitat and natural travel corridors. The property adjoins Settles' Ford Conservation Area, extending the recreational appeal beyond its boundaries and providing nearby opportunities for recreation and hunting, including waterfowl.

For those looking to build, the rolling landscape offers several attractive homesite possibilities with sweeping views across the surrounding countryside. Electricity is available, and road frontage on two sides provides flexibility for access and future improvements.

Located within the Sherwood School District, this is a versatile property that brings together productive acreage, recreation, beautiful scenery, and homesite potential in a location convenient to the Kansas City metro.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **78.5**

- Approximately 42 tillable acres
- 14 +/- acres hay
- Pond
- Rolling topography
- 50 +/- feet in elevation change
- Fenced
- Homesites
- Stunning panoramic views
- Mature pecans
- Wildlife
- Thick bedding cover
- Wet-weather creek
- Waterfowl opportunities nearby
- Electricity available
- Road frontage on two sides
- 45 minutes from Kansas City
- Adjoins Settles' Ford Conservation Area
- Sherwood School District



ROLLING TOPOGRAPHY

For those looking to build, the rolling landscape offers several attractive homesite possibilities with sweeping views across the surrounding countryside. Electricity is available, and road frontage on two sides provides flexibility for access and future improvements



14 +/- ACRES HAY



APPROXIMATELY 42 TILLABLE ACRES



POND



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 28' 9.6, -94° 8' 47.1

0ft 460ft 921ft



Maps Provided By:



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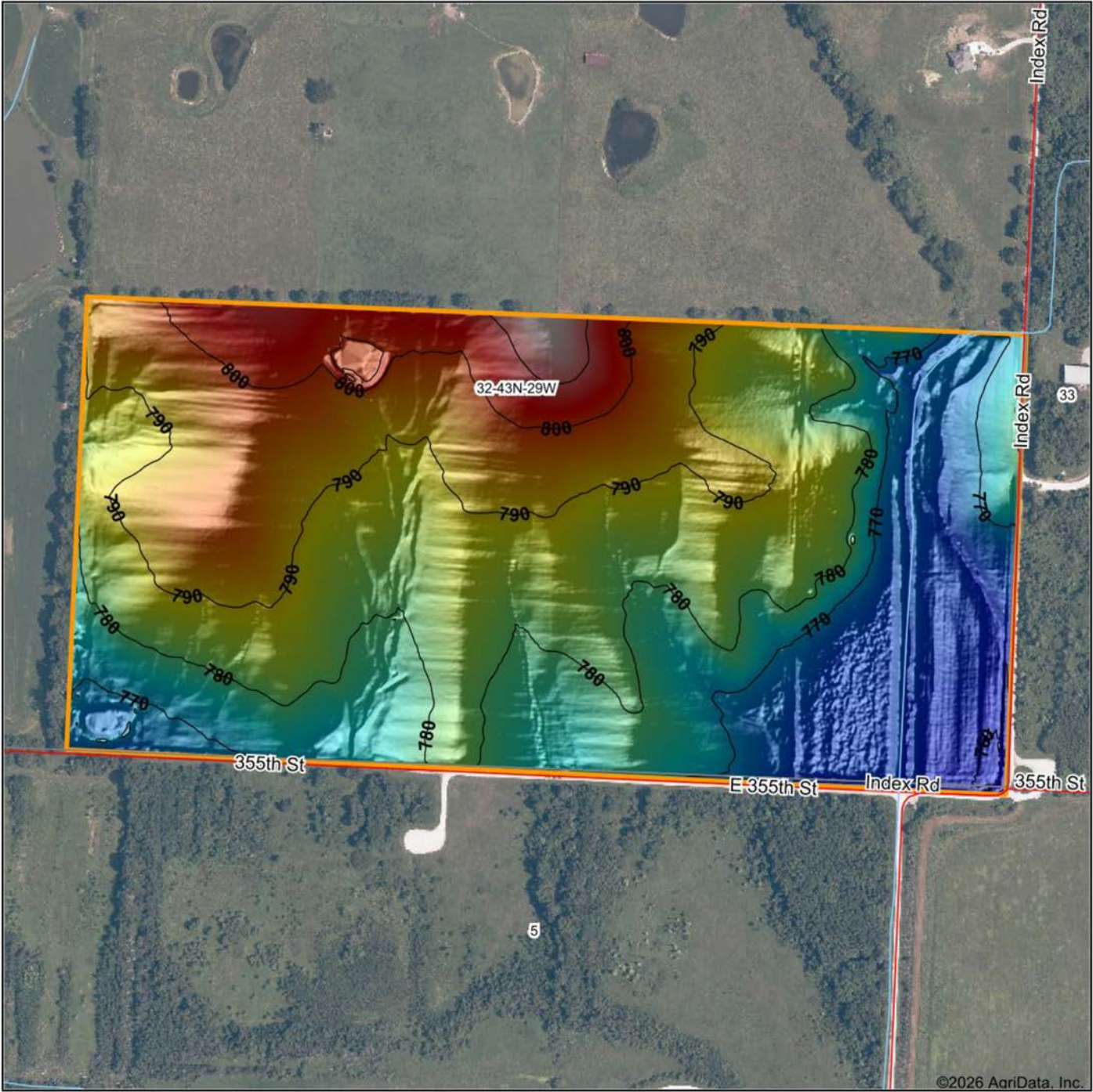
www.AgriDataInc.com

32-43N-29W
Cass County
Missouri



8/5/2026

HILLSHADE MAP

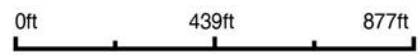


Low Elevation High



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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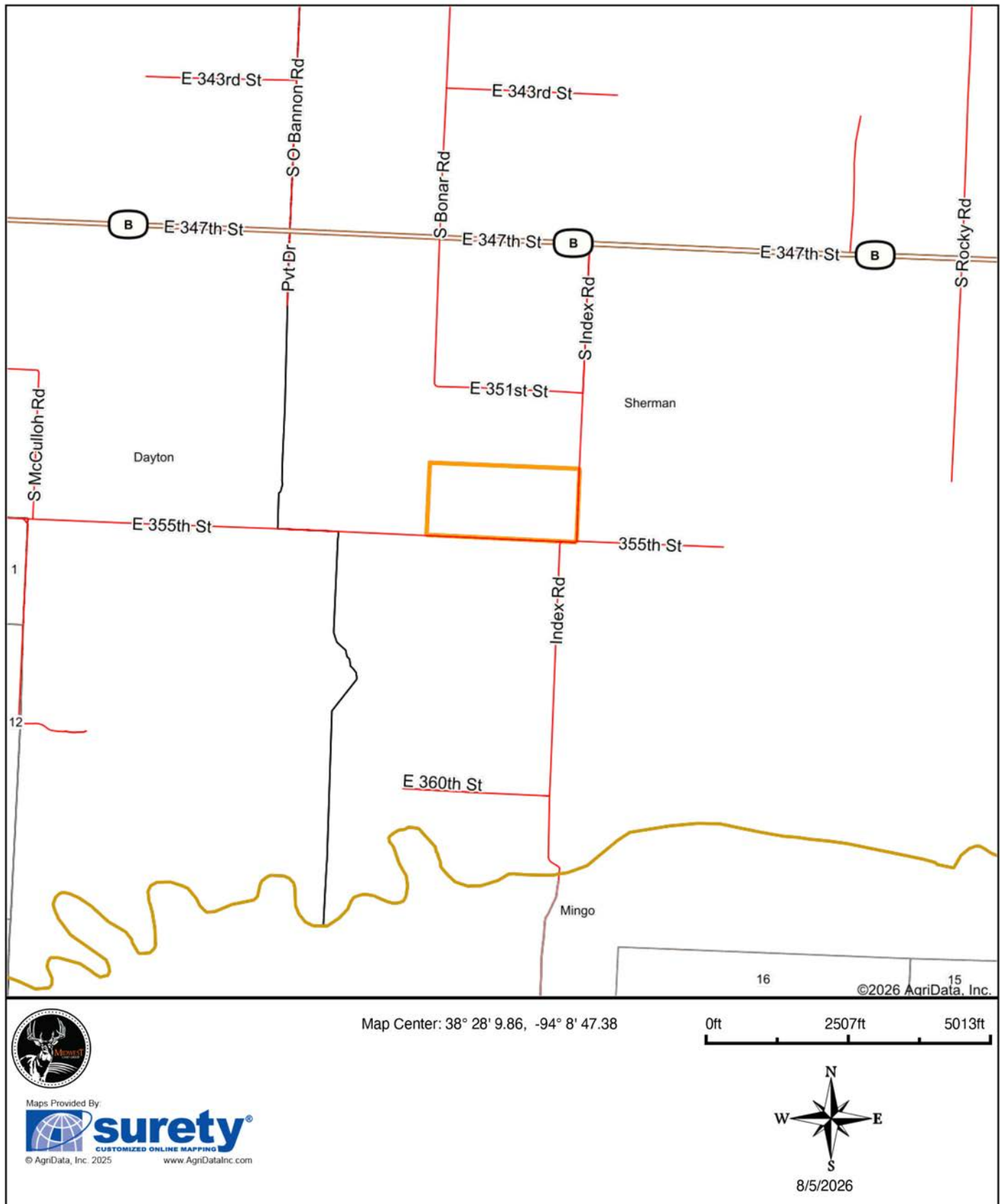
Source: USGS 1 meter dem
Interval(ft): 10
Min: 758.8
Max: 818.4
Range: 59.6
Average: 782.6
Standard Deviation: 12.3 ft



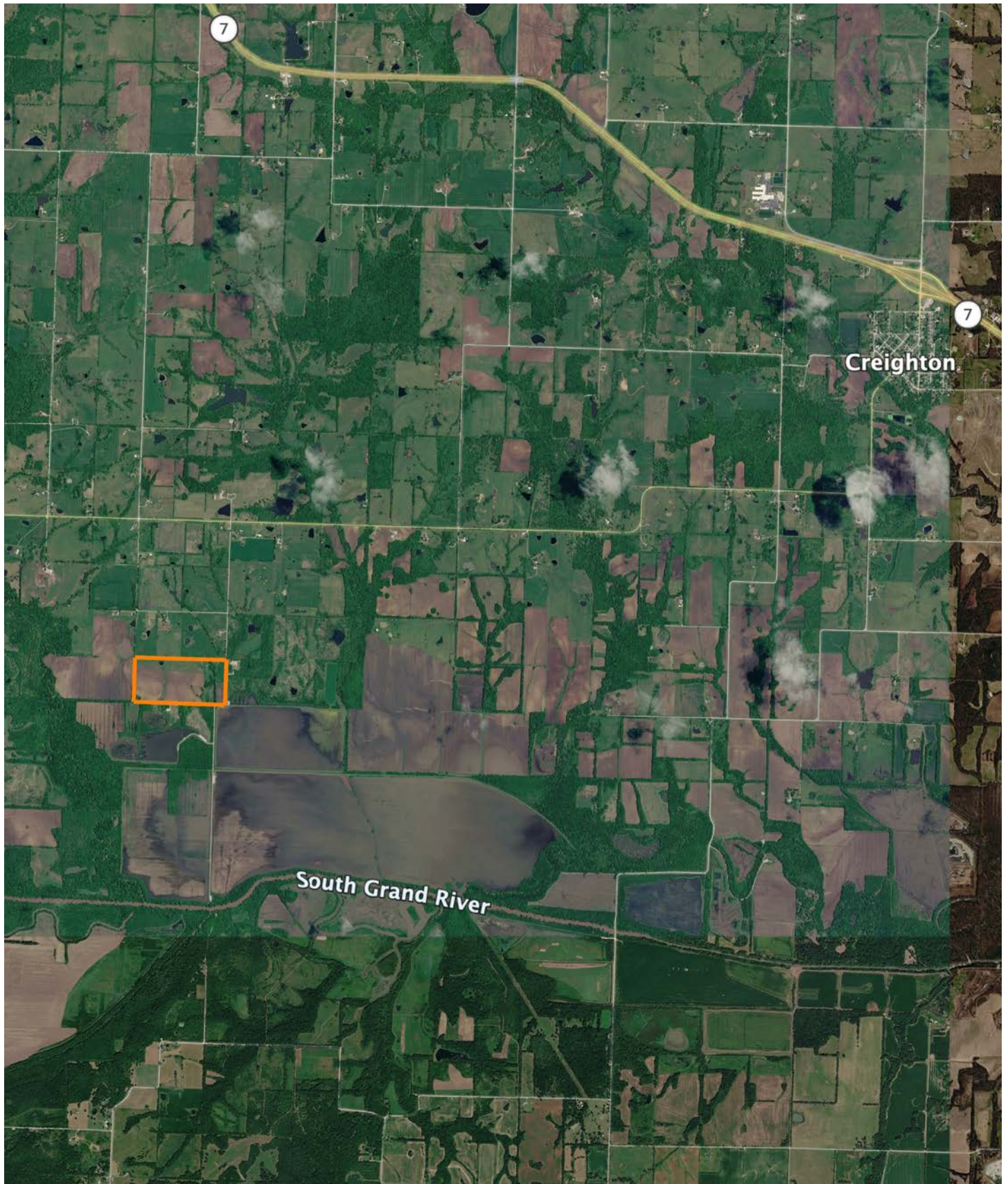
32-43N-29W
Cass County
Missouri

Boundary Center: 38° 28' 9.6, -94° 8' 47.1

AERIAL MAP - STREET OVERVIEW



OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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MidwestLandGroup.com

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