

MIDWEST LAND GROUP PRESENTS

23.62 ACRES IN

JACKSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE LEE'S SUMMIT ACREAGE – 23.62 +/- ACRES

This 23.62 +/- acre property sits just minutes from the heart of Lee's Summit, Missouri. Enjoy life with room to roam but still be close to everything! The acreage is close to I-470, I-70, and 40 Highway, which is ideal for commuting anywhere in the Kansas City area. Talk about a great location!

Access to the property is off Anderson Drive near several great communities within Lakewood. Disappear down the entrance into the heavily wooded acreage that offers an abundance of privacy and seclusion. The property features a nice mix of ridgetops and sloping

topography. You will fall in love with all the character on display. The timber consists of a variety of mature hardwoods throughout. The property shows signs of plenty of wildlife, and the small pond just beyond the entry is believed to be spring-fed. The property offers great build site opportunities. Electricity, water, and sewer run along the blacktop road frontage. The parcel is in the highly desired Blue Springs school district.

This really is a dream setup and location! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.

PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **23.62**

- Rare Lee's Summit property
- Anderson Drive blacktop road frontage
- Electricity, water, and sewer along the road
- Heavily wooded
- Level ridgetops with views
- Rolling topography
- Home build site potential
- Blue Springs school district
- Close to Lee's Summit, Blue Springs, Independence
- 40 minutes to Kansas City Airport

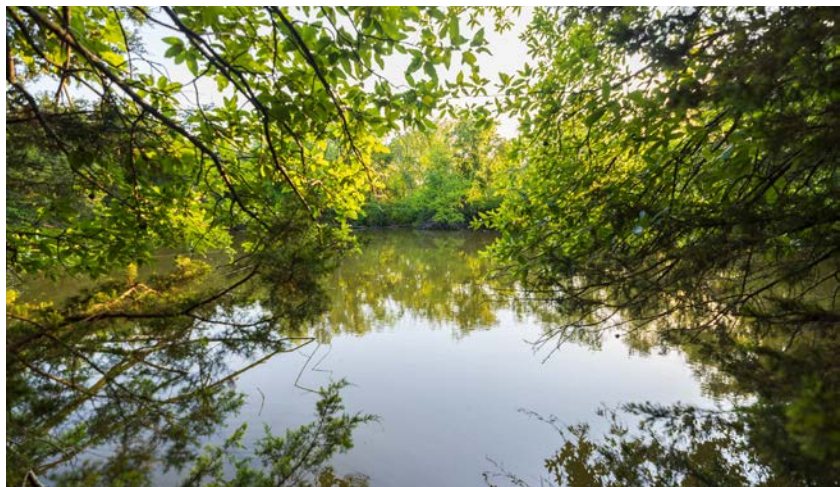


HEAVILY WOODED

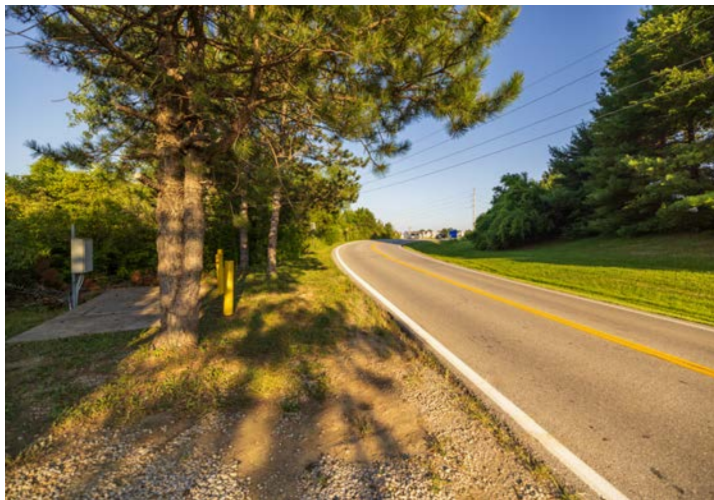
Disappear down the entrance into the heavily wooded acreage that offers an abundance of privacy and seclusion.



SPRING-FED POND



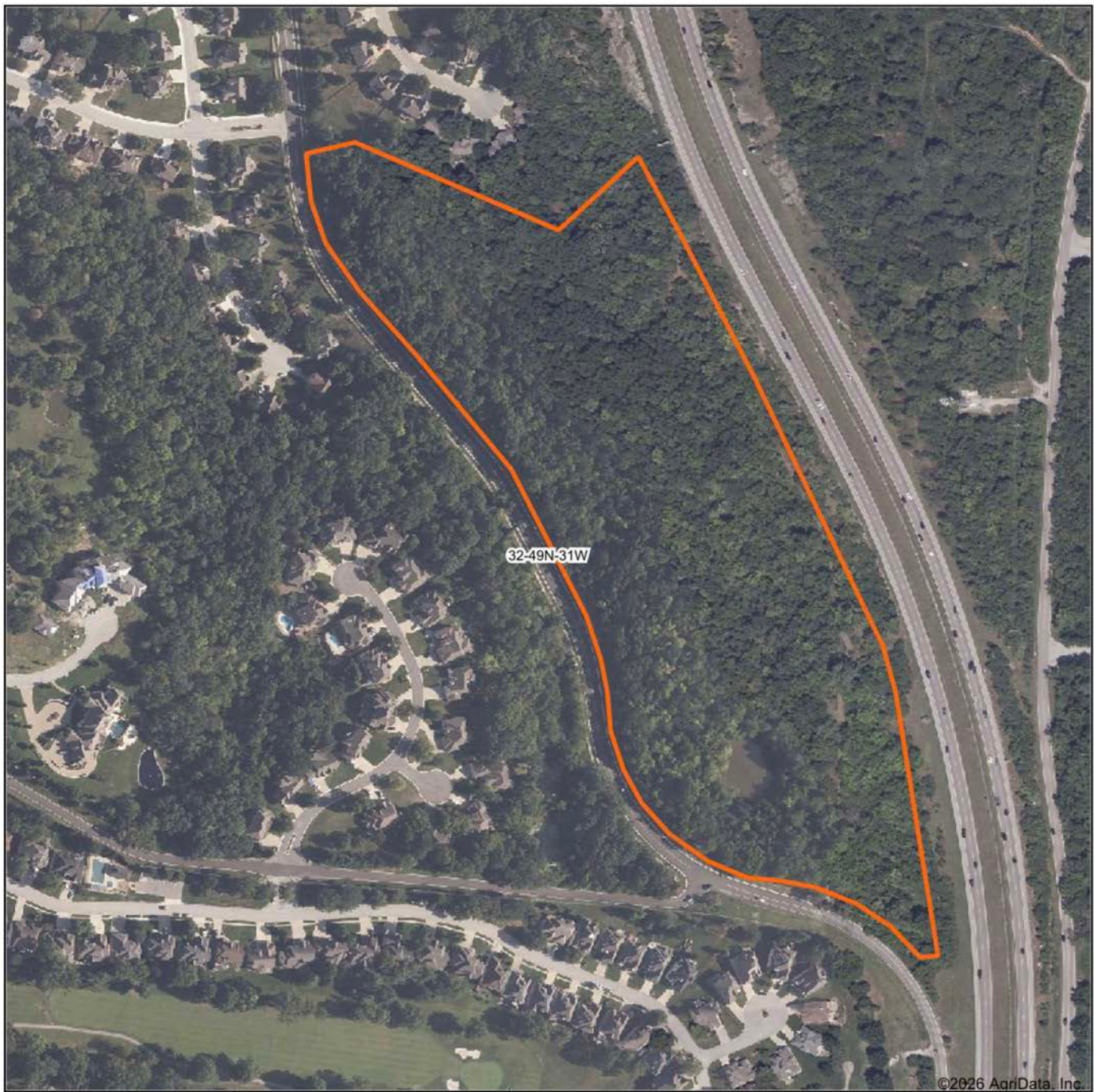
UTILITIES ALONG BLACKTOP ROAD



SECLUDED WILDLIFE HABITAT



AERIAL MAP



Boundary Center: 39° 0' 54.9, -94° 21' 34.32

0ft 339ft 679ft



Maps Provided By:

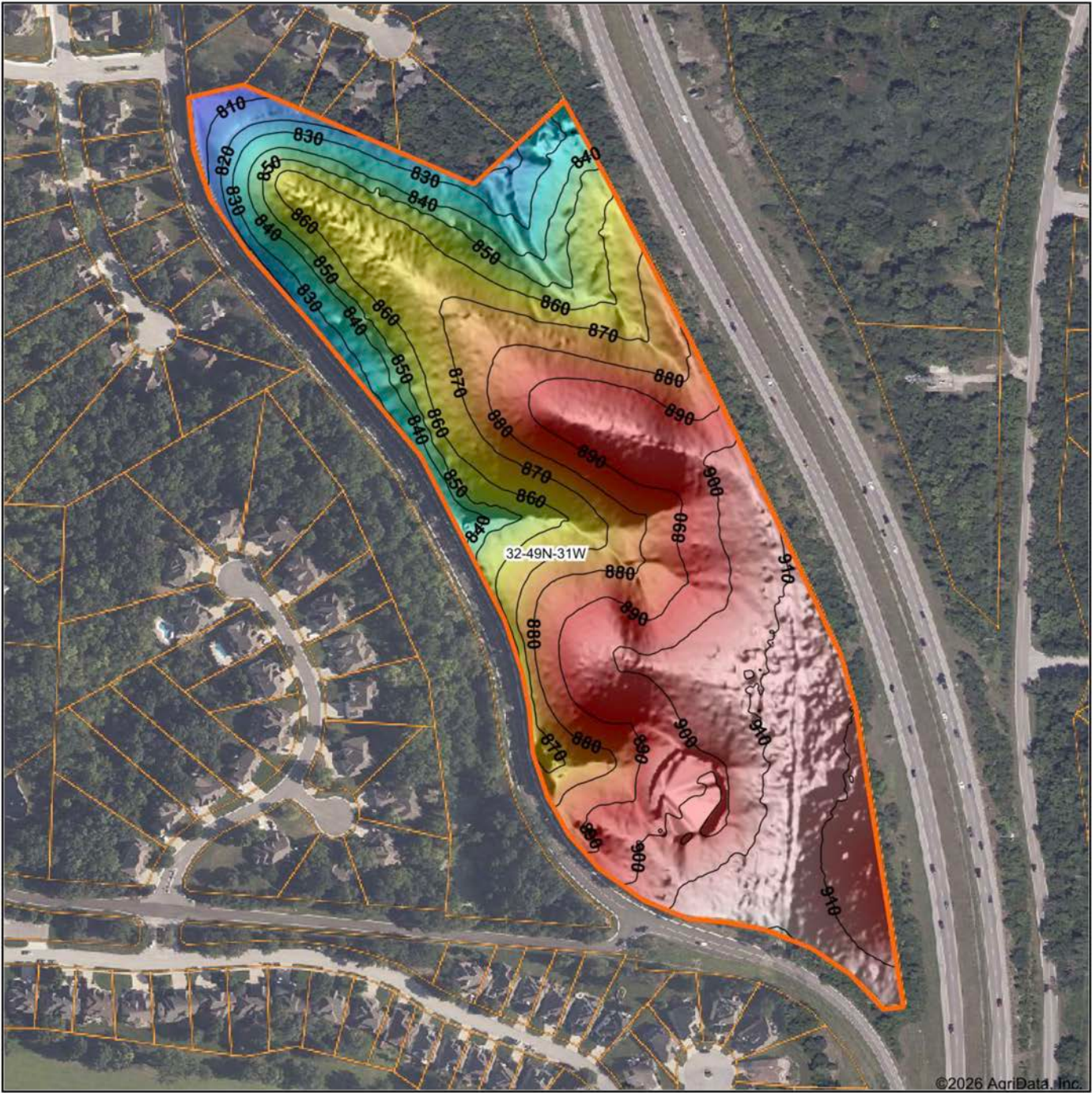


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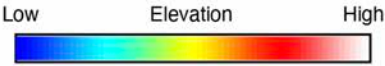
32-49N-31W
Jackson County
Missouri



HILLSHADE MAP



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Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 801.0
Max: 921.3
Range: 120.3
Average: 877.8
Standard Deviation: 27.72 ft

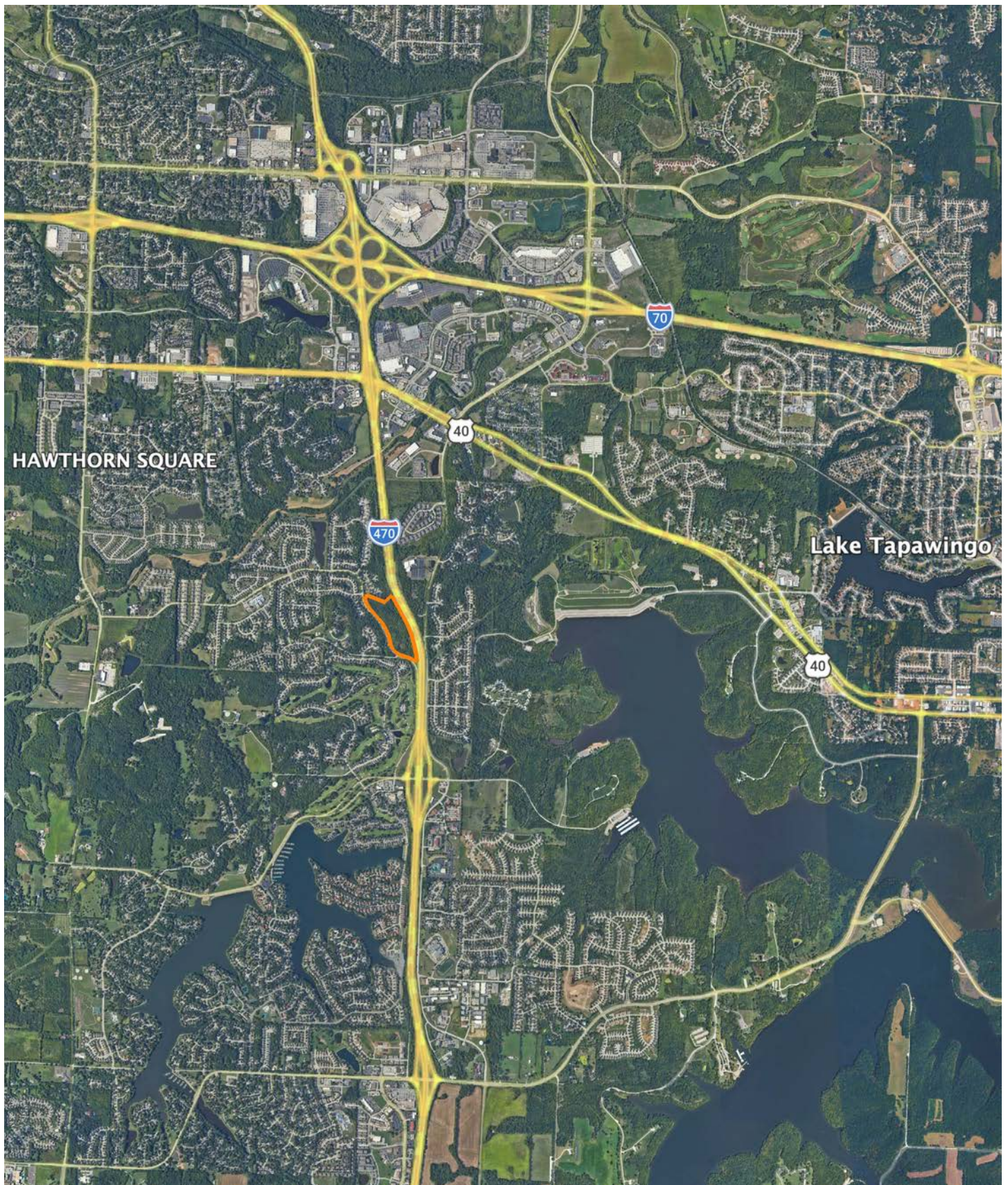
0ft 300ft 600ft



32-49N-31W
Jackson County
Missouri

Boundary Center: 39° 0' 54.9, -94° 21' 34.32

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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