

MIDWEST LAND GROUP PRESENTS

3.09 ACRES IN

JACKSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE GRAIN VALLEY BUILD SITE - 3.09 +/- ACRES

This 3.09 +/- acre property sits just minutes from the heart of Grain Valley, Missouri. Escape the neighborhood and enjoy life with room to roam! The acreage is just outside the city limits and is super close to all the amenities you could ever want. Access to the property is fantastic with blacktop road frontage along West Ryan Road. Utilities are available at the road, including public water and electricity. The property features a great mix of open area and trees, making it the perfect blank canvas build site for your new home! It even has a wet-weather creek

in the back. The property is located within the popular Grain Valley School District and super close to Stony Point Elementary and Grain Valley South Middle School. This really is a dream setup and location!

Here's your opportunity to invest in a piece of land on the outskirts of town and enjoy it with family and friends. Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.

PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **3.09**

- 3.09 +/- surveyed acres
- Ryan Road blacktop frontage
- Mix of open area and trees
- Wet-weather creek
- Perfect home build site
- Rural water and electricity along the road
- Outside of city limits
- Grain Valley School District
- Close to Blue Springs, Lee's Summit, & Oak Grove
- 1 hour to Kansas City airport



PERFECT HOME BUILD SITE



OPEN AREA AND TREES



OUTSIDE OF CITY LIMITS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 866.1

Max: 907.2

Range: 41.1

Average: 886.1

Standard Deviation: 8.99 ft

0ft 172ft 344ft

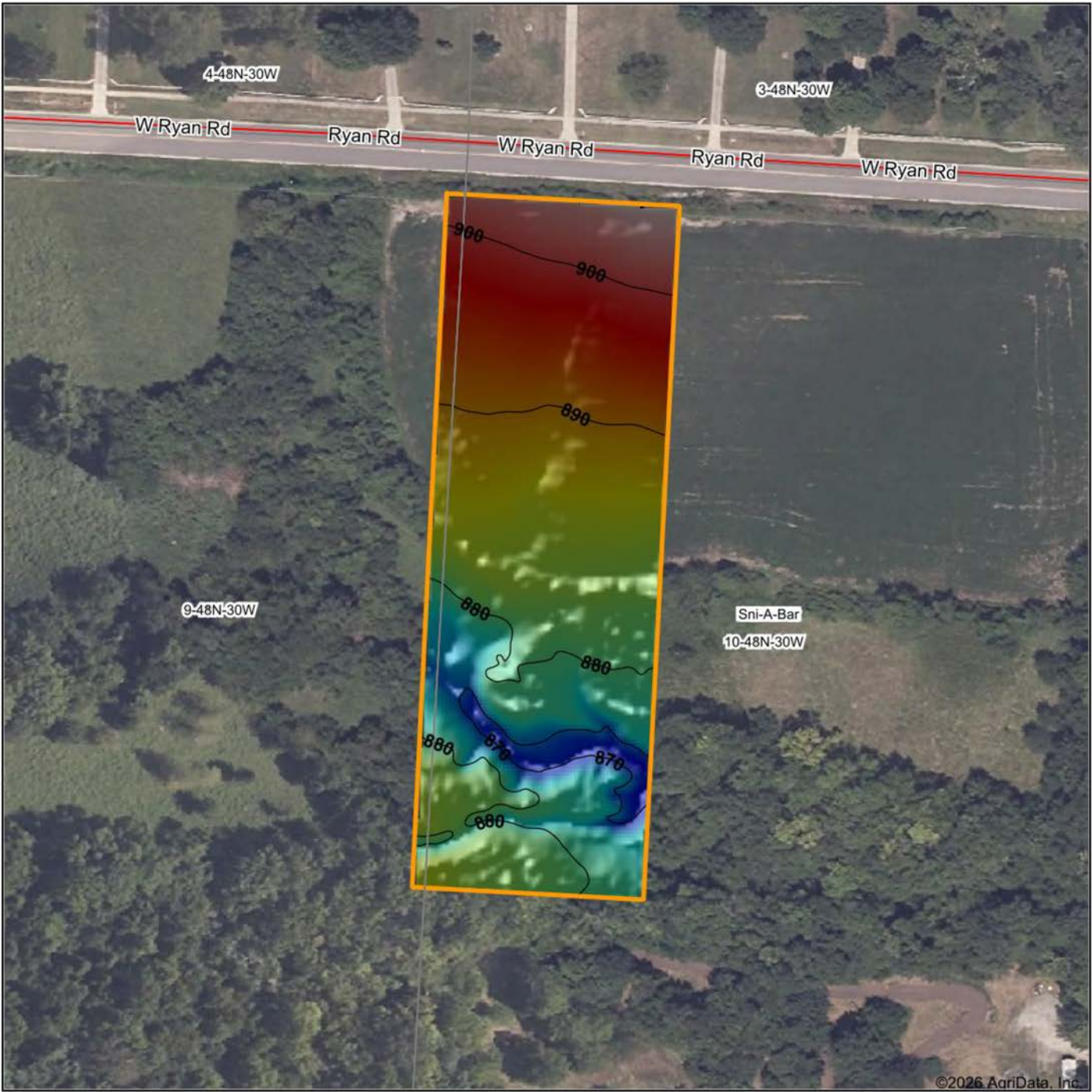


8/13/2026

10-48N-30W
Jackson County
Missouri

Boundary Center: 38° 59' 32.05, -94° 13' 18.69

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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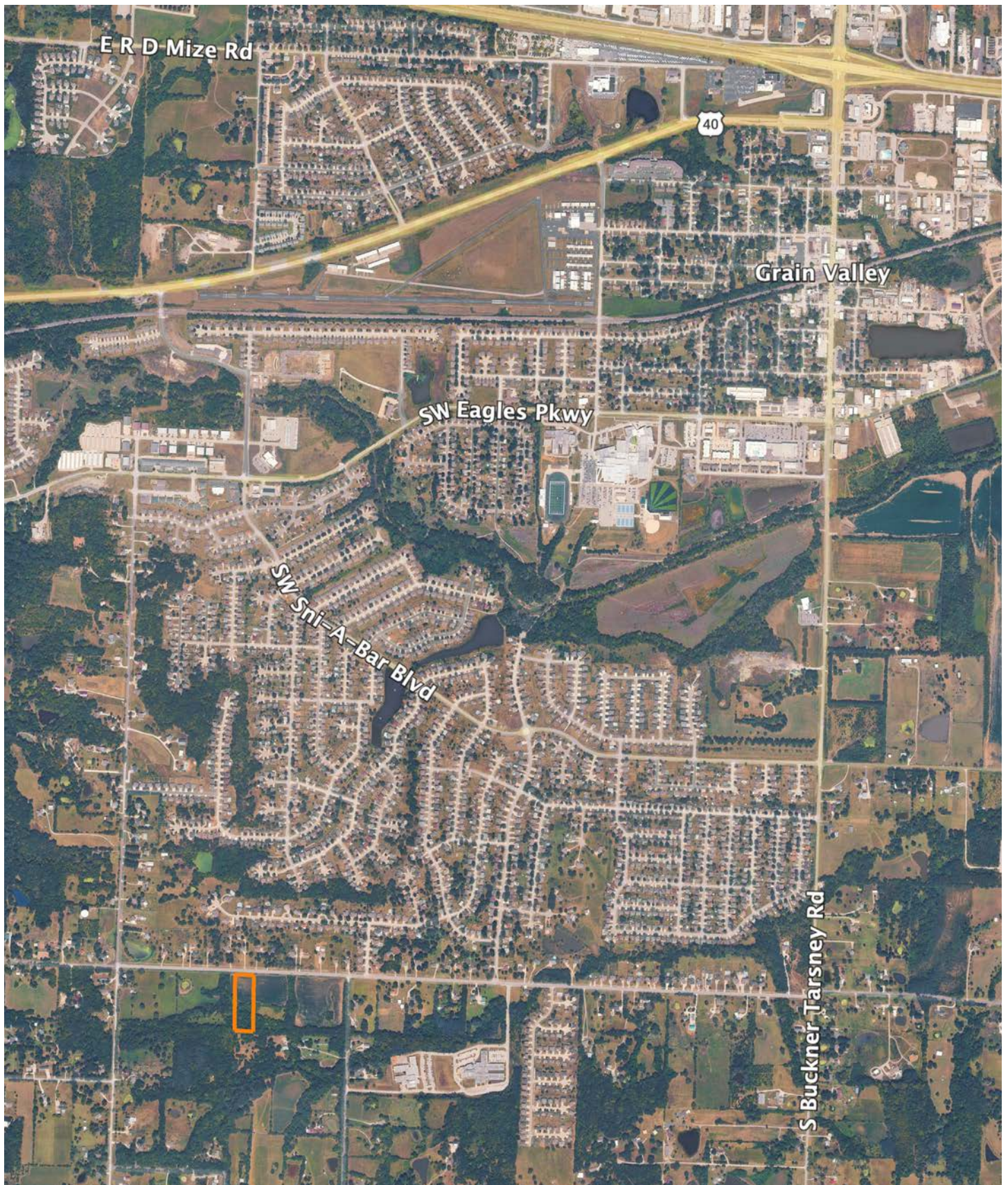


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10-48N-30W
Jackson County
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OVERVIEW MAP



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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