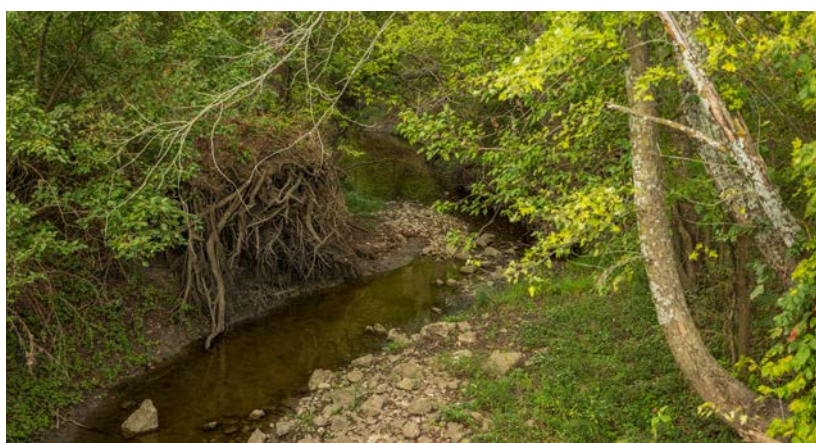
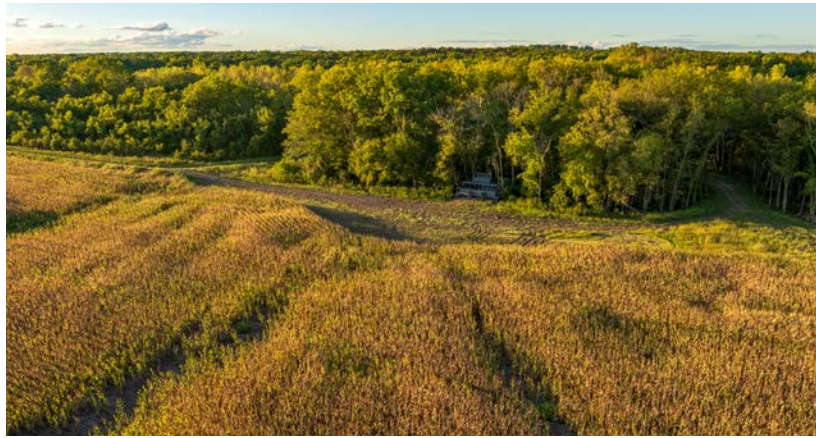
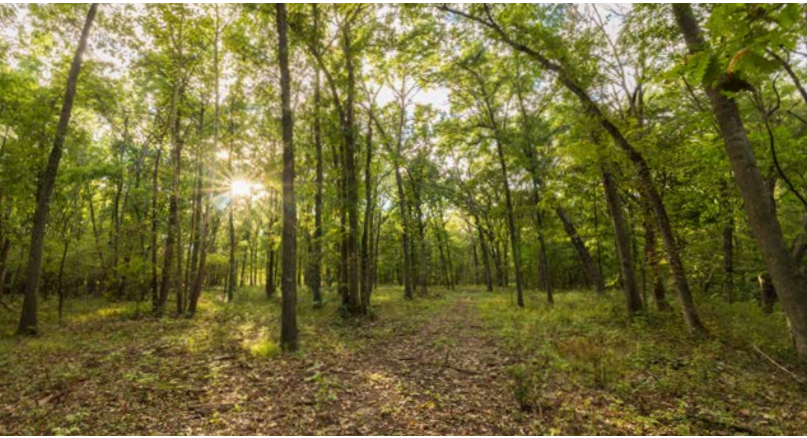


MIDWEST LAND GROUP PRESENTS



CASS COUNTY, MO

168 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER DUCK, DEER, TURKEY HUNTING AND BUILD SITE NEAR PLEASANT HILL

Just minutes outside Pleasant Hill, Missouri, this 168 acre tract is a world-class hunting and recreation property. This farm offers it all, incredible deer, turkey, and waterfowl hunting all on the same farm, and just a stone's throw away from the Kansas City Metro area. With nearly a half mile of Big Creek frontage, the south side of the creek is 28 acres of premium tillable bottomland that is completely leveed, with water control structures already in place, and a very nice pump ramp, for turnkey flooded corn waterfowl hunting. A brand new custom 12-man Burrus Brothers duck blind is perfectly positioned along the north tree line, ready for you to make lasting memories every fall.

In addition to the flooded corn unit, this is a very unique opportunity to expand the duck hunting operation. On the north side of the creek sits a 40 acre greentree reservoir that has already been designed, engineered, and approved and is ready to be built. The green tree reservoir area is full of towering pin oaks with pockets of young, diverse timber mixed in, creating the ideal flooded timber duck hunting scenario. The large

graveled pump ramp is already in place, and makes for easy pumping to both sides of the creek.

As you move north from the creek bottoms, the elevations climb upward and turn into classic Missouri hardwood ridges, as the remainder of the farm is mostly made up of mature timber. The deer and turkey numbers are very strong, with a known history of big deer in the area. This farm offers bedding, feed, and seclusion to support a tremendous deer and turkey population. There's an extensive trail system throughout the property, as well as road frontage access from the north and from the south, allowing easy access to all your stand locations.

At the north end of the farm sits the ideal location for your forever home or hunting lodge. The north road frontage all lies along a quiet dead-end road, and water and electric are already on site. There are multiple incredible building sites, with amazing views and seclusion from the timber that encompasses the area. All of this within a few minutes' drive of all of the comforts that the city has to offer.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **168**

- Incredible waterfowl hunting
- Fantastic deer and turkey hunting
- Water and electric in place
- Amazing build sites
- 28 acre tillable / flooded corn marsh
- Incredible hardwood timber
- Extensive trail system
- Road frontage on two sides
- Half a mile of big creek frontage
- Potential 40 acre flooded green tree reservoir



28 ACRE TILLABLE / FLOODED CORN MARSH

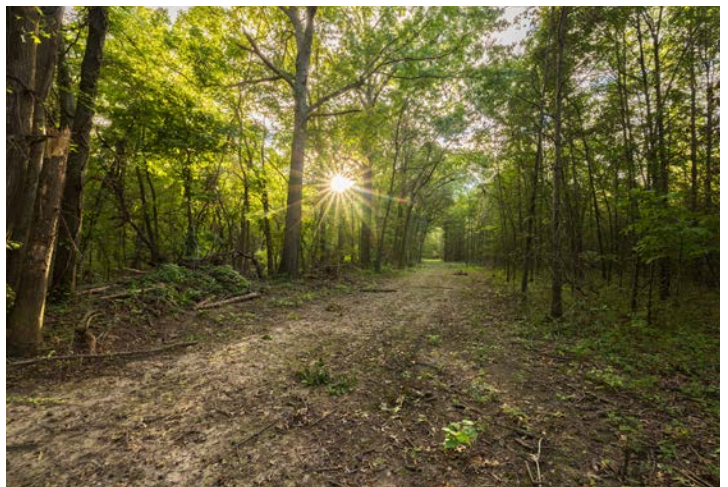
With nearly a half mile of Big Creek frontage, the south side of the creek is 28 acres of premium tillable bottomland that is completely leveed, with water control structures already in place, and a very nice pump ramp, for turnkey flooded corn waterfowl hunting.



ROAD FRONTAGE ON TWO SIDES



EXTENSIVE TRAIL SYSTEM



HALF A MILE OF BIG CREEK FRONTAGE



AMAZING BUILD SITES



INCREDIBLE HUNTING

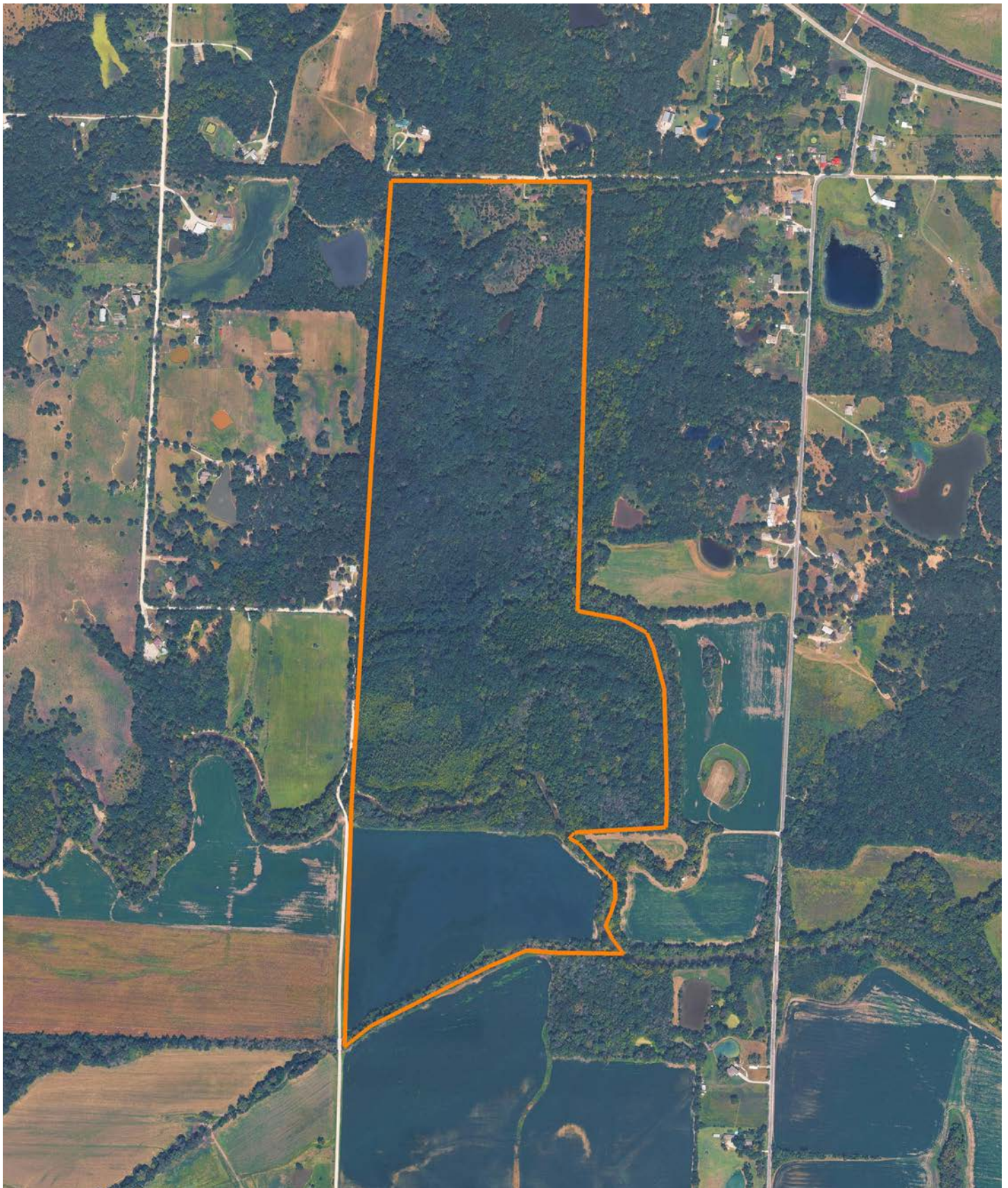
This farm offers it all, incredible deer, turkey, and waterfowl hunting all on the same farm, and just a stone's throw away from the Kansas City Metro area. A brand new custom 12-man Burrus Brothers duck blind is perfectly positioned along the north tree line, ready for you to make lasting memories every fall.



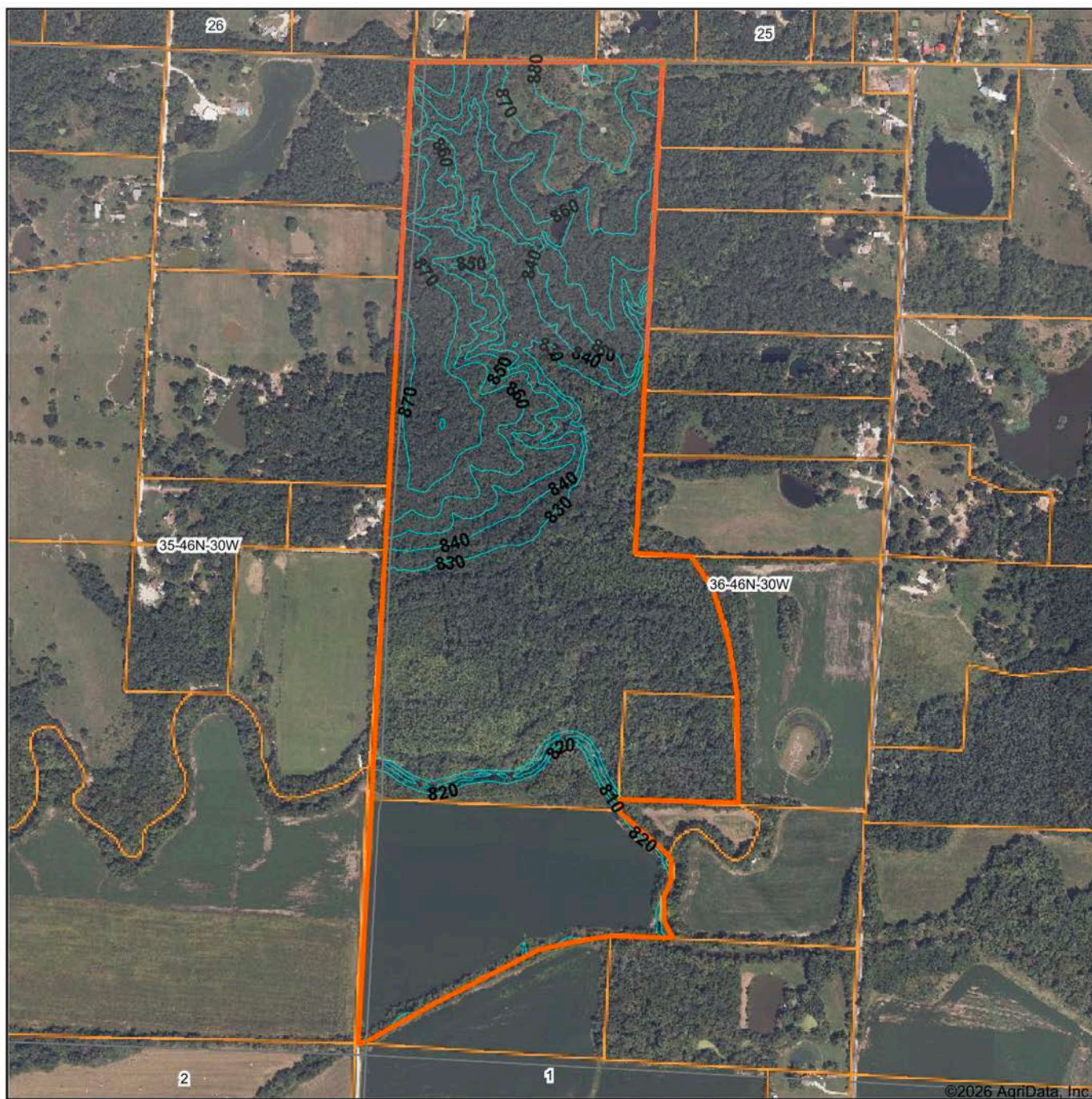
HARDWOOD TIMBER



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 10.0

Min: 808.1

Max: 890.7

Range: 82.6

Average: 838.6

Standard Deviation: 20.31 ft

0ft 827ft 1653ft

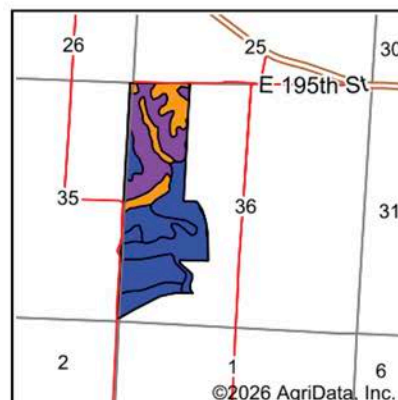
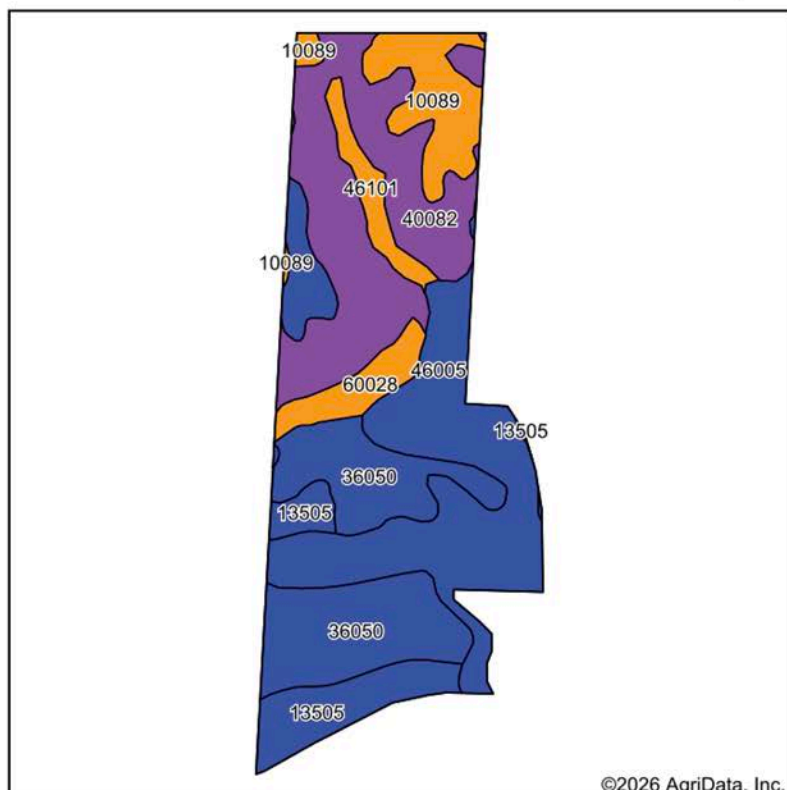


9/29/2026

36-46N-30W
Cass County
Missouri

Boundary Center: 38° 45' 13.76, -94° 11' 44.17

SOILS MAP



State: **Missouri**
 County: **Cass**
 Location: **36-46N-30W**
 Township: **Polk**
 Acres: **167.69**
 Date: **9/29/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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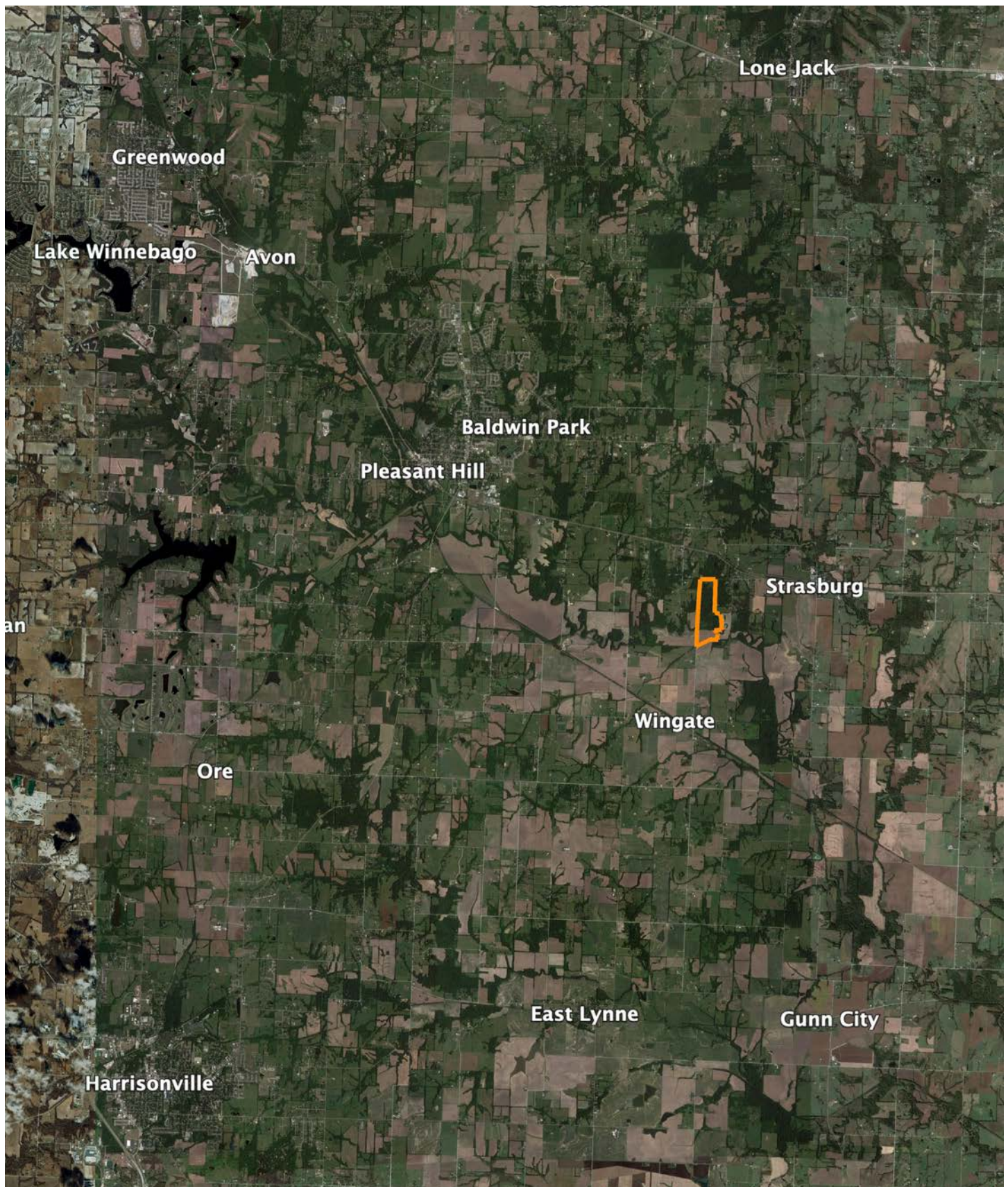
Area Symbol: MO037, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40082	Norris silty clay loam, 5 to 14 percent slopes	43.03	25.6%		Vls	0	36	35	35	23
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	42.72	25.5%		Ilw	7758	82	82	63	75
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	36.34	21.7%		Ilw	0	58	58	33	52
13505	Blackoat silt loam, 0 to 2 percent slopes, occasionally flooded	14.48	8.6%		Ilw	0	77	67	67	76
10089	Mandeville silt loam, 5 to 9 percent slopes	13.75	8.2%		Ille	0	67	67	61	53
60028	Weller silt loam, 5 to 9 percent slopes, eroded	6.59	3.9%		Ille	0	74	74	57	54
60234	Weller silt loam, 2 to 5 percent slopes	5.45	3.3%		Ille	0	73	73	60	60
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	5.33	3.2%		Illw	0	78	77	64	66
Weighted Average					3.18	1976.4	*n 62.6	*n 61.4	*n 49.2	*n 53.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he's worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he's not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you've booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you've seen him starring on the Outdoor Channel's award-winning "Heartland Bowhunter," where he is also part of their pro staff. Even though he's traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you'll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



NATE FLYNN, LAND AGENT
913.223.0002
NateFlynn@MidwestLandGroup.com



MidwestLandGroup.com

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