

MIDWEST LAND GROUP PRESENTS



22.3 ACRES
CASS COUNTY, MO

22010 South Excelsior Road, Harrisonville, Missouri

MIDWEST LAND GROUP IS HONORED TO PRESENT

22.3 +/- ACRES WITH MODERN COUNTRY HOME IN PLEASANT HILL SCHOOL DISTRICT

Country living, modern comfort, and an incredible location come together on this beautiful 22.3 +/- acre property in Cass County, Missouri. Tucked away at the end of a long, secluded driveway, this 2022-built ranch home offers the privacy and peacefulness of the country while being just 15 minutes from Lee's Summit, Harrisonville, and Pleasant Hill.

The approximately 2,000 square foot modern ranch home features 3 bedrooms and 2.5 baths with an open, inviting layout designed for both everyday living and entertaining. The chef's kitchen is a standout, featuring a gas range, GE appliances, custom cabinetry, granite countertops, and a large custom island. Custom-built cabinets and closets throughout the home provide exceptional storage and functionality.

The spacious primary suite is a private retreat, featuring a gorgeous walk-in shower and heated floors in the

primary bathroom. The entire primary bedroom, closet, and bathroom were constructed with soundproofing insulation, providing an added level of privacy and quiet that is rarely found in a home.

The living area features a beautiful stone gas fireplace, creating a warm and comfortable gathering space. Step outside to the oversized covered back patio, where the views and setting make outdoor entertaining a natural extension of the home. The property is already set up with a separate electrical box for a future in-ground pool, making it easy to create your own backyard oasis.

The acreage offers a wonderful mix of open pasture and mature timber, providing space for recreation, livestock, gardening, hunting, or simply enjoying the outdoors. A small, secluded fishing pond sits tucked away on the property, with an ideal area nearby for a gazebo—perfect for picnics, campfires, and relaxing evenings by the water.



Wildlife is abundant, and the timber provides excellent recreational and deer-hunting opportunities. A fire pit offers the perfect spot for the kids to roast marshmallows and make s'mores, while the covered front porch provides gorgeous sunrise views and the back patio captures beautiful sunsets. The property also includes a chicken coop with electricity already run to it, and the current chickens and turkeys are available to stay with the property if the new owners would like them.

Located in the desirable Pleasant Hill School District and conveniently positioned between Pleasant Hill, Lee's Summit, and Harrisonville, this property offers a rare combination of acreage, privacy, modern construction, and accessibility. If you've been looking for a newer country home with acreage, room to roam, recreational opportunities, and a location that keeps you close to everything, this one deserves a look.



PROPERTY FEATURES

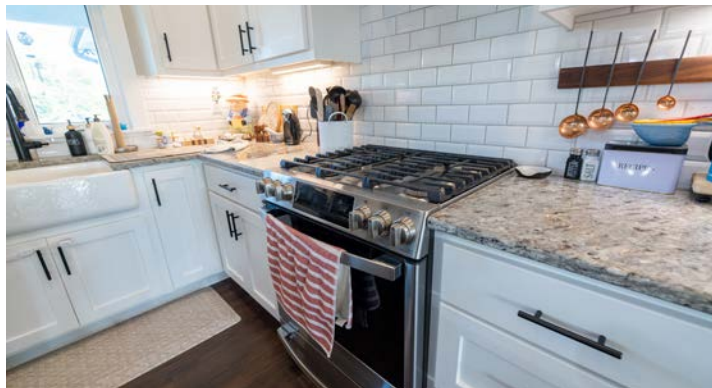
COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **22.3**

- 22.3 +/- private acres in a desirable Cass County location
- Beautiful 2022-built modern country ranch home with approximately 2,000 sq. ft.
- Secluded setting with a long private driveway set well back from the road
- Desirable Pleasant Hill School District
- Conveniently located just 10 minutes from Lee's Summit, Pleasant Hill, & Harrisonville
- Gorgeous mix of open pasture & mature timber offering privacy, recreation, & wildlife habitat
- Excellent deer hunting & abundant wildlife right on the property
- Secluded fishing pond with an ideal setting for a future gazebo, picnics, & campfires
- Oversized covered back patio designed perfectly for entertaining and outdoor living
- Future pool ready with a separate electrical box already installed for an in-ground pool
- Chef's kitchen featuring gas range, GE appliances, custom cabinetry, granite countertops, & oversized island
- Custom-built cabinetry & closets throughout providing exceptional storage
- Private primary suite with gorgeous walk-in shower, heated bathroom floors & soundproofing insulation throughout the bedroom, closet, & bathroom
- Beautiful stone gas fireplace creating a warm and inviting centerpiece in the living area
- Chicken coop with electricity already installed; chickens & turkeys can stay with the property for the next owner
- RV electrical hookups
- Storage shed for mower & extra storage space

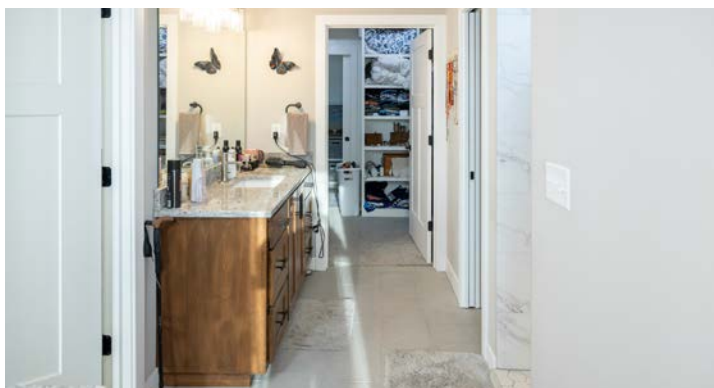
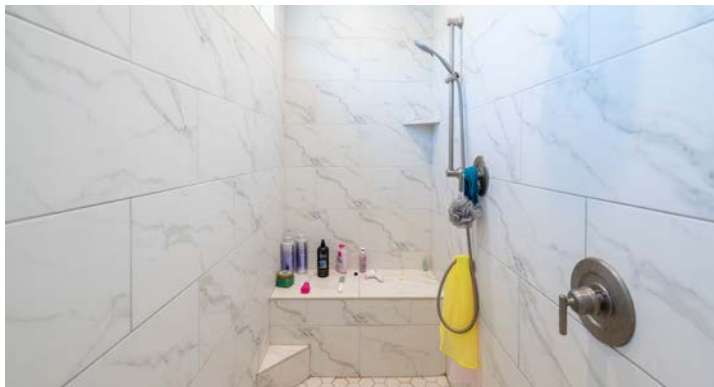
MODERN COUNTRY RANCH HOME



CHEF'S KITCHEN



PRIVATE PRIMARY SUITE



LONG PRIVATE DRIVEWAY



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: $38^{\circ} 43' 1.83$, $-94^{\circ} 18' 53.2$

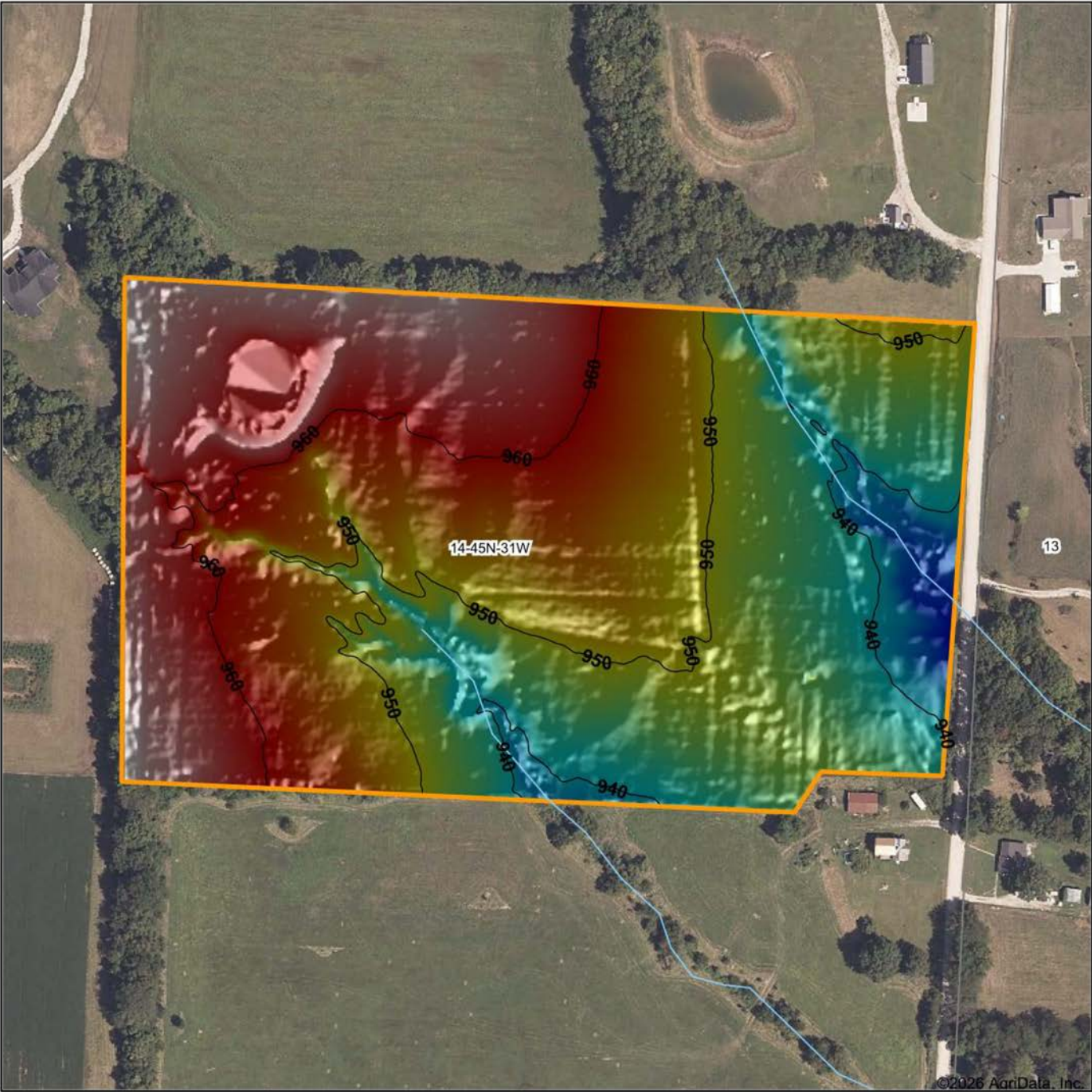
14-45N-31W
Cass County
Missouri

0ft 236ft 473ft

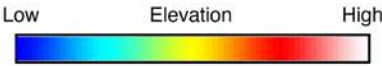


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HILLSHADE MAP



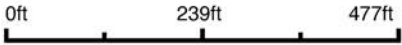
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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 931.2
Max: 969.6
Range: 38.4
Average: 952.8
Standard Deviation: 8.56 ft



9/14/2026

14-45N-31W
Cass County
Missouri

Boundary Center: 38° 43' 1.83, -94° 18' 53.2

FEMA REPORT MAP



Map Center: 38° 43' 2.26, -94° 18' 53.2
State: MO Acres: 22.24
County: Cass Date: 9/14/2026
Location: 14-45N-31W
Township: Peculiar

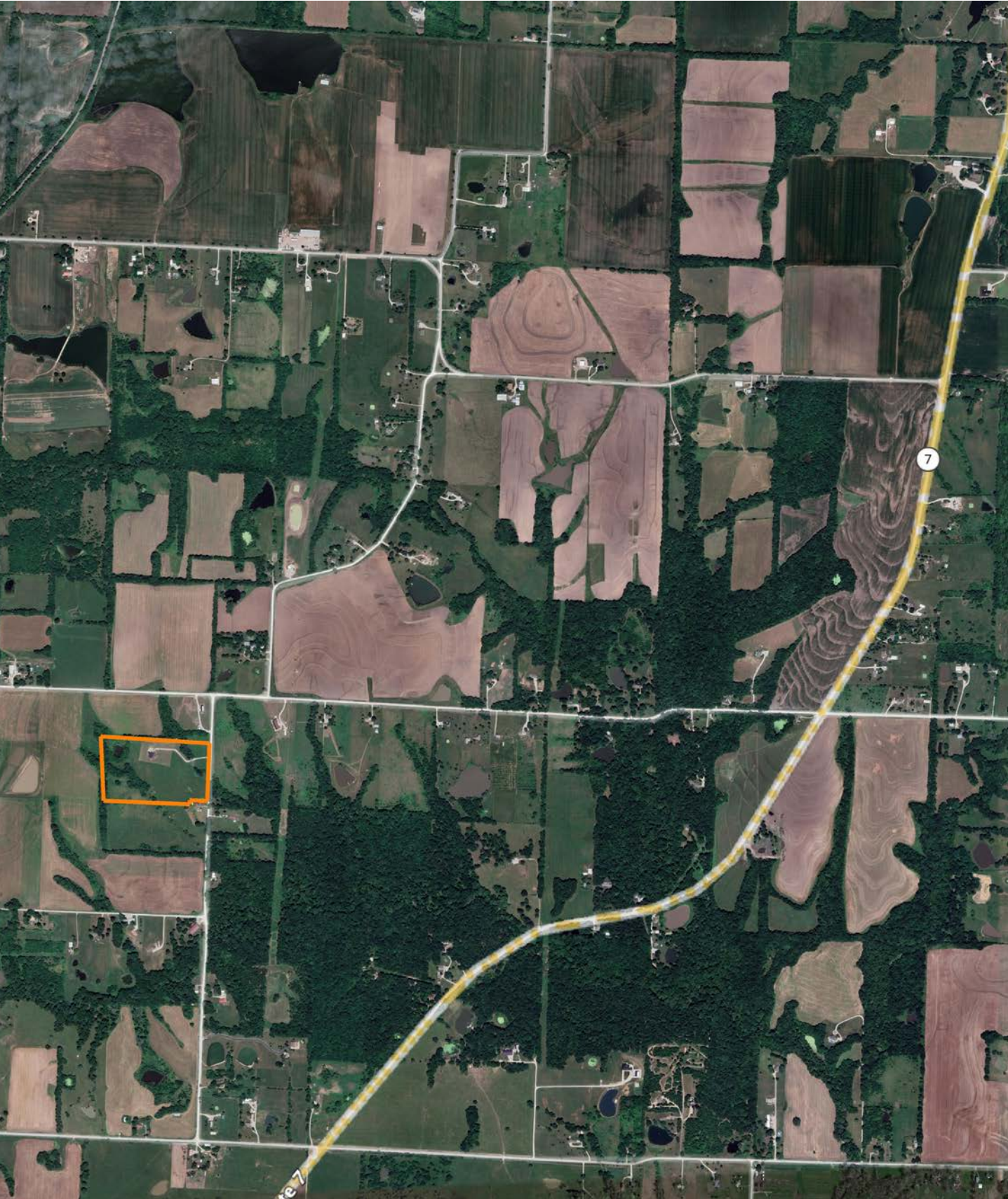


Maps Provided By:



Name		Number	County	NFIP Participation	Acres	Percent
CASS COUNTY		290783	Cass	Regular	22.24	100%
Total					22.24	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		22.24	100%
Total					22.24	100%
Panel			Effective Date		Acres	Percent
29037C0200F			1/2/2013		22.24	100%
Total					22.24	100%

OVERVIEW MAP



AGENT CONTACT

Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



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