

MIDWEST LAND GROUP PRESENTS

54 ACRES IN

CASS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AMAZING BUILD SITE AND HUNTING

Just outside of Pleasant Hill on a quiet country road, this 54 +/- acre property offers a great combination of productive farmland, outstanding hunting and wildlife habitat, and a beautiful place to build.

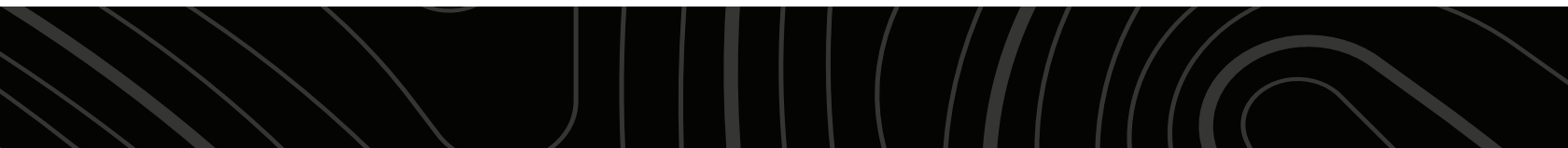
Located in an area known for producing big whitetails, the property is loaded with deer and wildlife and offers excellent hunting right out the back door. Approximately 14 acres of diverse timber and winding creek bottom provide mature trees, great cover, and natural travel corridors.

Approximately 38 acres are tillable, providing income from cash rents, along with an excellent food source for wildlife. The north end of the crop field has been leveed with an Agri-Drain in place, allowing you to close the gate, hold water, and flood crops for waterfowl hunting, totaling around 6 acres of flooded crops at full pool. Creating a killer spot to shoot ducks every fall.

Bordering a huge duck club just to the north that holds a tremendous amount of waterfowl every fall and winter. There is a long-established bald eagle nest in a towering cottonwood that is active year after year, adding another unique feature to the property.

This is an ideal homesite with water and electric available at the road, plus road frontage on two sides. The perfect spot to build your house, with a slope to the north that makes the perfect walk-out potential as well as amazing views. The property also borders the Rock Island Trail, providing direct access to 47 miles of biking and hiking from Pleasant Hill to Windsor, where it connects with the Katy Trail.

Whether you're looking for a quality hunting property, productive farm ground, waterfowl opportunities, or a private country homesite just outside Pleasant Hill, this tract checks a lot of boxes.



PROPERTY FEATURES

COUNTY: **CASS** | STATE: **MISSOURI** | ACRES: **54**

- Great deer and duck hunting
- Water available at the road
- Electric at the road
- Two sides of road frontage
- 38 acres tillable
- 14 acres of timber
- Beautiful views
- Minutes from Pleasant Hill
- Quiet country road
- Direct access to Rock Island Trail



AMAZING BUILD SITE

This is an ideal homesite with water and electric available at the road, plus road frontage on two sides. The perfect spot to build your house, with a slope to the north that makes the perfect walk-out potential as well as amazing views.



6 ACRE MARSH



38 TILLABLE ACRES & 14 ACRES OF TIMBER



GREAT DEER AND DUCK HUNTING

Located in an area known for producing big whitetails, the property is loaded with deer and wildlife and offers excellent hunting right out the back door.



TRAIL CAM PICTURES



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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www.AgridataInc.com

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 809.8

Max: 841.4

Range: 31.6

Average: 824.6

Standard Deviation: 6.3 ft

0ft 404ft 808ft

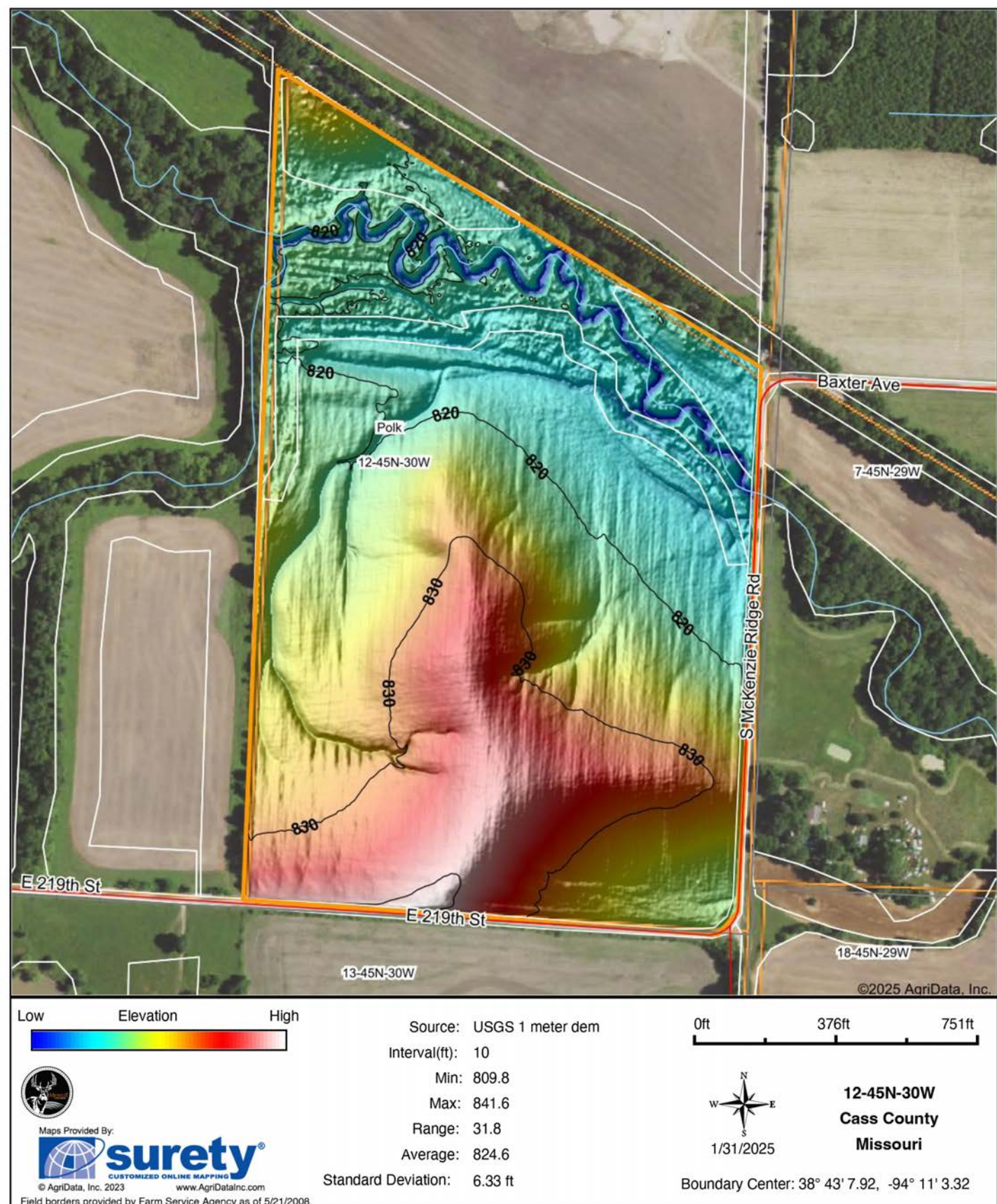


2/3/2025

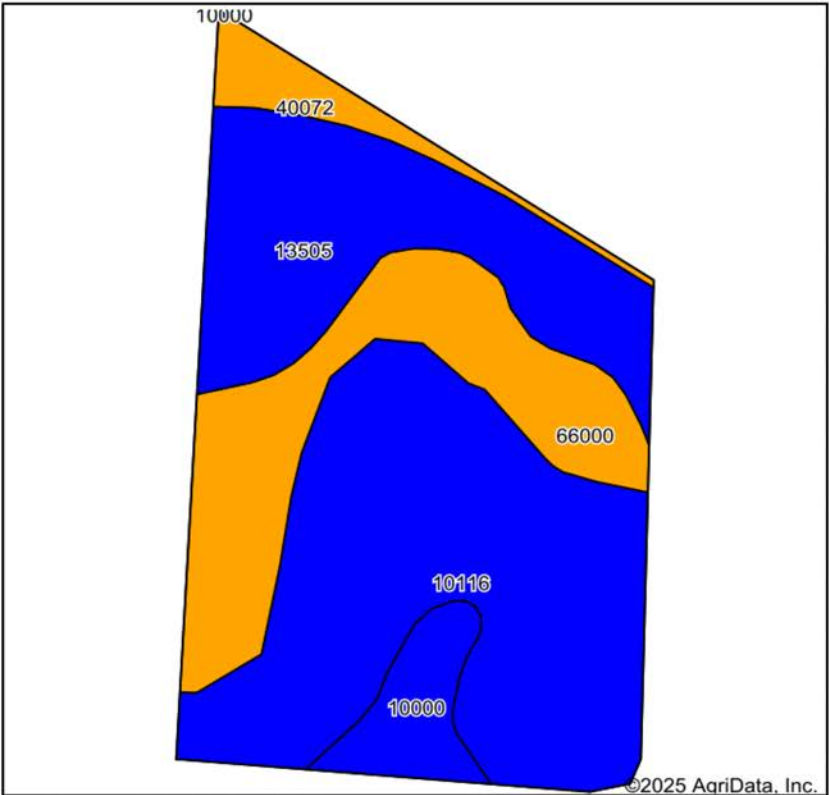
12-45N-30W
Cass County
Missouri

Boundary Center: 38° 43' 8.02, -94° 11' 3.46

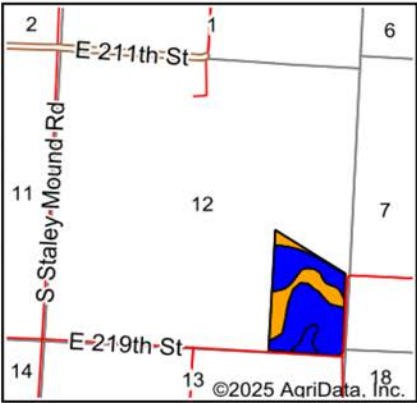
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Cass**
Location: **12-45N-30W**
Township: **Polk**
Acres: **54.48**
Date: **2/3/2025**



Maps Provided By:



Area Symbol: MO037, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
10116	Sampsel silty clay loam, 2 to 5 percent slopes	24.00	44.1%		> 6.5ft.	Ile	0	59	59	50	49	
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	13.20	24.2%		> 6.5ft.	Ilw	0	77	67	67	76	
66000	Moniteau silt loam, 0 to 2 percent slopes, occasionally flooded	11.80	21.7%		> 6.5ft.	Illw	0	73	72	65	72	
10000	Arisburg silt loam, 1 to 5 percent slopes	3.07	5.6%		> 6.5ft.	Ile	0	81	81	63	65	
40072	Kenoma silt loam, 1 to 3 percent slopes	2.41	4.4%		5.7ft. (Lithic bedrock)	Illle	3888	59	56	58	59	54
Weighted Average						2.26	172	*n 67.6	*n 64.9	*n 58.5	*n 61.9	*n 2.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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