MIDWEST LAND GROUP PRESENTS

20 ACRES IN

CLINTON COUNTY
MISSOURI

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

REMODELED FARMHOUSE AND OUTBUILDINGS ON 20 ACRES

Set on 20 surveyed acres just 35 minutes from the Kansas City metro, this versatile country property combines a beautifully remodeled 1926 farmhouse with productive acreage, excellent improvements, and room to enjoy the rural lifestyle. The property is fenced and divided into multiple pastures, with hay production, approximately 5 wooded acres, abundant wildlife, hunting opportunities, a garden, chicken coop, and beautiful views across the surrounding countryside.

At the heart of the property is a charming two-story farmhouse offering approximately 1,840 square feet with four bedrooms and two bathrooms. Originally built in 1926, the home has been thoughtfully remodeled while retaining the character that makes an older farmhouse special. A spacious covered deck provides an inviting place to relax and take in the views, while a laundry and mudroom adds both functionality and rustic charm. Major improvements include newer HVAC equipment, roof and siding, along with a modern electrical panel and updated wiring. The home also offers both a wood boiler and propane furnace for heating flexibility, as well as a two-car garage.

The property is exceptionally well equipped with a 40'x50' structural-steel shop featuring insulation, a concrete floor, electricity, water, and its own bathroom. Two additional barns provide valuable space for livestock, hay, equipment, or storage. With multiple fenced pastures and productive ground already being utilized for hay, the acreage is well suited for horses, cattle, a small farming operation, or anyone looking for a self-sufficient country setting.

Located in the Lathrop School District and within an easy drive of the Kansas City metro, this property offers an appealing balance of privacy, productivity, and accessibility. For buyers looking for additional acreage, approximately 25 adjoining acres are also available, creating the opportunity to expand the property to roughly 45 acres.

PROPERTY FEATURES

COUNTY: **CLINTON** | STATE: **MISSOURI** | ACRES: **20**

- **20 acres**
  - Surveyed
  - Fenced
  - Multiple pastures
  - Hay production
  - Wildlife
  - Hunting
  - Garden
  - Chicken coop
  - 5 +/- aces wooded
  - Beautiful views
- **Remodeled 1926 farmhouse**
  - Two-story floor plan
  - 1,840 sq. ft.
  - Four bedrooms, two baths
  - Large covered deck
  - Two-car garage
  - Newer HVAC equipment
  - Newer roof and siding
  - Wood boiler and propane furnace
  - Modern electrical panel and wiring
  - Laundry/mudroom with rustic character
- **40'x50' shop**
  - Structural steel
  - Insulated
  - Concrete
  - Electricity
  - Water
  - Bathroom
- Two barns
- 35 minutes from KC metro
- 25 additional acres available
- Clinton County R-III/Plattsburg School District

20 ACRES

REMODELED 1926 FARMHOUSE

LARGE COVERED DECK

40'X50' SHOP

TWO BARNS

35 MINUTES FROM KC METRO

AERIAL MAP

Boundary Center: 39° 36' 26.07, -94° 22' 21.69

0ft 240ft 481ft

3-55N-31W
Clinton County
Missouri

N W E S

Maps Provided By:
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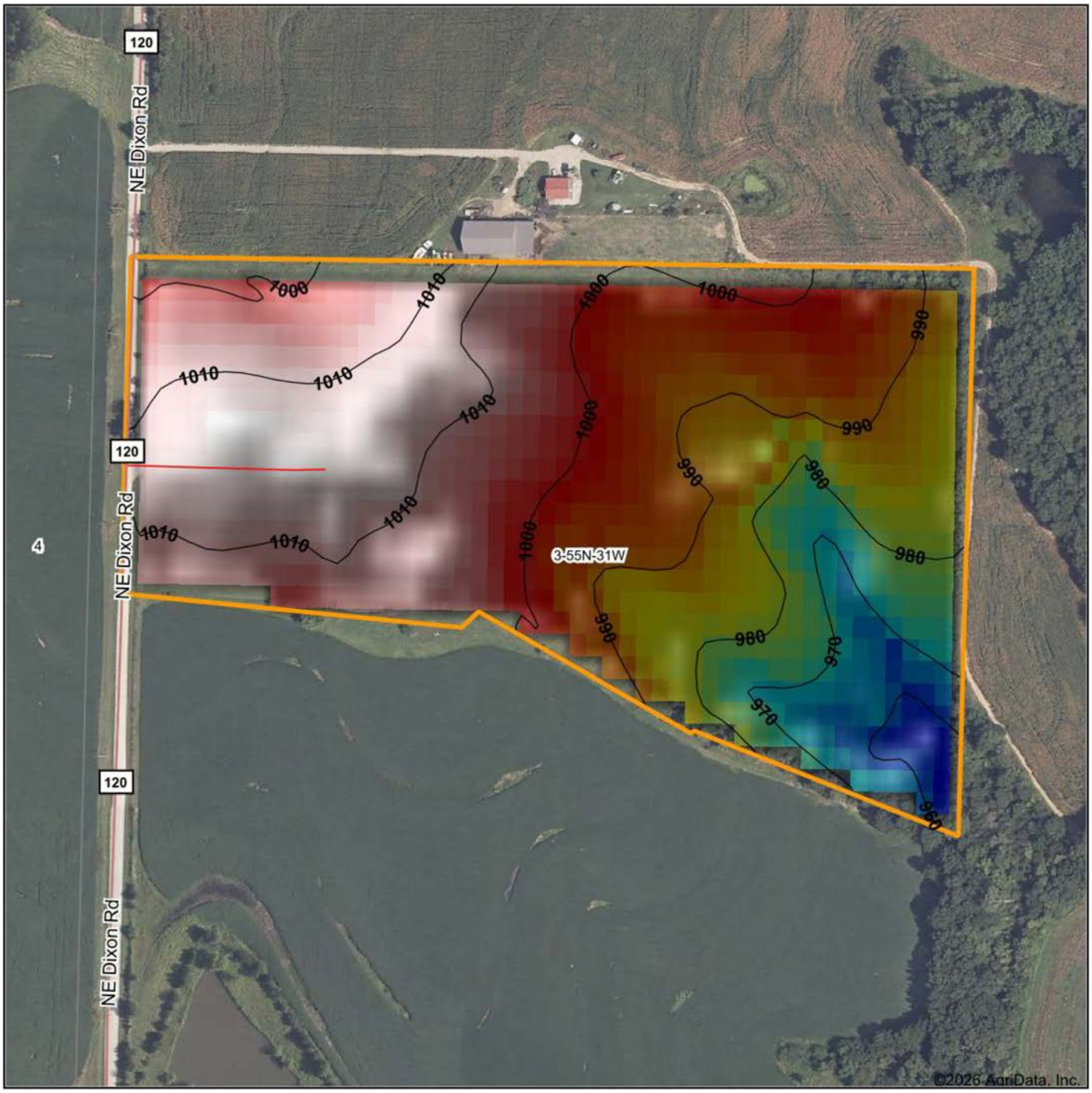
9/17/2026

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 10
Min: 955.3
Max: 1,013.6
Range: 58.3
Average: 994.9
Standard Deviation: 14.8 ft

0ft 243ft 486ft

N W E S

9/17/2026

3-55N-31W
Clinton County
Missouri

Boundary Center: 39° 36' 26.07, -94° 22' 21.69

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OVERVIEW MAP

BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.

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