MIDWEST LAND GROUP

COUNTRY HOME & SHOP WITH POND & FRONTAGE ON THE KATY TRAIL

10 ACRES | HENRY COUNTY | MISSOURI









THE TRUSTED LEADER IN LAND SALES







COUNTRY HOME AND SHOP ON 10 ACRES WITH POND AND FRONTAGE ON THE KATY TRAIL

COUNTY: HENRY | **STATE:** MISSOURI | **ACRES:** 10

Enjoy the best of country living with this beautiful, secluded property offering 10 acres of scenic surroundings, a pond, fenced acreage, and direct frontage on the Katy Trail! Conveniently located just 10 minutes from Windsor and 20 minutes from Clinton, this property offers the perfect combination of privacy, space, and convenience.

The spacious 2,636 square foot home features 5 bedrooms and 3 bathrooms, including a primary suite with a his-and-hers bathroom and a walk-in closet. Additional living space can be found in the finished basement, along with a dedicated storage room. A large deck provides the perfect spot to relax, entertain, and take in the peaceful country setting. The home also includes a 1-car attached garage and a newer heat pump with propane backup for added comfort and efficiency.

For those needing room to work, store equipment, or pursue hobbies, the impressive 30'x50' shop is a standout feature, offering electricity, 14 foot walls, and insulation. Additional outbuildings, two separate electric services, and two cattle waterers provide even more versatility and functionality.

Outside, you'll appreciate the fenced acreage, pond, productive garden, and secluded setting. With room to spread out and enjoy the outdoors, this property offers endless possibilities for country living, gardening, recreation, or a small hobby farm.

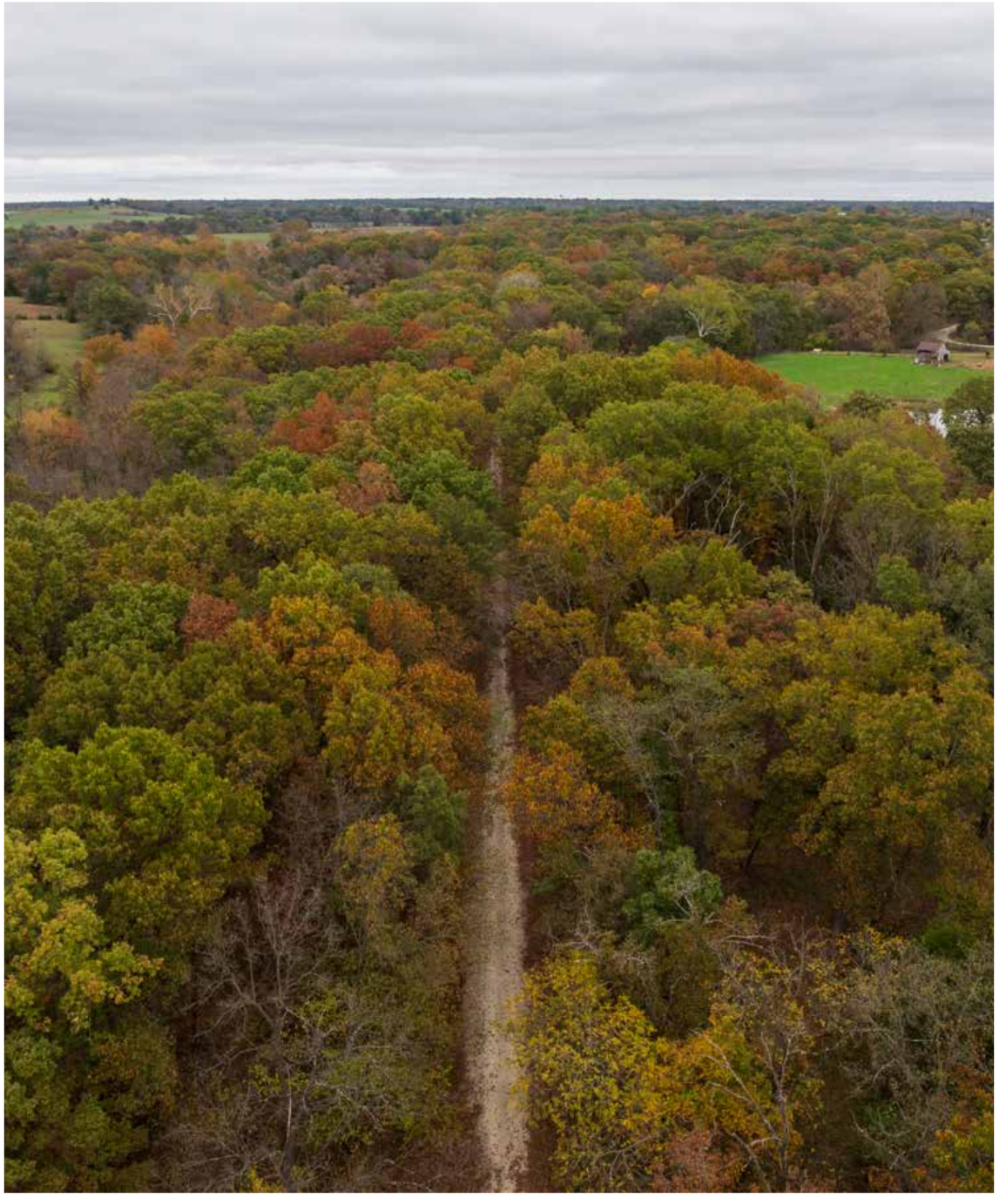
Located in the Windsor School District, this unique property also offers the opportunity to purchase an additional 19 acres, making it an excellent option for anyone looking for even more room to grow.

PROPERTY FEATURES

- 10 +/- acres
- Fenced
- Pond
- 2,636 sq. ft. home
  - 5 beds, 3 baths
  - His-and-hers master bath and walk-in closet
  - Finished basement
  - Storage room
  - 1-car attached garage
  - Newer heat pump with propane backup
  - Large deck
- Outbuildings
- Frontage on Katy Trail
- 30'x50' shop
  - Electricity
  - 14' walls
  - Insulated
- Two cattle waterers
- Two electric services
- Productive garden
- Secluded
- 10 minutes from Windsor
- 20 minutes from Clinton
- Windsor School District
- 19 +/- additional acres available



FRONTAGE ON KATY TRAIL



2,636 SQ. FT. HOME

The spacious home features 5 bedrooms and 3 bathrooms, including a primary suite with a his-and-hers bathroom and a walk-in closet. Additional living space can be found in the finished basement, along with a dedicated storage room.









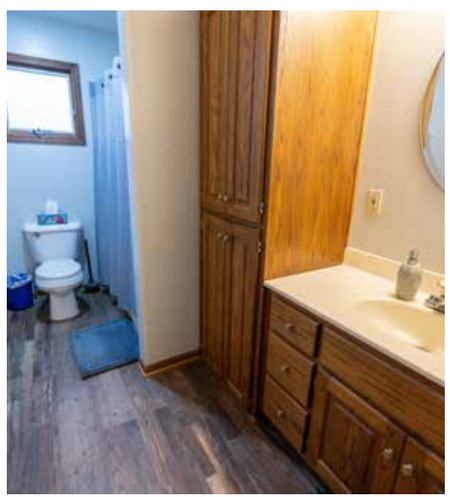














30’X50’ SHOP

For those needing room to work, store equipment, or pursue hobbies, the impressive 30’x50’ shop is a standout feature, offering electricity, 14 foot walls, and insulation.











ADDITIONAL PHOTOS





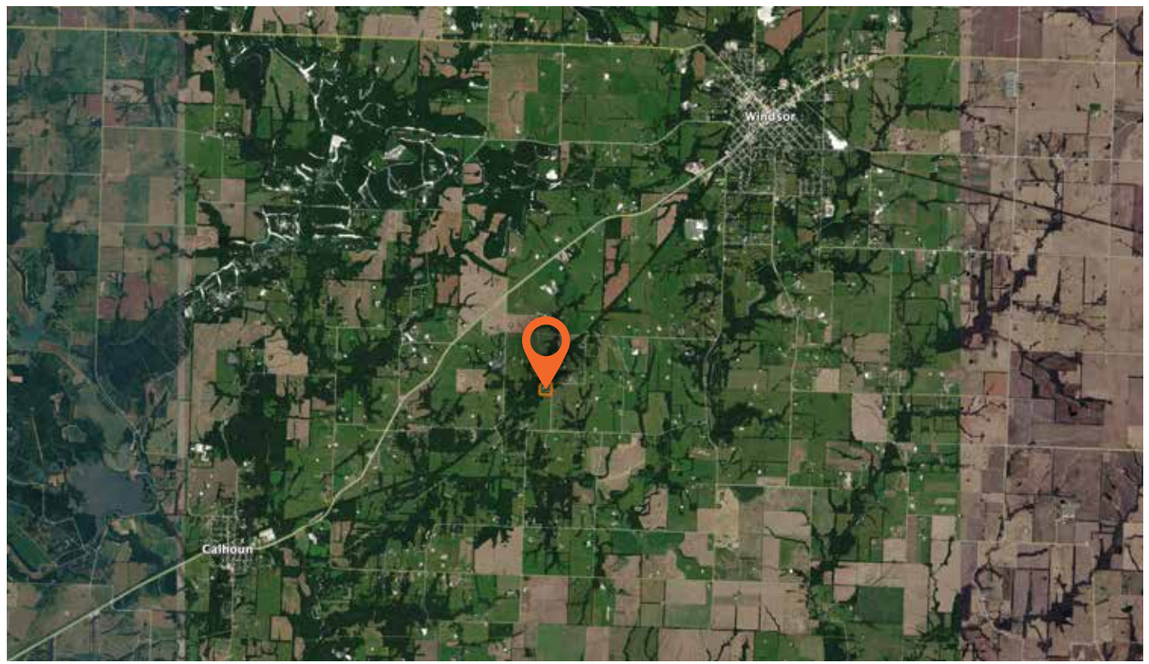






AERIAL MAPS







Boundary Center: 38° 29' 28.44, -93° 33' 55.58

22-43N-24W
Henry County
Missouri

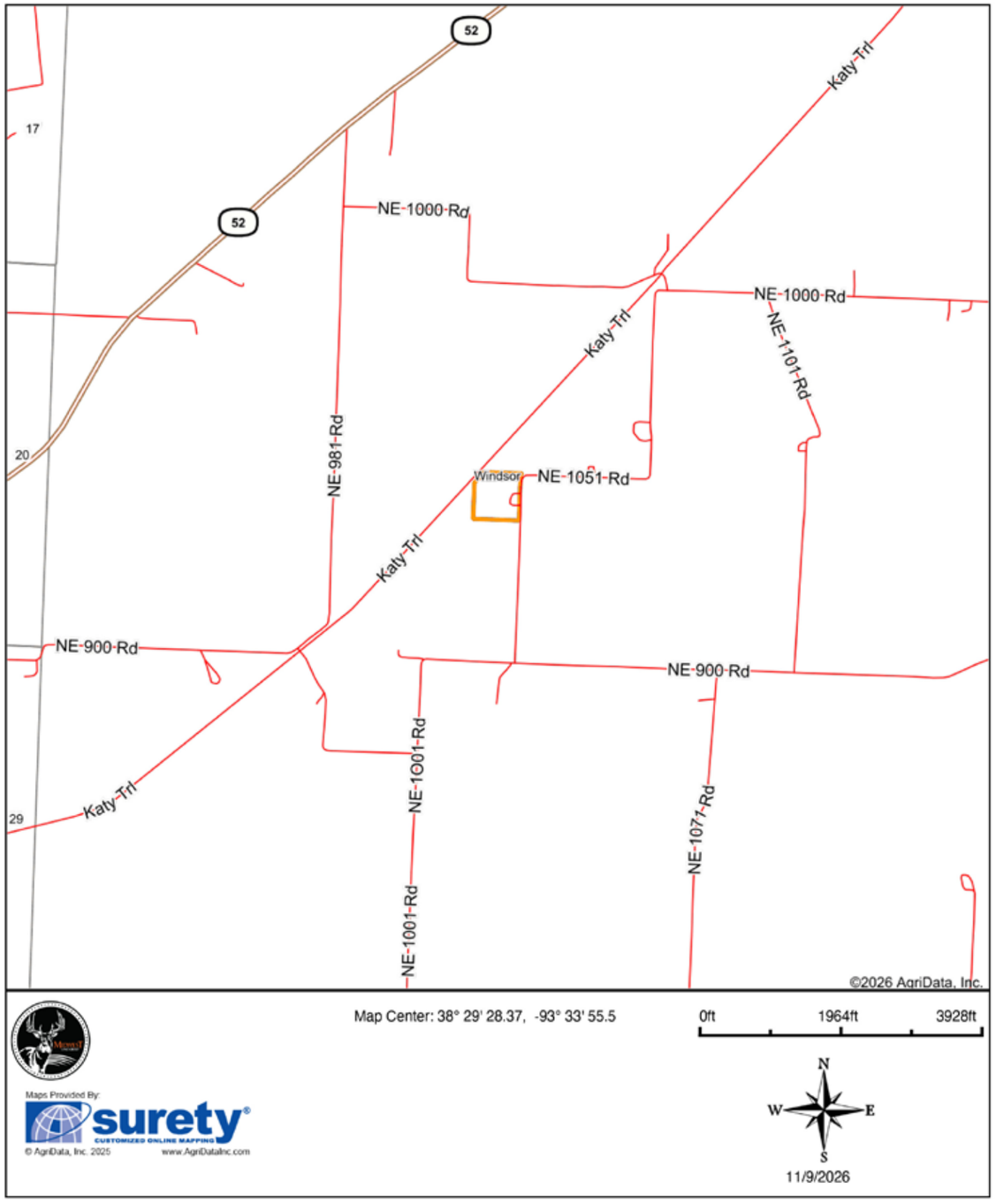
0ft 155ft 309ft

N W E S

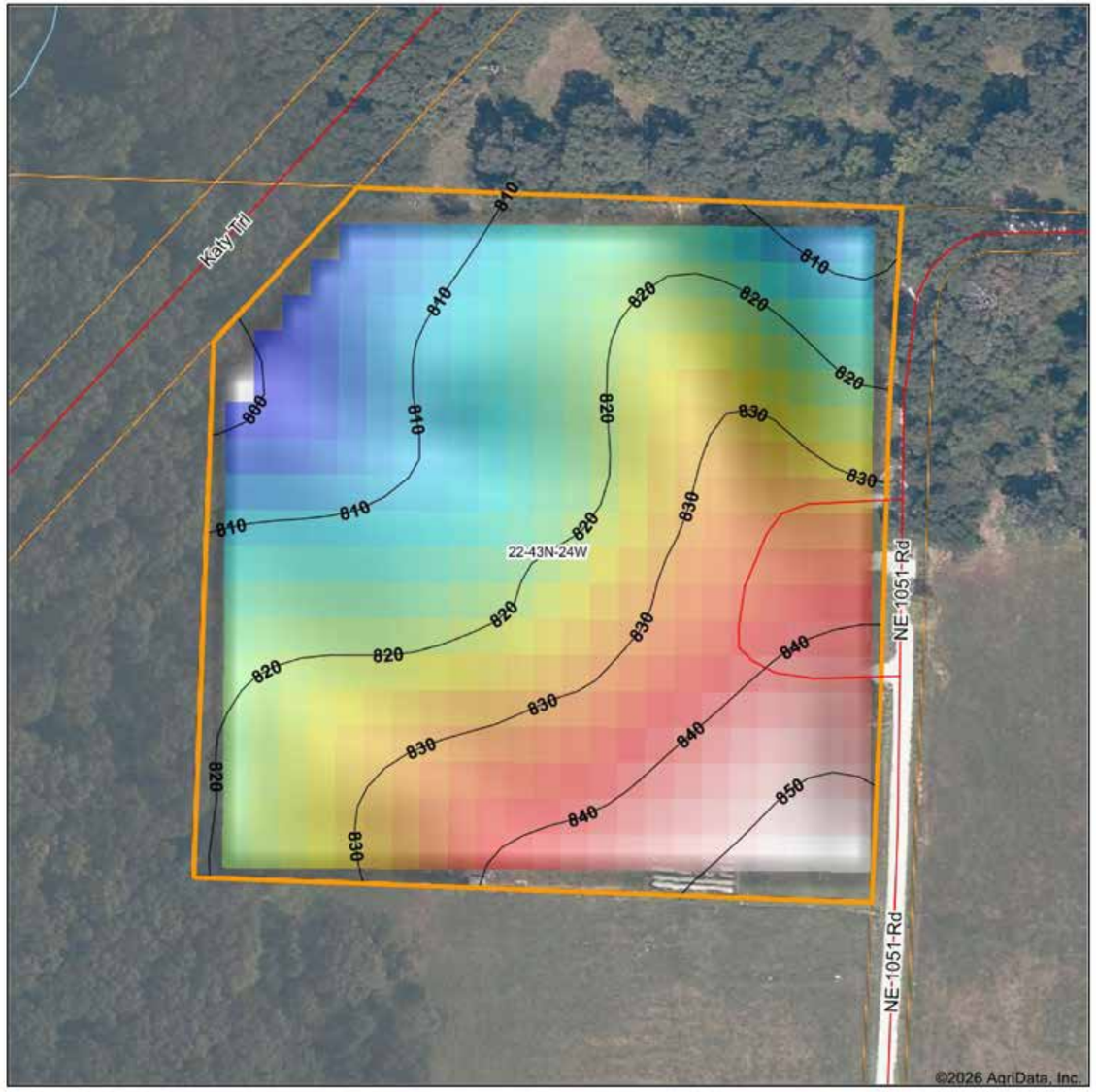
11/9/2026

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

OVERVIEW MAP



HILLSHADE 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.



BEN EWBANK

Land Broker | Serving MO & KS

816.820.2345

BEwbank@MidwestLandGroup.com

MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.