

Tract 1 Massey Creek Farm
E 241st Street Lot:AHLC50
Cleveland, MO 64734

\$530,000
50± Acres
Cass County



Tract 1 Massey Creek Farm
Cleveland, MO / Cass County

SUMMARY

Address

E 241st Street Lot:AHLC50

City, State Zip

Cleveland, MO 64734

County

Cass County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.693304 / -94.580311

Acreage

50

Price

\$530,000

Property Website

<https://arrowheadlandcompany.com/property/tract-1-massey-creek-farm-cass-missouri/87503/>



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PROPERTY DESCRIPTION

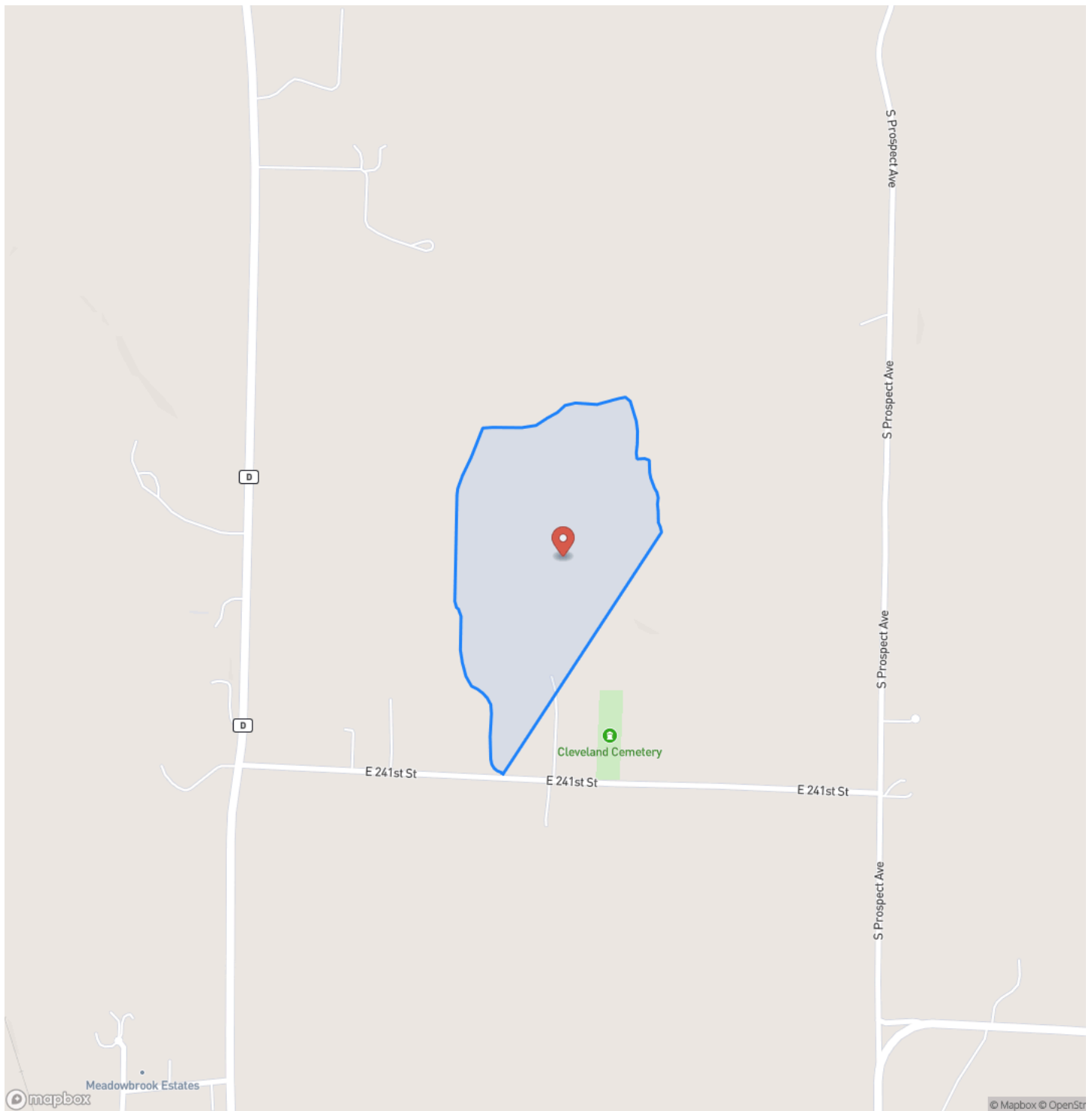
Located just outside of Cleveland, Missouri, this 50 +/- acre property is a rare find with a great mix of farm ground, creek-bottom timber, recreational opportunities, and beautiful build sites! The property is situated just 1/4 +/- mile off D Highway (Holmes Road) and offers convenient access while maintaining plenty of privacy. The land features 18 +/- acres of tillable ground, offering exceptional farmland with a strong yield history and a nice return. In addition to the ag land, the property has marketable timber, including many large walnut and oak trees, adding potential income. The timber is made up of a majority of hardwoods as well and some pockets of cedars and brush. A notable highlight of this property is the expansive stretch of Massey Creek, meandering for over half a mile across the landscape, offering exceptional recreational opportunities. The creek has several large, deep fishing/swimming pools as well as many shallow riffles and gravel bars scattered throughout. The mature trees lining the creek are perfect roost trees for turkeys and the timber itself creates the perfect funnels and pinch points for whitetails. There are numerous deer trails beat down along the creek in addition to dozens of scrapes and rubs showcasing the large amount of deer movement on and through this place. The current and neighboring landowners have harvested some great deer over the years and with all the food, cover, and water in the area, it is easy to see why. There are also two small ponds tucked in the back timber, creating a hidden water source. Additionally, the land features tall native grasses and thick cover that provide great habitat for all wildlife. The maintained trails throughout the property provide easy access by UTV, tractor, or pickup. In addition to the great deer and turkey hunting, the secluded bottom fields provide a great opportunity to develop wetlands with the ability to pump out of Massey Creek. The current landowners have also found multiple arrowheads in the bottom fields offering a glimpse into the rich history of the land. This 50 +/- acre property offers the perfect balance of agricultural and recreational opportunities and with rural water and electricity at the road. Located in the Cass Midway School District and an easy commute to KC. Whether you are looking for a beautiful combo farm or a peaceful place to build your house, this property has it all! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

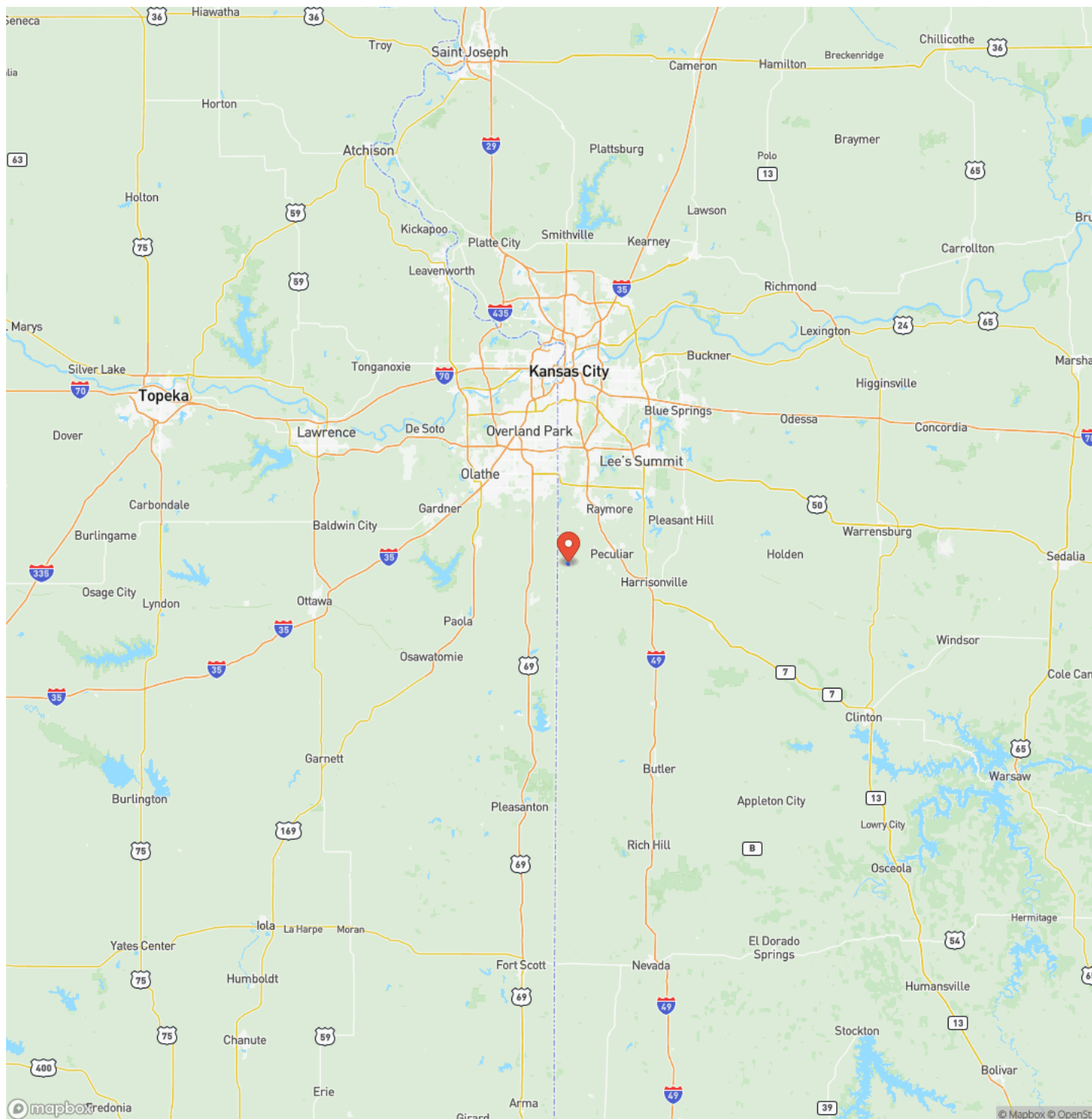
**Tract 1 Massey Creek Farm
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

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Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

