

Rural Paradise Homesite
East SR-T
Archie, MO 64725

\$336,000
32± Acres
Cass County



Rural Paradise Homesite
Archie, MO / Cass County

SUMMARY

Address

East SR-T

City, State Zip

Archie, MO 64725

County

Cass County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Timberland, Horse Property

Latitude / Longitude

38.513134 / -94.285441

Acreage

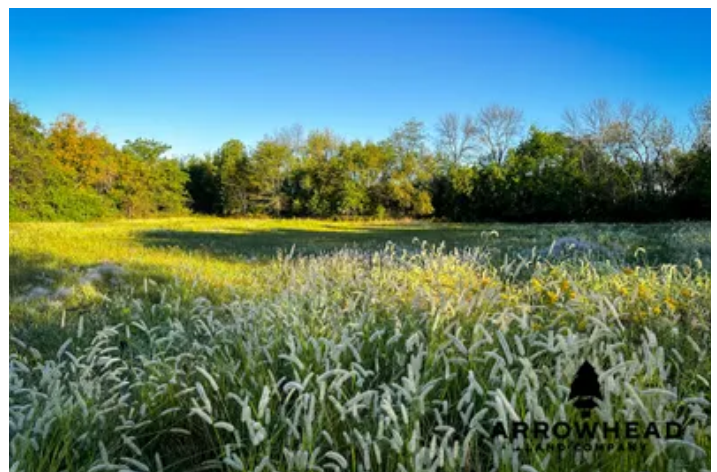
32

Price

\$336,000

Property Website

<https://arrowheadlandcompany.com/property/rural-paradise-homesite-cass-missouri/65413/>



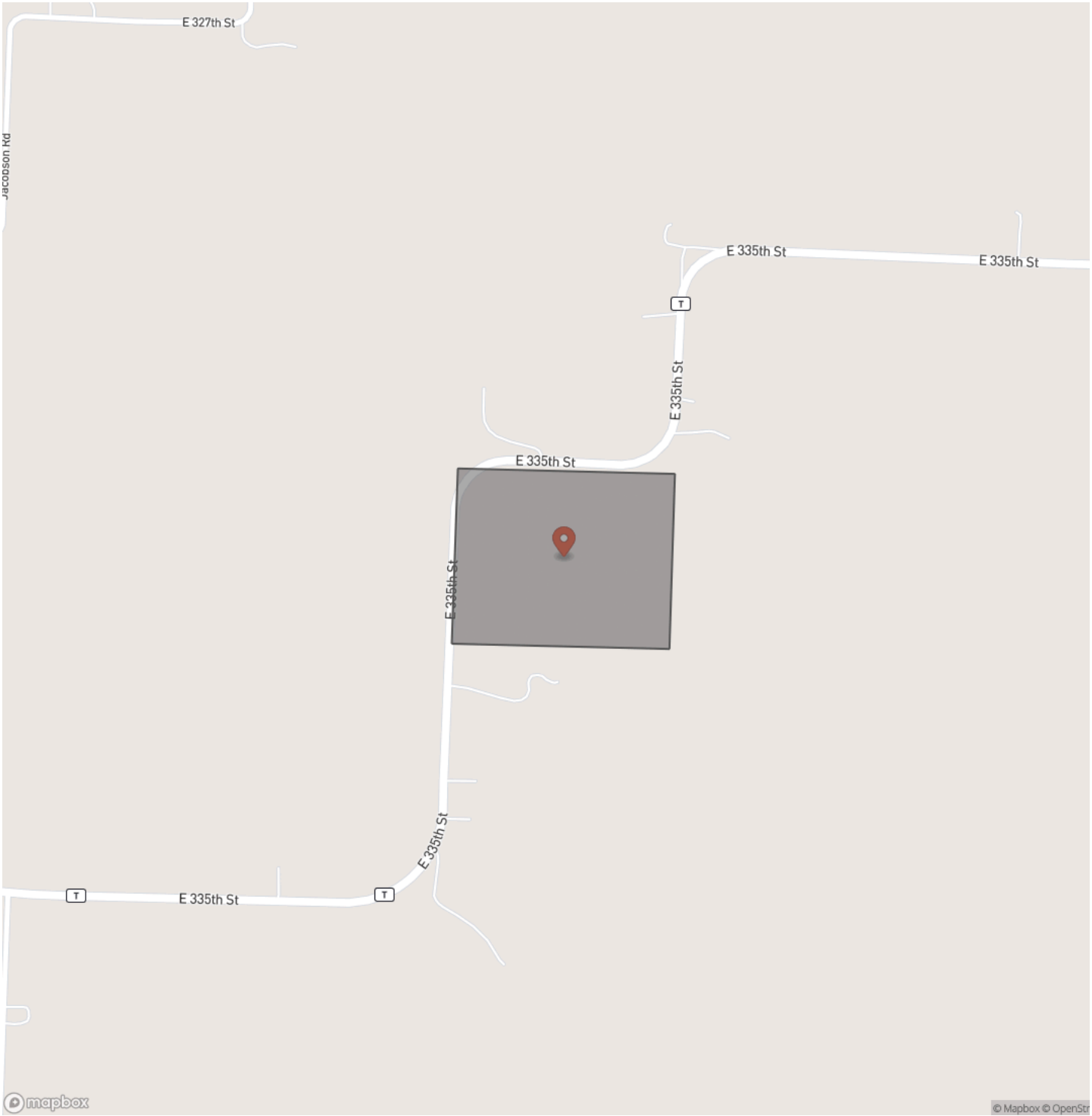
PROPERTY DESCRIPTION

PRICE REDUCED! Situated in the rural countryside of Cass County, Missouri, just +/- 5 miles from Archie, this +/- 32-acre gem offers the perfect blend of convenience and opportunity, making it an ideal spot for building the home of your dreams while enjoying a wide variety of recreational activities. The prime location of this property is within the Archie school district and a mere +/- 20 minutes from the expansive Settles Ford Conservation Area, renowned for its excellent waterfowl and deer hunting. This rural paradise features a wet weather creek that winds its way across the main pasture, enhancing the land's natural beauty and utility. The property boasts very productive farmland. The north side of the creek is currently planted with beans, while the south side has a rich history of hay production, yielding approximately 60 round bales annually. A mix of crop production and dense timber pockets on neighboring lands adds to the excellent habitat for producing mature whitetails, making this tract a hunter's paradise. The heavily wooded creek offers the perfect amount of cover for transient deer moving between surrounding food sources, key bedding areas, and a nicely-sized stocked pond located in the southeast corner of the property. Other key features include partial fencing along the east, west, and south boundary lines, +/- 875 feet of blacktop frontage for easy access, and a main gate at the southwest corner. This parcel is ready for development. Water, electric, gas, and fiber internet are available at the road, simplifying the process of connecting your future home. Whether you're looking to expand your farming operations or invest in a very versatile piece of land, this property offers endless possibilities. Experience the best of both worlds—peaceful country living with the convenience of being minutes from I-49. This property is a rare find, offering a unique blend of natural beauty, agricultural potential, and recreational opportunities. Conveniently located +/- 15 minutes from Harrisonville, +/- 111 miles from Joplin, and only +/- 45 minutes from downtown Kansas City. Don't miss this incredible opportunity! All showings are by appointment only. For more information or to schedule a private viewing, please contact John Fairchild at [\(816\) 876-9009](tel:8168769009).

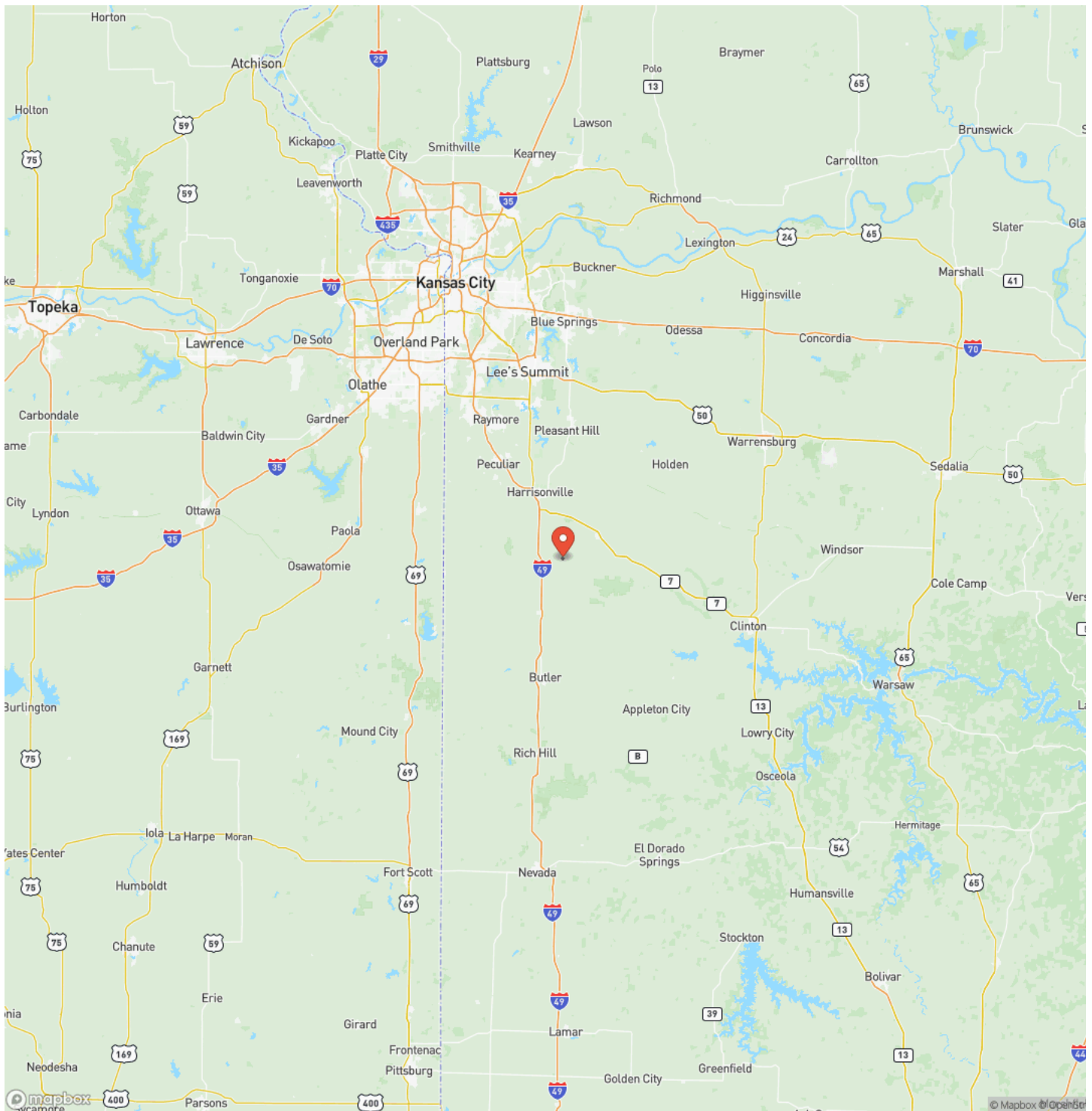
Rural Paradise Homesite
Archie, MO / Cass County



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

Louisburg, KS 66053

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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