

Cleveland Hunting Farm With Tillable
2000-2598 E 241st St
Cleveland, MO 64734

\$440,000
38± Acres
Cass County



Cleveland Hunting Farm With Tillable Cleveland, MO / Cass County

SUMMARY

Address

2000-2598 E 241st St

City, State Zip

Cleveland, MO 64734

County

Cass County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.691243 / -94.575784

Acreage

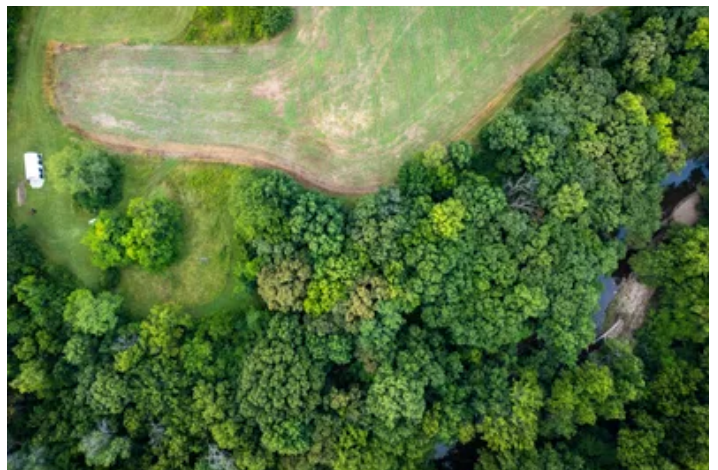
38

Price

\$440,000

Property Website

<https://arrowheadlandcompany.com/property/cleveland-hunting-farm-with-tillable-cass-missouri/88088/>



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PROPERTY DESCRIPTION

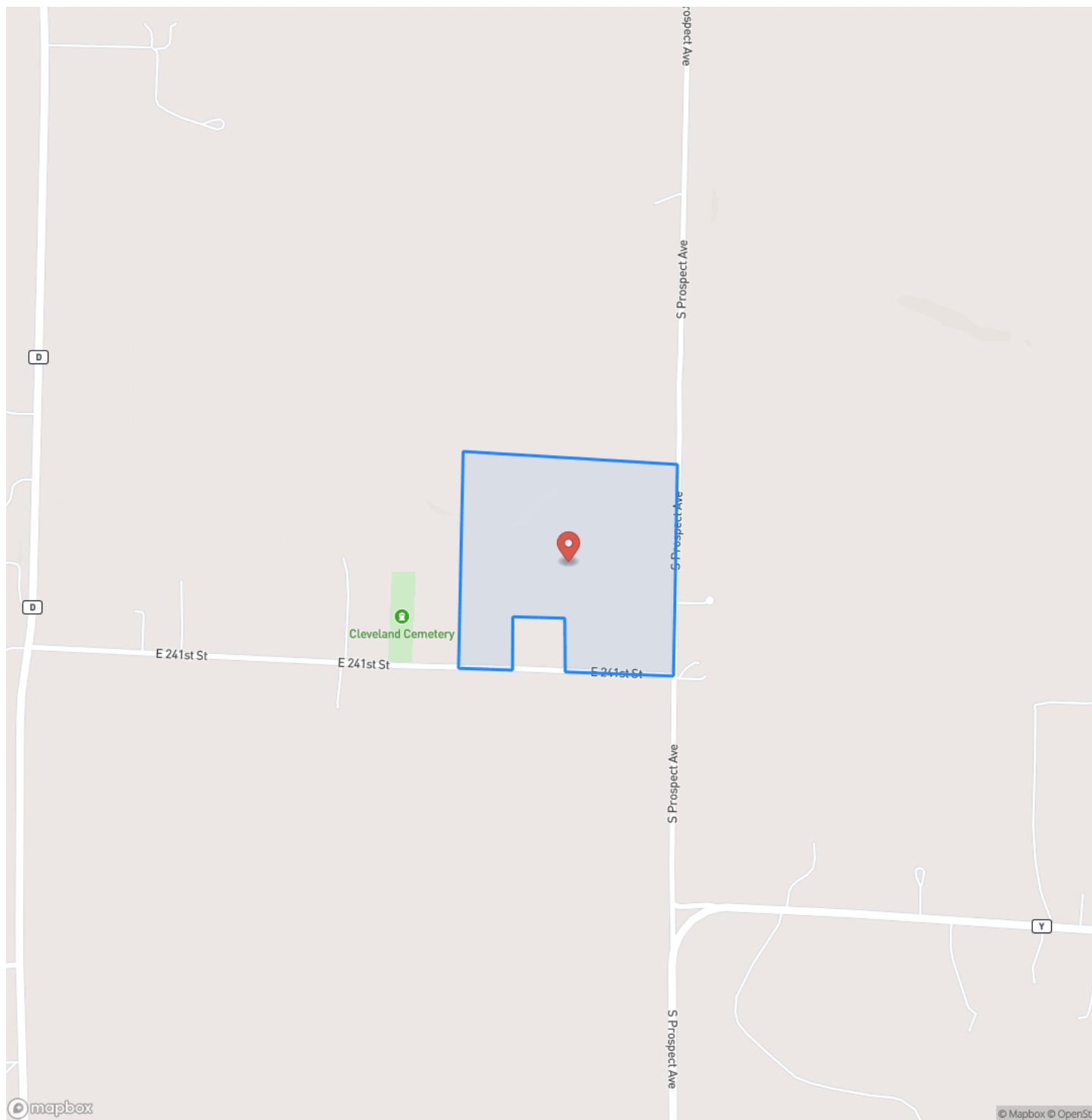
Situated just outside of Cleveland, Missouri and only 45 +/- minutes from Kansas City, this 38 +/- acre tract in Cass County offers a lot of opportunity with tillable acreage, dense hardwoods, creeks and recreational uses. Whether you're looking for a premier, small-scale hunting property or a long-term land investment, this property checks all the boxes. Approximately 10 +/- acres of open, tillable ground provide opportunities for food plots, row crops, or rental income. The north end of the property features a large year-round creek, adding habitat diversity. It is also used as a great water source for wildlife such as deer and turkey. The remaining acreage is covered in grass and thick, mature hardwoods, including acorn-producing oaks. Substantial elevation changes across the property create natural funnels and bedding areas, making this a prime setup for whitetail hunters. Multiple ridges and valleys enhance the terrain, offering excellent stand locations and lines of sight. A maintained trail system cuts throughout the property, offering easy access by foot, ATV, or dirt bike. With two sides of road frontage, this property offers exceptional access and convenience for equipment, farming operations, or future development. The dual access points provide flexibility for entry and exit, making it easy to navigate and utilize the land efficiently. Whether you're scouting, hunting, or simply exploring, the internal paths make navigating the dense woods a breeze. A shed is already on site, providing secure storage for gear and equipment. 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.

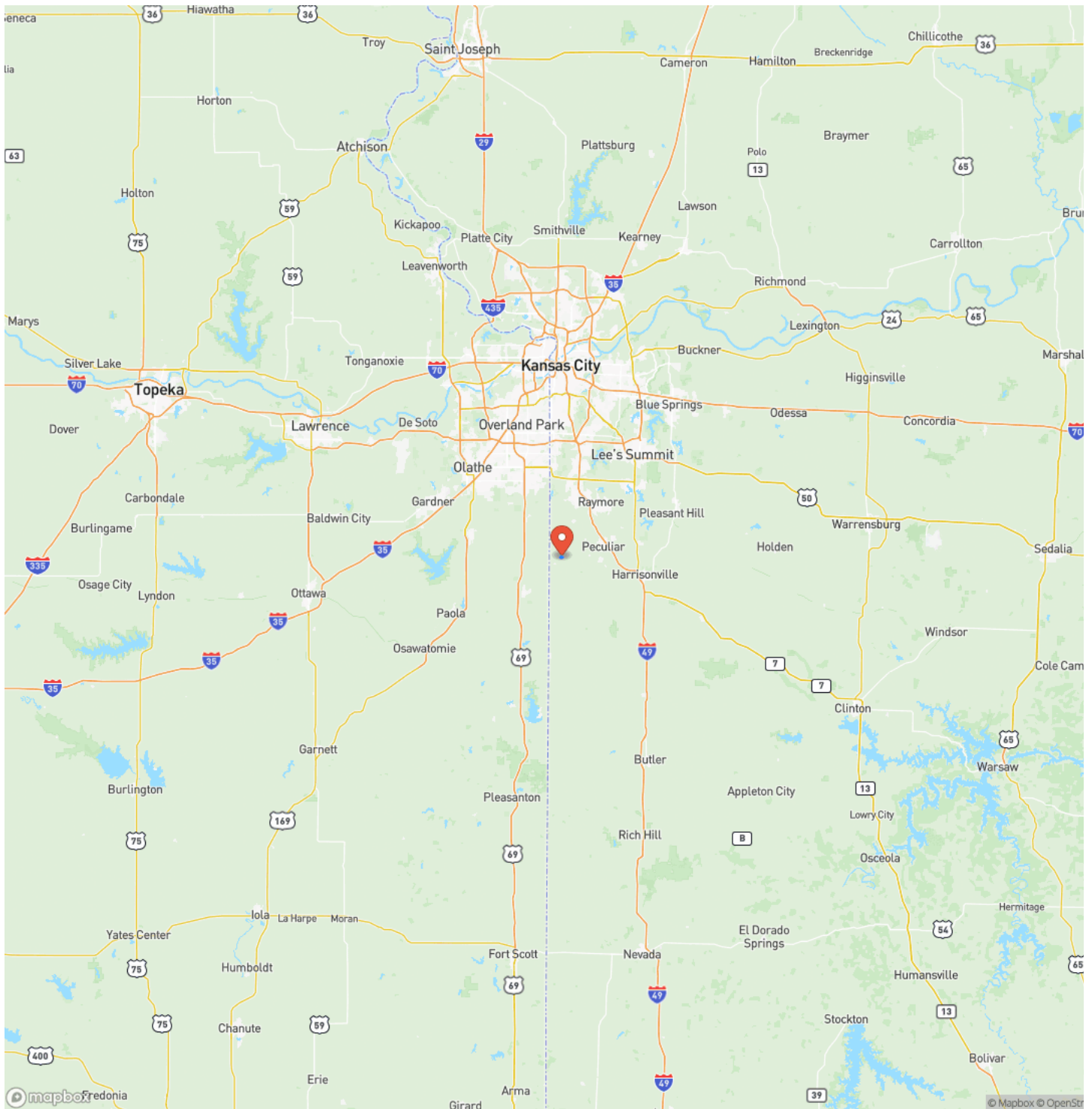
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Cleveland, MO / Cass County



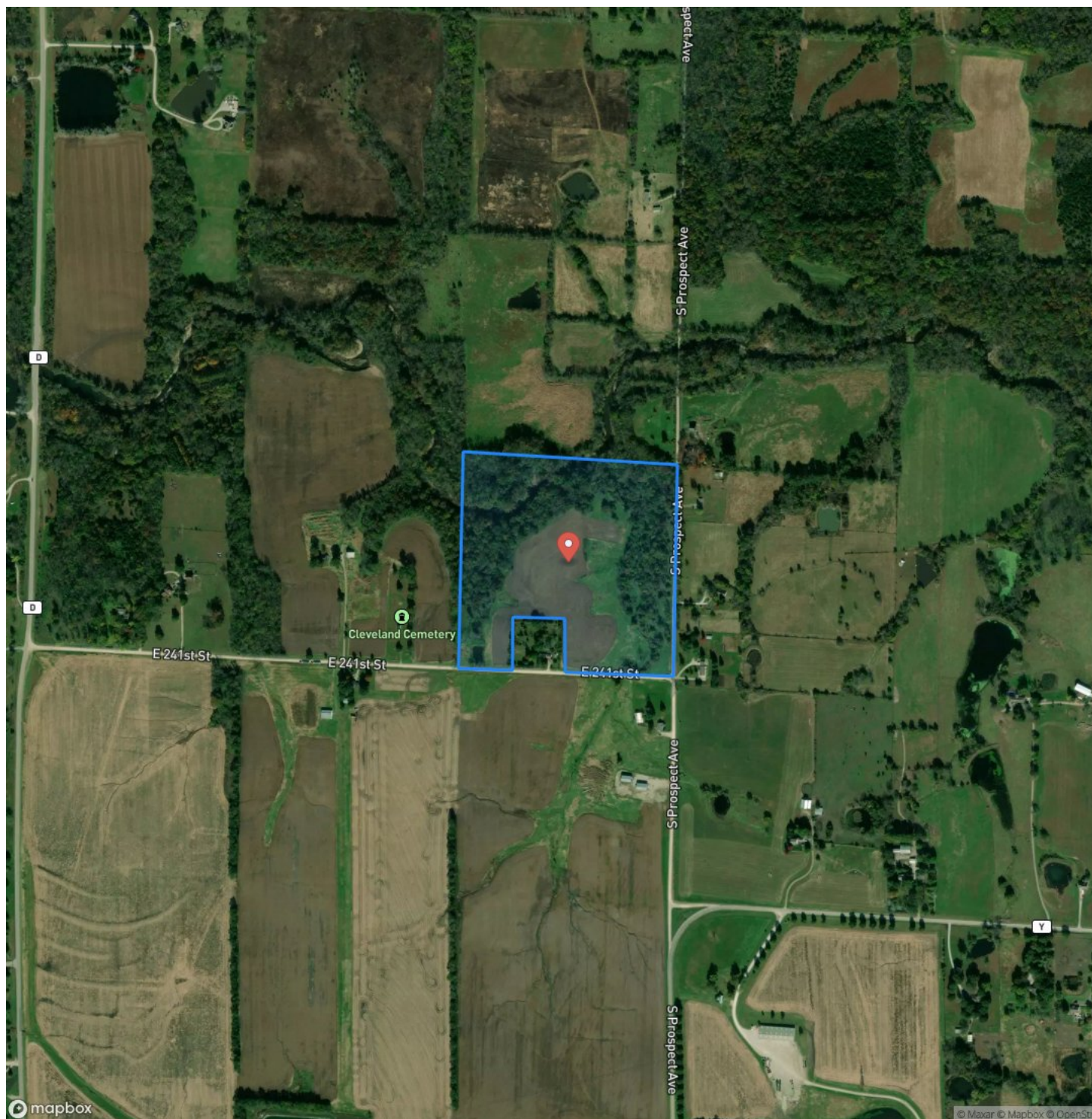
Locator Map



Locator Map



Satellite Map



Cleveland Hunting Farm With Tillable

Cleveland, MO / Cass County

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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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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