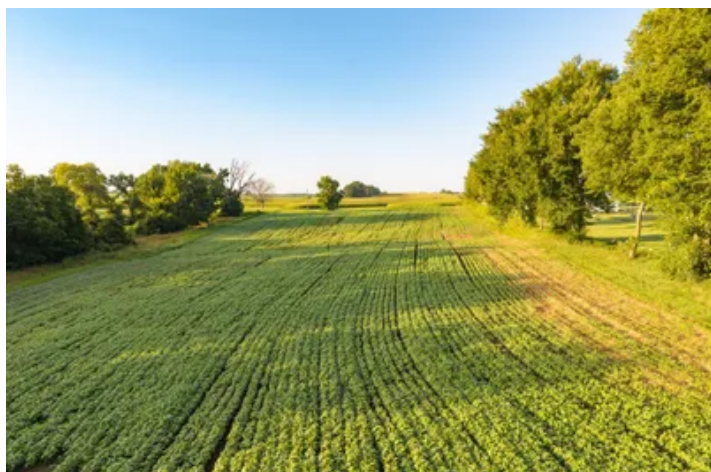
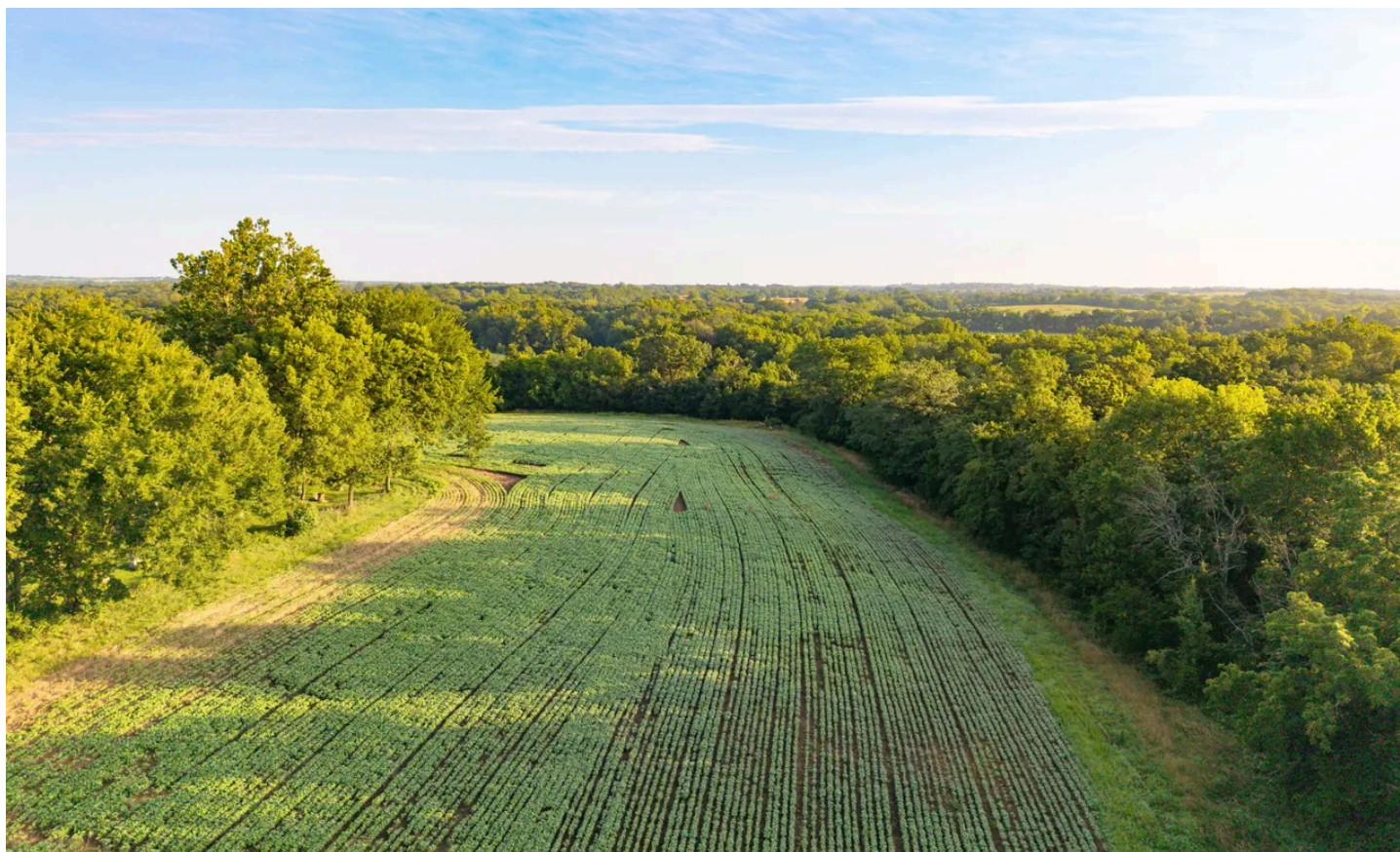


Massey Creek Farm Build, Hunt, Farm
E 241st Street Lot: AHL20
Cleveland, MO 64734

\$230,000
20± Acres
Cass County



Massey Creek Farm Build, Hunt, Farm
Cleveland, MO / Cass County

SUMMARY

Address

E 241st Street Lot: AHL20

City, State Zip

Cleveland, MO 64734

County

Cass County

Type

Farms, Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

38.692736 / -94.580309

Acreage

20

Price

\$230,000

Property Website

<https://arrowheadlandcompany.com/property/massey-creek-farm-build-hunt-farm-cass-missouri/87506/>



Massey Creek Farm Build, Hunt, Farm Cleveland, MO / Cass County

PROPERTY DESCRIPTION

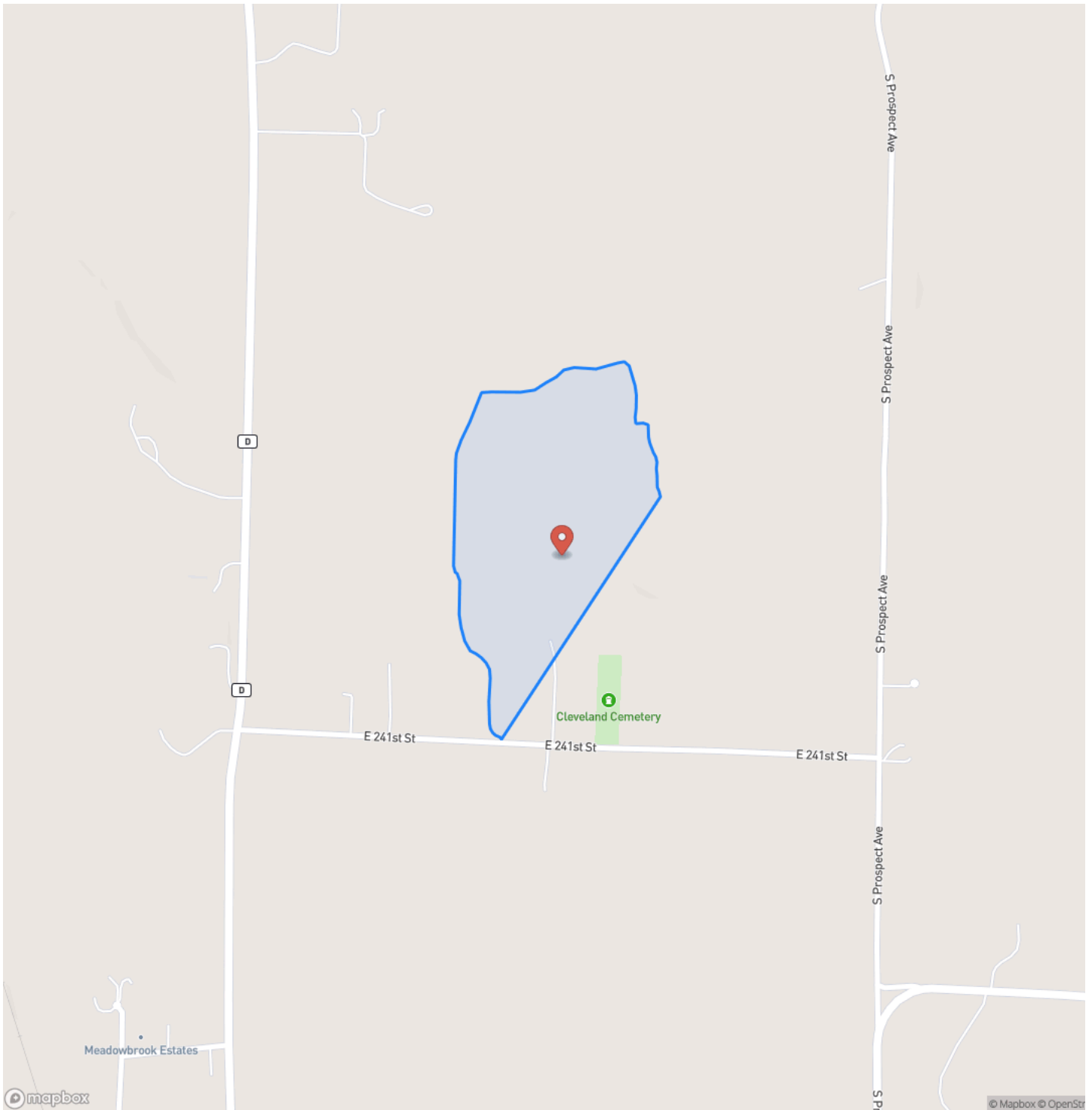
Located just outside of Cleveland, Missouri, this 20 +/- acre property is a rare find with a great mix of farmground, creek-bottom timber, recreational opportunities, and beautiful build sites. The property is situated just 1/4 +/- mile off D Highway (Holmes Road) and offers convenient access while maintaining plenty of privacy. The land features 10 +/- acres of tillable ground, offering the option to farm with a strong yield history and a return on investment. The timber is made up of a majority of hardwoods as well as some pockets of cedars and brush. At the creek bend, a large bluff overlooks a deep pool of Massey Creek, offering a great spot to swim, fish, or just enjoy the view. The mature trees lining the creek are perfect roost trees for turkeys, and the timber itself creates natural funnels and pinch points for whitetails. There are numerous deer trails 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. Additionally, the land features tall native grasses and thick cover that provide great habitat for all wildlife. This 20 +/- acre property offers the perfect balance of agricultural and recreational opportunities and with rural water and electricity at the road, this tract also makes for a prime location to build your dream home high up on the hill overlooking the creek bend. 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.

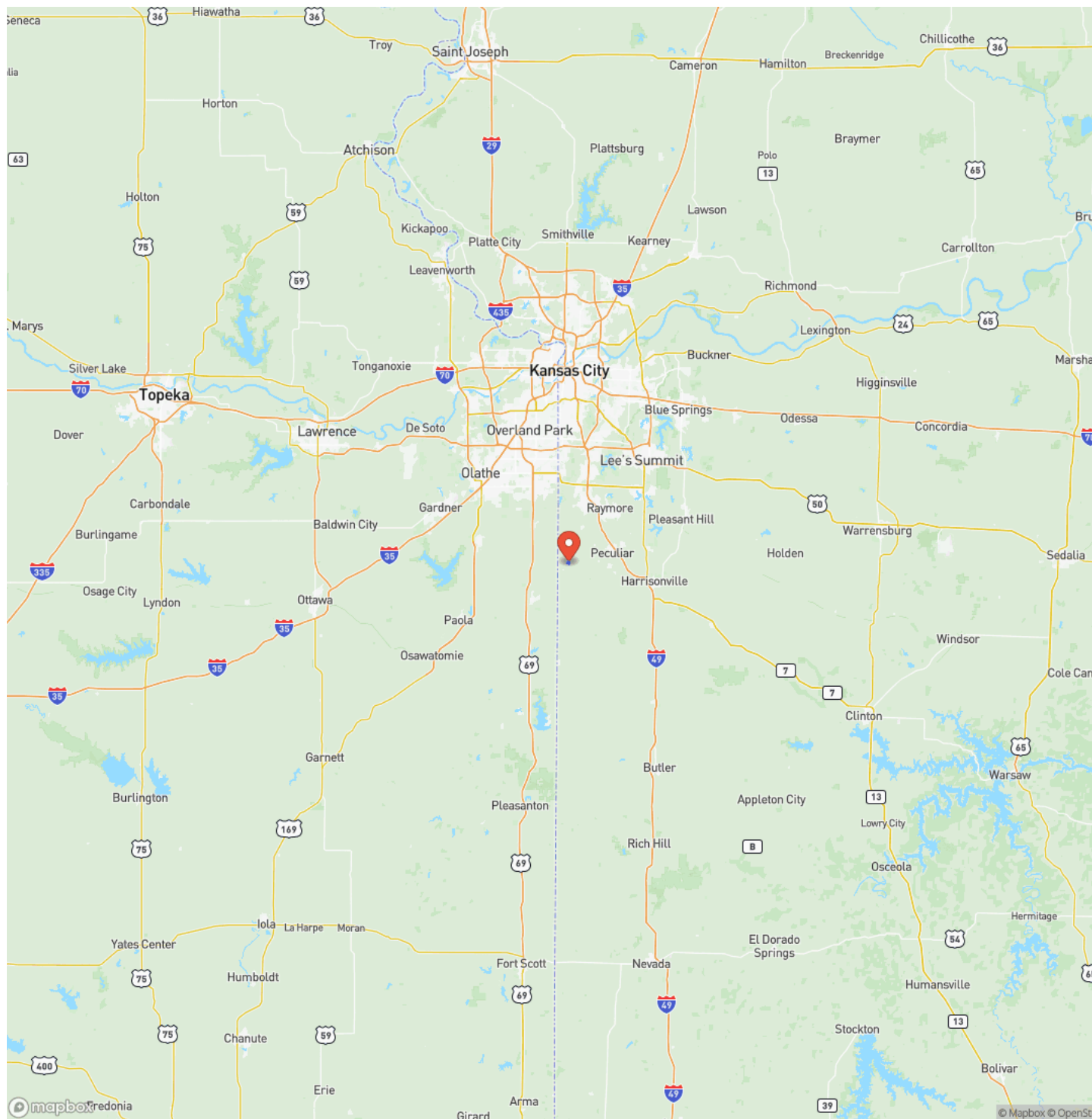
Massey Creek Farm Build, Hunt, Farm
Cleveland, MO / Cass County



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

NOTES

This image shows a blank 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.

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.

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

