

Big Creek Hunting Farm
227th St.
Kingsville, MO 64061

\$1,325,000
124± Acres
Cass County



Big Creek Hunting Farm
Kingsville, MO / Cass County

SUMMARY

Address

227th St.

City, State Zip

Kingsville, MO 64061

County

Cass County

Type

Undeveloped Land, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.696955 / -94.154282

Acreage

124

Price

\$1,325,000

Property Website

<https://arrowheadlandcompany.com/property/big-creek-hunting-farm-cass-missouri/89626/>

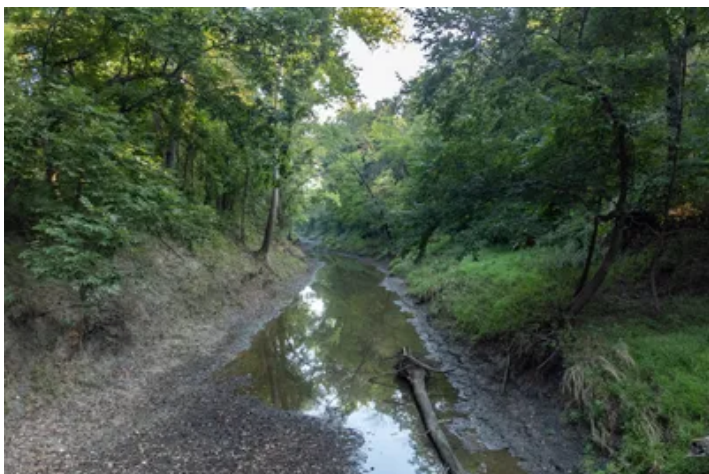


PROPERTY DESCRIPTION

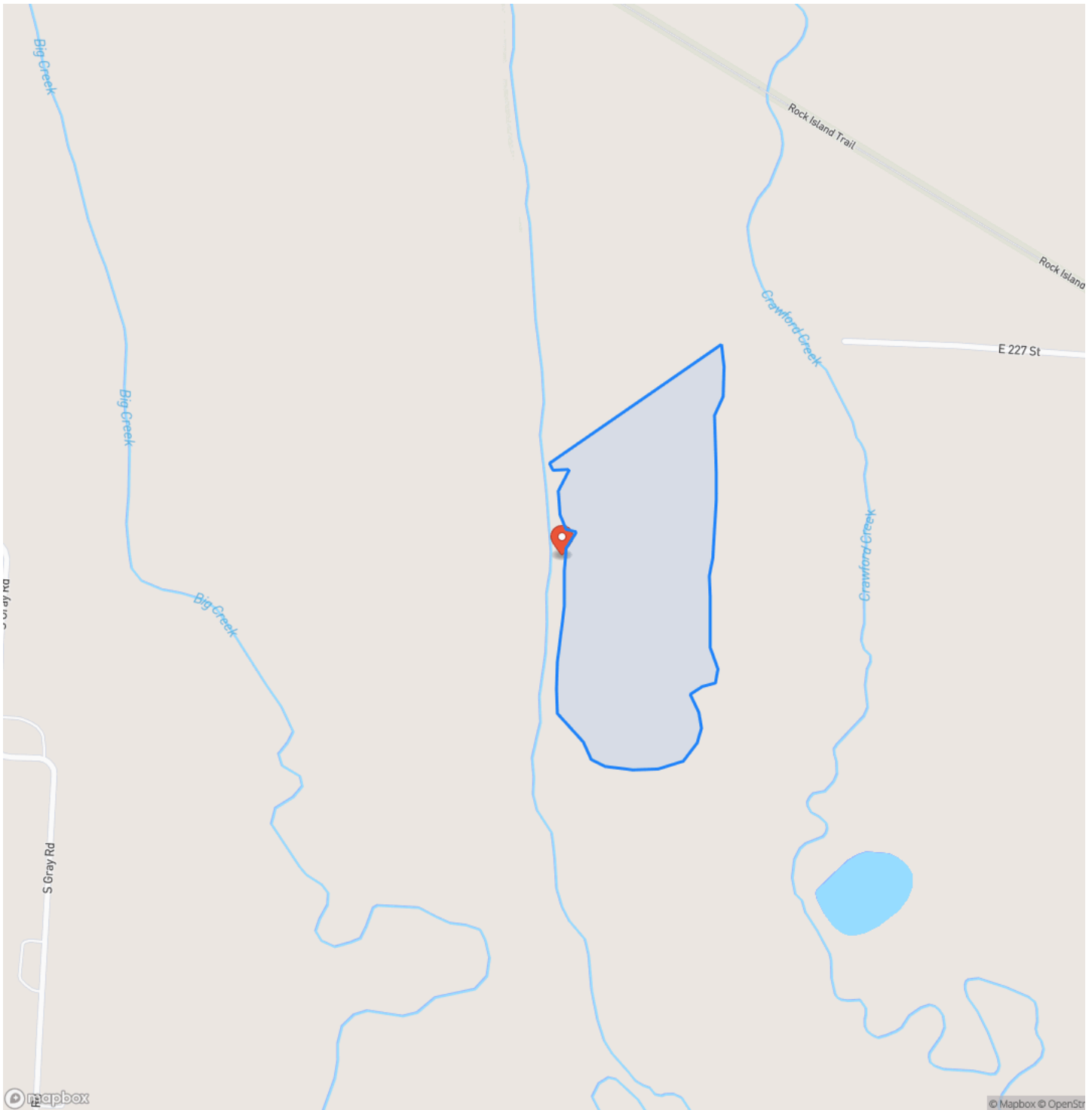
Welcome to the Big Creek Hunting Farm, a 124 +/- acre recreational gem in Cass County, Missouri, offering a rare combination of hardwood timber, established hunting improvements, and diverse habitat. The property is bisected by a distributary of Big Creek, creating a natural corridor for wildlife movement. There is a great stand of mature oaks along with a strong mix of younger growth. The timber produces an abundance of acorns and provides excellent cover and long-term habitat diversity. This farm has been carefully maintained with the hunter in mind. A well-kept trail system and a creek crossing make access throughout the property simple and efficient. Several food plots are already in place, along with multiple established mineral sites that keep deer frequenting the area. Four operational ground blinds provide turn-key hunting setups, giving you a head start on the season. The property offers a long history of quality hunting, including whitetail deer, turkey, and waterfowl. Smartweed and wild millet are naturally established across portions of the farm, creating prime opportunities for duck hunting. With its balance of timber, natural food sources, and hunting improvements, this property is designed to deliver consistent success year after year. The property is conveniently located 19 +/- miles from Lee's Summit, 34 +/- miles from Overland Park, KS and 36 +/- miles from Kansas City, MO. This 124 +/- acre tract is an ideal destination for anyone seeking a premier hunting farm and outdoor retreat! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Trey Broker at [\(816\)914-2201](tel:8169142201).

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.

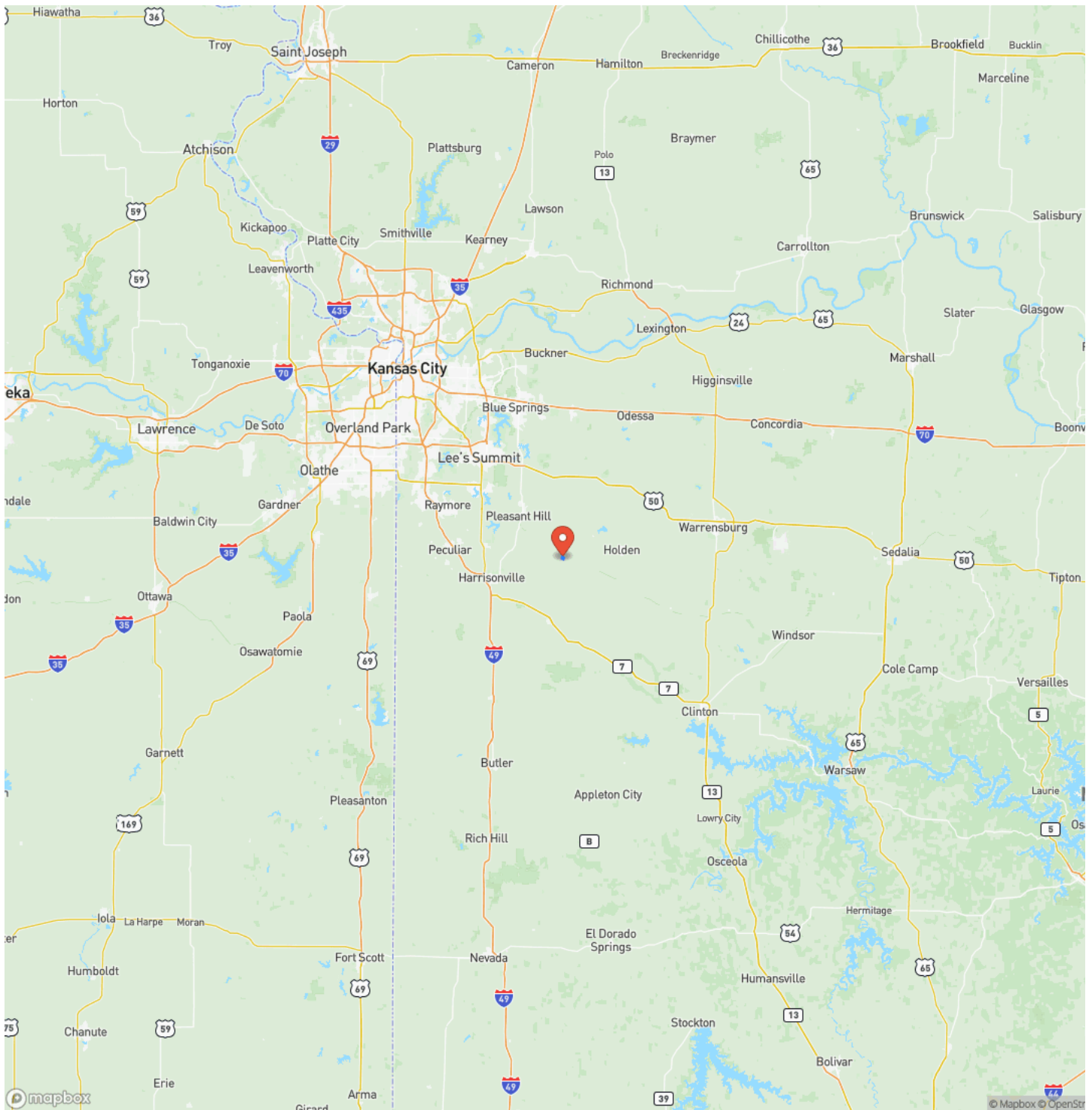
Big Creek Hunting Farm
Kingsville, MO / Cass County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Broker

Mobile

(816) 914-2201

Email

trey.broker@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



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

