

Prime Massey Creek Farm & Timber
0000 E 241st Street
Cleveland, MO 64734

\$758,500
70± Acres
Cass County



Prime Massey Creek Farm & Timber
Cleveland, MO / Cass County

SUMMARY

Address

0000 E 241st Street

City, State Zip

Cleveland, MO 64734

County

Cass County

Type

Farms, Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

38.693214 / -94.580311

Acreage

70

Price

\$758,500

Property Website

<https://arrowheadlandcompany.com/property/prime-massey-creek-farm-timber-cass-missouri/78799/>



Prime Massey Creek Farm & Timber Cleveland, MO / Cass County

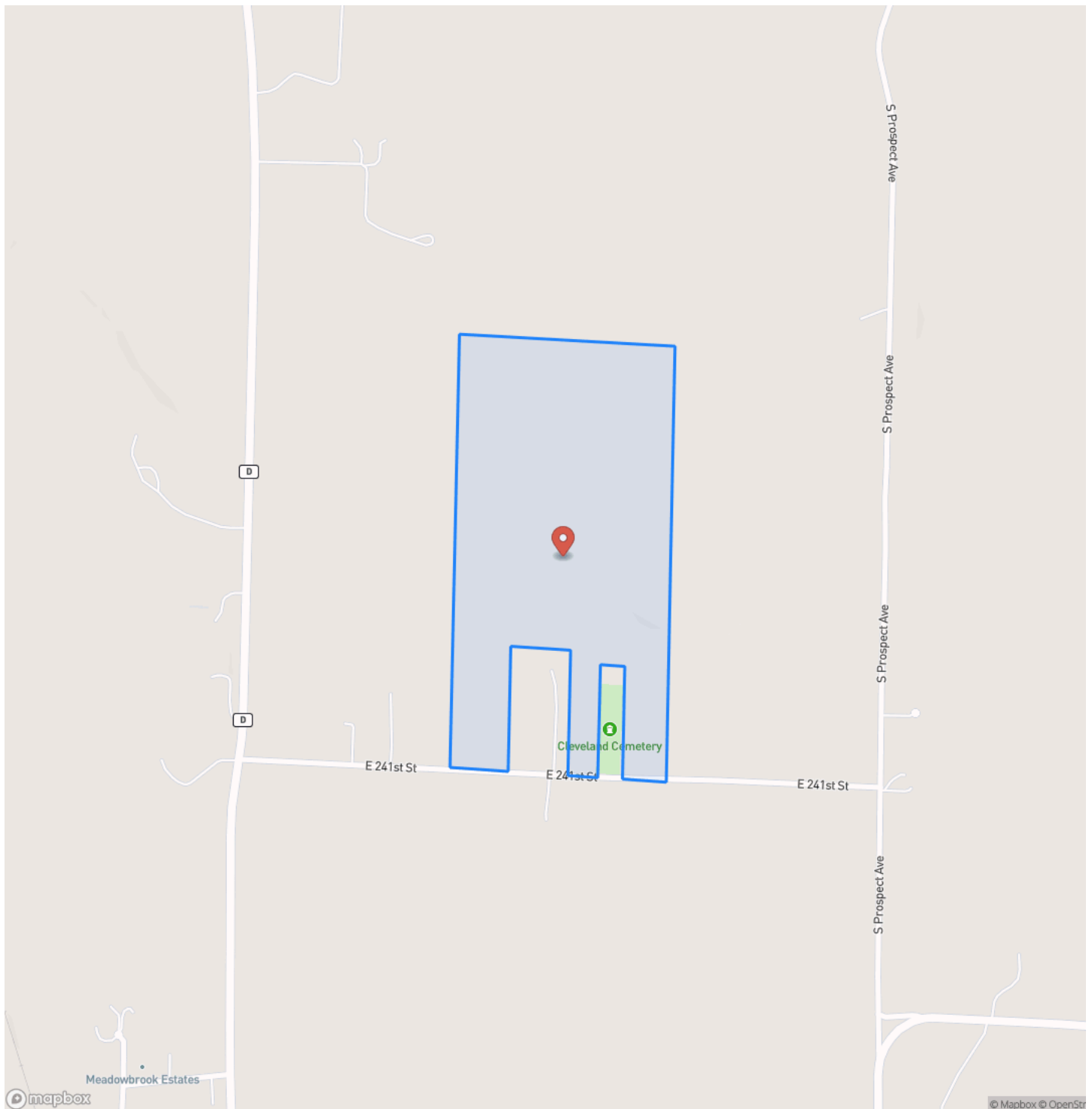
PROPERTY DESCRIPTION

PRICE REDUCED!! Located just outside of Cleveland, Missouri, this 70 +/- acre property is a rare find with a great mix of farmland, creek-bottom timber, recreational opportunities, and beautiful build sites. Situated just 1/4 +/- mile off D Highway (Holmes Road), the property offers convenient access while maintaining plenty of privacy. The land features 30 +/- acres of tillable ground, offering exceptional farmland with a strong yield history and a solid return. In addition to the agricultural land, the property has marketable timber, including many large walnut and oak trees, adding potential income. The timber consists primarily of hardwoods, with pockets of cedars and brush. A standout feature of this property is the expansive stretch of Massey Creek, meandering for over half a mile across the landscape and offering exceptional recreational opportunities. The creek has several large, deep fishing and swimming pools, as well as shallow riffles and gravel bars scattered throughout. Big rock bluffs overlooking the water add even more character and appeal. The mature trees lining the creek provide perfect roosting spots for turkeys, while the timber creates ideal funnels and pinch points for whitetails. Numerous deer trails, scrapes, and rubs showcase the significant deer movement on and through this land. The current and neighboring landowners have harvested impressive deer over the years, and with an abundance of food, cover, and water, it's easy to see why. Additionally, there are two small ponds tucked within the back timber, serving as hidden water sources. The tall native grasses and thick cover provide excellent habitat for all types of wildlife. Maintained trails throughout the property allow easy access by UTV, tractor, or pickup. For those interested in waterfowl hunting, the secluded bottom fields present a prime opportunity to develop wetlands, with the ability to pump water from Massey Creek. The current landowners have also found multiple arrowheads in the bottom fields, offering a glimpse into the rich history of the land. With rural water and electricity available at the road, this tract is also an ideal location to build your dream home on the hill overlooking the creek bottoms. Located in the Cass Midway School District, it offers an easy commute to Kansas City. Whether you are looking for a beautiful combo farm or a peaceful place to build your home, this property has it all. All showings are by appointment only. For more information or to schedule a private viewing, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).

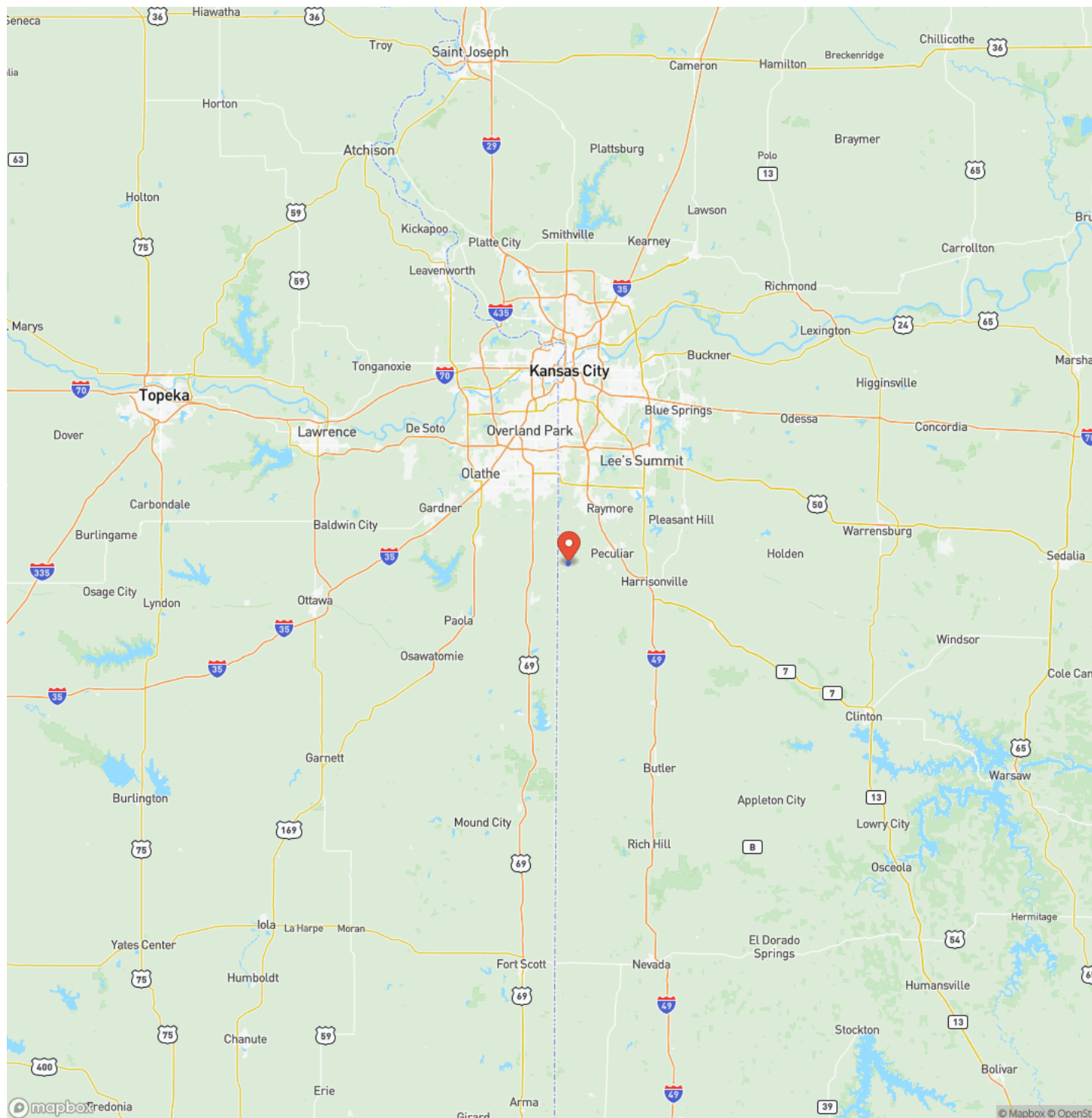
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Cleveland, MO / Cass County



Locator Map



Locator Map



Satellite Map



Prime Massey Creek Farm & Timber 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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www.arrowheadlandcompany.com

DISCLAIMERS

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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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