

Secluded Recreational Tract with Massey Creek
E 241st Street Lot 25
Cleveland, MO 64734

\$265,000
25± Acres
Cass County



Secluded Recreational Tract with Massey Creek Cleveland, MO / Cass County

SUMMARY

Address

E 241st Street Lot 25

City, State Zip

Cleveland, MO 64734

County

Cass County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

38.693331 / -94.58031

Acreage

25

Price

\$265,000

Property Website

<https://arrowheadlandcompany.com/property/secluded-recreational-tract-with-massey-creek-cass-missouri/90913/>



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PROPERTY DESCRIPTION

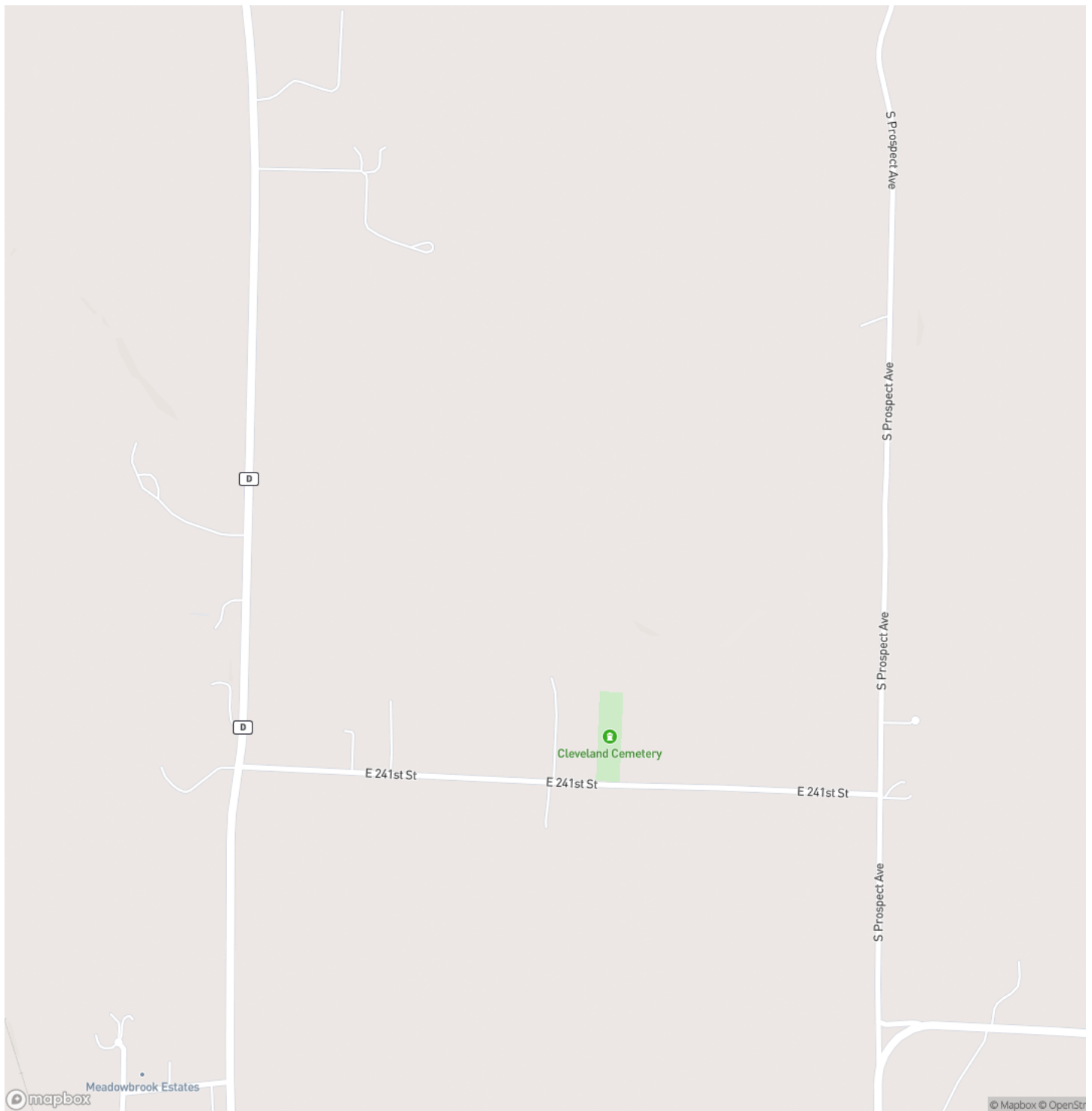
Located just outside of Cleveland, Missouri, this 25 +/- acre tract offers an excellent blend of productive farm ground, mature timber, and recreational opportunities! Positioned only 1/4 +/- miles off D Highway (Holmes Road), the property provides quick access while still offering privacy and seclusion. Access is provided by a recorded easement from the road, ensuring dependable entry to the property. The land includes approximately 3 +/- acres of tillable ground with a strong yield history, creating the opportunity for income. The balance of the property consists of hardwood timber with scattered walnut and oak trees, along with cedar thickets and brush providing a ton of wildlife cover. Massey Creek flows along the edge of the property, offering a mix of shallow riffles, gravel bars, and deeper pools that enhance both recreation and habitat. This farm is well-suited for the hunters, with heavily traveled deer trails, rubs, and scrapes found throughout the timber, along with prime roost trees for turkeys. The combination of food, water, and cover makes this a property where wildlife thrive. The secluded bottom field provides an exceptional opportunity to establish a sizable food plot or develop into wetland, enhancing both the property's habitat diversity and long-term recreational value. Maintained trails provide easy access across the farm for hunting or farming. Along the creek and in the bottom fields, the current landowners have also found multiple arrowheads, providing a fascinating glimpse into the rich history of the land. There is rural water and electricity available at the road providing you with the potential to build. 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.

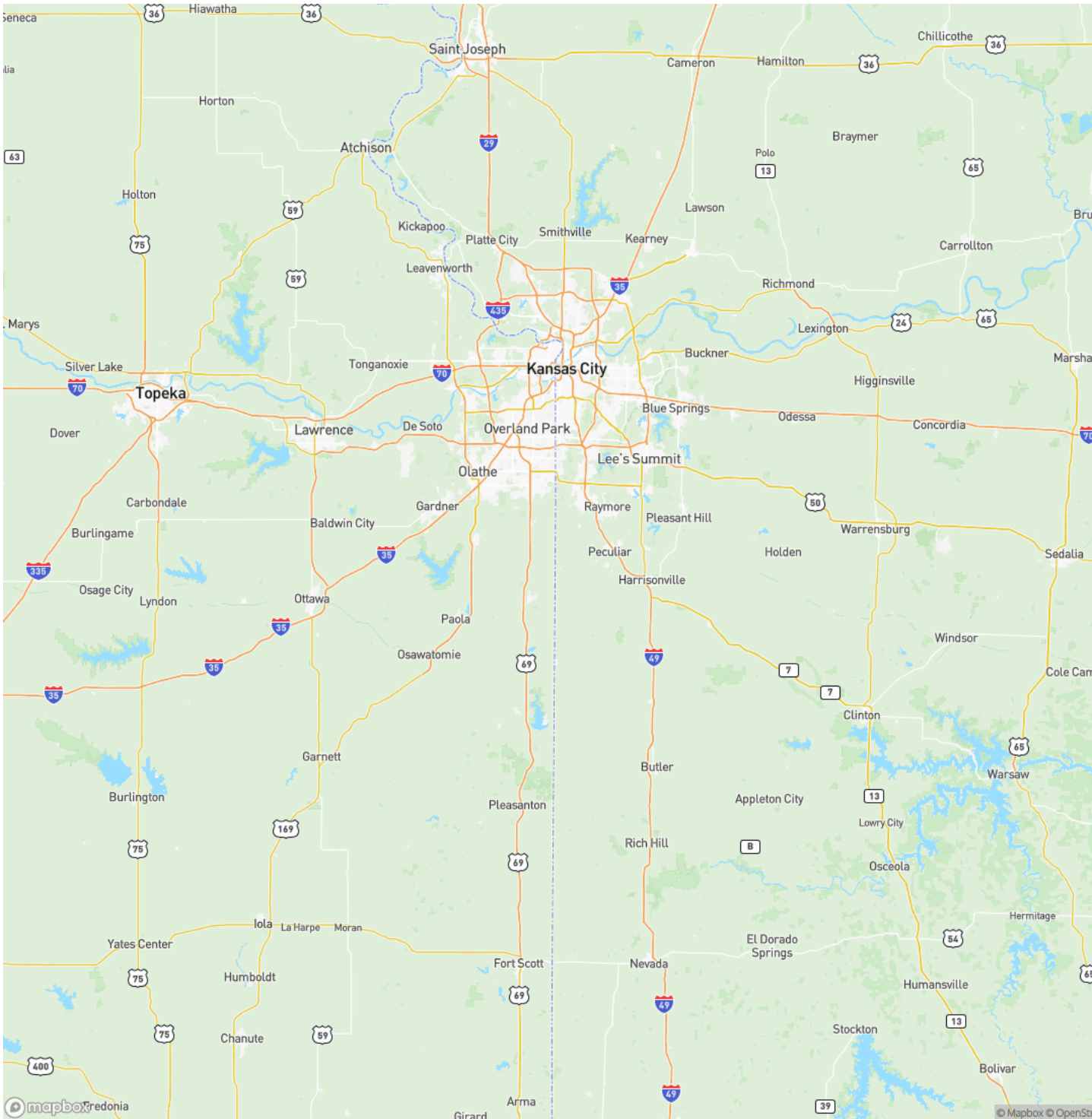
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

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(913) 208-1364

Email

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Address

City / State / Zip

NOTES

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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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