



**Farmers
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L-2600176

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

171.88± Acres, Cass County, Missouri

OFFERED AT
\$1,342,000

Highlights:

- Great access, close to paved road
- Development potential
- Recreational opportunities

For additional information, please contact:



Mandy Quinn, AFM, Agent | (806) 786-8503
MQuinn@FarmersNational.com



Greg Knedlik, Agent | (785) 541-1076
GKnedlik@FarmersNational.com

Property Information

Directions to Properties:

Located just south of Garden City, Missouri, this property offer convenient access from State Route F. Travel south on Route F for 2.3 miles, then head west on 323rd Street for 0.5 miles to reach the south side of the property.

Legal Descriptions:

Contact agents for complete legal descriptions.

Property Descriptions:

Nestled just south of Garden City, Missouri, this exceptional offering presents a rare blend of productive farmland, serene landscapes, and year round recreation. Positioned along both 323rd and 315th Streets, the property showcases gently rolling terrain, expansive open fields, and inviting pockets of natural cover—creating an ideal setting for agricultural excellence and outdoor enjoyment alike. Whether enhancing a farming operation, building a weekend retreat, or investing in land with long term potential, buyers will appreciate the easy access, scenic views, and outstanding opportunities for hunting, ATV riding, hiking, and quiet relaxation. This is a thoughtfully arranged property that effortlessly blends productivity with the natural beauty and recreation Missouri is known for.

FSA Information:

Contact agents for 156EZ.

Farm Data:

Cropland	110.87 acres
Non-crop	1.74 acres
Timber	58.27 acres
Pond	<u>1.00 acres</u>
Total	171.88 acres

Taxes:

\$382.19

Price:

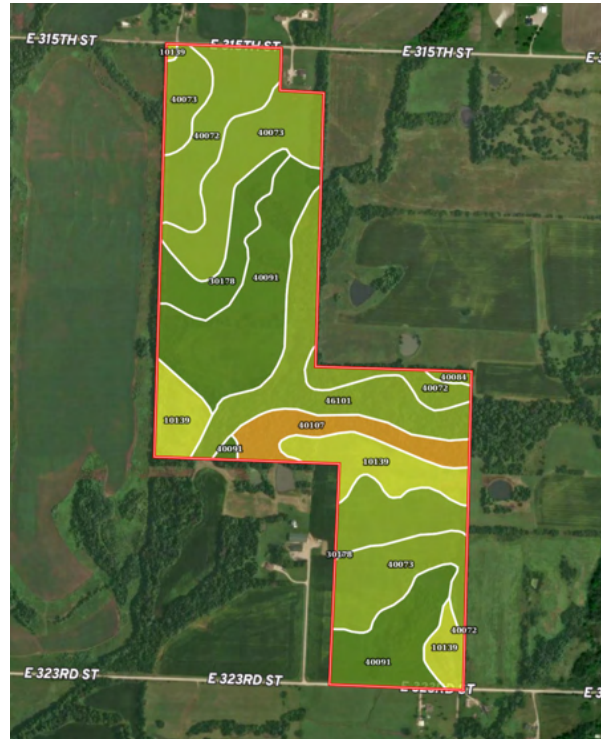
\$1,342,000



Aerial Map



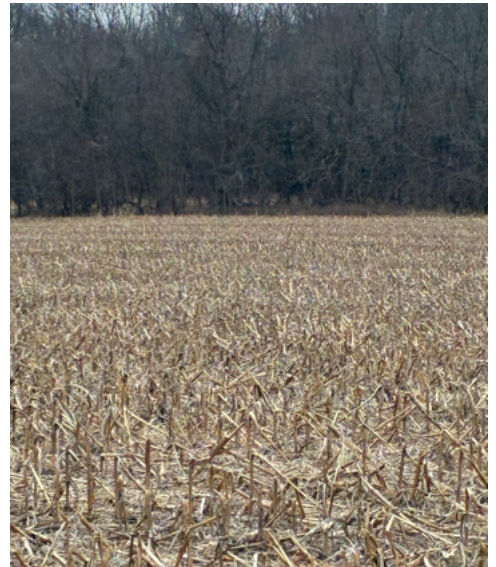
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40091	Summit silty clay loam, 2 to 5 percent slopes	40.54	23.49	0	69	2e
40073	Kenoma silt loam, 4 to 7 percent slopes	36.15	20.95	0	61	3e
40072	Kenoma silt loam, 1 to 3 percent slopes	30.41	17.62	0	59	3e
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	23.22	13.46	0	80	3w
10139	Snead silty clay loam, 5 to 14 percent slopes	20.81	12.06	0	44	4e
30178	Polo silt loam, 2 to 5 percent slopes	10.42	6.04	0	79	2e
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	10.21	5.92	0	43	6e
40084	Oska silty clay loam, 5 to 9 percent slopes	0.77	0.45	0	64	3e
TOTALS		172.53(*)	100%	-	63.06	3.0



Location Map



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