

COMPREHENSIVE LAND ANALYSIS REPORT



117.52 ACRES

2100 S State Route Y, Pleasant Hill, MO 64080, USA

Cass County, Missouri

Report ID: TFP-20260303-2BSROE

Generated: March 3, 2026

PROPERTY OVERVIEW

Property Details

Address:

2100 S State Route Y, Pleasant Hill

Parcel ID:

XX-XXX-XXX-XX-XXX-XXX.XX

Owner:

LAND OWNER

Total Size:

117.52 acres

Square Feet:

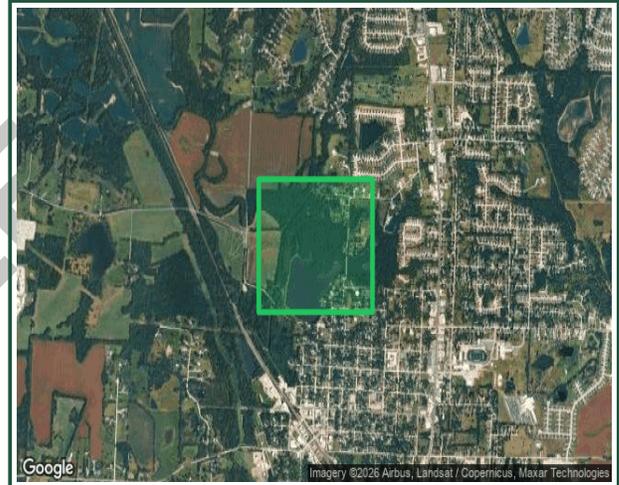
5,120,071

Zoning:

A-1 Agricultural

Use:

AERIAL VIEW



PROPERTY TAX SNAPSHOT

County:

- **Assessed Value (Tax Basis): \$528,840**
- **Classification: Agricultural (12%)**
- **Effective Tax Rate: \$3.12 / \$100**
- **Estimated Annual Property Tax: ~\$16,500**

Interpretation Note:

"This value is assigned for taxation purposes only and does not represent market value. It is best interpreted as an indicator of annual holding cost and classification status."

LEGAL DESCRIPTION & LOCATION

N. 506.5' OF E. 860' OF S'2 SW'4 NW'4 (EX. CO. HWY. R/W)

PLSS: 041N 025W Section 08

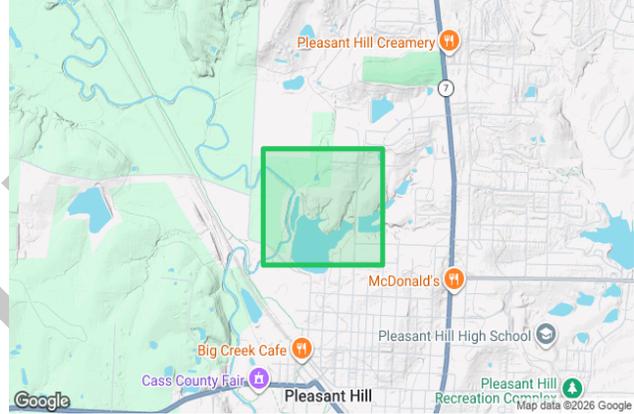
Coordinates: 38.795800°N, 94.273300°W

TERRAIN & TOPOGRAPHY ANALYSIS

SATELLITE VIEW



TERRAIN VIEW



Elevation Range: 850-920 ft above sea level

Terrain Type: Rolling to Gently Sloping

Slope Grade: 2-8% average grade

Drainage: Natural watershed drainage

Soil Type: Well-drained loamy soil

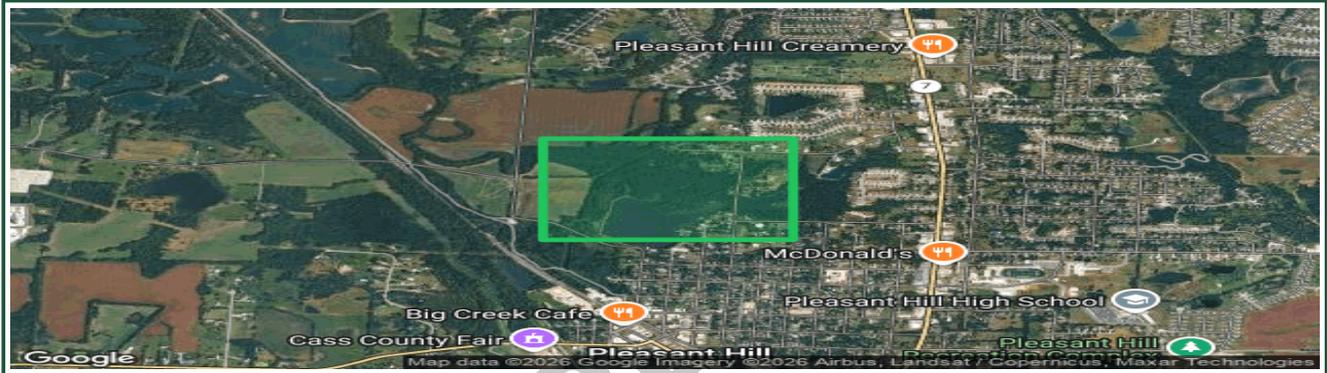
Flood Risk: Minimal - outside flood zones

TERRAIN INSIGHTS & RECOMMENDATIONS

- Gentle rolling terrain is ideal for farming equipment operation and livestock grazing
- Moderate slopes provide excellent natural drainage, reducing standing water issues
- Elevation variations create microclimates beneficial for diverse crop selection
- Terrain is suitable for building sites with minimal grading requirements
- Natural contours can be leveraged for pond construction and water management
- Wind exposure is moderate - consider windbreaks for livestock and crop protection

DID YOU KNOW?

This 117.5-acre property equals approximately 89 football fields!



WATER & FLOOD

FEMA Zone:

Zone X - Minimal Risk

Flood Insurance:

Not Required

Nearest Water:

1.2 miles to creek

Watershed:

Missouri River Basin

Wetlands:

None designated

Water Rights:

Riparian may apply

ACCESS & UTILITIES

Road Frontage:

County Road Access

Road Surface:

Paved county road

Highway Distance:

3.5 mi to US-50

Electric:

Available at road

Water Service:

Well required

Internet:

Rural wireless/satellite

KEY TAKEAWAYS

- Zone X = No flood insurance required - excellent for building
- Electric at road = lower utility extension costs
- Missouri River watershed = reliable groundwater for wells
- Paved road access = higher property value

SOIL COMPOSITION

PRIMARY SOIL DATA

Soil Type:

Norris silty clay loam, 5 to

Drainage:

Well drained

Hydrologic Group:

D

Slope:

10%

AGRICULTURAL METRICS

Land Class:

Class 6s

Surface pH:

5.0

Organic Matter:

1.5%

Flood Risk:

None

DATA SOURCE

USDA Natural Resources Conservation Service. Site-specific testing recommended.



OPPORTUNITY ZONE

Not in QOZ

Standard tax treatment applies



FEMA RISK INDEX

Low Risk

Below national average for hazards



SCHOOL DISTRICT

Cass County

Contact county for details

MARKET INSIGHT

Walking the perimeter would cover roughly 1.8 miles.

West-central Missouri ag land appreciates 3-5% annually on average.

WHAT GROWS HERE

USDA Hardiness Zone 6a • Growing Season: ~180 days



FOOD PLOTS & TREES

DEER FOOD PLOTS

Clover, chicory, brassicas, soybeans

FRUIT & NUT TREES

Apple, pear, persimmon, white oak,
sawtooth oak, chestnuts



NATIVE HABITAT

WARM SEASON GRASSES

Big bluestem, switchgrass, Indian grass

WILDLIFE COVER

Native plum thickets, cedar windbreaks,
shrub rows

TIMBER PRICES

Missouri Stumpage (per MBF)

White Oak (venerer)	\$800 - \$2,500+
Red Oak (sawlog)	\$250 - \$450
Black Walnut	\$1,200 - \$4,000+
Hickory	\$150 - \$300

YOUR TIMBER POTENTIAL

HIGH

80+ acres

Commercial harvest viable

Source: MDC Timber Price Trends • Prices vary by quality, access & mill distance

CASS COUNTY HUNTING INTEL

The stuff nobody else tells you about this land

CWD STATUS



CLEAR

No CWD detected in county

Standard harvest rules

Verified: Mar 2026

DROUGHT STATUS



NORMAL

Good moisture conditions

Healthy forage expected

HARVEST PRESSURE



MODERATE

1,500 deer taken (2024)

Lower hunting pressure

DEER SEASONS



2025-2026

Archery	Sept 15 - Nov 14 & Nov 26 - Jan 15
Early Youth	Nov 1-2
Firearms (Nov)	Nov 15-25
CWD Portion	Nov 26-30

TURKEY SEASONS



2025-2026

Spring Youth	Apr 12-13
Spring Regular	Apr 21 - May 11
Fall Archery	Sept 15 - Nov 14 & Nov 26 - Jan 15
Fall Firearms	Oct 1-31

YOUR MDC OFFICE

Kansas City Region

(816) 622-0900

kcregion@mdc.mo.gov

WALK-IN HUNTING NEARBY

Alley 1 Tract - 429 ac

Brick School Road - 80 ac

Crooked Creek Tract - 381 ac

KEY RESOURCES:

mdc.mo.gov | droughtmonitor.unl.edu | Report Poaching: 1-800-392-1111

CWD Info: mdc.mo.gov/cwd | USDA Service: farmers.gov/service-locator



CERTIFICATE OF ANALYSIS

This certifies that a comprehensive land analysis has been conducted for the following property:

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Data Sources:	Regrid, Google Maps, USDA, FEMA

Terra Firma Partners

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Satellite Intelligence for Landowners

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The Unwritten Rules of Rural Land

A Missouri Field Guide to Neighboring Well

Your deed says what you own. This guide tells you how to live on it.

— The stuff your realtor won't tell you

What You'll Learn:

1. Fences & Boundaries

Why the fence ain't always the property line

2. Gates & Crossings

The unspoken rules of rural access

3. Noise & Seasons

Tractors at dawn, chainsaws on Saturdays

4. Wildlife & Water

Deer don't read deeds — neither do creeks

5. The Neighbor Code

How to earn trust, not lawsuits

This 2-page guide is included FREE

with every paid Land Analysis Report.

Report ID: TFP-20260303-2BSF01

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Ready to get the full picture? ! TerraFirmaPartne