

Report #: TFP-QL-SAMPLE-DEMO

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Terra Firma Partners LLC

PROPERTY OVERVIEW

2100 S State Route Y, Pleasant Hill, MO 64080



VERIFIED ACREAGE

87.20 acres

ZONING

A-1 Agricultural

COUNTY

Cass County, MO

USE TYPE

Agricultural - Vacant Land

PARCEL ID

14-620-00-00-000.00-03

SCHOOL DISTRICT

Pleasant Hill R-III School District

LEGAL DESCRIPTION

E 1/2 NE 1/4 & E 1/2 W 1/2 NE 1/4 SEC 15-46-31 87.2 AC M/L

LOW RISK

FEMA Flood Zone

Designation: Zone X (Minimal Risk). Property is outside the 100-year floodplain. Standard flood insurance rates apply.

NOT IN ZONE

CWD Management Zone

Cass County is not currently in a CWD management zone. Standard deer hunting regulations apply.

ACCESS VERIFIED

Road Access

Property has road frontage on State Hwy PP. Recommend verifying easements and road maintenance agreements.

SUITABLE

Soil Buildability

Drainage Class: Well Drained. Soils appear suitable for conventional septic systems and foundations.

AGRICULTURAL

Zoning Classification

Current Zoning: A-1 Agricultural. Agricultural zoning typically allows residential, farming, and recreational uses.

NEXT STEPS

- Order Full Land Analysis Report (\$350) for complete hunting intel, soil maps, and detailed data
- Schedule property visit to verify boundaries and access
- Contact county offices for any items marked VERIFY

This Broker Quick Look is for informational purposes only and does not constitute a survey, appraisal, or legal opinion. Data sourced from Regrid, USDA, FEMA, and Missouri Dept.

Questions? Call (660) 362-2797