

MIDWEST LAND GROUP PRESENTS



JOHNSON COUNTY, MO

33 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SWEET SIZE RECREATION TRACT

Tracts of this size and makeup are hard to come by! Located outside of Knob Noster, in eastern Johnson County, Missouri, are these killer 33 acres. Approximately 14 acres are wooded and 19 open, with trails throughout. Crooked Creek winds through the east side of the property, and provides a year-round water source. Deer and turkey are abundant, and this property offers significant hunting opportunities for its size. The small cabin with sleeping quarters and storage is ideal for weekend getaways, and deer camp. Elevated stands

overlooking established food plots will convey with the sale. With private easement access off of dead-end Campbell Road, the property offers peaceful seclusion in a quiet area. Bordering Kearn Memorial Wildlife Area to the south, the ground provides direct access to, and additional hunting opportunities on, several hundred acres of Missouri Conservation land, and is a good distance from public access locations. Pawpaw fruit can be found and picked here in late summer. The property is less than an hour from Lee's Summit.



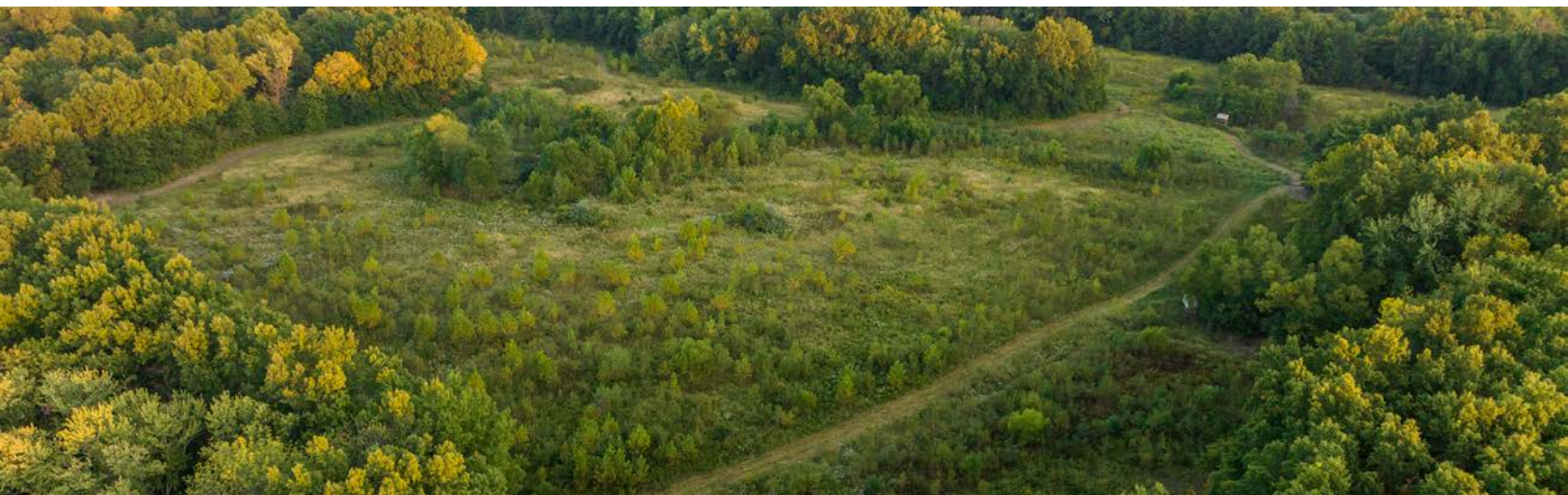
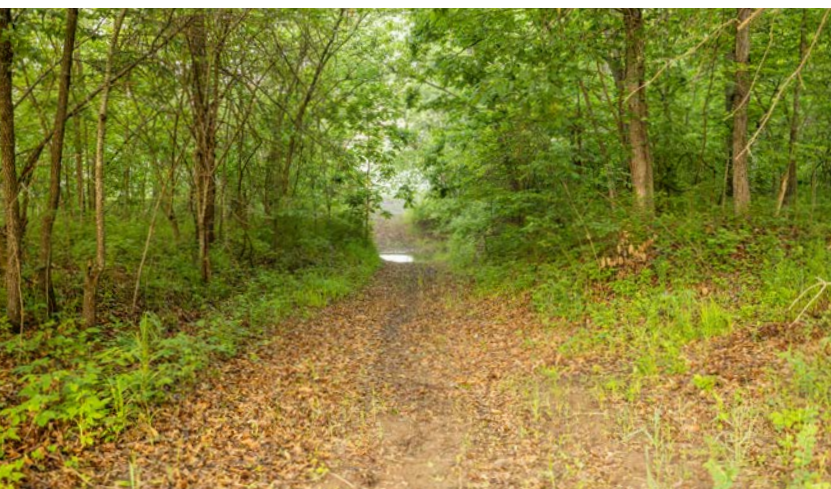
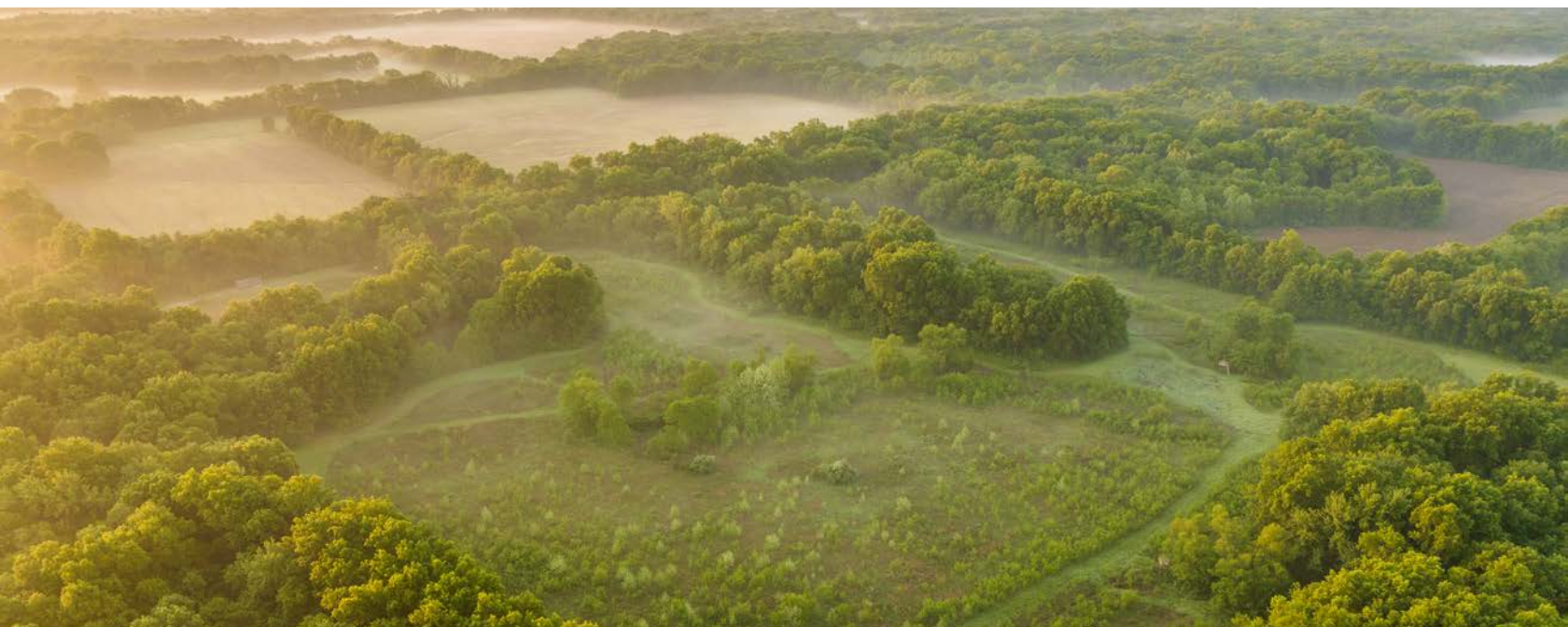
PROPERTY FEATURES

PRICE: **\$222,750** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **33**

- 33 diverse acres
- 14 wooded acres
- Small cabin
- Crooked Creek
- Deer & turkey hunting
- Trails
- Elevated stands
- Food plots
- Secluded
- Borders Kearn Memorial Wildlife Area
- Pawpaws
- Under an hour from Lee's Summit
- 20 minutes from Warrensburg



33 +/- ACRES WITH STRATEGIC TRAIL SYSTEM

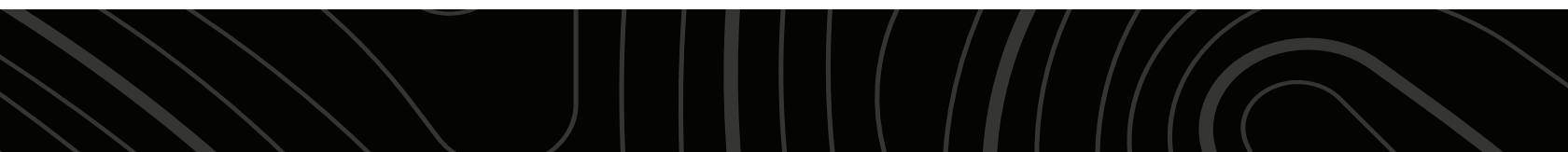


CROOKED CREEK

A live creek known as Crooked Creek flows through the eastern portion of the property which adjoins Muddy Creek just to the north. During dry seasons, the creek still holds water and wildlife use it to water.



ADJOINS 1,000 ACRES OF CONSERVATION LAND



NEWLY RENOVATED CABIN

Furnished with two cots, shelving, a bar top, a gun rack, couch, an AC unit, and several LED lights. The cabin has insulated living quarters, a nice front porch, a large gravel parking area, and garage access on the side ideal for parking and locking up an ATV inside.



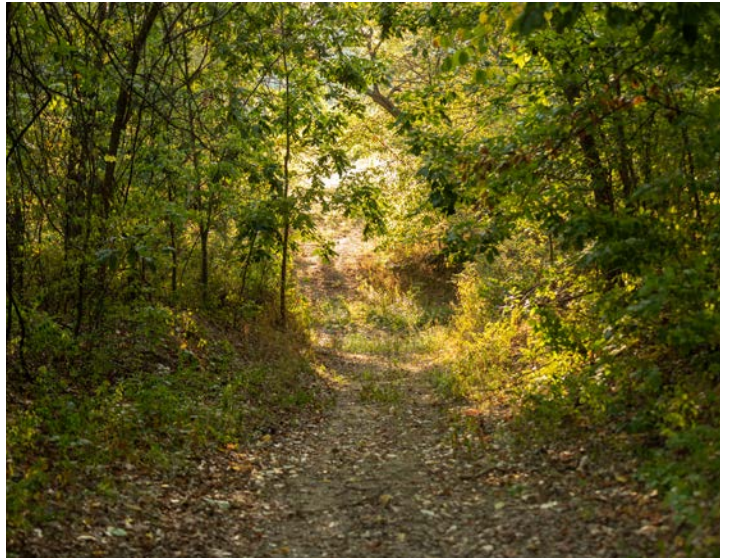
TRAIL CAM PICTURES



14 WOODED ACRES



ADDITIONAL PHOTOS



AERIAL MAP



©2022 AgriData, Inc.

Map Center: 38° 40' 17.07, -93° 30' 34.63



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

24-45N-24W
Johnson County
Missouri



3/23/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



©2022 AgriData, Inc.



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 2.0
Min: 804.6
Max: 823.5
Range: 18.9
Average: 810.7
Standard Deviation: 3.02 ft

0ft 242ft 484ft

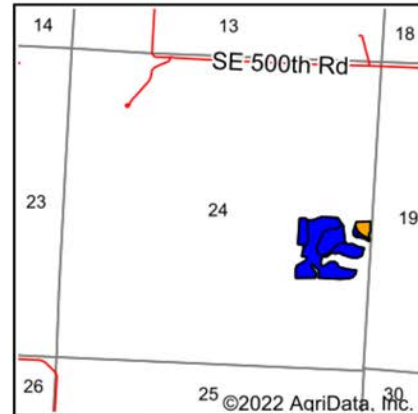
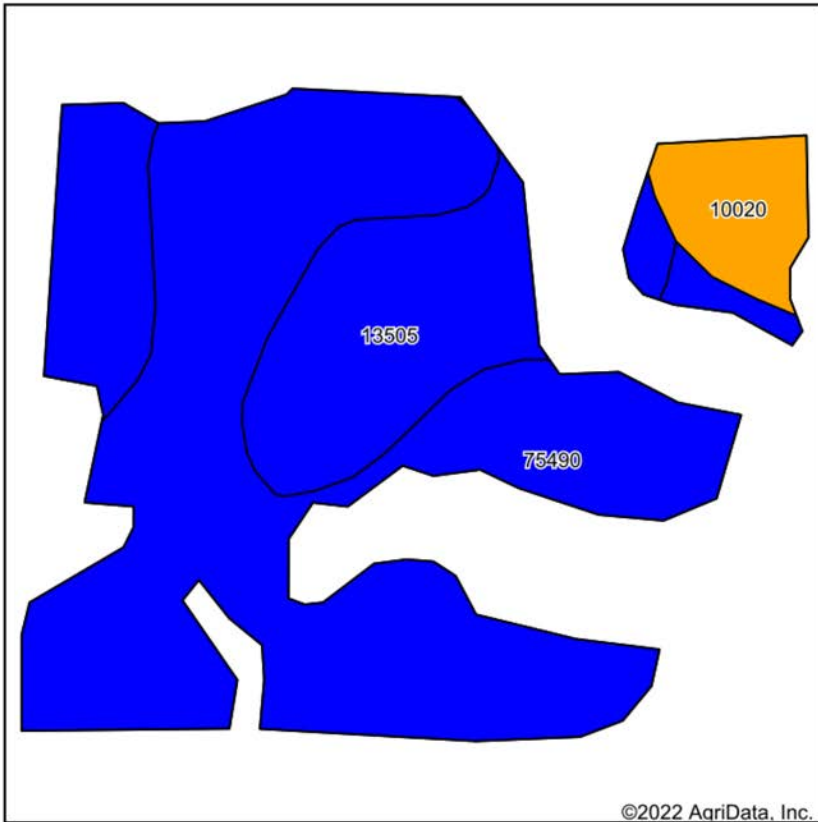


3/23/2022

24-45N-24W
Johnson County
Missouri

Map Center: 38° 40' 15.64, -93° 30' 37.15

SOIL MAP



State: **Missouri**
 County: **Johnson**
 Location: **24-45N-24W**
 Township: **Jefferson**
 Acres: **20.09**
 Date: **3/23/2022**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



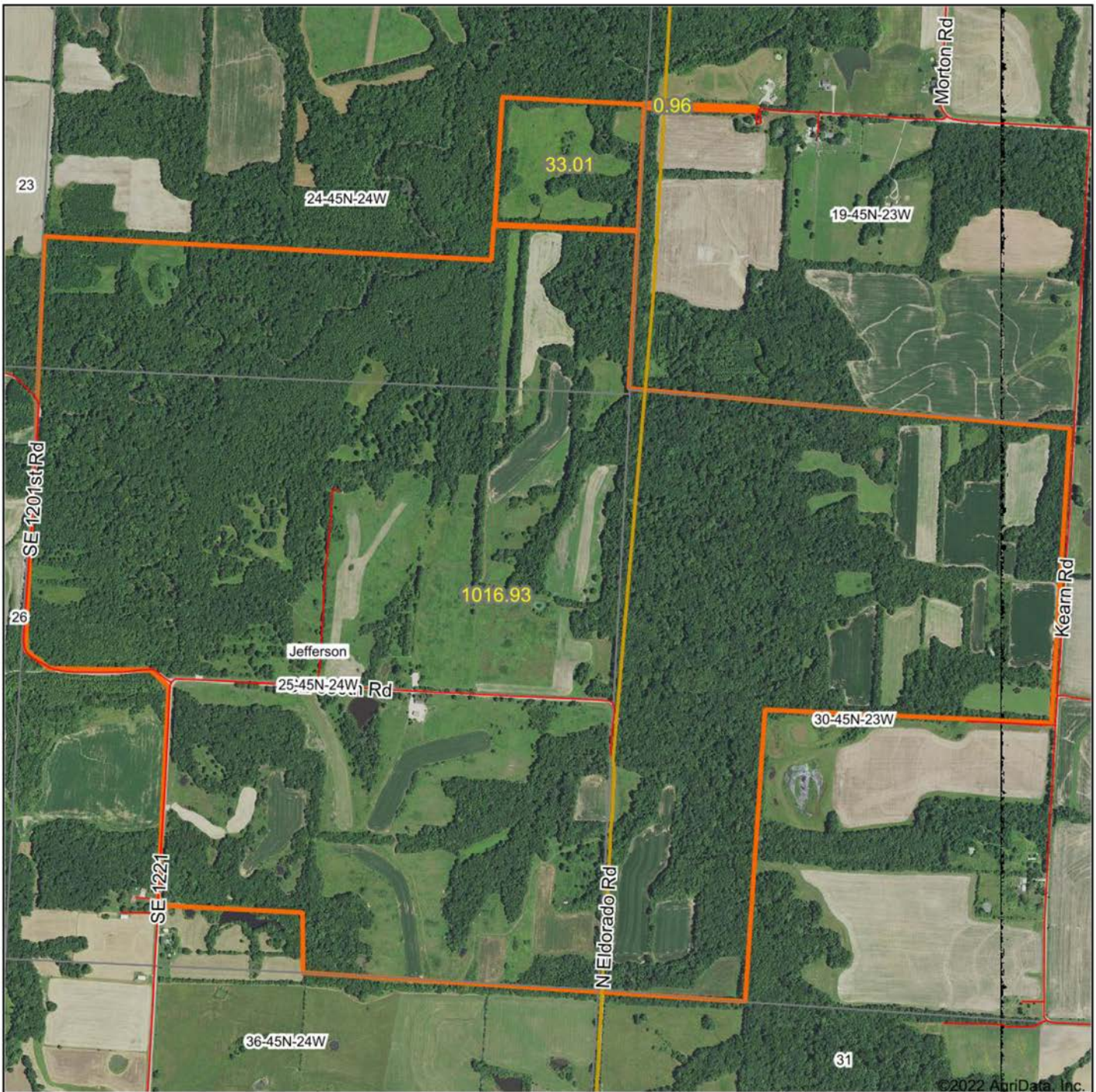
Soils data provided by USDA and NRCS.

Area Symbol: MO101, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
75490	Lamine silt loam, 0 to 2 percent slopes, occasionally flooded	13.34	66.4%		Ilw	68	67	52
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	5.50	27.4%		Ilw	81	69	80
10020	Greenton silt loam, bedrock substratum, 5 to 9 percent slopes, eroded	1.25	6.2%		Ille	62	62	49
Weighted Average					2.06	*n 71.2	*n 67.2	*n 59.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

AERIAL INCLUDING CONSERVATION LAND



Map Center: 38° 39' 41.22, -93° 30' 37.63



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

25-45N-24W
Johnson County
Missouri



3/23/2022

AGENT CONTACT

Ben Ewbank has an intense passion for the outdoors. Growing up in Raymore, Missouri, he developed a love for hunting and fishing thanks to his dad, a longtime member of a local sportsman's club in west central Missouri. After graduating from Ray-Pec High School, Ben went on to Pittsburg State University, where he obtained a degree in construction management. While working in construction for several years, he began searching for a field in which he could be passionate about. That's what led him to Midwest Land Group, where he combines his love for the outdoors with skills he had previously honed, such as nurturing relationships with clients, and negotiating on their behalf in order to achieve common goals. With an eagerness to serve, Ben brings hard work, kindness, and integrity to his role as a land sales agent. He's a member of the NWTF and the QDMA.

When not working, you can find him bowhunting for whitetails or chasing gobblers, often on Missouri conservation ground, as well as fishing for crappie. He also hunts doves and waterfowl when the opportunities arise. He loves spending time with his wife and their three children, and tries to get together with loved ones at the family cabin at Pomme de Terre whenever possible. Call Ben today to let him go to work for you!



BEN EW BANK, LAND AGENT
816.820.2345
BEwbank@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.