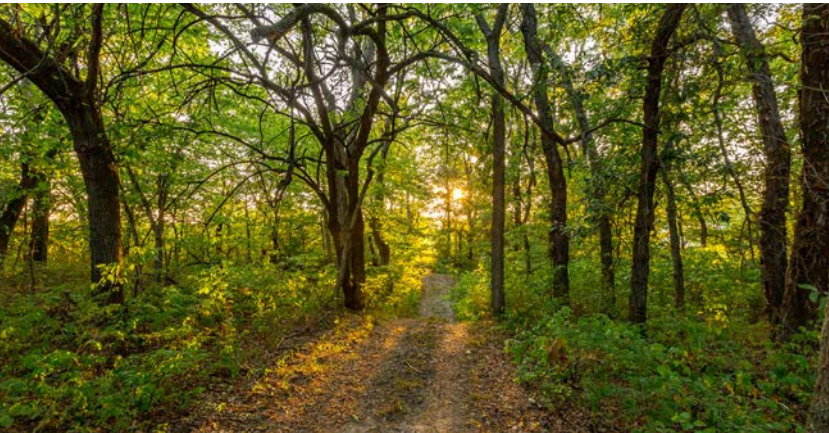


MIDWEST LAND GROUP PRESENTS



# JOHNSON COUNTY, MO

9 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BIG BUCK PRODUCER WITH HOME IN JOHNSON COUNTY

The property is situated between Knob Noster and Concordia, with easy access to Whiteman Air Force Base. Its proximity to Highway 50 and Interstate 70 also makes it convenient for shopping and access to larger cities like Lee's Summit, Columbia, Sedalia, and Jefferson City.

The house is built in a secluded location away from the road, with only the roof visible from the gravel road. This setting provides privacy and serenity. The property boasts a large 2.5 acre yard, offering ample space for various outdoor activities and potential landscaping projects. The house includes three sizable bedrooms with large closets, two full bathrooms, and an open-concept living, kitchen, and dining area. The basement with 10 foot ceilings and concrete walls provides room for customization and expansion. A newly constructed 30'X30' shop with concrete floors, electricity, and a garage door offers additional workspace and/or storage.

The eastern side of the property features 6.5 +/- acres of timber, a meandering wet weather creek, and a beautiful

2 acre food plot ready to be planted for the fall. Within the timber, you will find mature trees and fingers of timber that provide ideal travel corridors for mature whitetails to enter into the food plot. The food plot is surrounded by mature cedar trees, and native grasses to provide additional bedding and seclusion for wildlife. The mature oak trees dropping acorns are a natural attraction for wildlife, making the property a potential haven for deer and other animals.

The property's proximity to the Ralph and Martha Perry Memorial Conservation Area further enhances its appeal for outdoor enthusiasts, with opportunities for fishing, hunting mature bucks, and hunting waterfowl in the nearby natural smartweed and marsh areas. This conservation area is over 4,000 acres and is well known for fishing, and hunting mature bucks and waterfowl. Whether you're interested in hunting, outdoor exploration, or simply enjoying the natural beauty, this property seems to offer a variety of options to suit different interests. Call Ethan Olson at (573) 821-7533 to view this incredible property.



# PROPERTY FEATURES

PRICE: **\$375,000** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **9**

- 9 +/- acres
- 1,500 sq. ft. home
- 3 bed, 2 bath
- Hunting potential
- Lots of deer and turkey signs
- Meandering creek
- Morel mushrooms
- Mature timber
- Food plot
- 15 minutes to Whiteman Air Force Base
- 1 hour to Lee's Summit
- 1 hour and 15 Minutes to Columbia
- 2 miles from Martha Perry Conservation Area





# 1,500 SQ. FT. HOME





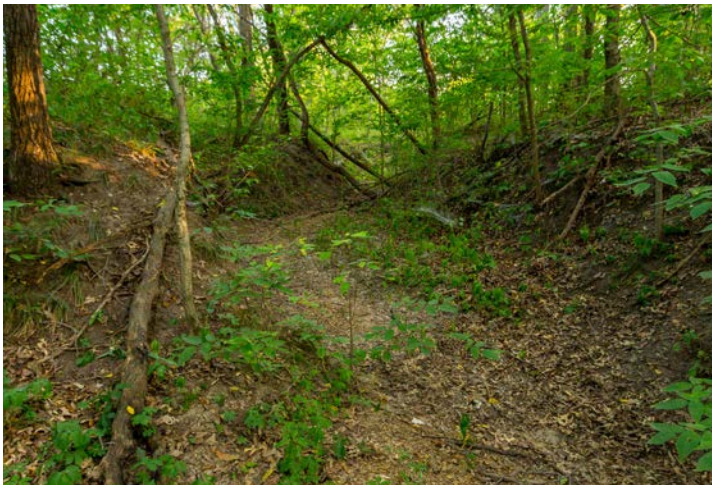
# HUNTING POTENTIAL

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# MEANDERING CREEK

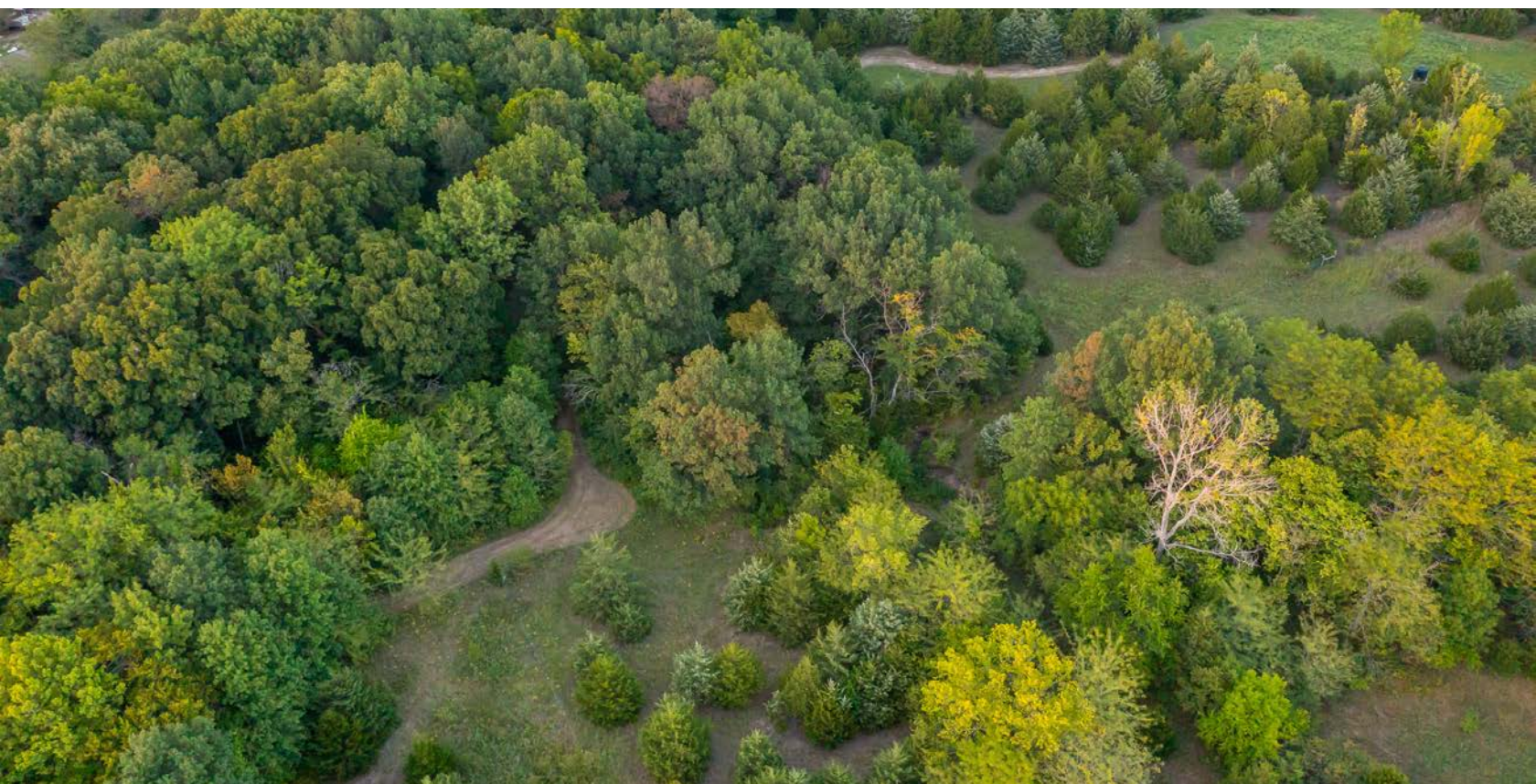
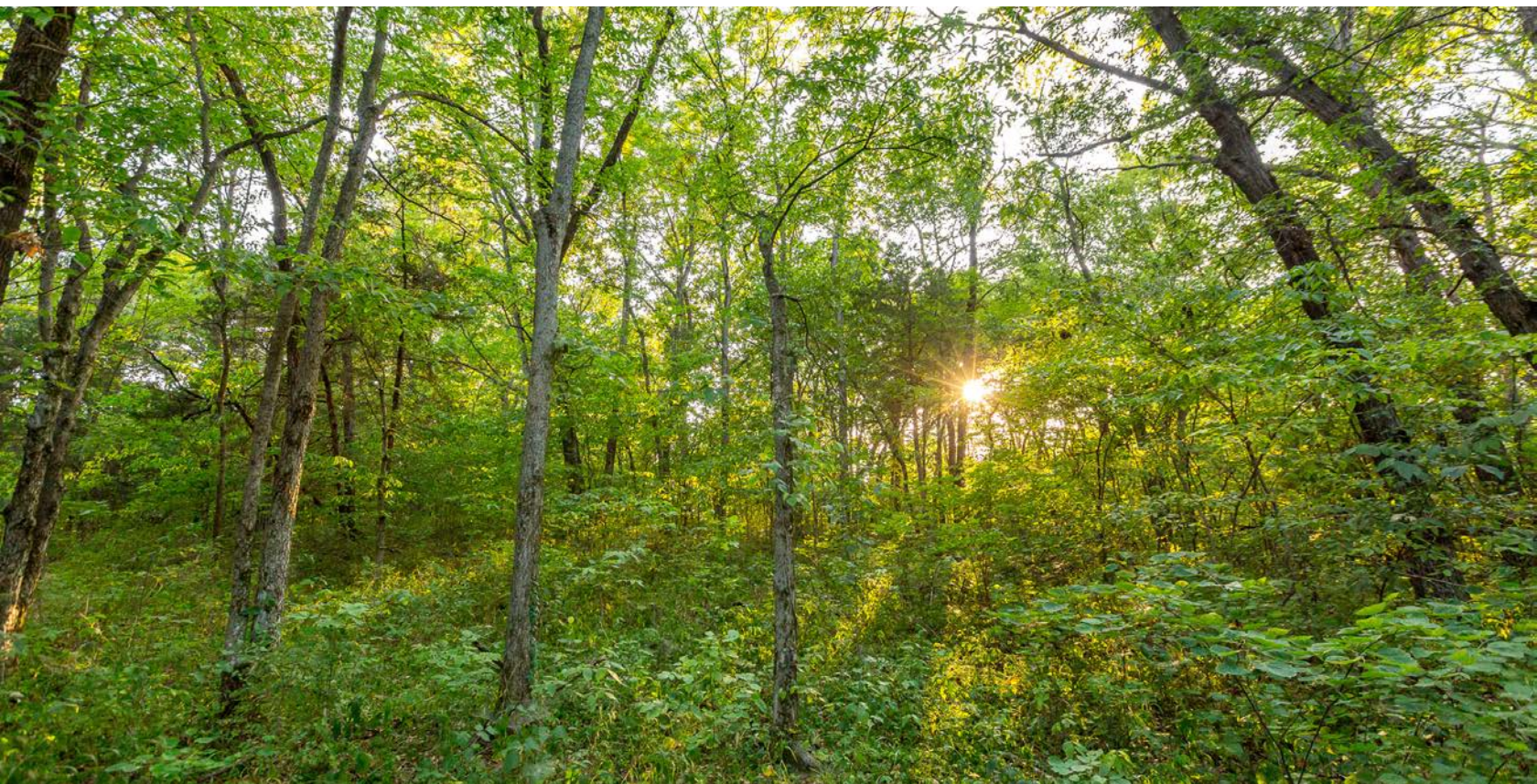
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# MATURE TIMBER

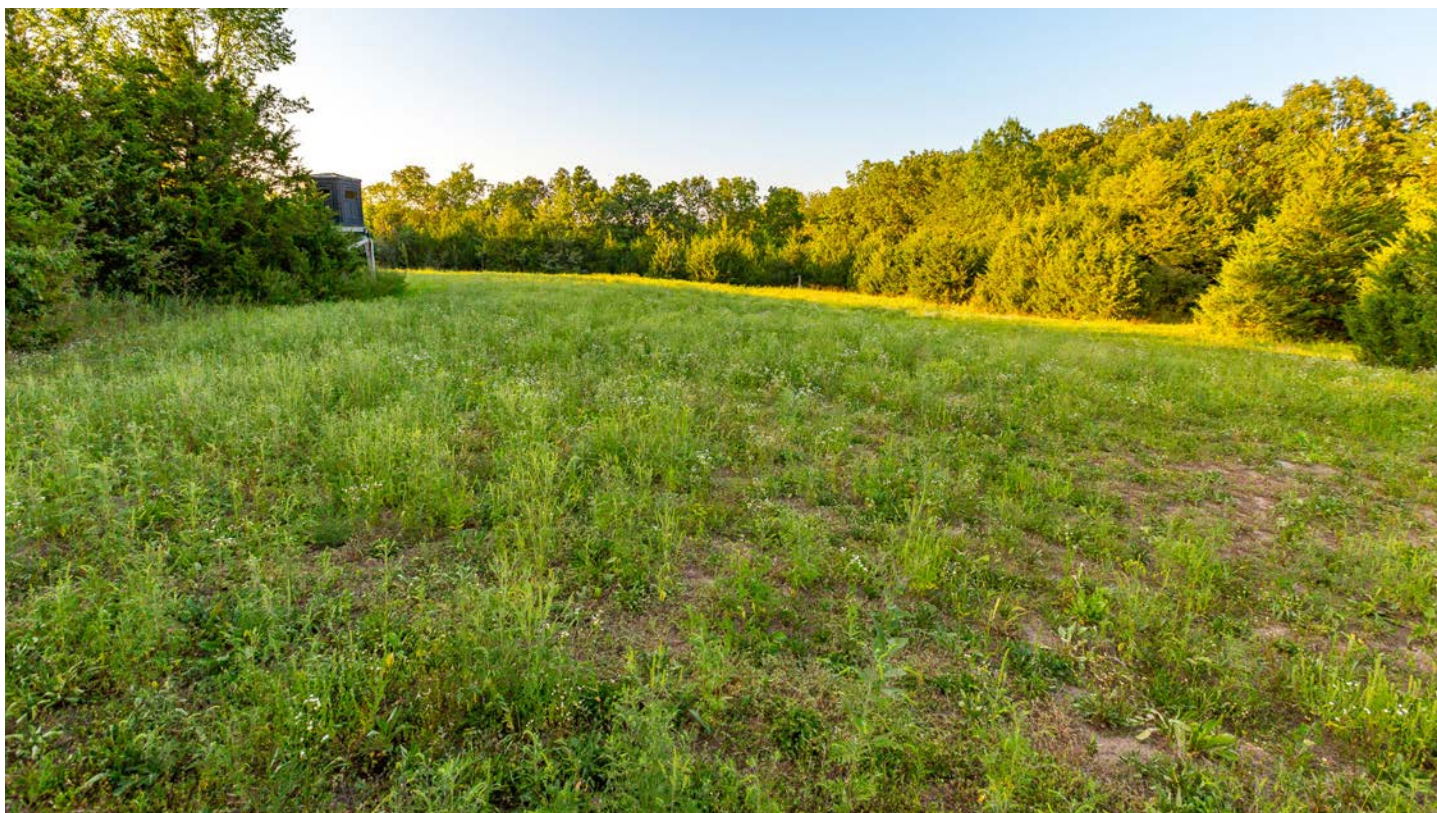
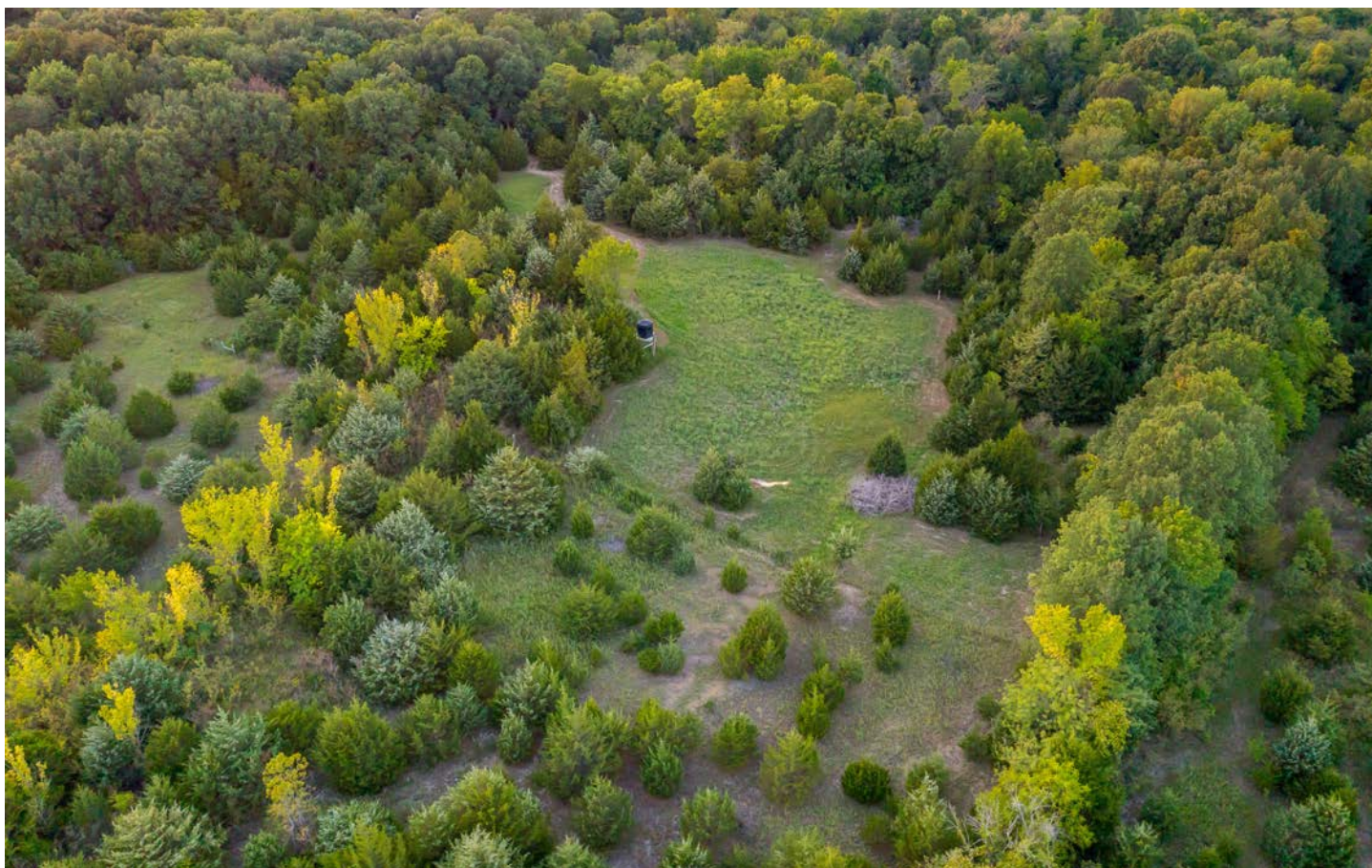
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# FOOD PLOT

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# LOTS OF DEER AND TURKEY SIGNS

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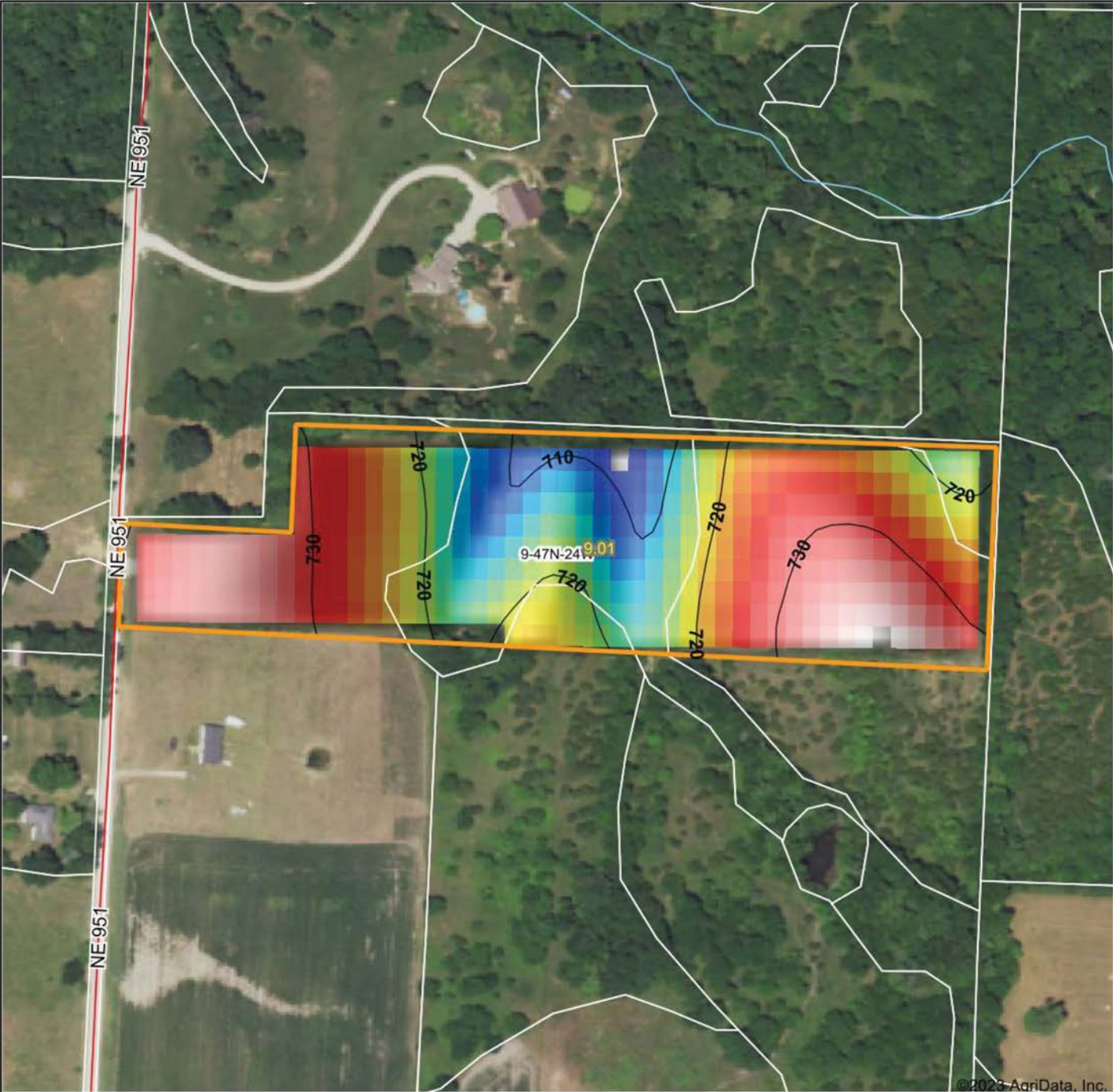
# AERIAL MAP

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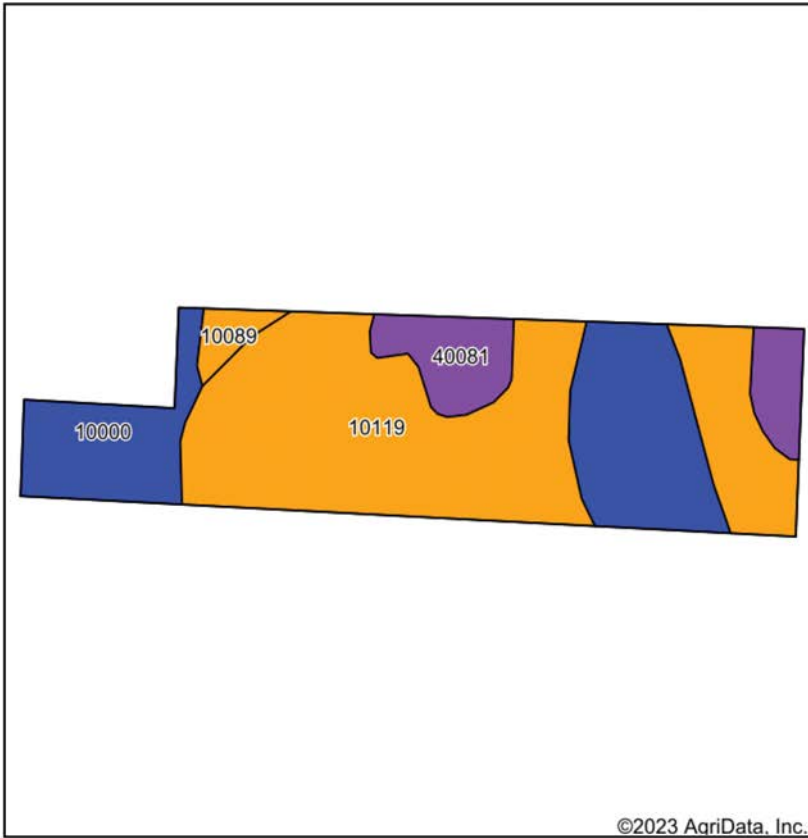
# HILLSHADE MAP



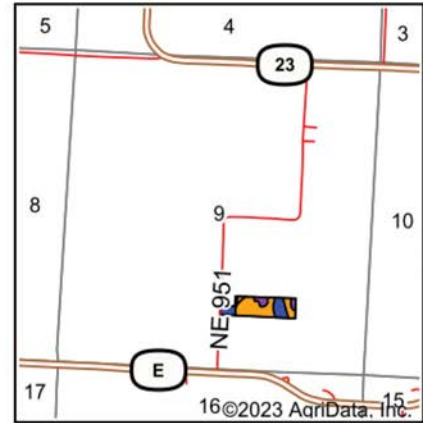
<p>Low                      Elevation                      High</p>	<p>Source: USGS 10 meter dem          Interval(ft): 10          Min: 707.8          Max: 735.6          Range: 27.8          Average: 723.6          Standard Deviation: 7.38 ft</p>	<p>0ft                      240ft                      479ft</p>
<p>Maps Provided By:  <b>surety</b>          CUSTOMIZED ONLINE MAPPING          © AgriData, Inc. 2023      www.AgriDataInc.com          Field borders provided by Farm Service Agency as of 5/21/2008</p>		<p>8/23/2023</p> <p><b>9-47N-24W</b>  <b>Johnson County</b>  <b>Missouri</b></p> <p>Boundary Center: 38° 52' 27.99, -93° 33' 27.05</p>



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Johnson**  
 Location: **9-47N-24W**  
 Township: **Grover**  
 Acres: **9.01**  
 Date: **8/23/2023**



Maps Provided By:



Area Symbol: MO101, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	5.04	55.9%		> 6.5ft.	Ille	56	56	51	44
10000	Arisburg silt loam, 1 to 5 percent slopes	2.74	30.4%		> 6.5ft.	Ile	82	82	72	67
40081	Norris channery silt loam, 5 to 14 percent slopes	1.02	11.3%		0.9ft. (Paralithic bedrock)	Vls	19	16	18	11
10089	Mandeville silt loam, 5 to 9 percent slopes	0.21	2.3%		2.9ft. (Paralithic bedrock)	Ille	68	68	62	54
<b>Weighted Average</b>						<b>3.04</b>	<b>*n 60</b>	<b>*n 59.7</b>	<b>*n 53.9</b>	<b>*n 47.5</b>

\*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.



## AGENT CONTACT

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When it comes to rural property, Ethan Olson possesses a great lay of the land. Whether walking the property itself or looking at satellite imagery and topography maps, this dedicated land agent is able to pinpoint what makes each property special. An avid outdoorsman his whole life, Ethan knows how to easily spot and understand how wildlife uses each specific property. He's been around cattle, row crops, and wetlands throughout his life, giving him great perspective of what a property could be used for and how to utilize it to its full extent.

Born in Kansas City, Missouri, Ethan graduated from Kearney High School. He obtained a Bachelor's degree in Elementary Education from the University of Central Missouri and a Master's Degree in Elementary Administration from William Woods University. He taught second grade for seven years, coaching high school golf and high school wrestling during that time. At Midwest Land Group, Ethan is able to combine his love for the outdoors and interacting with people to help clients achieve their land ownership goals. Buyers and sellers alike choose Ethan because he goes the extra mile. A hard worker, he'll do everything possible to achieve a client's goals.

When he's not working, you can find Ethan either hunting, fishing, farming with his in-laws, playing golf or softball, or spending time with his wife, Allison, and their two sons, Tucker and Cameron.



**ETHAN OLSON**, LAND AGENT  
**660.530.3891**  
EOlson@MidwestLandGroup.com



**MidwestLandGroup.com**

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