

MIDWEST LAND GROUP PRESENTS

200 ACRES IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE 200 +/- ACRE FARM

Midwest Land Group is honored to present this highly productive 200 +/- acre farm just south of Knob Noster, Missouri. Featuring 200 +/- total acres with 177 +/- fertile tillable acres currently in production. The farm lays well with 1-3% slopes and features predominantly silt loam soil types. One of the most impressive aspects of this tract is the vast size of the tillable fields, wide open with great county road

access, allowing for ease in planting and harvesting. Additionally, the farm features several strategic terraces and waterways. With excellent road frontage on 2 sides and multiple build sites throughout, this farm offers a lot of opportunity for the new owner to enjoy their return on investment with the opportunity to develop in the future. Call Steve Mott today with questions or to arrange a private tour!



PROPERTY FEATURES

PRICE: **\$1,350,000** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **200**

- Highly productive 200 +/- acre farm
- Located 8 miles south of Knob Noster
- 1 hour east of Kansas City
- 177 +/- fertile tillable acres. currently in production
- Terraced and well-maintained tillable acres
- Predominantly silt loam soils at 1-3% slopes
- Remaining balance in timbered draws and grass waterways
- Multiple build sites with gorgeous views
- Wildlife pond
- Excellent road frontage on 2 sides
- 6/10th mile of frontage on SE 775 Road
- 1/4 mile of frontage on SE 1121 Road
- Located 1 ¼ miles east of 23 Highway
- Turkey Kern Memorial Wildlife Area just 1 mile from the property



177 +/- FERTILE TILLABLE ACRES

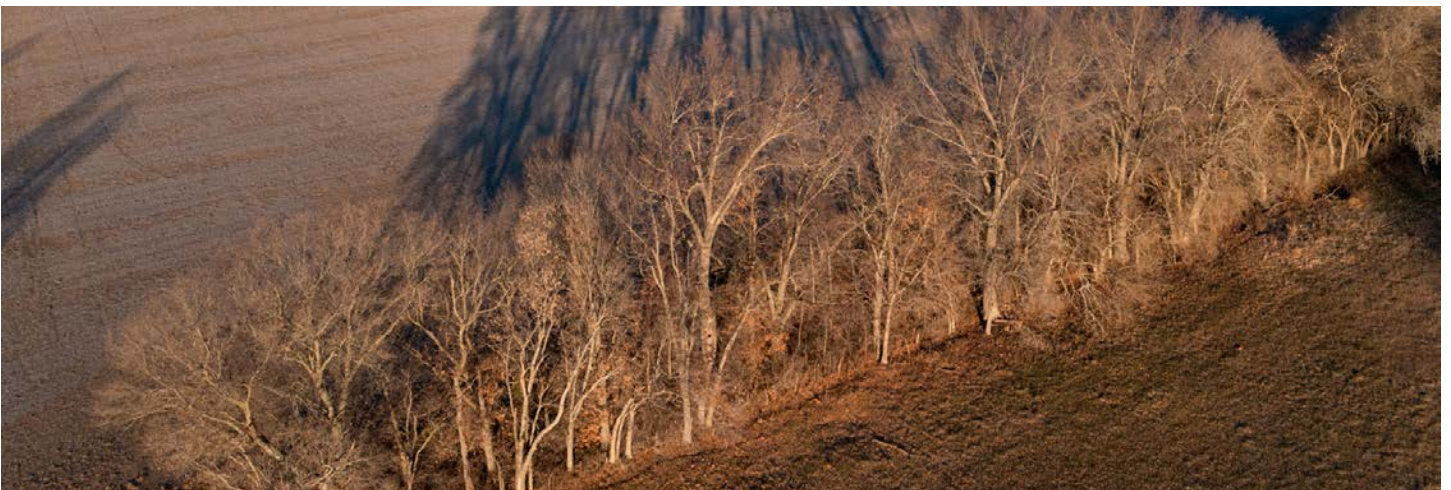
One of the most impressive aspects of this tract is the vast size of the tillable fields, wide open with great county road access, allowing for ease in planting and harvesting.



TERRACED AND WELL-MAINTAINED

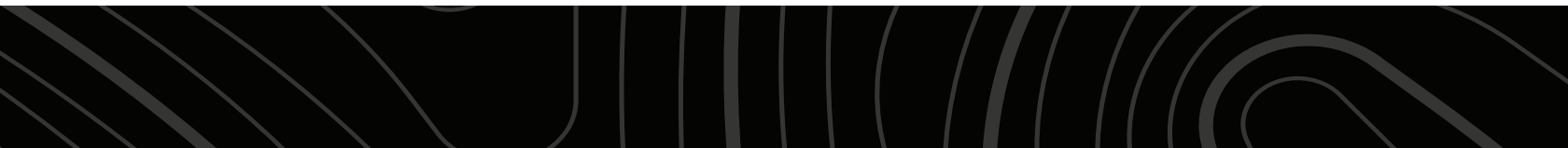


TIMBERED DRAWS & GRASS WATERWAYS

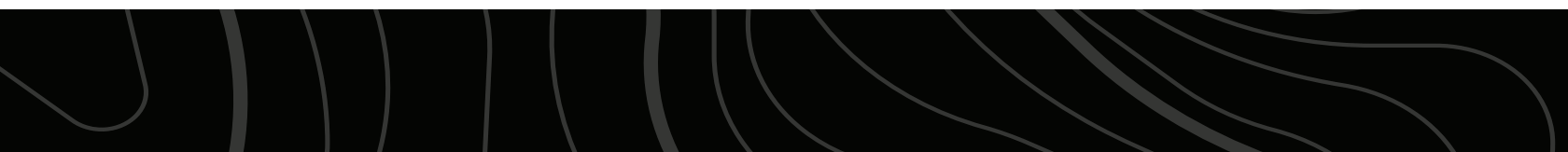


EXCELLENT ROAD FRONTAGE

With excellent road frontage on 2 sides and multiple build sites throughout, this farm offers a lot of opportunity for the new owner to enjoy their return on investment with the opportunity to develop in the future.



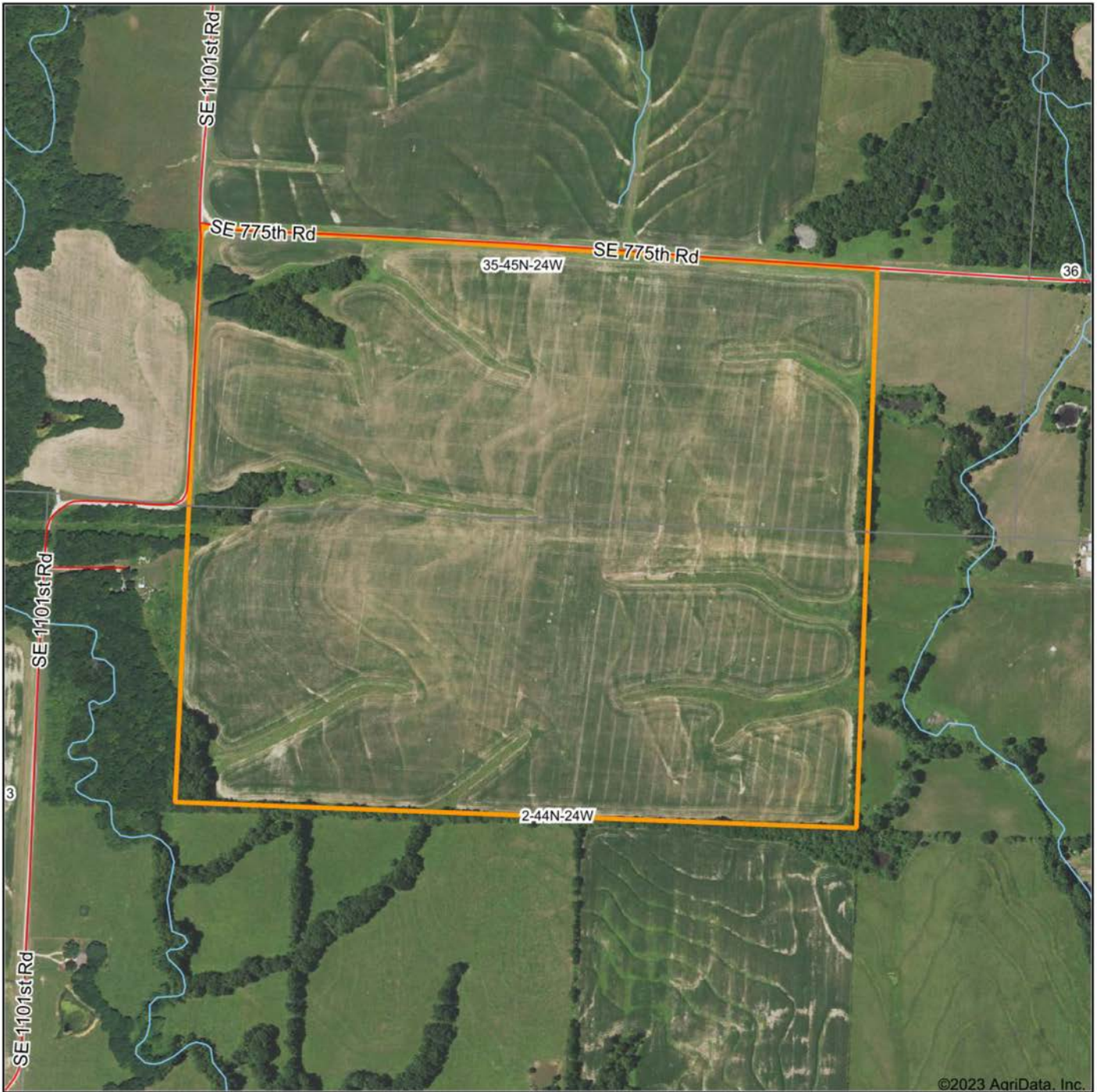
SILT LOAM SOILS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 38' 13.04, -93° 32' 11.2



Maps Provided By:



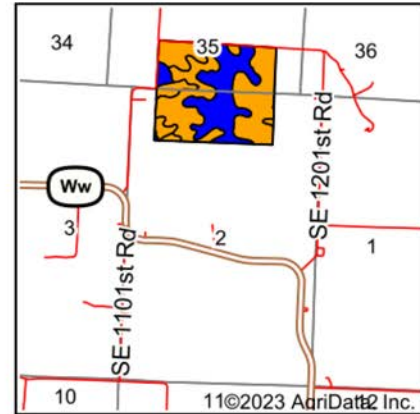
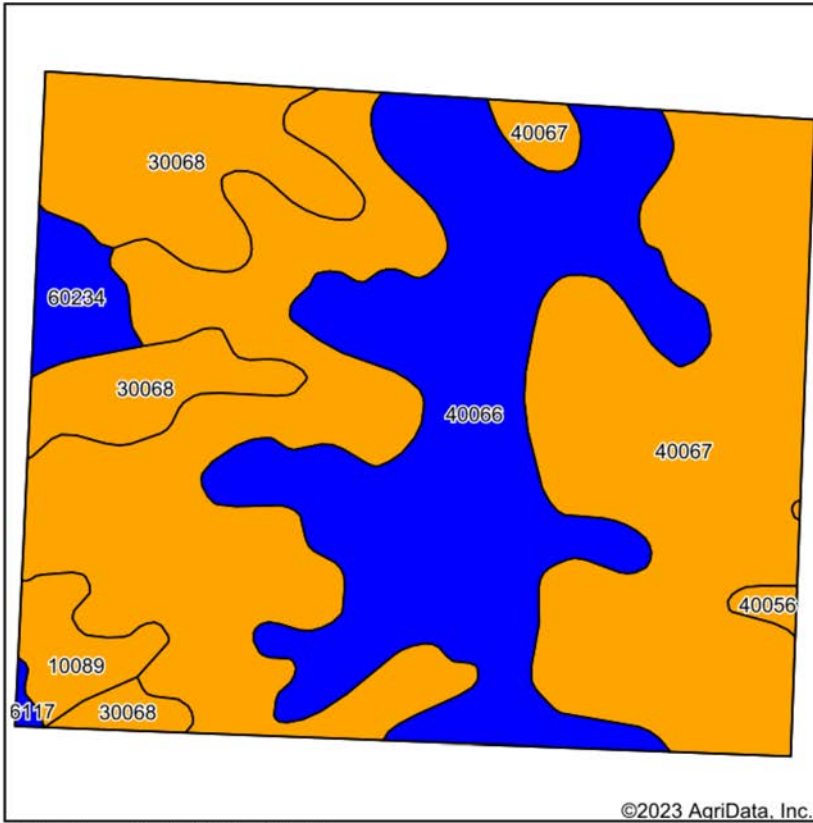
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2-44N-24W
Johnson County
Missouri



7/8/2023

SOIL MAP



State: **Missouri**
 County: **Johnson**
 Location: **2-44N-24W**
 Township: **Jefferson**
 Acres: **201.05**
 Date: **7/8/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO101, Soil Area Version: 26

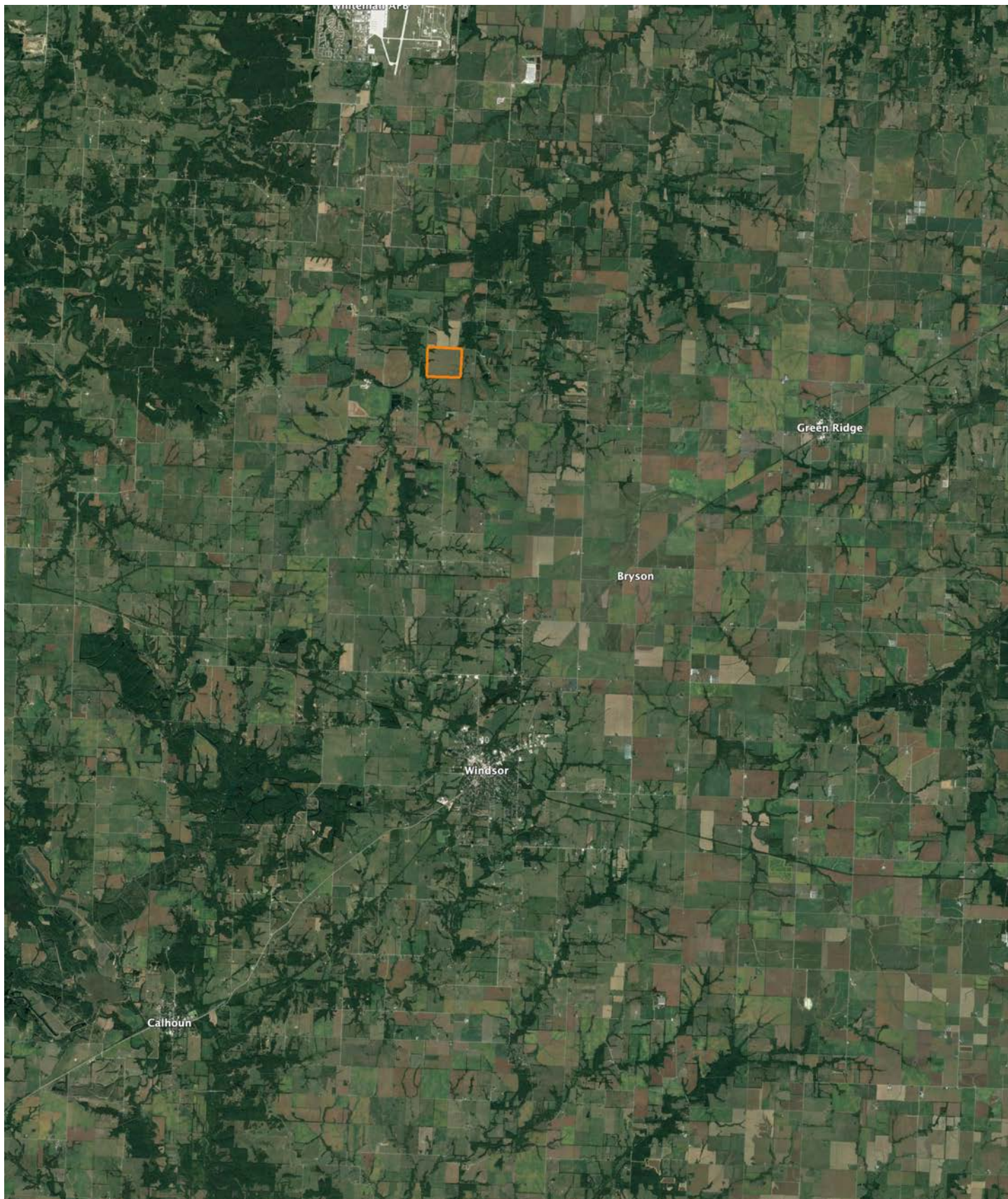
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40067	Hartwell silt loam, 1 to 3 percent slopes, eroded	104.51	52.0%		1ft. (Abrupt textural change)	Ille	56	53	48	48
40066	Hartwell silt loam, 0 to 1 percent slopes	59.36	29.5%		1.1ft. (Abrupt textural change)	Ilw	74	74	59	62
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	26.17	13.0%		> 6.5ft.	Ille	74	74	54	54
10089	Mandeville silt loam, 5 to 9 percent slopes	4.89	2.4%		2.9ft. (Paralithic bedrock)	Ille	68	68	62	54
60234	Weller silt loam, 2 to 5 percent slopes	4.78	2.4%		> 6.5ft.	Ile	73	73	60	60
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	0.95	0.5%		> 6.5ft.	Ille	77	77	67	71
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.39	0.2%		> 6.5ft.	Ilw	80	80	74	78
Weighted Average						2.68	*n 64.5	*n 62.9	*n 52.8	*n 53.5

*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.

OVERVIEW MAP



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
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MidwestLandGroup.com

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