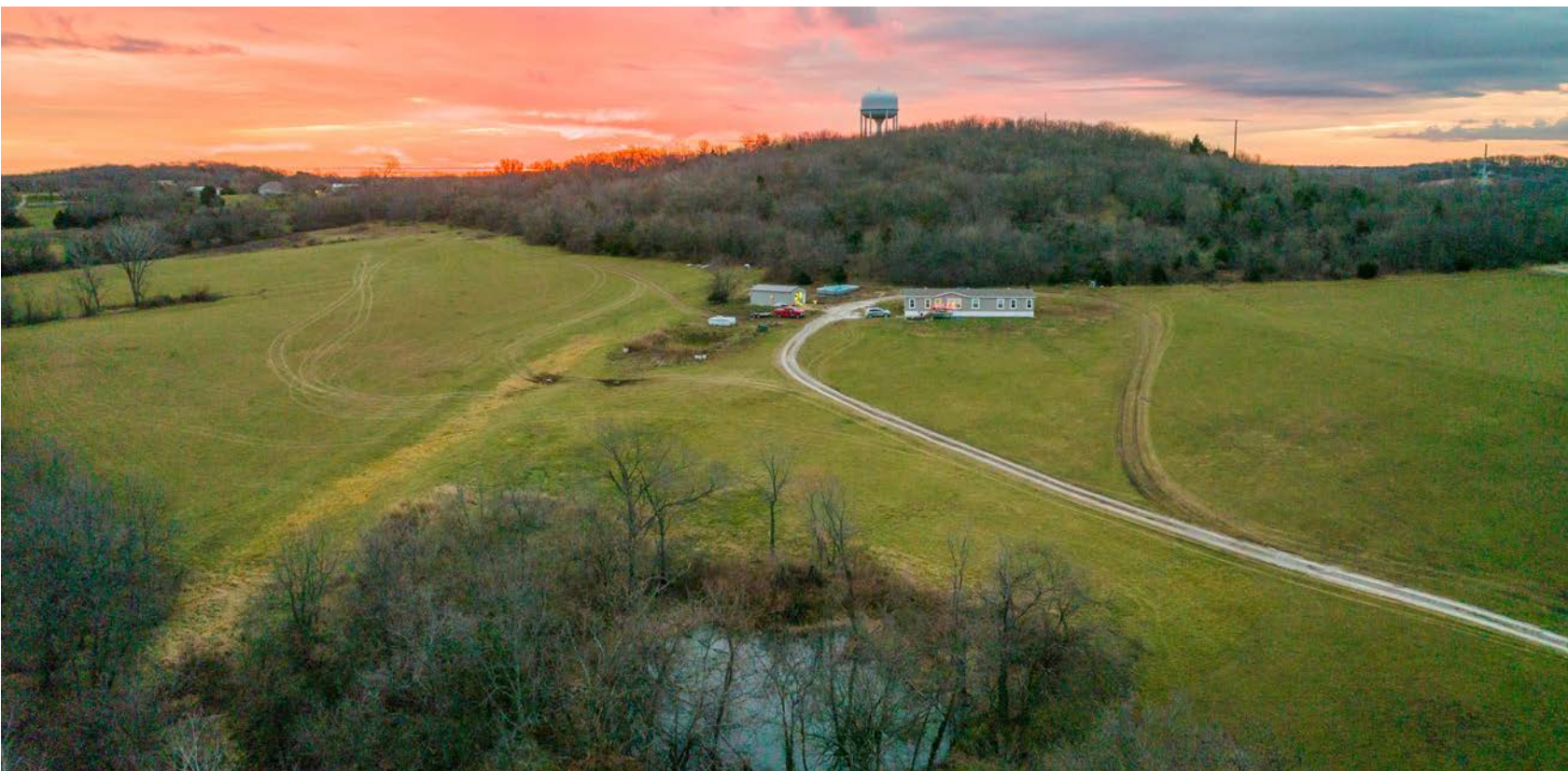


MIDWEST LAND GROUP PRESENTS

35 ACRES

JOHNSON COUNTY, MO

125 NW 1821ST ROAD, KINGSVILLE, MISSOURI, 64061



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DARLING HOME ON JOHNSON COUNTY HILLSIDE

Nestled in a serene country setting northwest of Kingsville, just a quarter mile from blacktop is this nearly new manufactured home on 35 +/- mixed acres. Constructed in 2020, the 2,240 square foot "The Roddy" floor plan from Buccaneer Homes combines style with functionality. With 4 bedrooms and 3 bathrooms, including two master suites, this spacious residence offers ample room for relaxation and entertainment. The suites feature large full bathrooms and walk-in closets. The beautiful kitchen has stainless steel appliances, expansive cabinet space, and a central island. The open floor plan and roomy common spaces present a comfortable atmosphere. Perched on a hillside, the home captures spectacular views. Summer leisure time can

be spent relaxing in the pool. The 20'x30' outbuilding provides space for storage and lawn equipment and can be utilized as a workshop or hobby shed.

The land is a balanced blend of 16 +/- acres of open pasture and 17 +/- wooded acres, with a small pond adding to the charm. The ground is partially fenced and could be used for hay production and/or livestock grazing. The topography is unique, with sloping terrain spanning over 150 feet in elevation change, including a large wooded knob in the back. This diverse habitat is home to wildlife, including many deer, and offers excellent hunting opportunities. The sellers are open to offers to divide.



PROPERTY FEATURES

PRICE: **\$470,000** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **35**

- 2,240 sq. ft. manufactured home
- 4 bed, 3 bath
- Two master suites
- Built in 2020
- Buccaneer Homes "The Roddy" floorplan
- Stainless appliances
- 16 +/- acres of pasture
- 17 +/- acres of wooded
- 20'x30' outbuilding
- Small pond
- Wildlife
- ¼ mile from blacktop
- Sunset views
- Above-ground pool
- Kingsville School District
- 20 minutes from Lee's Summit
- Open to dividing



2,240 SQ. FT. MANUFACTURED HOME

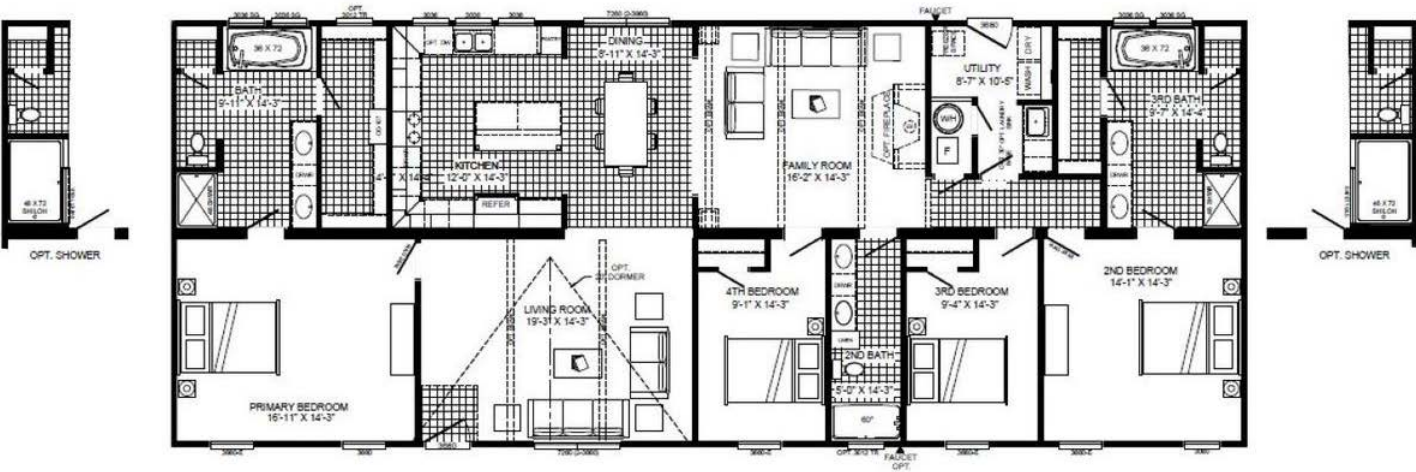
With 4 bedrooms and 3 bathrooms, including two master suites, this spacious residence offers ample room for relaxation and entertainment. The open floor plan and roomy common spaces present a comfortable atmosphere.



ADDITIONAL HOME PHOTOS



"THE RODDY" FLOORPLAN



MODEL B6046ADM

16 +/- ACRES OF PASTURE



17 +/- ACRES OF WOODED

This diverse habitat is home to wildlife, including many deer, and offers excellent hunting opportunities.



TRAIL CAM PICTURES



AERIAL MAP



©2023 AgriData, Inc.

Map Center: 38° 47' 22.18, -94° 5' 12.04

0ft 247ft 494ft



Maps Provided By:



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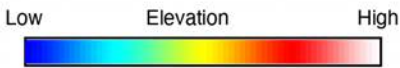
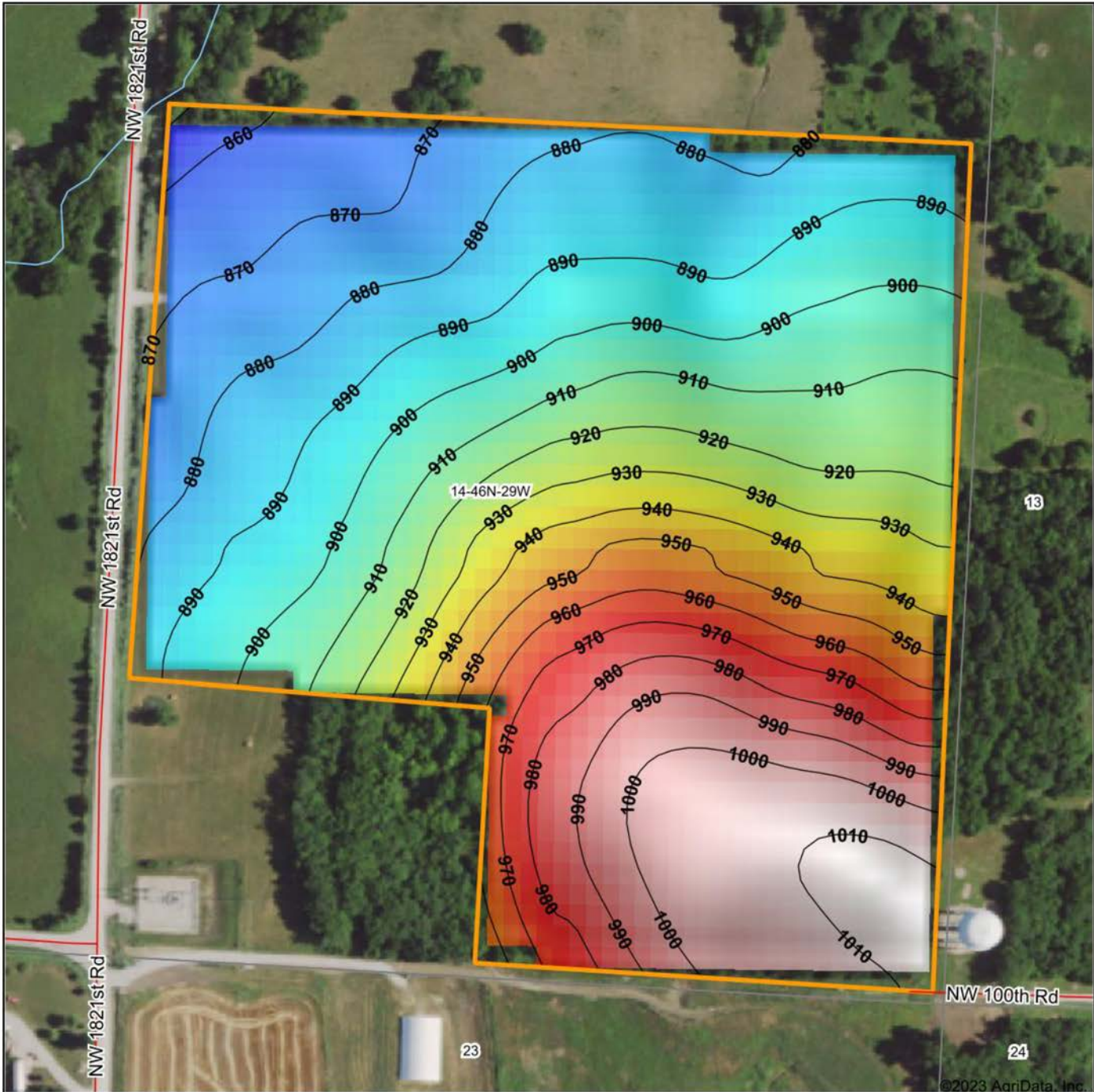
www.AgriDataInc.com

14-46N-29W
Johnson County
Missouri



11/25/2023

HILLSHADE MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 852.5
 Max: 1,013.7
 Range: 161.2
 Average: 925.7
 Standard Deviation: 45.8 ft

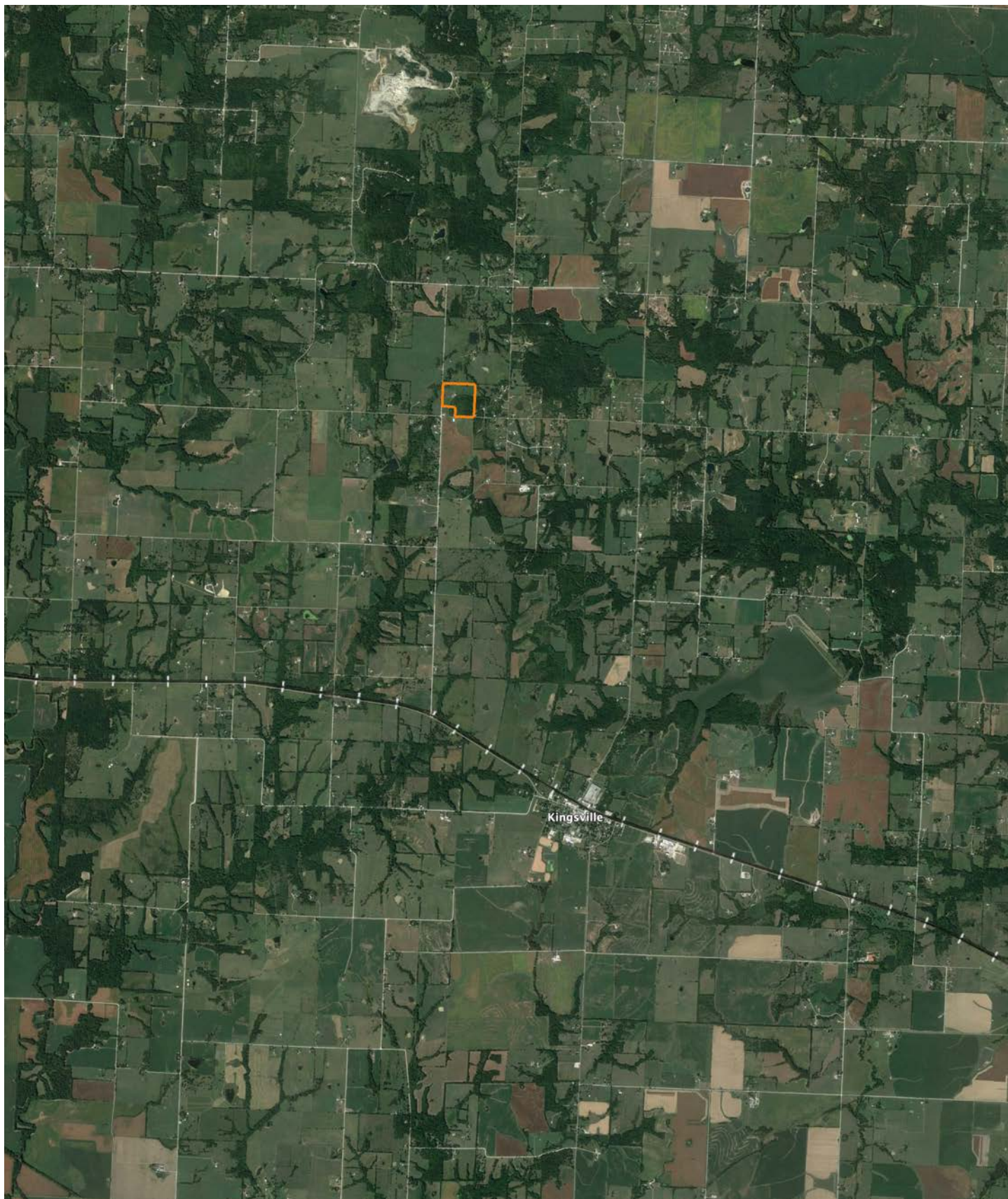


11/25/2023

14-46N-29W
Johnson County
Missouri

Boundary Center: 38° 47' 22.18, -94° 5' 12.04

OVERVIEW MAP



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 EWBANK, LAND AGENT
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MidwestLandGroup.com

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