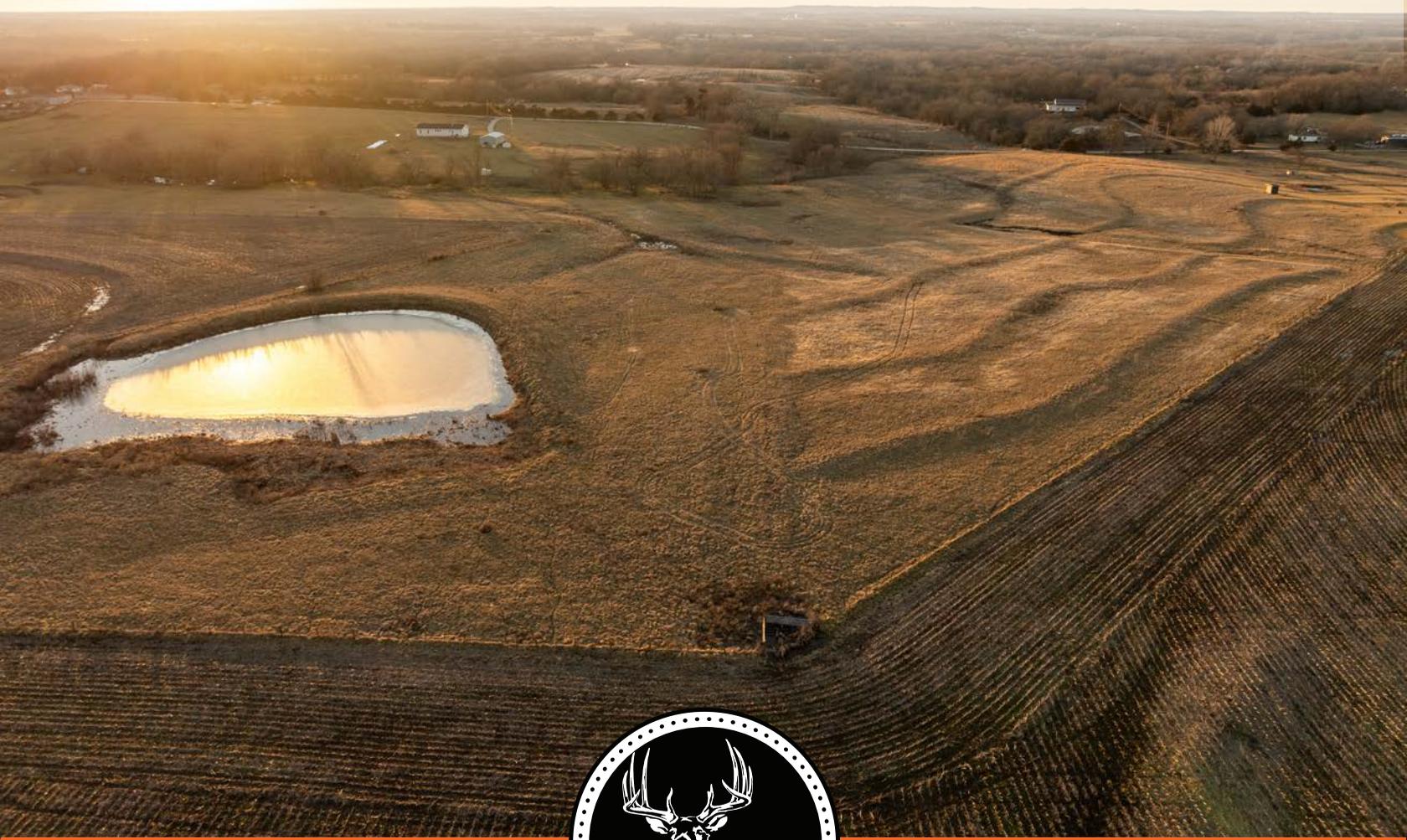


MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# JOHNSON COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIERE 20 ACRE BUILD SITE IN JOHNSON COUNTY, MISSOURI

Premiere build sites with rural water, electricity, fiber optics, and a pond in Johnson County are rare. Don't miss out on this picturesque property located just a few miles north of Holden and 10 minutes south of Highway 50. This property offers the perfect topography for several different build sites all with stunning sunrise and sunset views. Have you always wanted to build your dream home overlooking a lake? The small pond could be expanded offering a gorgeous elevated build site

next to your own lake. This rare 20 +/- acre tract offers build sites close to the road or secluded at the very back of the property. The prime location offers easy access to Holden, Warrensburg, Lee's Summit, and Kansas City. Bring your family and build the county home you've always wanted or even multiple homes in beautiful Johnson County. Call Scott Ventimiglia at (816) 695-4294 for your private tour.



# PROPERTY FEATURES

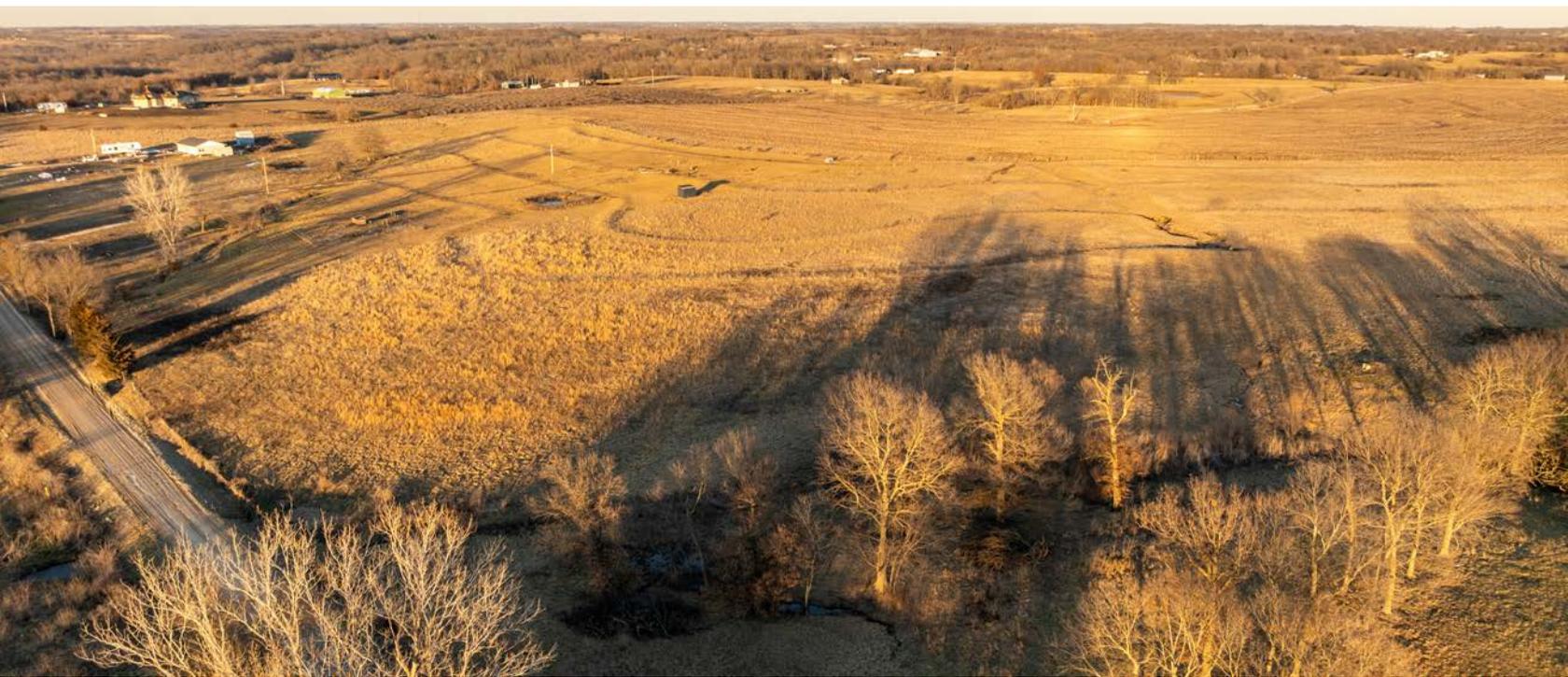
PRICE: **\$239,000** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **20**

- 25 minutes to Lee's Summit
- Easy access to Holden, Warrensburg, Kansas City
- Multiple elevated build sites
- Pond
- Gorgeous sunrise/sunset views
- Rural water
- Electricity
- Fiber optic internet available
- Partially fenced for livestock
- Holden School District



20 +/- ACRES

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# GREAT BUILD SITE

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# POND

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# AERIAL MAP



Boundary Center: 38° 45' 5, -93° 57' 5.07



Maps Provided By:



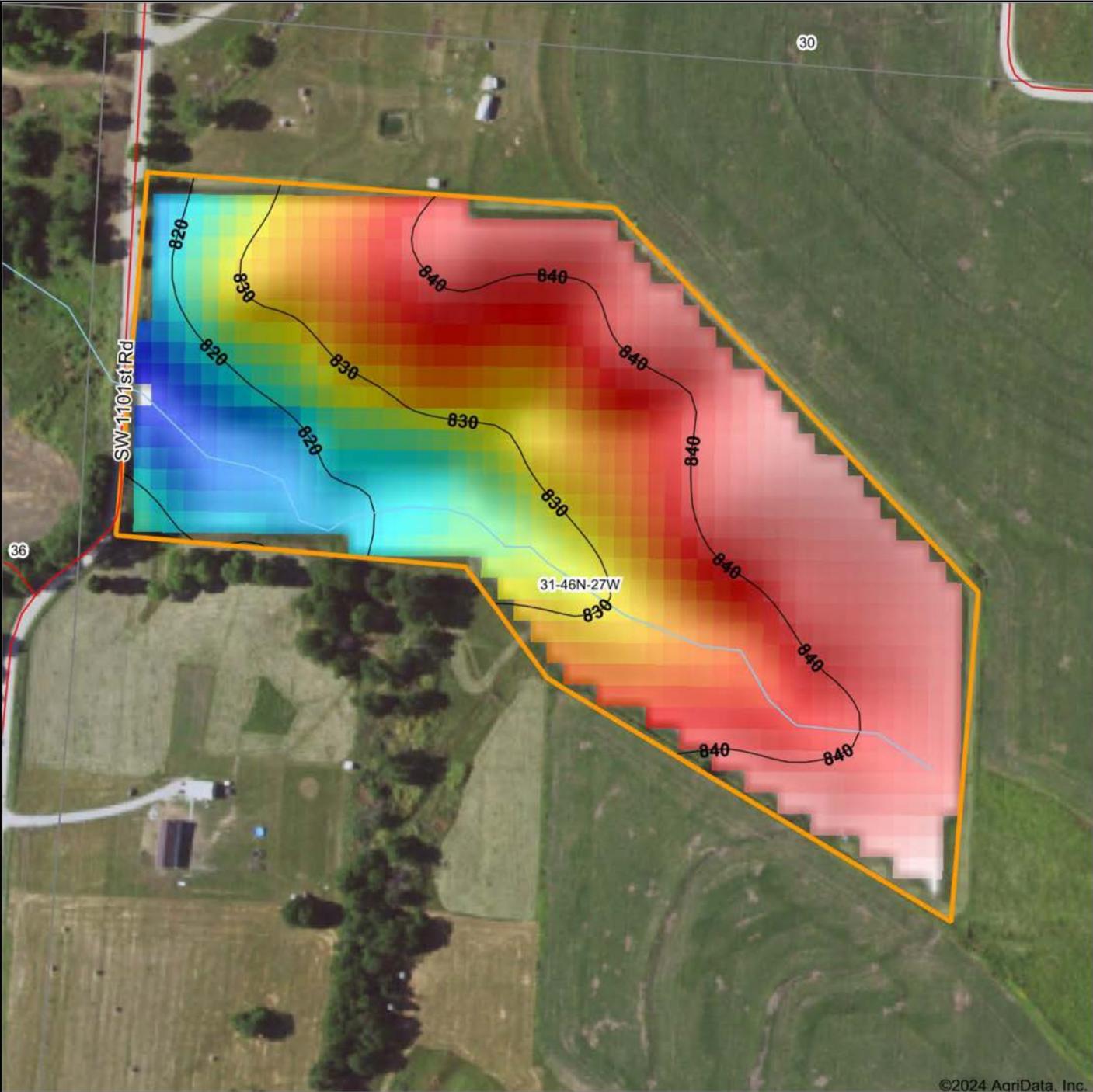
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**31-46N-27W**  
**Johnson County**  
**Missouri**



1/22/2024

# HILLSHADE MAP



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 811.8  
 Max: 847.2  
 Range: 35.4  
 Average: 833.7  
 Standard Deviation: 8.6 ft

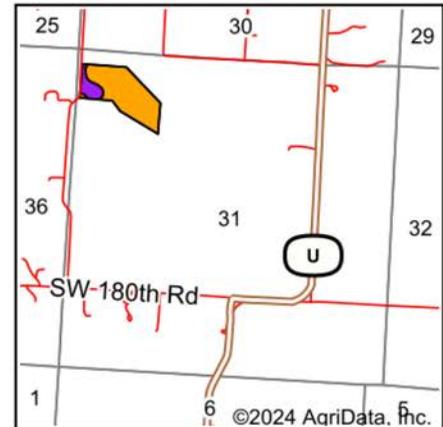
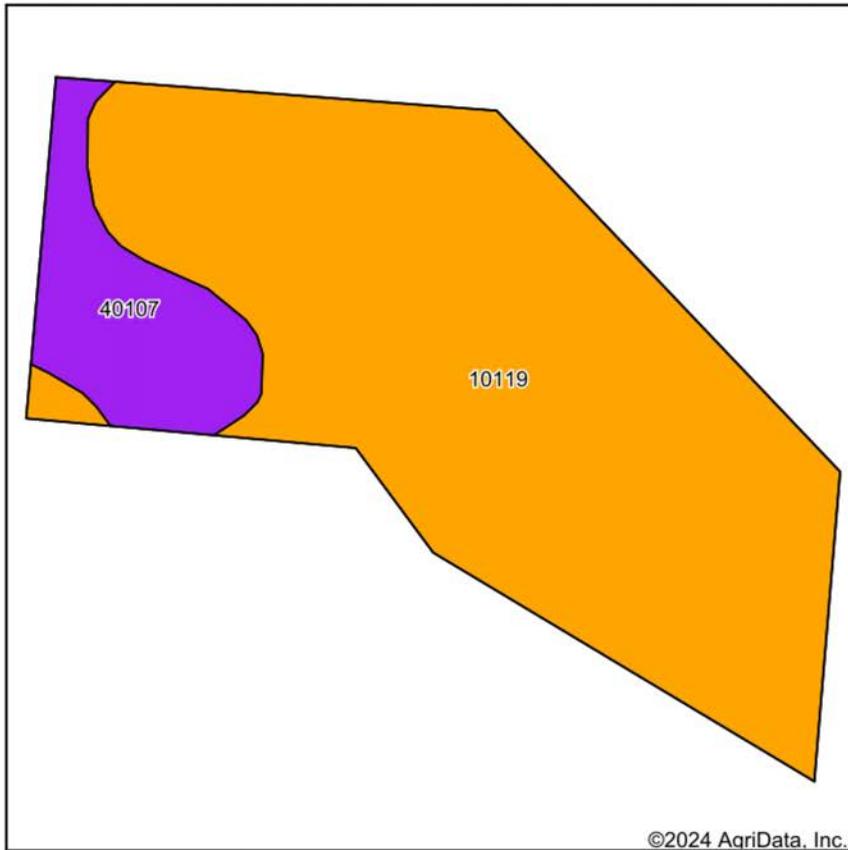


1/22/2024

**31-46N-27W**  
**Johnson County**  
**Missouri**

Boundary Center: 38° 45' 5", -93° 57' 5.07

# SOIL MAP



State: **Missouri**  
 County: **Johnson**  
 Location: **31-46N-27W**  
 Township: **Madison**  
 Acres: **19.94**  
 Date: **1/22/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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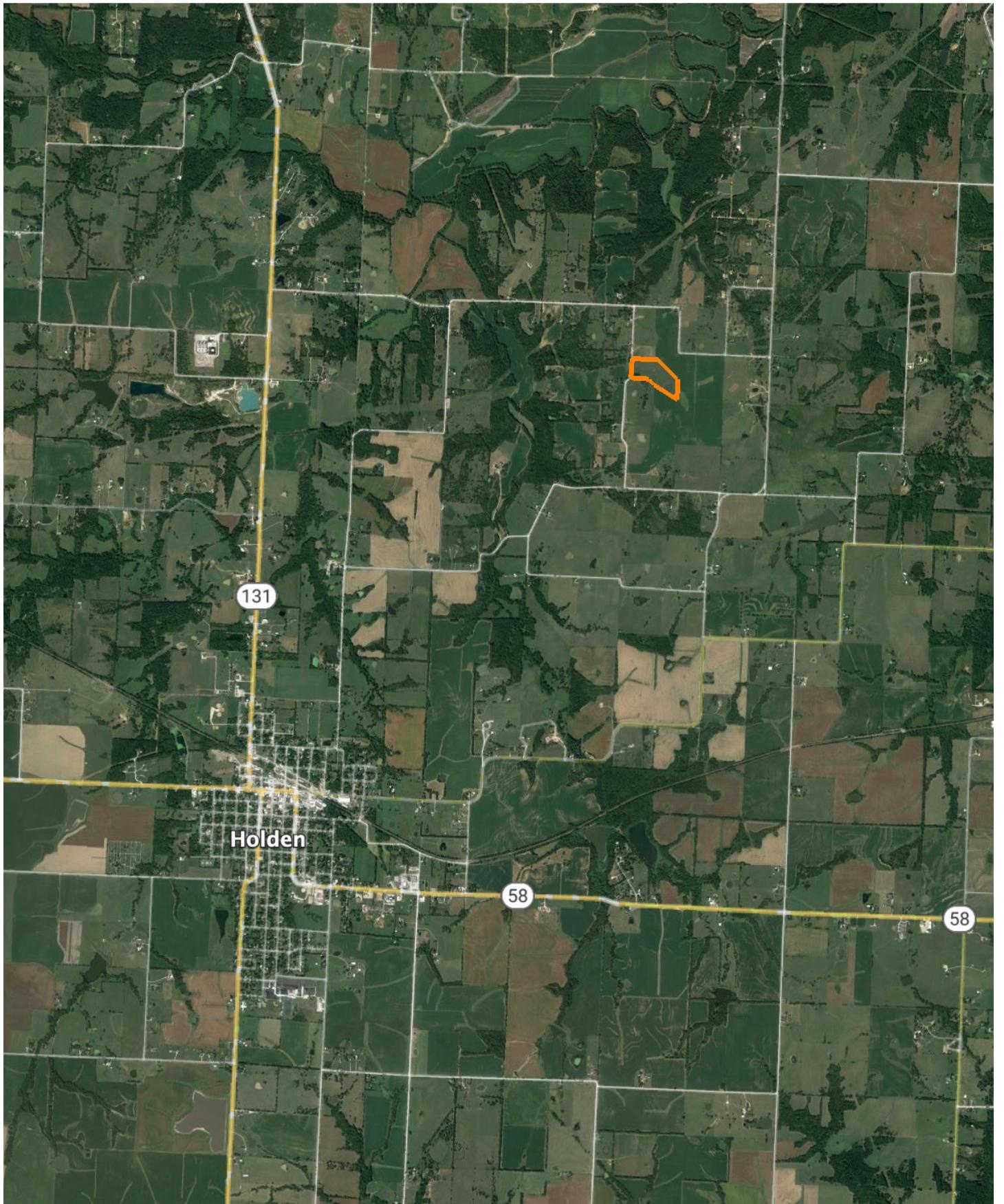
Soils data provided by USDA and NRCS.

Area Symbol: MO101, Soil Area Version: 27

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	17.29	86.7%		> 6.5ft.	IIIe	56	56	51	44
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	2.65	13.3%		2.9ft. (Paralithic bedrock)	Vle	45	42	28	35
<b>Weighted Average</b>						<b>3.40</b>	<b>*n 54.5</b>	<b>*n 54.1</b>	<b>*n 47.9</b>	<b>*n 42.8</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



## AGENT CONTACT

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Scott's passion for the outdoors is fueled by whitetail, turkey and waterfowl. A member of various duck clubs for over 25 years, Scott has extensive waterfowl knowledge and wetland management skills. When he's not hunting, you can find Scott on the water - fly fishing or tournament bass fishing.

Born in Kansas City, Missouri, Scott graduated from Lee's Summit High School, and went on to earn a degree in Speech Communication from the University of Missouri. Prior to joining Midwest Land Group, he built a career in medical sales serving hospitals, outpatient clinics and ambulatory surgery centers, and earned the President's Club award on multiple occasions. This experience led this agent to become detail-oriented, solutions-driven, and proficient in managing large and complicated business deals, which comes in handy as a land agent.

Scott is an active member of Our Lady of the Presentation church and school; a member of Ducks Unlimited, Delta Waterfowl, the National Wild Turkey Federation, and Lakewood Bass Fishing Club; and is also a coach for the Lee's Summit Softball Association. He and his wife, Stacie, enjoy cheering on their daughters, Ava and Lyla, who keep them busy with sports and activities.



**SCOTT VENTIMIGLIA**, LAND AGENT  
**816.695.4294**  
SVentimiglia@MidwestLandGroup.com



**MidwestLandGroup.com**

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