

MIDWEST LAND GROUP PRESENTS



# JOHNSON COUNTY, MO

48 ACRES



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL HORSE PROPERTY WITH RANCH HOME, WELL-APPOINTED FACILITIES, AND INCOME

Located between Pittsville and Centerview, Missouri on US Highway 50, is this incredible 48 +/- acre horse property. With gorgeous curb appeal, the property is adorned with white vinyl fencing and a beautiful windmill. Approximately 41 +/- acres of gently rolling grass with good fences and water are divided into seven pastures and paddocks of varying sizes. There are two ponds totaling just over 3 surface acres of water. The larger is believed to be 20 feet deep and has excellent fishing. The remaining acreage is occupied by the home, arena, and other improvements.

The well-maintained 1,650 square foot brick ranch home has three bedrooms and two-and-a-half baths. It has beautiful interior finishes, a metal roof, a two-car garage, and a full unfinished basement.

The 126'x250' insulated steel building offers incredible horse facilities suitable for boarding, training, and holding various events. The large indoor arena is set up with roping boxes, roping chute, stripping chute, a runback alley, a crows nest, and bleachers. There are 15 stalls with center gates that can be opened up into

larger foaling stalls. Additionally, there is a wash stall with hot and cold water, a round pen, a tack room, a workshop, and his and her restrooms. The building has newer LED lights and a large overhead door. Outside of the building is configured with an alleyway from pasture to the holding pens, where cattle can be moved by horseback. Other outbuildings include two Morton metal buildings with concrete floors and power and a small tack building. The large Morton building has water, four stalls, and a tack room. There are three dry lots, each with a loafing shed.

Income units on the property include two manufactured rental homes and a two-story apartment within the arena building. The 1,150-square-foot rustic apartment has two bedrooms and two full baths, wood finishes, a full kitchen, laundry, and a balcony overlooking the arena. Other income includes existing boarding tenants. The large old loafing shed is to be demolished prior to the sale and would make an ideal location for an outdoor arena. The property is just 20 minutes from Lee's Summit and is within the Crest Ridge School District of Centerview.



# PROPERTY FEATURES

PRICE: **\$967,000** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **48**

- 48 +/- acres
- Good fence
- Multiple water sources
- 1,650 square feet brick ranch home
- 3 beds, 2-½ baths
- 2-car attached garage
- Full, unfinished basement
- Metal roof
- 126'x250' insulated steel building
- Indoor arena
- Extensive facilities
- 1,150 square foot 2-bed, 2-bath apartment
- 50'x80' Morton building
- 24'x24' Morton building
- 10'x14' tack building
- Dry lots with loafing sheds
- Two manufactured rental homes
- Blacktop highway frontage
- Crest Ridge Schools
- 20 minutes from Lee's Summit



# BRICK RANCH HOME

---

The well-maintained 1,650 square feet brick ranch home has three bedrooms and two-and-a-half baths. It has beautiful interior finishes, a metal roof, a two-car garage, and a full unfinished basement.



# INTERIOR PHOTOS



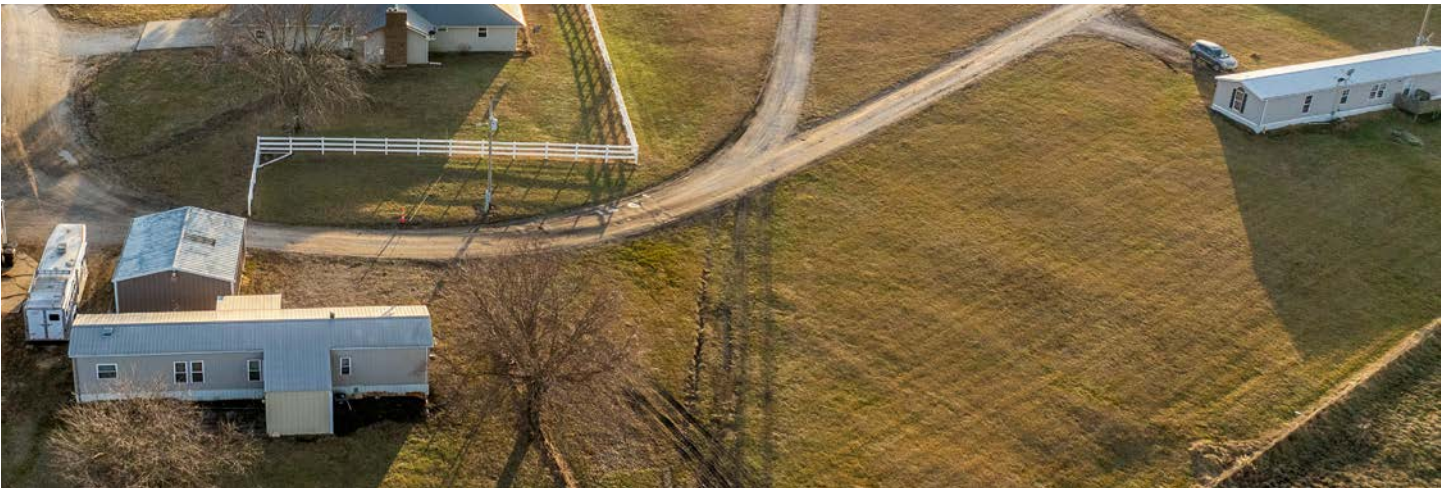
# MULTIPLE WATER SOURCES

---



# TWO MANUFACTURED RENTAL HOMES

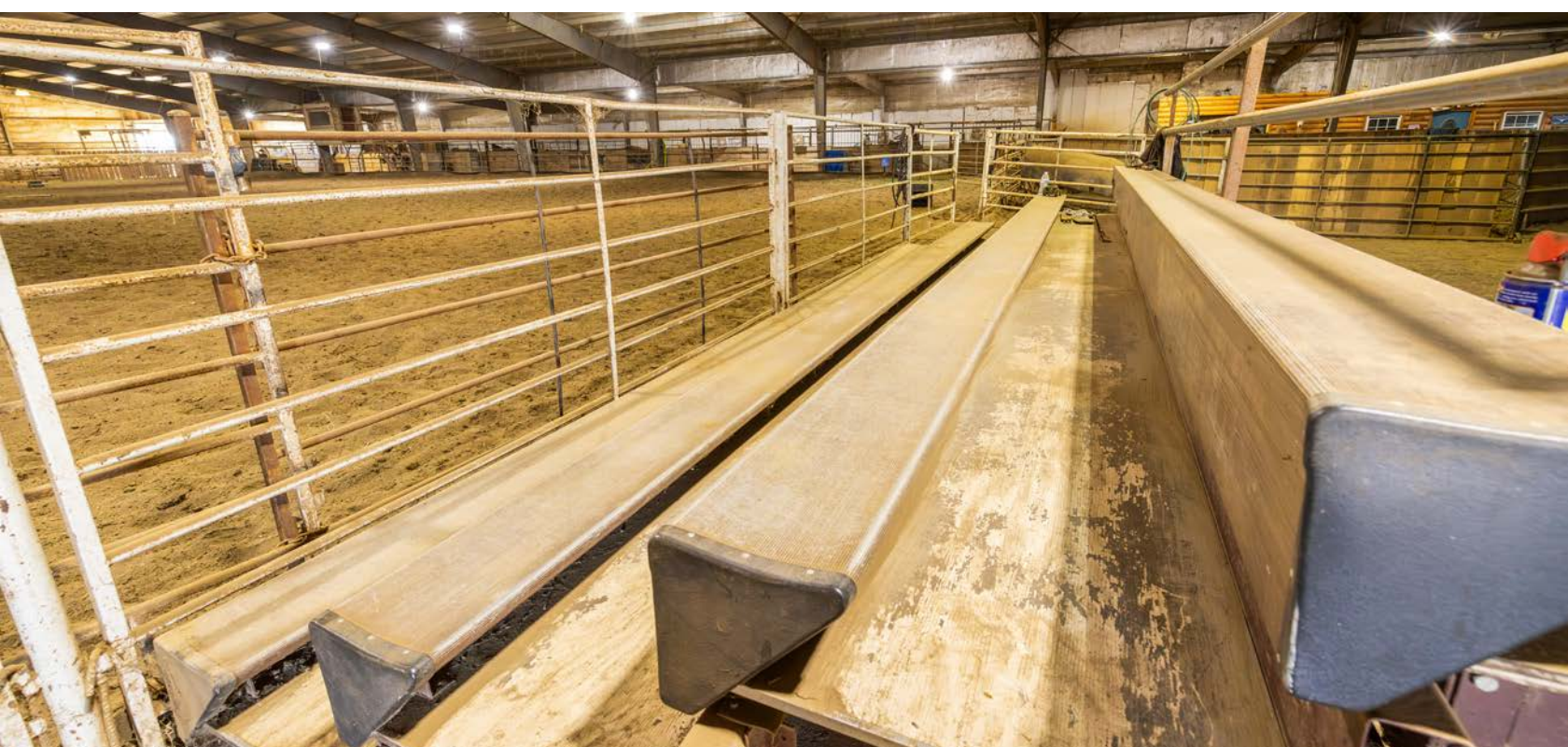
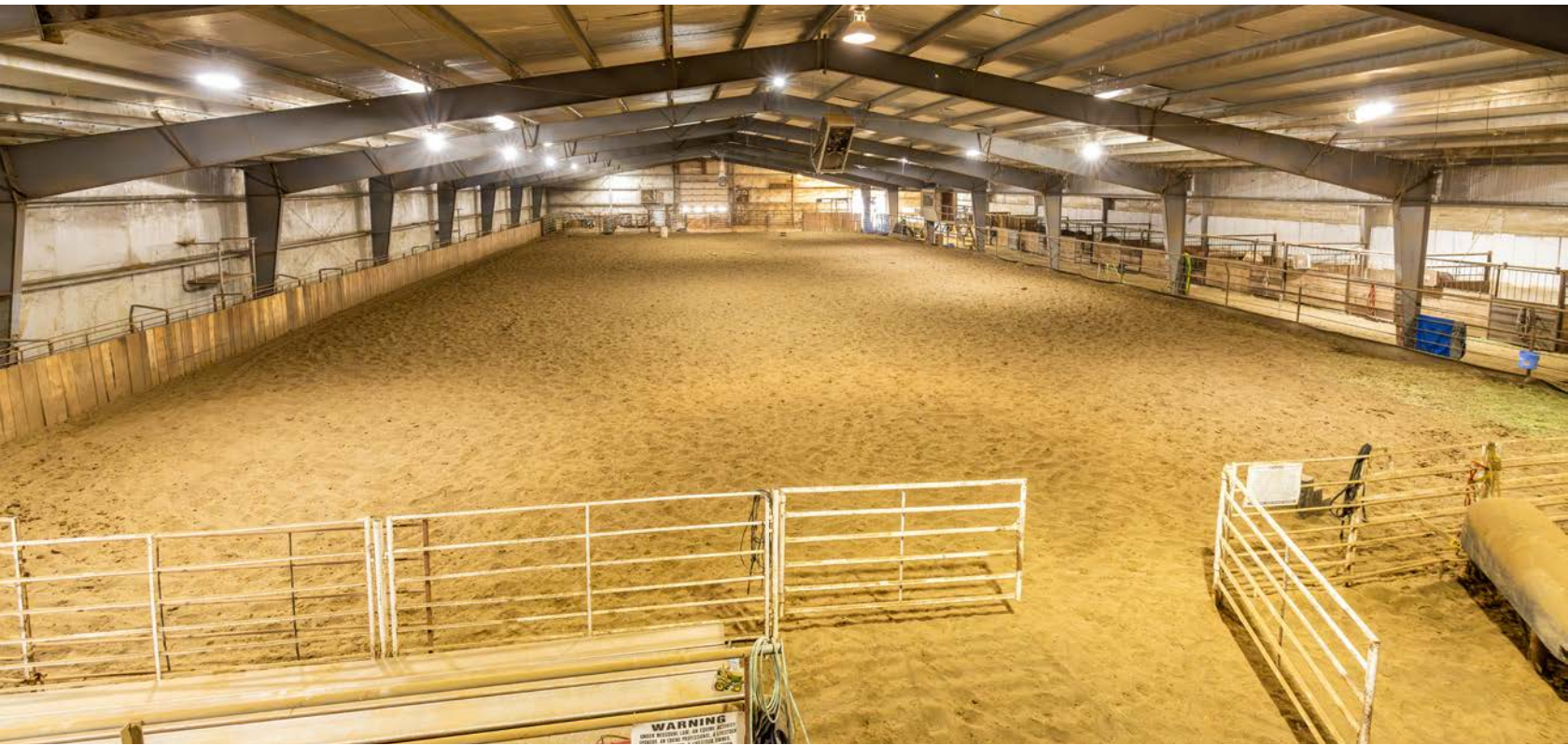
---



# INDOOR ARENA

---

The large indoor arena is set up with roping boxes, roping chute, stripping chute, a runback alley, a crows nest, and bleachers.



# RUSTIC APARTMENT

The 1,150-square-foot rustic apartment has two bedrooms and two full baths, wood finishes, a full kitchen, laundry, and a balcony overlooking the arena.



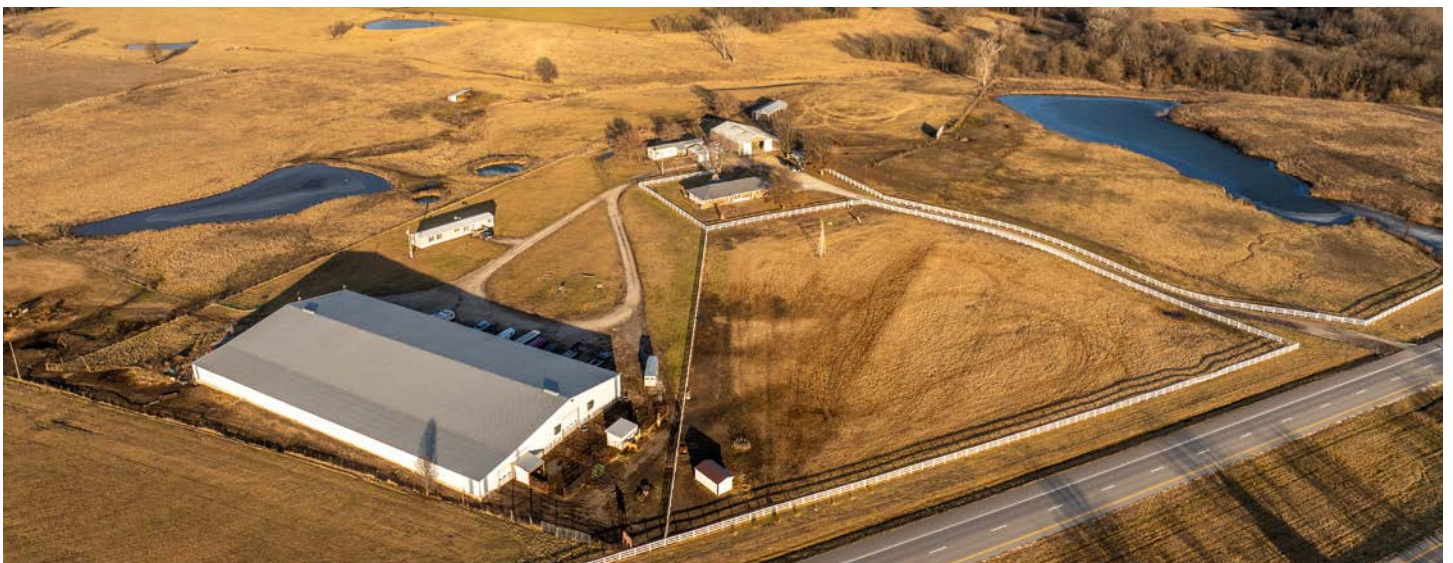
## DRY LOTS WITH LOAFING SHEDS

---



## BLACKTOP HIGHWAY FRONTAGE

---



# MULTIPLE OUTBUILDINGS

---

Other outbuildings include two Morton metal buildings with concrete floors and power and a small tack building. The large Morton building has water, four stalls, and a tack room.



# 126'X250' INSULATED STEEL BUILDING

There are 15 stalls with center gates that can be opened up into larger foaling stalls. Outside of the building is configured with an alleyway from pasture to the holding pens, where cattle can be moved by horseback.



# ADDITIONAL PHOTOS

---



# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 38° 50' 41.52, -93° 57' 19.11

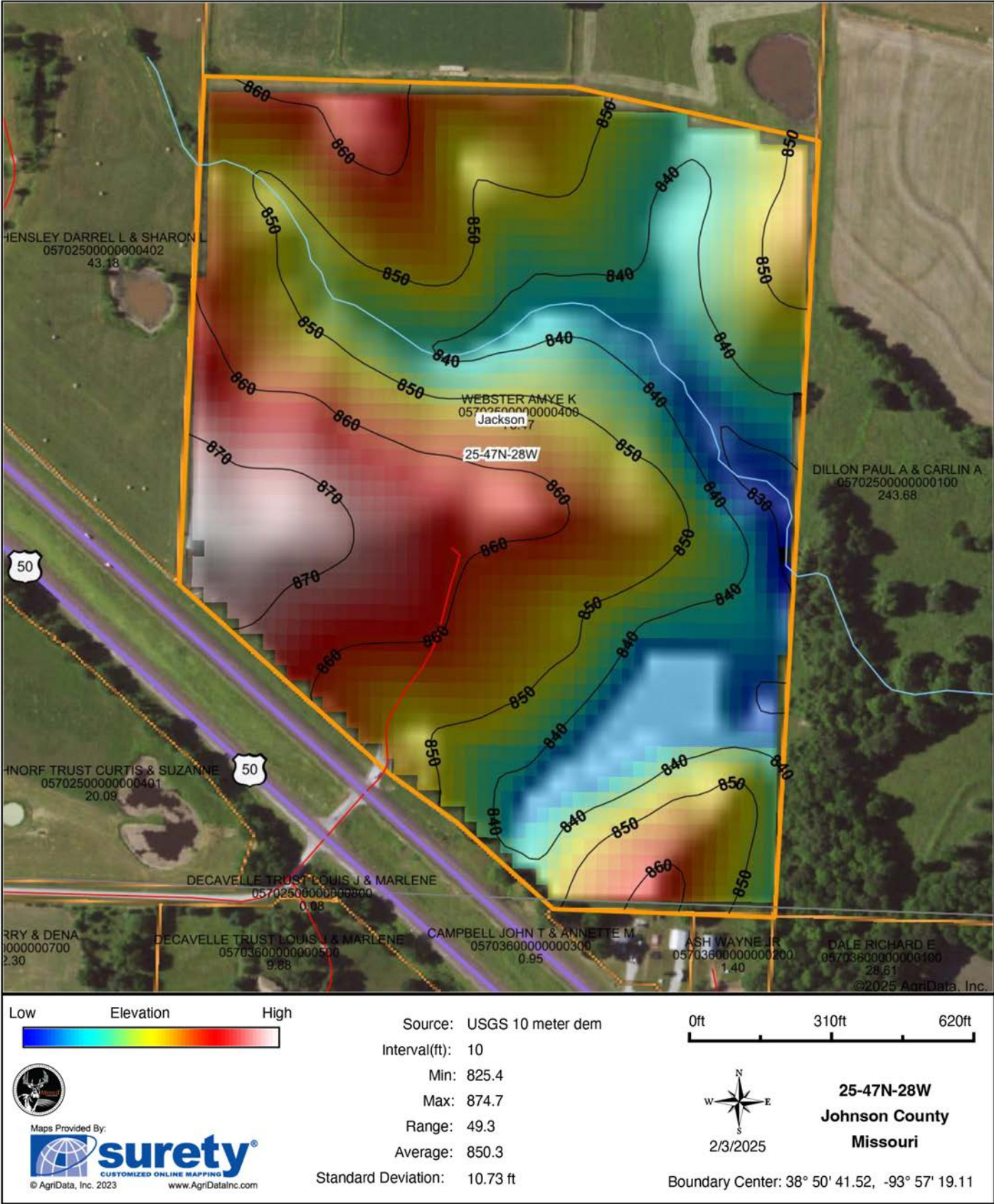
**25-47N-28W**  
**Johnson County**  
**Missouri**

0ft 306ft 613ft

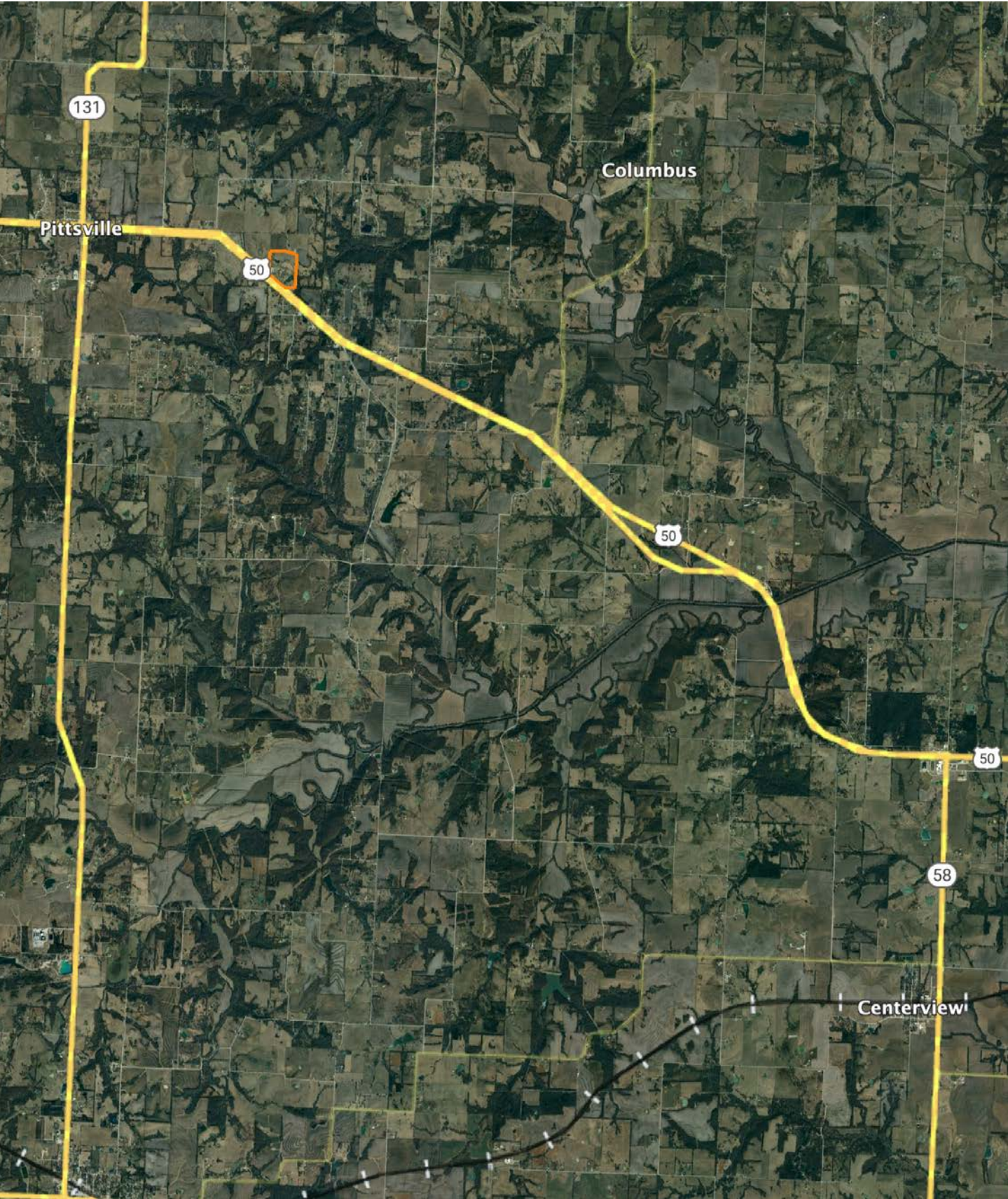


2/3/2025

# HILLSHADE MAP



# OVERVIEW MAP



# AGENT CONTACT

---

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



**BEN EWBank,** 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, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.