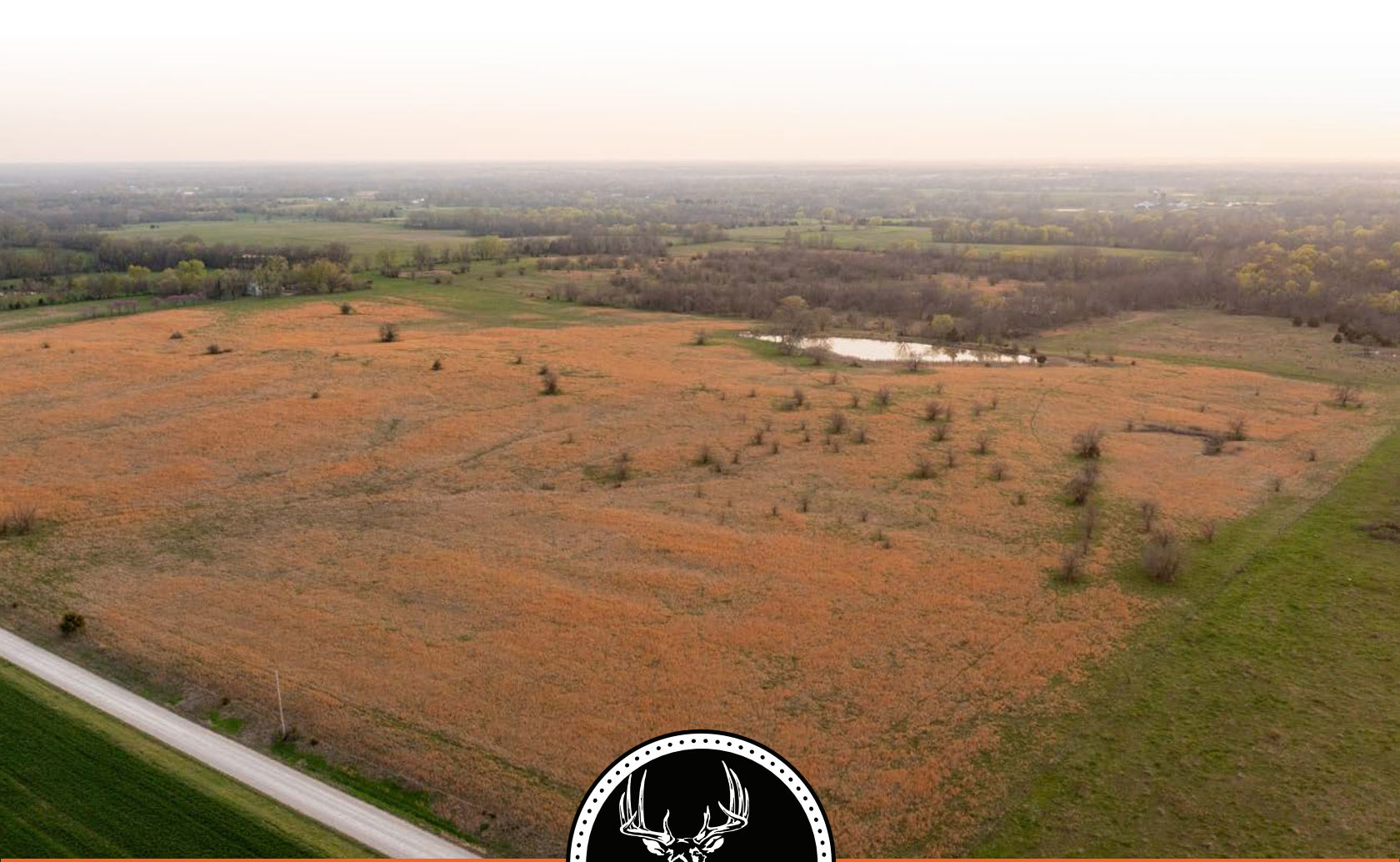


MIDWEST LAND GROUP PRESENTS

108.11 ACRES IN

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# JOHNSON COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# ENDLESS OPPORTUNITIES: INCOME-PRODUCING, SECLUDED 108 +/- ACRES IN JOHNSON COUNTY

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Midwest Land Group is pleased to present this picturesque 108 +/- acres in western Johnson County, Missouri, which has remained under the same ownership for nearly 50 years. Located just south of Kingsville, Missouri, this property offers true diversity with a wooded draw, four ponds, a portion of East Lost Creek running through the northwest corner, and nearly 50 acres ready to be returned to crop production.

The property has been previously grazed, with solid perimeter fences and cross-fencing, making it an ideal addition to a cattle operation. An overgrown hedge row was removed on the north border of the property, and brand new five-strand barbed wire was installed. This has also resulted in a perfect access route along the north border, allowing a hunter to slip into the section of hardwoods along the creek. During our tour, we observed deer bedding, a group of six mallards on one

of the ponds, and heard bob-white quail. Turkey tracks around the ponds after a recent rain further prove the potential this property has from a wildlife standpoint. The western portion of the property is a true blank canvas for a hunter, ready to be designed and set up as you please. There are multiple locations for transitional food plots in the southwest corner and the west property line, where a large agricultural field sits. There are also perfectly secluded locations for food plots towards the creek bottom and in between the northern ponds. Heavily used trails show deer moving through the previously tilled pasture to the agricultural fields on the east side of 1601st Road. The property features fantastic topography that provides a hillside view from the county road, ensuring seclusion and limited visibility from the road. There are multiple options for building your dream home or barndominium, with utilities already present.

**\*\*Showings by appointment only\*\***



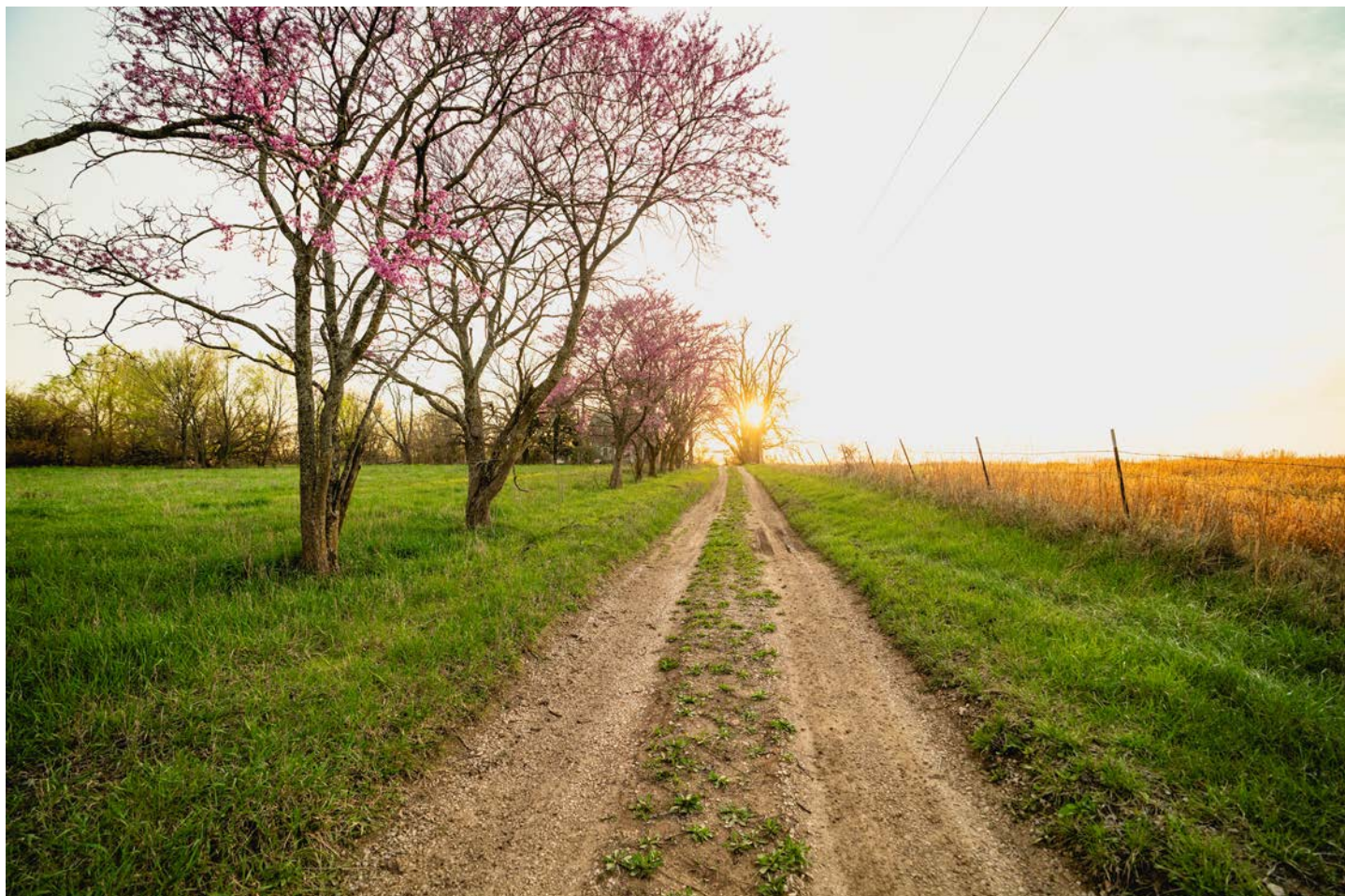


# PROPERTY FEATURES

PRICE: **\$746,715** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **108.11**

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- 50 +/- tillable acres previously farmed, recently used for cattle
- 32 +/- acres that could be converted to tillable
- NCCPI overall soil average rating of 70
- Over 45 acres in deepwater silt loam with an overall NCCPI score of 77
- Nearly 38 acres of Sampsel silty clay loam with an overall NCCPI score of 67
- Whitetail, turkey, and waterfowl hunting opportunities
- Bass, catfish, and bluegill stocked in ponds
- Large agricultural fields directly to the east and west, serving as premier destination food sources for the area
- Creek frontage
- Four ponds
- Electricity present
- Water meter location at the road
- Less than a 1 hour drive to Overland Park, KS
- 35 minute drive from Lees Summit, MO
- 30 minute drive from Harrisonville, MO
- 30 minute drive from Warrensburg, MO
- 5 miles to Holden, MO
- 1 mile from Missouri Highway TT blacktop





# 50 +/- TILLABLE ACRES

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This property offers true diversity with a wooded draw, four ponds, a portion of East Lost Creek running through the northwest corner, and nearly 50 acres ready to be returned to crop production.





# PERIMETER FENCES & CROSS-FENCING

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# CREEK FRONTAGE & FOUR PONDS

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# HUNTING OPPORTUNITIES

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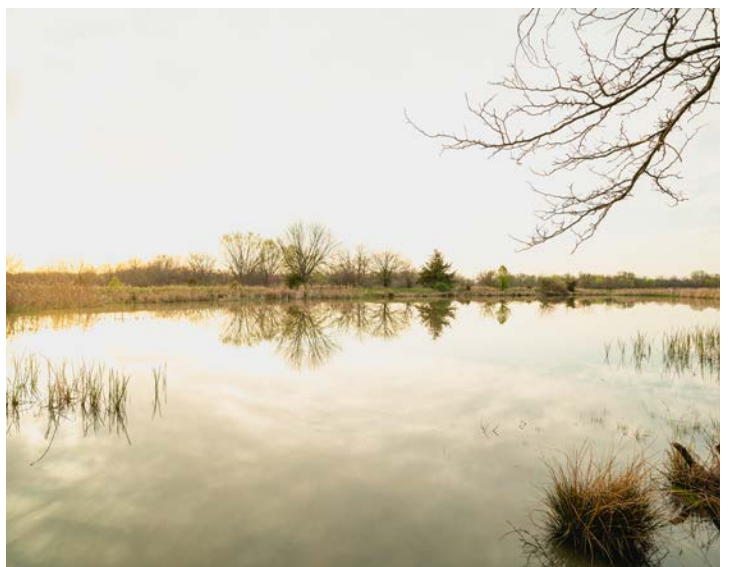
During our tour, we observed deer bedding, a group of six mallards on one of the ponds, and heard bob-white quail. Turkey tracks around the ponds after a recent rain further prove the potential this property has from a wildlife standpoint.





# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 41' 28.99, -94° 3' 23.92

0ft 823ft 1645ft



Maps Provided By:



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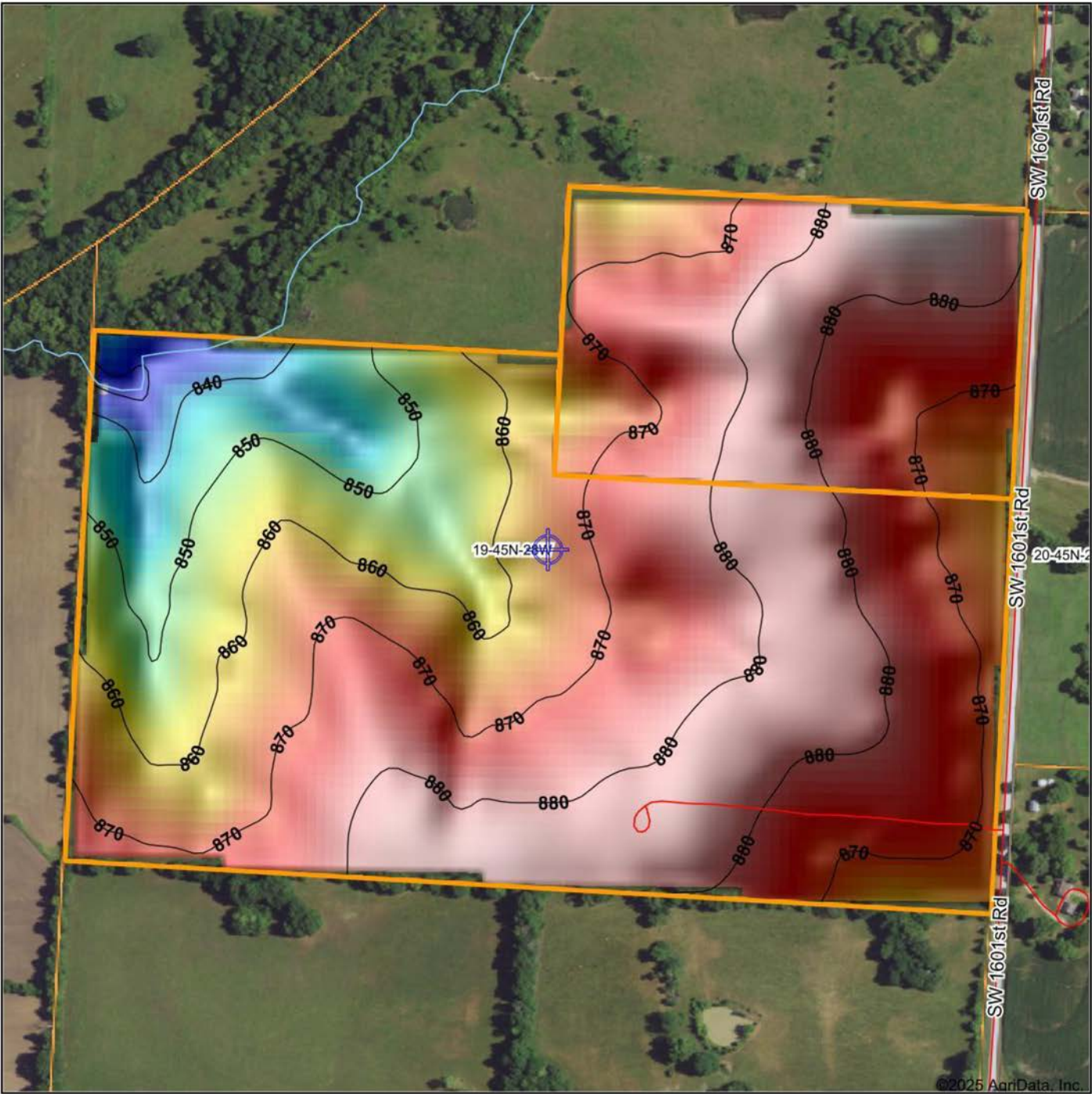
**19-45N-28W**  
**Johnson County**  
**Missouri**



4/4/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 829.5

Max: 887.0

Range: 57.5

Average: 868.9

Standard Deviation: 11.98 ft

0ft 445ft 889ft



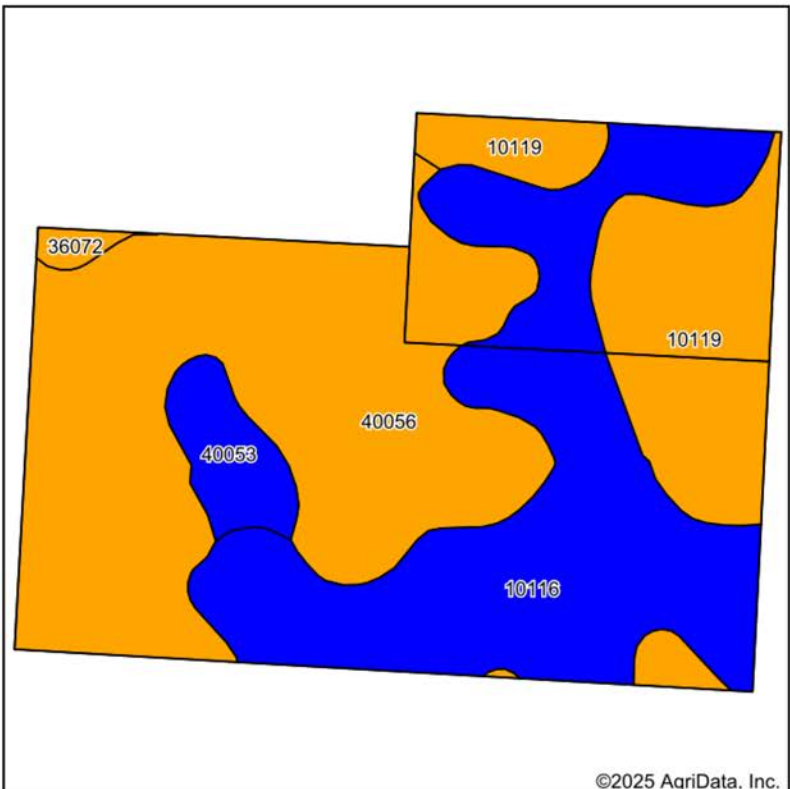
4/4/2025

**19-45N-28W**  
**Johnson County**  
**Missouri**

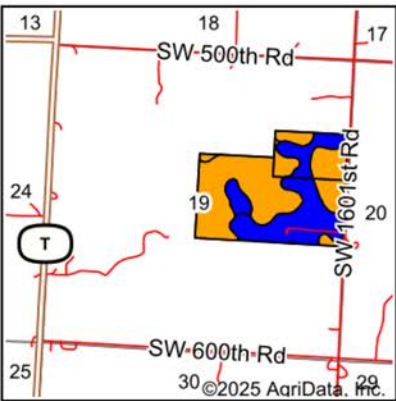
Boundary Center: 38° 41' 28.99, -94° 3' 23.92



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Johnson**  
Location: **19-45N-28W**  
Township: **Kingsville**  
Acres: **107.33**  
Date: **4/4/2025**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO101, Soil Area Version: 29

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	*n NCCPI Cotton
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	45.49	42.3%		> 6.5ft.	IIIe	77	77	67	71	73
10116	Sampsel silty clay loam, 2 to 5 percent slopes	37.79	35.2%		> 6.5ft.	Ile	67	67	63	58	
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	18.97	17.7%		> 6.5ft.	IIIe	56	56	51	44	
40053	Deepwater silt loam, 2 to 5 percent slopes	4.26	4.0%		> 6.5ft.	Ile	84	84	73	80	79
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	0.82	0.8%		> 6.5ft.	IIIw	71	64	61	70	
Weighted Average						2.61	*n 70	*n 69.9	*n 63	*n 62	*n 34.1

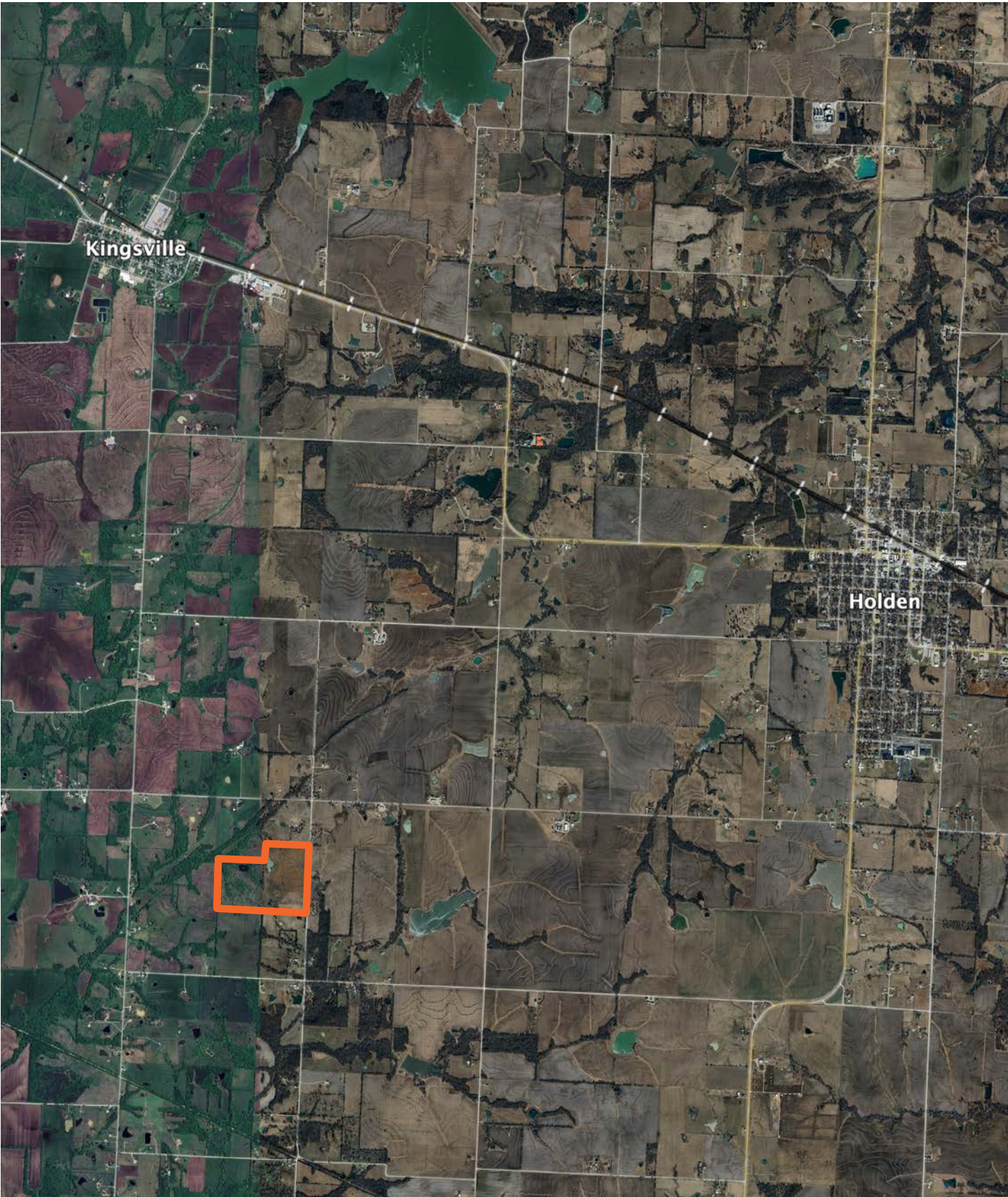
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



**NICK BENGE**

LAND AGENT

**816.287.8025**

[NBenge@MidwestLandGroup.com](mailto:NBenge@MidwestLandGroup.com)



## MidwestLandGroup.com

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