

MIDWEST LAND GROUP PRESENTS

57.8 ACRES IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

57.8 +/- ACRES OF BEAUTIFUL RECREATION WITH MULTIPLE BUILD SITE LOCATIONS

Midwest Land Group is proud to present this rare find in Johnson County, Missouri - this 57.8 +/- acre farm offers the most beautiful build sites in Johnson County. Conveniently located just five minutes south of I-70 off State Route M, the property features blacktop road frontage and multiple breathtaking build sites. Whether you're looking to develop your dream home, start a farm, or create a weekend retreat, this land provides endless possibilities. Envision a long private driveway that would embody the most secluded build site in Johnson County, while still providing an easy commute. Complete with breathtaking views and multiple walk-out build sites, this farm is sure to check every box imaginable. If that isn't

enough, the wildlife appeal of this farm is sure to be the perfect balance of build and recreation. Electricity and water are at the road. The water department is on a 2-3 year plan to upgrade the current water line. Once completed a water meter would then be available for hookup. If your plans are to build now, a well would be a perfect option as well. Outdoor enthusiasts, take a hard look into the recreation portion of this beautiful farm! Boasting multiple fields currently in row crop production, mature oak timber, and native grass fields, the farm boasts options for all to enjoy! 4 ponds, a creek, and timbered draws add to the property's character, offering both a beautiful landscape as well as functionality.

PROPERTY FEATURES

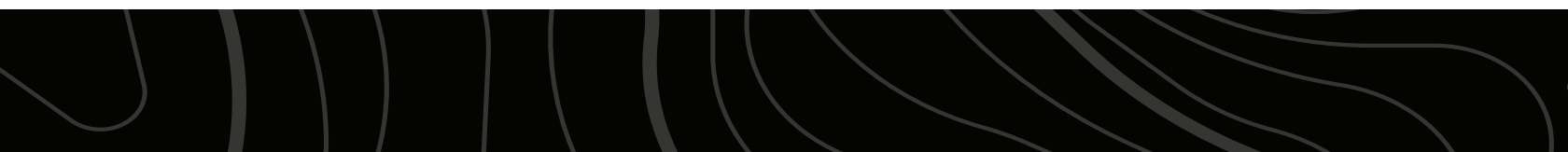
PRICE: **\$722,500** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **57.8**

- Located 5 minutes south of I-70
- Blacktop road frontage
- Multiple beautiful build sites
- Great neighborhood
- Mature oak timber
- Row crop production
- 4 ponds
- Natural funnels
- Native grass
- Wet-weather creek
- Timbered draws
- Seclusion
- Outstanding whitetail & turkey hunting area
- Odessa, MO



MULTIPLE BEAUTIFUL BUILD SITES

Envision a long private driveway that would embody the most secluded build site in Johnson County, while still providing an easy commute.



MATURE OAK TIMBER



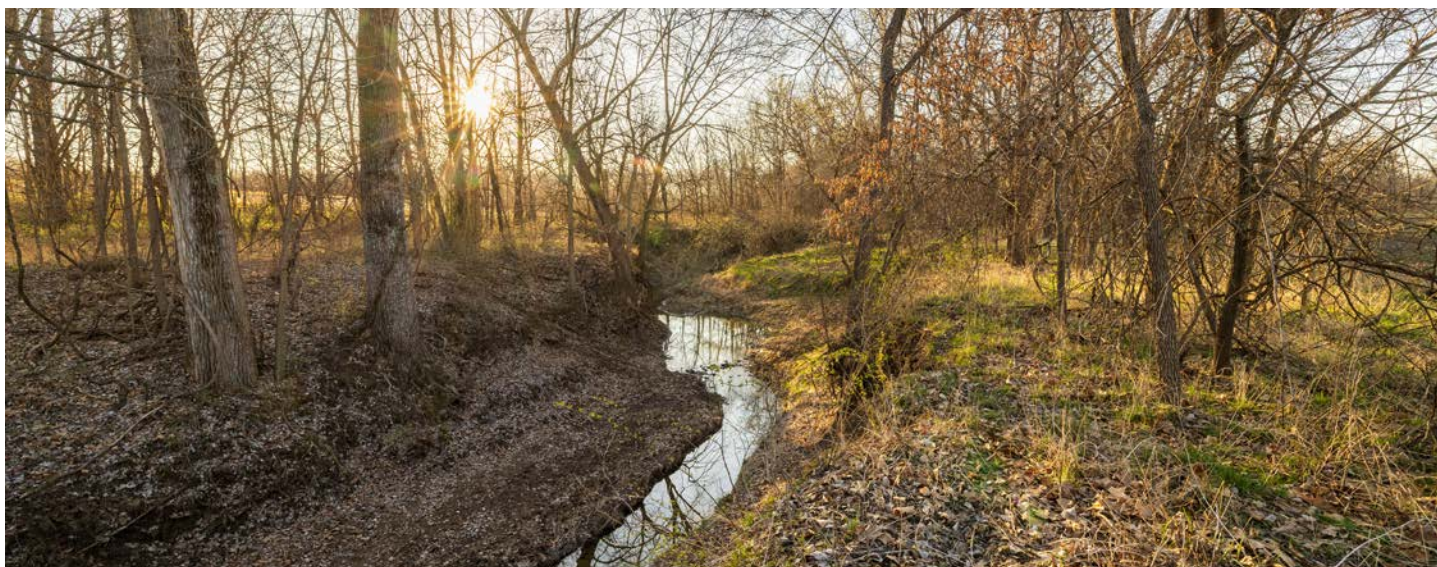
4 PONDS



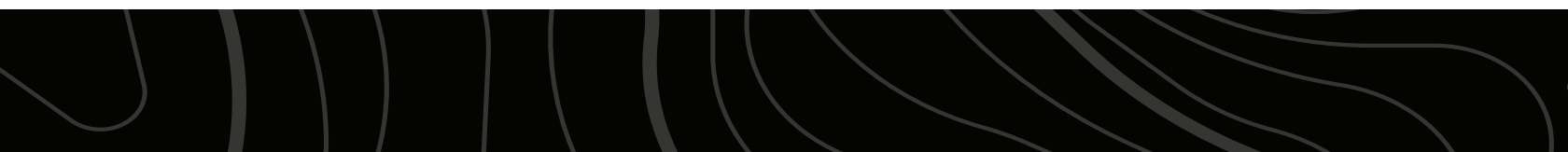
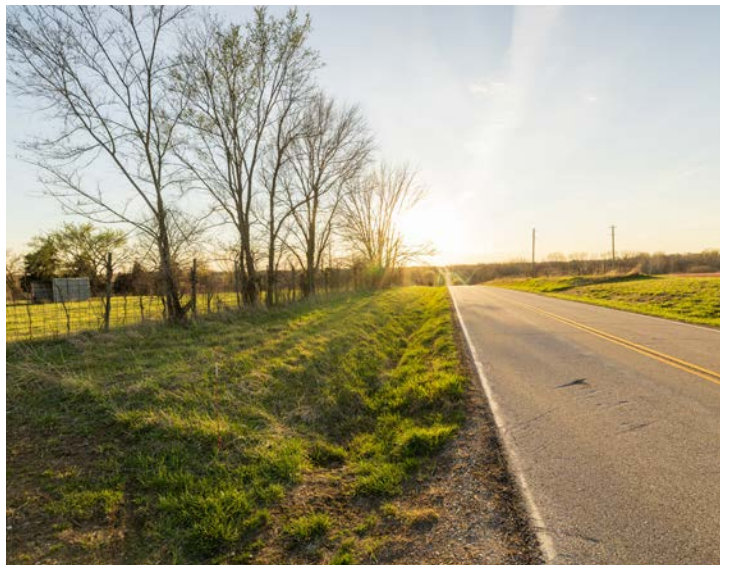
ROW CROP PRODUCTION



WHITETAIL & TURKEY HUNTING AREA



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgrIDataInc.com

Boundary Center: 38° 54' 7.7, -93° 52' 35.57

3-47N-27W
Johnson County
Missouri

0ft 736ft 1473ft



4/14/2025

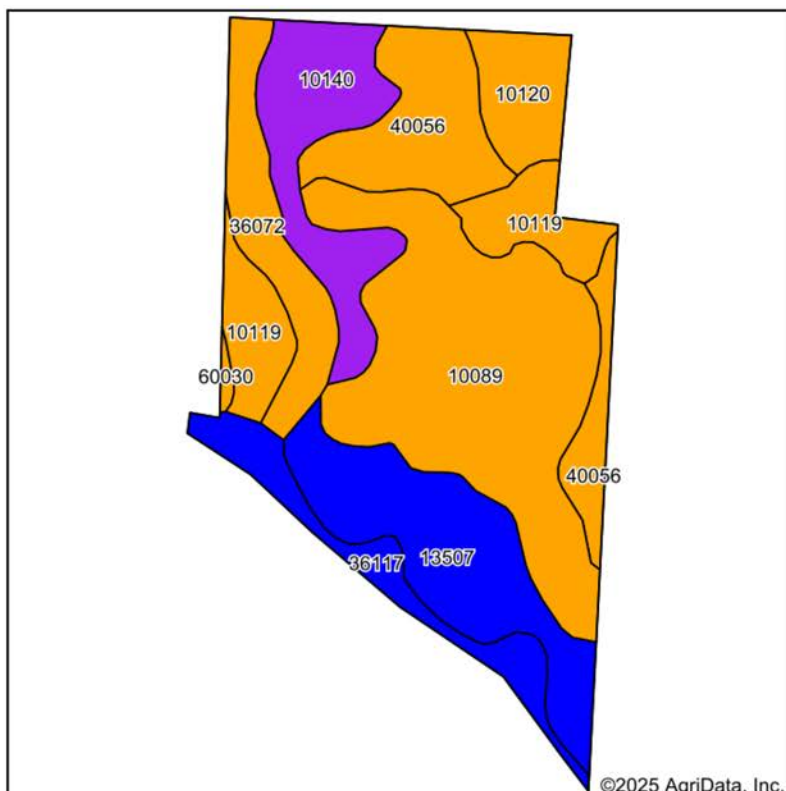
This topographic map displays a 10-acre parcel outlined in orange. The map features contour lines with numerical elevation values ranging from 780 to 858 feet. A central point is marked with an elevation of 57.84 and coordinates 3-47N-27W. The parcel is situated within a larger area defined by coordinates 10-47N-27W. The map is overlaid on an aerial photograph showing surrounding fields, trees, and a road. Three 'Oo' symbols are located along the top boundary of the parcel.



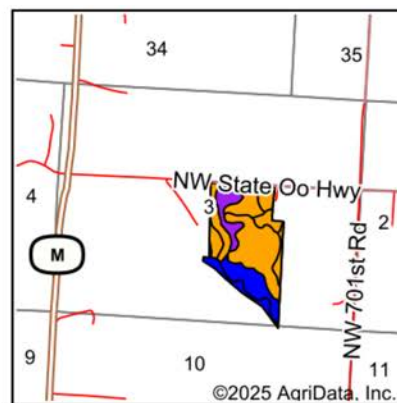
 **surety®**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 38° 54' 7.7, -93° 52' 35.57

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Johnson**
 Location: **3-47N-27W**
 Township: **Columbus**
 Acres: **57.84**
 Date: **4/14/2025**



Maps Provided By:



Area Symbol: MO101, Soil Area Version: 29

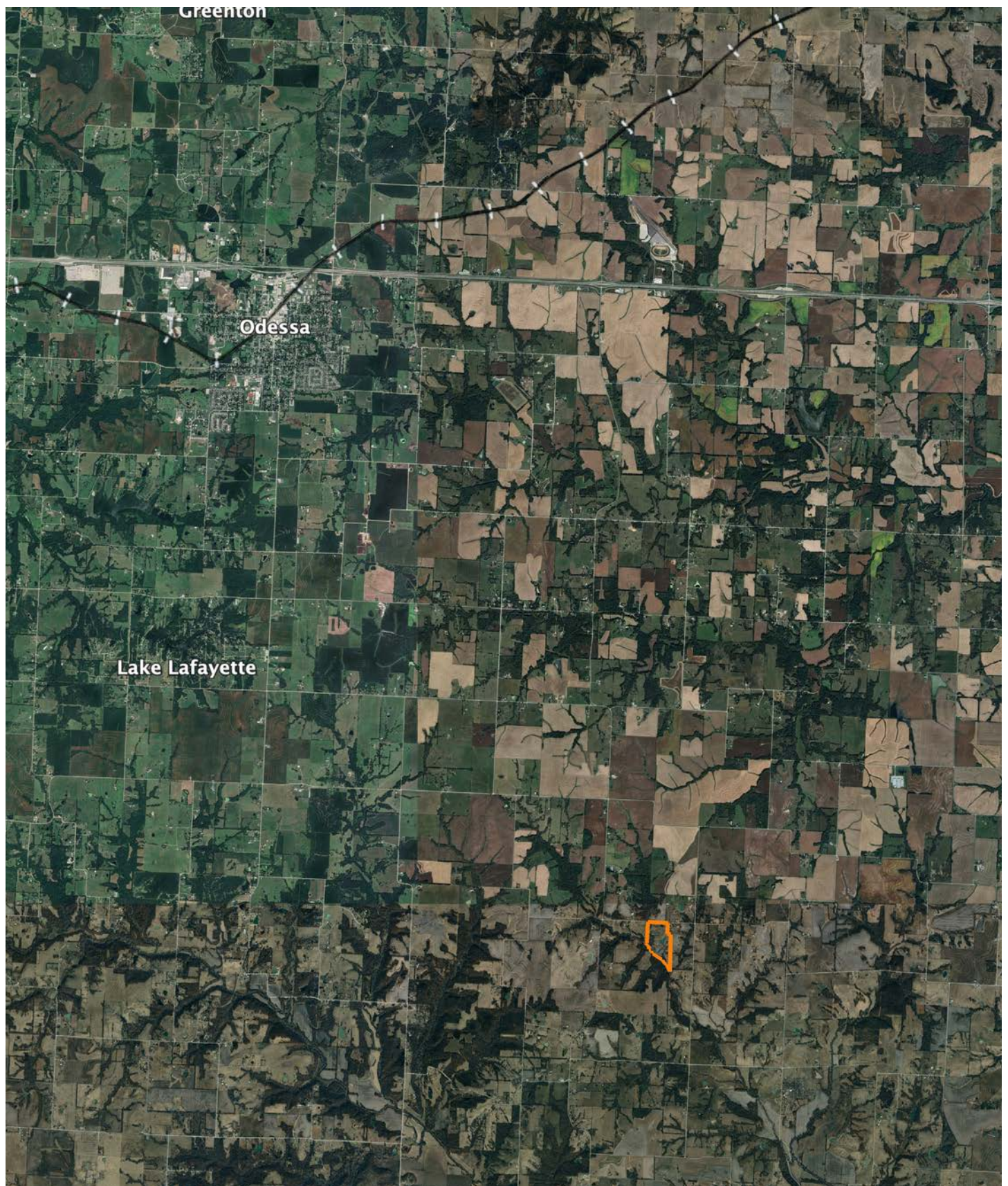
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10089	Mandeville silt loam, 5 to 9 percent slopes	17.92	31.0%		IIIe	68	68	54
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	9.08	15.7%		IIw	67	67	59
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	7.65	13.2%		IIIe	77	77	71
10140	Snead silty clay loam, warm, 5 to 14 percent slopes, eroded	6.61	11.4%		VIe	48	41	34
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	4.95	8.6%		IIIe	56	56	44
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	4.70	8.1%		IIIw	71	64	70
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.75	6.5%		IIw	80	80	78
10120	Sharpsburg silt loam, 2 to 5 percent slopes	2.98	5.2%		IIIc	72	72	55
60030	Winfield silt loam, 5 to 9 percent slopes	0.20	0.3%		IIIe	85	85	72
Weighted Average					3.12	*n 67	*n 65.6	*n 56.9

*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

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



JORDAN BABB,

LAND AGENT

816.410.3107

JBabb@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, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.