

MIDWEST LAND GROUP PRESENTS



# 8 TRACTS AVAILABLE IN JOHNSON COUNTY, MO

23 Highway, Knob Noster, Missouri 65336





MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER BUILD SITES WITH INCREDIBLE RECREATION

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Welcome to Deer Run, a place for you to build your dream home and enjoy the country life! Deer Run consists of 8 different parcels ranging in size from 5.56 to 29.57 acres. Multiple parcels can easily be split even further if a buyer wants to. Whether you're wanting a property to fence for livestock, have tons of recreation, consist mostly of timber, is mostly open, or are seeking a property with an existing long driveway, we have a tract of land for you! You will be pleased to know that water and fiber are located at the road and electric is located nearby and accessible through WCE.

This tract is located just 6 miles south of Concordia, Missouri, 10 miles north of Knob Noster, Missouri and the Whiteman Air Force Base, and sandwiched between Interstate 70 and 50 Highway. This parcel is located in the Knob Noster School District. For additional recreational opportunities the Knob Noster State Park is located less than 10 minutes south of the property and the Ralph and Martha Perry Memorial Conservation Area is located just a couple minutes to the north.



# PROPERTY FEATURES

TRACTS: **A-H** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | TOTAL ACRES: **121.37**

- Great recreation
- Multiple build sites
- Incredible recreation
- Secluded build site
- Electricity located nearby
- Water at the road
- Fiber located nearby
- Pad or walk out basement options
- Easy commute to the KC area
- Tons of wildlife sign
- Multiple ditches and creeks
- Mature walnut trees
- Hardwood timber
- Idle crop ground
- Tons of field edge
- Multiple small fields
- Knob Noster School District

## TRACT A

PRICE: **\$320,000** | ACRES: **29.57**

## TRACT B

PRICE: **\$80,000** | ACRES: **5.56**

## TRACT C

PRICE: **\$199,500** | ACRES: **14.57**

## TRACT D

PRICE: **\$130,000** | ACRES: **9.82**

## TRACT E

PRICE: **\$224,400** | ACRES: **22.44**

## TRACT F

PRICE: **\$183,000** | ACRES: **15.55**

## TRACT G

PRICE: **\$132,500** | ACRES: **11.08**

## TRACT H

PRICE: **\$152,200** | ACRES: **12.78**

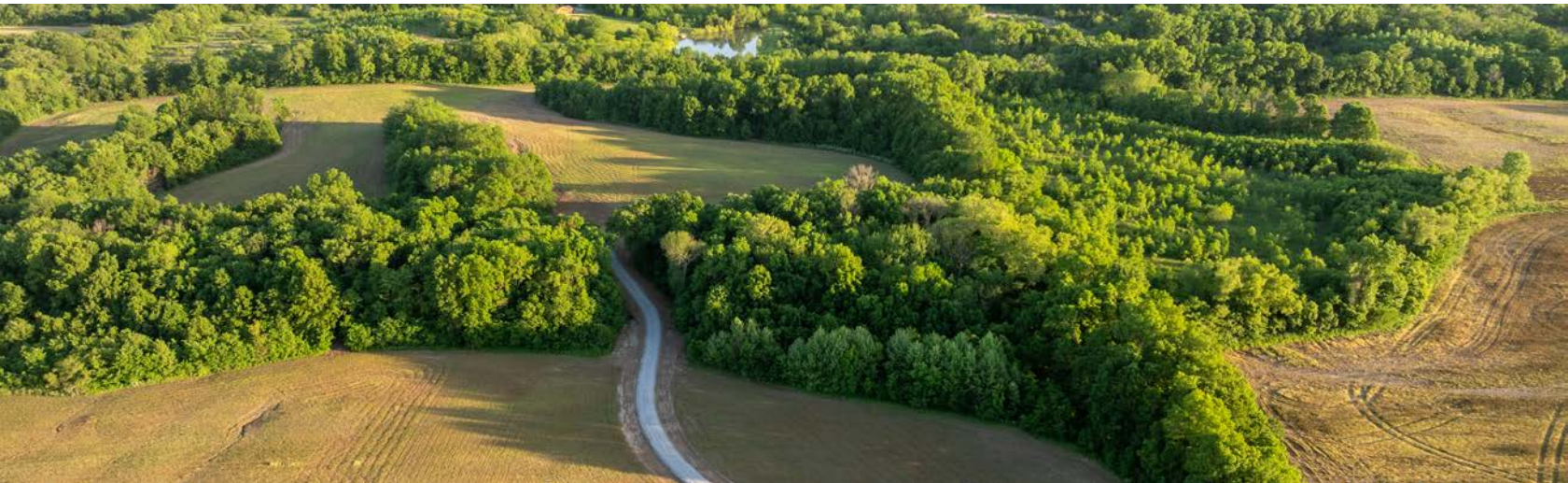




# TRACT A - 29.57 +/- ACRES

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This parcel has road frontage on both 23 Highway and Northeast 900th Road. This parcel also features a large ditch, a small pond for wildlife, massive walnut trees, tons of hardwood timber, tons of field edge and small fields, blacktop frontage, and crop ground that could be farmed for income potential.





## TRACT B - 5.56 +/- ACRES

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This parcel features tons of hardwood timber, lots of field edge, and crop ground for income potential.



## TRACT C - 14.57 +/- ACRES

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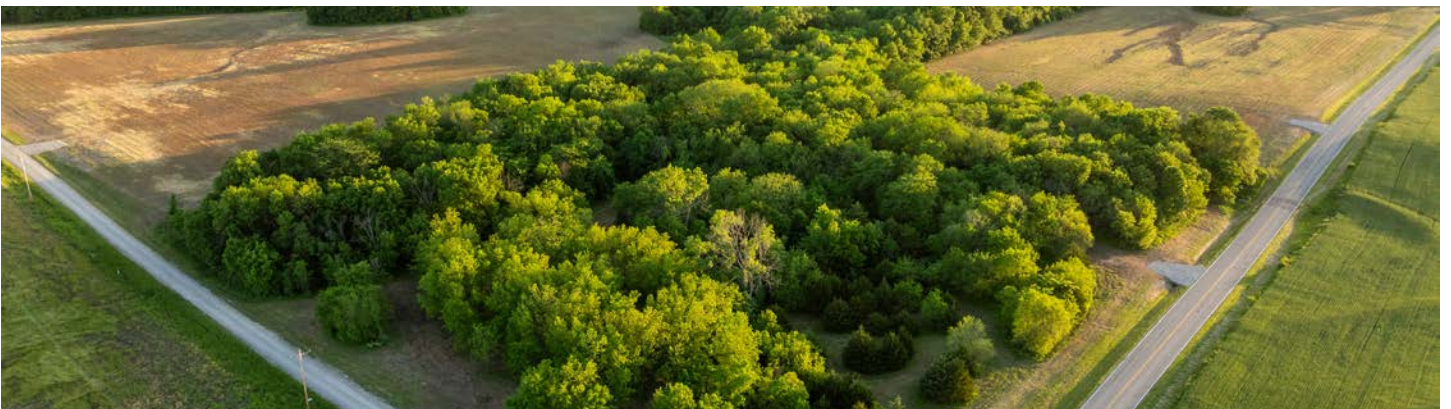
This tract boasts great recreation, good timber, blacktop frontage, and a stunning build site just off the highway.



## TRACT D - 9.82 +/- ACRES

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This parcel also features tons of timber, and the ability to easily split in half with already approved and installed driveways on both 23 Highway and Northeast 951 Road.

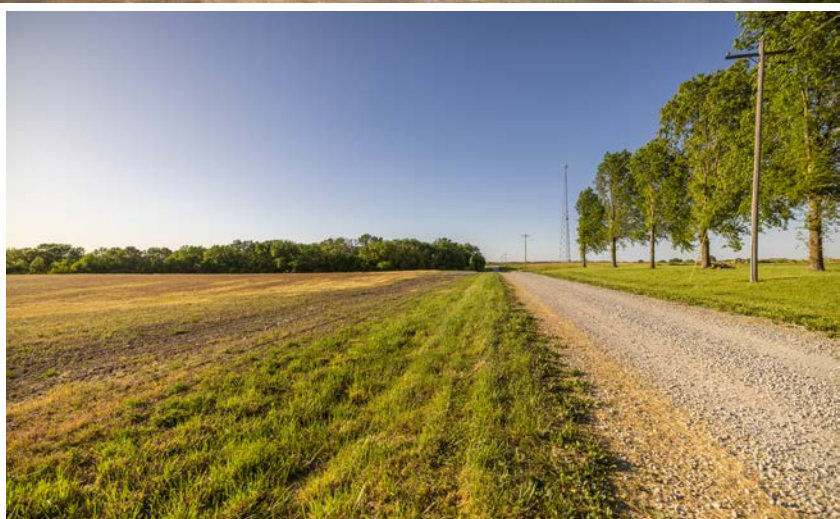
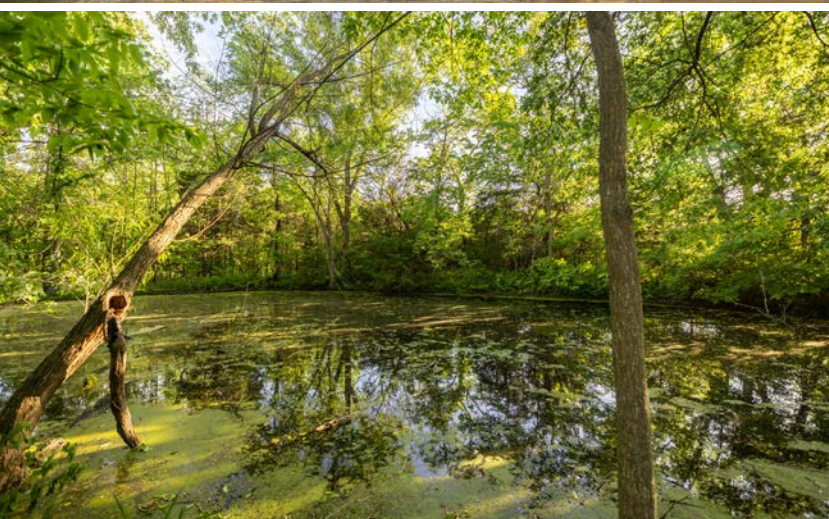




# TRACT E - 22.44 +/- ACRES

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This tract boasts great recreation, hardwood timber, cedar thicket, lots of field edge, tons of wildlife, small pond for wildlife, crop ground that could be farmed for income potential or fenced for livestock, multiple stunning build sites and the ability to easily split in half.





## TRACT F - 15.55 +/- ACRES

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This tract features hardwood timber, tons of wildlife, crop ground that could be farmed for income potential or fenced for livestock, multiple stunning build sites and the ability to easily split in half.



## TRACT G - 11.08 +/- ACRES

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This tract also offers the flexibility to be easily split into two parcels and features hardwood timber, abundant wildlife, scenic build sites, and tillable ground ideal for farming or livestock.

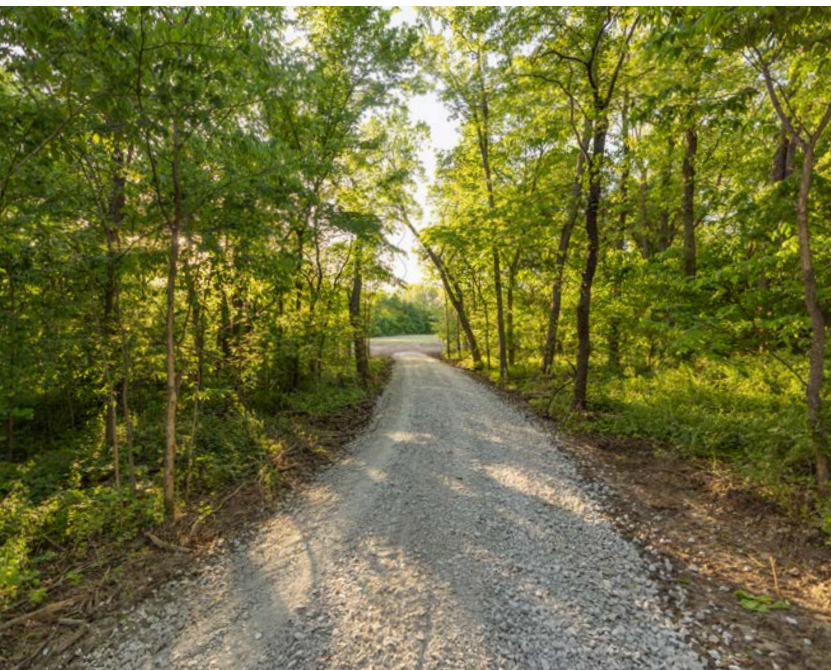




# TRACT H - 12.78 +/- ACRES

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This tract features a newly constructed long gravel driveway that winds through the timber and opens up into a stunning build site! It also boasts great recreation, hardwood timber, walnut trees, lots of field edge, tons of wildlife, and crop ground that could be farmed for income potential or fenced for livestock.





# AERIAL MAP



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Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 38° 52' 56.17, -93° 33' 33.66

**9-47N-24W**  
**Johnson County**  
**Missouri**

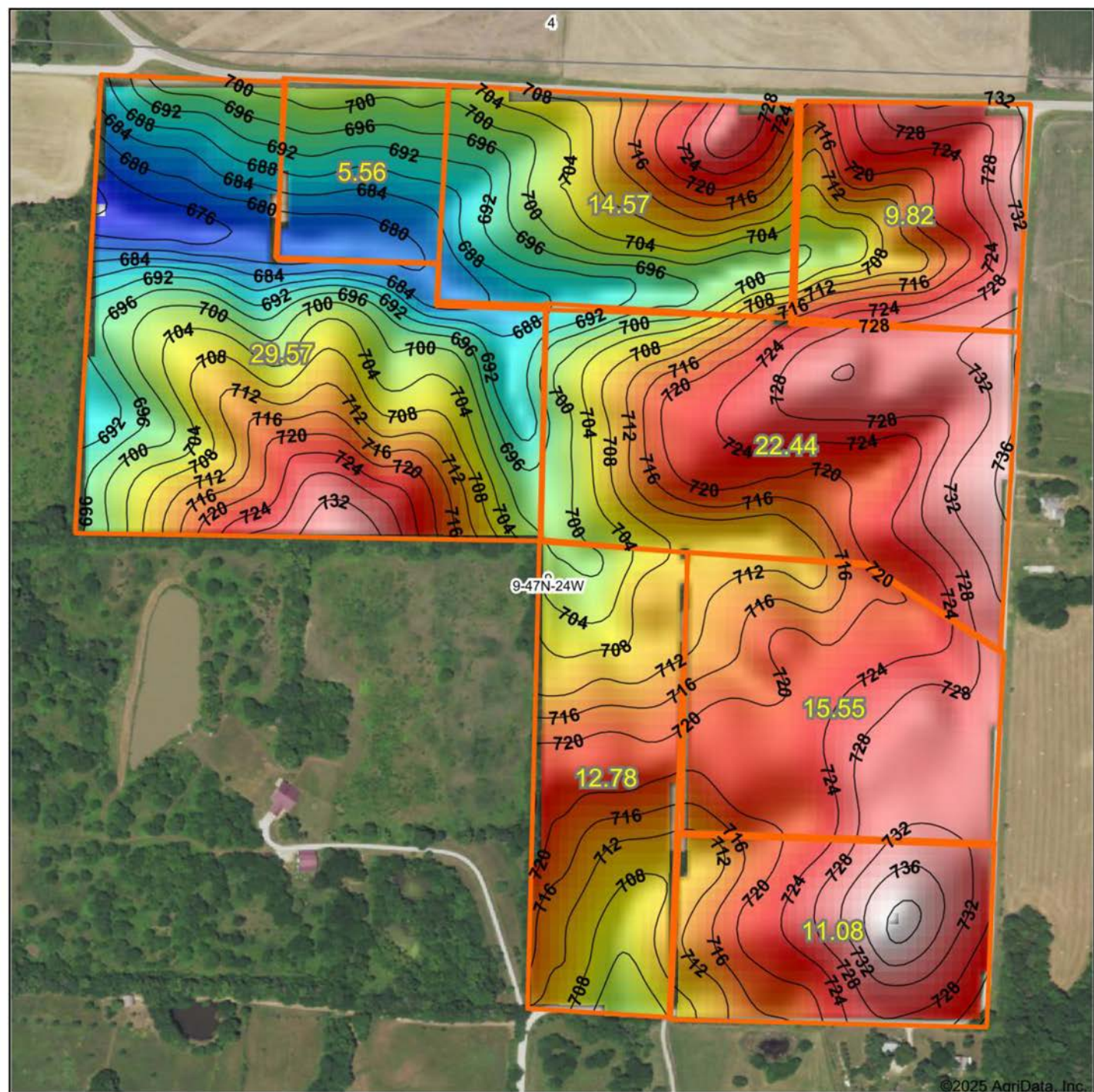
0ft 550ft 1100ft



5/15/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 4  
Min: 671.5  
Max: 741.1  
Range: 69.6  
Average: 712.2  
Standard Deviation: 15.03 ft

0ft 444ft 888ft



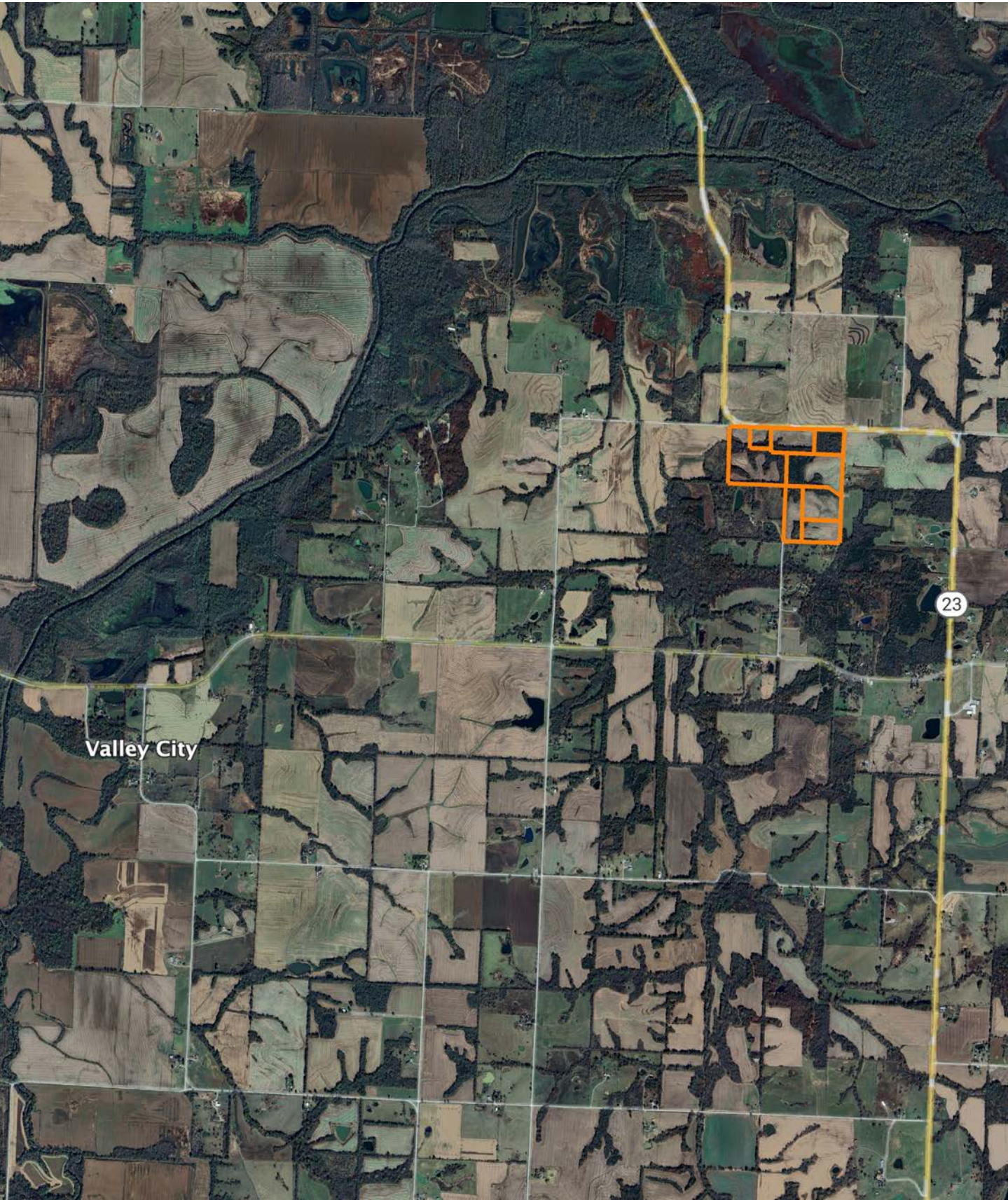
5/15/2025

**9-47N-24W**  
**Johnson County**  
**Missouri**

Boundary Center: 38° 52' 56.17, -93° 33' 33.66



# OVERVIEW MAP





# AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



**DEREK PAYNE,**

LAND AGENT

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## MidwestLandGroup.com

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