

MIDWEST LAND GROUP PRESENTS



JOHNSON COUNTY, MO

100 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME, LAKE, PASTURE, AND RECREATIONAL PROPERTY

This property offers a profoundly well maintained home and 100 +/- acres located west of Knob Noster, Missouri on US Highway 50! Truly one of the most picturesque tracts of land I have been on, consisting of a gorgeous 6.5 acre stocked lake, 45 acres of lush grassland cut for hay, two additional half acre ponds, and 47 acres of mature timber blocks surrounding the grassland creating an ideal design for rotationally grazing cattle and recreational use including deer and turkey hunting, fishing, kayaking, and exploring the outdoors.

This spacious ranch style home consists of 2,668 square feet of finished living space, 3 bedrooms with an additional non-conforming 4th bedroom, a large main room with vaulted ceilings and open floor plan to the kitchen, gorgeous sun room overlooking the lake, 2.5 bathrooms, and large pantry and main floor laundry off the mud room. The home has a partially finished full walk-out basement that is an additional 1,250 square feet with electrical, plumbing, HVAC, studs, and insulation in place, ready for a new buyer to Sheetrock and paint with finishes to their liking. Additional features inside the home include a master whirlpool tub, large walk in closets in each bedroom, suspended porch for shelter, kitchen with island and large bay window, two front door entrances for in-home business, additional 5th or 6th partially finished non conforming bedroom space, new whole house water filtration system, and reverse osmosis system. The entire home is quality-built and extremely clean and well-maintained.

The land stands out among the market for its

picturesque views, manicured hay fields, mature marketable timber, and overall immaculate condition. With very gently rolling pasture field pockets spread throughout and surrounded by blocks of big timber, there is a question of whether this farm holds tons of wildlife, including mature whitetail and turkey. The owners frequently see several turkeys and deer from the kitchen window overlooking the farm to the south. The 6.5-acre stocked lake with dock makes for excellent fishing, swimming, and kayaking. Large enough for a small ski or fishing boat and steps from the back door of the home, this is a feature that is rare to find and costly to re-create. The farm has excellent access throughout, heading over the pond dam and around the property perimeter through gate openings into each field.

One of the best features to this property is the location, 2.5 miles west of Knob Noster, and a 10 minute drive to downtown Warrensburg, and with immediate access to Hwy 50 you can get into Kansas City and Overland Park area promptly. An added bonus to this farm is a secondary easement access coming in to the farm on the west side. This would allow not only for additional access point but potential for subdividing the property into multiple parcels if a new owner desired. There is no question the family has maintained this home and farm extremely well over their ownership since building the home in 1994. The property is in excellent condition and ready for the next family to make their own memories enjoying the outdoors and country lifestyle the property offers. Call Will Wiest for additional information and to arrange a private showing!

PROPERTY FEATURES

PRICE: **\$1,050,000** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **100**

- Ranch home and 100 taxable acres in Johnson County, Missouri
- 6.5-acre lake stocked with multiple fish species and dock
- Gorgeous farm, excellent for hay, running cattle, and recreational use
- Home offers 2,668 finished square feet with 4 bedrooms and 2.5 baths
- Open floor plan ideal for large family gatherings
- Gorgeous sunroom overlooking the lake and farm
- Master suite, large pantry, large laundry, and mudroom on the main floor
- Partially finished full walk-out basement with 2 additional nonconforming bedrooms
- Incredible whitetail & turkey hunting with occasional waterfowl
- 45 +/- acres of lush grassland cut for hay each year
- 47 +/- acres of big mature timber
- Two additional half-acre ponds
- Hidden fields surrounded by timber with excellent hunting
- Potential for row crop with level to gently laying FSA tillable acres
- Home tucked well off the road on a private gravel drive
- Additional easement access ideal for future subdivide
- High-output well water serves the primary water source
- New full-house water filtration and reverse osmosis system
- Knob Noster school district
- Home built by the seller's family in 1994
- 2024 real estate tax was \$2,008
- Located 2.5 miles west of Knob Noster, 11 miles east of Warrensburg on Highway 50



RANCH HOME WITH TAXABLE ACRES

This spacious ranch style home consists of 2,668 square feet of finished living space, 3 bedrooms with an additional non-conforming 4th bedroom, a large main room with vaulted ceilings and open floor plan to the kitchen, gorgeous sun room overlooking the lake, 2.5 bathrooms, and large pantry and main floor laundry off the mud room.



PARTIALLY FINISHED WALKOUT BASEMENT



WHITETAIL, TURKEY, AND WATERFOWL



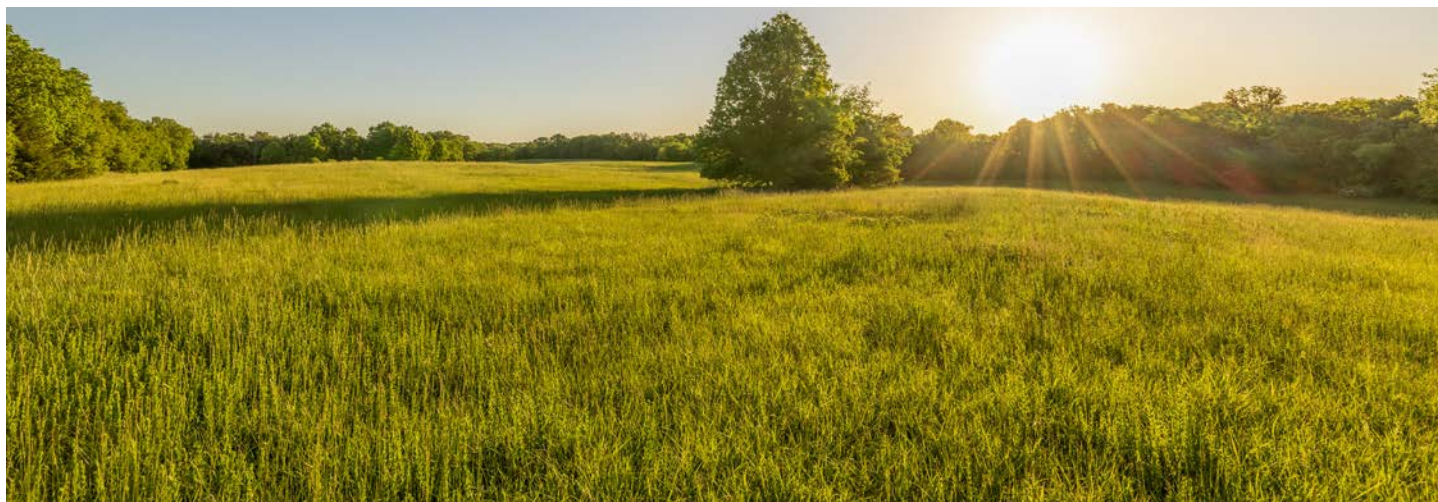
6.5 ACRE STOCKED LAKE

The 6.5-acre stocked lake with dock makes for excellent fishing, swimming, and kayaking. Large enough for a small ski or fishing boat and steps from the back door of the home, this is a feature that is rare to find and costly to re-create.



LUSH GRASSLAND AND MATURE TIMBER

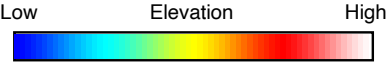
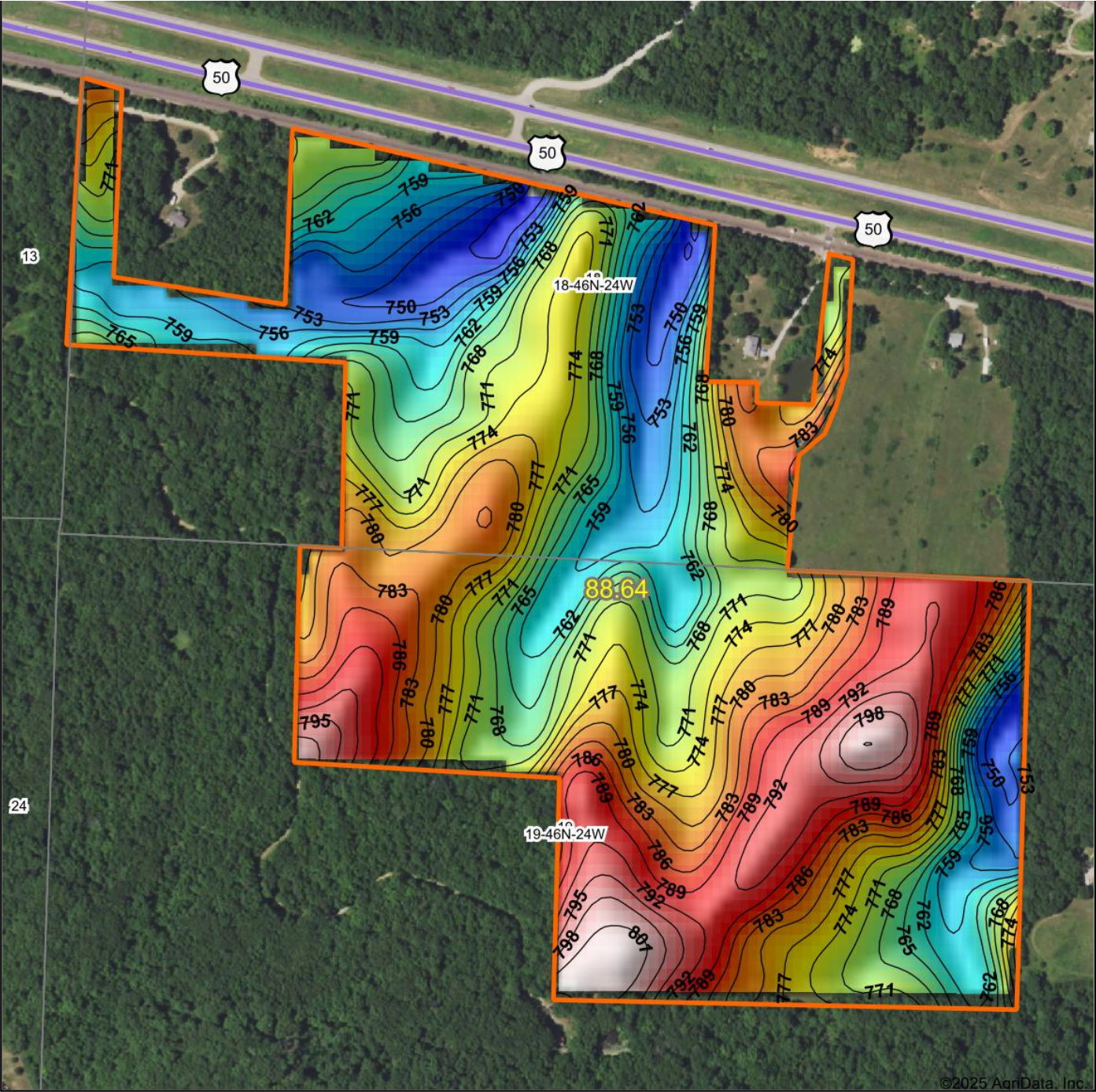
The land stands out among the market for its picturesque views, manicured hay fields, mature marketable timber, and overall immaculate condition.



AERIAL MAP



HILLSHADE MAP



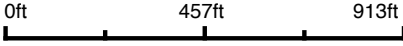
Maps Provided By:



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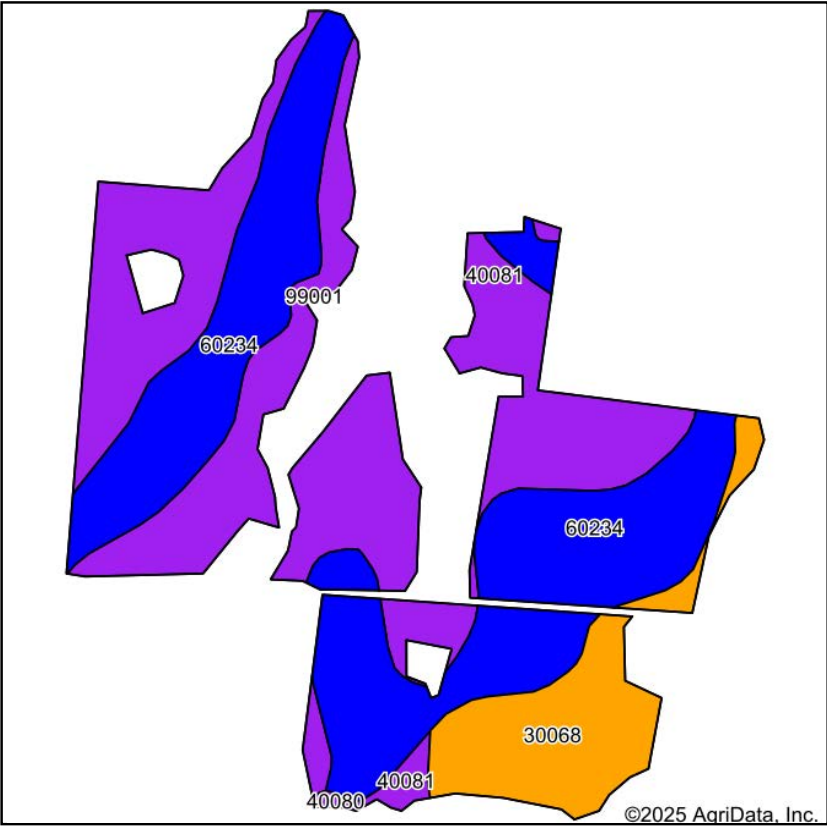
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Min: 745.9
Max: 803.0
Range: 57.1
Average: 773.1
Standard Deviation: 13.42 ft



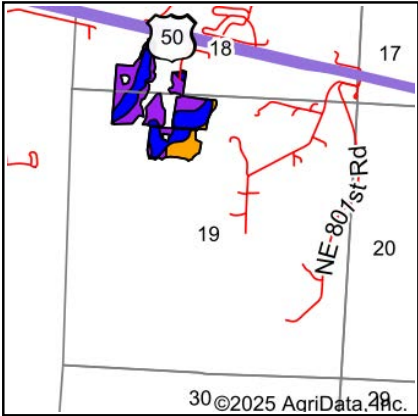
18-46N-24W
Johnson County
Missouri

Boundary Center: 38° 46' 15.57, -93° 36' 26.92

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Johnson**
Location: **19-46N-24W**
Township: **Montserrat**
Acres: **46.17**
Date: **5/21/2025**



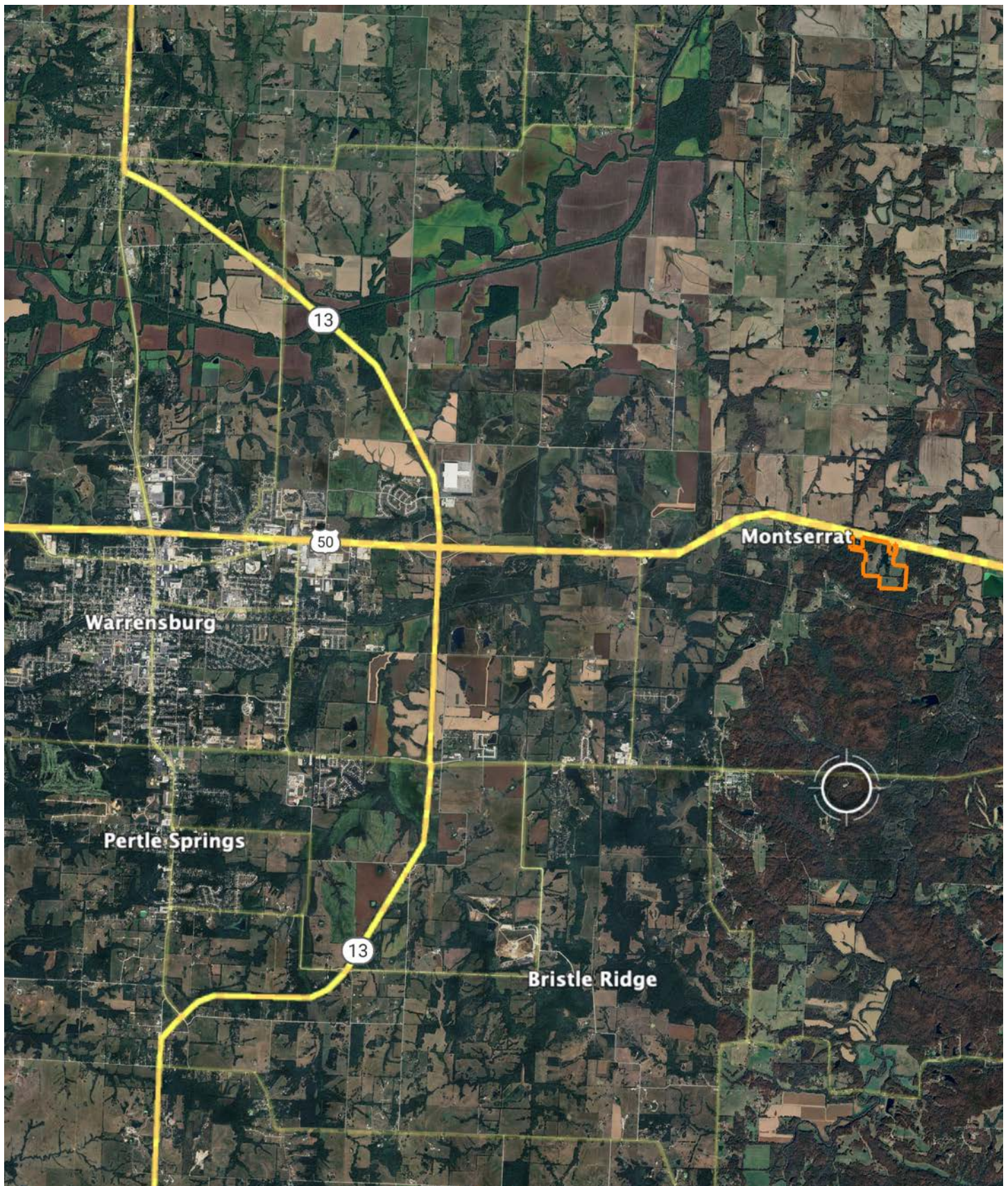
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Area Symbol: MO101, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40081	Norris channery silt loam, 5 to 14 percent slopes	21.03	45.6%		Vls	25	25	14
60234	Weller silt loam, 2 to 5 percent slopes	19.29	41.8%		Ile	73	73	60
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	5.74	12.4%		Ille	75	75	54
40080	Norris channery silt loam, 14 to 35 percent slopes	0.11	0.2%		Vlls	9	9	4
Weighted Average					3.96	*n 51.2	*n 51.2	*n 38.2

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

OVERVIEW MAP



BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,

ASSOCIATE LAND BROKER

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