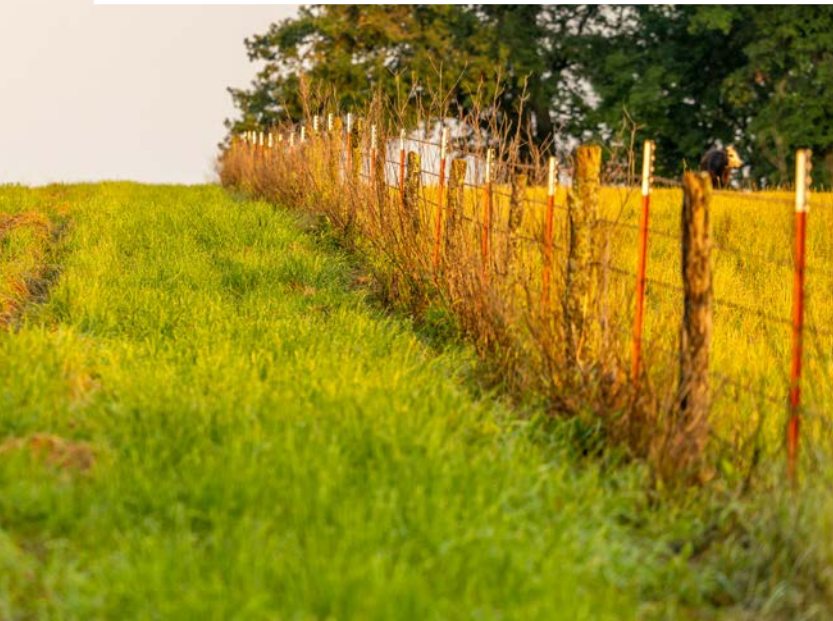


MIDWEST LAND GROUP PRESENTS



4 TRACTS AVAILABLE IN JOHNSON COUNTY, MO

Southeast 1050th Road, Windsor, Missouri 63560



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER BUILD SITES

Welcome to your dream property! We are proud to offer 4 different parcels ranging in size from 13.14 acres to 23.30 acres. Whether you want a property to fence for livestock, are looking for a large lake, or just want to build out in the country where it's a little quieter and the pace is a little slower, we have a tract of land for you! You will be pleased to know that water and electric are both located at the road and fiber is located nearby.

These tracts are located just 5.5 miles north of Windsor, Missouri, and 8.5 miles south of Knob Noster, Missouri, and the Whiteman Air Force Base. These parcels are located in the Henry County R-1 School District. For

additional recreational opportunities, the Knob Noster State Park is located less than 15 minutes north of the property and the J.N. Turkey Kean Memorial Wildlife Area is located just a couple minutes to the north.

When you pull up you will notice the newly installed driveway entrances that has already been installed and there is a blank canvas for your dream home. Bring your family and build that dream home out in the country you've always been wanting! Contact Derek Payne today at (573) 999-4574 for more information or to set up a showing!



PROPERTY FEATURES

TRACTS: **2-5** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | TOTAL ACRES: **79.73**

- Henry County R-1 School District
- 5.5 miles north of Windsor, MO
- 8.5 miles south of Knob Noster, MO
- 30 minutes southwest of Sedalia, MO
- 1 hour southeast of Lee's Summit and the surrounding KC area
- Newly constructed entrance
- Electricity located at the road
- Water located at the road
- Fiber located close by
- Lays great for pad or walkout basement options
- Easy commute to Knob Noster and Whiteman Air Force Base
- Idle crop ground
- Could easily fence for livestock

TRACT 2

PRICE: **\$122,500** | ACRES: **13.14**

- 2 entrances
- Newly constructed entrance on the west side
- Gated entrance on the east side
- It could easily be split in two
- Cattle tight fencing on the north and east boundaries

TRACT 3

PRICE: **\$216,500** | ACRES: **23.30**

- Incredible fishing
- Lake has been very well-maintained
- Cattle tight fencing on the east boundary

TRACT 4

PRICE: **\$216,500** | ACRES: **23.29**

- Incredible fishing
- Lake has been very well-maintained
- Cattle tight fencing on the east boundary

TRACT 5

PRICE: **\$174,500** | ACRES: **20**

- Cattle tight fencing on the south and east boundaries



TRACT 2 - 13.14 +/- ACRES

Don't miss your chance at this stunning 13.14 +/- acre tract boasting good views, crop ground that could be farmed for income potential or seeded and fenced for livestock, multiple entrances, road access on two sides, multiple stunning build sites, and the ability to easily split in half. Call this place home and bring your livestock!



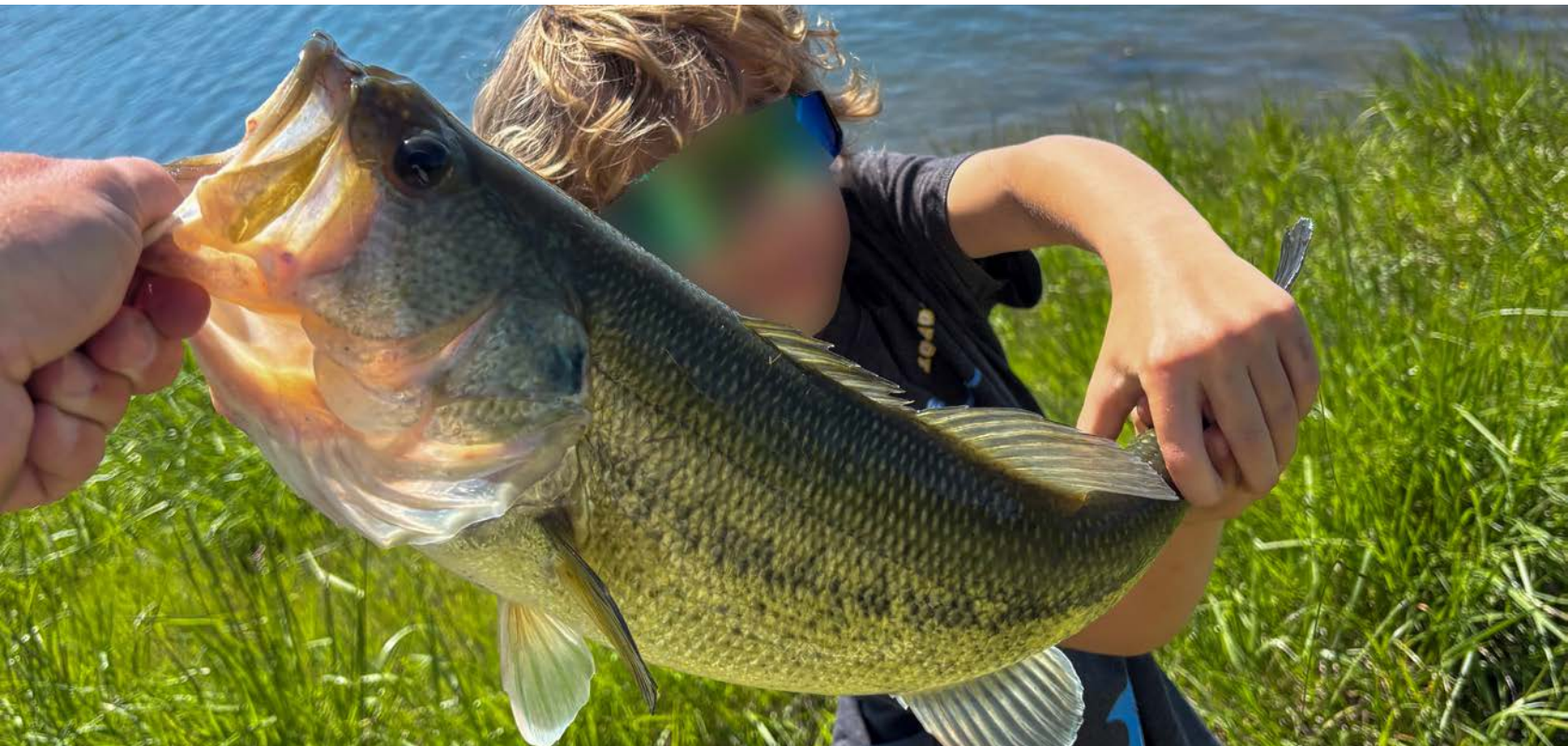
TRACT 3 - 23.30 +/- ACRES

This 23.30 +/- acre tract boasting good views, crop ground that could be farmed for income potential or seeded and fenced for livestock, a new driveway entrance, multiple stunning build sites, and access to a large 10 acre fully stocked lake!



TRACT 4 - 23.29 +/- ACRES

Not often will you ever find a tract this size with access to an approximately 10-acre lake! Approximately 1/3 of that lake is on this property and the other 2/3 is shared with the neighboring 23.30 acre tract of land to the south.



TRACT 5 - 20 +/- ACRES

This incredible 20 +/- acre tract boasting good views, crop ground that could be farmed for income potential or seeded and fenced for livestock, a new driveway entrance, and multiple stunning build sites!



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 36' 14.45, -93° 32' 4.06

0ft 427ft 854ft



Maps Provided By:



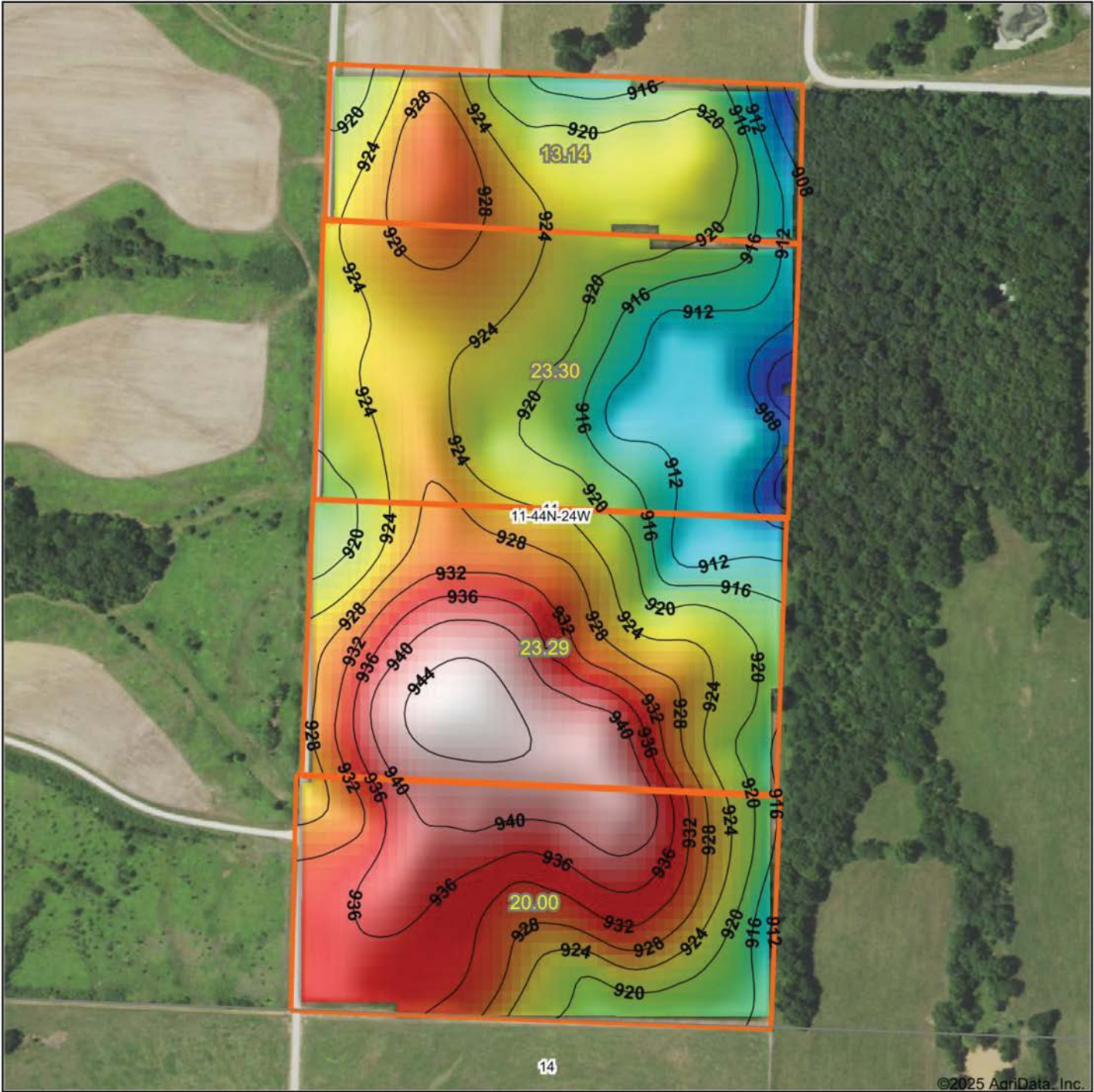
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

11-44N-24W
Johnson County
Missouri



5/9/2025

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:

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

Source: USGS 10 meter dem

Interval(ft): 4

Min: 900.1

Max: 945.7

Range: 45.6

Average: 925.5

Standard Deviation: 9.51 ft

0ft 431ft 862ft

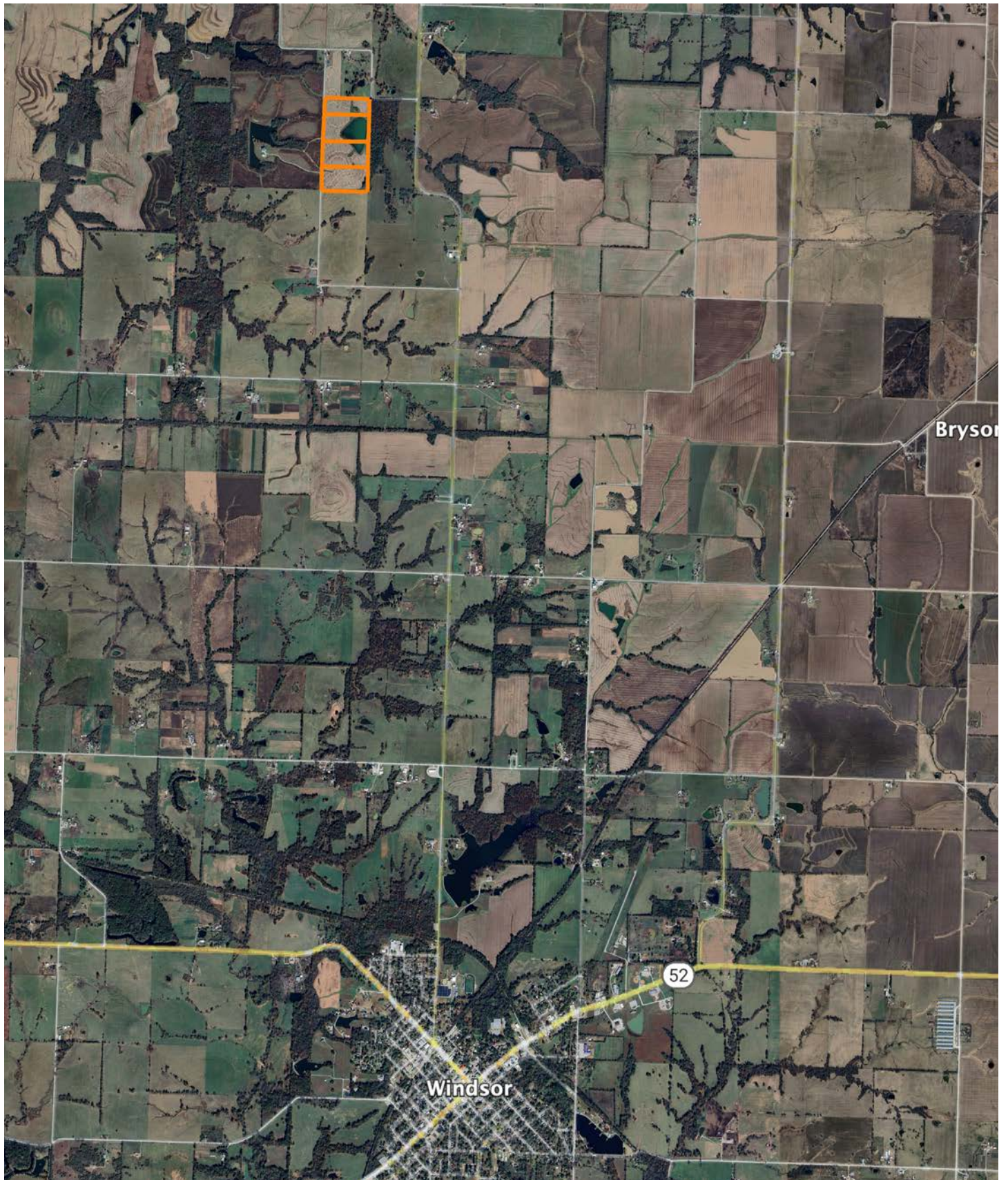


5/9/2025

11-44N-24W
Johnson County
Missouri

Boundary Center: 38° 36' 14.45, -93° 32' 4.06

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

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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