

MIDWEST LAND GROUP PRESENTS

40 +/- TOTAL ACRES IN

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# JOHNSON COUNTY MISSOURI

753 SW COUNTY ROAD T, HOLDEN, MO 64040



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PICTURESQUE 20 OR 40 +/- ACRES AND HOME ON T HIGHWAY

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Are you looking for a spacious home on blacktop with 20 +/- or 40 +/- acres, a nice shop, chicken coop, large creek, income, and tons of recreation? If so, look no further! From the home to the shop, to the row crop ground, this property has been very well maintained! The property offers a large 3,522 square foot home with 5 bedrooms & 3 full bathrooms, a very nice 30'x50' steel Butler building, a chicken coop and chicken run, row crop income, a fenced and gated front entrance, and nearly 2,100' of Coon Creek, all located on blacktop! The property also has the ability to be split into two different parcels!

With T Highway frontage, you have quick access back to town! The property is located just 5.5 miles south of Kingsville, Missouri, 30 minutes southeast of Lee's Summit, Missouri, just 45 minutes southeast of Kansas City, Missouri, and lies within the Holden School District.

The large, well-maintained home is approximately 3,522 square feet and features 5 spacious bedrooms, 3 full bathrooms, a beautiful library/reading nook, large living room and family room, a nice kitchen with tons of cabinet space, and a massive walk out patio and covered porch that has incredible views overlooking the property! Imagine sitting on the massive covered deck that spans the width of the home, enjoying the sunrise while drinking your coffee and watching the deer and turkey that frequent the property. It is truly a picturesque property in the country, providing that peace and quiet that most are looking for. This property offers great deer and turkey hunting, as the seller has run cameras in the past and stated that there is no shortage of wildlife. For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.





# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI**

2 OFFERINGS: **20 +/- ACRES - \$669,000** | **40 +/- ACRES - \$729,000**

- Home is offered with 20 +/- or 40 +/- acres
- Located 5 minutes south of Kingsville, MO
- Located 30 minutes southeast of Lee's Summit, MO
- Located just under 1 mile south of the Rock Island Trail
- T Highway frontage
- Holden School District
- Very well-maintained property & home
- Approximately 3,522 sq. ft. home
- 5 bedrooms
- 3 bathrooms
- Library area
- Energy-efficient geothermal system
- Massive family room in basement
- Very private walk-out basement patio and covered deck
- Patio and covered deck span the length of the home
- 30'x50' insulated Butler brand steel building with concrete & electric
- Has the ability to be split into two different parcels
- Tons of recreational opportunities
- Tons of wildlife
- Approximately 2,100' of Coon Creek frontage meandering through the farm
- Bottom ground along creek
- Fertile bottom ground soil
- NCCPI soil rating of 85
- Small pond
- Garden area
- Large chicken coop
- Fenced-in chicken run
- Paved driveway and parking area
- Fenced-in front yard
- Gated entrance





# 3,522 SQ. FT. HOME

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The large, well-maintained home is approximately 3,522 square feet and features 5 spacious bedrooms, 3 full bathrooms and a massive walk out patio and covered porch that has incredible views overlooking the property!





## WALK-OUT BASEMENT PATIO

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## 30'X50' INSULATED STEEL BUILDING

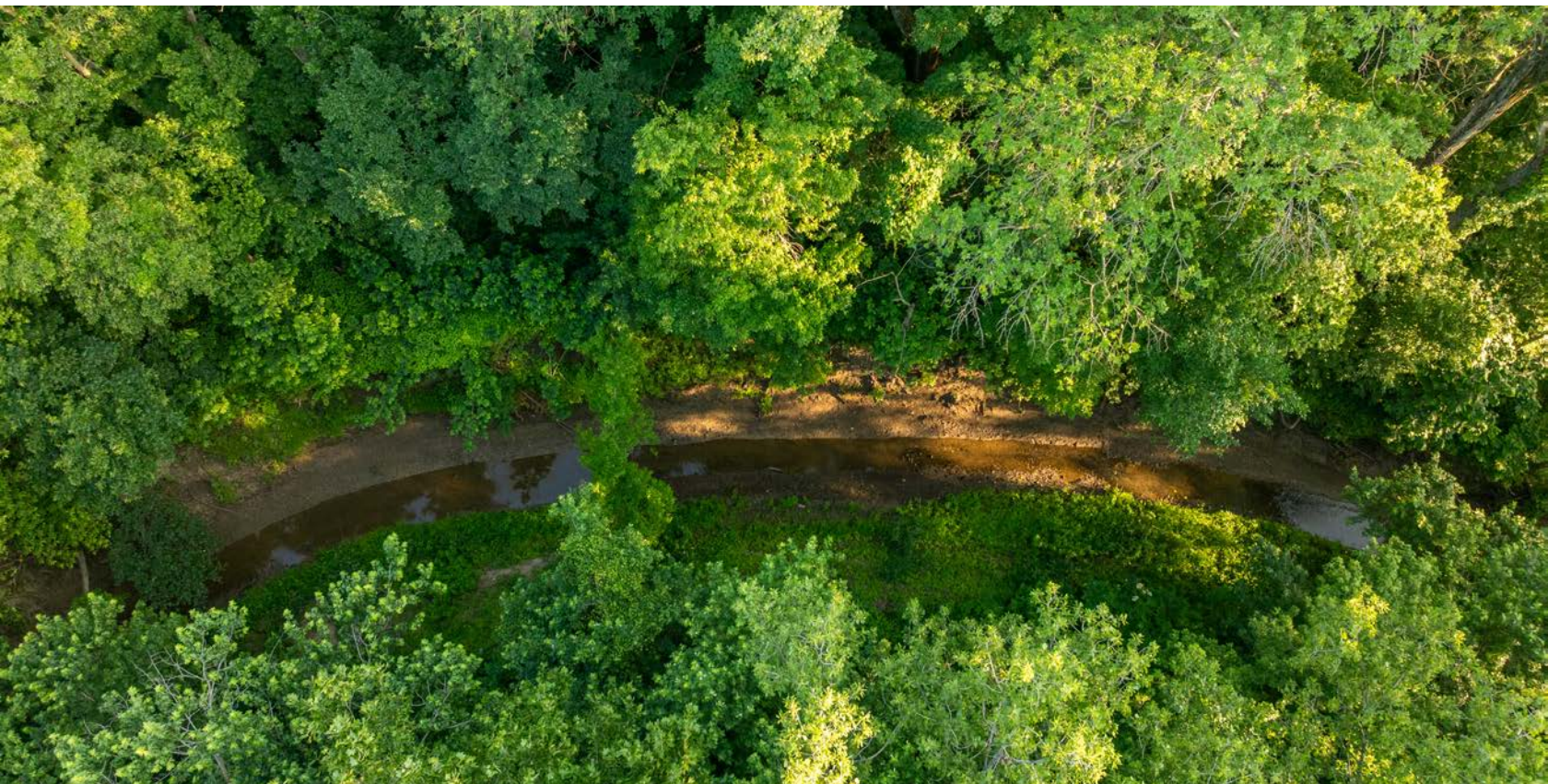
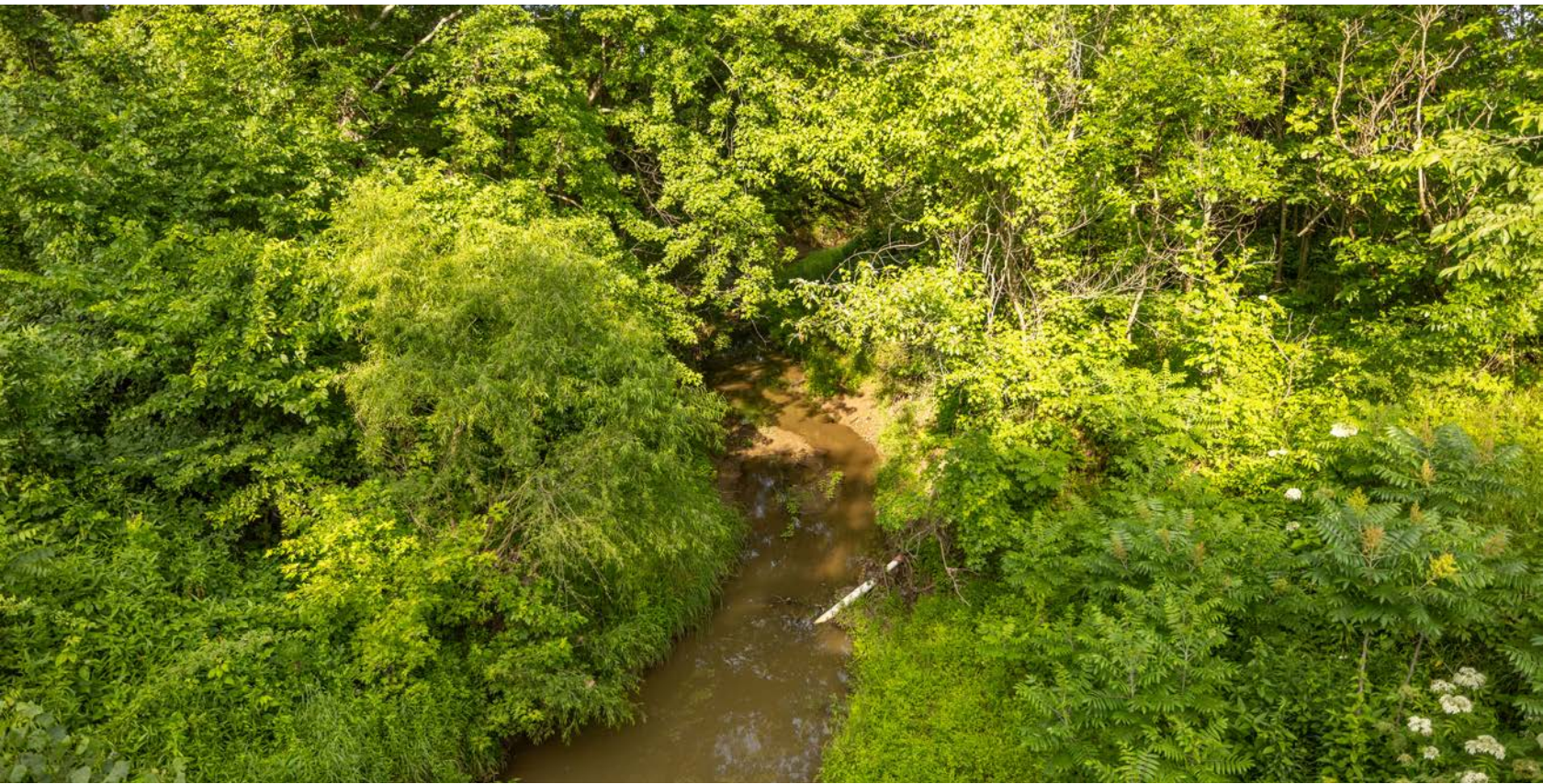
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## 2,100' OF COON CREEK FRONTAGE

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# ROW CROP GROUND

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# ADDITIONAL PHOTOS

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# AERIAL MAP - 40 +/- ACRES



Boundary Center: 38° 39' 34.93, -94° 4' 12.88

0ft 287ft 574ft



Maps Provided By:



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**31-45N-28W**  
**Johnson County**  
**Missouri**



4/2/2025

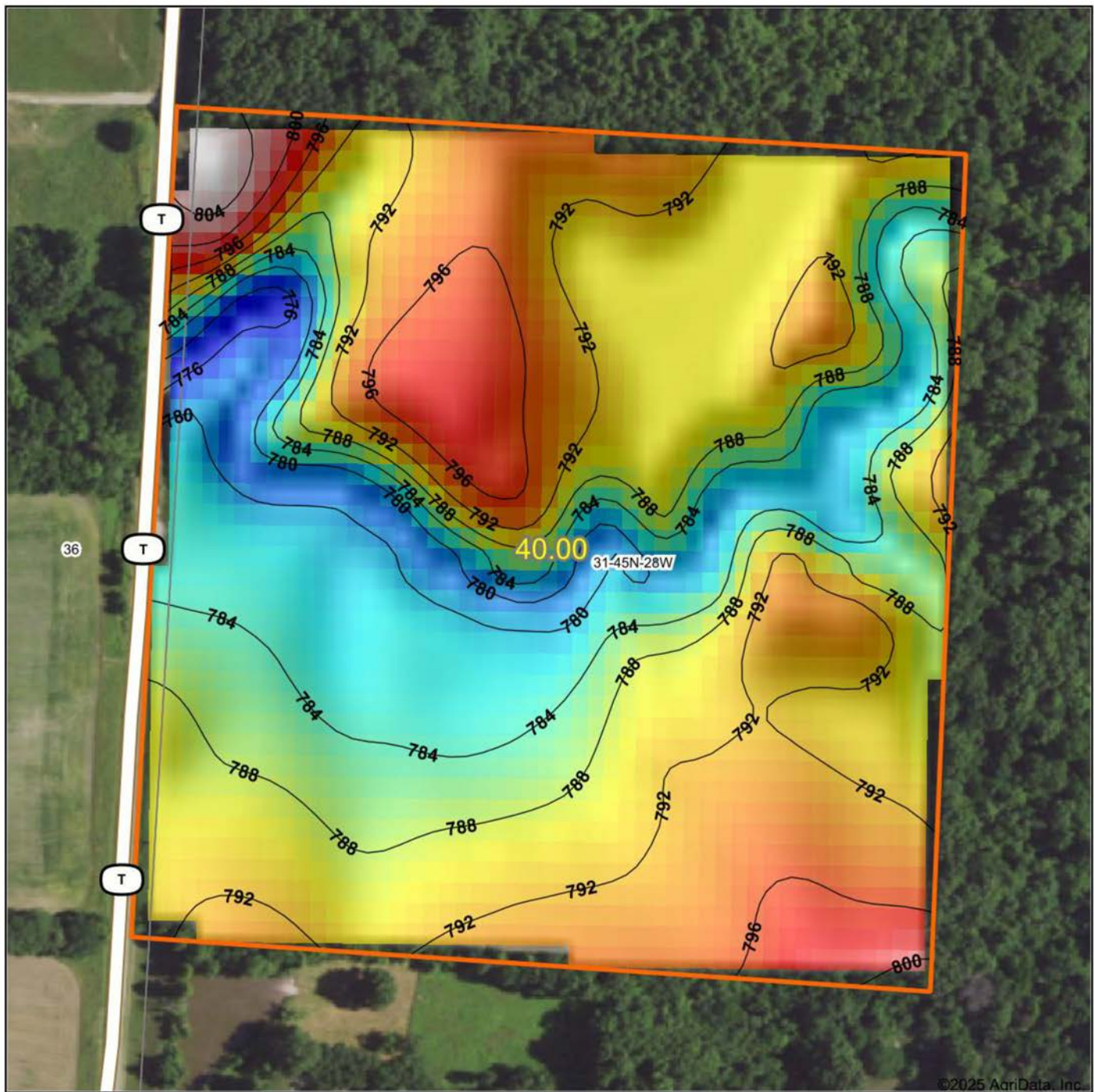


# AERIAL MAP - 20 +/- ACRES





# TOPOGRAPHY MAP - 40 +/- ACRES



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: 774.6

Max: 806.2

Range: 31.6

Average: 789.3

Standard Deviation: 5.58 ft

0ft 251ft 502ft



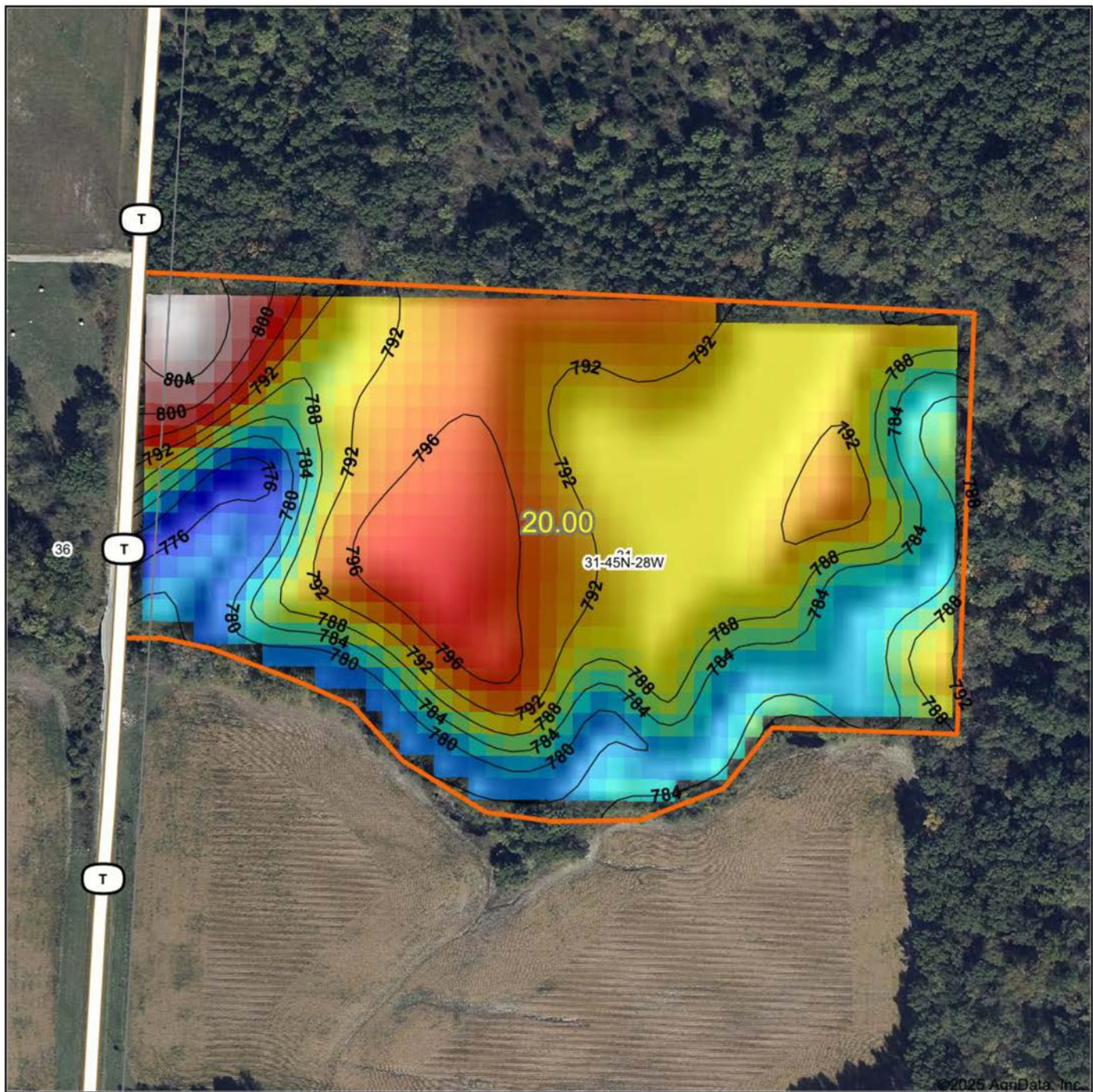
4/2/2025

**31-45N-28W**  
**Johnson County**  
**Missouri**

Boundary Center: 38° 39' 34.93, -94° 4' 12.88



# TOPOGRAPHY MAP - 20 +/- ACRES



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: 774.6

Max: 806.2

Range: 31.6

Average: 789.6

Standard Deviation: 6.46 ft

0ft 236ft 472ft



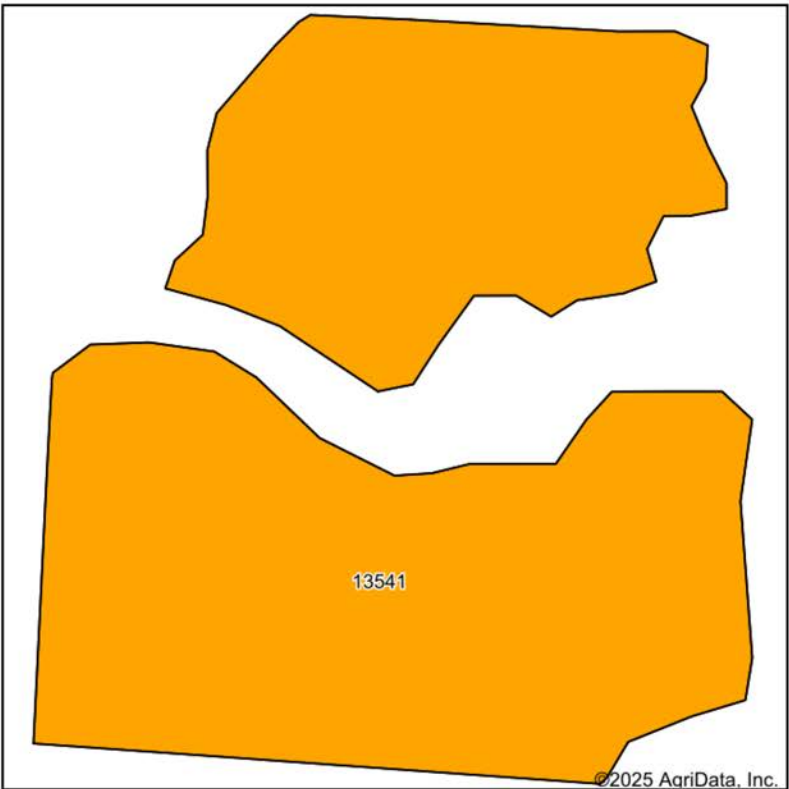
6/18/2025

**31-45N-28W**  
**Johnson County**  
**Missouri**

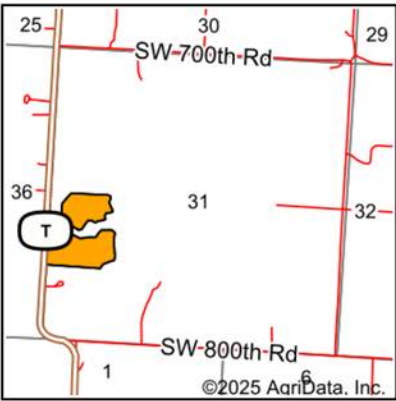
Boundary Center: 38° 39' 37.75, -94° 4' 12.85



# SOILS MAP - 40 +/- ACRES



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Johnson**  
Location: **31-45N-28W**  
Township: **Rose Hill**  
Acres: **28.25**  
Date: **4/2/2025**



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
13541	Dockery silty clay loam, 0 to 2 percent slopes, frequently flooded	28.25	100.0%		IIIw	85	85	77
Weighted Average					3.00	*n 85	*n 85	*n 77

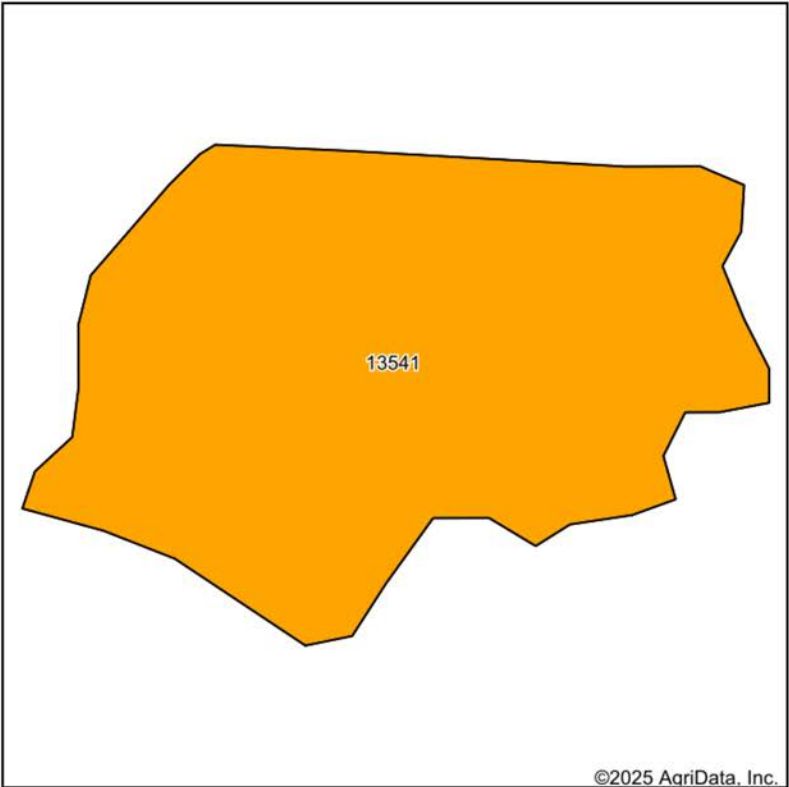
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

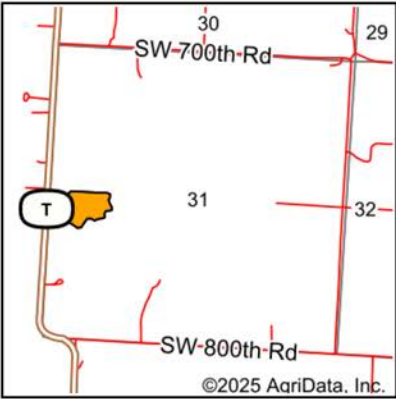
Soils data provided by USDA and NRCS.



# SOILS MAP - 20 +/- ACRES



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Johnson**  
Location: **31-45N-28W**  
Township: **Rose Hill**  
Acres: **10.39**  
Date: **6/18/2025**



Maps Provided By:



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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
13541	Dockery silty clay loam, 0 to 2 percent slopes, frequently flooded	10.39	100.0%		IIIw	85	85	77
Weighted Average					3.00	*n 85	*n 85	*n 77

\*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

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# 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](mailto:DPayne@MidwestLandGroup.com)



## MidwestLandGroup.com

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