

MIDWEST LAND GROUP PRESENTS

43 ACRES IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CORNER 43 - HIGHLY TILLABLE, RECREATION, AND BUILD POTENTIAL

Sitting in Johnson County just west of Centerview, this 43 +/- acre farm boasts opportunities for farming/ investment, building, and recreation! 70 percent of this farm consists of productive tillable ground, featuring an average overall NCCPI of 65.3. With the current owner farming it, the next owner of this property could easily have a tenant around the corner who's able to keep an eye on their farm!

On the east side of the property, you will find a drainage of the Bradley Branch stream running through nearly 10 acres of mature timber that connects the farm to another

large block of deer bedding to the south. While touring the property, deer and turkey tracks were observed around the field of freshly planted soybeans, which will be highly sought after through the fall and hunting season.

The large amount of road frontage, open acres, and gradual elevation change provide multiple possibilities for home or cabin build sites with unobstructed sunset views. Utilities are available with electricity at the road, and water meter availability has already been confirmed with Johnson County RWD.



PROPERTY FEATURES

PRICE: **\$391,300** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **43**

- 30 +/- tillable acres (70%)
- Deer and turkey hunting opportunities
- 10 acre timber block
- Nearly 1,700' of county road frontage
- Build sites for home or cabin
- Electricity at the road
- High-speed fiber internet at the road
- Water meter availability confirmed with RWD
- 35 minutes from Lee's Summit, MO
- Less than an hour from Overland Park, KS
- 20 minutes from Warrensburg, MO
- 3 miles from Highway 58/Centerview, MO
- 5 miles from Highway 50

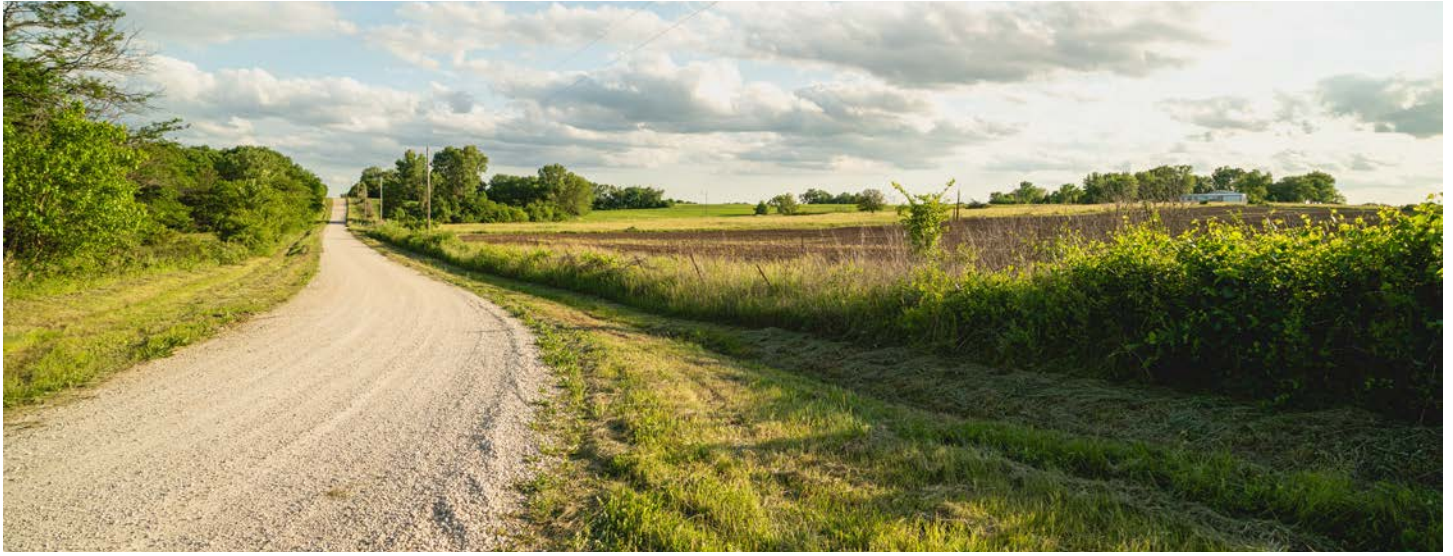


30 +/- TILLABLE ACRES (70%)

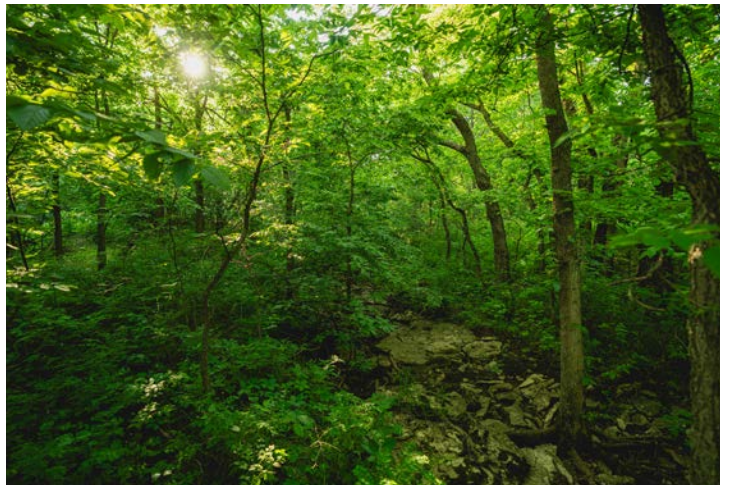
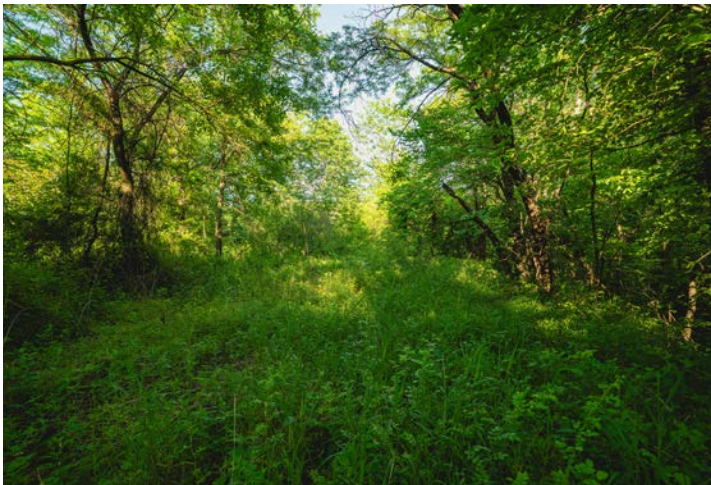
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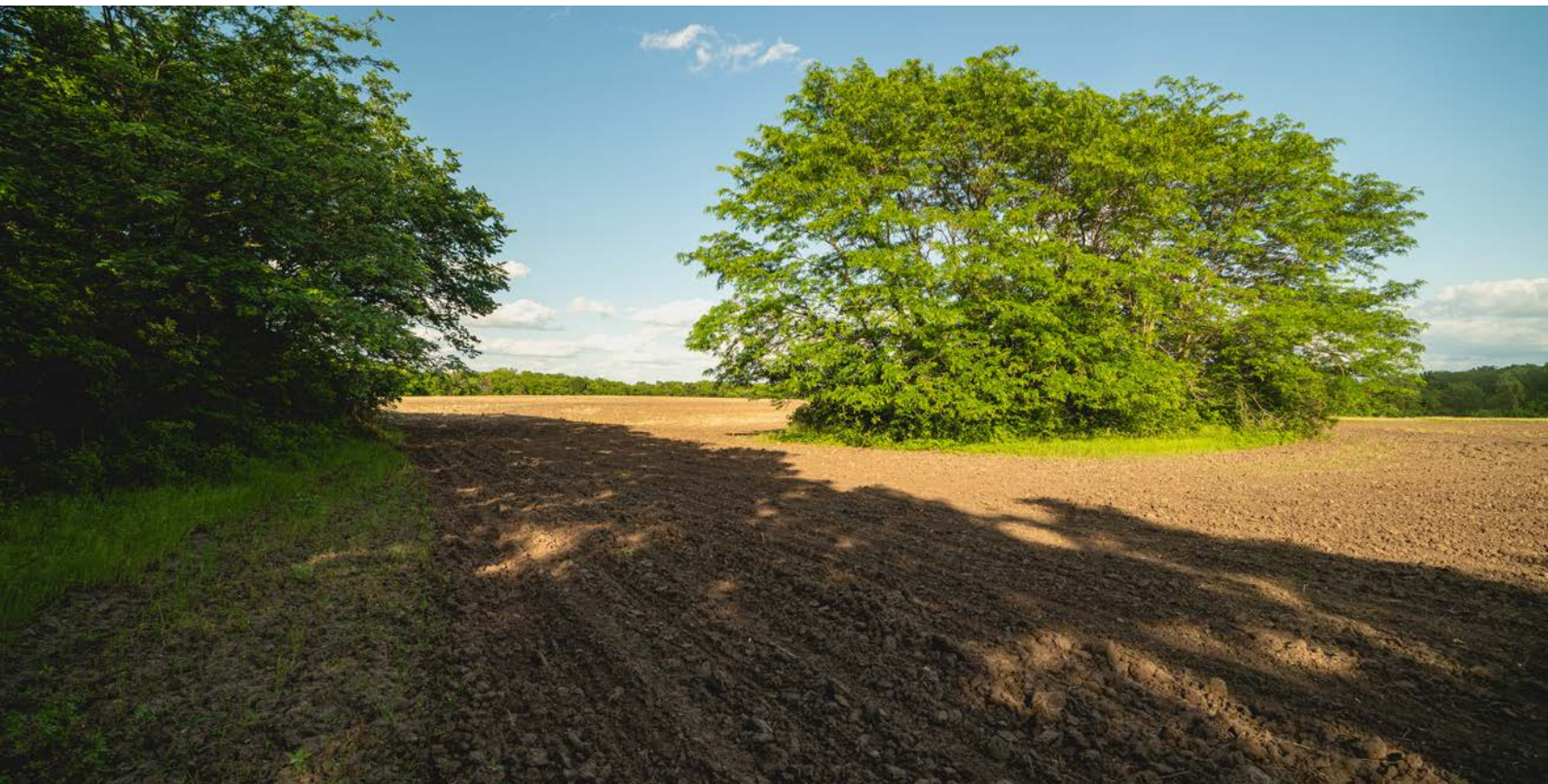
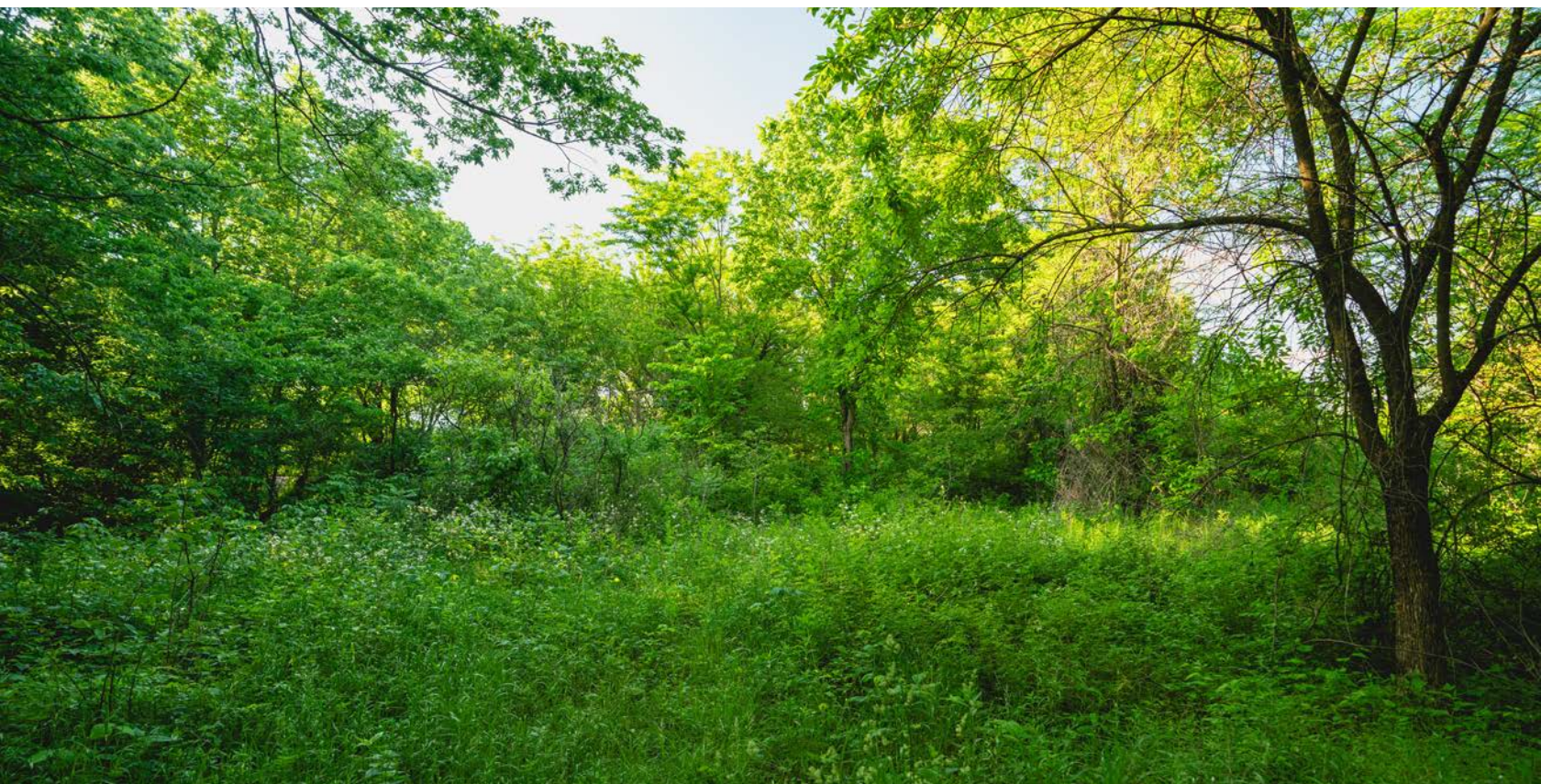
1,700' OF COUNTY ROAD FRONTAGE



10 ACRE TIMBER BLOCK



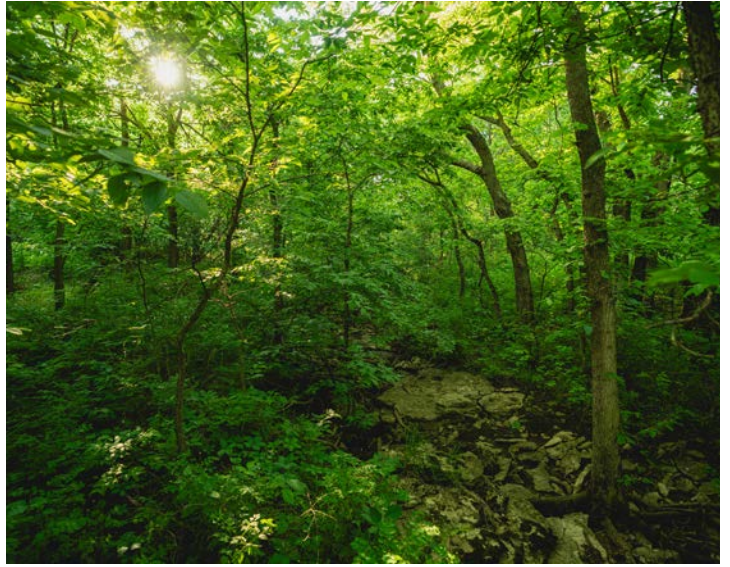
DEER & TURKEY HUNTING OPPORTUNITIES



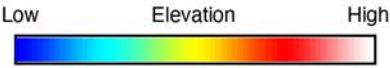
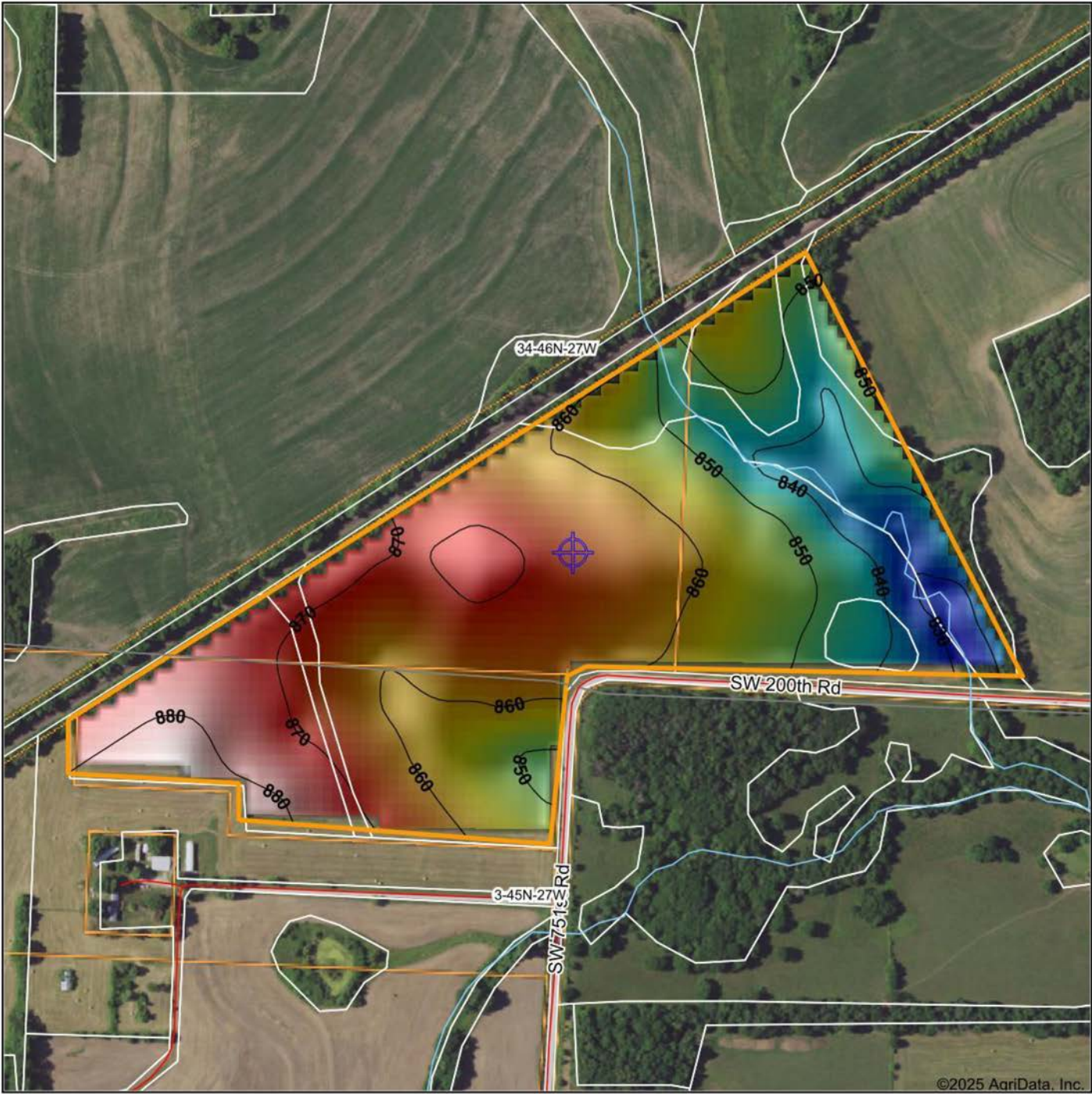
BUILD SITES FOR HOME OR CABIN



ADDITIONAL PHOTOS



HILLSHADE MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

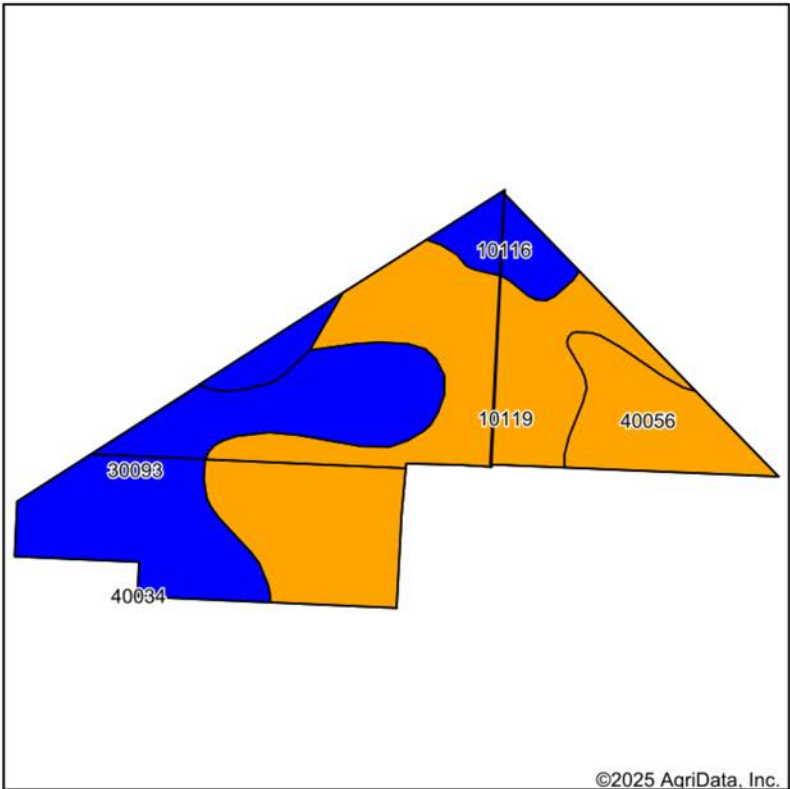
Source: USGS 10 meter dem
Interval(ft): 10
Min: 826.8
Max: 885.5
Range: 58.7
Average: 857.9
Standard Deviation: 12.73 ft



34-46N-27W
Johnson County
Missouri

Boundary Center: 38° 44' 15.52, -93° 53' 20.11

SOILS MAP



State: **Missouri**
County: **Johnson**
Location: **34-46N-27W**
Township: **Centerview**
Acres: **40.58**
Date: **5/16/2025**



Maps Provided By:

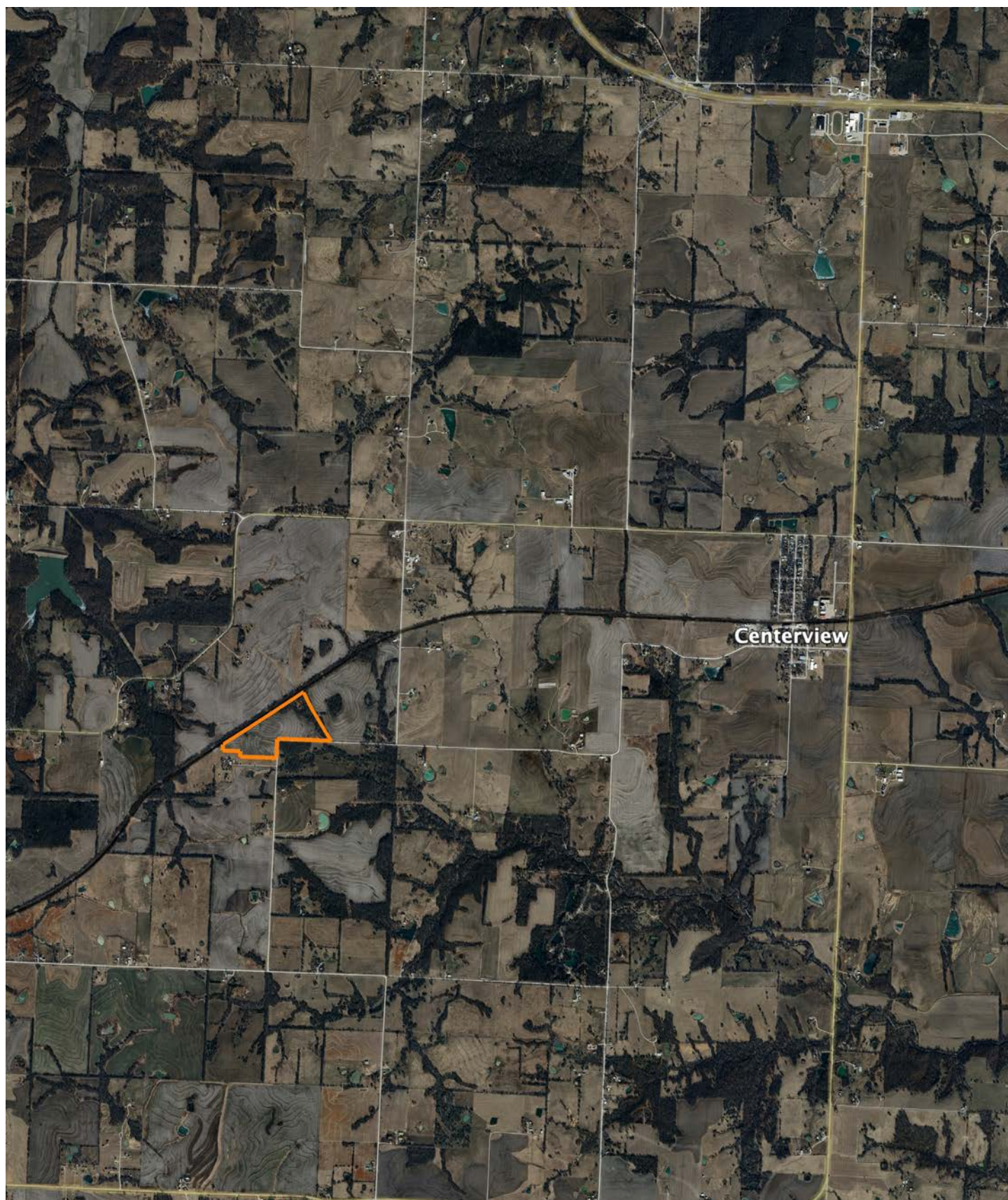


Soils data provided by USDA and NRCS.

Area Symbol: MO101, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	19.03	46.9%		> 6.5ft.	IIIe	56	56	51	44	
30093	Haig silt loam, 0 to 2 percent slopes	13.34	32.9%		> 6.5ft.	IIw	74	74	70	65	
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	4.80	11.8%		> 6.5ft.	IIIe	77	77	67	71	73
10116	Sampsel silty clay loam, 2 to 5 percent slopes	3.41	8.4%		> 6.5ft.	Ile	67	67	63	58	
Weighted Average						2.59	*n 65.3	*n 65.3	*n 60.1	*n 55.3	*n 8.6

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

OVERVIEW MAP



AGENT CONTACT

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



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