

MIDWEST LAND GROUP PRESENTS

38.9 ACRES IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PICTURESQUE 38.9 +/- ACRES WITH INCOME ON T HIGHWAY

Additional acreage - The remaining 1.5 +/- acres, a 3,522-square-foot home with 5 bedrooms & 3 full bathrooms, a very nice 30x50 steel Butler building, and a chicken coop can also be purchased. Are you looking for a nice farm with good income, a large creek, creek bottom row crop, incredible recreation, and a build site on blacktop? If so, look no further! This 38.9 +/- acres offers nearly 2,100' of Coon Creek, approximately 27.5 acres of row crop production, and tons of recreation, all located on the blacktop!

With the 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, 45 minutes southeast of Kansas City, Missouri, and lies within the Holden School District. It is truly a picturesque property in the country, providing 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. Contact Derek Payne at (573) 999-4574 for additional information or to schedule a private showing.



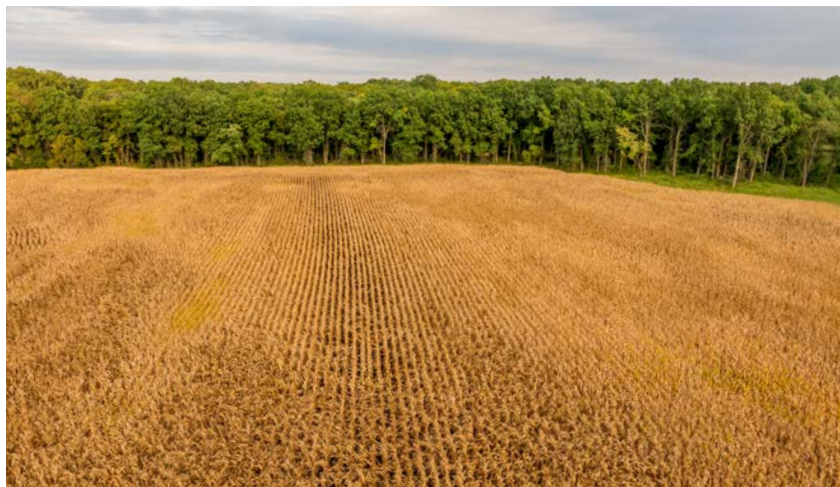
PROPERTY FEATURES

PRICE: **\$299,500** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **38.9**

- Ability to purchase the additional home, shop, and 1.5 +/- acres
- Johnson County
- Located 5 minutes south of Kingsville, Missouri
- Located 30 minutes SE of Lee's Summit, Missouri
- Located just under 1 mile south of the Rock Island Trail
- T Highway frontage
- Holden School District
- Very well-maintained property
- Tons of recreational opportunities
- Tons of wildlife
- Approximately 2,100' of Coon Creek frontage meanders through the farm
- Bottom ground along the creek
- Fertile bottom ground soil
- NCCPI soil rating of 85
- Approximately 27.5 acres in crops
- Small pond



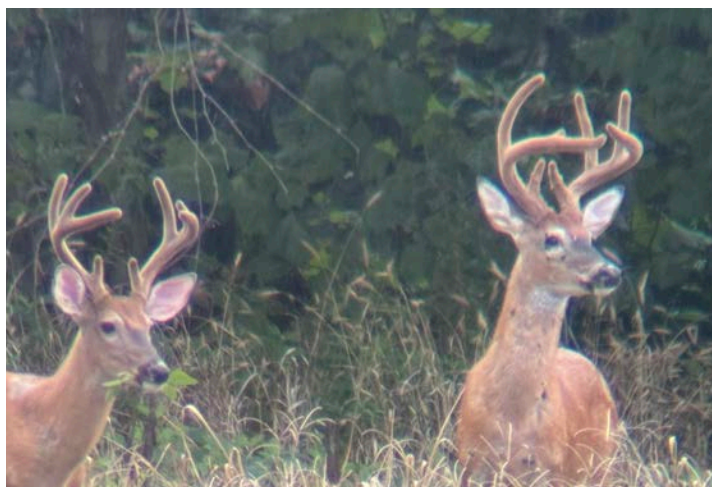
27.5 ACRES IN CROPS



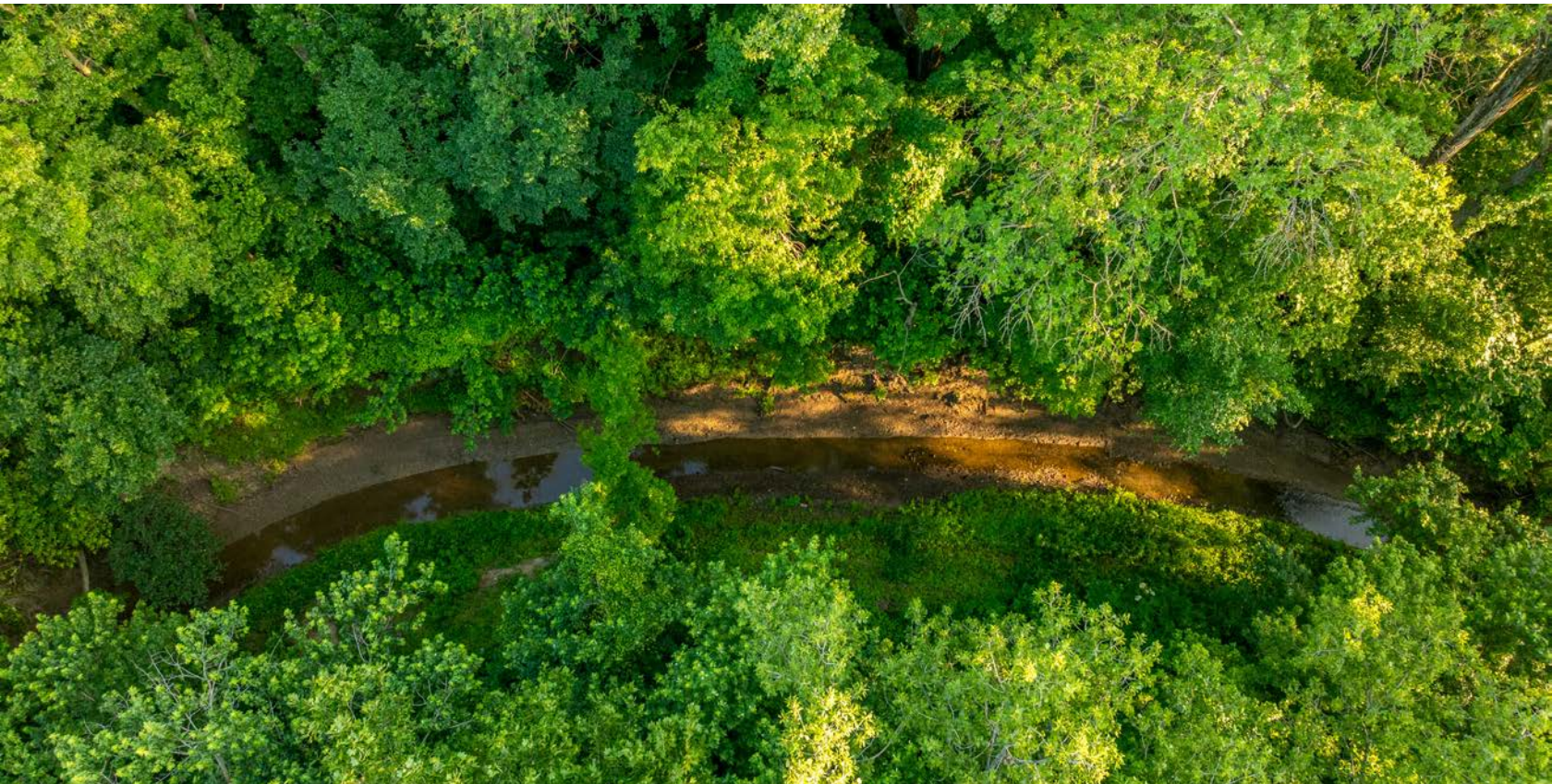
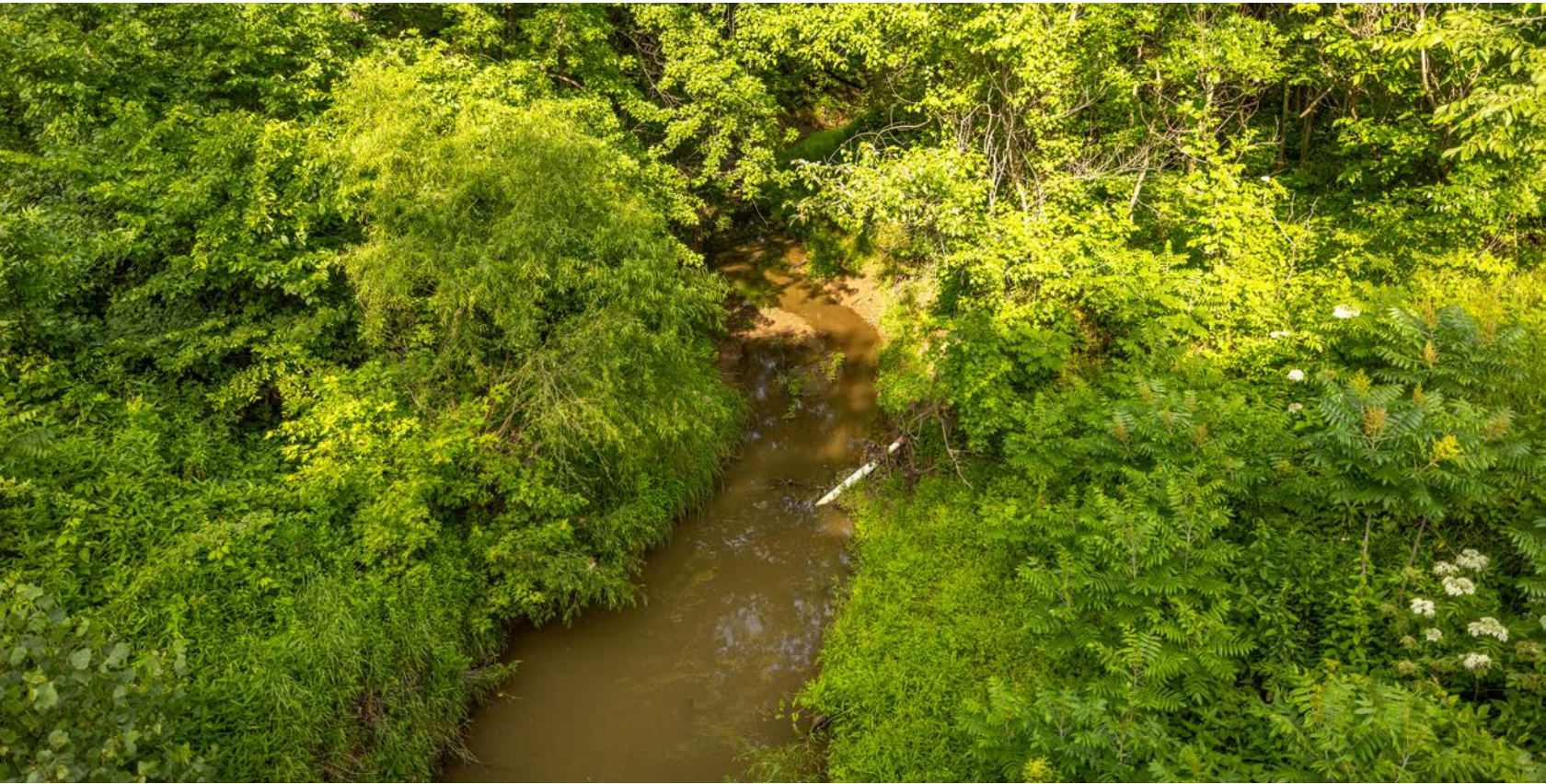
SMALL POND



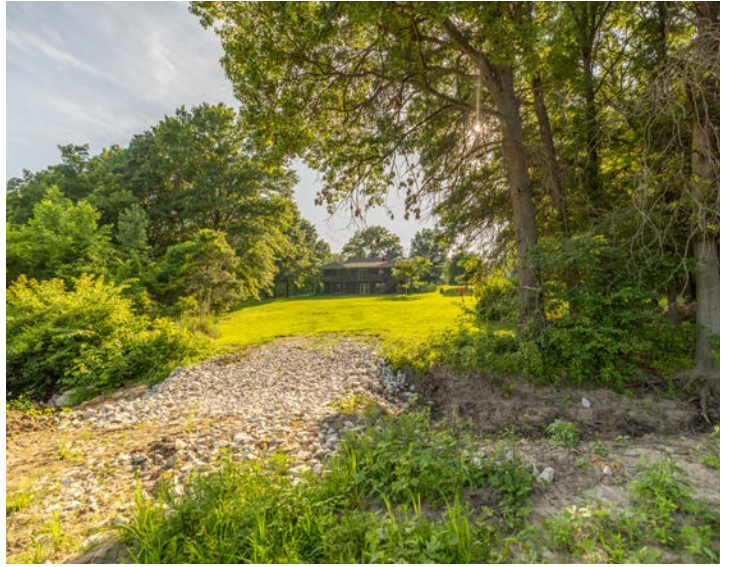
TONS OF WILDLIFE



2,100' OF COON CREEK FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 38° 39' 34.91, -94° 4' 12.87

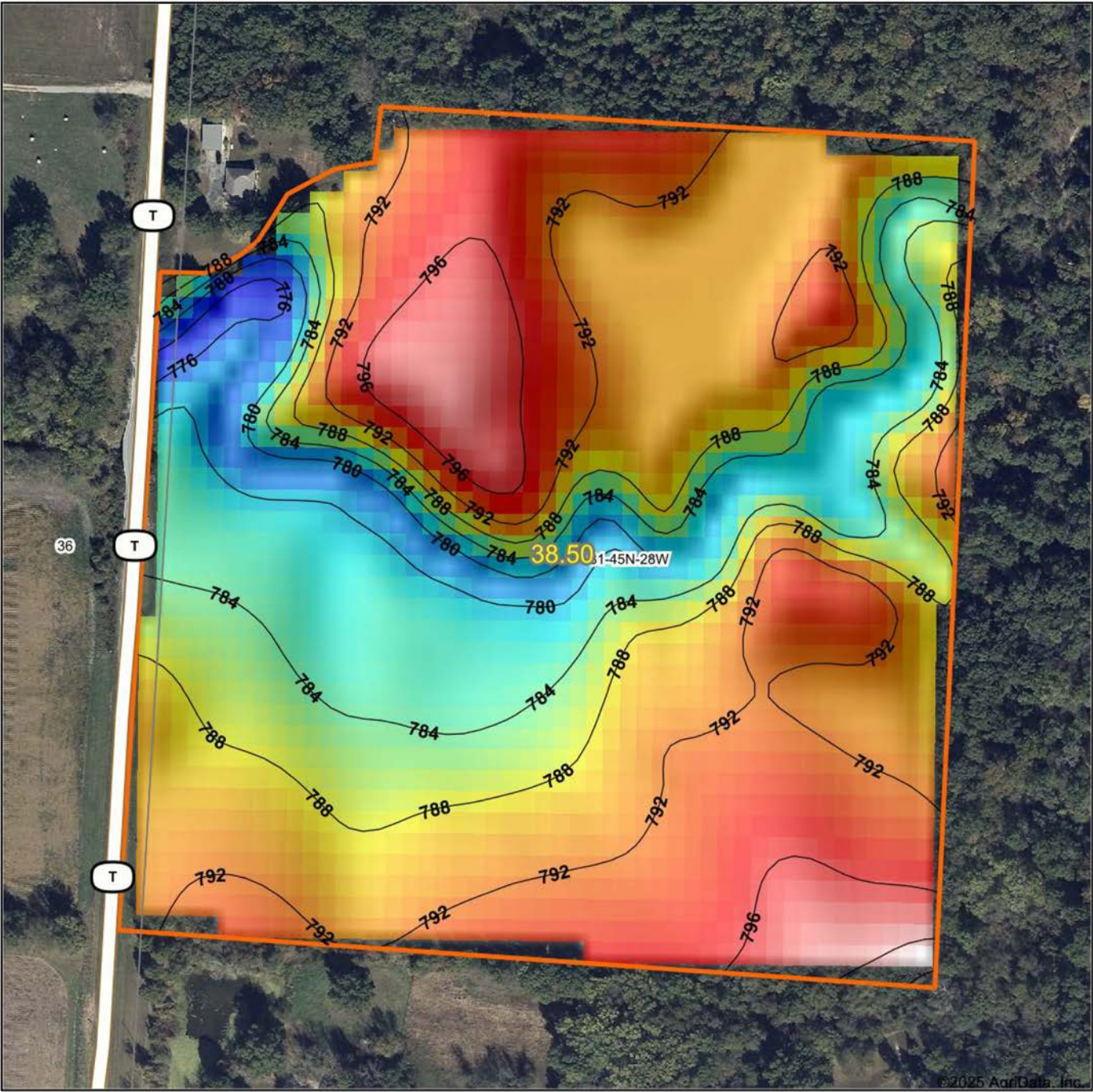
0ft 263ft 525ft

31-45N-28W
Johnson County
Missouri



7/15/2025

HILLSHADE MAP



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Source: USGS 10 meter dem
Interval(ft): 4
Min: 774.6
Max: 801.9
Range: 27.3
Average: 788.9
Standard Deviation: 5.31 ft

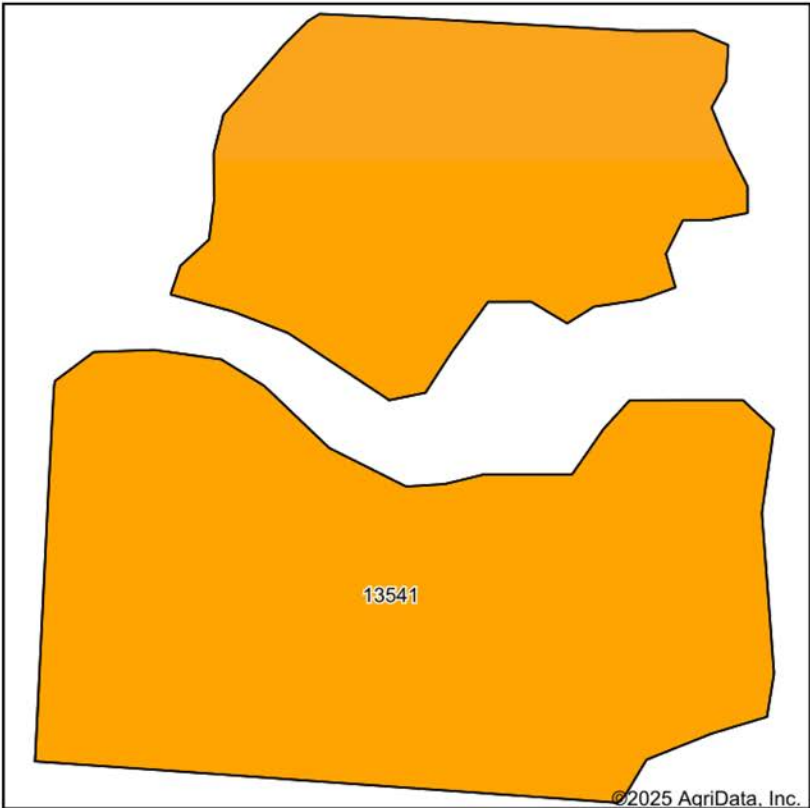


7/15/2025

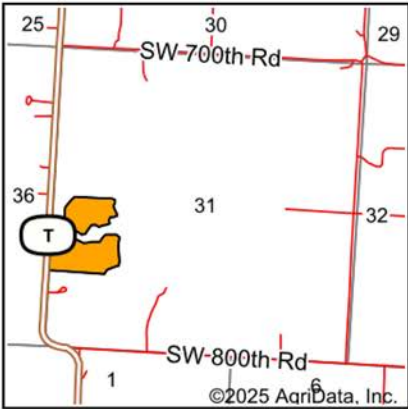
31-45N-28W
Johnson County
Missouri

Boundary Center: 38° 39' 34.91, -94° 4' 12.87

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Johnson**
Location: **31-45N-28W**
Township: **Rose Hill**
Acres: **28.25**
Date: **7/15/2025**



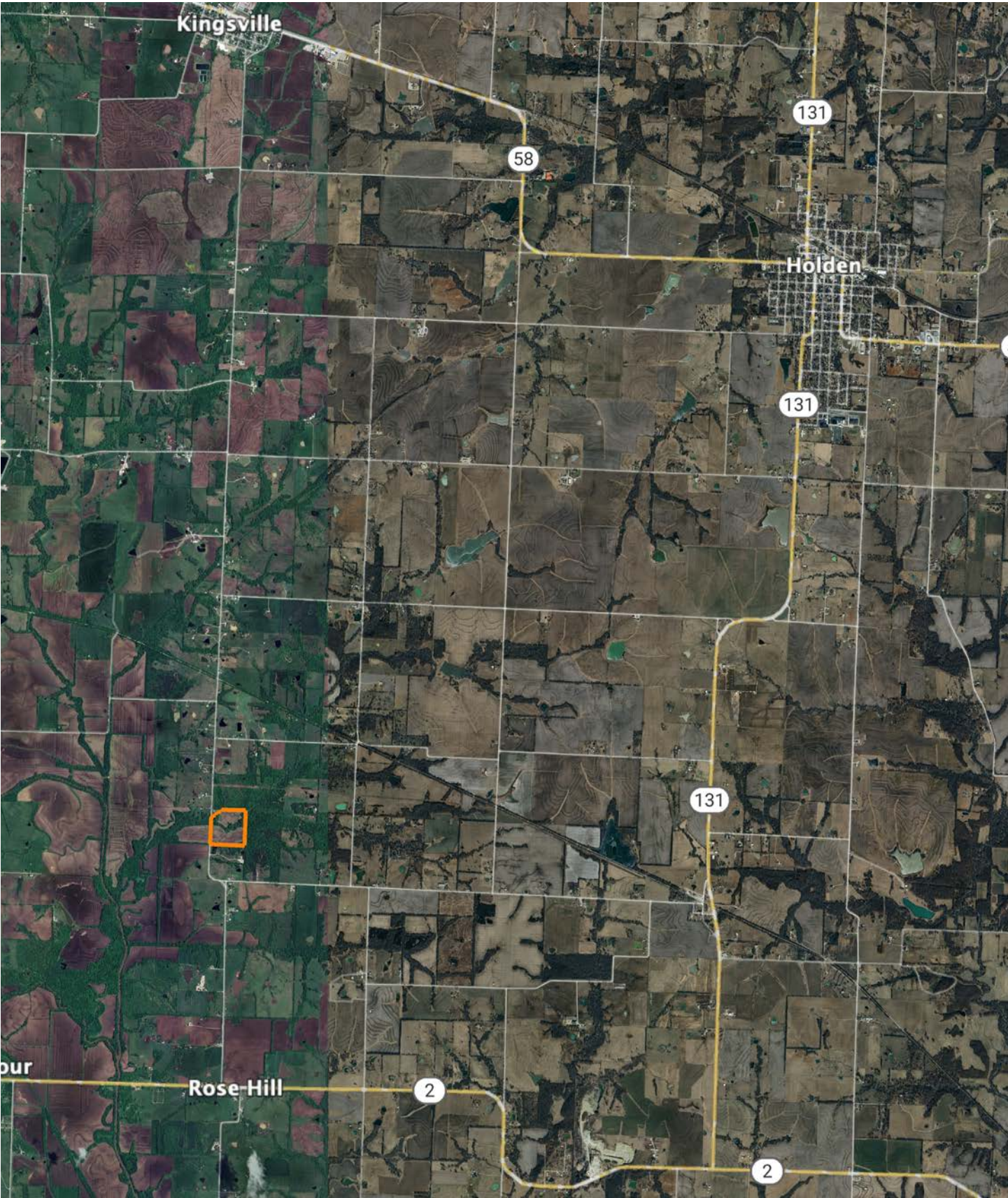
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Area Symbol: MO101, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
13541	Dockery silty clay loam, 0 to 2 percent slopes, frequently flooded	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

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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