

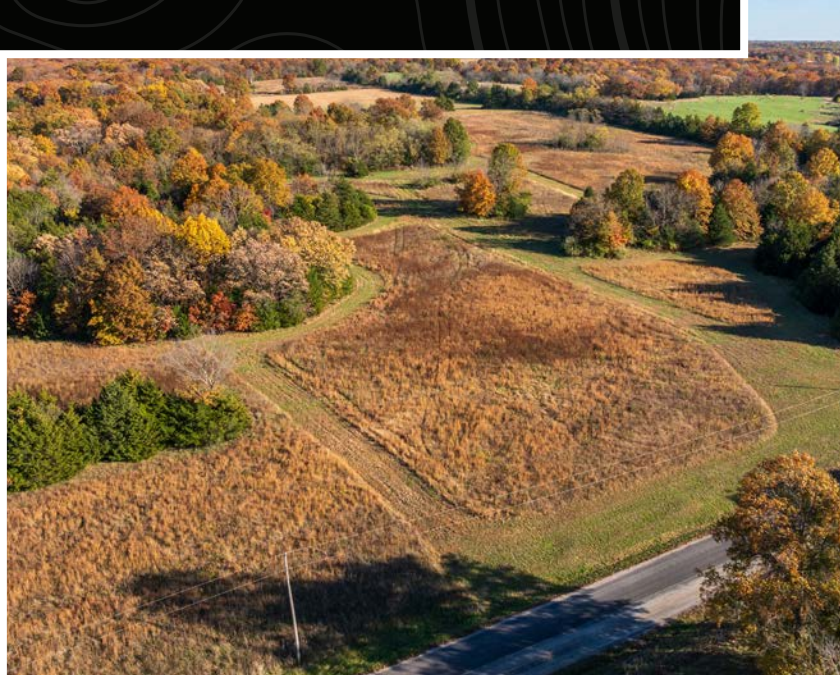
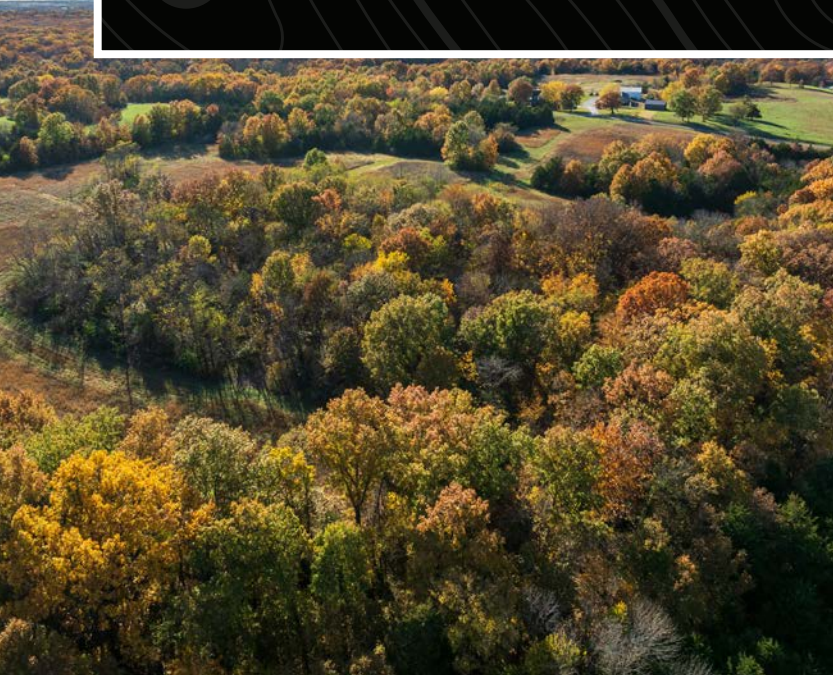
MIDWEST LAND GROUP PRESENTS



10 +/- ACRES

JOHNSON COUNTY, MO

Southeast 651 Road, Knob Noster, Missouri 65336



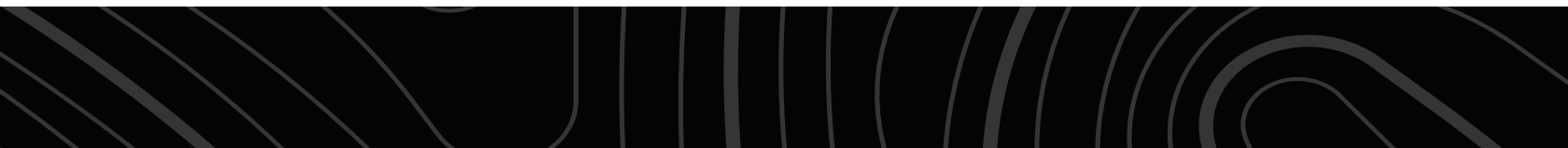
MIDWEST LAND GROUP IS HONORED TO PRESENT

TRACT A-1 STUNNING BUILD SITE

If you're looking for a smaller build site with approximately 40-50% hardwood timber and 40-50% hay ground, then look no further! This 10 +/- acre parcel will leave you absolutely speechless and offers an absolutely stunning build site on a very nice hard surface county road! In addition to incredible build sites, this tract offers tons of recreation, small fields, a great stand of native grasses and wildflowers, a long ridge top, and lay well for either a home on a pad or a gentle walk-out basement. With the way the ridge runs on this parcel, it offers multiple build sites, no matter whether you're wanting to build near the road or wish to be tucked back against the trees a ways off the road. You will be pleased to know that water & electric are located at the road and just need meters set. These parcels are ready to be built on immediately

and do not have any covenants or restrictions. While on the property, it is very easy to envision your new home sitting on the flat ridge top or tucked way back in there behind the tree line. Very rarely do parcels this size offer the trees, seclusion, recreation, and beauty that these two parcels do!

These tracts are located less than 15 minutes southeast of Warrensburg, Missouri, less than 15 minutes southwest of Knob Noster, Missouri, and the Whiteman Air Force Base, and sandwiched between 13 Highway and 23 Highway. This parcel is located in the Leeton School District. For additional recreational opportunities, the Knob Noster State Park is located less than 15 minutes north of the property.



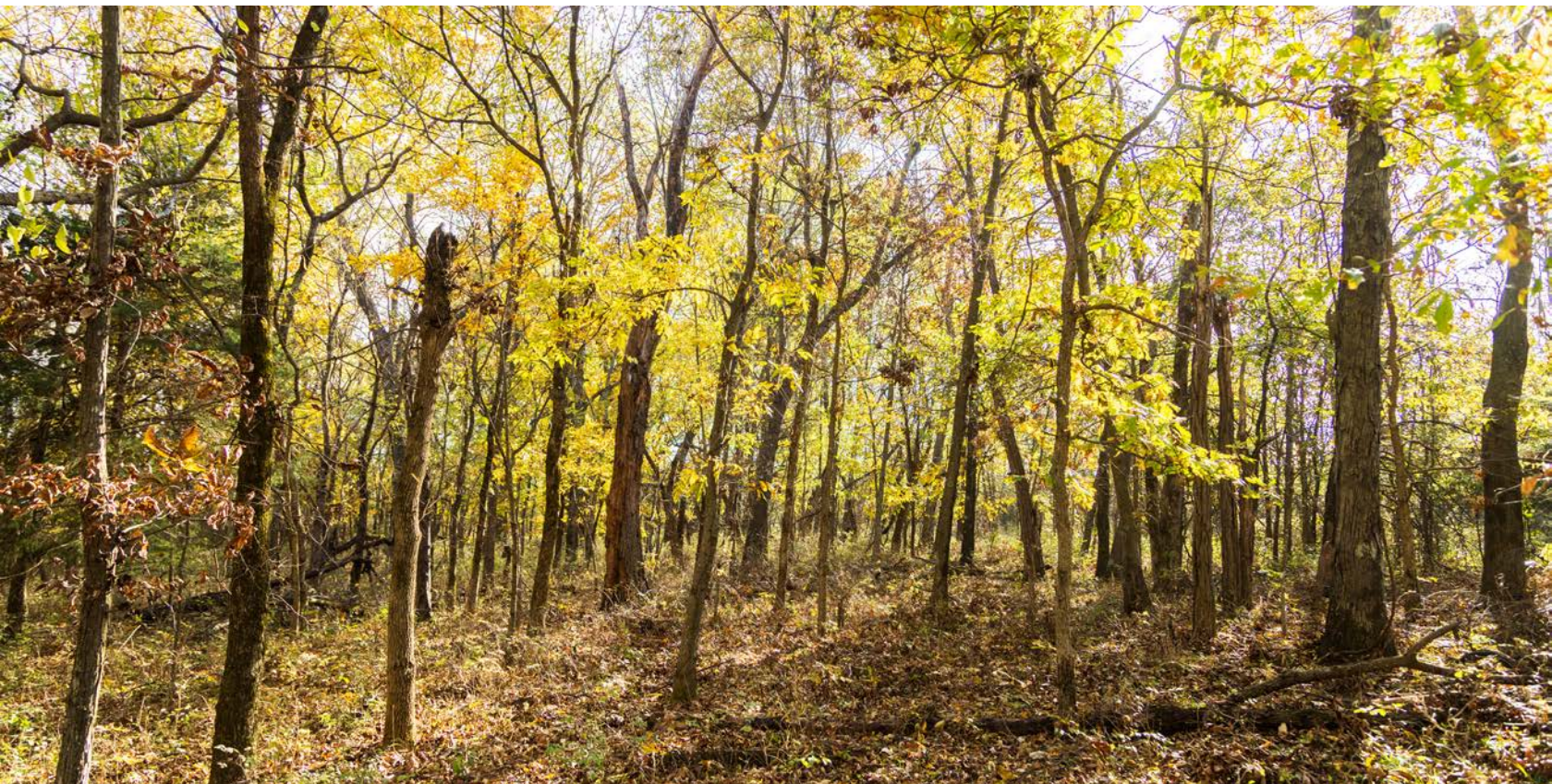
PROPERTY FEATURES

PRICE: **\$140,000** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **10**

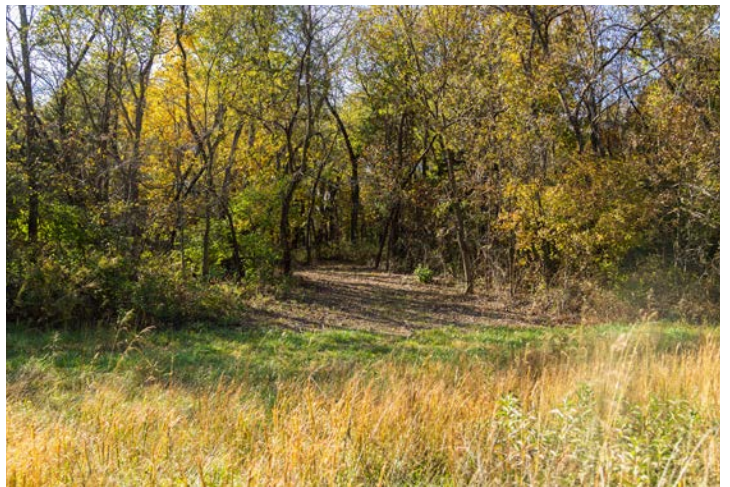
- 10 +/- surveyed acres
- Knob Noster, Missouri
- Located 1/2 way between Warrensburg and Knob Noster
- Leeton School District
- Hard surface road frontage
- Electricity is located at the road
- Water is located at the road
- Pad or walk-out basement options
- Approximately 50% hardwood timber
- Approximately 50% hay ground
- Long ridge top
- Multiple build sites
- Native grasses and wildflowers
- Good hardwood timber
- Great recreation
- Small secluded fields
- 400' Long newly installed driveway (Tract 2)



MULTIPLE BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Boundary Center: 38° 39' 10.62, -93° 37' 37.87

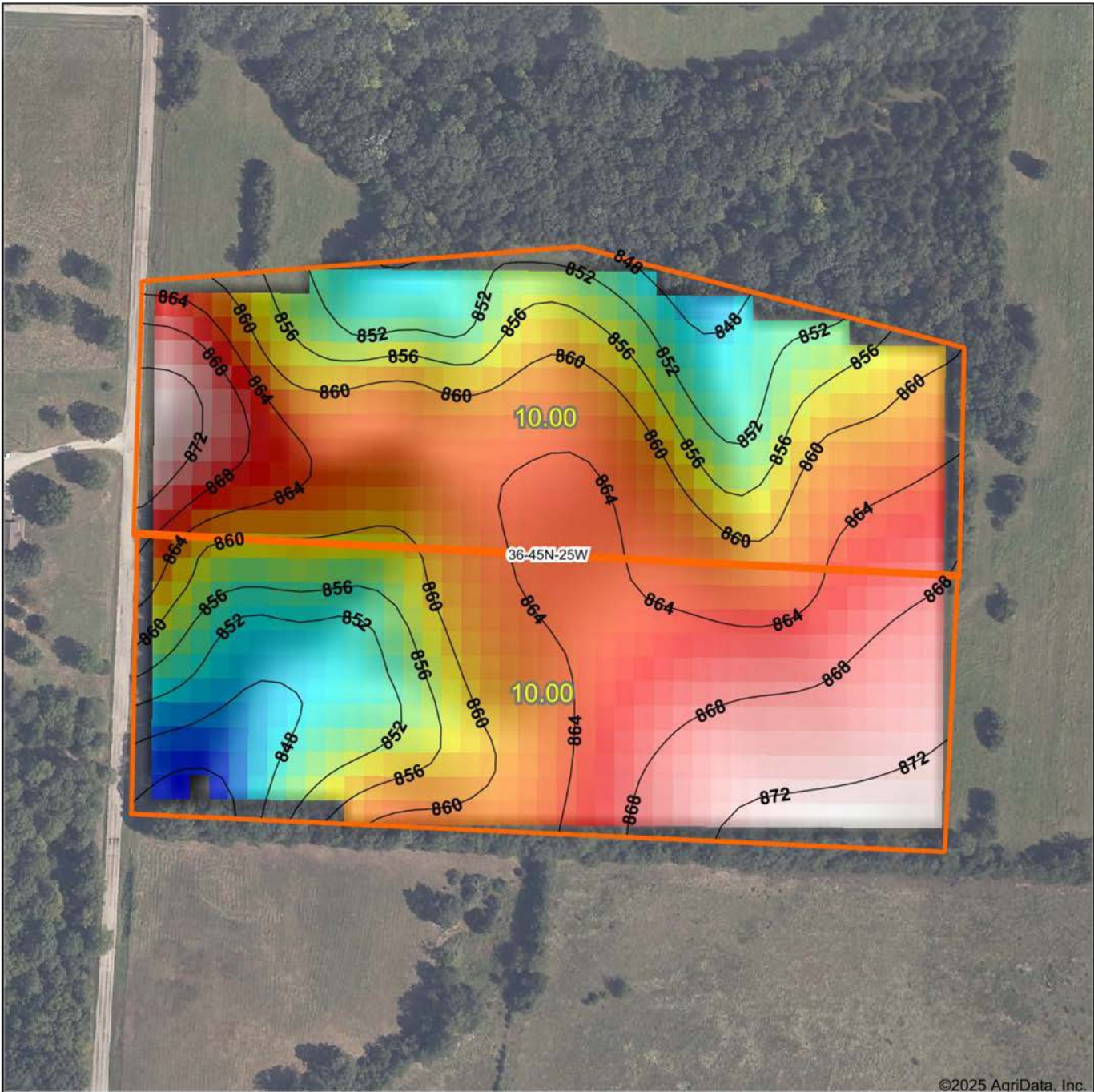
36-45N-25W
Johnson County
Missouri

0ft 283ft 567ft



7/8/2025

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: 840.3
Max: 874.6
Range: 34.3
Average: 860.7
Standard Deviation: 7.38 ft

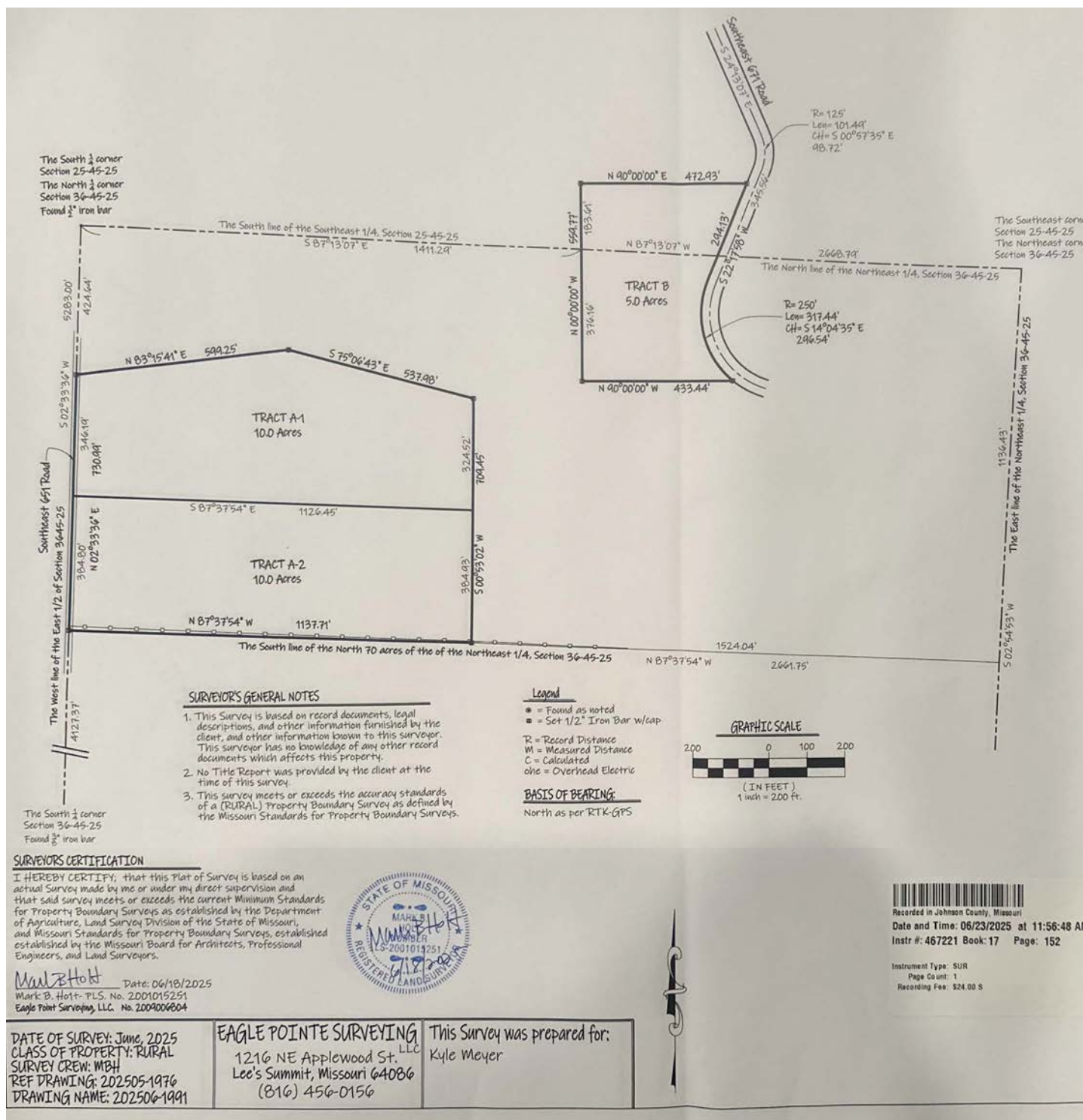
0ft 215ft 430ft



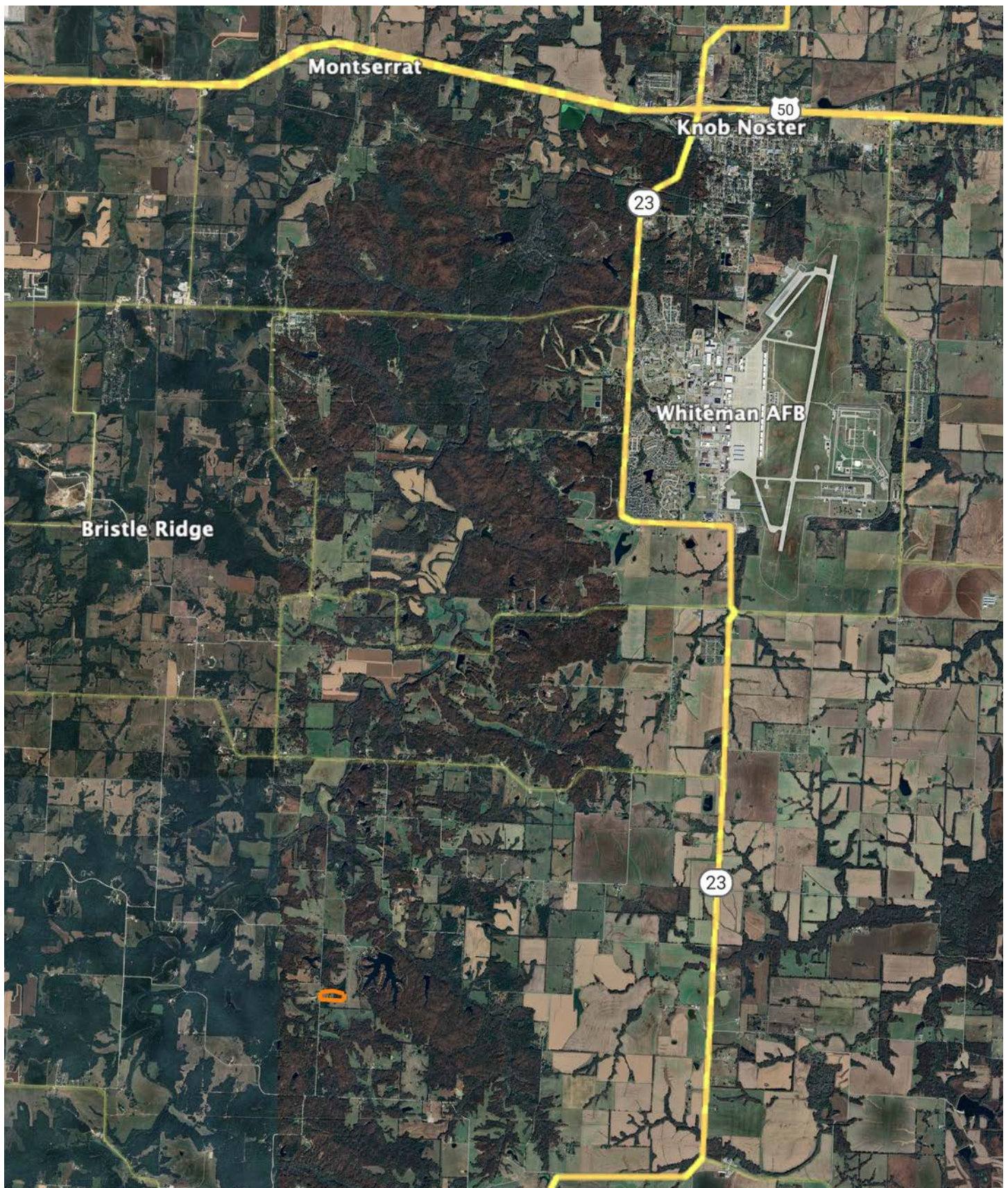
36-45N-25W
Johnson County
Missouri

Boundary Center: 38° 39' 10.62, -93° 37' 37.87

SURVEY



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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MidwestLandGroup.com

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