

MIDWEST LAND GROUP PRESENTS



# 2 TRACTS AVAILABLE IN JOHNSON COUNTY, MO

Southeast 651 Road, Knob Noster, Missouri 65336





MIDWEST LAND GROUP IS HONORED TO PRESENT

## 2 TRACTS WITH STUNNING AND SECLUDED BUILD SITES

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If you are looking for a smaller build site with approximately 40-50% hardwood timber and 40-50% hay ground, then look no further! We are offering TWO 10+/- acre tracts that lie side by side. These incredible parcels will leave you speechless and both offer a stunning build site on a hard-surface county road! In addition to incredible build sites, these two tracts offer 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, whether you want 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 and electricity 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 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. Contact Derek Payne today at (573) 999-4574 for more information or to set up a showing!





# PROPERTY FEATURES

PRICE: **\$158,500 EACH** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **10 EACH**

- 10 +/- surveyed acres
- TWO tracts available
- 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)





# TRACT A-1 - 10 ACRES

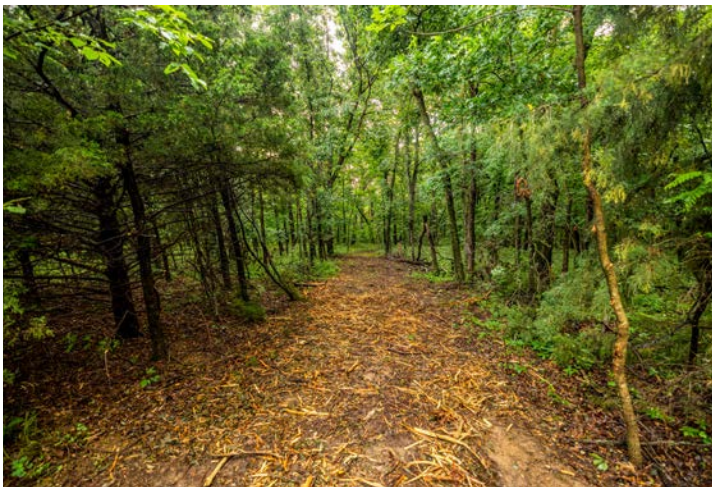
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# TRACT A-1 - ADDITIONAL PHOTOS

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# TRACT A-2 - 10 ACRES

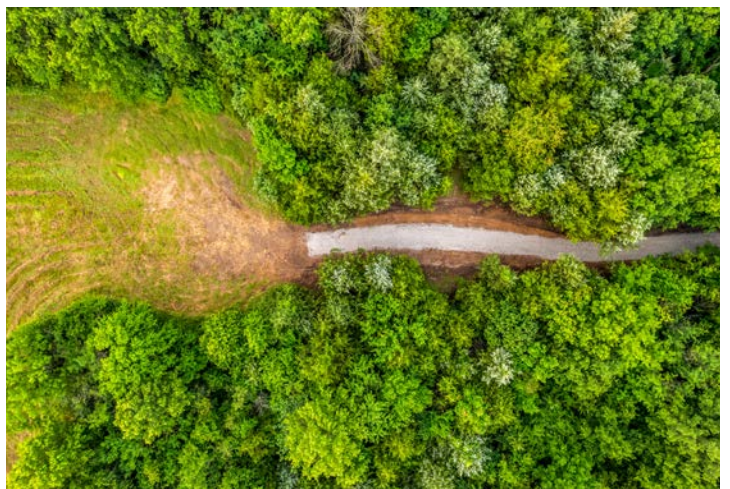
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# TRACT A-2 - ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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

**36-45N-25W**  
**Johnson County**  
**Missouri**

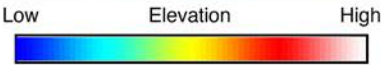
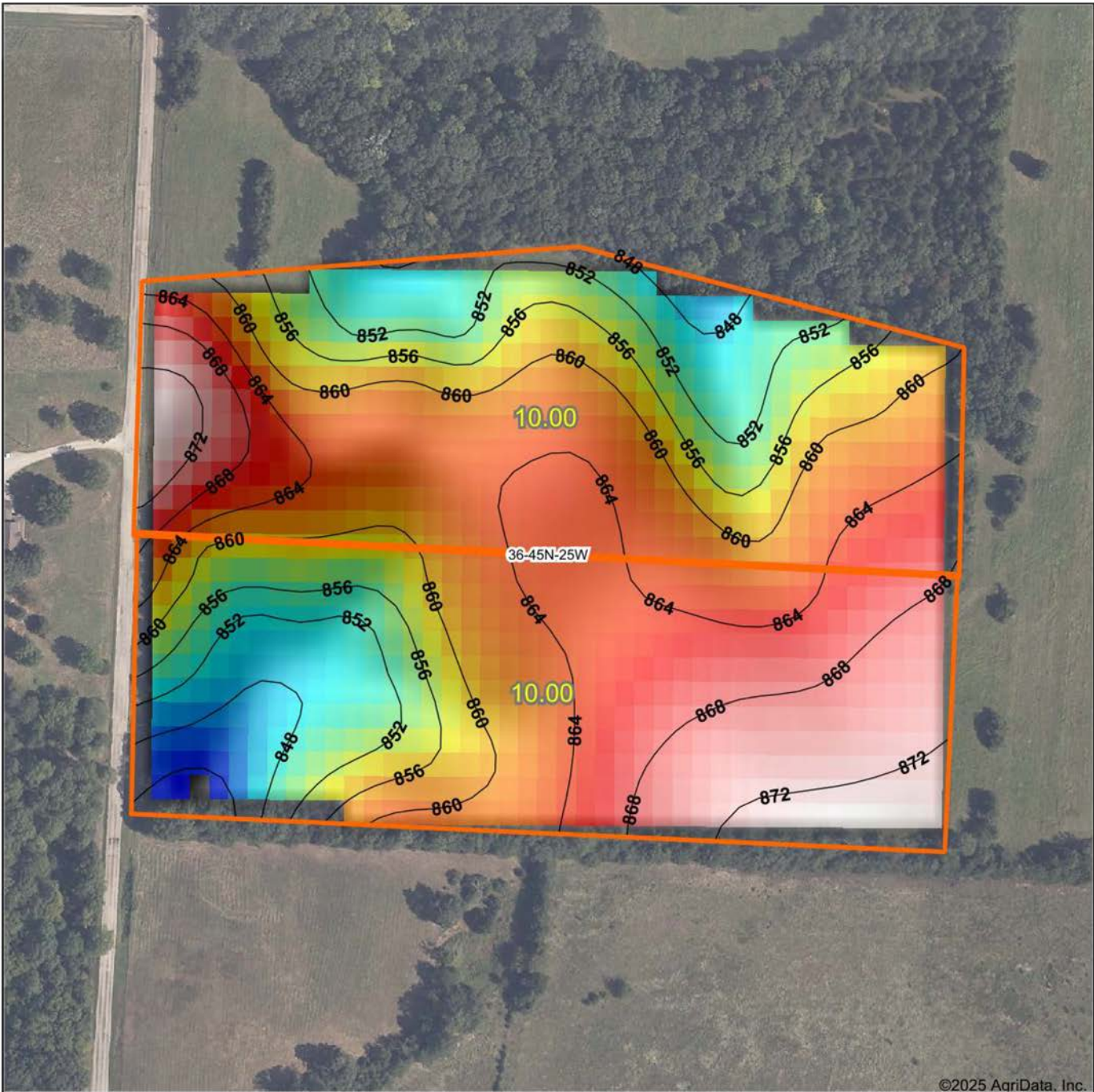
0ft 283ft 567ft



7/8/2025



# HILLSHADE MAP



Maps Provided By:

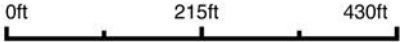


**surety**  
CUSTOMIZED ONLINE MAPPING

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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



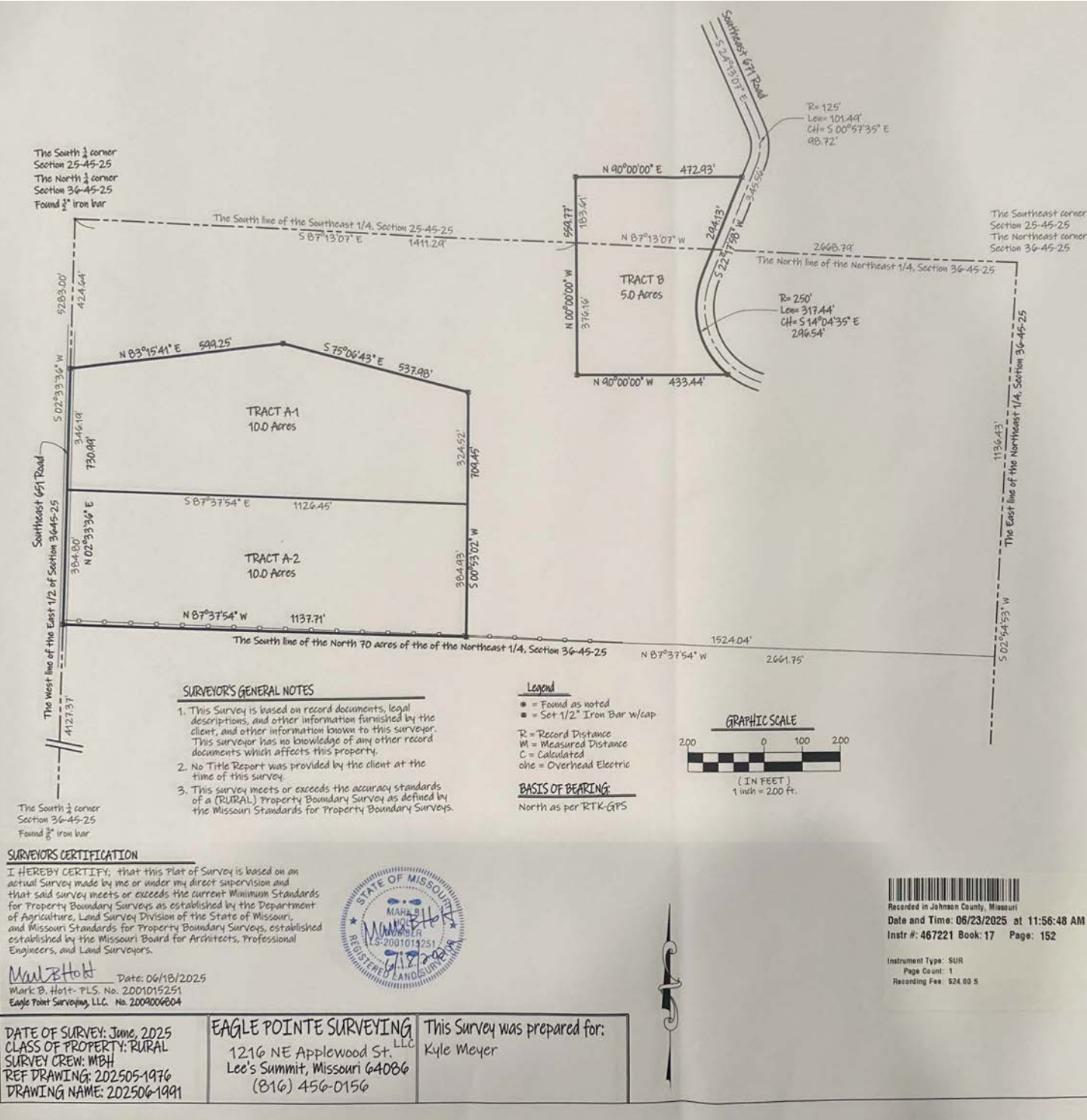
7/8/2025

**36-45N-25W**  
**Johnson County**  
**Missouri**

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

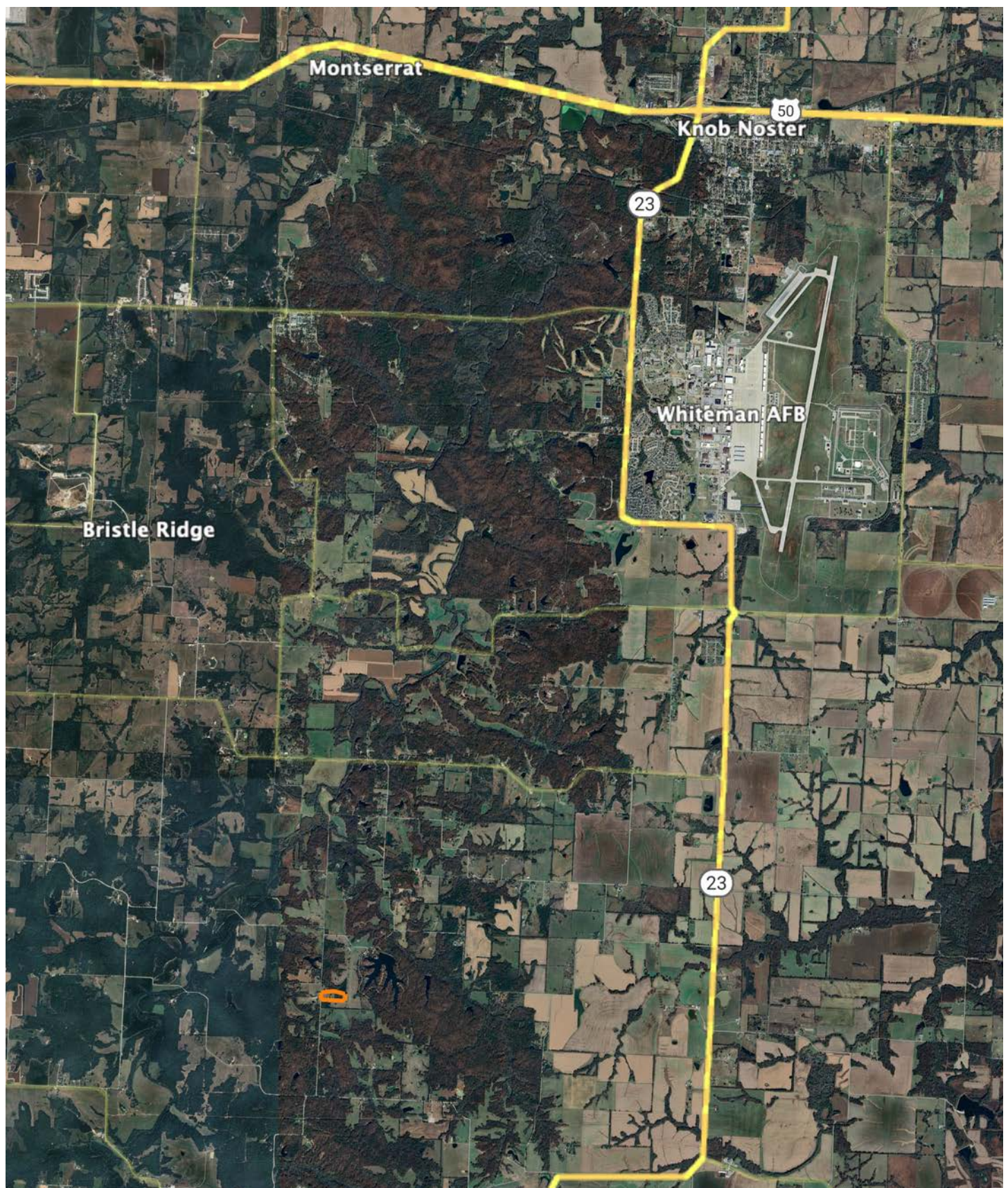


# SURVEY





# 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

**573.999.4574**

[DPayne@MidwestLandGroup.com](mailto:DPayne@MidwestLandGroup.com)



## MidwestLandGroup.com

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