

MIDWEST LAND GROUP PRESENTS

70.71 TOTAL ACRES IN

JOHNSON COUNTY MISSOURI



MO-58, HOLDEN, MISSOURI 64040

MIDWEST LAND GROUP IS HONORED TO PRESENT

JOHNSON COUNTY ACREAGE ON BLACKTOP – BUILD SITES, INCOME, AND RECREATION

Midwest Land Group is proud to present three outstanding tracts along Highway 58, just west of Holden, Missouri, totaling 70.71 +/- acres. Each parcel offers its own unique character, but together they provide a rare opportunity for income production, recreation, and ideal build sites with blacktop frontage, secure access, and utilities available at the road.

The 40.3 +/- acre tract (Tract A) checks all the boxes for those seeking a mix of farm income, hunting, and a future homesite. Nearly 25 acres of tillable ground generate income, while West Pin Oak Creek meanders through more than 600 yards of hardwood timber, creating excellent wildlife habitat for deer and turkey. A scenic hilltop overlooks the farm, making it a perfect location for a home or barndominium with a view. A small pond adds charm and another water source for wildlife.

The 15.21 +/- acre tract (Tract B) is a versatile property suited for a homesite, hobby farm, or small investment. A gated entrance opens into 2.5 acres of wooded privacy, leading to nearly 12 acres of tillable ground that offers income potential while keeping the property

manageable. A hilltop build site provides sweeping views across the open acreage, making it an ideal location for your dream build.

The 15.2 +/- acre tract (Tract C) offers a blend of convenience, privacy, and natural beauty. The highlight is an 8-acre park-like hillside that has been meticulously cleared, leaving scattered black walnut trees across the slope. Along the west property line, West Pin Oak Creek flows for a quarter mile under mature hardwoods, creating a serene backdrop and excellent wildlife habitat. With a MODOT-approved gated entrance and utilities at the road, this tract is ready for immediate use as a homesite, weekend retreat, or recreational getaway.

All three tracts are located less than an hour from Kansas City and only minutes from Holden, providing the perfect balance of quiet country living and easy access to town and city conveniences. Whether you're looking for tillable income, recreational opportunities, or multiple build sites in a prime Johnson County location, these tracts deliver exceptional potential.



PROPERTY FEATURES

TRACTS: **A-C** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | TOTAL ACRES: **70.71**

- Located in Johnson County, Missouri
- Blacktop frontage on Highway 58, west of Holden
- Electricity and water availability confirmed

- Hilltop build site suitable for a home or barndominium
- Less than one hour to Kansas City

TRACT A

PRICE: **\$370,000** | ACRES: **40.3**

- Approximately 25 +/- acres of tillable ground for income or hobby farming
- 600 yards of West Pin Oak Creek frontage
- 0.3-acre pond
- Hardwood timber in the creek bottom
- Deer and turkey hunting opportunities

TRACT B

PRICE: **\$216,375** | ACRES: **15.21**

- 2.5 miles from Holden
- Gated entrance
- 2.5 acres of woods at the entrance for privacy
- Nearly 12 acres of tillable ground

TRACT C

PRICE: **\$216,375** | ACRES: **15.2**

- 2 miles from Holden
- MODOT-approved gated driveway
- 8-acre grassy hillside with scattered black walnut trees
- Quarter mile of West Pin Oak Creek frontage
- Mature hardwood trees along the creek providing privacy and wildlife habitat
- Excellent build site potential



TRACT A

A scenic hilltop build site overlooks the property, making it a perfect location for a dream home or barndominium with a view. Nearly 25 +/- acres of productive tillable ground provide income potential with hunting and recreational opportunities as well.



TRACT B

As you enter the gate, the first 2.5 acres are wooded, giving the property a nice buffer from the road and some added privacy. Beyond the trees, the land opens up to nearly 12 acres of productive tillable ground, providing income potential for the next owner while keeping the balance of the property simple and manageable.



TRACT C

The highlight of the tract is an 8-acre grassy hillside that has been meticulously cleaned with a skid steer, transforming it into an open, park-like setting with scattered black walnut trees dotting the slope.



AERIAL MAP



Maps Provided By:



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HILLSHADE MAP



Maps Provided By:

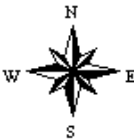


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map center: 37° 51' 20.74, -93° 46' 33.01

0ft 3648ft 7297ft

27-36N-26W
St Clair County
Missouri



5/12/2018

SOILS MAP



Maps Provided By:

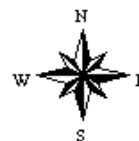


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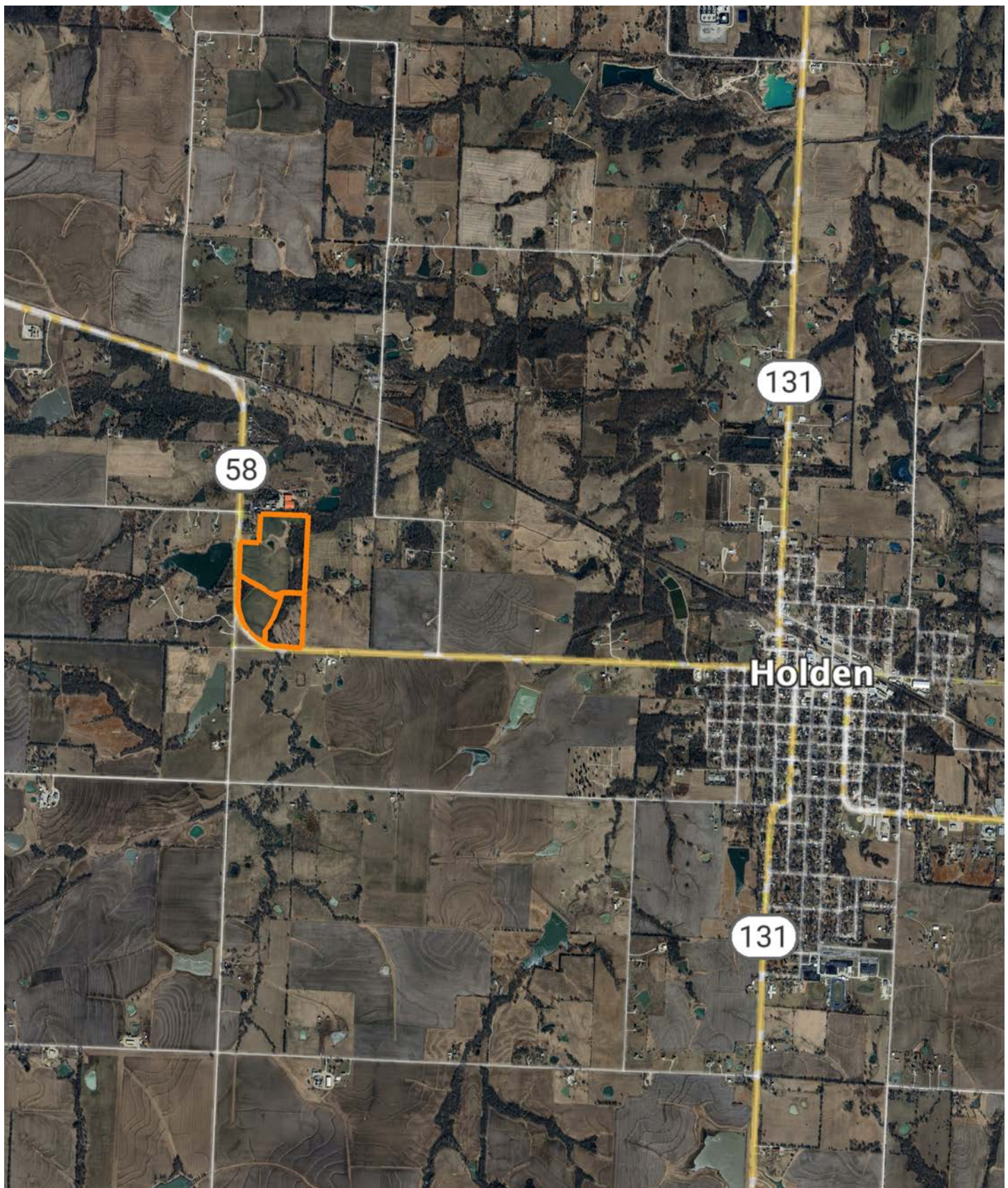


5/12/2018

FEMA MAP



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.



NICK BENGE

LAND AGENT

816.287.8025

NBenge@MidwestLandGroup.com



MidwestLandGroup.com

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