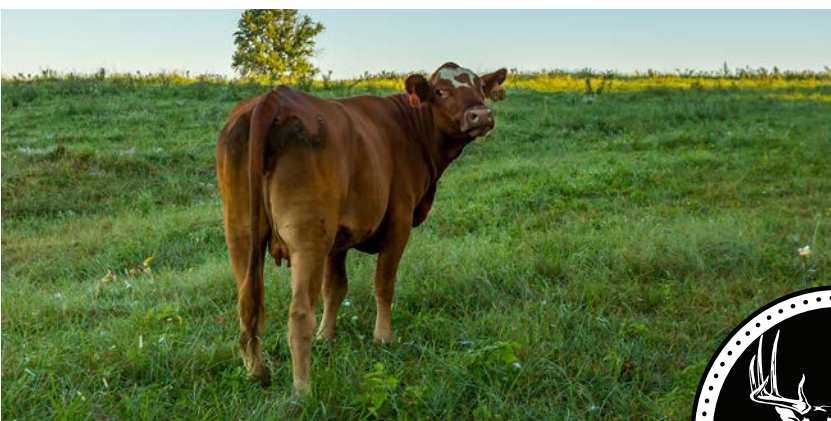


MIDWEST LAND GROUP PRESENTS

80 TOTAL ACRES

JOHNSON COUNTY, MO

000 SOUTHEAST 401ST ROAD, LEETON, MISSOURI, 64761



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FARM, GRAZE, BUILD - 80 TOTAL ACRES IN SOUTHERN JOHNSON COUNTY

Midwest Land Group is proud to present this 80-acre property in Johnson County, Missouri. Located on a dead-end road just 2.5 miles from Leeton, this farm offers the perfect balance of productive tillable acres, pasture for cattle, ponds, and multiple potential build sites. With utilities at the road and excellent access, this tract provides both immediate agricultural income and future building opportunity.

The north 50 acres are comprised of approximately 45 tillable acres, offering strong income potential with quality soils and good drainage. A half-acre, stocked pond, fenced off from the previously grazed field surrounding it, sits on the northern 50-acre section, with a cattle waterer located behind the pond dam. The

south 30 acres serve as a well-maintained cattle pasture with cool-season grasses, a second pond that holds water with room for expansion, and good cross-fencing that splits the tillable and grazable sections.

Fencing is in good condition around the entire property, and the cross fence allows for easy management between the tillable and pasture acres. For those looking to build, there are multiple excellent sites across both the north and south sections, all supported by confirmed water meter availability through Johnson County PWSD #3 and electricity at the road. Whether kept as a full 80-acre unit or purchased in separate 50-acre or 30-acre parcels, this tract offers a rare mix of production, grazing, recreation, and build opportunities in a highly desirable location.



PROPERTY FEATURES

3 OFFERINGS: **80 +/- ACRES - \$608,000** | **50 +/- ACRES - \$406,250** | **30 +/- ACRES - \$243,750**

COUNTY: **JOHNSON** | STATE: **MISSOURI**

- 80 +/- acres in Johnson County, Missouri
- Dead-end road privacy just 2.5 miles from Leeton
- 45 +/- tillable acres located in the north 50-acre section
- Half-acre stocked pond with fenced perimeter to protect water quality
- Cattle waterer situated on the backside of the pond
- Good fencing around the entire property
- Cross fence separates north 50 acres of tillable and the south 30 acres of pasture
- 30-acre pasture with cool-season grasses
- Cattle pond on the south tract that holds water and has room to expand
- Multiple build sites across the property (also available on individual parcels)
- Water meter availability confirmed by Johnson County PWSD #3
- Electricity available at the road
- Gravel road frontage on west and south sides (note: 50-acre north tract will not have south frontage if split)
- Conveniently located 1 hour from Kansas City
- 25 minutes from Truman Lake

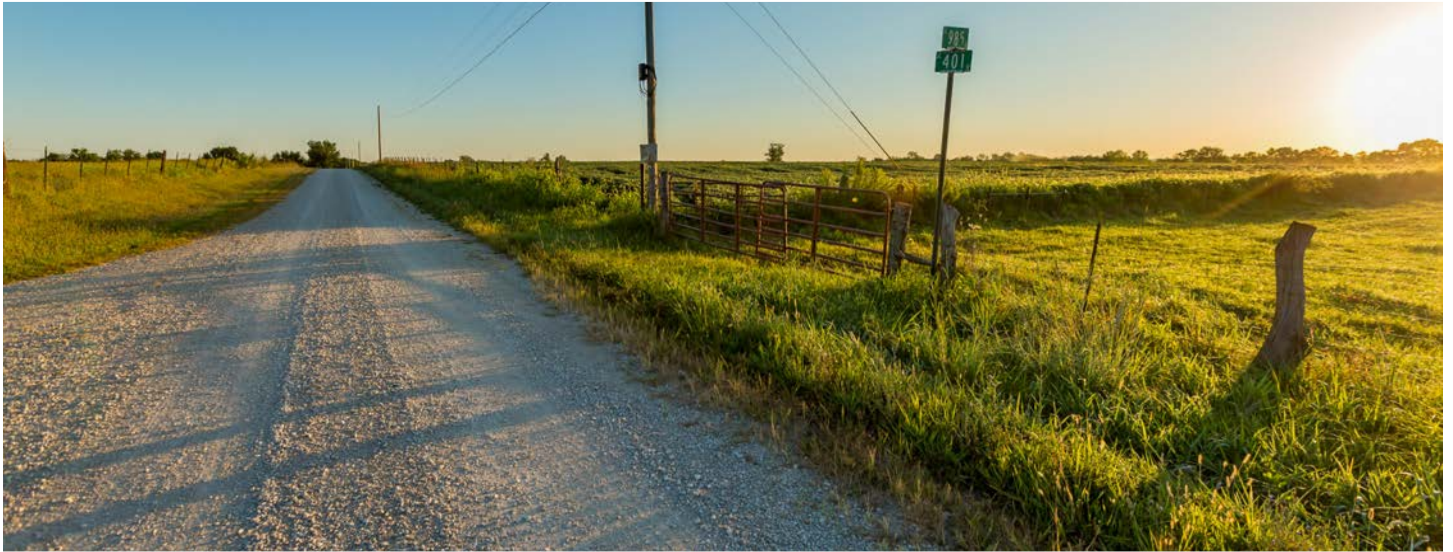


45 +/- ACRES TILLABLE IN NORTH 50 ACRES

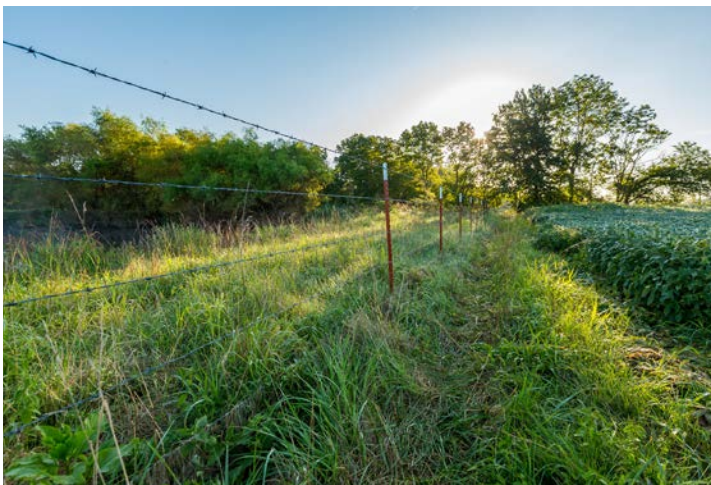
The north 50 acres are comprised of approximately 45 tillable acres, offering strong income potential with quality soils and good drainage.



DEAD-END ROAD PRIVACY

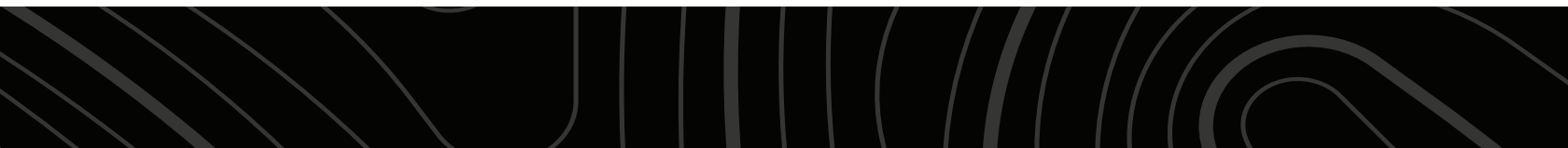
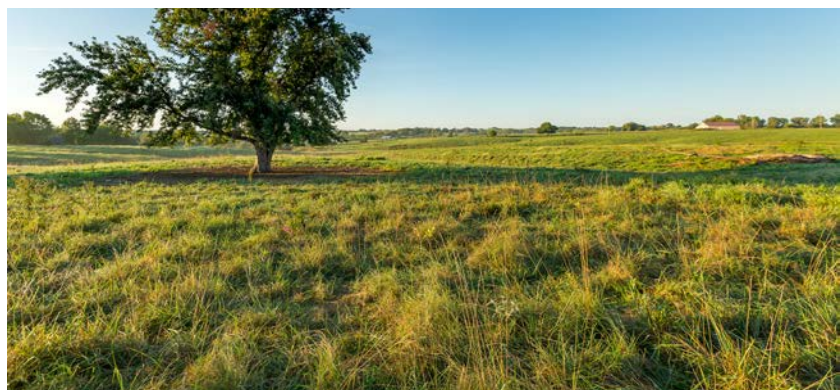
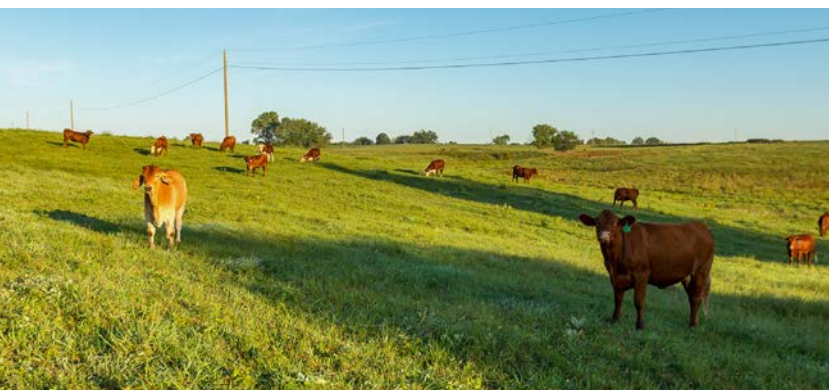
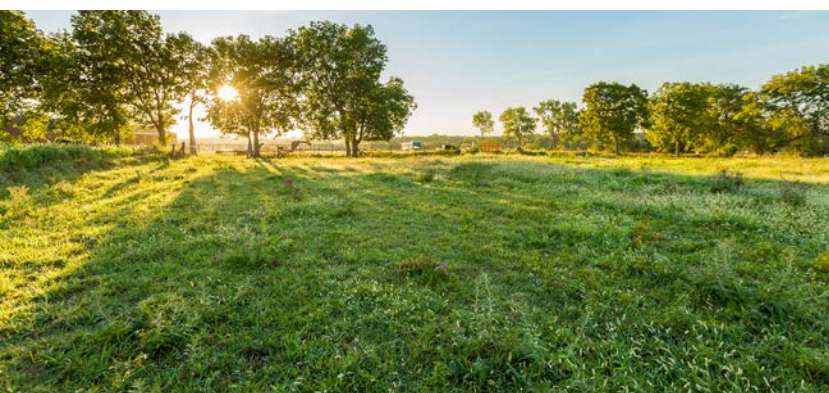


FENCE BETWEEN TILLABLE AND PASTURE

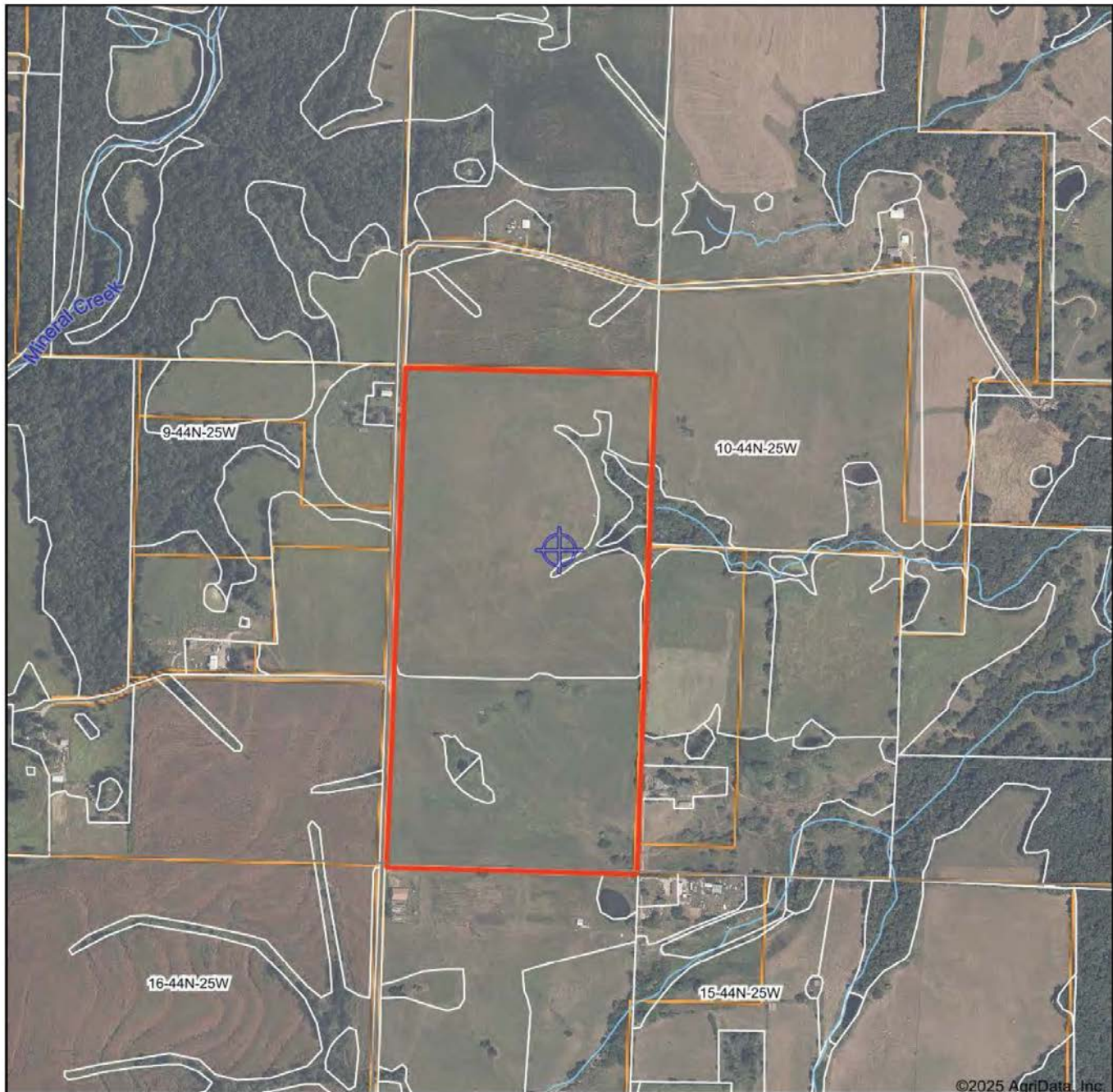


30 +/- ACRES PASTURE

The south 30 acres serve as a well-maintained cattle pasture with cool-season grasses, a second pond that holds water with room for expansion, and good cross-fencing that splits the tillable and grazable sections.



AERIAL MAP



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Maps Provided By:



Boundary Center: 38° 36' 26.36, -93° 40' 21.88

0ft 823ft 1645ft

10-44N-25W
Johnson County
Missouri



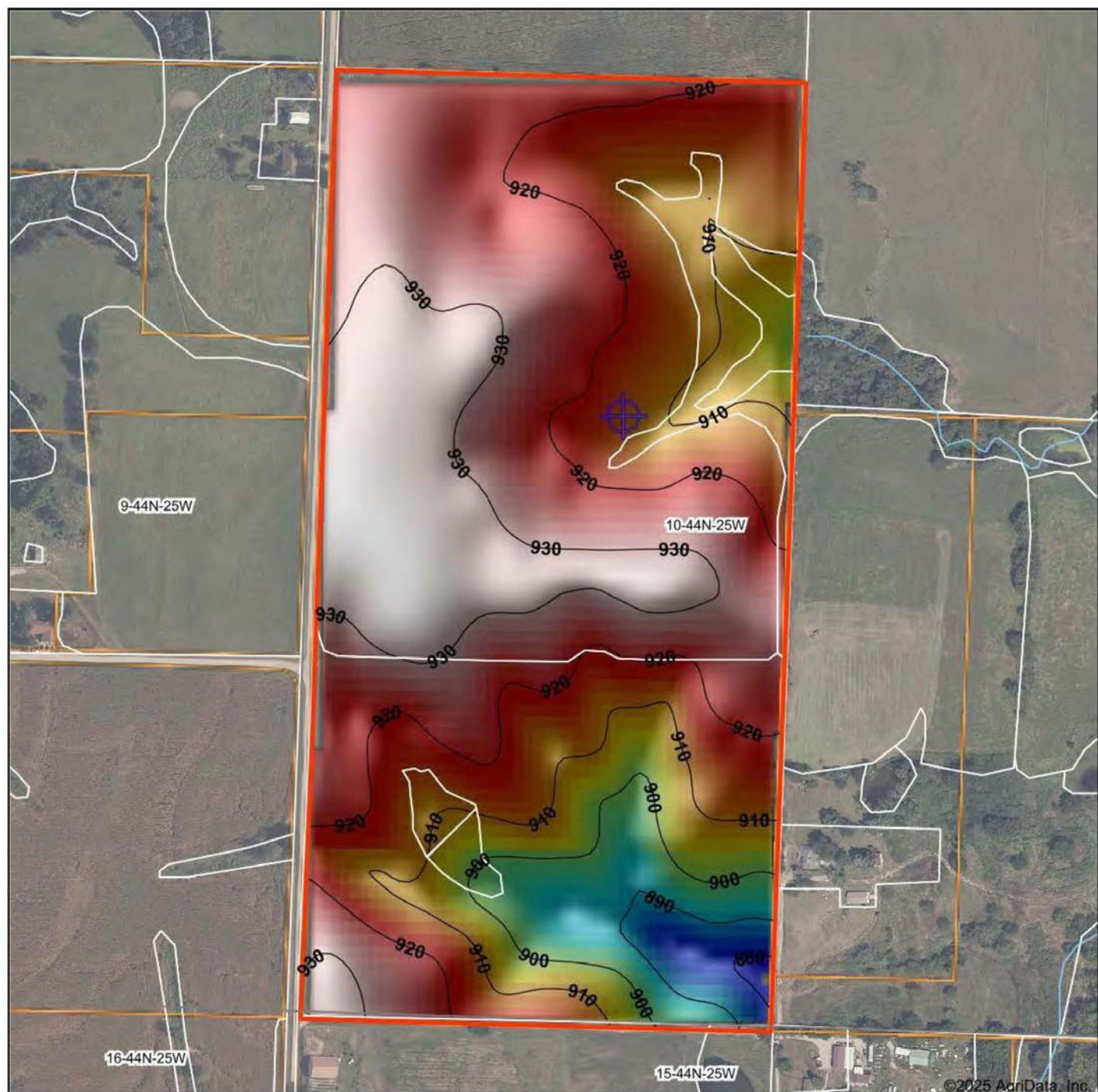
8/18/2025

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

TOPOGRAPHY MAP



HILLSHADE MAP



Source: USGS 10 meter dem
Interval(ft): 10
Min: 878.1
Max: 933.4
Range: 55.3
Average: 918.0
Standard Deviation: 11.75 ft

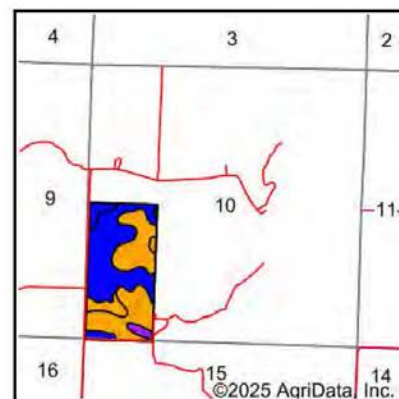
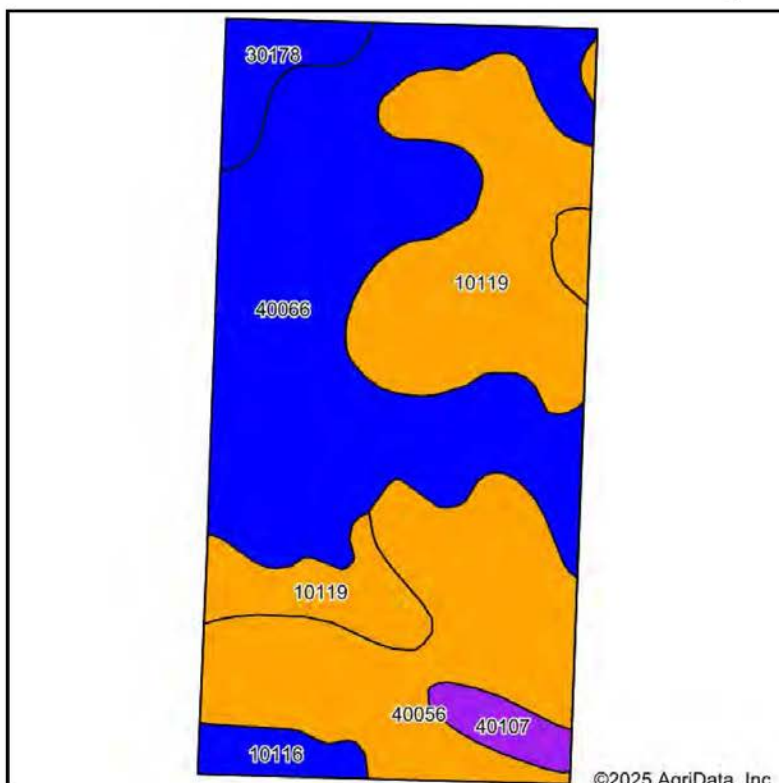


8/18/2025

10-44N-25W
Johnson County
Missouri

Boundary Center: 38° 36' 26.36, -93° 40' 21.88

SOILS MAP



State: **Missouri**
 County: **Johnson**
 Location: **10-44N-25W**
 Township: **Post Oak**
 Acres: **79.25**
 Date: **8/18/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO101, Soil Area Version: 29

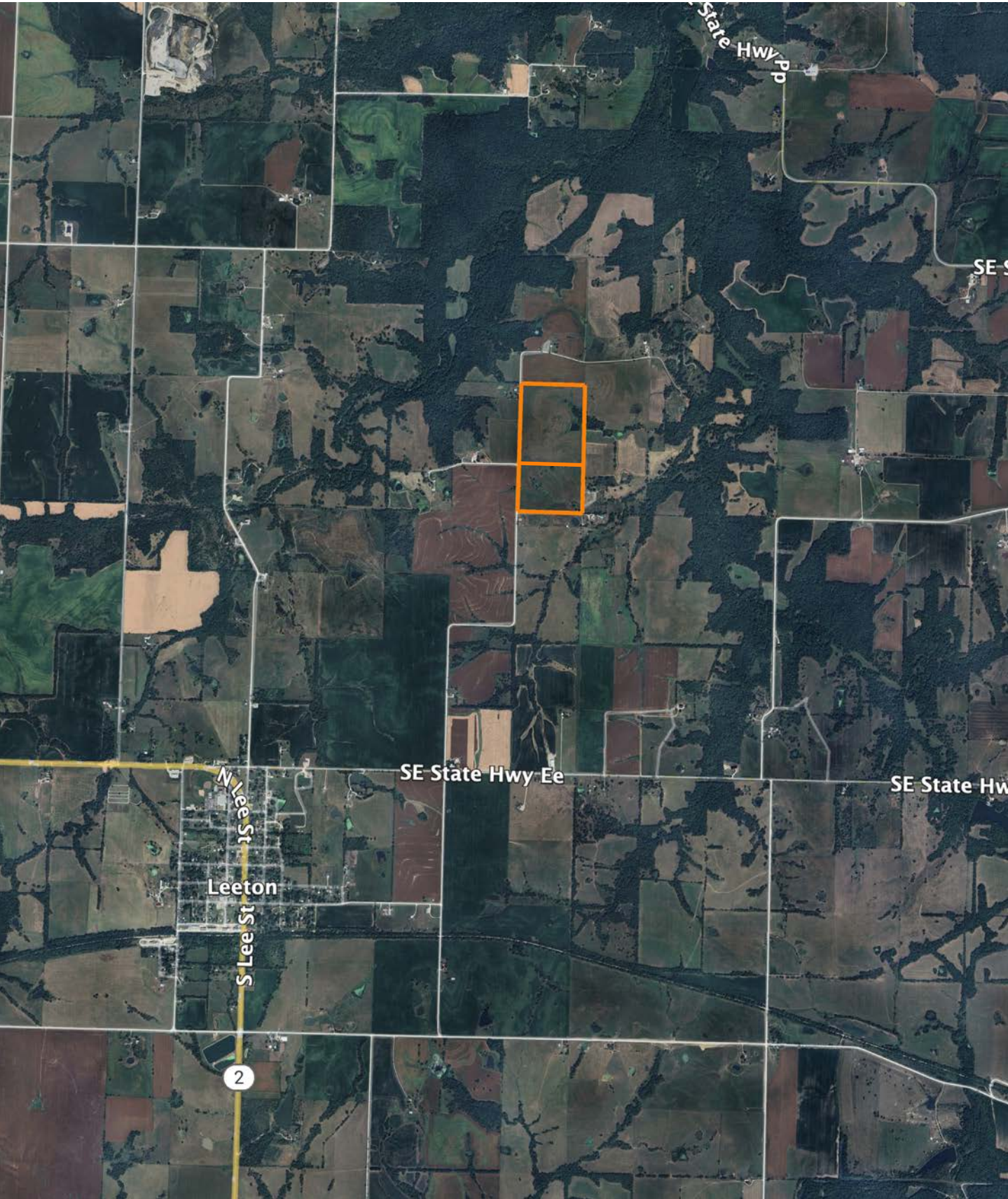
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
40066	Hartwell silt loam, 0 to 1 percent slopes	33.00	41.6%		1.1ft. (Abrupt textural change)	llw	80	80	66	74	64
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	20.03	25.3%		> 6.5ft.	llle	56	56	51	44	
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	19.18	24.2%		> 6.5ft.	llle	77	77	67	71	73
30178	Polo silt loam, 2 to 5 percent slopes	3.01	3.8%		> 6.5ft.	lle	76	76	70	63	2
10116	Sampsel silty clay loam, 2 to 5 percent slopes	2.08	2.6%		> 6.5ft.	lle	67	67	63	58	
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	1.95	2.5%		2.9ft. (Paralitich bedrock)	Vle	45	42	28	35	44
Weighted Average						2.59	*n 71.9	*n 71.8	*n 61.6	*n 63.9	*n 45.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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