

MIDWEST LAND GROUP PRESENTS

15 ACRES - TRACT 1 IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD SITE JUST MINUTES FROM WARRENSBURG

Welcome to your slice of rural paradise! This beautiful 15 +/- acre tract is perfectly situated just 10 miles north of Warrensburg, Missouri, and only one hour east of Kansas City, offering the ideal blend of country serenity and convenient access to town and city amenities.

With a mix of open grassland and mature wooded acreage, this property provides exceptional versatility for a variety of uses - whether you're dreaming of building your forever home, starting a hobby farm, or creating a weekend getaway.

The land features a newly installed gravel entrance off the county road, providing easy and secure access. The

terrain is gently rolling to level, making it well-suited for building, hobby farming, or recreational use. The open acres are perfect for a homesite, gardening, or pasture/hay, while the wooded sections offer privacy, shade, and excellent wildlife habitat, ideal for hunting or enjoying nature.

Utilities are ready to go, with electric and rural water available at the road, saving you time and cost when planning your future development.

This peaceful, private setting offers the best of both worlds - tranquil country living with quick access to Highway 50, Interstate 70, and nearby towns for shopping, dining, schools, and services.

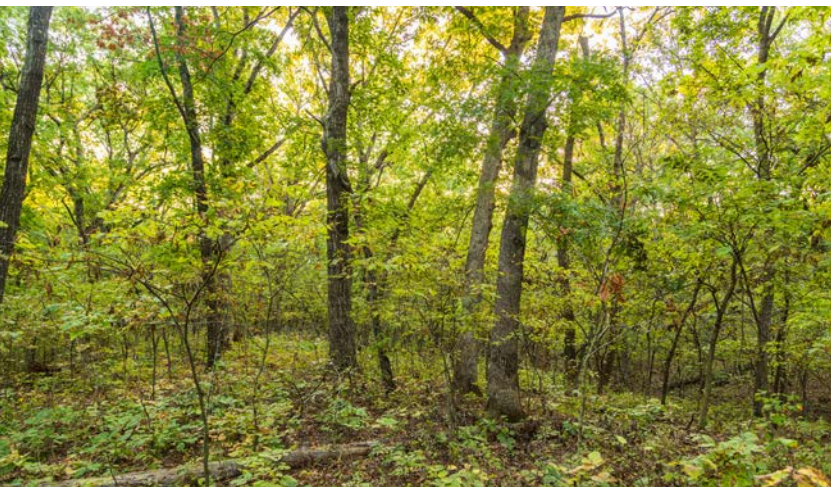
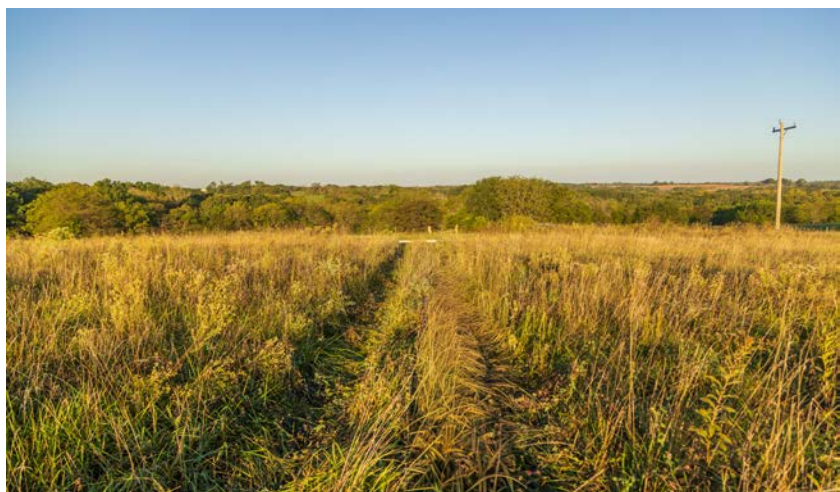
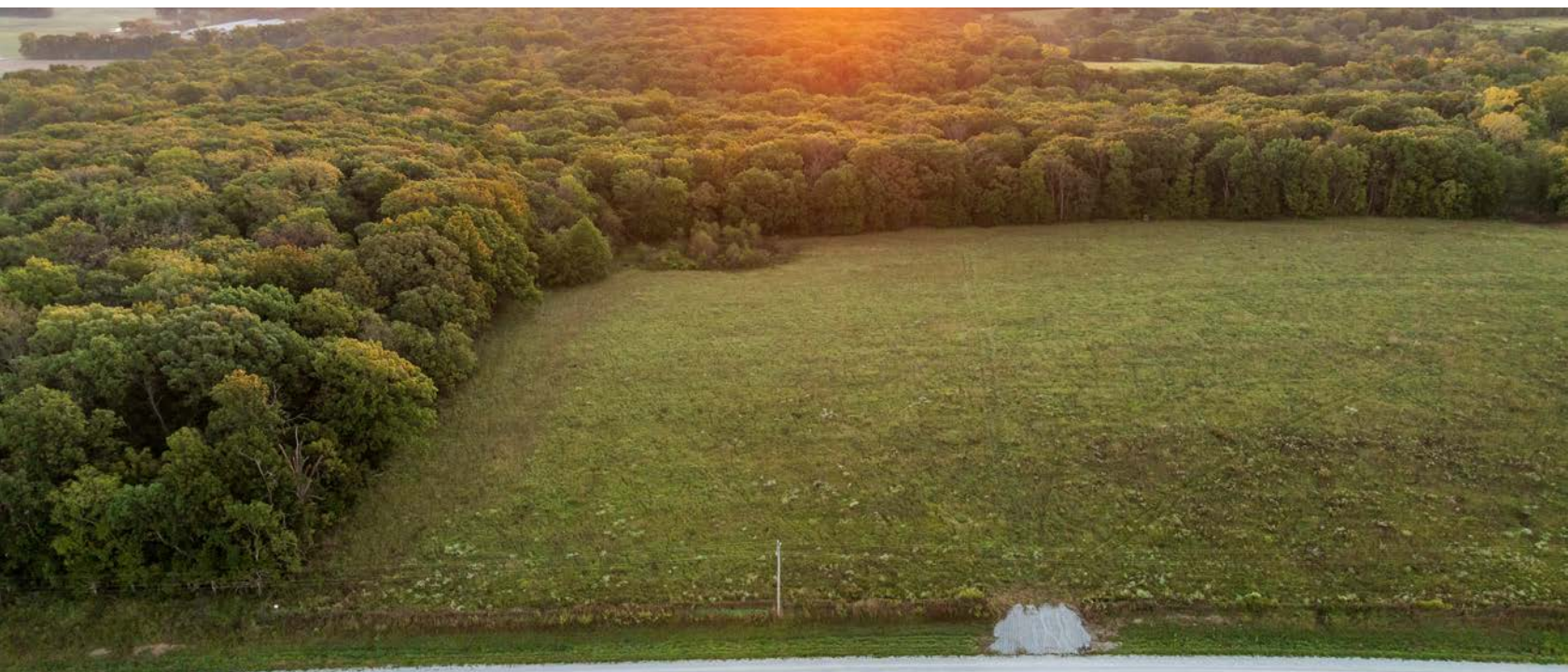
PROPERTY FEATURES

PRICE: **\$173,745** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **15**

- 15 +/- acres (mix of open and wooded)
- Located 10 miles north of Warrensburg, MO
- Approximately 1 hour east of Kansas City
- New gravel driveway entrance
- Gently rolling to level topography
- Mature hardwood timber that provides wildlife habitat
- Established trails through the timbered acres
- Electricity and water are available at the road
- Ideal build site
- Warrensburg School District



MIX OF OPEN AND WOODED



NEW GRAVEL DRIVEWAY ENTRANCE



IDEAL BUILD SITE



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 728.3

Max: 823.5

Range: 95.2

Average: 789.6

Standard Deviation: 28.58 ft

0ft 272ft 544ft

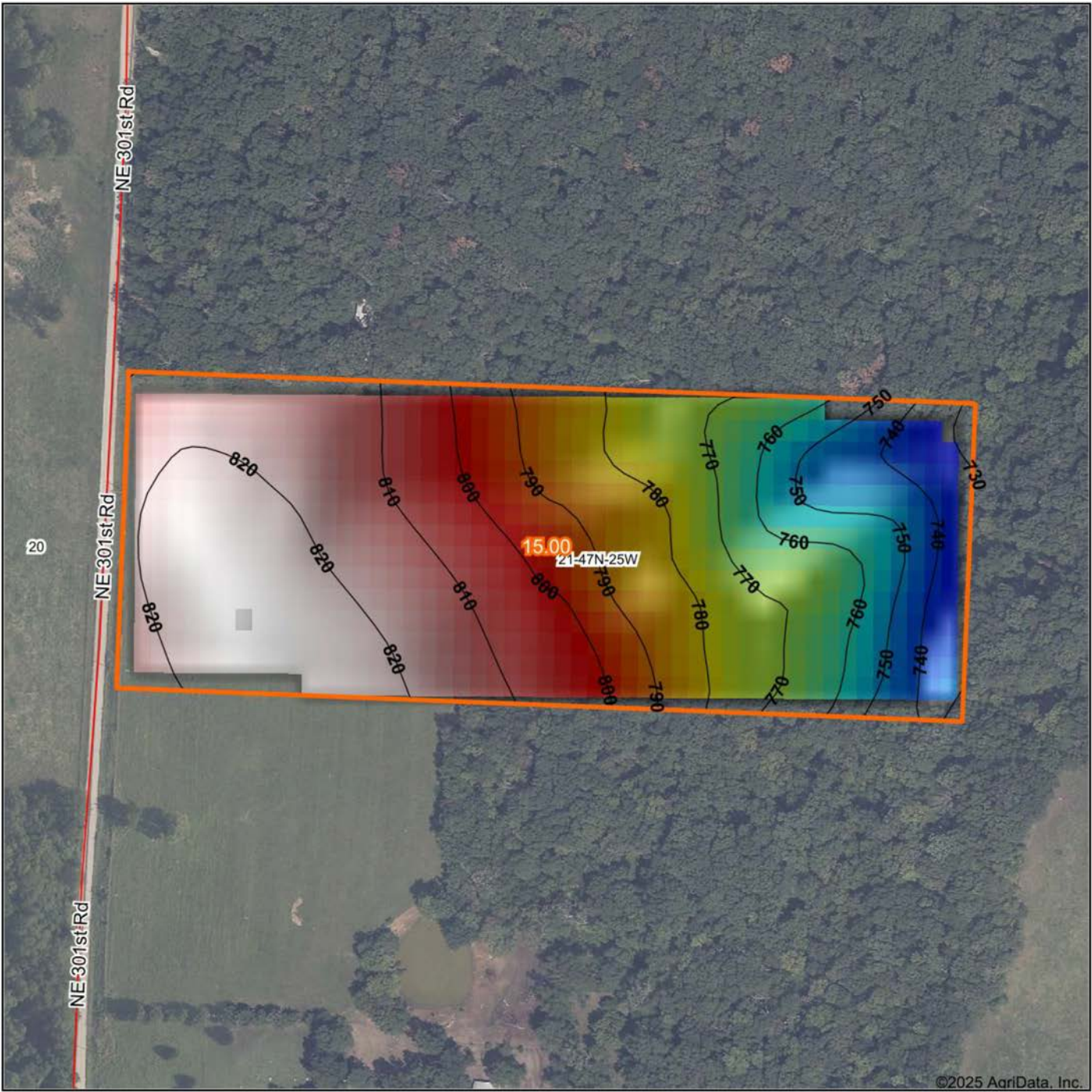


9/19/2025

21-47N-25W
Johnson County
Missouri

Boundary Center: 38° 51' 31.05, -93° 40' 50.83

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 728.3
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Standard Deviation: 28.58 ft

0ft 242ft 484ft

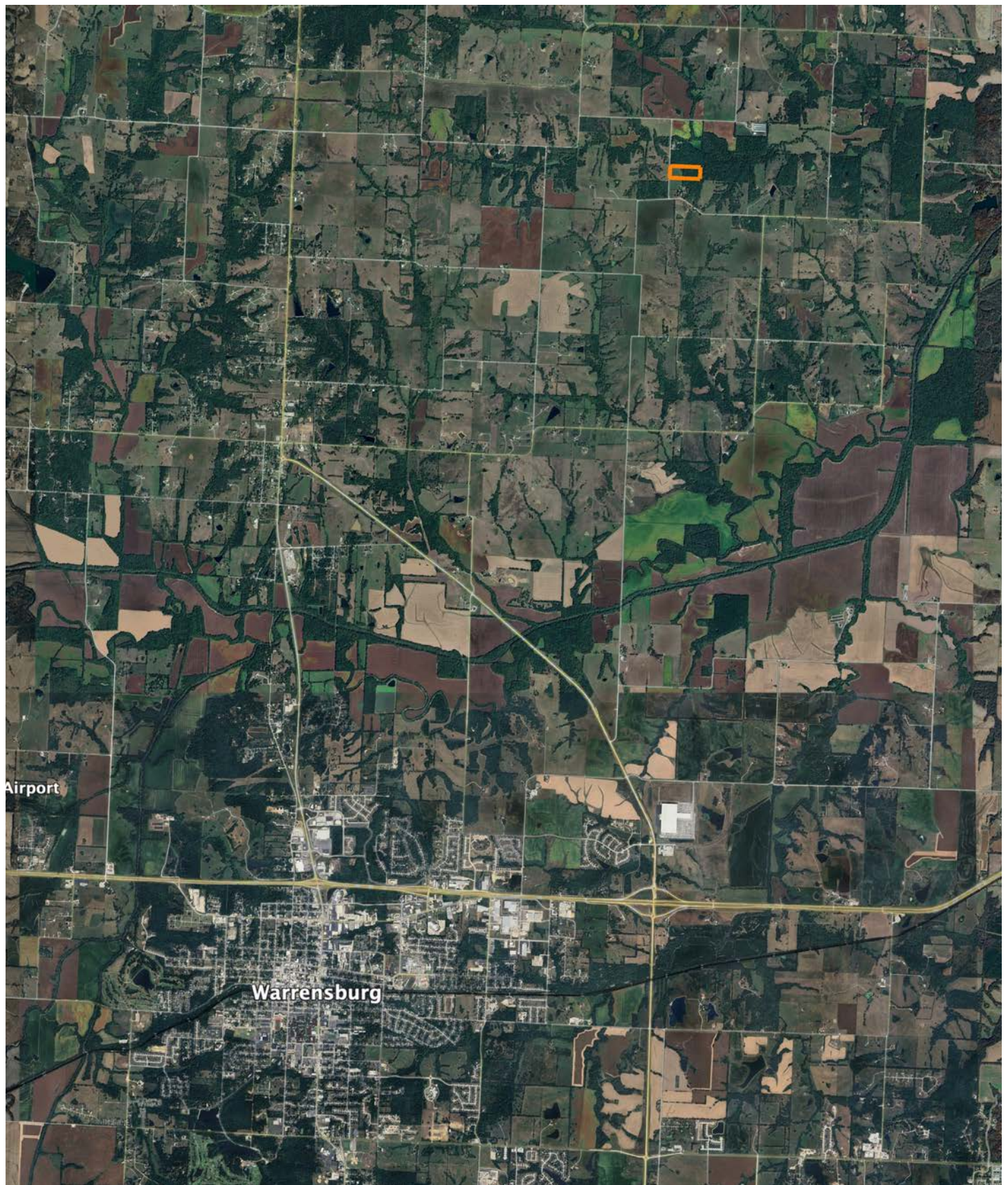


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OVERVIEW MAP



AGENT CONTACT

Raised on a working farm in Northeast Missouri and now living in Sedalia, with his wife Laura and two daughters, Josie and Hallie. Ryan Peck has spent his life immersed in agriculture, conservation, and the outdoors. He brings over 25 years of experience from the USDA-Natural Resources Conservation Service, where he worked side-by-side with landowners to improve soil health, manage wildlife habitat, and enhance overall land value. With a degree in Agriculture from the University of Missouri, and a passion for bow hunting, turkey hunting, and fishing, Ryan understands land both technically and recreationally.

Ryan's clients benefit from his unique ability to see a property's full potential. Whether it's enhancing wildlife habitat, planning a profitable crop rotation, or identifying the perfect recreational getaway, Ryan combines practical expertise with a heartfelt appreciation for rural life. His strong relationships with landowners, land managers, and government agencies allow him to offer insights few others can match.

An active member of his local church, the National Wild Turkey Federation, and Whitetails Unlimited, Ryan is a trusted advisor rooted in his community. If you're looking to sell your land or find your dream property, Ryan's integrity, knowledge, and commitment make him the ideal partner to guide your journey from the first handshake to the final signature.



RYAN PECK,

LAND AGENT

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