

MIDWEST LAND GROUP PRESENTS

15 ACRES - TRACT 2 IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD SITE JUST MINUTES FROM WARRENSBURG

Discover the perfect blend of open space, natural beauty, and rural convenience with this 15 +/- acre tract, located just 10 miles north of Warrensburg, Missouri, and a short one-hour drive east of Kansas City. Whether you're looking to build your dream home, start a hobby farm, or simply escape to the country, this versatile property has everything you need to turn your vision into reality.

Nestled in the peaceful Missouri countryside, this tract features a balanced mix of open pasture and wooded acreage, ideal for multiple uses - from building to recreation and hunting. The land is gently rolling to level, offering an attractive topography that's easy to work with.

A newly installed gravel entrance provides easy access off the county road, leading into the heart of the property. As you explore, you'll find a small pond, perfect for attracting wildlife or simply enjoying as a scenic feature on your land.

Utilities are already in place for future development, with electric and rural water available at the road, saving you both time and expense when planning a homesite or other improvements.

This tract is the ideal setting for those seeking peace, privacy, and the freedom of country living, all while staying within reach of major highways and urban amenities.

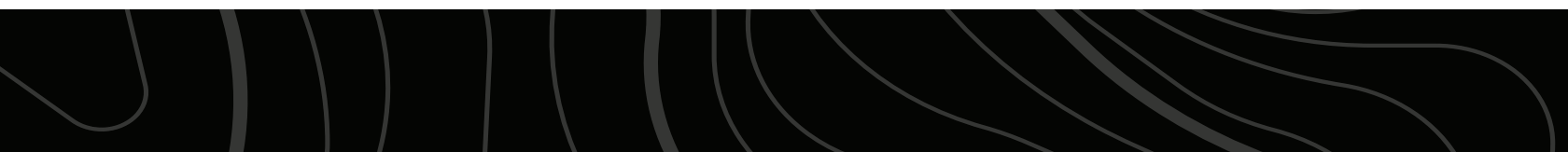
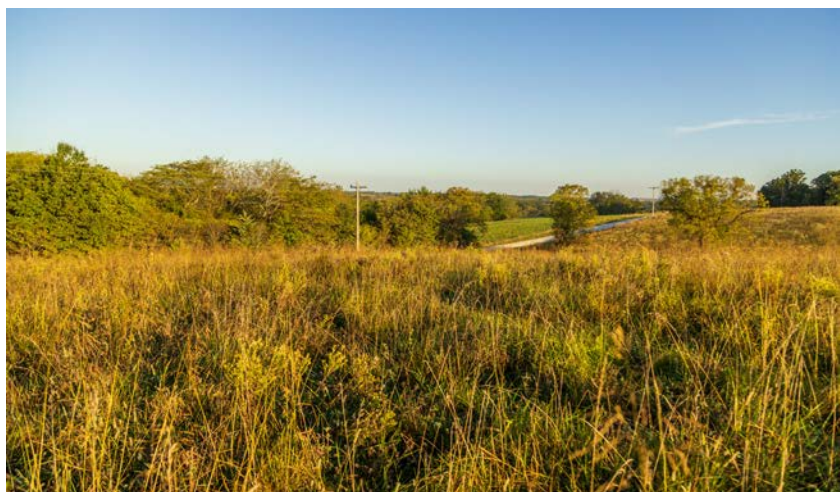
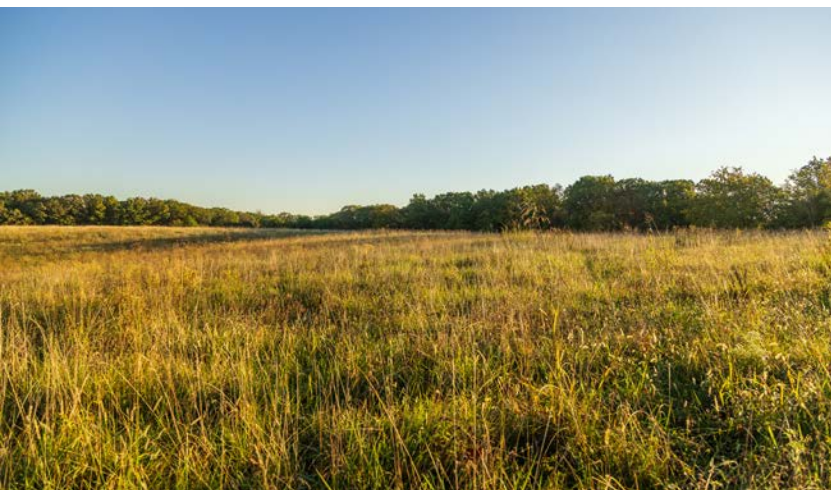
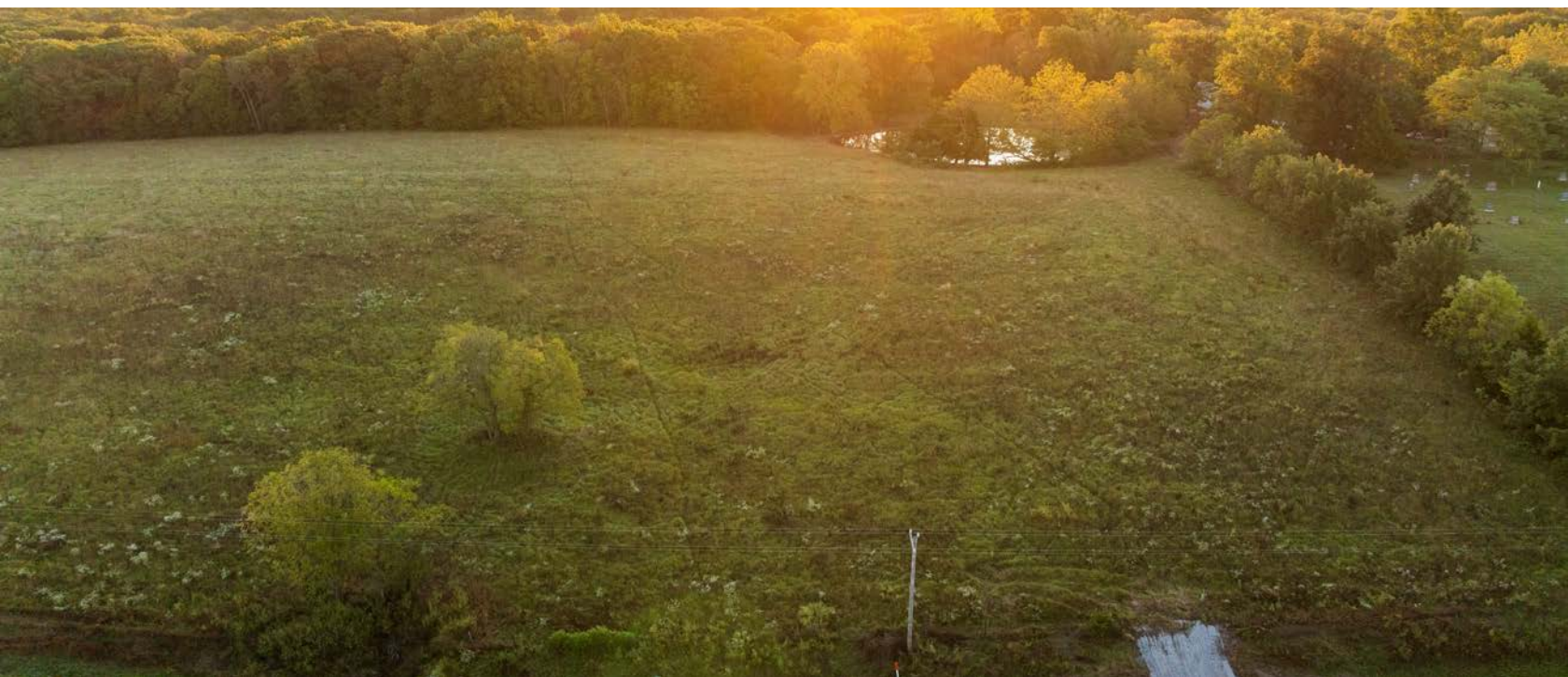


PROPERTY FEATURES

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

- 15 +/- acres (approximately 5.6 acres open and 9.4 acres wooded)
- Located 10 miles north of Warrensburg, MO
- Approximately 1 hour east of Kansas City
- Newly installed gravel entrance
- Gently rolling to level terrain
- Mature hardwood timber that provides wildlife habitat
- Established trails through the timbered acres
- Small pond
- Electric and rural water are available at the road
- Excellent for building, farming, recreation, or investment
- Warrensburg School District

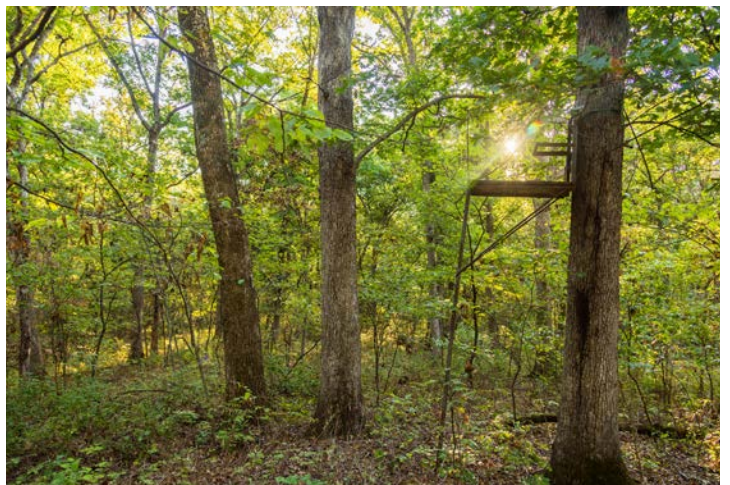
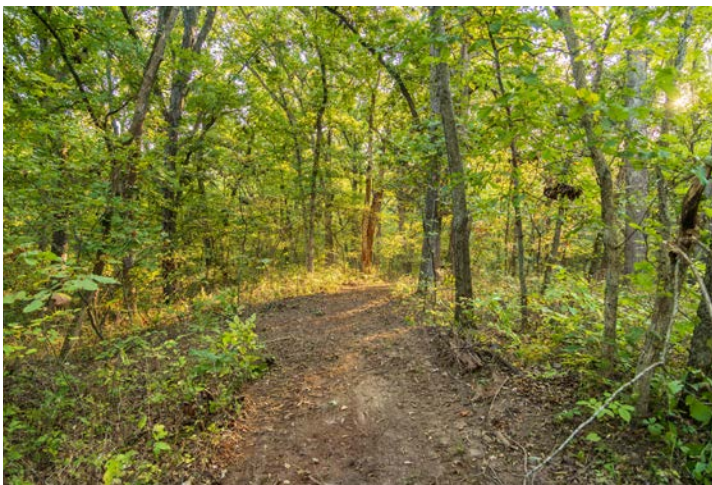
EXCELLENT BUILD SITE



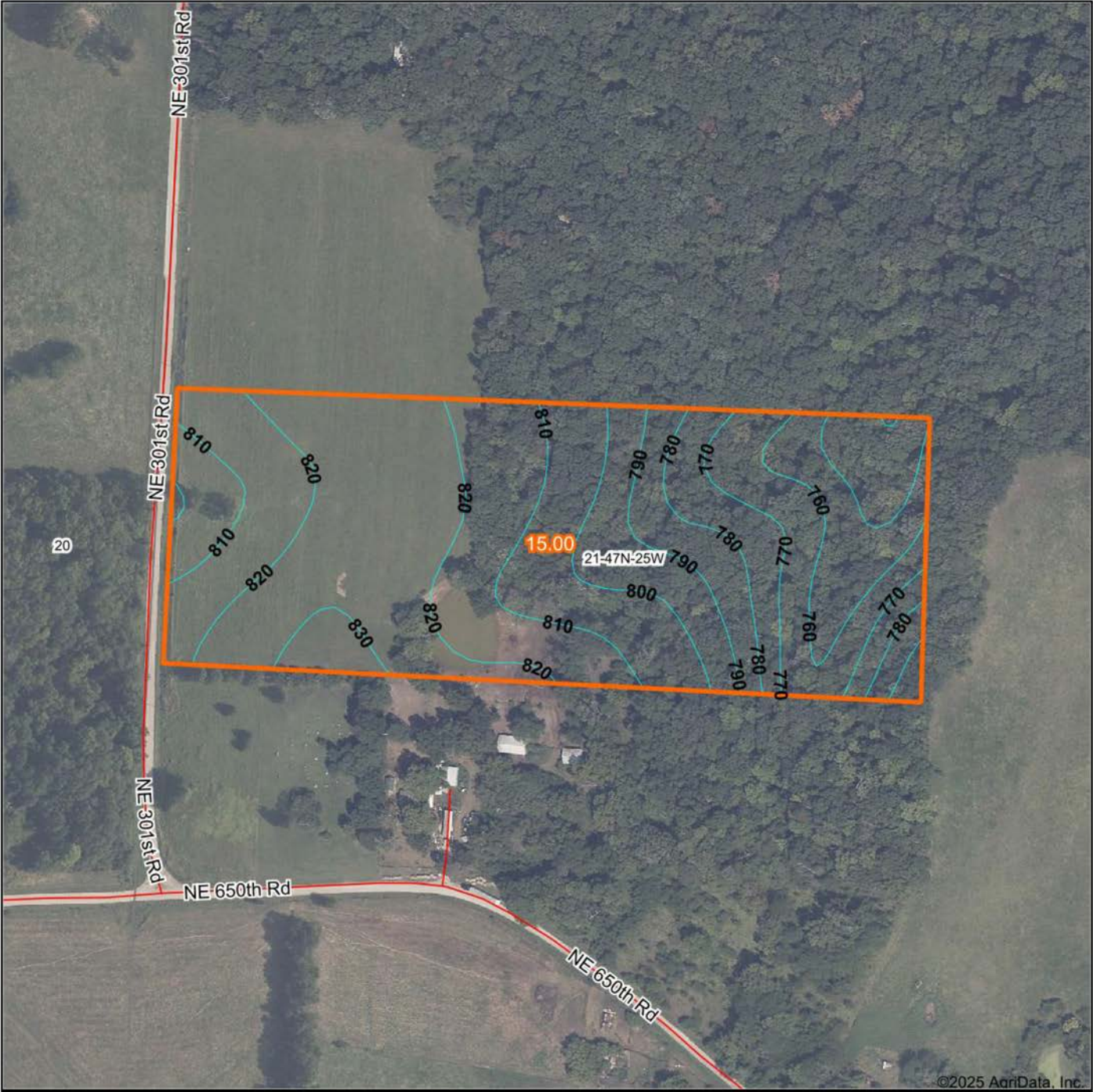
SMALL POND



TIMBER & TRAILS



TOPOGRAPHY MAP



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 740.4
Max: 832.2
Range: 91.8
Average: 799.3
Standard Deviation: 24.48 ft

0ft 273ft 547ft

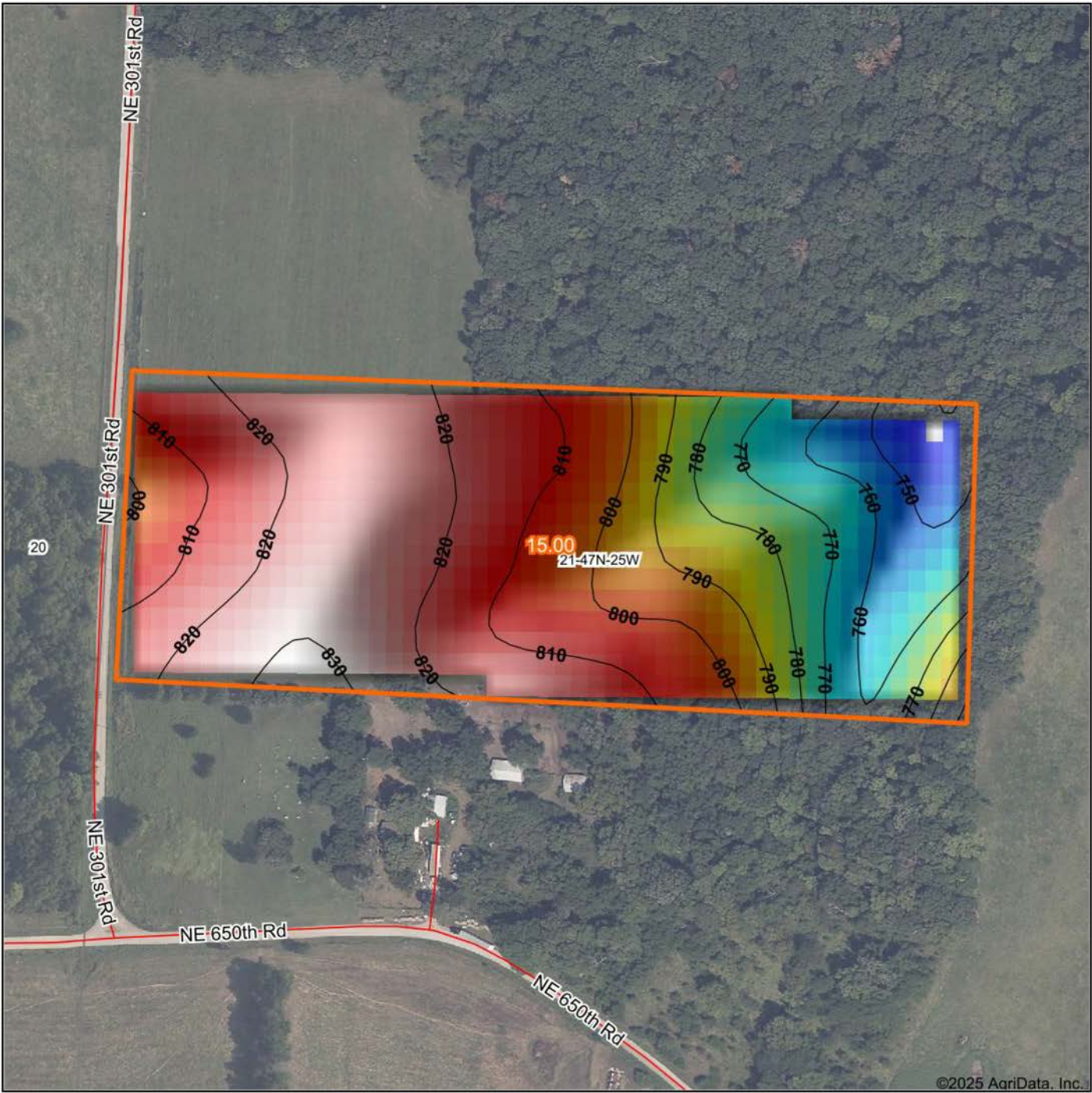


9/19/2025

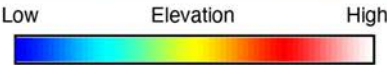
21-47N-25W
Johnson County
Missouri

Boundary Center: 38° 51' 26.1, -93° 40' 51.14

HILLSHADE MAP

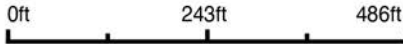


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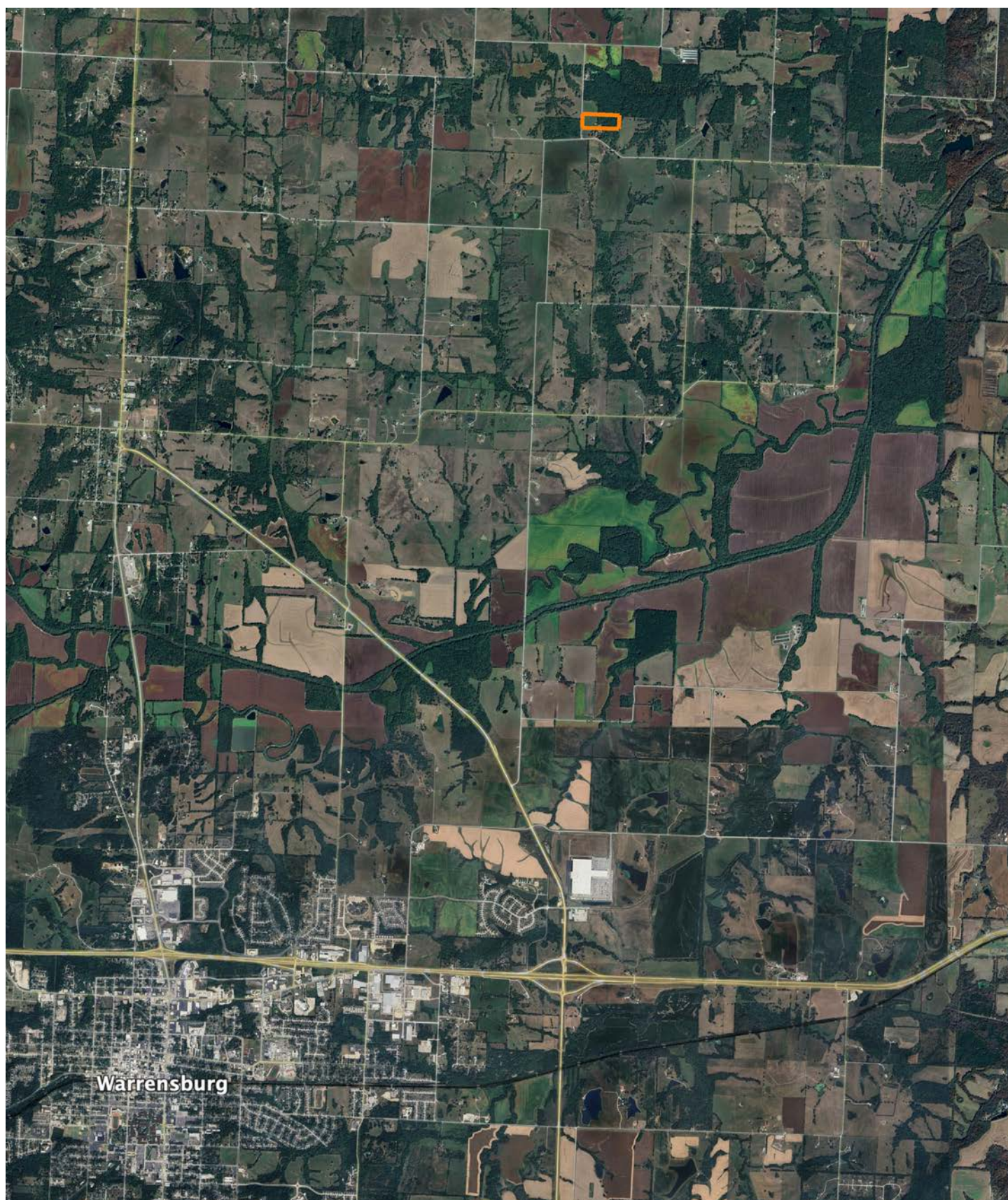


9/19/2025

21-47N-25W
Johnson County
Missouri

Boundary Center: 38° 51' 26.1, -93° 40' 51.14

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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