

MIDWEST LAND GROUP PRESENTS



2.5 ACRES  
**JOHNSON COUNTY, MO**

64 SW 401st Road, Centerview, Missouri 64019





MIDWEST LAND GROUP IS HONORED TO PRESENT

# VINTAGE HOMESTEAD, ACREAGE + SHOP AND WAREHOUSE CLOSE TO TOWN

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Located just one mile east of MO-58 and the town of Centerview, this 2.5 +/- acre property in Johnson County, Missouri, offers a combination of history, space, and shop infrastructure.

The main residence is a 3,780 +/- square foot home originally built in the late 1800s, with major updates including a remodel in 1967 and an addition completed in 1990. The home features two beautiful brick fireplaces, original vintage trim, and a layout that provides substantial square footage for a full restoration or remodel. A new roof was installed in 2020. The home is connected to rural water, includes a sump pump, a newer sewer line installed in 2010, central air conditioning, and propane-fueled heat. The 2+ acre lot includes mature oak, walnut, and elm trees as well as pecan and peach trees in the yard, which offer privacy and a classic country feel. For buyers wanting to build new, the acreage and utilities provide an excellent homesite.

The improvements on this property are what truly set it

apart. The west shop offers approximately 4,000 square feet on the main level plus an upstairs area, featuring steel construction, insulation, an elevator hoist, and full utility connections, including electric, water, and a bathroom. The north “diesel” shop provides an additional 3,000 square feet with steel construction, insulation, an office area, plumbing, 110V and 240V power, three oversized bay doors, and a dump pit—making it ideal for a business, mechanical operation, or serious hobbyist.

Additional improvements include two smaller grain bins suitable for storage or conversion into popular “binzebo” structures, a two-bay garage with concrete floors and functioning doors, and a small smokehouse-style building currently used for storage.

This is a unique opportunity for someone looking to combine residential living with shop space, storage, and the ability to operate a business, all in a highly accessible Johnson County location.



# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **2.5**

- 2.5 +/- acres in Johnson County, Missouri: 1 mile east of MO-58 near Centerview and 10 minutes from Warrensburg, MO
- 3,780 +/- sq. ft. home originally built in the late 1800s, remodeled in 1967 with an addition completed in 1990
- Two brick fireplaces and original vintage trim throughout the home
- New roof in 2020
- Connected to rural water with new sewer line installed in 2010
- Central air and propane-fueled heat
- Mature oak, walnut, and elm trees providing shade and privacy
- Excellent remodel or restoration opportunity, or ideal site for a new home
- West shop: approx. 4,000 sq. ft. main level plus upstairs; steel construction, insulated
- West shop includes elevator hoist, electric, water, and bathroom
- North "diesel" shop: 3,000 sq. ft.; steel construction and insulated, office area, plumbing, 110V & 240V power, and three oversized bay doors
- Two smaller grain bins suitable for storage or conversion to "binzebo" structures
- Two-bay garage with concrete floors and functioning doors
- Additional smokehouse-style storage building





# 2.5 +/- ACRES IN JOHNSON COUNTY

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# 3,780 +/- SQ. FT. HOME





# MATURE OAK, WALNUT, AND ELM TREES

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## TWO SHOPS

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# TWO SMALLER GRAIN BINS

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# TWO-BAY GARAGE

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# ADDITIONAL PHOTOS





# AERIAL MAP



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Boundary Center: 38° 45' 20.42, -93° 49' 16.81

**30-46N-26W**  
**Johnson County**  
**Missouri**

0ft 282ft 564ft



12/26/2025



# 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

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## MidwestLandGroup.com

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