

MIDWEST LAND GROUP PRESENTS



320 ACRES
JOHNSON COUNTY, MO

Southwest 1225 Road, Garden City, Missouri 64747



MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE FARM ALONG PANTHER CREEK IN JOHNSON COUNTY, MISSOURI

This highly productive 320 +/- acre farm in Johnson County, Missouri, offers an exceptional blend of income-producing farmland, quality pasture, strong recreational value, and a classic country homesite. Ideally located just 6 miles east of Garden City and only 1 mile east of ZZ Highway, the property provides excellent access while maintaining a private, scenic setting.

Approximately 140 +/- acres of tillable ground are currently in production, supported by silt loam and silty clay loam soils. An additional 94 +/- acres of fully fenced pasture features two large ponds and an automatic waterer, making it well-suited for cattle or diversified livestock operations. Three usable grain bins, a 36'x54' outbuilding with oversized bay doors, and ample equipment storage enhance the farm's agricultural ability.

The recreational appeal is equally impressive. Panther Creek winds through the north end of the farm, creating

outstanding wildlife habitat. The timbered areas include marketable walnut and oak, dense cover, and abundant deer sign with well-worn trails, rubs, and scrapes—ideal for hunting and outdoor enjoyment.

Overlooking the surrounding countryside is a well-positioned two-story farmhouse. The home includes three bedrooms and a loft upstairs, with a comfortable main level featuring living and dining areas, a kitchen, a sunroom, a mudroom, one bedroom, and a full bathroom. Additional improvements include a detached two-car garage with a concrete floor, utilities consisting of rural water, electric, and a drilled well, and a picturesque tree-lined driveway off Southwest 1225th Road.

Interested in learning more? Call Steve Mott with Midwest Land Group at (816) 718-7201 today!



PROPERTY FEATURES

COUNTY: **JOHNSON**

STATE: **MISSOURI**

ACRES: **320**

- Located 6 miles east of Garden City, Missouri
- 140 +/- tillable acres currently in production
- Soil types consisting of silt loam and silty clay loams
- Fully fenced 94-acre pasture with 2 large ponds and an automatic waterer
- Awesome recreational opportunity with Panther Creek lacing through the north end
- Great wildlife cover and sign throughout the north side of the farm
- Marketable walnut and oak timber
- Beaten deer trails, rubs, and scrapes
- Beautiful view of the surrounding countryside from the home and improvements
- 2-story farmhouse - 3 bedrooms and a loft upstairs, living, dining, kitchen, sunroom, mudroom, 1 bedroom, and a full bathroom on the main floor.
- 36'x54' outbuilding with 2 large bay doors for equipment storage
- 3 usable grain bins
- Detached 2-car garage with concrete floor
- Utilities include rural water, electric, and a drilled well
- Treed driveway coming off Southwest 1225th Road
- 1/2 mile of road frontage on Southwest 1225th Road
- 1/4 mile of road frontage on 1801st Road
- 1 mile east of ZZ Highway
- 2025 Property taxes \$1,195.73



140 +/- TILLABLE ACRES

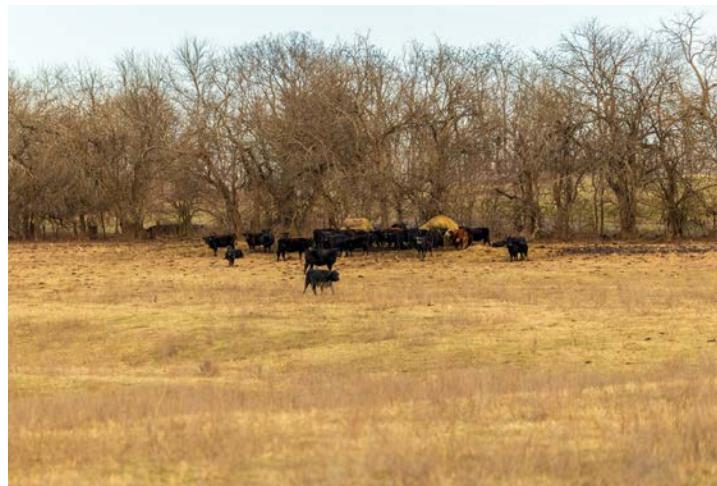
Approximately 140 +/- acres of tillable ground are currently in production, supported by silt loam and silty clay loam soils.



2 LARGE PONDS



FULLY FENCED 94-ACRE PASTURE

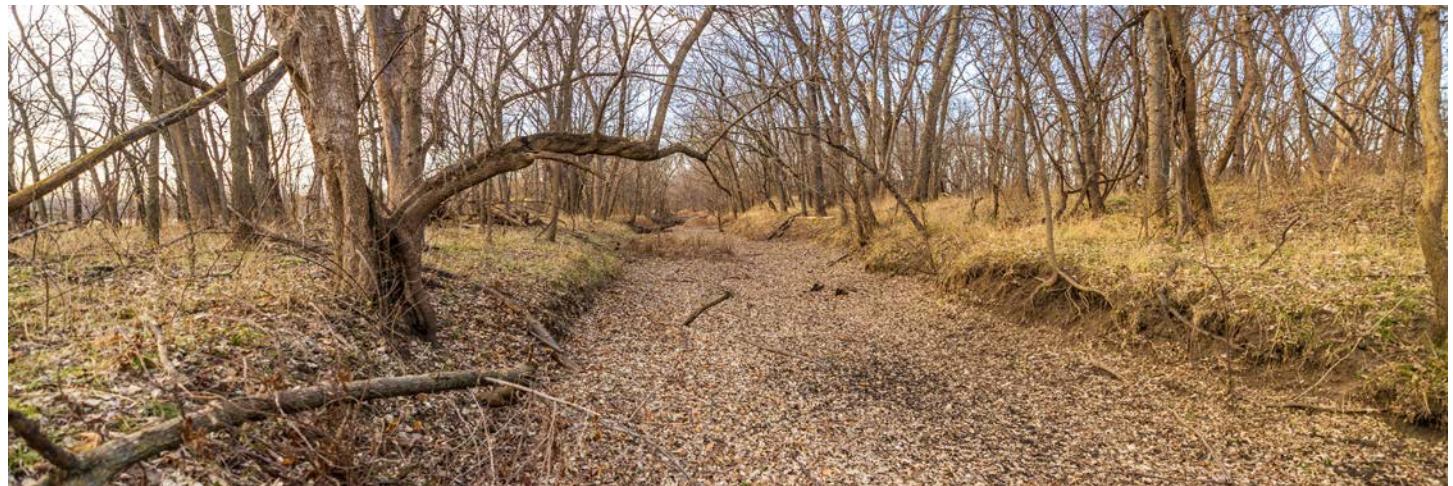


36'X54' OUTBUILDING AND 3 GRAIN BINS

Three usable grain bins, a 36'x54' outbuilding with oversized bay doors, and ample equipment storage enhance the farm's agricultural ability.



PANTHER CREEK



BEATEN DEER TRAILS, RUBS, AND SCRAPES

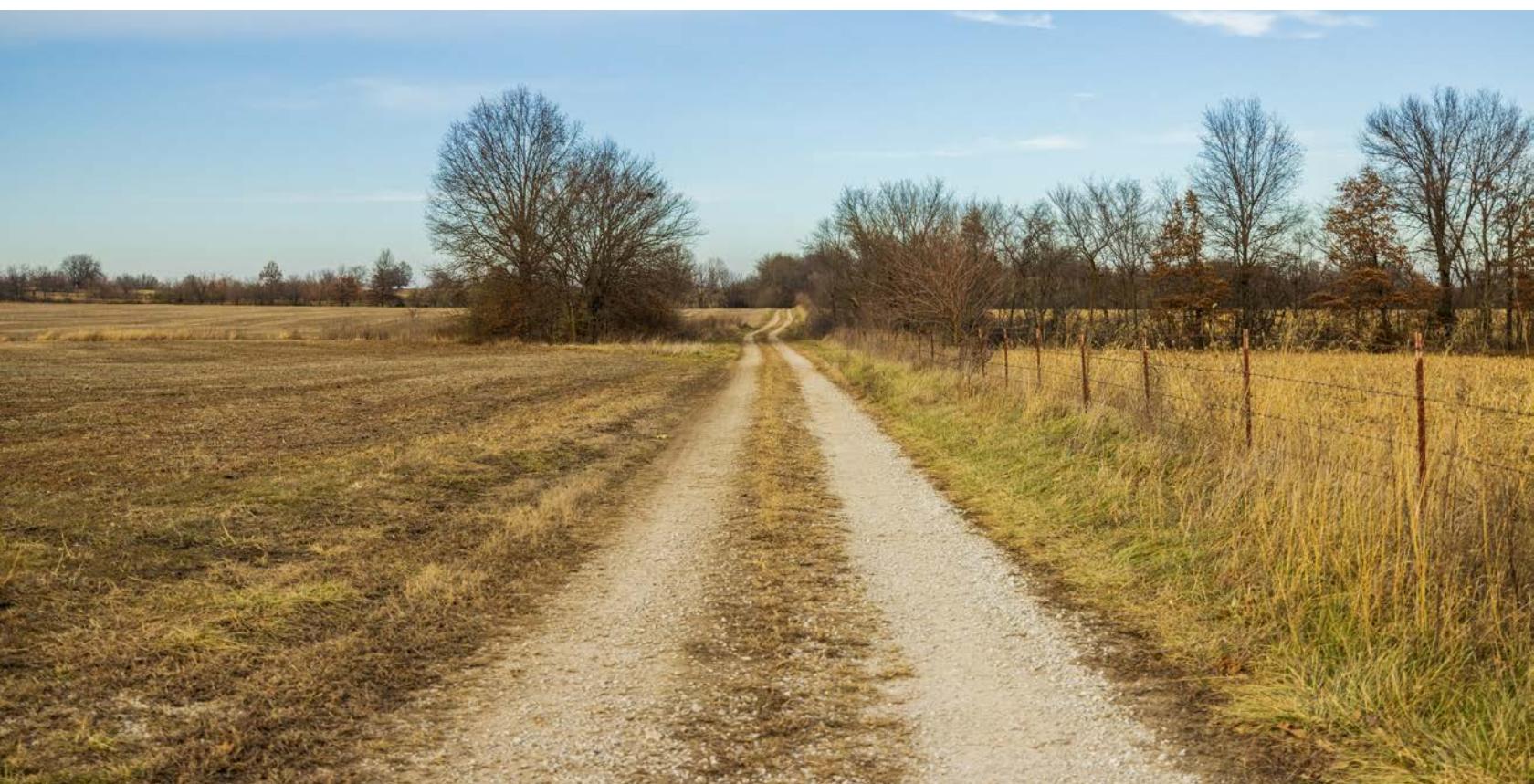


2-STORY FARMHOUSE

The home includes three bedrooms and a loft upstairs, with a comfortable main level featuring living and dining areas, a kitchen, a sunroom, a mudroom, one bedroom, and a full bathroom.



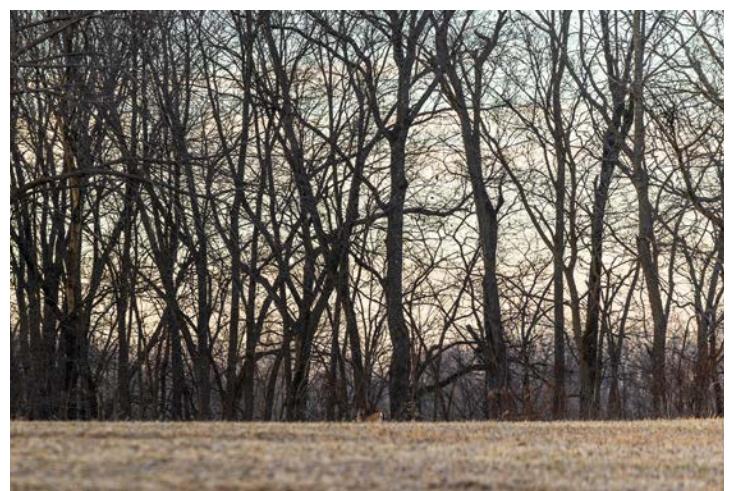
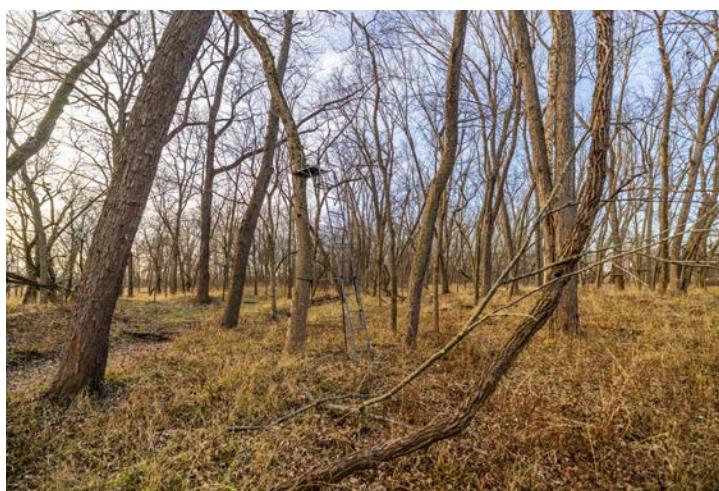
TREED DRIVEWAY



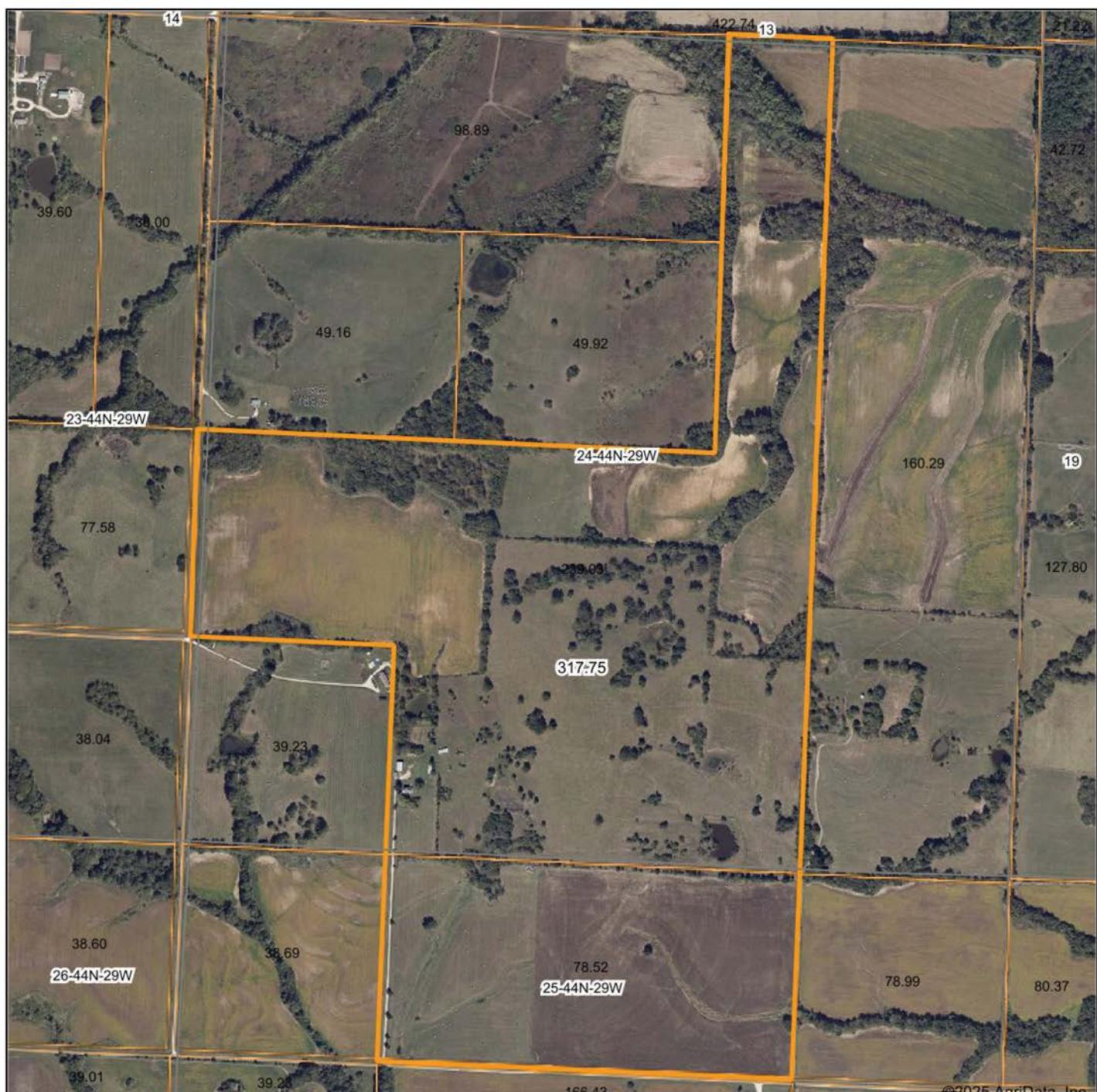
BEAUTIFUL VIEWS



MARKETABLE WALNUT AND OAK TIMBER



AERIAL MAP



Maps Provided By:
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Boundary Center: 38° 35' 14.93, -94° 4' 29.72

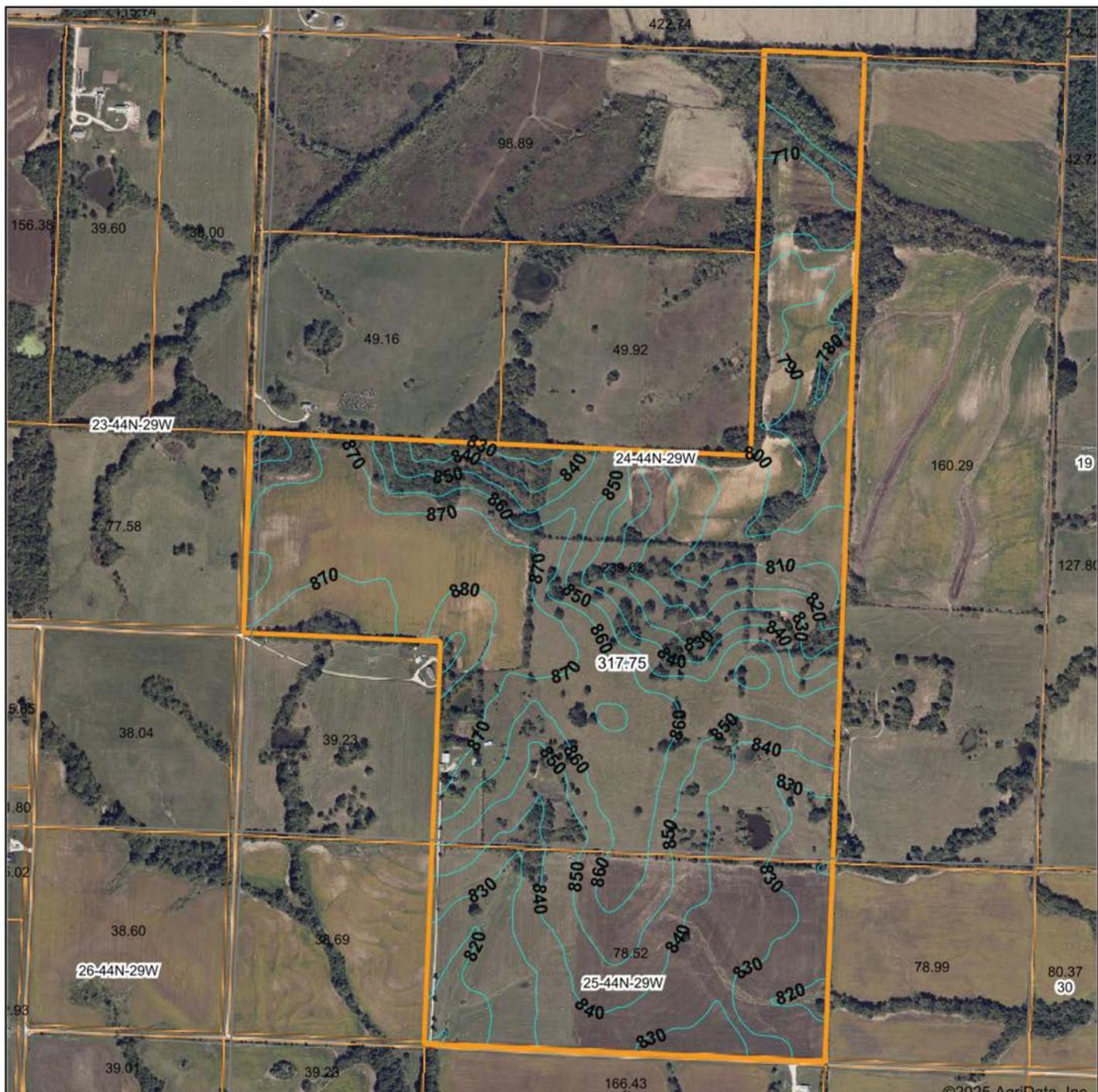
0ft 988ft 1976ft

24-44N-29W
Johnson County
Missouri



12/21/2025

TOPOGRAPHY MAP



Maps Provided By:

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Source: USGS 10 meter dem

0ft

1023ft

2047ft

Interval(ft): 10.0

Min: 767.1

Max: 891.7

Range: 124.6

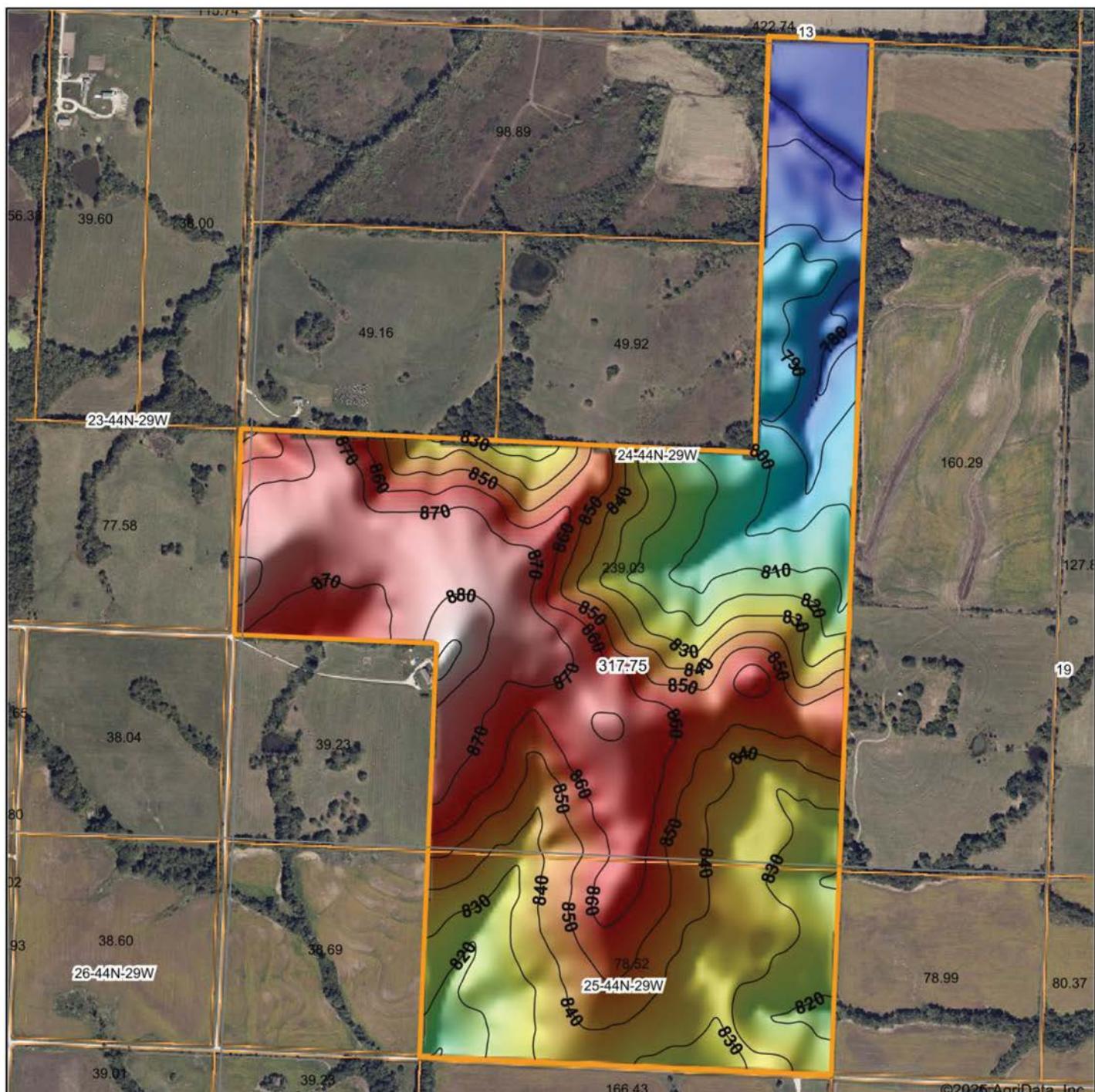
Average: 836.8

Standard Deviation: 29.3 ft

24-44N-29W
Johnson County
Missouri

Boundary Center: 38° 35' 14.93, -94° 4' 29.72

HILLSHADE MAP



Source: USGS 10 meter dem

0ft 993ft 1986ft

Interval(ft): 10

Min: 767.1

Max: 891.7

Range: 124.6

Average: 836.8

Standard Deviation: 29.3 ft



24-44N-29W
Johnson County
Missouri

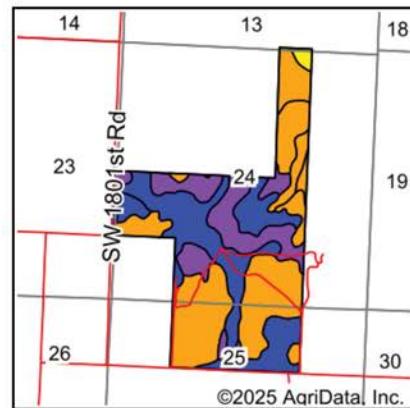
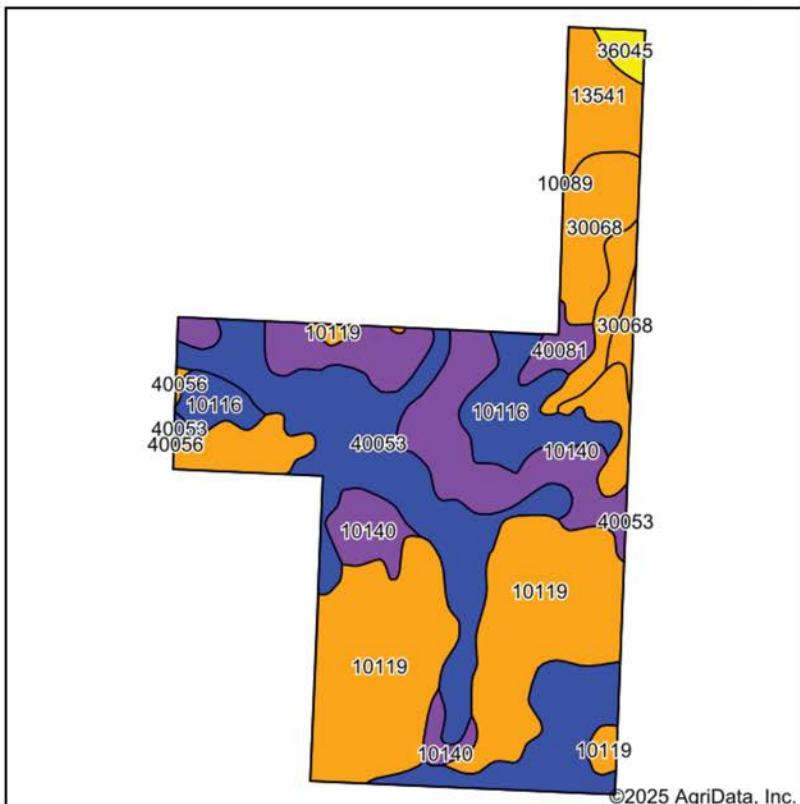
Boundary Center: 38° 35' 14.93", -94° 4' 29.72"



Maps Provided By:

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SOILS MAP



State: Missouri
County: Johnson
Location: 24-44N-29W
Township: Rose Hill
Acres: 317.75
Date: 12/21/2025



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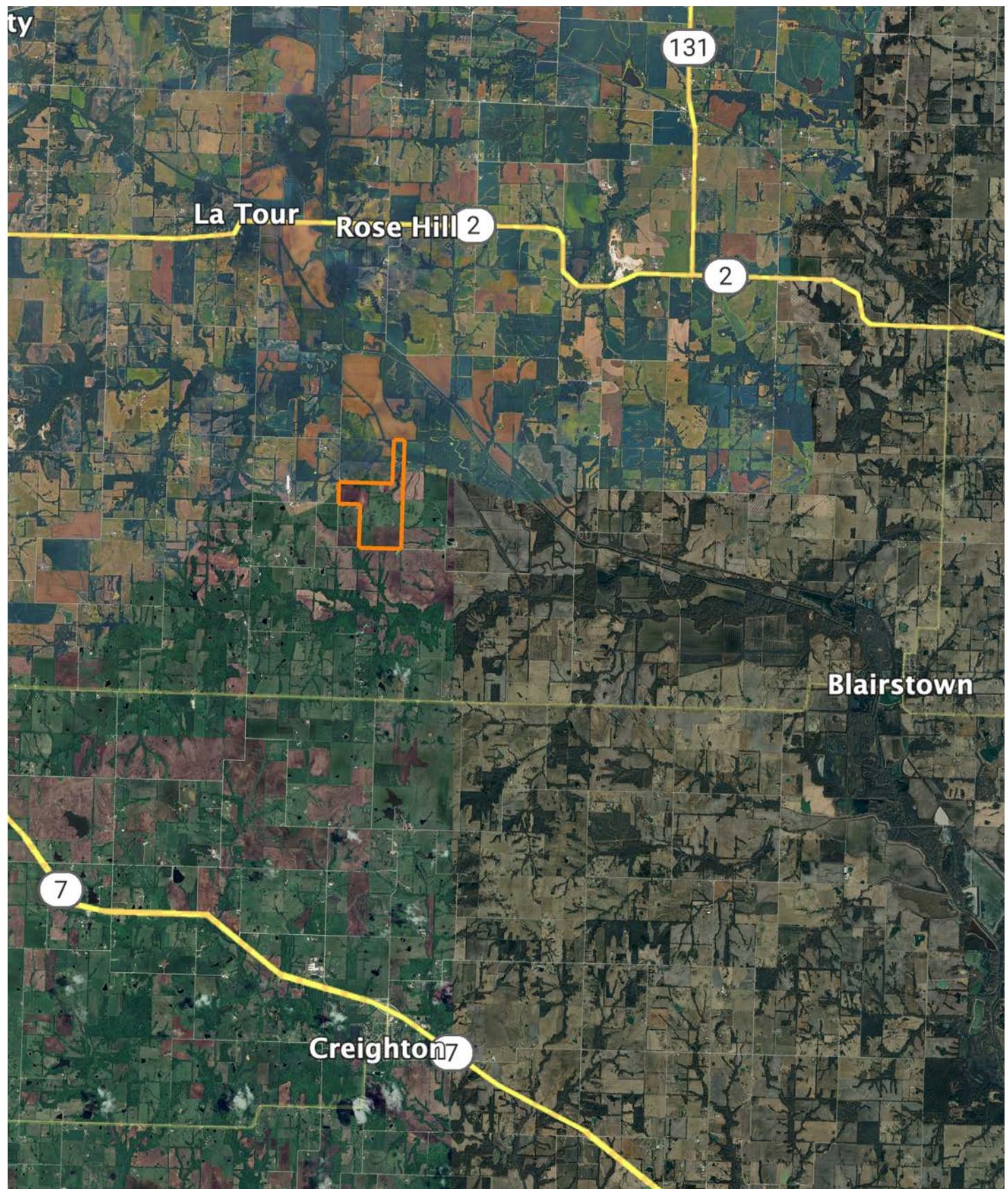


Soils data provided by USDA and NRCS.

Area Symbol: MO101, Soil Area Version: 30

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
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	108.95	34.3%		> 6.5ft.	IIIe	56	56	51	44	
40053	Deepwater silt loam, 2 to 5 percent slopes	58.11	18.3%		> 6.5ft.	IIe	84	84	73	80	79
10140	Snead silty clay loam, warm, 5 to 14 percent slopes, eroded	55.03	17.3%		2.9ft. (Paralithic bedrock)	Vle	48	41	39	34	47
10116	Sampsel silty clay loam, 2 to 5 percent slopes	46.93	14.8%		> 6.5ft.	IIe	67	67	63	58	
13541	Dockery silty clay loam, 0 to 2 percent slopes, frequently flooded	21.66	6.8%		> 6.5ft.	IIIw	85	85	60	77	
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	18.71	5.9%		> 6.5ft.	IIIe	75	75	54	54	
40081	Norris channery silt loam, 5 to 14 percent slopes	4.88	1.5%		0.9ft. (Paralithic bedrock)	Vls	25	25	24	14	16
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	3.06	1.0%		> 6.5ft.	IVw	18	9	17	5	
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	0.42	0.1%		> 6.5ft.	IIIe	77	77	67	71	73

OVERVIEW MAP



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



**STEVE MOTT, LAND BROKER
816.718.7201**

SteveMott@MidwestLandGroup.com



MidwestLandGroup.com

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