

MIDWEST LAND GROUP PRESENTS

**30 +/- TOTAL ACRES IN**

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# **JOHNSON COUNTY MISSOURI**



**MidwestLandGroup.com**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PERFECT 10 ACRE COUNTRY BUILD SITE ON DEAD END ROAD

Midwest Land Group is proud to present three beautiful 10 +/- acre country build sites located just outside Leeton, Missouri. Sitting on a quiet, dead-end road, this property offers the perfect blend of privacy, open space, and convenience. With rural water and electricity available at the road, each tract is ready for your dream home, shop, or hobby farm setup.

Gently rolling topography and open pasture create an ideal canvas for a custom home or small-acreage homestead. The property's location provides easy access to Leeton, Clinton, and Warrensburg while maintaining the peace of the countryside. If you've been looking for a manageable piece of land to build on and experience rural living, you will need to take a look at this property!

## PROPERTY FEATURES

TRACTS: **1-3** | COUNTY: **JOHNSON** | STATE: **MISSOURI** | TOTAL ACRES: **30**

- 10 +/- acre tracts in Johnson County, MO
- Located on a quiet dead-end road just 2.5 miles from Leeton
- Open ground with gentle elevation changes - ideal build sites
- Rural water and electricity available at the road
- Quality fencing and great access
- Peaceful country setting within easy reach of Highway 2
- 1 hour to Kansas City
- 25 minutes to Truman Lake

### TRACT 1

ACRES: **10**

### TRACT 3

ACRES: **10**

### TRACT 2

ACRES: **10**



## TRACT 1 - 10 +/- ACRES

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Sitting on a quiet, dead-end road, this property offers the perfect blend of privacy, open space, and convenience.



## TRACT 2 - 10 +/- ACRES

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With a small pond, this tract is ready for your dream home, shop, or hobby farm setup.

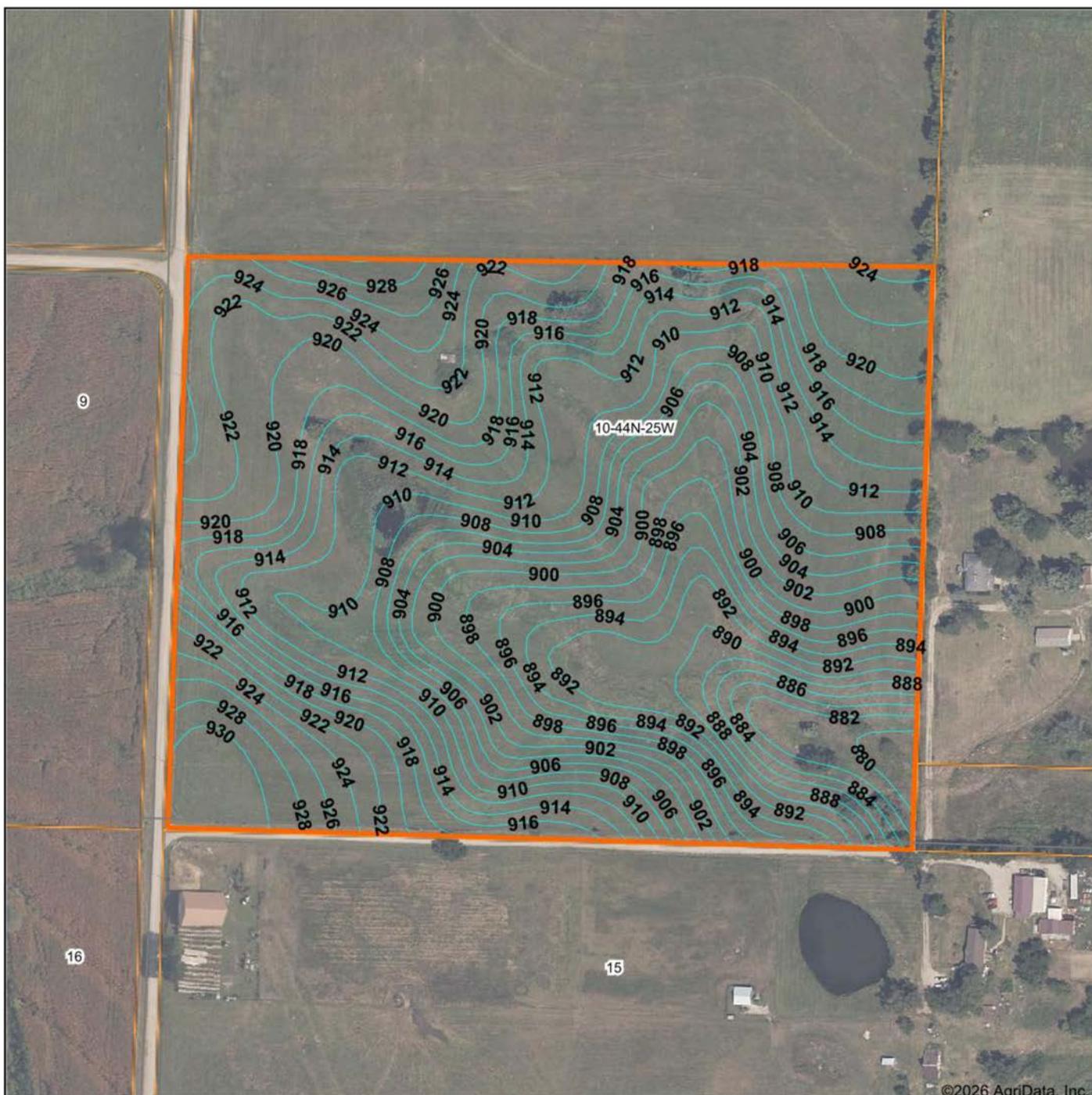


## TRACT 3 - 10 +/- ACRES

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

0ft 271ft 542ft

Interval(ft): 2.0

Min: 878.1

Max: 931.4

Range: 53.3

Average: 908.9

Standard Deviation: 12.27 ft



10-44N-25W  
Johnson County  
Missouri

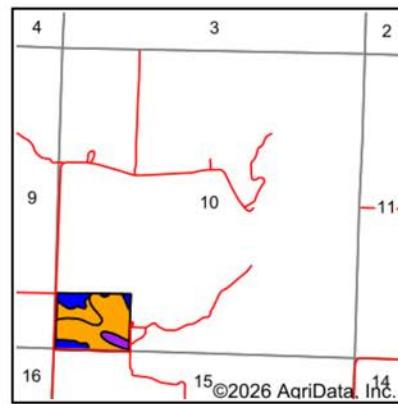
1/6/2026

Boundary Center: 38° 36' 18.24, -93° 40' 22.2

# SOILS MAP



Soils data provided by USDA and NRCS.



State: Missouri  
 County: Johnson  
 Location: 10-44N-25W  
 Township: Post Oak  
 Acres: 29.9  
 Date: 1/6/2026



Maps Provided By:  
 surety<sup>®</sup>  
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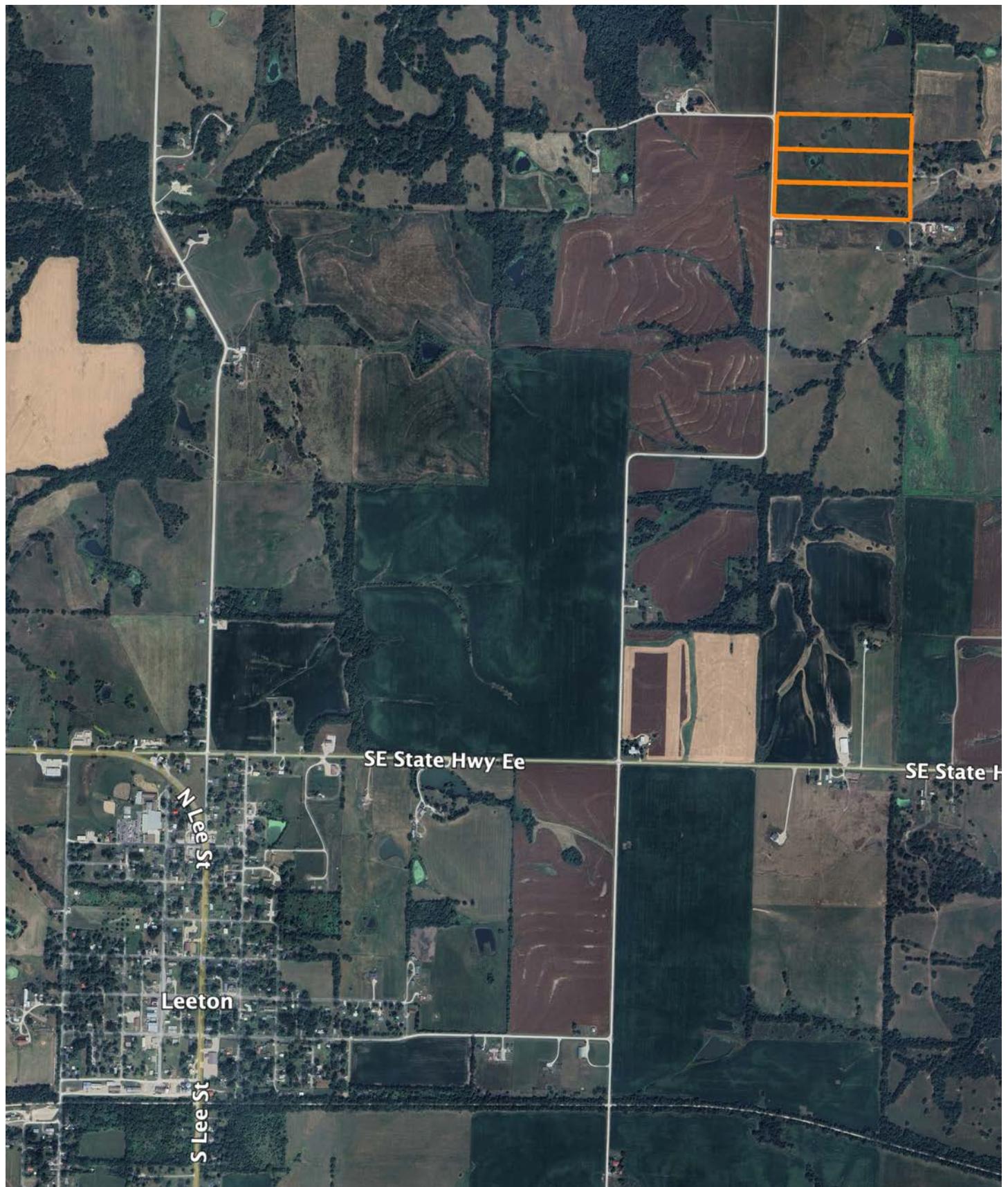
Area Symbol: MO101, Soil Area Version: 30													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	17.94	60.0%		> 6.5ft.	IIIe		0	77	77	67	71	73
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	4.34	14.5%		> 6.5ft.	IIIe		0	56	56	51	44	
40066	Hartwell silt loam, 0 to 1 percent slopes	3.70	12.4%		1.1ft. (Abrupt textural change)	IIw		0	80	80	66	74	64
10116	Sampsel silty clay loam, 2 to 5 percent slopes	2.00	6.7%		> 6.5ft.	IIe		0	67	67	63	58	
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	1.92	6.4%		2.9ft. (Paralithic bedrock)	Vle		170	45	42	28	35	44
Weighted Average							3.00	10.9	*n 71.6	*n 71.4	*n 61.8	*n 64.3	*n 54.5

\*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.

## MidwestLandGroup.com

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