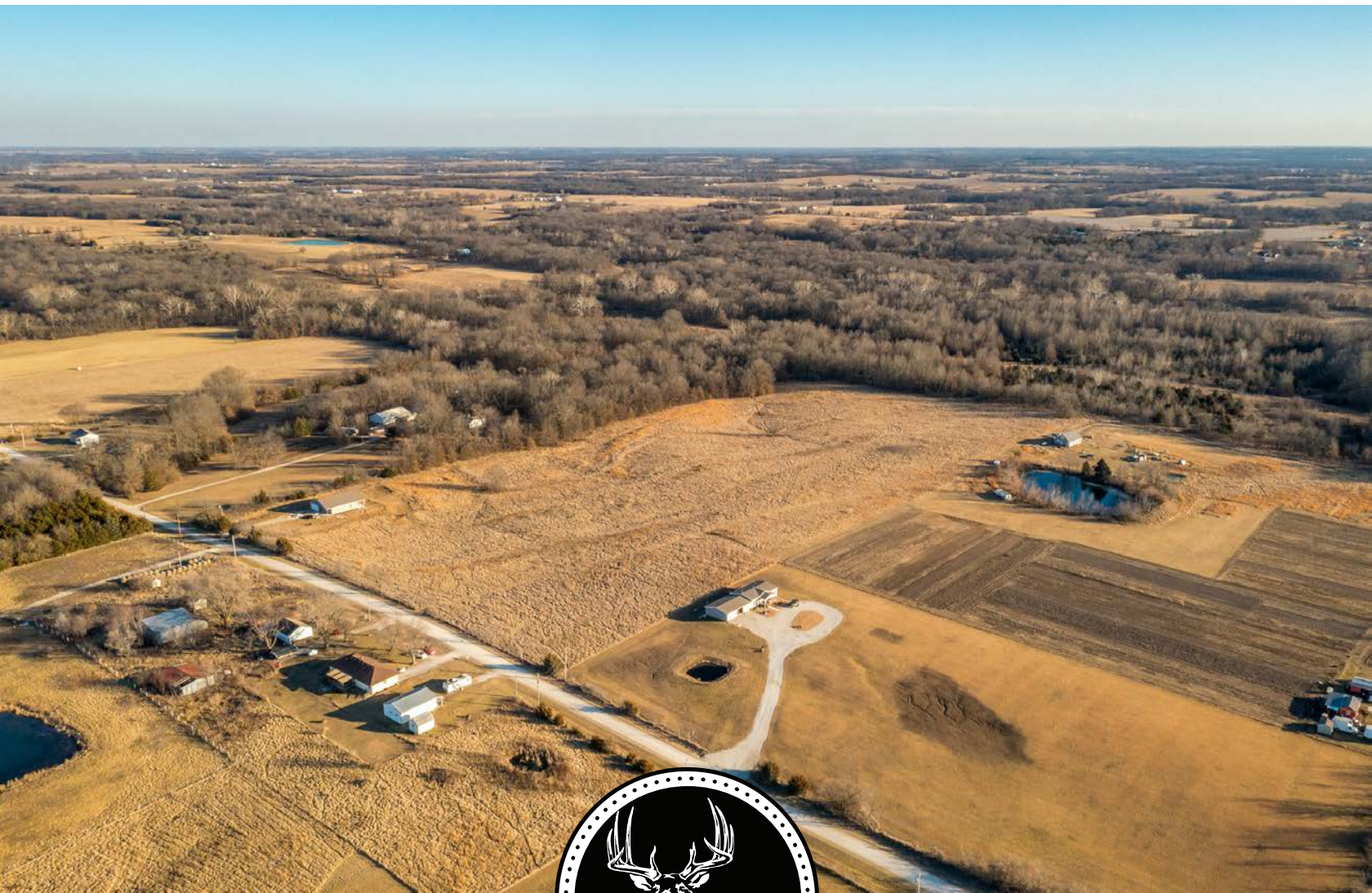


MIDWEST LAND GROUP PRESENTS

15 ACRES IN

JOHNSON COUNTY MISSOURI

SOUTHWEST 700TH ROAD, HOLDEN, MO 64040



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME 15 +/- ACRE JOHNSON COUNTY BUILD SITE - JUST OFF BLACKTOP

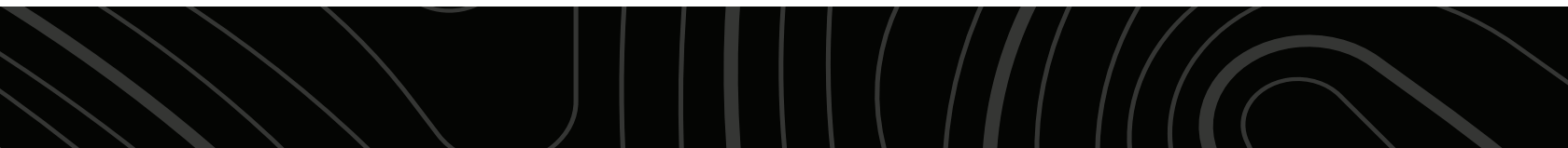
Located just south of Kingsville and less than 300 yards east of T Highway, this 15 +/- acre tract offers an outstanding opportunity for a country build site. The property features gently rolling grassland that falls away from the road, creating natural elevation for a home site and delivering long, open sunset views across the countryside. This also creates some great potential for pond construction towards the south side of the property.

Utilities are already within reach, with confirmed rural water meter availability and electricity available at the road, helping to simplify your dream build even further. While the property itself is primarily open grassland, neighboring timber to the south provides nearby wildlife

cover. Deer trails and rubs have been observed on the property, with bedding activity noted in the timber immediately south of the boundary.

Located just 35 minutes from Lee's Summit, this property is situated 25 miles west of Warrensburg, 7 miles from Holden, and 25 minutes from Harrisonville. This property strikes a balance between rural seclusion and easy access to nearby communities, with commuting routes under 6 miles to MO-58 and MO-2 to the north and south.

If you are interested in a prime country build site, you won't find too many that check as many boxes as this one!



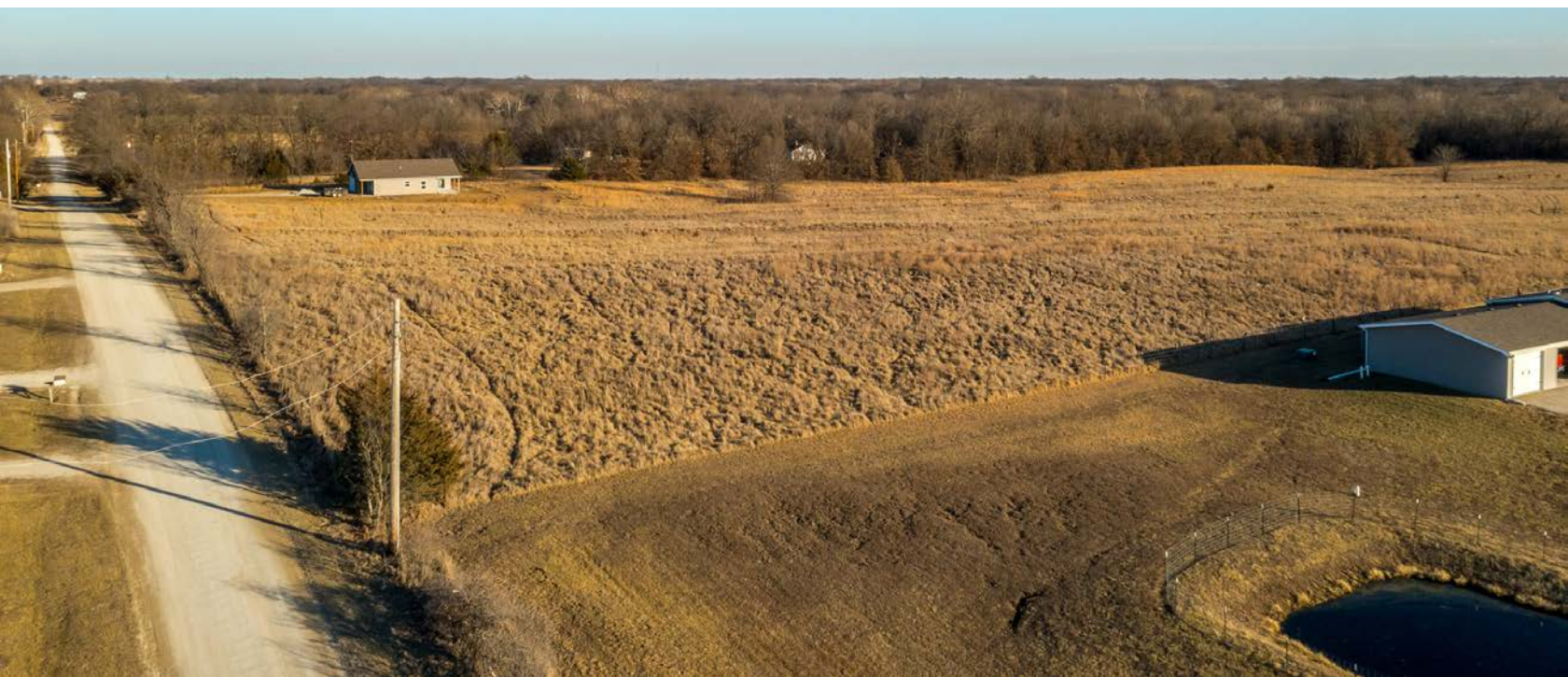
PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **15**

- Just east of T Highway
- Excellent elevated build site potential
- Open rolling grassland with natural drainage away from the road
- Water meter availability confirmed by the Rural Water District
- Electricity is available at the road
- Deer trails and rubs were observed on the property
- Strong sunrise and sunset views
- Approximately 35 minutes to Lee's Summit, MO
- Approximately 8 miles to Holden, MO
- Approximately 20 miles to Harrisonville, MO



ROLLING GRASSLAND



DEER TRAILS AND RUBS



APPROXIMATELY 8 MILES TO HOLDEN



JUST EAST OF T HIGHWAY



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 40' 1.1, -94° 4' 8.21

0ft 823ft 1645ft

31-45N-28W
Johnson County
Missouri



2/12/2026

Field borders provided by Farm Service Agency as of 5/21/2008.



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Standard Deviation: 7.19 ft

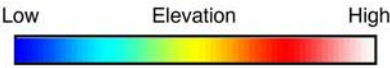
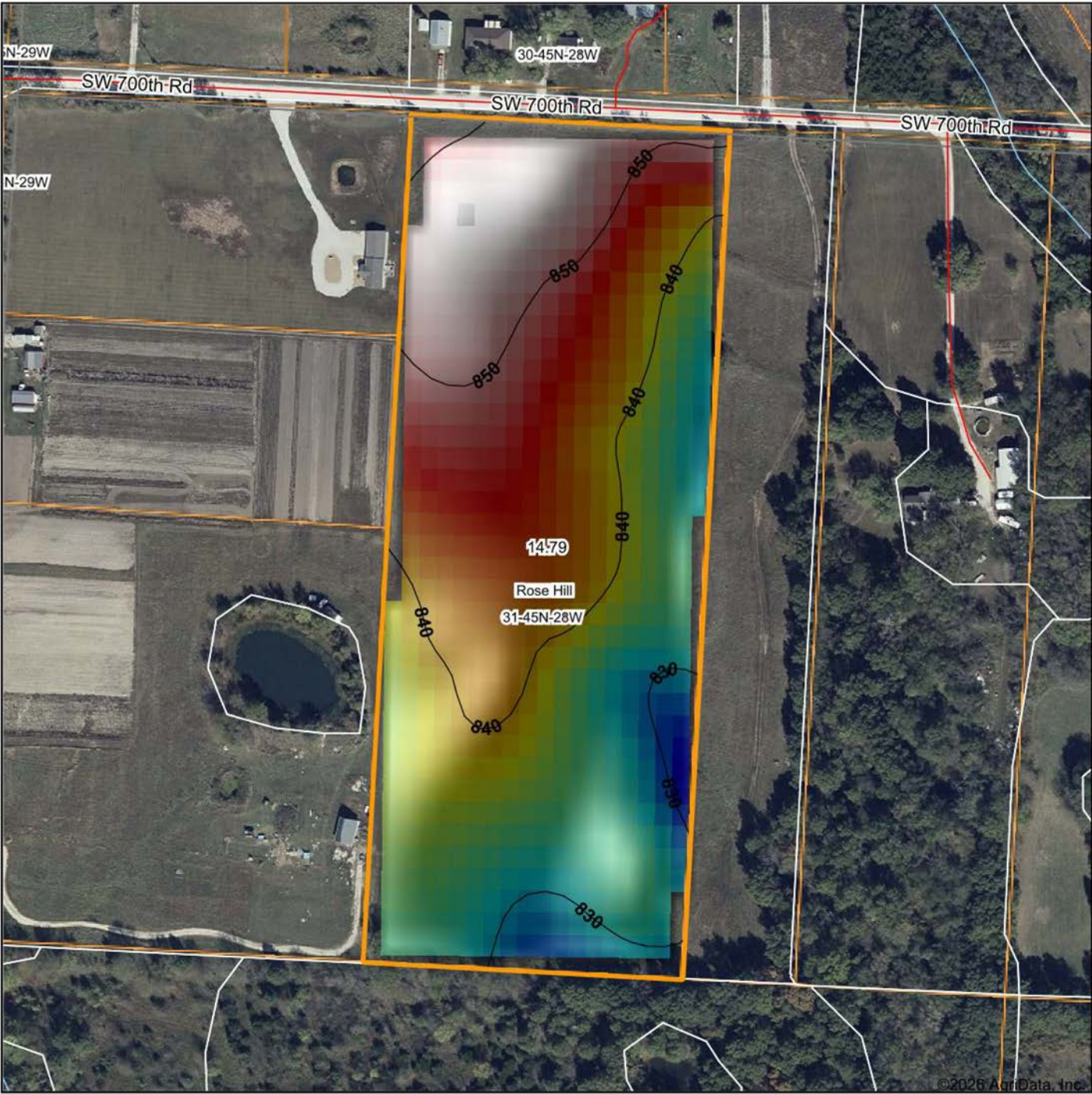


2/12/2026

31-45N-28W
Johnson County
Missouri

Boundary Center: 38° 40' 1.1, -94° 4' 8.21

HILLSHADE MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 10
Min: 824.2
Max: 852.6
Range: 28.4
Average: 840.2
Standard Deviation: 7.19 ft

0ft 239ft 479ft

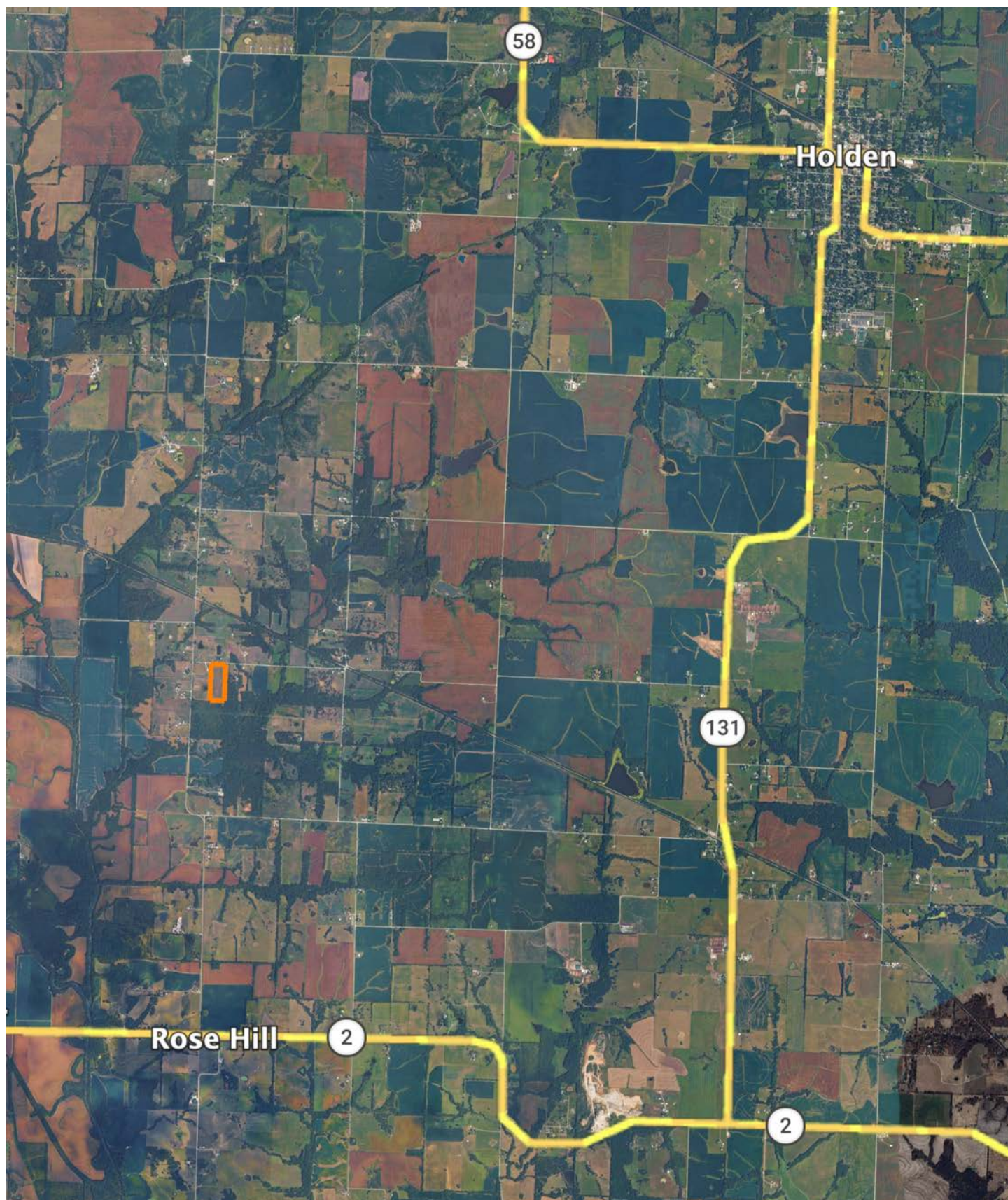


2/12/2026

31-45N-28W
Johnson County
Missouri

Boundary Center: 38° 40' 1.1, -94° 4' 8.21

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

816.287.8025

NBenge@MidwestLandGroup.com



MidwestLandGroup.com

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