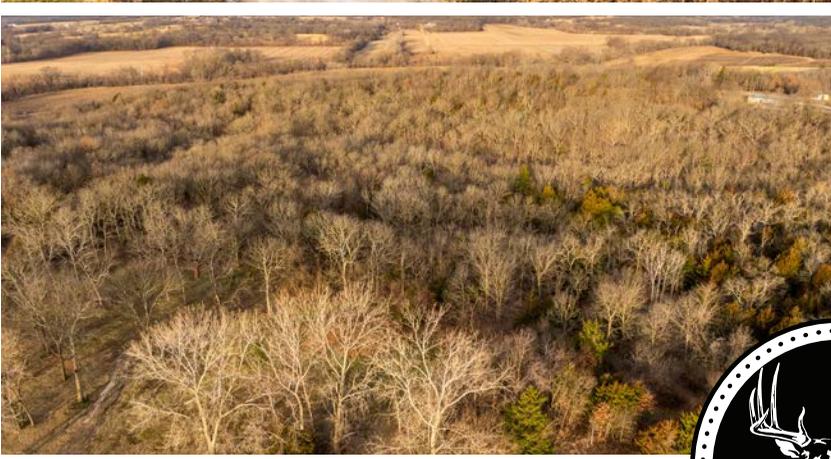


MIDWEST LAND GROUP PRESENTS

20 ACRES

JOHNSON COUNTY, MO

NORTHWEST 871ST ROAD, CENTERVIEW, MISSOURI, 64019



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING BUILD SITE WITH FULL UTILITIES

Located just 30 minutes east of Lee's Summit, Missouri, and 3.5 miles north of 50 Highway, lies this stunning 20+/- acre fully-timbered property with large elevation changes and a big rolling topography! The property has a tremendous amount to offer the buyer that is looking build! The property features a water meter and an electric meter already on site, with fiber Internet located at the road! As you pull up to the property, you will notice the beautiful build site with scattered walnut trees throughout and a nice opening ideal for a new home. With the location of the driveway and the large flat ridge that the build site sits on, this parcel is spacious enough for a nice home and a large shop.

Beyond the build site, you will find a large trail that leads to the far west side of the property. Deer rubs, trails, and tracks can be found throughout the property! From a recreational standpoint, this tract has an incredible amount to offer! From rolling mature oak timber with many acorn producing white oaks, a wet-weather ditch, and multiple cedar thickets, it is evident why deer frequent the property. You do not want to miss out on this incredible build site, call today! For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

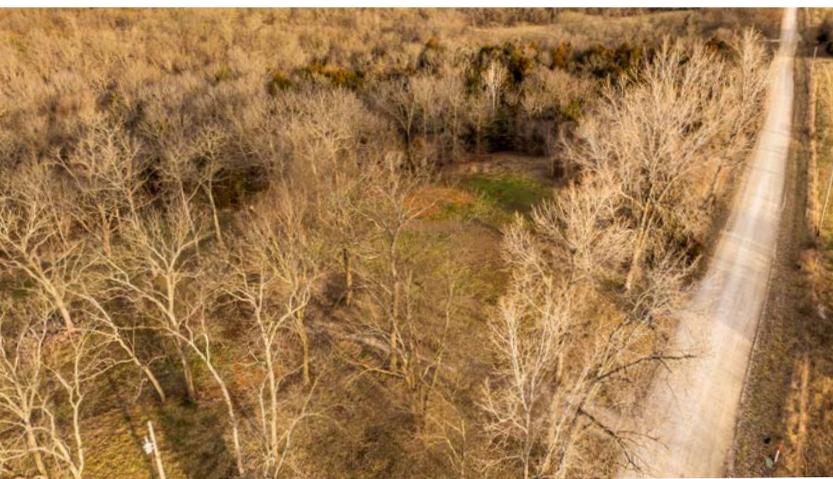
COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **20**

- Johnson County, MO
- Centerview, MO
- 1 mile west of Highway M
- 3.5 miles north of 50 Highway
- 30 minutes east of Lee's Summit, MO
- Multiple build sites for multiple homes
- Water meter on site
- Electric meter on site
- Fiber internet at the road
- Hardwood timber
- Multiple cedar thickets for bedding areas
- Large UTV trail to access the west and north boundaries
- Tons of wildlife sign
- Very evident deer trails
- Rolling topography



MULTIPLE BUILD SITES

As you pull up to the property, you will notice the beautiful build site with scattered walnut trees throughout and a nice opening ideal for a new home. With the location of the driveway and the large flat ridge that the build site sits on, this parcel is spacious enough for a nice home and a large shop.



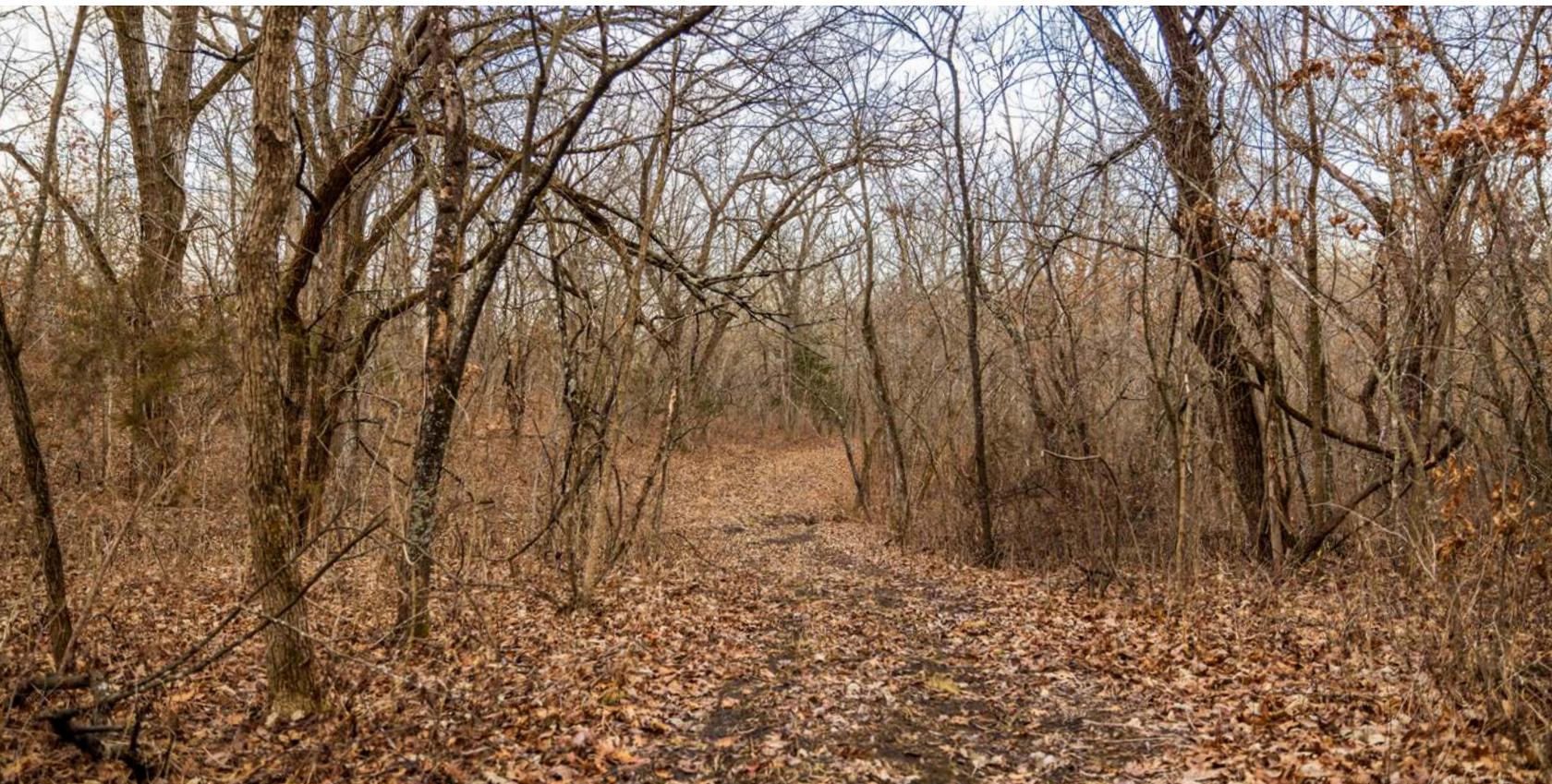
WET-WEATHER DITCH



GREAT HUNTING



HARDWOOD TIMBER



UTILITIES ON SITE

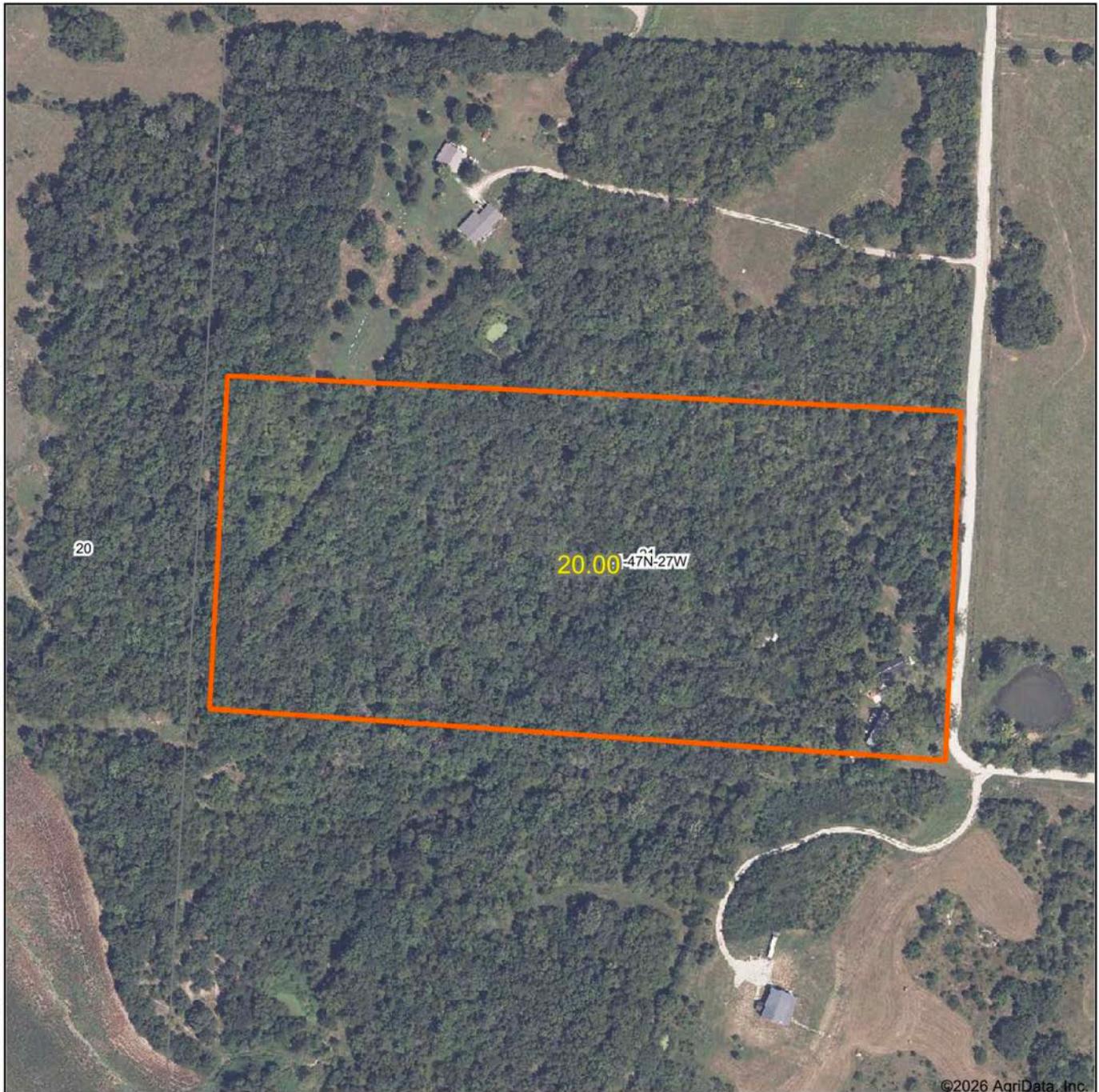
The property has a tremendous amount to offer the buyer that is looking build! The property features a water meter and an electric meter already on site, with fiber Internet located at the road!



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 51' 48.5, -93° 54' 26.45

0ft 290ft 580ft



Maps Provided By:



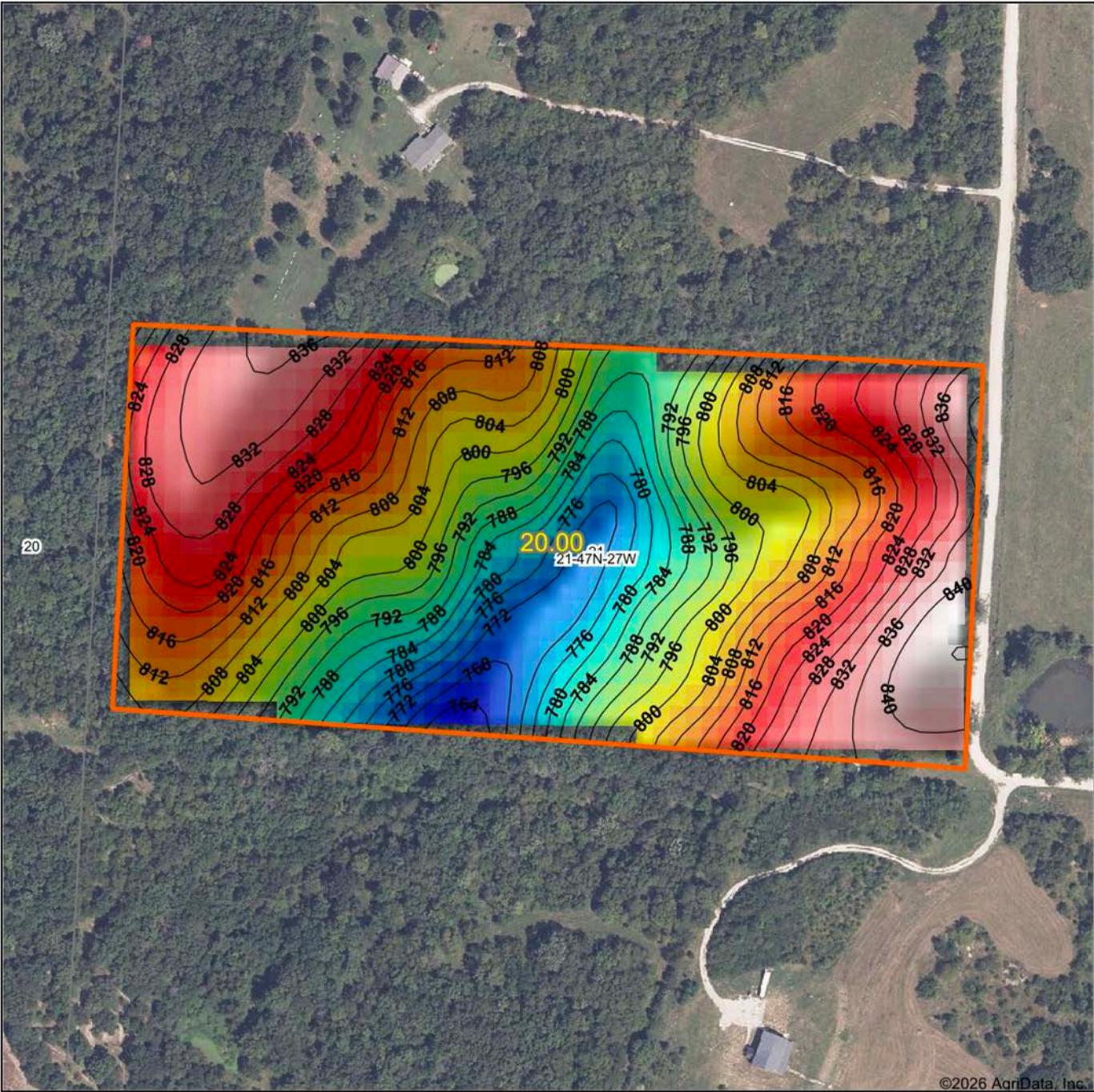
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21-47N-27W
Johnson County
Missouri



2/20/2026

HILLSHADE MAP

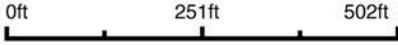


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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgridataInc.com

Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 760.0
 Max: 844.1
 Range: 84.1
 Average: 807.2
 Standard Deviation: 20.51 ft



2/20/2026

21-47N-27W
Johnson County
Missouri

Boundary Center: 38° 51' 48.5, -93° 54' 26.45

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,
LAND AGENT
573.999.4574
DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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