

MIDWEST LAND GROUP PRESENTS

3 TRACTS AVAILABLE - 36.8 TOTAL ACRES

JOHNSON COUNTY, MO

TBD SE 400TH ROAD, WARRENSBURG, MISSOURI, 64093



MidwestLandGroup.com

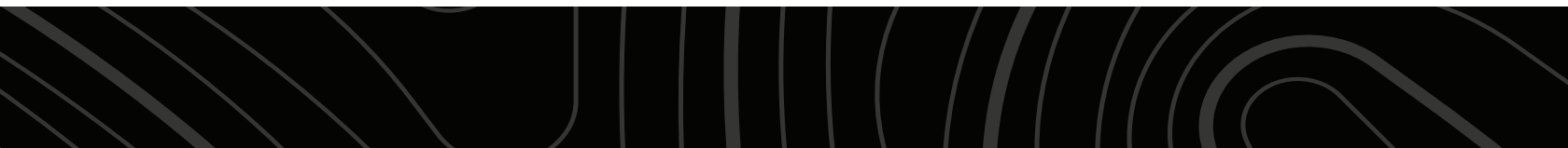
MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD SITES WITH PRIVATE LAKE ACCESS AND STUNNING VIEWS

Midwest Land Group is proud to offer multiple different parcels ranging in size from 8.67 acres to 18.07 acres. Whether you're wanting a property to fence for livestock, are looking for a large lake, or are just looking to build out in the country, we have a tract of land for you! Are you looking for a build site with stunning lake views, a big flat ridge top, access to a large lake, access to water and electric at the road, and a new county-approved driveway entrance? Look no further! These parcels are ready to build on immediately! Bring your cows or horses and call this place home! It is very rare to find a tract of land this size with access to an 10 +/- acre lake with access to

water and electric. The man-made lake is said to be approximately 10 acres when it is full. It is currently about 1/2 way there.

These tracts are located just 10 minutes east of Warrensburg and 15 minutes west of Whiteman Air Force Base. Located in the highly sought-after Warrensburg School District, bring your family and build that dream home out in the country you've always wanted! The whole 36.8 acres is available for \$425,000 if one desires the whole farm. Contact Derek Payne today at (573) 999-4574 for more information or to set up a showing!



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | TOTAL ACRES: **36.8**

- Warrensburg, MO
- Warrensburg School District
- 10 minutes east of Warrensburg, MO
- 15 minutes west of Whiteman Air Force Base
- 50 minutes east of Lee's Summit and the surrounding KC area
- 1/2 mile north of Y Highway
- Access to an 10 +/- acre lake
- Beautiful build sites overlooking the lake
- Easy commute to Warrensburg, Knob Noster, or Whiteman Air Force Base



TRACT A

ACRES: **8.67**

- 8.67 surveyed acres
- Access to an 10 +/- acre lake
- Established driveway and entrance
- Electric meter on the property
- Water meter on the property
- Well located on the property
- Newer 60'x90'x16' three-sided pole barn
- Large older livestock barn
- Lays great for pad or walk-out basement options
- Clean pasture grasses
- Fencing along the west and north boundaries
- Could easily fence east and south for livestock



8.67 SURVEYED ACRES



TRACT B

ACRES: **10.06**

- 10.06 surveyed acres
- Access to an 10 +/- acre lake
- New county-approved driveway entrance
- Water located at the road to hook into
- Electric located at the road to hook into
- Lays great for pad or walk-out basement options
- Clean pasture grasses
- Fencing along the road frontage



10.06 SURVEYED ACRES



TRACT C

ACRES: **18.07**

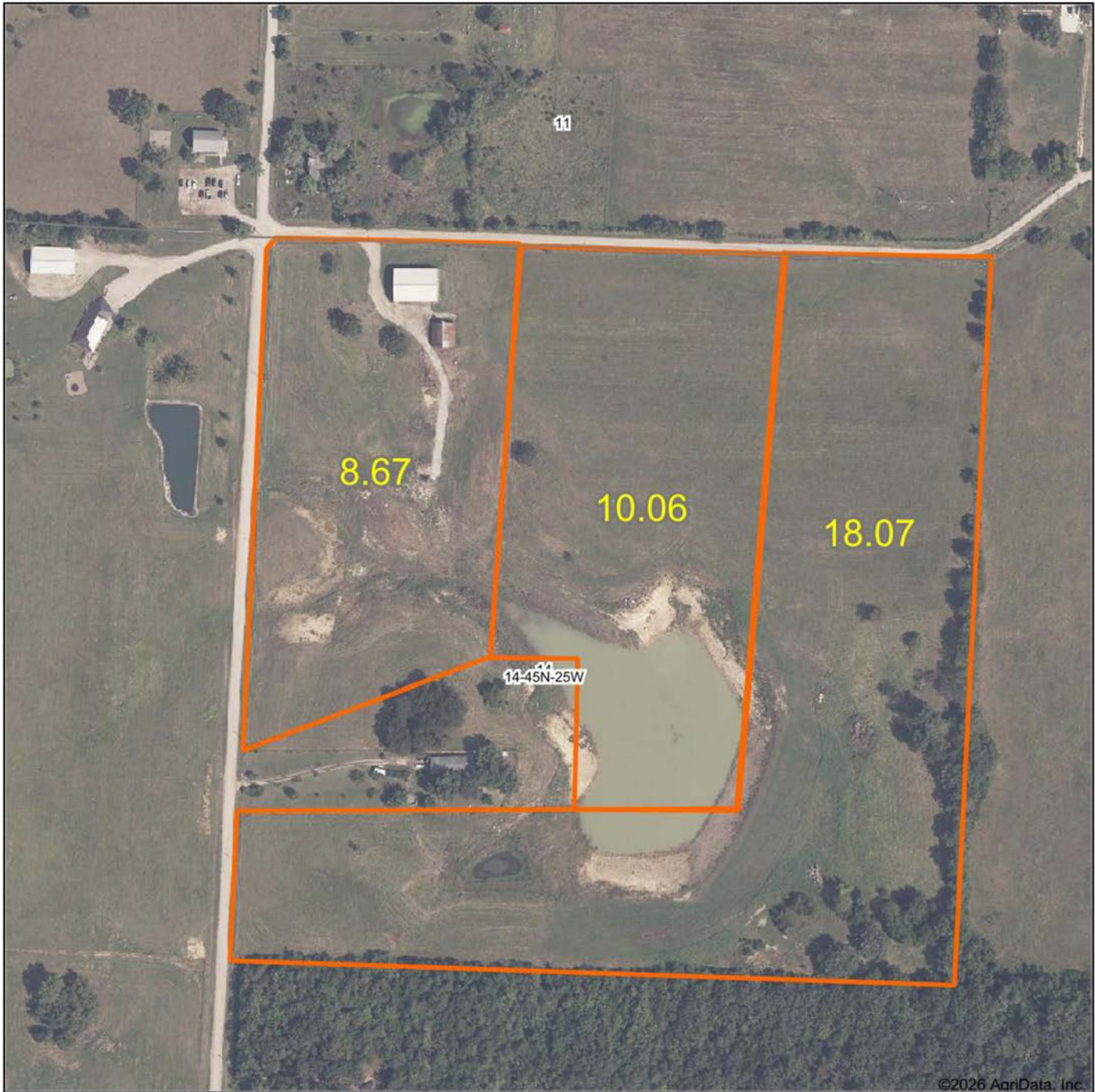
- 18.07 surveyed acres
- .7 miles north of Y Highway
- Access to an 10 +/- acre lake
- New county-approved driveway entrance
- Water located at the road to hook into
- Electric located at the road to hook into
- Lays great for pad or walk-out basement options
- Clean pasture grasses
- Full cattle-tight fencing along the east and south boundaries



18.07 SURVEYED ACRES



AERIAL MAP



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Boundary Center: 38° 41' 49.6, -93° 38' 51.51



Maps Provided By:



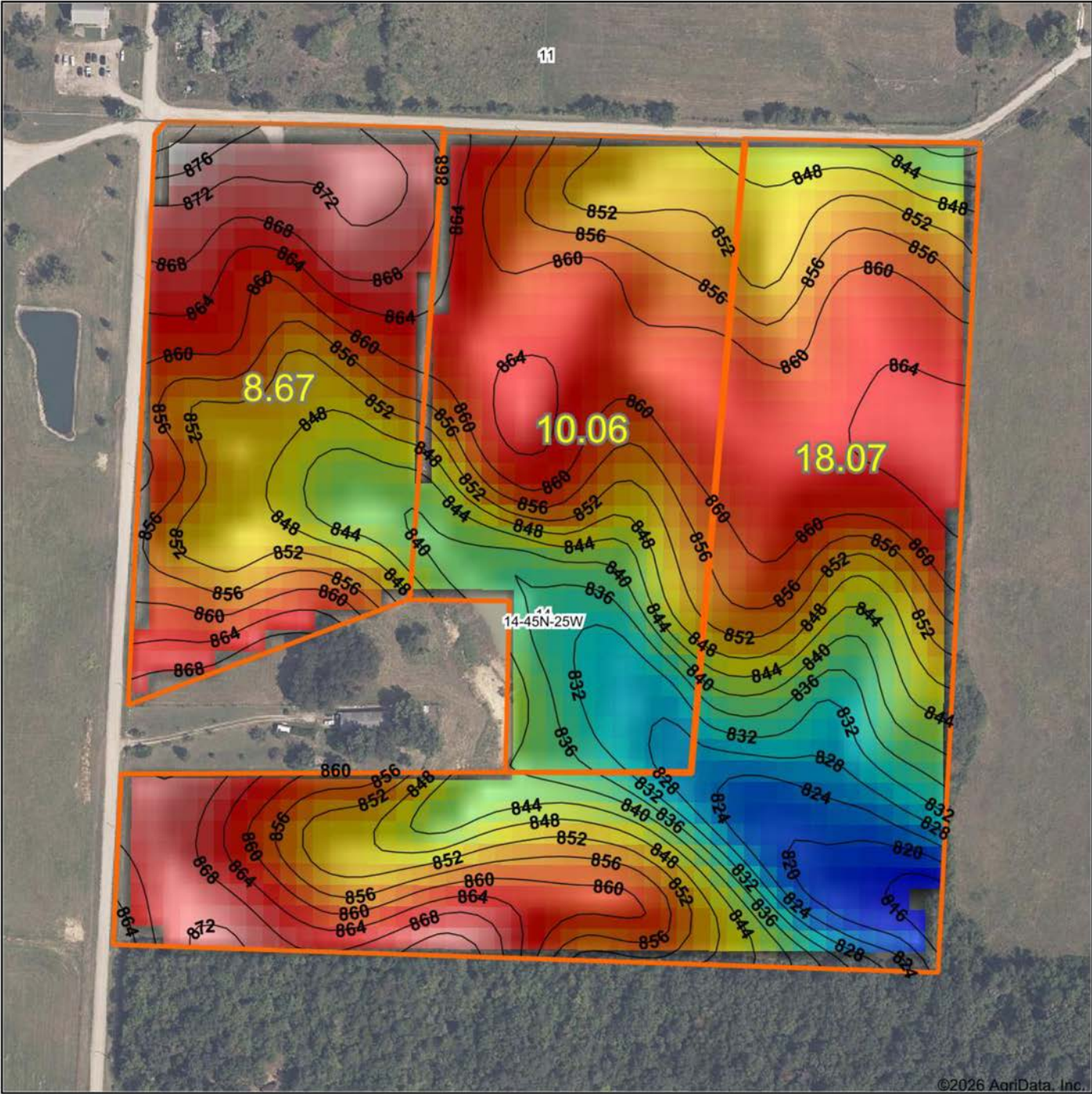
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14-45N-25W
Johnson County
Missouri



2/9/2026

HILLSHADE MAP



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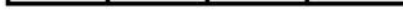
Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 814.9
 Max: 880.1
 Range: 65.2
 Average: 852.8
 Standard Deviation: 13.02 ft

0ft 248ft 496ft



2/9/2026

14-45N-25W
Johnson County
Missouri

Boundary Center: 38° 41' 49.6, -93° 38' 51.51

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
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DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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