

MIDWEST LAND GROUP PRESENTS

40 ACRES

BENTON COUNTY, MO

25594 HIDDEN VALLEY AVE, WARSAW, MO 65355



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED COUNTRY LIVING ON 40 BEAUTIFUL ACRES

Discover peaceful country living with this log cabin-style home on acreage in Benton County, located just 10 minutes from Warsaw. Offering 2,264 square feet of living space, this home features 4 bedrooms and 2.5 bathrooms with a spacious layout ideal for both everyday living and entertaining. A wraparound porch surrounds the home and provides the perfect place to relax while taking in beautiful sunrise and sunset views. The porch overlooks the land to the south, offering peaceful views of the property and the surrounding countryside.

Upon entering the home, you'll find a spacious open floor plan featuring a kitchen and dining room combination that flows seamlessly into a large, inviting living room. The main level also includes a convenient laundry room with a full bathroom, adding practicality to the home's layout. Upstairs, a private bedroom with a half bath and office space overlooks the living room below, creating a loft-style setting that works perfectly for a home office, reading nook, or creative space. The finished basement provides additional living space and includes three bedrooms, a full bathroom, and a small living area, offering plenty of room for guests and family.

Outside, the property offers a great mix of open ground and natural timber. Approximately 5 acres consist of pasture grassland, while the remaining acreage features rolling hardwood timber with scattered cedar trees, creating excellent wildlife habitat and scenic views. A wet-weather creek runs through the property, adding character to the landscape and enhancing the peaceful rural setting. The property also includes several useful outbuildings. A 30'x40' detached garage with concrete floors and electricity provides excellent space for additional vehicle storage, a workshop, or a hobby area. A 30'x40' metal barn offers plenty of room for equipment storage, and a 12'x16' shed provides flexible space that could be converted into a workshop, garden shed, or other uses.

With its comfortable living space, versatile outbuildings, beautiful views, and diverse acreage, this property offers the perfect opportunity to enjoy private country living while still being conveniently located just minutes from town.



PROPERTY FEATURES

COUNTY: **BENTON** | STATE: **MISSOURI** | ACRES: **40**

- 2,264 square feet
- 4 bedrooms 2.5 bathrooms
- 30'x40' detached garage
- 30'x40' metal building
- 12'x16' shed
- Hardwood & cedar timber
- Wet-weather creek
- 5 acres of open grassland
- 10 minutes to Warsaw
- 10 minutes to Lincoln



2,264 SQ. FT. HOME



4 BED, 2.5 BATH



30'X40' DETACHED GARAGE

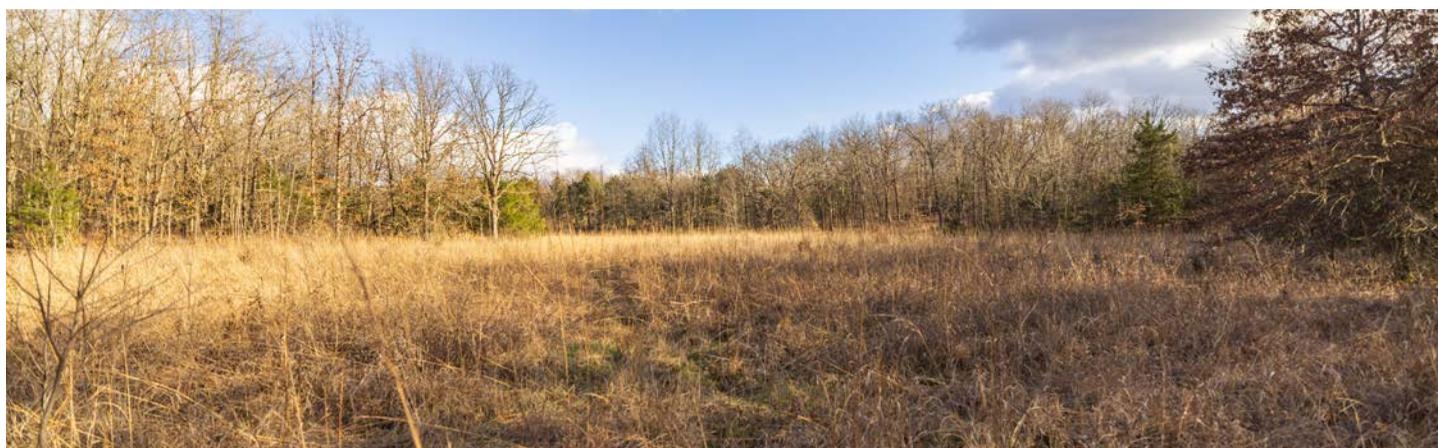


30'X40' METAL BUILDING & 12'X16' SHED



TIMBER, GRASSLAND, & CREEK

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AERIAL MAP



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Boundary Center: 38° 18' 52.56, -93° 16' 36.15

0ft 274ft 548ft



Maps Provided By:



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20-41N-21W
Benton County
Missouri



3/13/2026

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

TOPOGRAPHY 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): 2.0

Min: 790.0

Max: 864.5

Range: 74.5

Average: 824.7

Standard Deviation: 15.26 ft

0ft 270ft 539ft

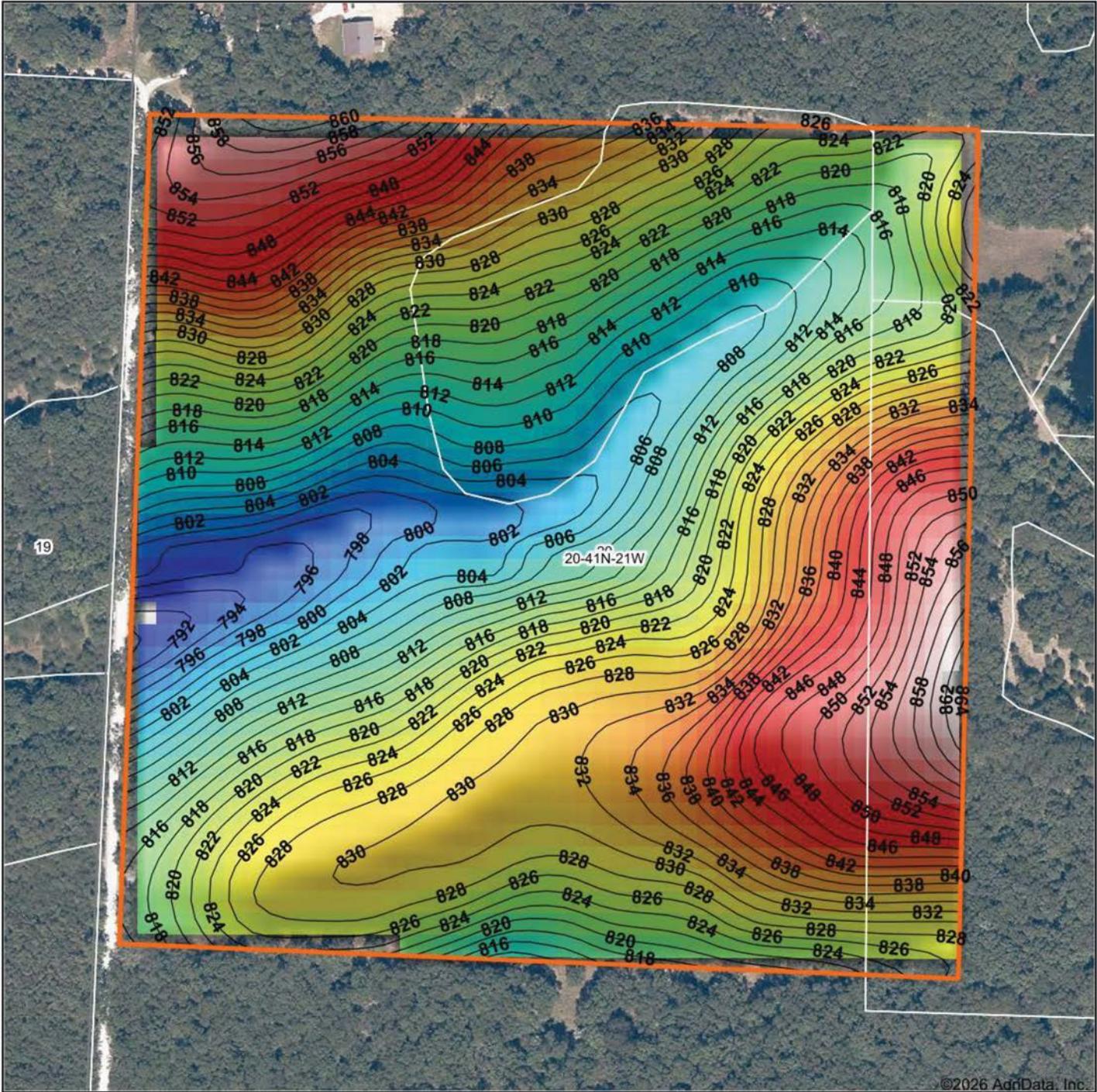


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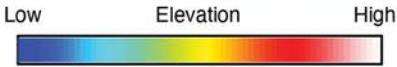
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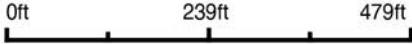
HILLSHADE MAP



©2026 AeriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 790.0
 Max: 864.5
 Range: 74.5
 Average: 824.7
 Standard Deviation: 15.26 ft



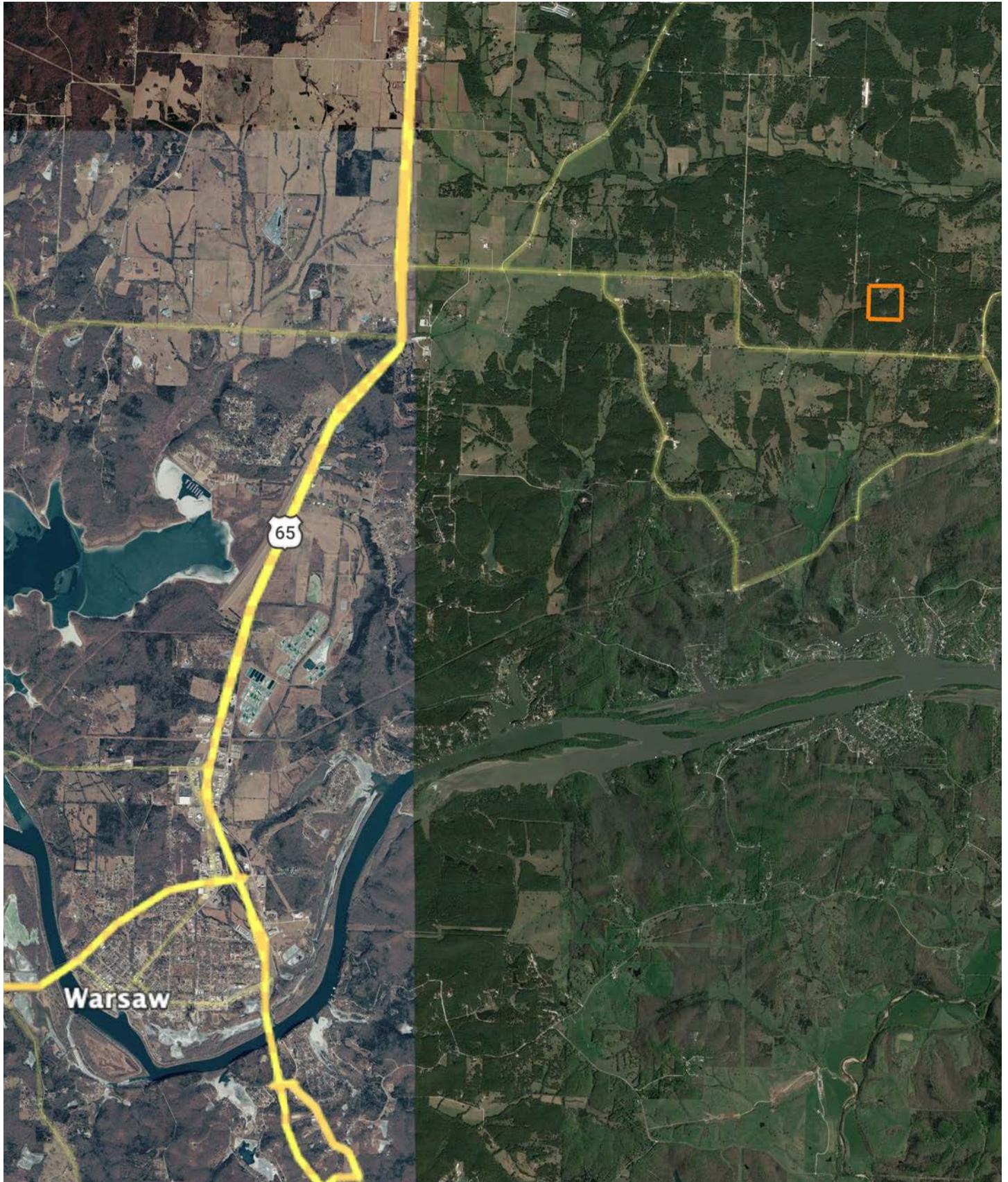
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OVERVIEW MAP



AGENT CONTACT

Gunnar Carpenter is a Missouri native whose roots in Kearney have shaped both his work ethic and his lifelong connection to the land. Growing up hunting family property in northern Missouri gave him an early appreciation for what rural land represents, both as an investment and as a legacy worth protecting.

Gunnar attended Northwest Missouri State University, where he earned a degree in criminology and played college football. That experience instilled discipline, accountability, and a team-first mindset that carries over into how he serves his clients today. His passion for land took hold at a young age after harvesting his first archery deer at just 10 years old, sparking a lifelong interest in bowhunting and hands-on land management. Today, he remains deeply involved in improving habitat through food plots, timber improvement, and prescribed burns, often working alongside his father, who taught him the importance of responsible land stewardship.

Before transitioning into land sales, Gunnar spent 3.5 years on Midwest Land Group's internal sales team, where he worked closely with dozens of agents across many regions. That experience allowed him to learn the rural real estate business from the inside out and be part of successful transactions from start to finish. He also brings a sharp eye for property potential, frequently analyzing mapping data and management strategies to help landowners maximize value.

Known for his personable approach and "burn the ships" mentality, Gunnar treats every transaction as if it were his own. When you're ready to buy or sell land in Missouri, Gunnar is the agent you call for honest guidance, steady support, and a results-driven approach focused on your goals.



GUNNAR CARPENTER,
LAND AGENT

816.886.8462

GunnarCarpenter@MidwestLandGroup.com



MidwestLandGroup.com

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