

MIDWEST LAND GROUP PRESENTS



130 TOTAL ACRES
BUCHANAN COUNTY, MO

SW 100th Rd and SW 401st Rd, Centerview, Missouri 64019



MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITES, PASTURE, AND TILLABLE

Midwest Land Group is proud to present this 130 +/- acre opportunity just outside of Centerview, Missouri, consisting of two separate 65 +/- acre tracts located in a highly convenient Johnson County location. Together, the properties offer an excellent combination of productive farmland, open pasture, livestock infrastructure, water resources, and multiple potential build sites. Whether you are looking to expand an agricultural operation, establish a hobby farm, or build a country home with income-producing acreage, these tracts provide versatility and long-term value while remaining close to nearby towns and amenities.

The south 65 +/- acres offers a well-balanced mix of productivity and rural homesite potential. Approximately 22 acres are currently in tillable production and consist primarily of Sampsel silty clay loam, Polo silt loam, and Deepwater silt loam soils with NCCPI ratings reaching into the mid-80s. In addition to the tillable ground, the property includes over 40 +/- acres of open pasture with scattered pockets of trees that provide natural shade and shelter for livestock. The pasture is well fenced and ready for grazing, making it ideal for cattle, horses, or a hobby farm setup. Water resources include a spring-fed well and a .3-acre pond, and an electric meter is already installed on the property. With road frontage along both the south and east sides, the layout provides excellent access and several attractive locations for building a future home, barn, or shop while enjoying scenic country views.

The north 65 +/- acres offers another versatile setup with a combination of productive farmland, rolling pasture, and functional livestock improvements. This tract includes over 20 +/- acres of tillable ground along with approximately 38 acres of rolling hillside pasture that is partially wooded. The scattered timber pockets and elevation changes add character to the landscape while providing shade for livestock and cover for wildlife. Water sources include a .6-acre pond and a cattle waterer, providing dependable water for grazing operations. The property also features a corral system with a connected livestock loafing barn and hay storage area, creating a functional setup for handling cattle and storing feed. The mix of open ground, timber pockets, and water also creates good wildlife habitat, with deer trails and regular sightings observed throughout the property. Rural water availability has been confirmed with the county, and electricity is available at the road, offering several strong build site options overlooking the surrounding countryside.

Both properties are located just one mile from Centerview and Highway 58, providing the peace and quiet of country living while remaining only 10 minutes from Warrensburg and approximately 35 minutes from Lee's Summit. Whether purchased individually or together, these Johnson County tracts offer productive acreage, livestock-ready pasture, water resources, and excellent potential for building in a convenient rural setting.

PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | TOTAL ACRES: **130**

- Multiple build site options
- Tillable ground
- Good fencing throughout pasture areas
- 1 mile from Centerview, MO
- 1 mile from Highway 58
- 10 minutes to Warrensburg
- 35 minutes to Lee's Summit



NORTH PARCEL

ACRES: **65**

- 20 +/- acres of tillable ground
- 38 +/- acres of partially wooded hillside pasture
- .6-acre pond and cattle waterer
- Corral area with livestock loafing barn and hay storage
- Deer trails and bedded deer were observed in the wooded draw
- Suitable for a home, hobby farm, livestock operation, and investment

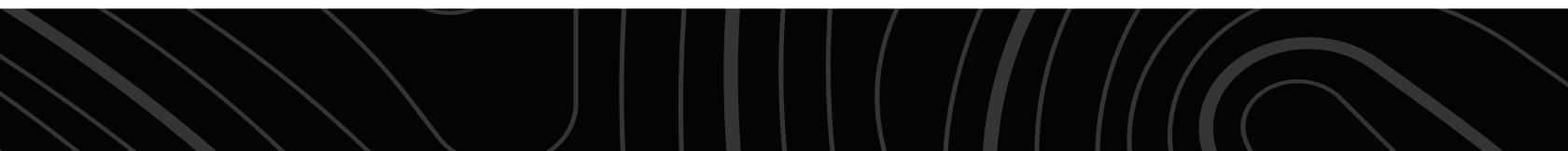
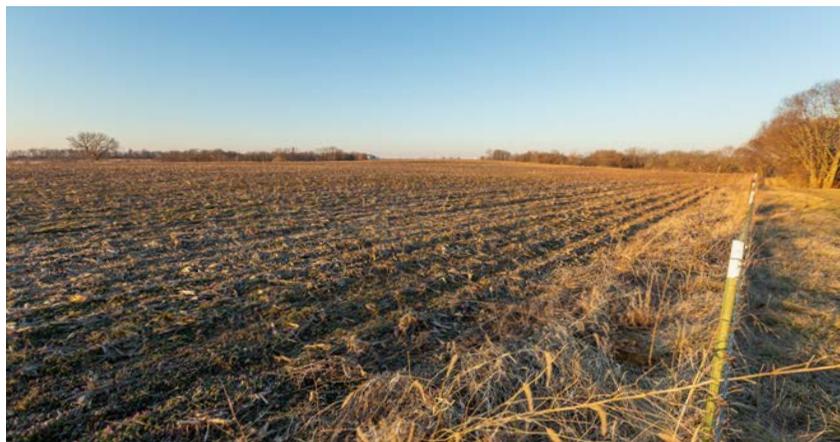
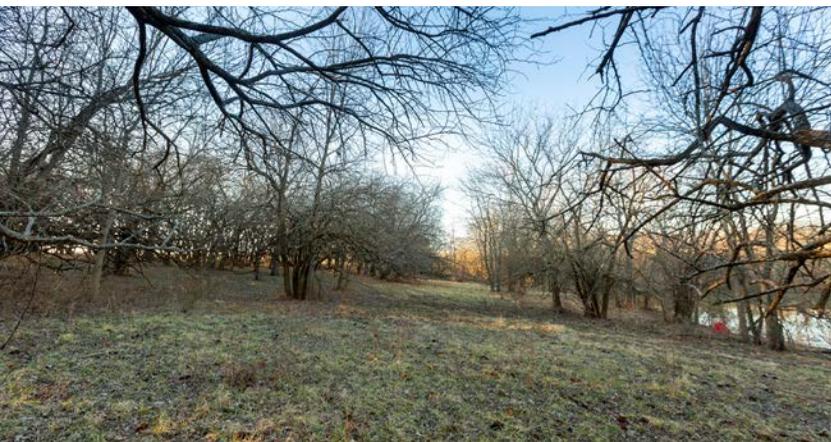
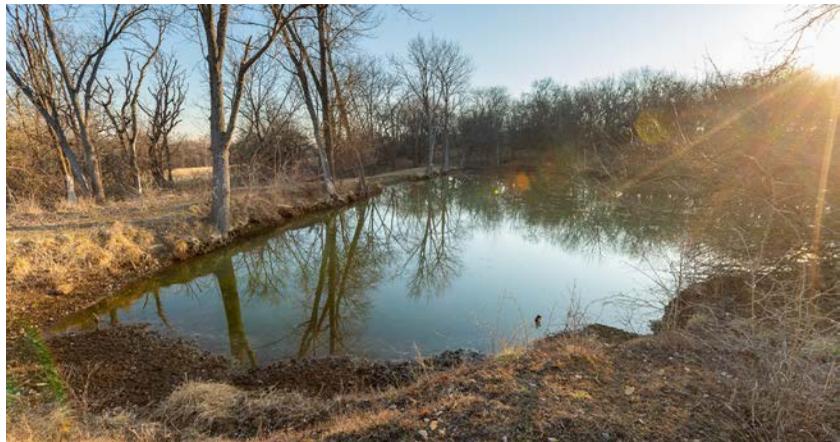
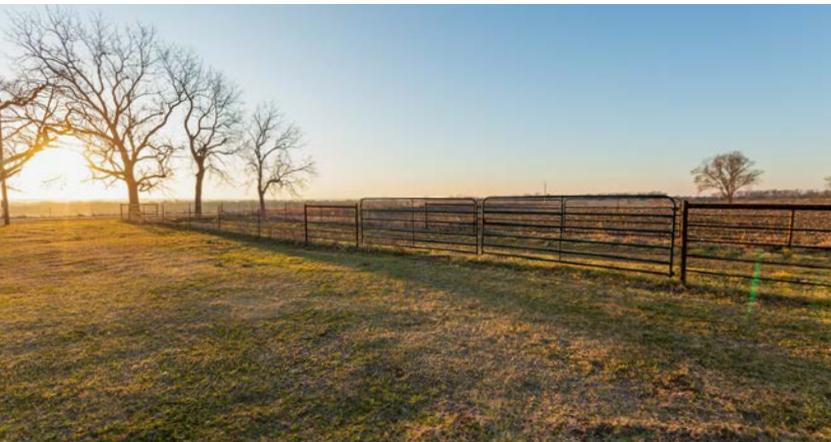
SOUTH PARCEL

ACRES: **65**

- Corner parcel with road frontage on two sides
- Access from the south and east
- 22 +/- acres of productive tillable ground
- Productive soils, including Sampsel silty clay loam, Poil silt loam, and Deepwater silt loam, with NCCPI ratings up to the mid-80s
- 40 +/- acres of pasture
- Scattered patches of trees for shade and livestock cover
- .3-acre pond
- Spring-fed well
- Electric meter is already in place

NORTHERN 65 +/- ACRES

This versatile Johnson County tract offers an excellent combination of agricultural use, recreational potential, and multiple build site options in a convenient location just minutes from town. Water meter availability has been confirmed with the county, with water and electricity at the road.



SOUTHERN 65 +/- ACRES

This corner parcel offers an excellent combination of productive ground, pasture, and build site potential in a highly convenient location. The property features 22 acres of tillable ground currently in production and over 40 +/- acres of open pasture, which includes patches of trees that provide natural shade and cover for livestock.



1 MILE FROM CENTERVIEW



MULTIPLE BUILD SITES



TILLABLE ACRES

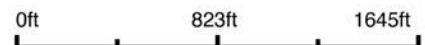


AERIAL MAP



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Boundary Center: 38° 45' 10.28, -93° 49' 30.07



Maps Provided By:



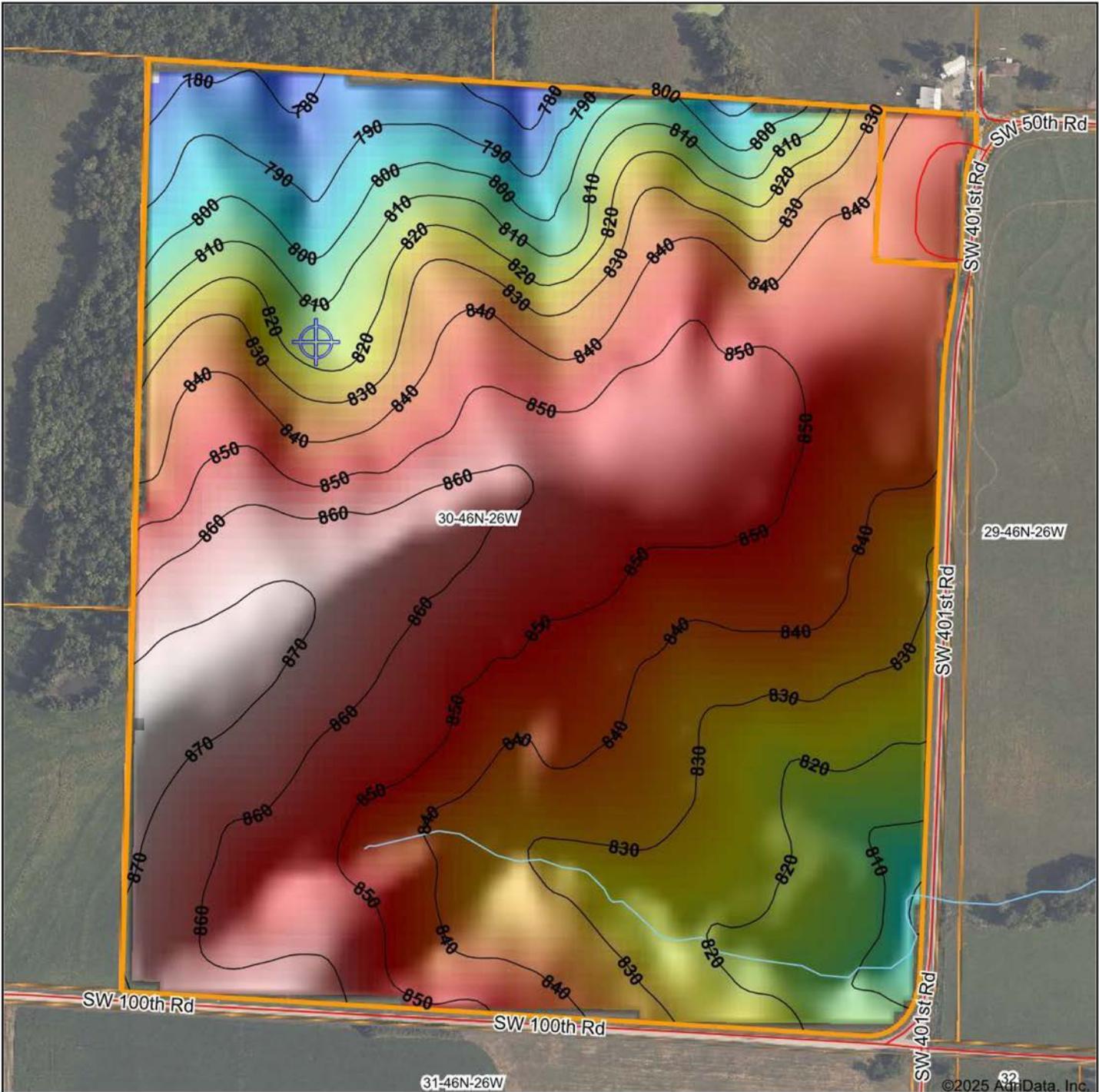
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30-46N-26W
Johnson County
Missouri



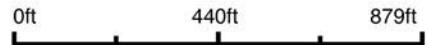
11/11/2025

HILLSHADE MAP



Maps Provided By:
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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 771.9
 Max: 874.8
 Range: 102.9
 Average: 836.9
 Standard Deviation: 21.42 ft



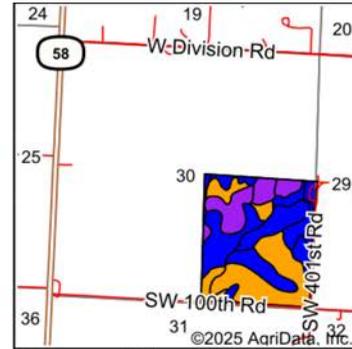
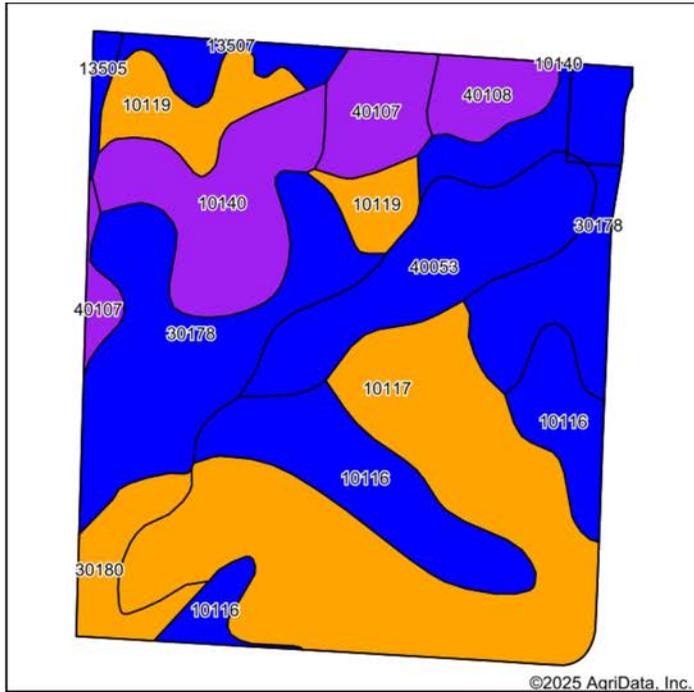
11/11/2025

30-46N-26W
Johnson County
Missouri

Boundary Center: 38° 45' 10.28, -93° 49' 30.07

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SOILS MAP



State: **Missouri**
 County: **Johnson**
 Location: **30-46N-26W**
 Township: **Centerview**
 Acres: **136.4**
 Date: **11/11/2025**



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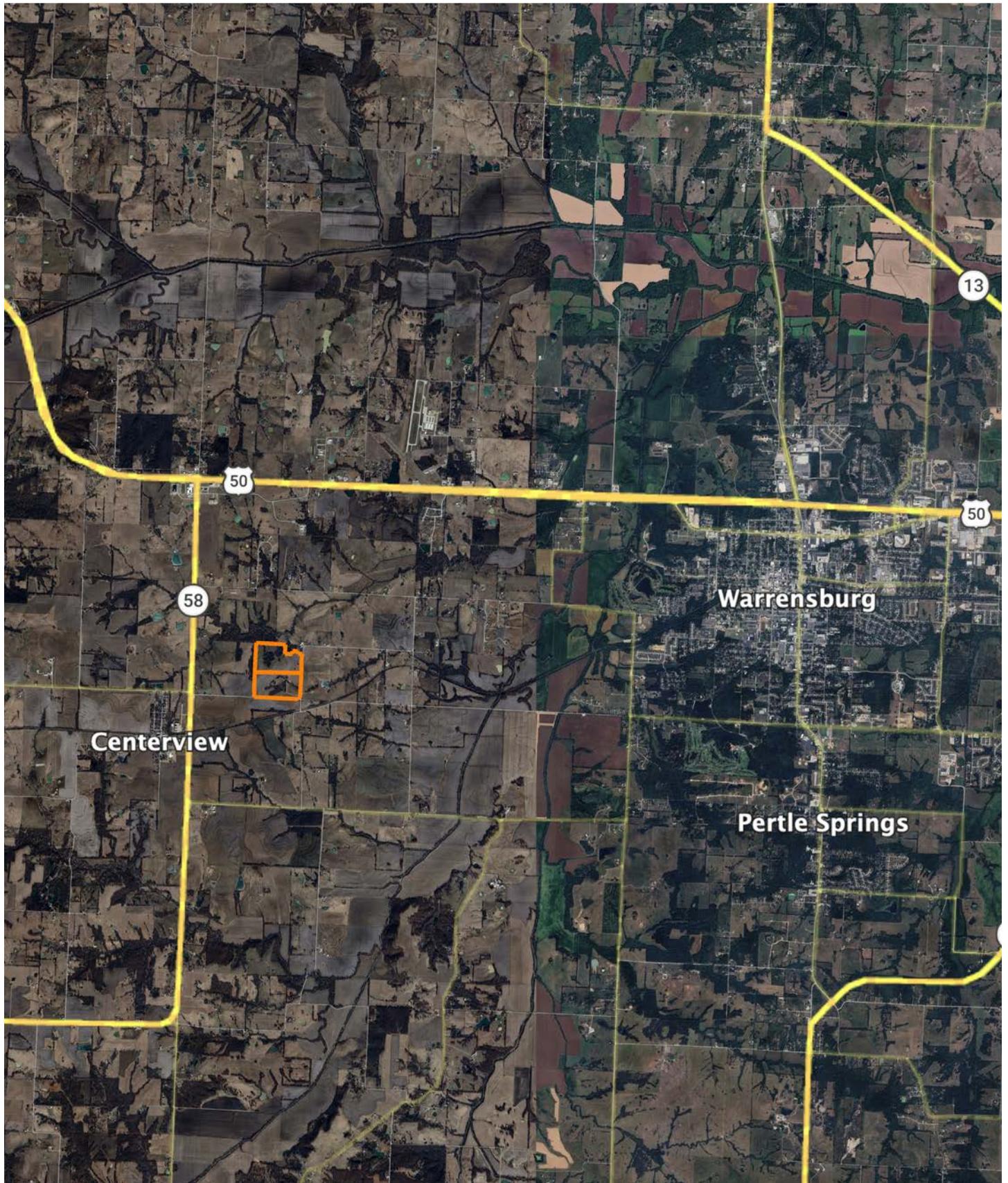


Soils data provided by USDA and NRCS.

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	
10117	Sampsel silty clay loam, 5 to 9 percent slopes	36.45	26.6%		> 6.5ft.	Ille	0	66	65	61	57	3	
30178	Polo silt loam, 2 to 5 percent slopes	30.49	22.4%		> 6.5ft.	Ile	0	76	76	69	63	2	
10116	Sampsel silty clay loam, 2 to 5 percent slopes	17.49	12.8%		> 6.5ft.	Ile	0	67	67	63	58		
40053	Deepwater silt loam, 2 to 5 percent slopes	13.01	9.5%		> 6.5ft.	Ile	0	84	84	73	80	79	
10140	Snead silty clay loam, warm, 5 to 14 percent slopes, eroded	11.94	8.8%		2.9ft. (Paralithic bedrock)	Vle	0	48	41	39	34	47	
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	8.00	5.9%		> 6.5ft.	Ille	0	56	56	51	44		
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	6.58	4.8%		2.9ft. (Paralithic bedrock)	Vle	170	45	42	28	35	44	
30180	Polo silt loam, 5 to 9 percent slopes, eroded	4.57	3.4%		> 6.5ft.	Ille	0	79	78	63	58	6	
40108	Snead-Rock outcrop complex, warm, 14 to 30 percent slopes	3.77	2.8%		2.9ft. (Paralithic bedrock)	Vle	128	35	33	19	25	34	
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	3.18	2.3%		> 6.5ft.	Ilw	0	67	67	61	59		
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	0.92	0.7%		> 6.5ft.	Ilw	0	77	67	67	76		
Weighted Average							3.01	11.7	*n 66.6	*n 65.4	*n 59	*n 56.1	*n 16.2

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.



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LAND AGENT

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