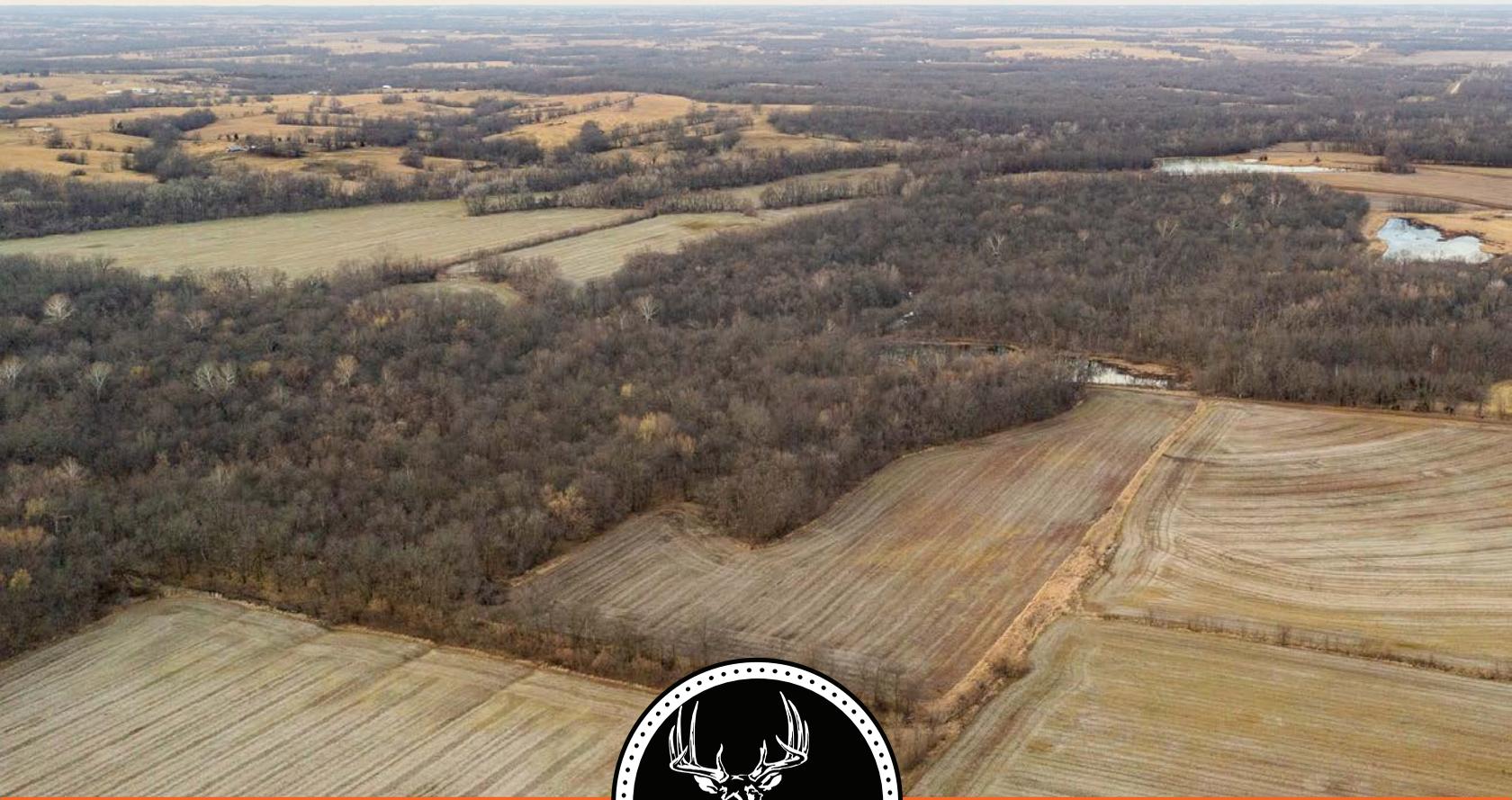


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTDOORSMAN'S PARADISE 1 HOUR FROM KANSAS CITY - DEER, TURKEY, WATERFOWL

Midwest Land Group is proud to present 80 +/- acres in Johnson County, Missouri, located just one hour from Kansas City. This is a well-balanced recreational farm located in the Blackwater River corridor, offering strong whitetail, turkey, and waterfowl potential all within one manageable tract.

The property features approximately 700 yards of creek frontage and multiple bar ditches that naturally funnel into the creek, creating ideal travel corridors for wildlife. Numerous rubs and scrapes have been observed throughout the farm, especially along edge transitions and creek bottom routes, confirming consistent buck activity. Large, mature oak trees are scattered across the property, providing valuable hard mast production and providing highly desirable fall feeding for whitetails.

For waterfowl hunters, two 1.5-acre duck ponds are equipped with water control, and a timber hole can be

flooded through a culvert with an adjustable control box. Three additional culvert pipes with metal covers allow you to manage water levels as conditions change.

Approximately 11 +/- acres of tillable land offer potential for a food source or farm income. A maintained ATV trail system allows easy access throughout the property, whether you're checking stands, moving blinds, or simply enjoying the farm. A Redneck hunting blind and three ladder stands convey with the sale, making this tract ready to hunt.

If you're looking for a diverse hunting property close to Kansas City with mature timber, proven deer sign, controlled water features, and year-round recreational appeal, this 80 +/- acre farm deserves serious consideration!



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **80**

- Just 1 hour from Kansas City
- Located in the Blackwater River corridor
- Approximately 700 yards of creek frontage
- Massive mature oaks
- Proven deer, turkey, and waterfowl hunting
- Numerous rubs and scrapes throughout the property
- Approximately 11 +/- acres of tillable ground
- Two 1.5-acre duck ponds with water level control structures
- Timber hole with control box
- Three additional covered culvert pipes for water management
- Multiple bar ditches naturally funnel into the creek
- Maintained ATV trail system for easy access
- Redneck hunting blind conveys
- Three ladder stands convey



DEER, TURKEY, AND WATERFOWL HUNTING

Numerous rubs and scrapes have been observed throughout the farm, especially along edge transitions and creek bottom routes, confirming consistent buck activity. Large, mature oak trees are scattered across the property, providing valuable hard mast production and providing highly desirable fall feeding for whitetails.



TWO 1.5-ACRE DUCK PONDS



REDNECK HUNTING BLIND AND LADDERS

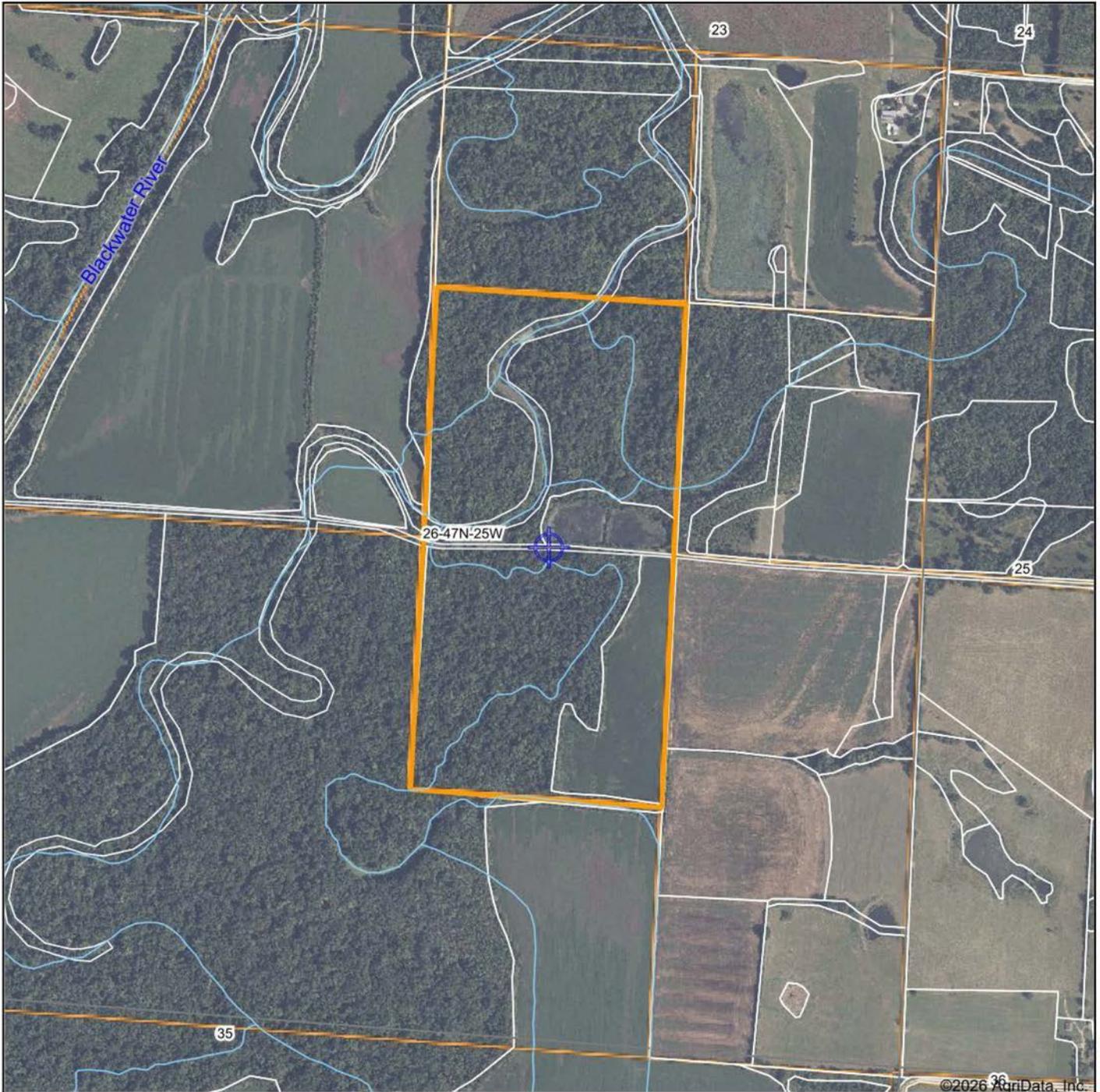


11 +/- ACRES OF TILLABLE GROUND

Approximately 11 +/- acres of tillable land offer potential for a food source or farm income.



AERIAL MAP



Boundary Center: 38° 50' 15.56, -93° 38' 4.54



Maps Provided By:



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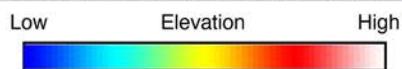
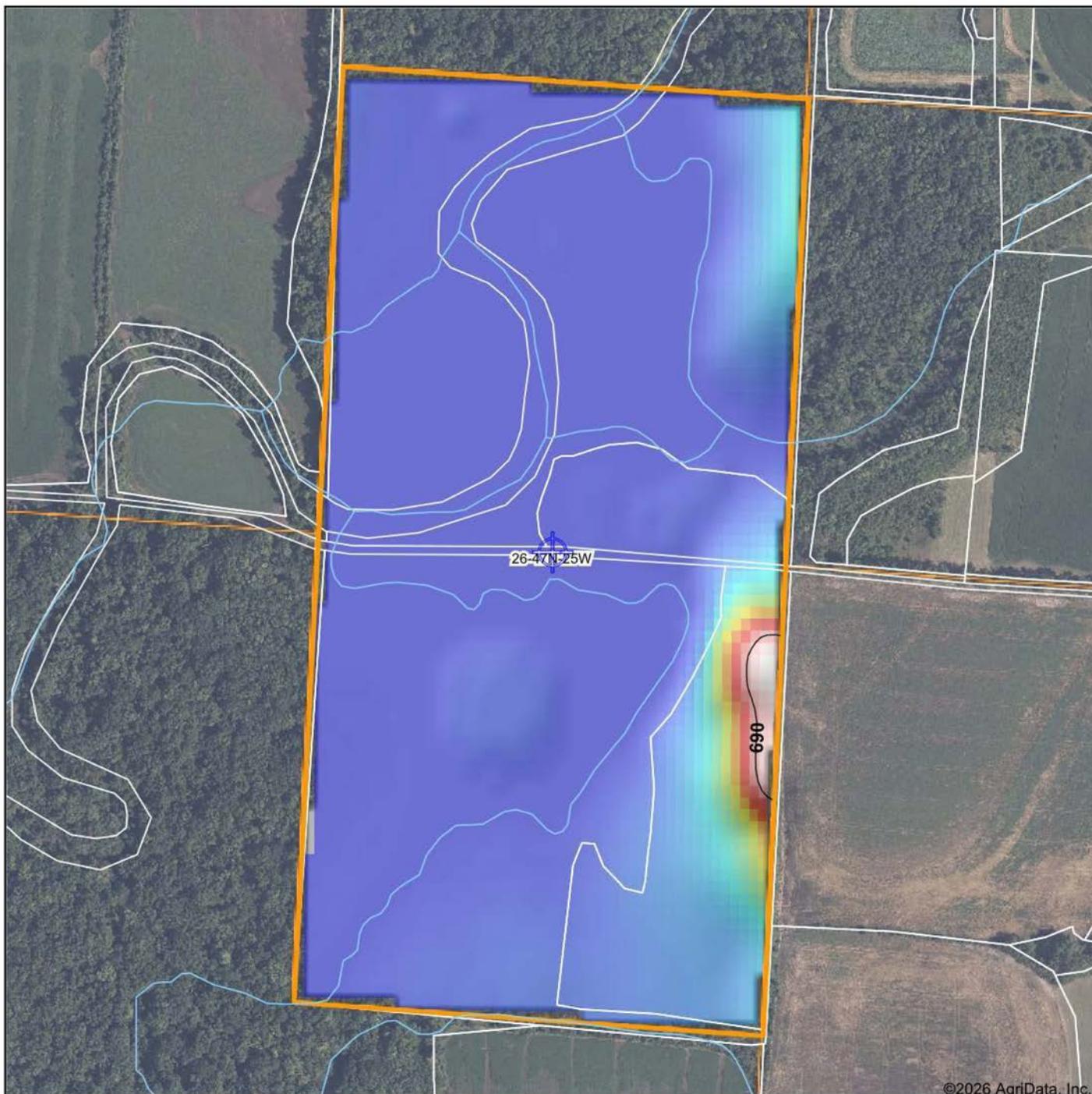
26-47N-25W
Johnson County
Missouri



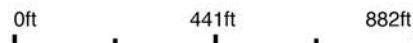
1/26/2026

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

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 680.2
 Max: 691.6
 Range: 11.4
 Average: 680.8
 Standard Deviation: 1.51 ft



1/26/2026

26-47N-25W
Johnson County
Missouri

Boundary Center: 38° 50' 15.56, -93° 38' 4.54



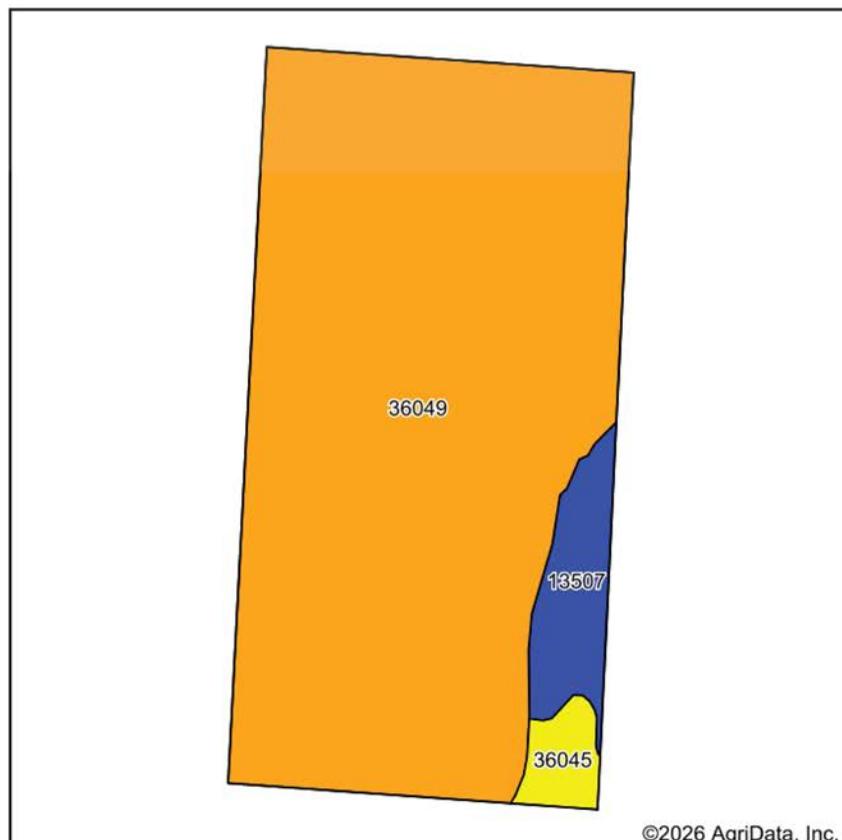
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 CUSTOMIZED ONLINE MAPPING

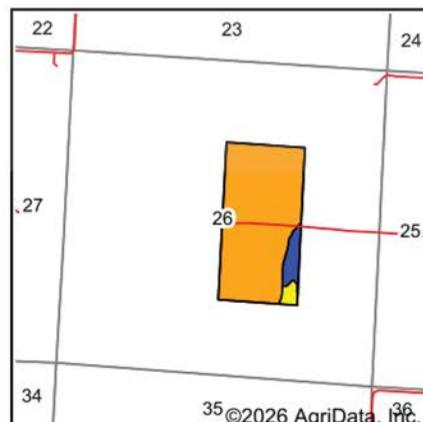
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Johnson**
 Location: **26-47N-25W**
 Township: **Montserrat**
 Acres: **80.82**
 Date: **1/26/2026**



Maps Provided By:



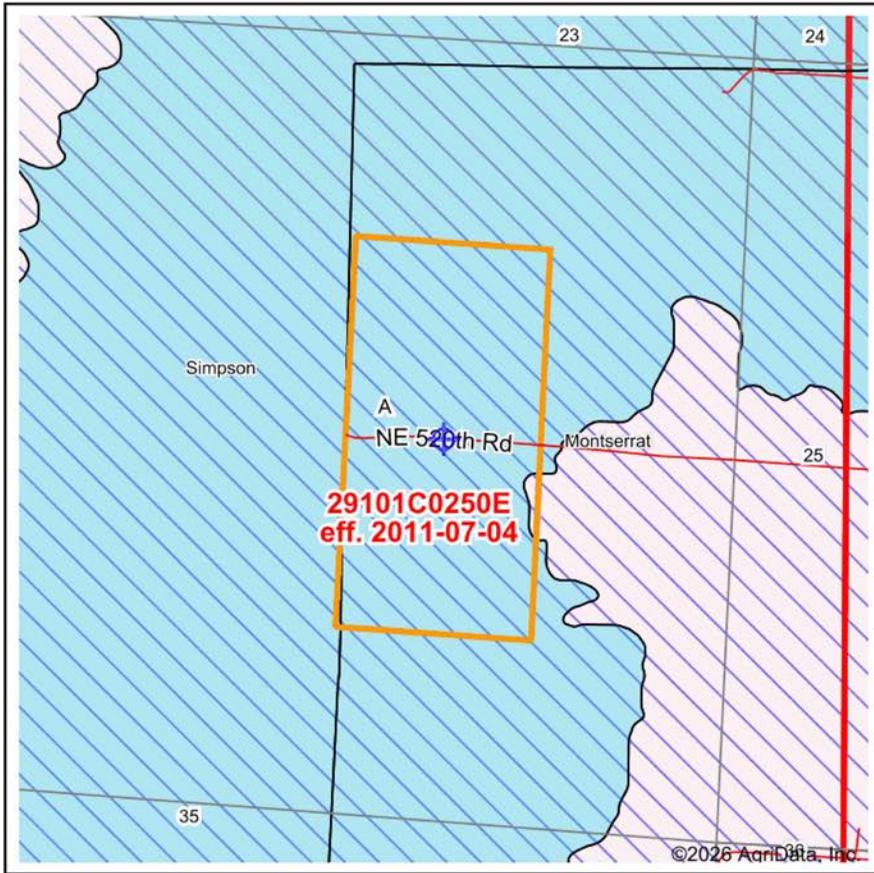
Area Symbol: MO101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
36049	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	73.67	91.2%		> 6.5ft.	IIIw	56	56	38
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	5.02	6.2%		> 6.5ft.	IIw	67	67	59
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	2.13	2.6%		> 6.5ft.	IVw	18	9	5
Weighted Average						2.96	*n 55.7	*n 55.4	*n 38.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 38° 50' 15.54, -93° 38' 4.52
 State: MO Acres: 80.82
 County: Johnson Date: 1/26/2026
 Location: 26-47N-25W
 Township: Montserrat



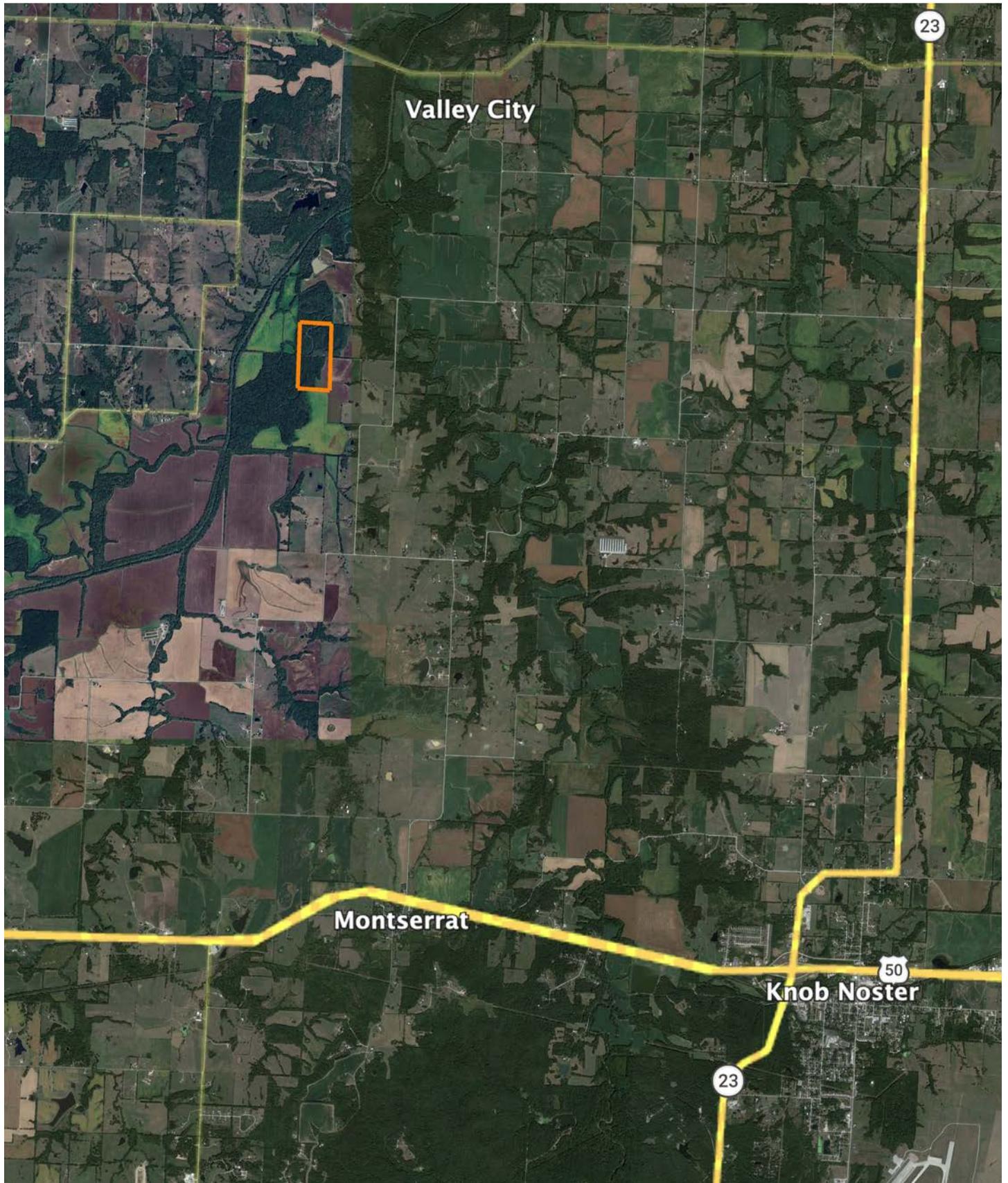
Maps Provided By:

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Name	Number	County	NFIP Participation	Acres	Percent
JOHNSON COUNTY	290809	Johnson	Regular	80.82	100%
Total				80.82	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
A		100-year Floodplain	80.17	99.2%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.65	0.8%	
Total			80.82	100%	
Panel	Effective Date	Acres	Percent		
29101C0250E	7/4/2011	80.82	100%		
Total		80.82	100%		

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 BENGÉ

LAND AGENT

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MidwestLandGroup.com

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