

MIDWEST LAND GROUP PRESENTS

8 ACRES

# JOHNSON COUNTY, MO

64 SW 401ST ROAD, CENTERVIEW, MISSOURI 64019



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 8 ACRES WITH SPACIOUS SHOPS AND VINTAGE COUNTRY HOME

Located just one mile east of MO-58 and the town of Centerview, this 8 +/- acre property in Johnson County, Missouri, offers a rare combination of history, space, and substantial shop infrastructure.

The main residence is a 3,780 +/- square foot home originally built in the late 1800s, with major updates including a remodel in 1967 and an addition completed in 1990. The home features two beautiful brick fireplaces, original vintage trim, and a layout that provides substantial square footage for a full restoration or remodel. A new roof was installed in 2020. The home is connected to rural water, includes a sump pump, a new sewer line installed in 2010, central air conditioning, and propane-fueled heat. The setting includes mature oak, walnut, and elm trees, offering shade, privacy, and a classic country feel. For buyers wanting to build new, the acreage and utilities provide an excellent homesite.

The improvements on this property are what truly set it apart. The west shop offers approximately 4,000 square feet on the main level plus an upstairs area, featuring steel construction, insulation, an elevator hoist, and full utility connections, including electric, water, and a bathroom. The north "diesel" shop provides an additional 3,000 square feet with steel construction, insulation, an office

area, plumbing, 110V and 240V power, three oversized bay doors, and a dump pit—making it ideal for a business, mechanical operation, or serious hobbyist.

The property also includes acreage west of the home and shops, consisting of a fully fenced wooded hillside with gated access. The timber includes some desirable hardwoods along with hedge, as the ground was previously grazed pasture.

A PERC test has been completed and approved, confirming the property is suitable for installation of a traditional septic system with a lateral field.

Additional improvements include two smaller grain bins suitable for storage or conversion into popular "binzebo" structures, a two-bay garage with concrete floors and functioning doors, and a small smokehouse-style building currently used for storage.

This is a unique opportunity for someone looking to combine residential living with substantial shop space, storage, and the ability to operate a business, all in a highly desirable and accessible Johnson County location.



# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **8**

- 8 +/- acres in Johnson County, Missouri, located 1 mile east of MO-58 near Centerview
- 3,780 +/- square foot home built in the late 1800s with remodel (1967) and addition (1990)
- Two brick fireplaces and beautiful vintage trim throughout the home
- New roof installed in 2020
- Connected to rural water
- New sewer line installed in 2010
- Central AC and propane heat
- Mature oak, walnut, and elm trees surrounding the homesite
- Additional acreage includes a fully fenced wooded hillside with gated access
- Timber includes desirable hardwoods and hedge, previously used as grazed pasture
- West shop: approximately 4,000 square foot main level plus upstairs, steel construction and insulated
- West shop includes elevator hoist, electric, water, and bathroom
- North "diesel" shop: approximately 3,000 square feet, insulated with office area and plumbing
- Diesel shop features 110V & 240V power, three oversized bay doors, and dump pit
- Two grain bins suitable for storage or potential "binzebo" conversion
- Two-bay garage with concrete floors
- Additional smokehouse-style storage building
- PERC test completed and approved for a traditional septic system with lateral field



# 3,780 SQUARE FOOT HOME

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The main residence is a 3,780 +/- square foot home originally built in the late 1800s, with major updates including a remodel in 1967 and an addition completed in 1990.



# HARDWOOD TIMBER

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# STORAGE OUTBUILDINGS

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# NORTH SHOP

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The north “diesel” shop provides an additional 3,000 square feet with steel construction, insulation, an office area, plumbing, 110V and 240V power, three oversized bay doors, and a dump pit—making it ideal for a business, mechanical operation, or serious hobbyist.



# WEST SHOP

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The west shop offers approximately 4,000 square feet on the main level plus an upstairs area, featuring steel construction, insulation, an elevator hoist, and full utility connections, including electric, water, and a bathroom.



# AERIAL MAP



Boundary Center: 38° 45' 20.57, -93° 49' 20.73

0ft 521ft 1041ft



Maps Provided By:



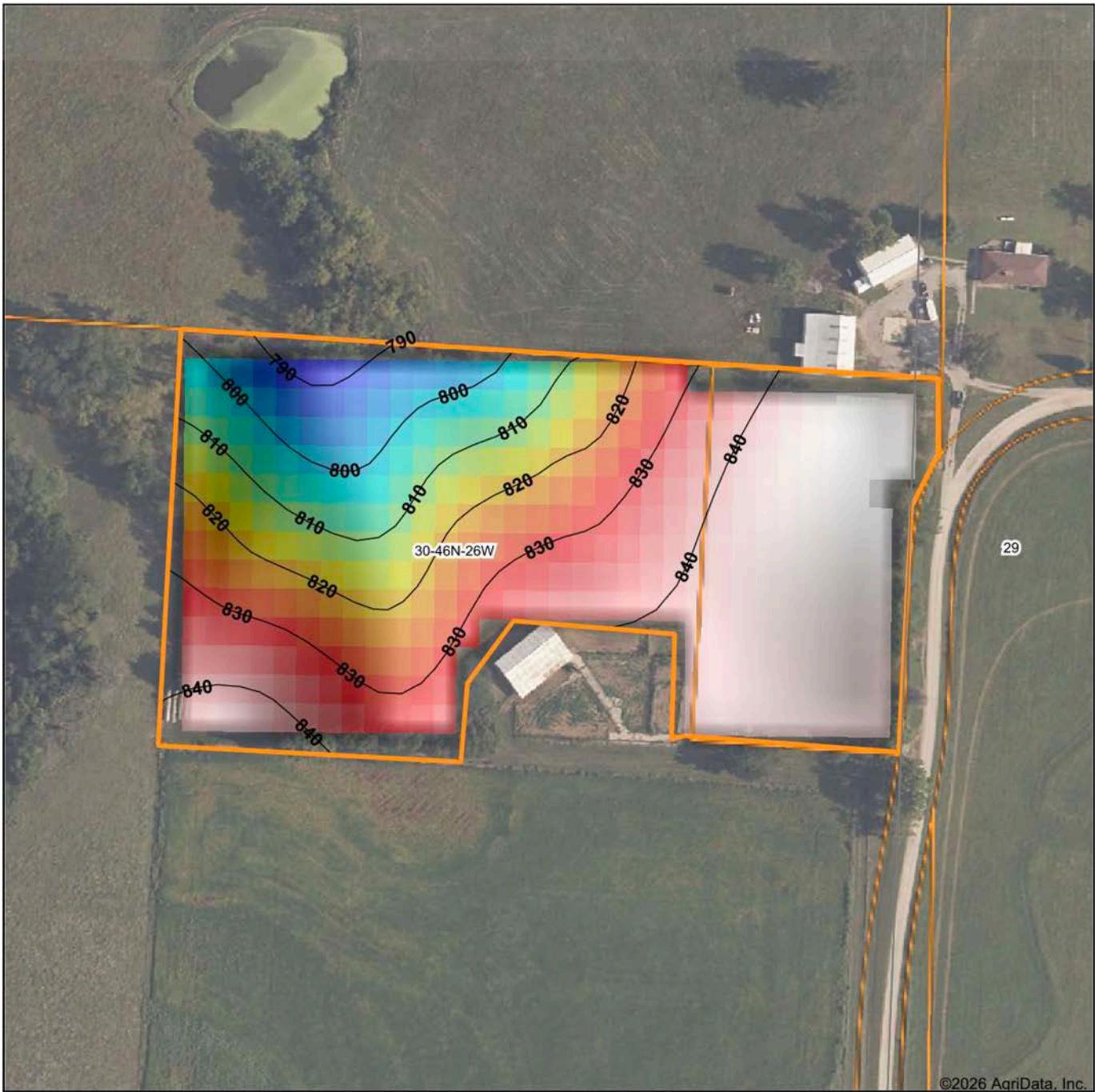
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**30-46N-26W**  
**Johnson County**  
**Missouri**



3/13/2026

# HILLSHADE MAP



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Maps Provided By:



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 788.3  
 Max: 846.5  
 Range: 58.2  
 Average: 828.2  
 Standard Deviation: 16.24 ft

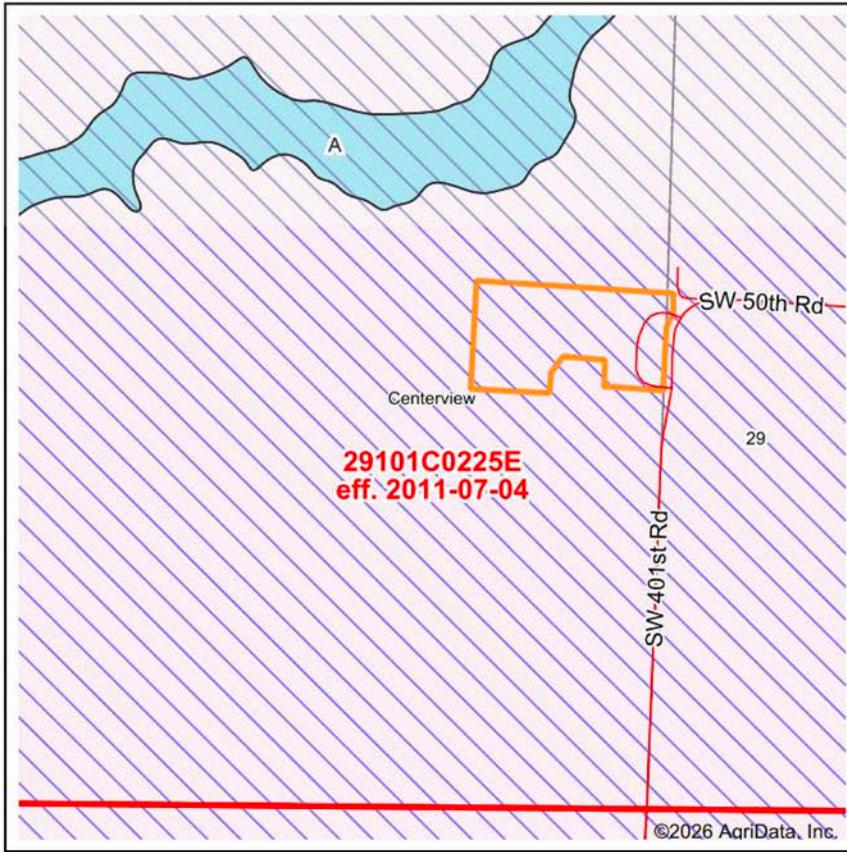


3/13/2026

**30-46N-26W**  
**Johnson County**  
**Missouri**

Boundary Center: 38° 45' 20.57, -93° 49' 20.73

# FEMA MAP



Map Center: 38° 45' 16.61, -93° 49' 28.49  
 State: MO Acres: 8.19  
 County: Johnson Date: 3/13/2026  
 Location: 30-46N-26W  
 Township: Centerview



Maps Provided By:



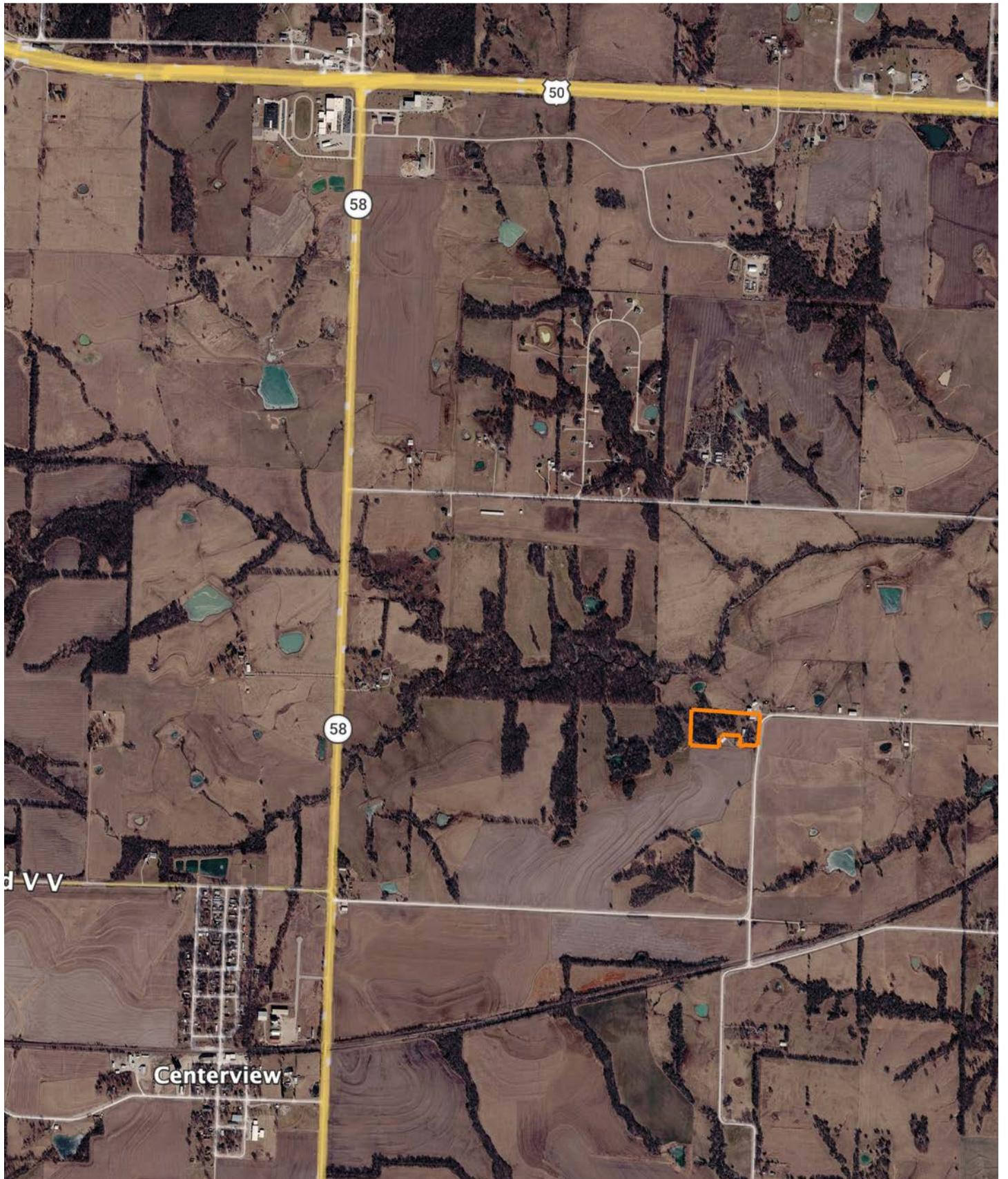
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Name	Number	County	NFIP Participation	Acres	Percent
JOHNSON COUNTY	290809	Johnson	Regular	8.19	100%
<b>Total</b>				8.19	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	8.19	100%	
<b>Total</b>			8.19	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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