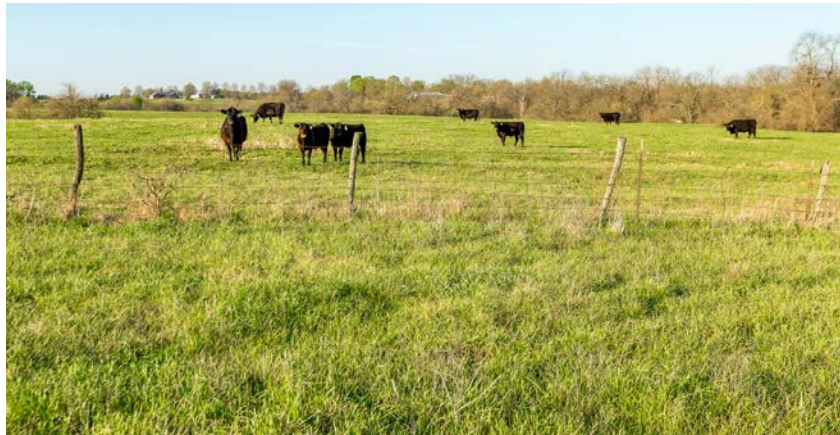


MIDWEST LAND GROUP PRESENTS



JOHNSON COUNTY, MO

227 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

227 +/- ACRE TILLABLE & GRAZING FARM NEAR WARRENSBURG, MISSOURI

Located just a few miles from Warrensburg and immediately north of Highway 50, this highly productive 227 +/- acre farm in Johnson County, Missouri, presents an outstanding opportunity for farmers, ranchers, and investors seeking a well-balanced agricultural operation. With convenient access via Northwest 200th Road, a chip-and-seal road, the property offers both efficiency and ease of operation in a great location.

Approximately 101 +/- acres are currently in tillable production under a two-thirds/one-third crop share agreement, providing dependable income potential. The farm features quality soils, including Deepwater, Arisburg, and Bremer silt loams, with a weighted NCCPI rating in the mid-60s, supporting consistent crop performance. The property also includes approximately 102 +/- acres of fenced and cross-fenced pasture, making it well-suited for a turn-key cattle operation with efficient grazing management.

Water availability is a key strength of the farm. In addition to creek frontage along the north end of the farm, the property includes two cattle ponds and an additional half-acre pond, ensuring reliable water sources for

livestock. A waterway runs north-south through the middle of the farm and enhances field drainage.

Functional agricultural improvements include a rustic barn, three small grain bins, as well as lean-to and garage-style outbuildings. Utilities are already in place with rural water, a well with a pump and working hydrant, an electric meter, and a cattle waterer connected to rural water, allowing for immediate use and operational efficiency.

The farm's rolling pasture and flat bottom-ground fields provide excellent usability for both row crop and grazing activities. All mineral and water rights convey with the sale. Located within the Crest Ridge School District, the property also benefits from notably low annual taxes of approximately \$779.52. Deer and turkey hunting opportunities exist as an added bonus to this beautiful income-producing farm.

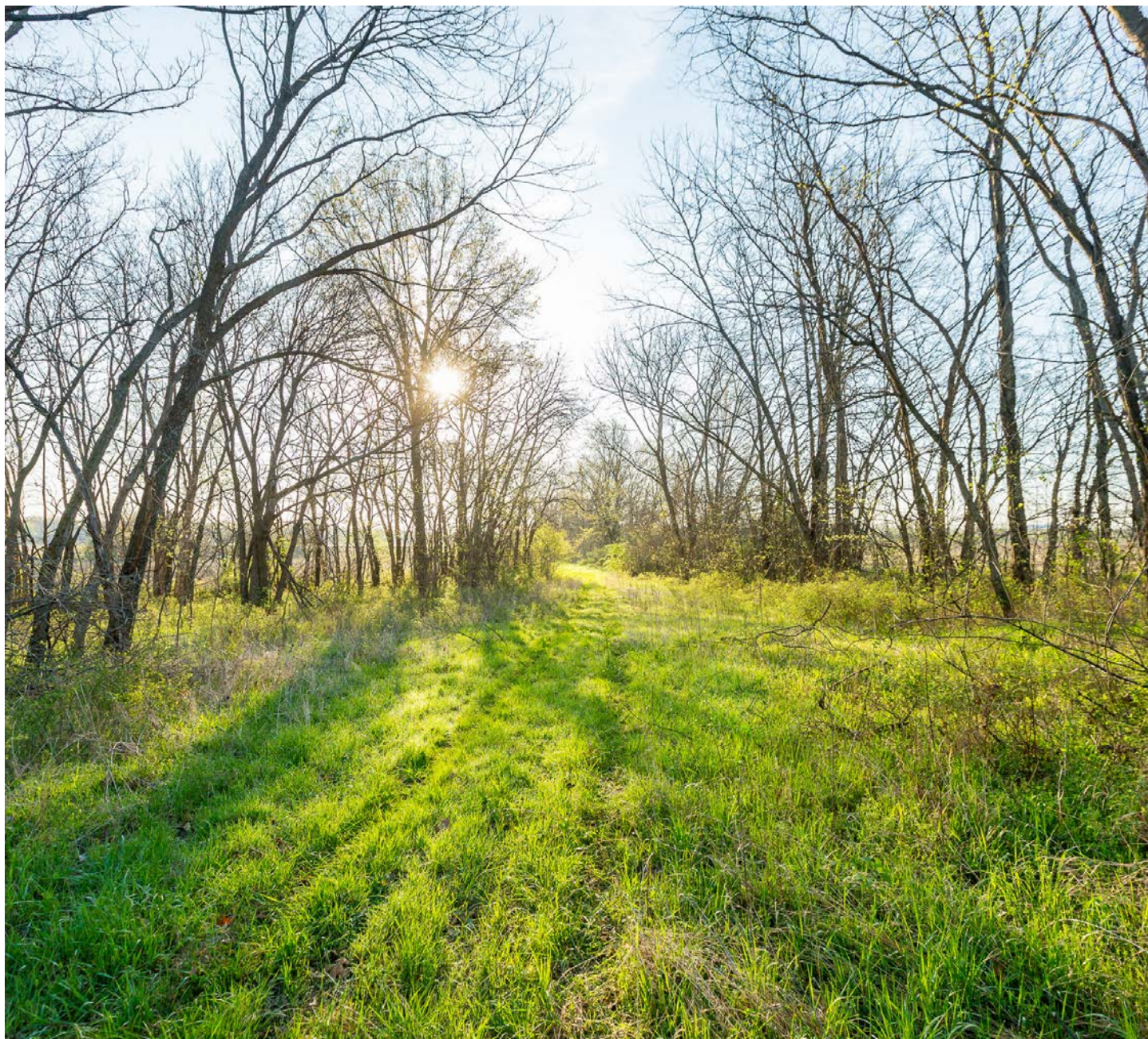
This Johnson County farm offers a rare combination of productive cropland, well-managed pasture, reliable water sources, and convenient location—making it an ideal addition to an existing agricultural operation or a solid long-term land investment.



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **227**

- 5 miles from Warrensburg, north of Highway 50
- Chip and seal frontage on Northwest 200th Road
- 101 +/- tillable acres with 2/3–1/3 crop share
- Weighted NCCPI in the mid-60s
- 102 +/- acres fenced and cross-fenced pasture
- Creek frontage and three ponds
- North–south drainage through the farm
- Barn, three grain bins, and outbuildings
- Rural water, well, hydrant, electric, and cattle waterer
- All mineral and water rights convey with the sale
- Crest Ridge School District; taxes approximately \$779.52
- Additional deer and turkey opportunities



TILLABLE ACREAGE

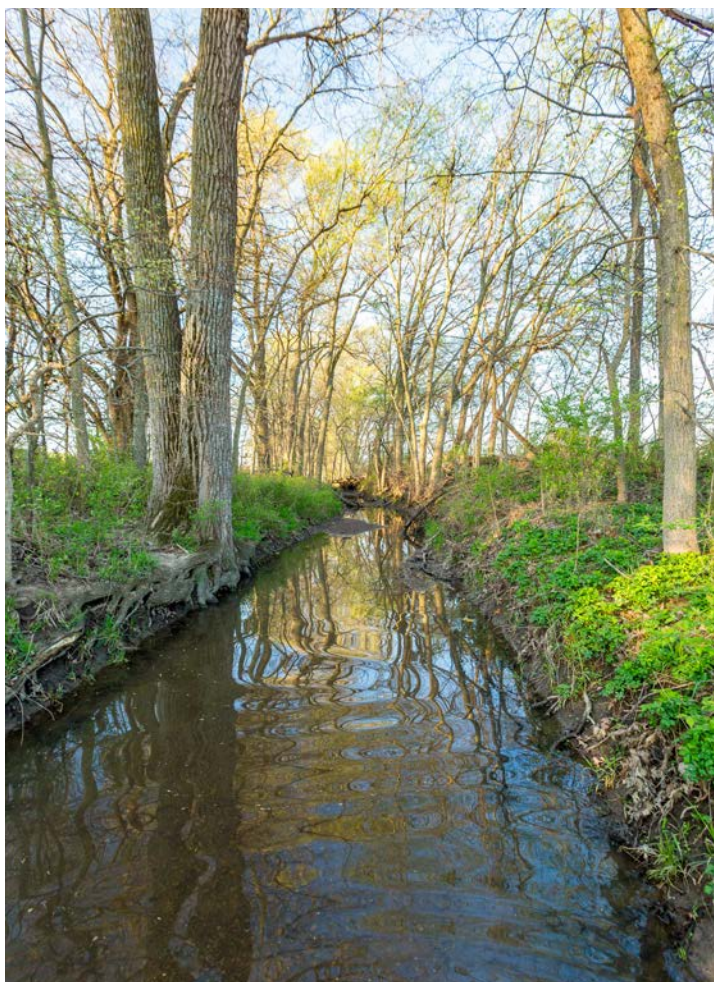
Approximately 101 +/- acres are currently in tillable production under a two-thirds/one-third crop share agreement, providing dependable income potential. The farm features quality soils, including Deepwater, Arisburg, and Bremer silt loams, with a weighted NCCPI rating in the mid-60s, supporting consistent crop performance.



DEER AND TURKEY OPPORTUNITIES



CREEK FRONTAGE AND 3 PONDS



BARN, 3 GRAIN BINS, AND OUTBUILDINGS

Functional agricultural improvements include a rustic barn, three small grain bins, as well as lean-to and garage-style outbuildings.



AERIAL MAP



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Boundary Center: 38° 47' 54.56, -93° 47' 8.14



Maps Provided By:



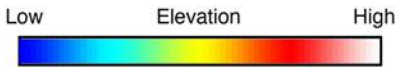
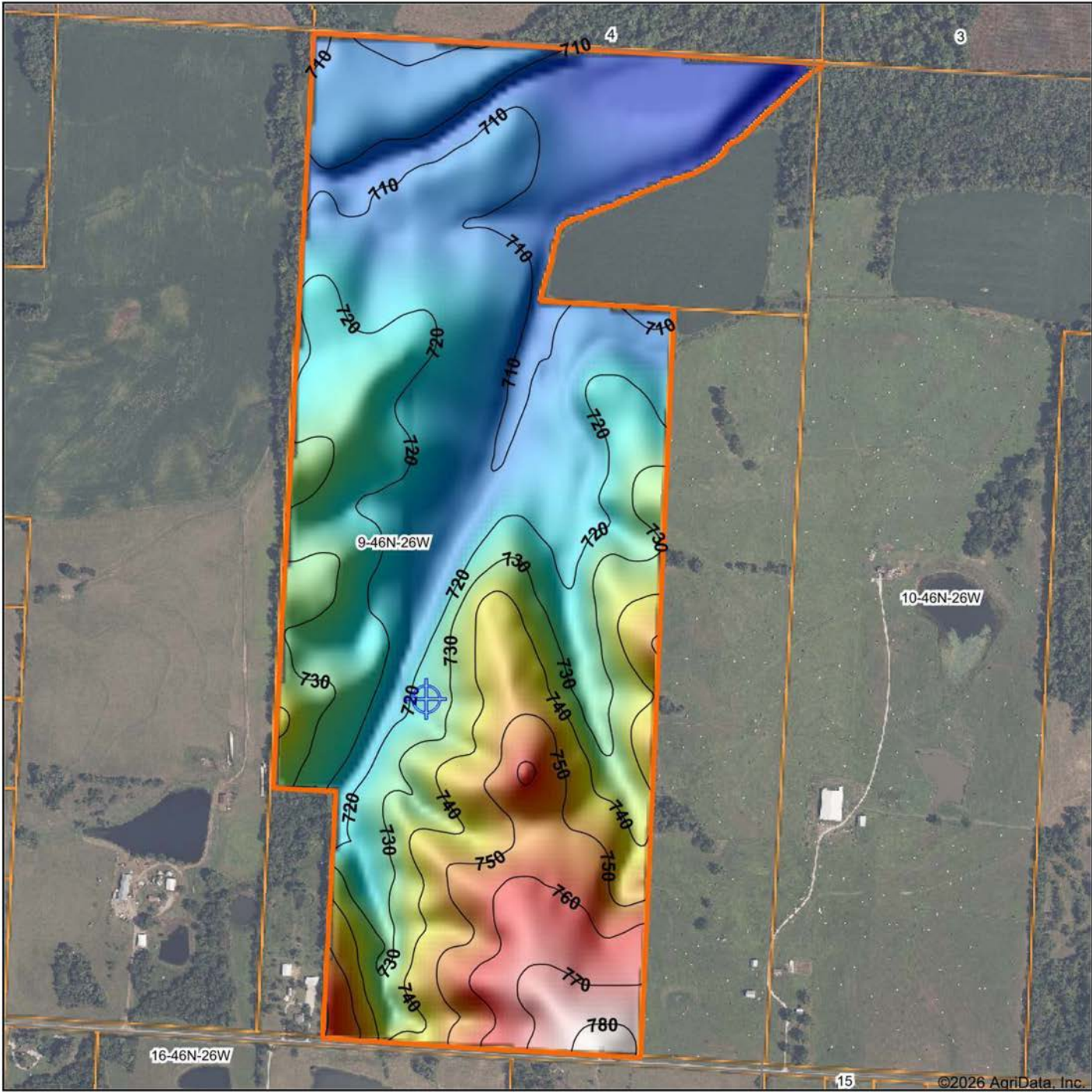
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9-46N-26W
Johnson County
Missouri



4/4/2026

HILLSHADE MAP

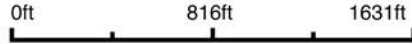


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 10
Min: 700.1
Max: 782.5
Range: 82.4
Average: 727.0
Standard Deviation: 18.01 ft

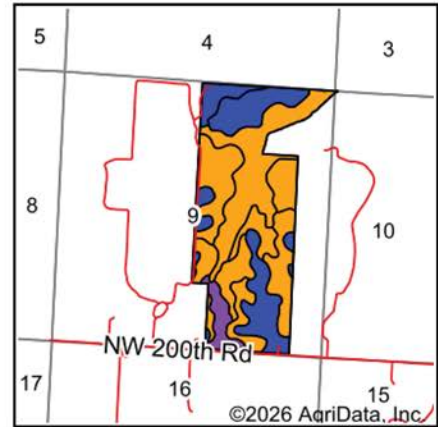
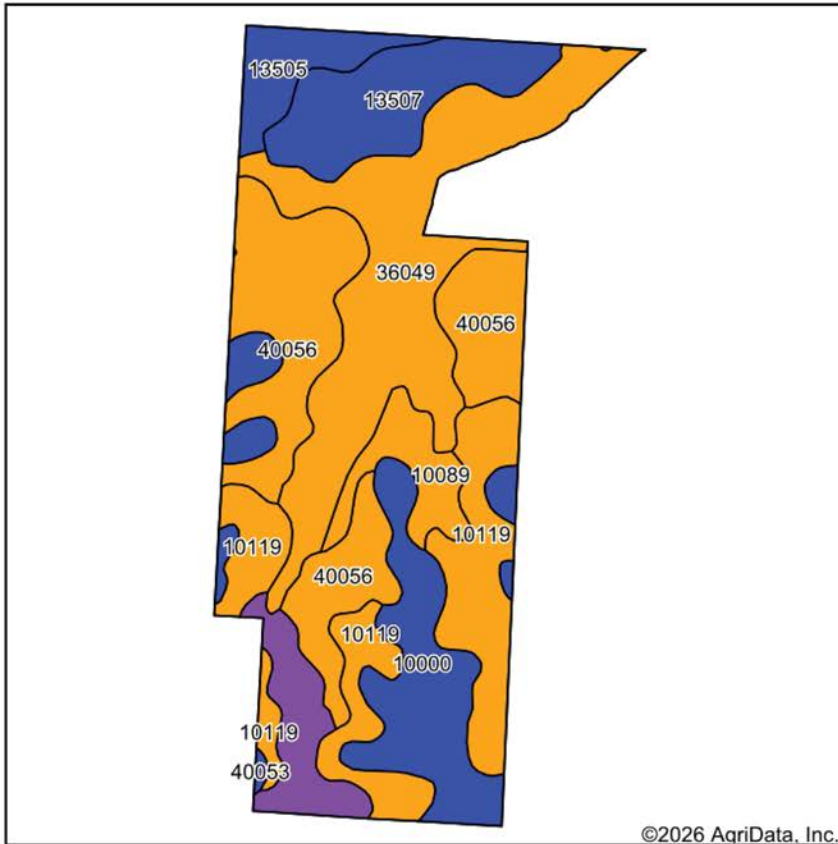


4/4/2026

9-46N-26W
Johnson County
Missouri

Boundary Center: 38° 47' 54.56, -93° 47' 8.14

SOILS MAP



State: **Missouri**
 County: **Johnson**
 Location: **9-46N-26W**
 Township: **Warrensburg**
 Acres: **227.21**
 Date: **4/4/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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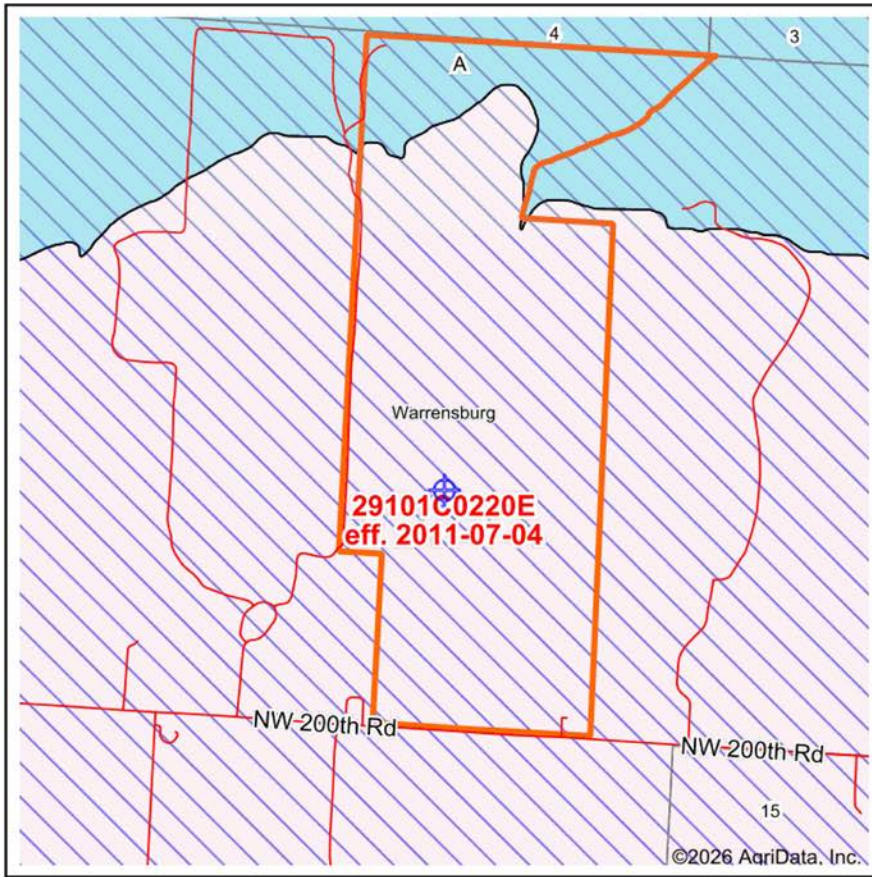
Area Symbol: MO101, Soil Area Version: 30

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	53.76	23.7%		> 6.5ft.	IIIw	56	56	38
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	49.54	21.8%		> 6.5ft.	IIIe	77	77	71
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	37.82	16.6%		> 6.5ft.	IIIe	56	56	44
10000	Arisburg silt loam, 1 to 5 percent slopes	31.55	13.9%		> 6.5ft.	Ile	83	82	67
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	21.97	9.7%		> 6.5ft.	IIw	67	67	59
10140	Snead silty clay loam, warm, 5 to 14 percent slopes, eroded	11.70	5.1%		2.9ft. (Paralithic bedrock)	VIe	48	41	34
10089	Mandeville silt loam, 5 to 9 percent slopes	9.74	4.3%		2.9ft. (Paralithic bedrock)	IIIe	68	68	54
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	9.68	4.3%		> 6.5ft.	IIw	77	67	76
40053	Deepwater silt loam, 2 to 5 percent slopes	1.45	0.6%		> 6.5ft.	Ile	84	84	80
Weighted Average						2.87	*n 66.6	*n 65.6	*n 54.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 38° 47' 50.36, -93° 47' 16.11
 State: MO Acres: 227.21
 County: Johnson Date: 4/4/2026
 Location: 9-46N-26W
 Township: Warrensburg

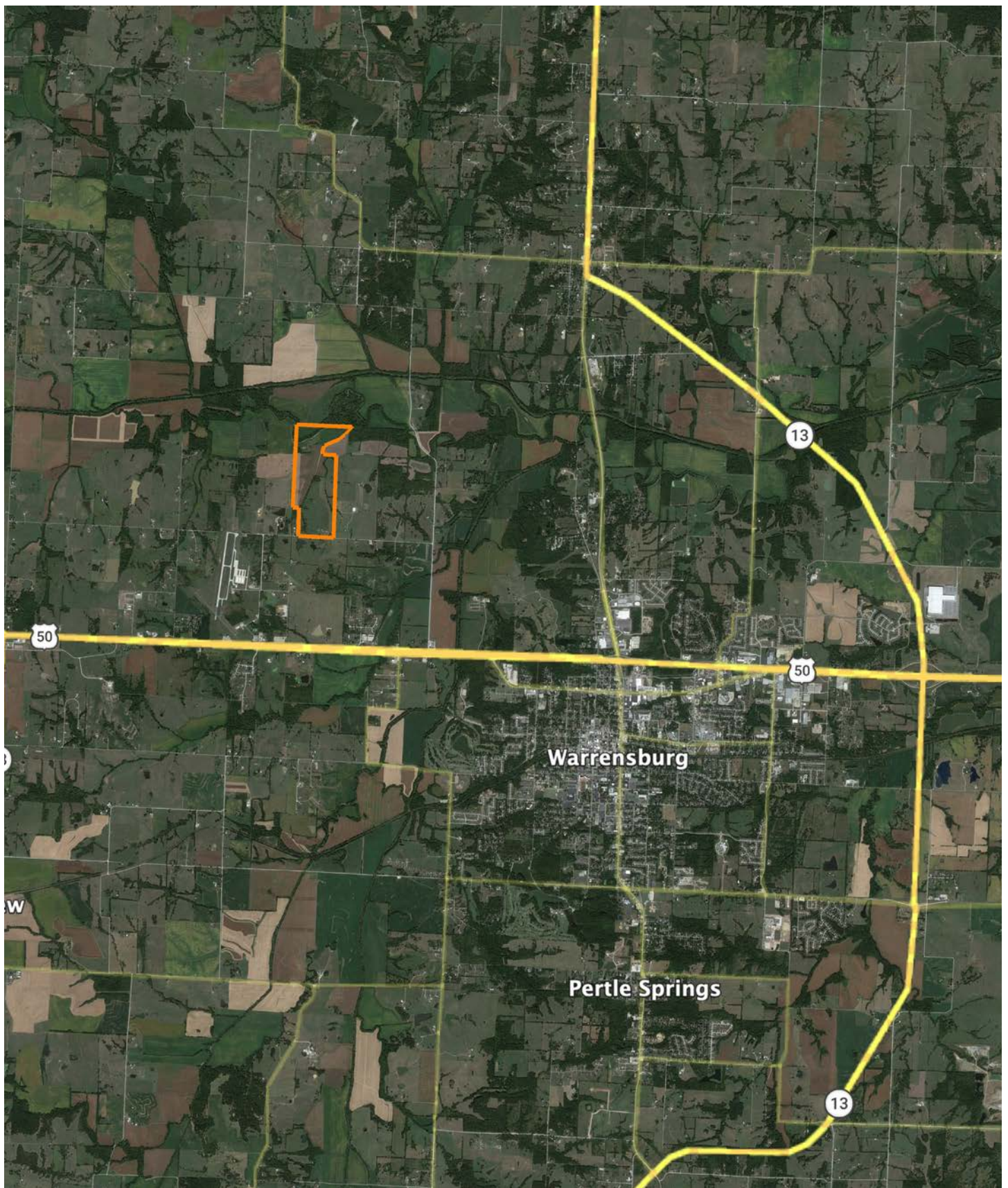


Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
JOHNSON COUNTY	290809	Johnson	Regular	227.21	100%
Total				227.21	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	190.66	83.9%	
A		100-year Floodplain	36.55	16.1%	
Total			227.21	100%	
Panel	Effective Date	Acres	Percent		
29101C0220E	7/4/2011	227.21	100%		
Total		227.21	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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