

MIDWEST LAND GROUP PRESENTS

19 ACRES IN

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# JOHNSON COUNTY MISSOURI



1164 NW 271ST ROAD, WARRENSBURG, MO, 64093

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL JOHNSON COUNTY PROPERTY WITH SHOUSE AND IDEAL BUILD SITE

If you are looking for that dream property in rural Johnson County, Missouri, this 19 +/- acre parcel may be just what you are looking for! With a shouse already on the land and the start and setup of a dream home with a walkout basement overlooking a 0.7 acre pond, the stage is set for a forever homesite. The basement footers, walls, and piers are poured for a home, and plans for the home will come with the purchase. With the flatwork not poured, the layout of drains, plumbing, and in-floor heat can be modified to your plans. A portion or all of the shouse can be converted back to a shop once the home is built.

The shouse consists of a kitchen, 4 bedrooms, 2 bathrooms, a large open area, and even an extra 12'x12' utility room that includes a boiler for floor heat in the shouse. A portion of the concrete floor in front of one of the overhead doors is void of floor heat for the

installation of a vehicle lift to be installed. The footprint is here for a dream rural setting with a new home and shop at the end of the 850+ foot driveway, keeping noise and dust a distant thought!

A new 5-wire fence marking the south line runs along the driveway from east to west, separating the property from the pasture to the south. The west property line is tree-lined and provides protection from the agricultural fields to the west. The north portion is made up of roughly 7.5 acres of timber and a creek with a couple of clearings within, setting the stage for ideal food plot areas for wildlife. A campfire clearing down by the creek is the ideal setting for evening campfire roasts and relaxation. The remaining acreage can be fenced for grazing livestock or left to mow and have abundant yard space!



# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **19**

- 850+ feet of driveway off of NW 271st Road
- 32'x50' shouse, nearly all finished with ability to convert some back to shop
- Existing footers, piers, and basement walls already poured
- Pasture grazing potential
- Plans for home will come with purchase
- Walkout basement overlooking pond
- Wildlife presence
- 0.7 acre pond
- Crest Ridge R-7 School District
- 20 minutes from Warrensburg, MO
- Less than 15 minutes to I-70



# 32'X50' SHOUSE

The shouse consists of a kitchen, 4 bedrooms, 2 bathrooms, a large open area, and even an extra 12'x12' utility room that includes a boiler for floor heat in the shouse.



# WALKOUT BASEMENT POURED

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# 0.7 ACRE POND

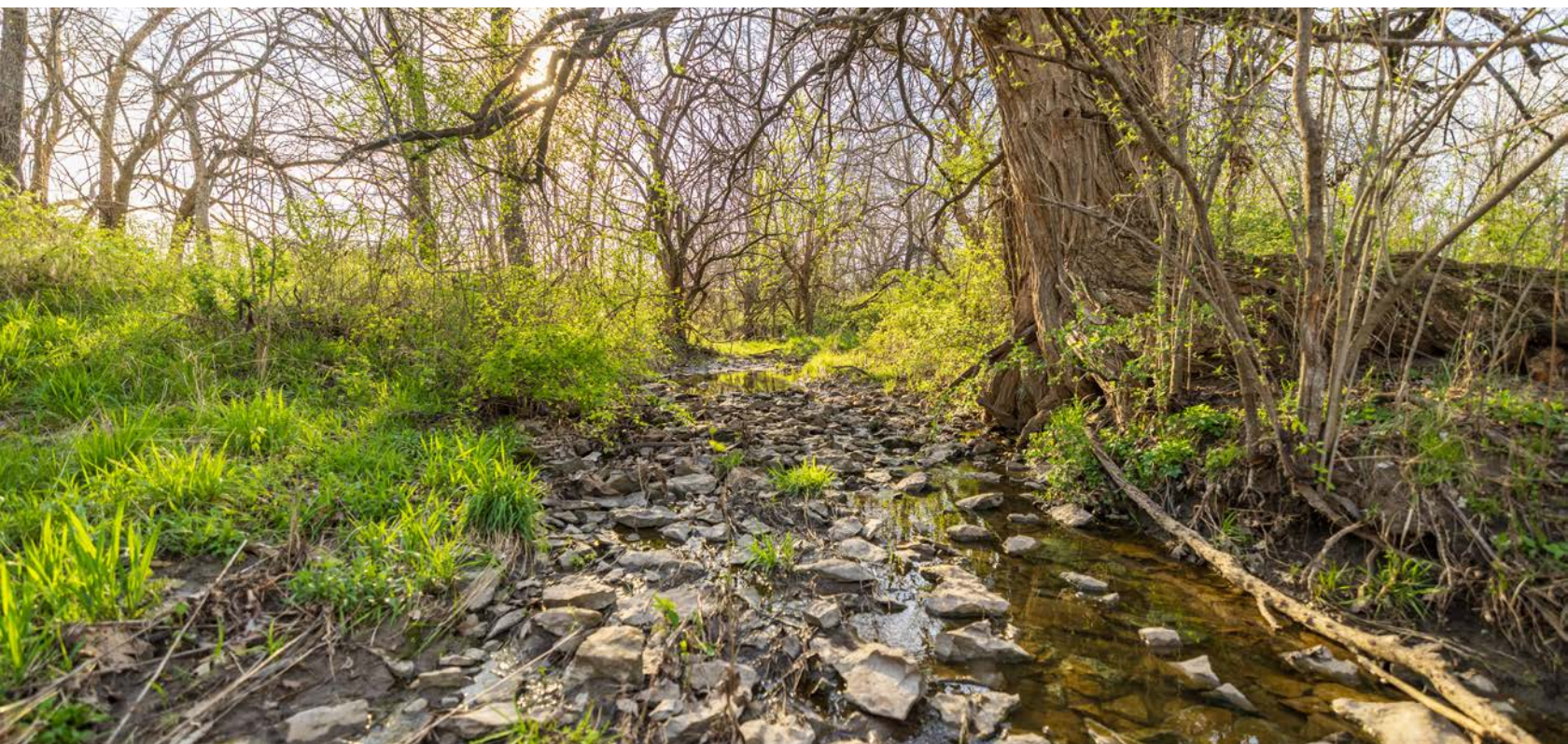
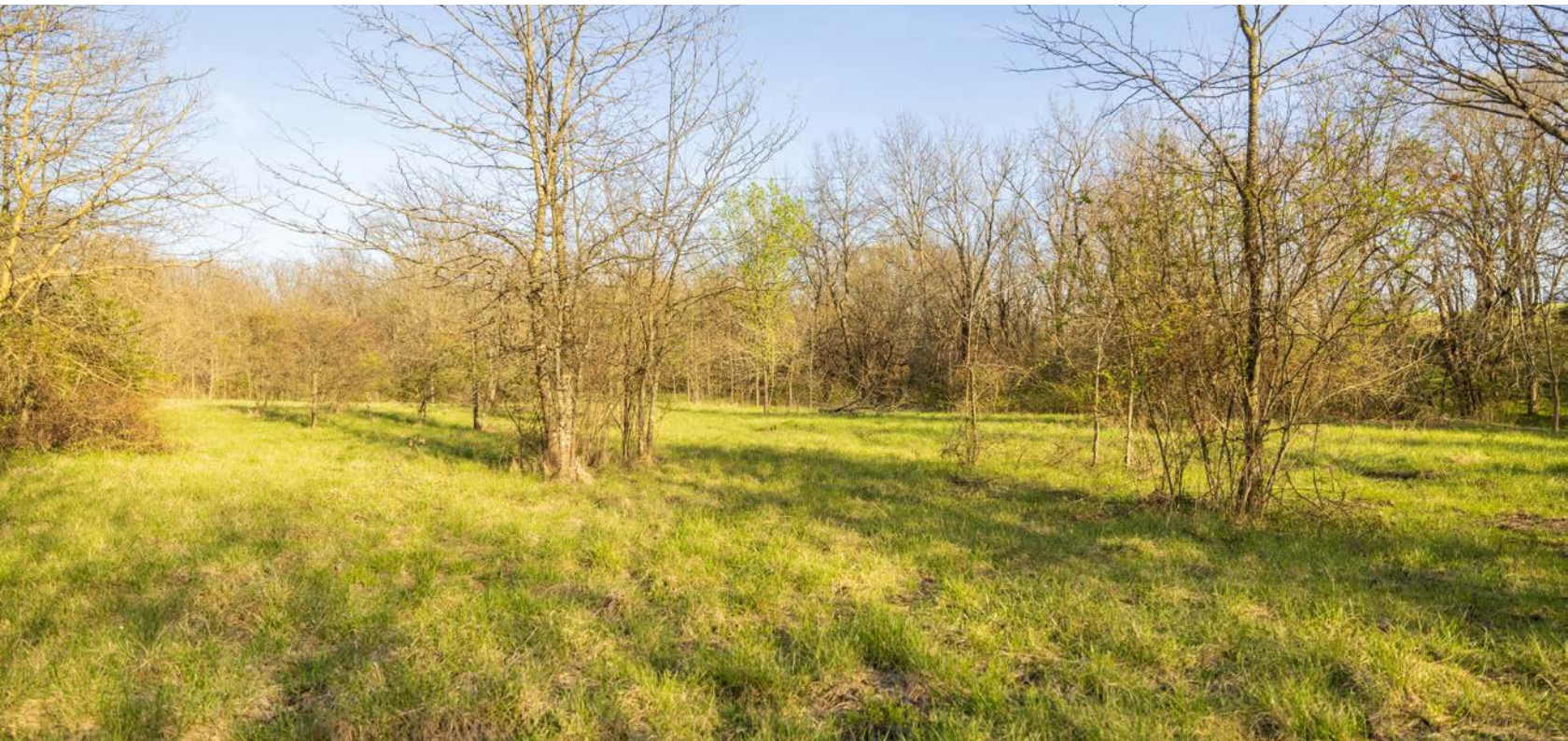
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## 7.5 ACRES OF TIMBER AND A CREEK

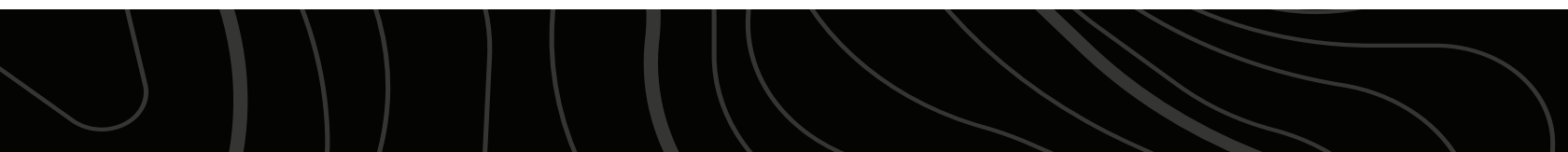
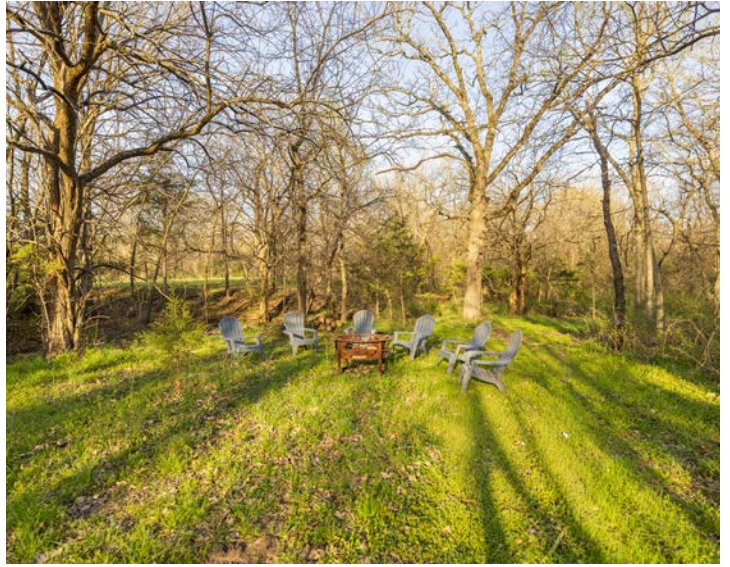
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The north portion is made up of roughly 7.5 acres of timber and a creek with a couple of clearings within, setting the stage for ideal food plot areas for wildlife.

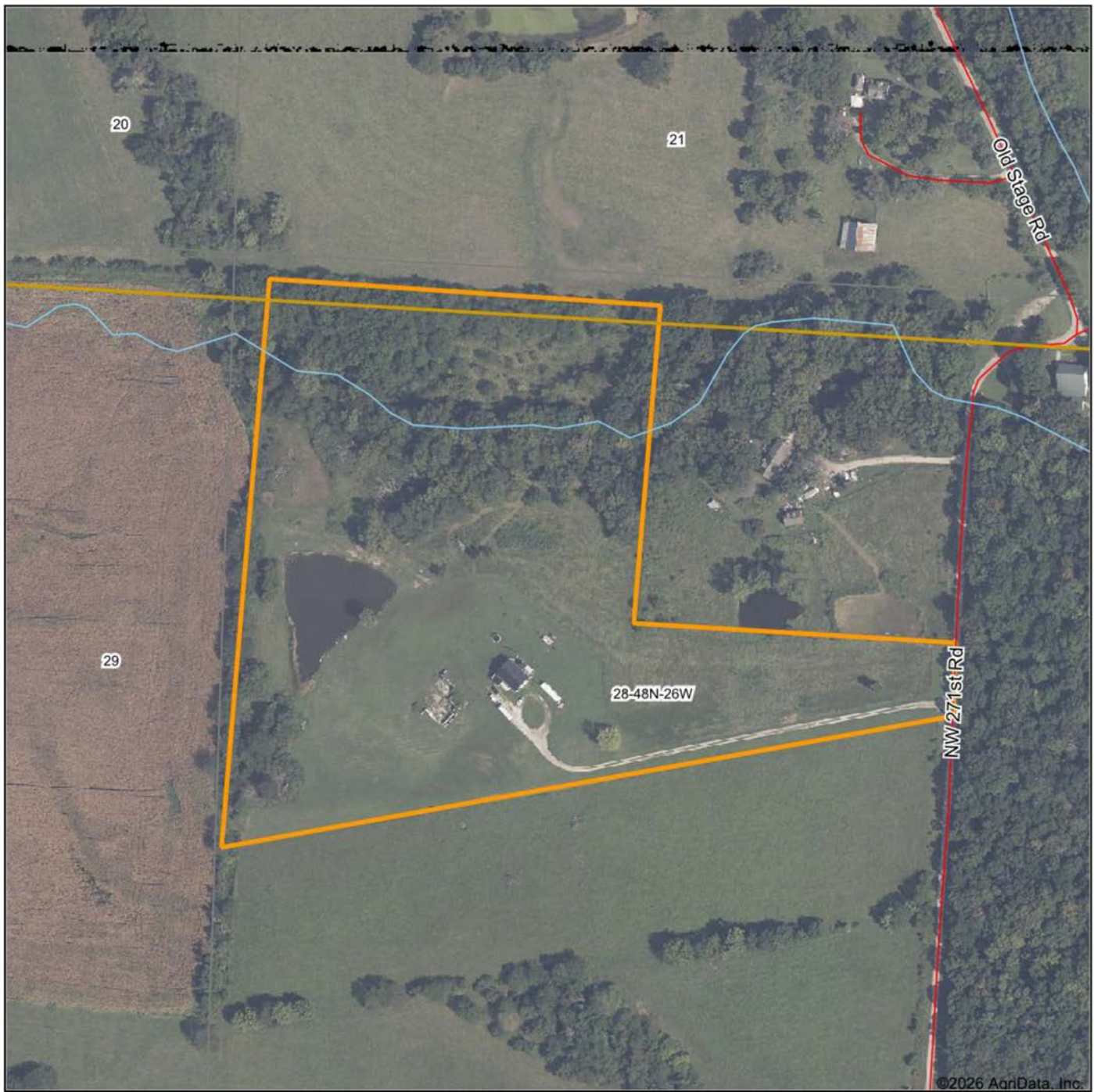


# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 38° 56' 6.42, -93° 47' 44.66



Maps Provided By:



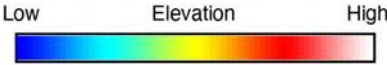
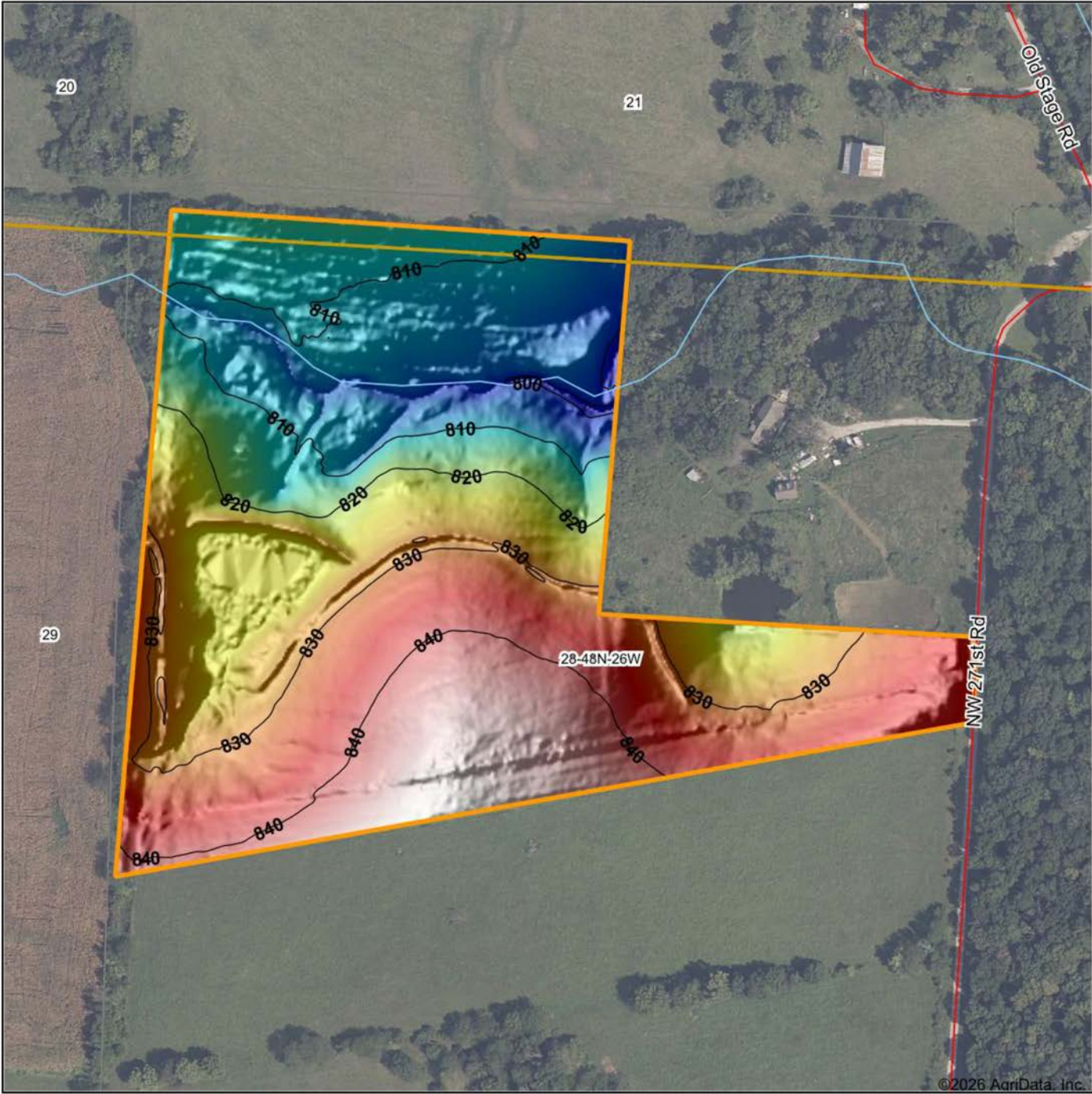
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**28-48N-26W**  
**Johnson County**  
**Missouri**



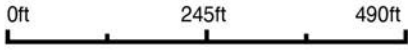
4/14/2026

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 798.7  
 Max: 848.6  
 Range: 49.9  
 Average: 824.8  
 Standard Deviation: 13.22 ft

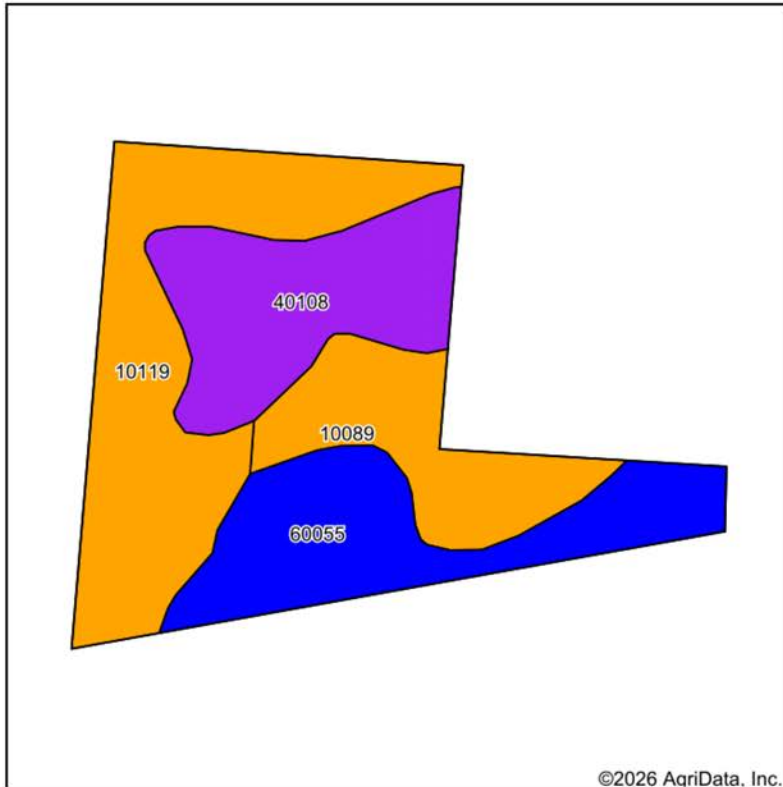


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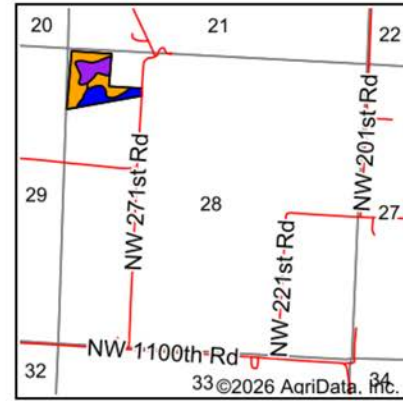
**28-48N-26W**  
**Johnson County**  
**Missouri**

Boundary Center: 38° 56' 6.42, -93° 47' 44.66

# SOILS MAP



Soils data provided by USDA and NRCS.







State: **Missouri**  
 County: **Johnson**  
 Location: **28-48N-26W**  
 Township: **Hazel Hill**  
 Acres: **18.82**  
 Date: **4/14/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	6.59	34.9%		> 6.5ft.	IIIe	0	56	56	44
60055	Winfield silt loam, 2 to 5 percent slopes	4.64	24.7%		> 6.5ft.	Ile	0	84	84	73
40108	Snead-Rock outcrop complex, warm, 14 to 30 percent slopes	4.34	23.1%		2.9ft. (Paralithic bedrock)	VIe	128	35	33	25
10089	Mandeville silt loam, 5 to 9 percent slopes	3.25	17.3%		2.9ft. (Paralithic bedrock)	IIIe	0	68	68	54
<b>Weighted Average</b>						<b>3.45</b>	<b>29.5</b>	<b>*n 60.1</b>	<b>*n 59.7</b>	<b>*n 48.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# OVERVIEW MAP



## AGENT CONTACT

Jason Hilbrenner has been hunting his whole life, everything from waterfowl, turkey, and deer to mushrooms and just about anything in between. Born in Lexington, MO, he graduated from Santa Fe High School in Alma, MO, where he played football, basketball, and baseball. He went on to study at Missouri Valley College in Marshall, MO, earning a Bachelor's degree in business administration with an emphasis in finance.

For 20 years, Jason worked in agriculture for Central Missouri AgriService holding several jobs, including those of a custom applicator and agronomy salesman. Here, at Midwest Land Group, he's able to realize his passion for working in the outdoors and sharing that love with his clients. With great appreciation for the land, this hard-working agent is able to serve his clients greatly and make their real estate dreams come true for buyers and sellers alike.

Jason serves on the MU Extension Council (Lafayette County), is a member of the Waverly JC's, and also coaches little league baseball. When he's not working, you can most likely find him hunting, golfing, fishing, riding ATVs and spending time with his family. Jason lives with his wife Kristen, and children Maryn and Myles, in Waverly, MO.



**JASON HILBRENNER, LAND AGENT**  
**660.770.3165**

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