

MIDWEST LAND GROUP PRESENTS



132 ACRES

JOHNSON COUNTY, MO

West Division Road, Holden, Missouri 64040



MIDWEST LAND GROUP IS HONORED TO PRESENT

132 +/- ACRES OF PRISTINE GRASS, HUNTING, FISHING, AND POTENTIAL HOMESTEAD

This exceptional 132 +/- acre property offers the perfect blend of productive pasture, premium wildlife habitat, and outstanding recreational appeal - all within convenient reach of Lee's Summit, Holden, and Warrensburg. The farm features an incredibly healthy and well-managed stand of grass. The pasture has been exceptionally maintained and is notably clean, free of invasive species and woody encroachment, creating a highly productive and visually impressive grazing operation. An established hay field provides more diversity and could be converted to tillable acres. Additionally, more of the farm could potentially be converted to tillable acreage if desired.

The property also boasts a beautiful and diverse mix of mature hardwood timber, including oak, walnut, hickory, and ash, offering both aesthetic beauty and long-term timber value. A wet-weather creek winds through the timbered draw, creating ideal wildlife habitat and water for the cattle. Deer sign is abundant throughout the property, turkeys are frequently seen and heard, and an impressive number of coveys of quail can often be

heard whistling across the hillsides on calm mornings and evenings. Four ponds are scattered throughout the farm, providing awesome fishing opportunities along with excellent water sources for cattle and wildlife alike. Strong fencing along the road frontage adds practicality and convenience, while an established trail system allows easy access throughout the property. The rolling elevation changes create breathtaking views from the ridge tops looking north across the scenic bottoms below.

In addition to its agricultural and recreational appeal, the property also offers excellent potential as a future build site, with water and electric available at the road. Whether you envision building a forever home overlooking the rolling countryside, running cattle, hunting, fishing, or simply investing in a truly diverse piece of land, this farm offers a rare opportunity to own a clean, highly productive, and incredibly scenic property. Conveniently located just 30 minutes from Lee's Summit, 5 minutes from Holden, and 15 minutes from Warrensburg.



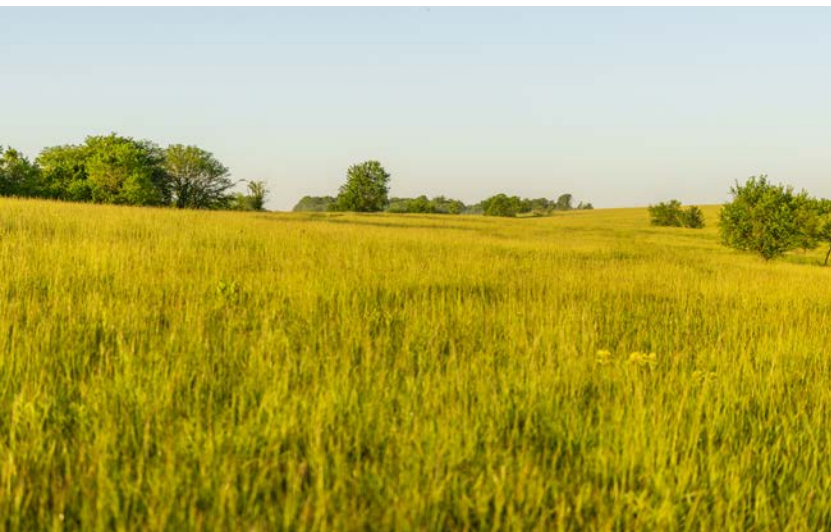
PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **132**

- Pristine grass stand
- 4 ponds
- Great location
- Rural water at the road
- Electric at the road
- Incredible views
- Great stand of timber
- Great deer, turkey, and quail hunting
- Rolling terrain



PRISTINE GRASS STAND



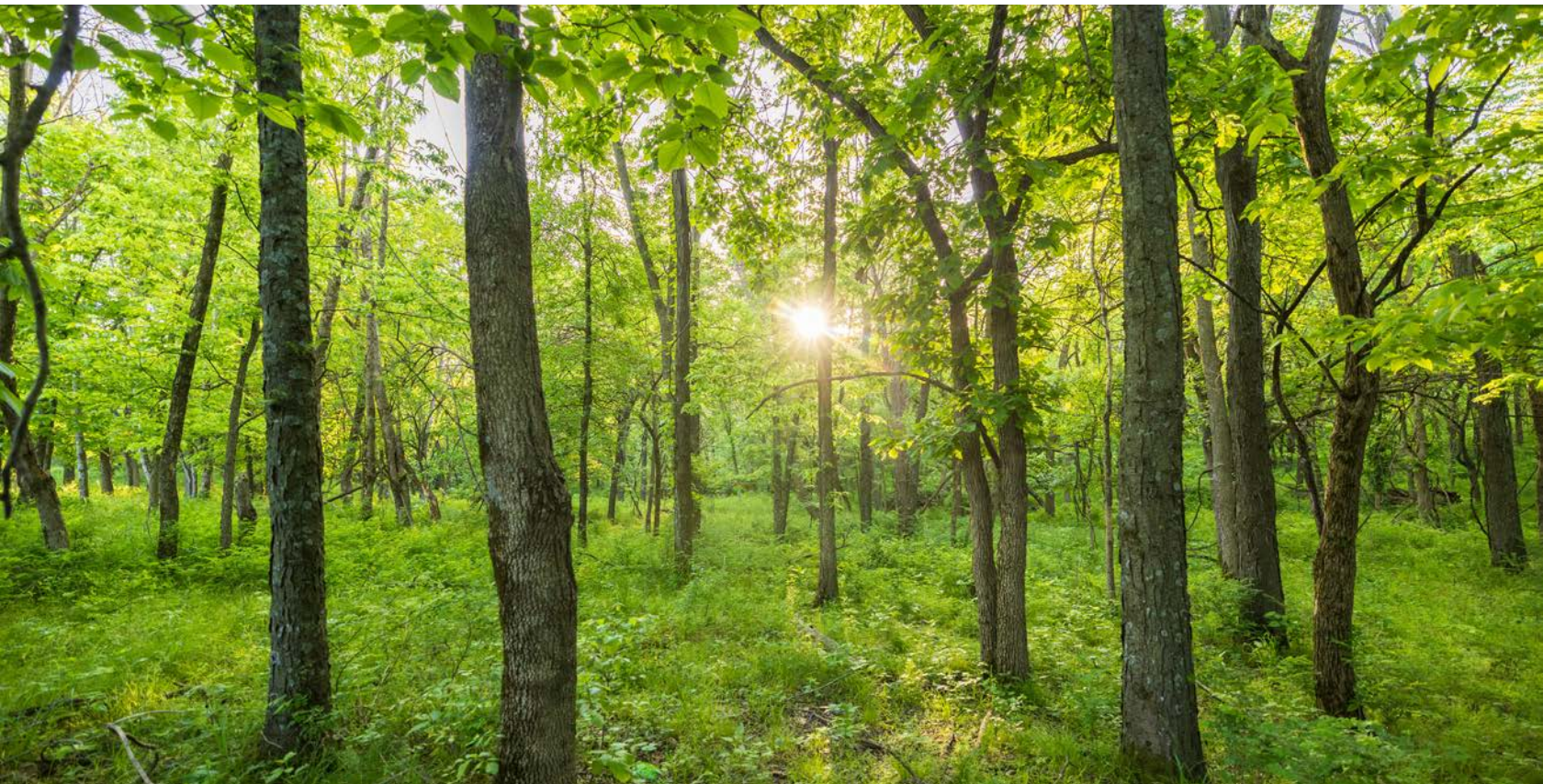
FUTURE BUILD SITE



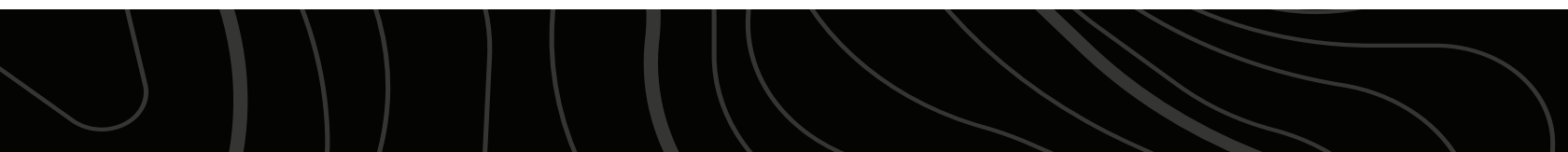
FOUR PONDS



GREAT STAND OF TIMBER



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 788.2

Max: 870.7

Range: 82.5

Average: 832.3

Standard Deviation: 17.09 ft

0ft 667ft 1334ft

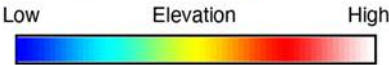
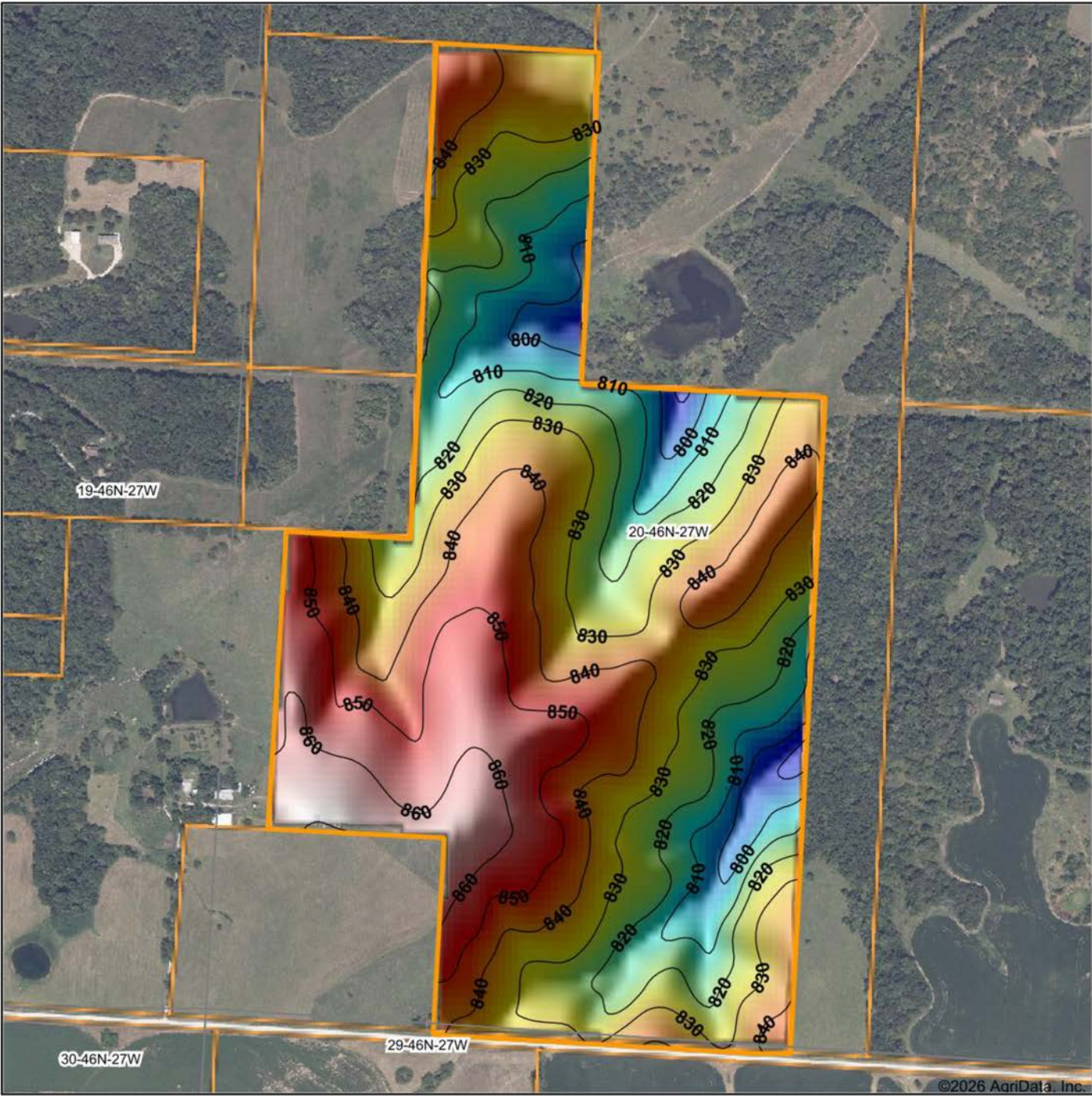


5/14/2026

20-46N-27W
Johnson County
Missouri

Boundary Center: 38° 46' 23.28, -93° 55' 44.85

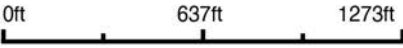
HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 788.2
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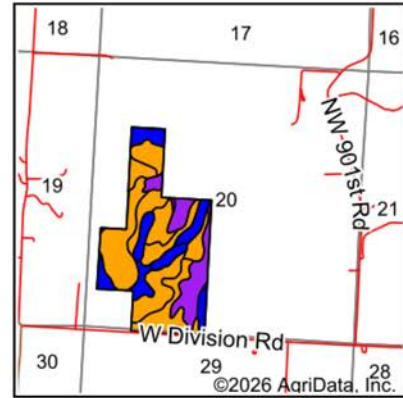
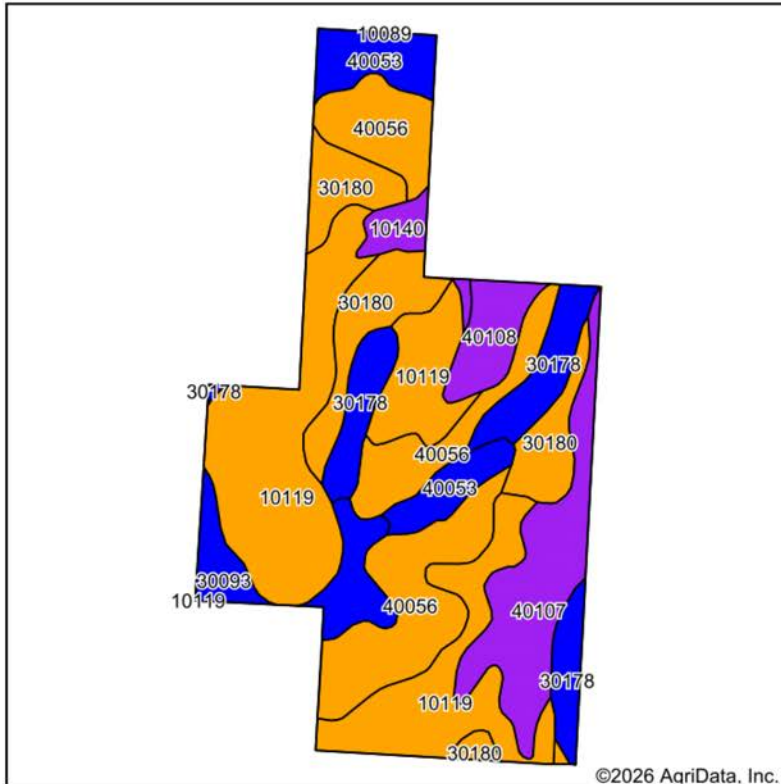


5/14/2026

20-46N-27W
Johnson County
Missouri

Boundary Center: 38° 46' 23.28, -93° 55' 44.85

SOILS MAP



State: **Missouri**
 County: **Johnson**
 Location: **20-46N-27W**
 Township: **Madison**
 Acres: **134.04**
 Date: **5/14/2026**



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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 Soybeans
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	41.93	31.3%		> 6.5ft.	Ille		0	56	44
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	26.37	19.7%		> 6.5ft.	Ille		0	77	71
30180	Polo silt loam, 5 to 9 percent slopes, eroded	16.21	12.1%		> 6.5ft.	Ille		0	79	58
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	14.21	10.6%		2.9ft. (Paralithic bedrock)	Vle	170	45	42	35
30178	Polo silt loam, 2 to 5 percent slopes	12.24	9.1%		> 6.5ft.	Ile		0	76	63
40053	Deepwater silt loam, 2 to 5 percent slopes	8.39	6.3%		> 6.5ft.	Ile		0	84	80
30093	Haig silt loam, 0 to 2 percent slopes	7.26	5.4%		> 6.5ft.	Ilw		0	74	65
40108	Snead-Rock outcrop complex, warm, 14 to 30 percent slopes	4.84	3.6%		2.9ft. (Paralithic bedrock)	Vle	128	35	33	25
10140	Snead silty clay loam, warm, 5 to 14 percent slopes, eroded	2.59	1.9%		2.9ft. (Paralithic bedrock)	Vle		0	48	34
Weighted Average						3.28	22.6	*n 65.4	*n 64.7	*n 54.3

*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

Born in Missouri, Nate Flynn always had great outdoor experiences at his fingertips. Some of his earliest memories involve hunting or fishing with his Dad, Grandpa and Uncle. He picked up a bow at age 12 – taking his first Whitetail that same year – and has gone on to become an accomplished hunter with a number of quality animals harvested so far. Having bought and flipped homes for several years, it was natural for Nate to earn his real estate license and bring his knowledge, experience and respect for land to Midwest Land Group. As a professional hunting guide since the age of 19, he’s worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

When he’s not connecting buyers and sellers with land, Nate and his father run a successful 300-acre row crop farming operation in northwestern MO. If his face looks familiar, perhaps you’ve booked a hunt with him at Central Dakota Lodge, a hunting lodge in North Dakota, that he started with his family. Or maybe you’ve seen him starring on the Outdoor Channel’s award-winning “Heartland Bowhunter,” where he is also part of their pro staff. Even though he’s traveled and hunted all across the country, Nate lives in Missouri with his wife, Lauren, and knows Missouri and Kansas land like the back of his hand. This along with a lifetime of hunting, fishing, guiding, farming and filming gives Nate a good eye for matching the right land with the right buyer. When working with Nate, you’ll appreciate his knowledge and approach to helping his clients make the best decisions possible related to land ownership.



NATE FLYNN, LAND AGENT
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