

MIDWEST LAND GROUP PRESENTS

22.31 ACRES IN

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# JOHNSON COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

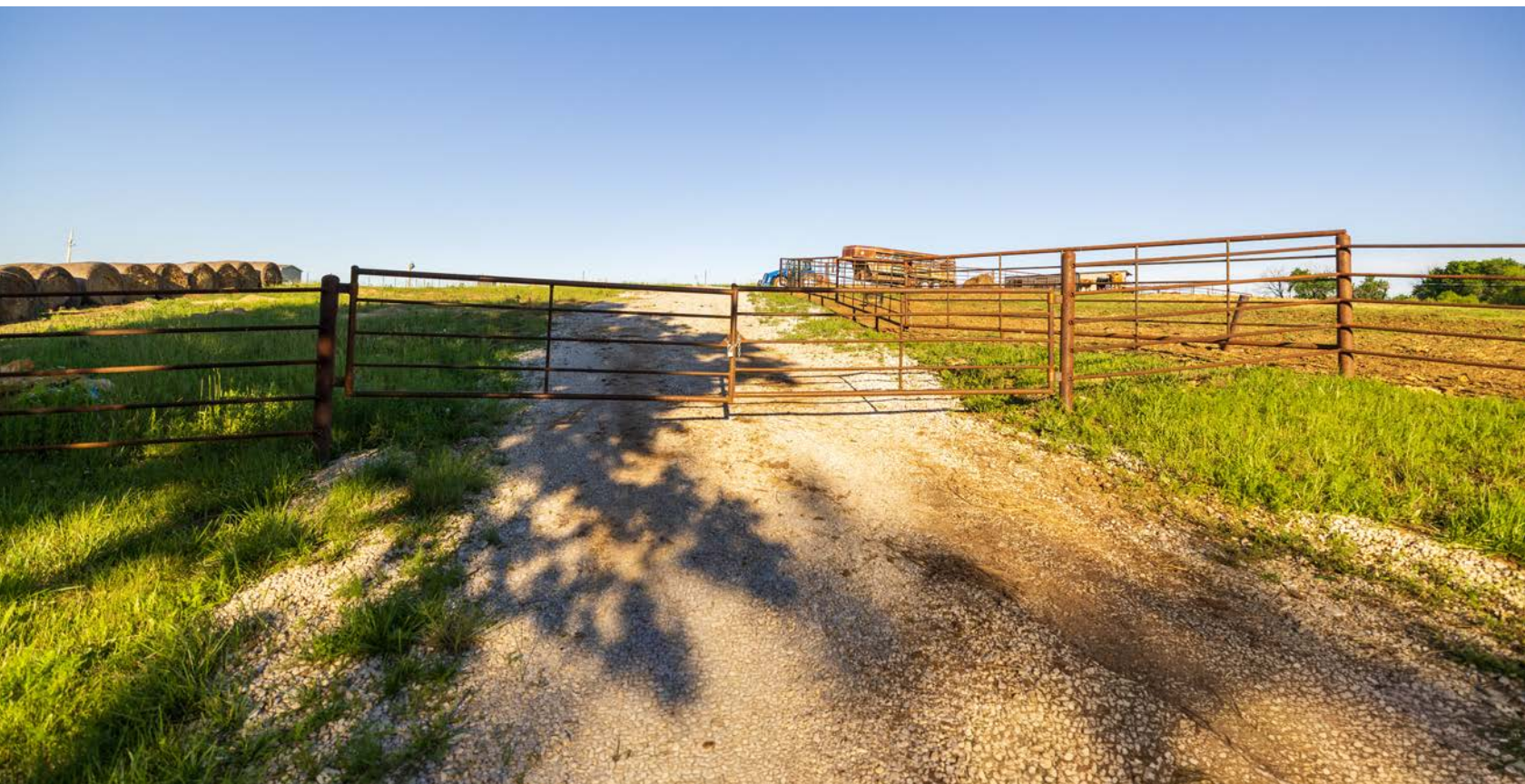
# 22.31 +/- FENCED PASTURE ACRES WITH POND AND BUILD SITE IN JOHNSON COUNTY, MISSOURI

This 22.31 +/- acre property sets up perfect for a small family farm and an incredible home build site with amazing views. It is conveniently located in Johnson County and approximately 3 miles northeast of Holden, Missouri.

As you enter the property, you are greeted with a gated entry. You will quickly notice the amazing new fencing surrounding the property. The land sets up perfect for cattle or other livestock grazing. The acreage mainly consists of productive pasture ground and is complemented by a pond. A creek drainage with shade

trees runs along a portion of the land. Rural water is on site, and electricity runs along the road frontage, making it a real possibility to build your dream home. Disappear far off the road and build overlooking the pond with amazing country views. The sunrises and sunsets will be hard to beat.

Perfect country settings for hobby farms this close to the Kansas City area are highly sought after. This is as fine as they come. Call Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **22.31**

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- 22.31 +/- surveyed acres
- Potential build site
- Rural water on site
- Electricity along the road
- Gated entry
- Pond with water tank
- Creek drainage with trees
- New fencing on all sides
- Productive pasture ground
- 3 miles to Holden
- 25 minutes to Warrensburg
- 35 minutes to Lee's Summit



# PRODUCTIVE PASTURE GROUND

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The land sets up perfect for cattle or other livestock grazing. The acreage mainly consists of productive pasture ground and is complemented by a pond.



## CREEK DRAINAGE WITH TREES

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## POND WITH WATER TANK

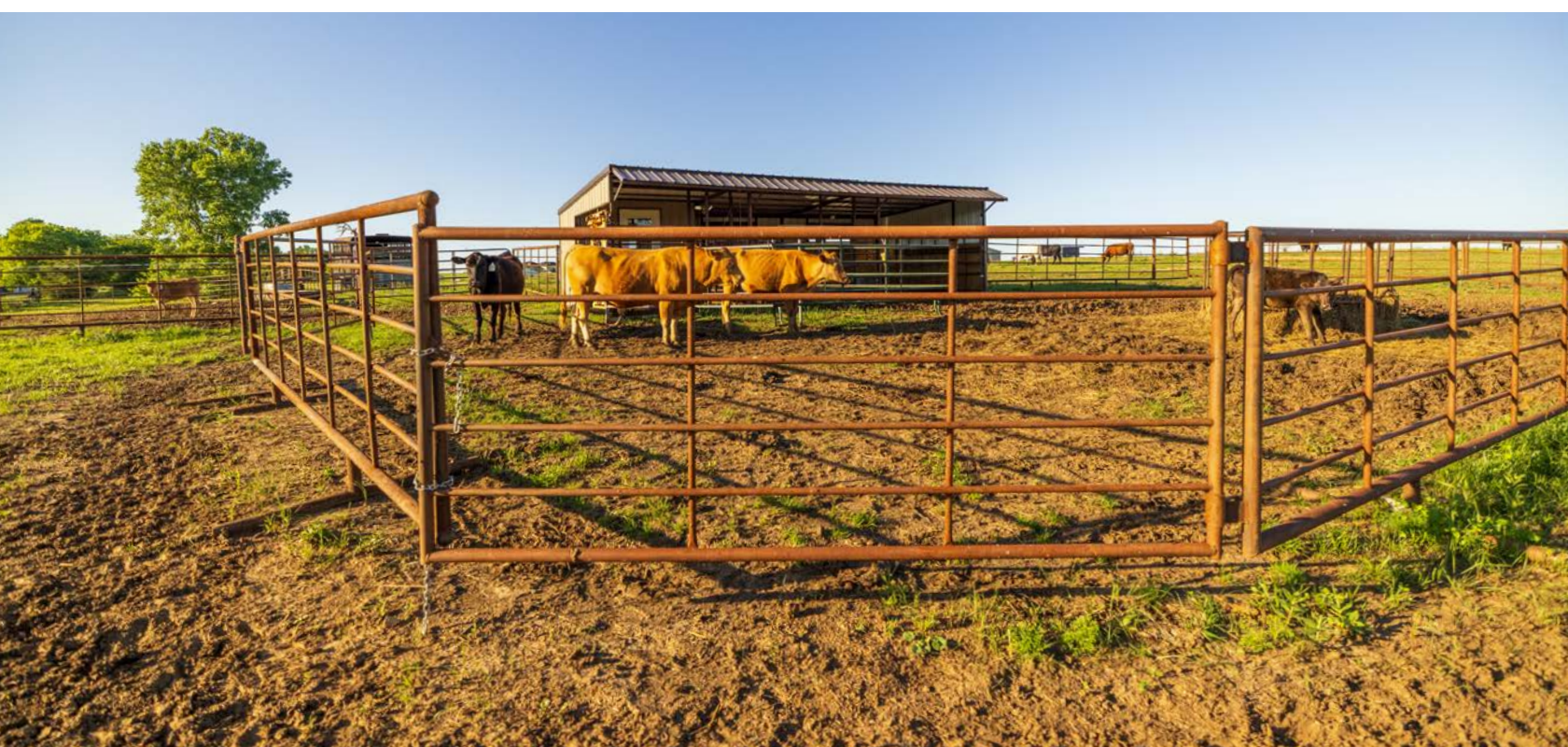
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# FENCED AND GATED FOR CATTLE

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As you enter the property, you are greeted with a gated entry. You will quickly notice the amazing new fencing surrounding the property. The land sets up perfect for cattle or other livestock grazing.



# POTENTIAL BUILD SITE

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This 22.31 +/- acre property sets up perfect for a small family farm and an incredible home build site with amazing views. It is conveniently located in Johnson County and approximately 3 miles northeast of Holden, Missouri.



# UTILITIES IN PLACE

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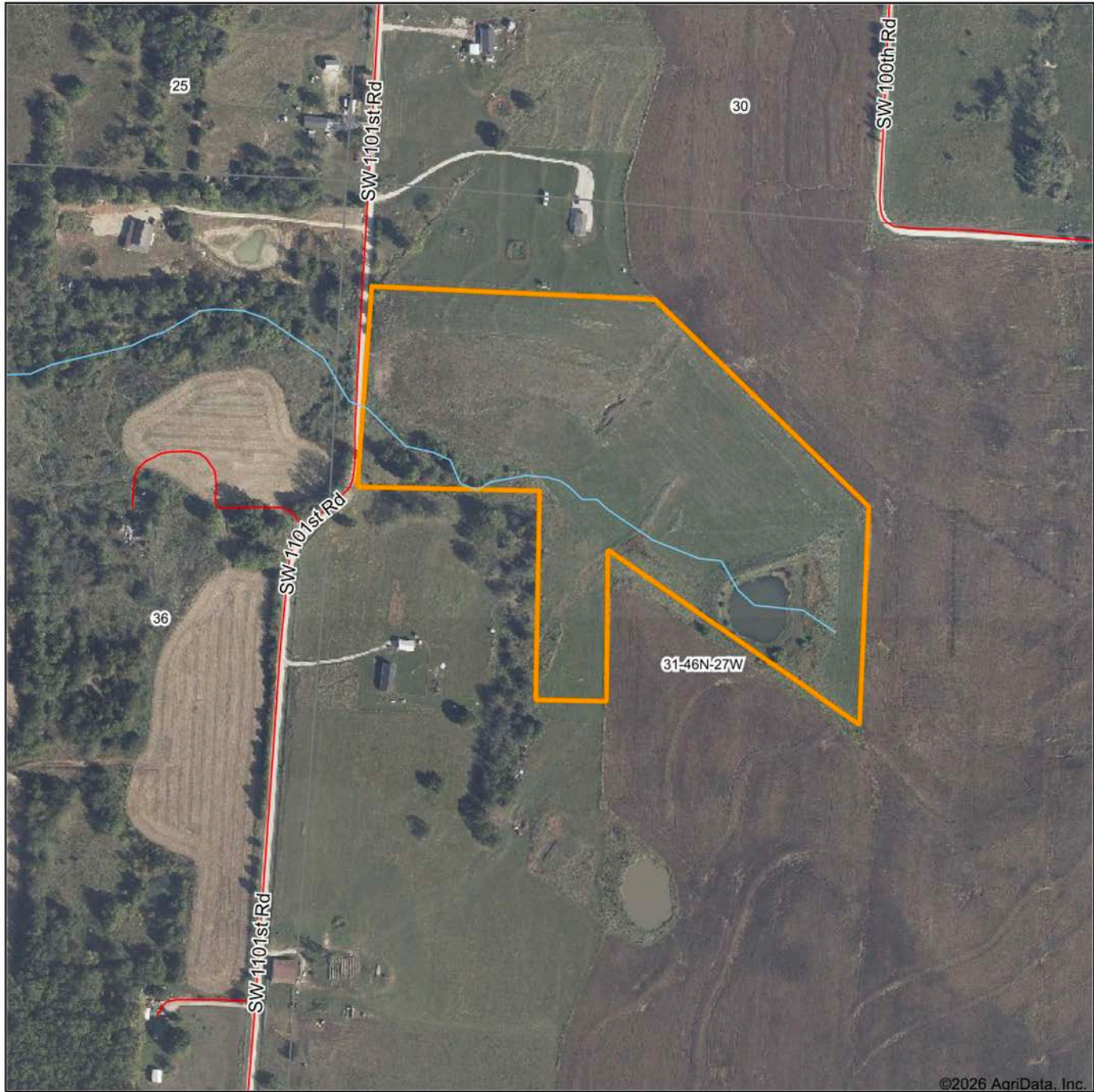


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 38° 45' 4.84, -93° 57' 4.87

0ft 418ft 836ft



Maps Provided By:



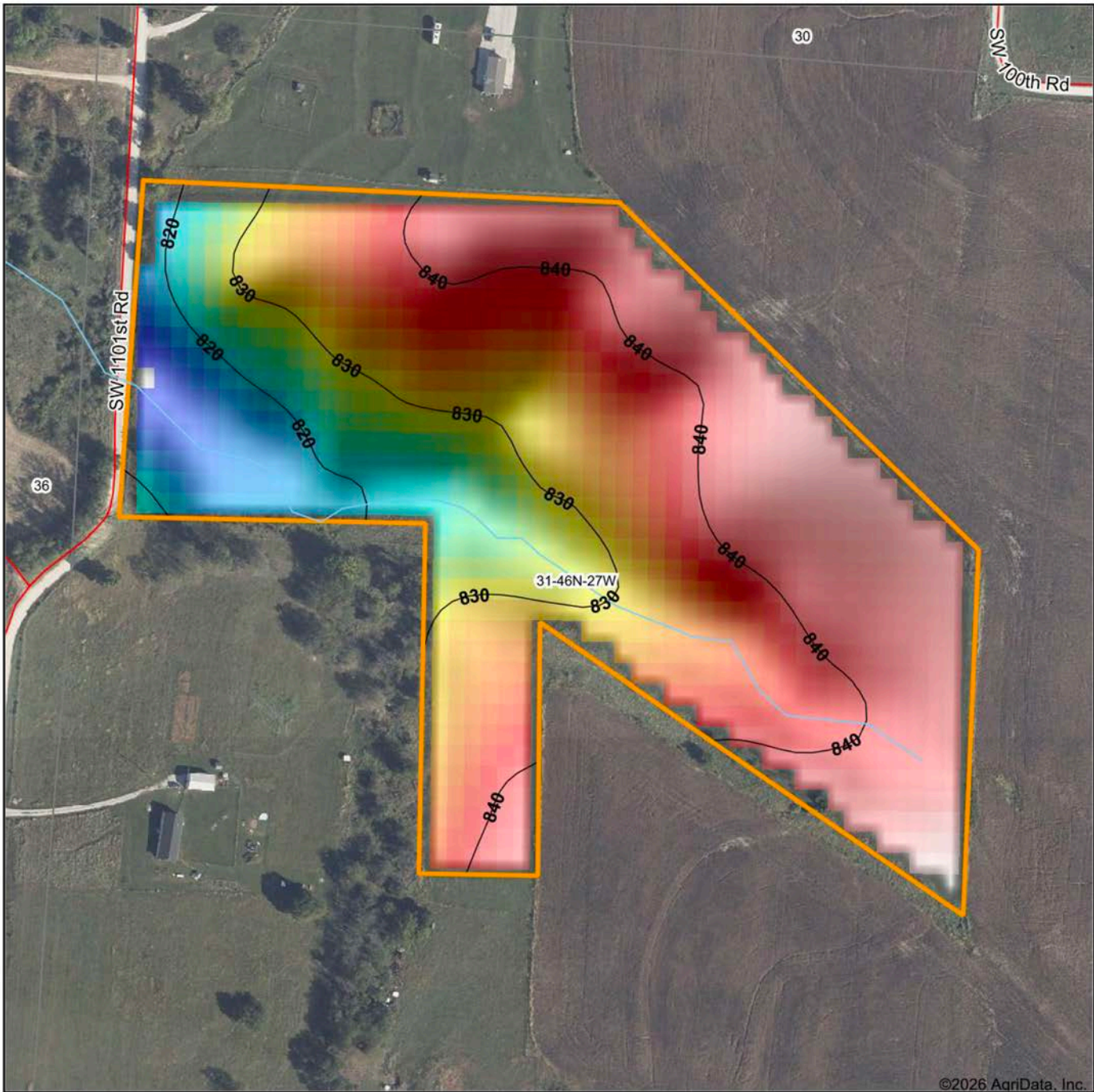
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**31-46N-27W**  
**Johnson County**  
**Missouri**

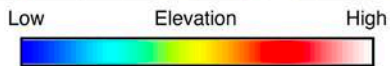


1/29/2026

# HILLSHADE MAP



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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 811.8  
 Max: 847.4  
 Range: 35.6  
 Average: 834.0  
 Standard Deviation: 8.37 ft

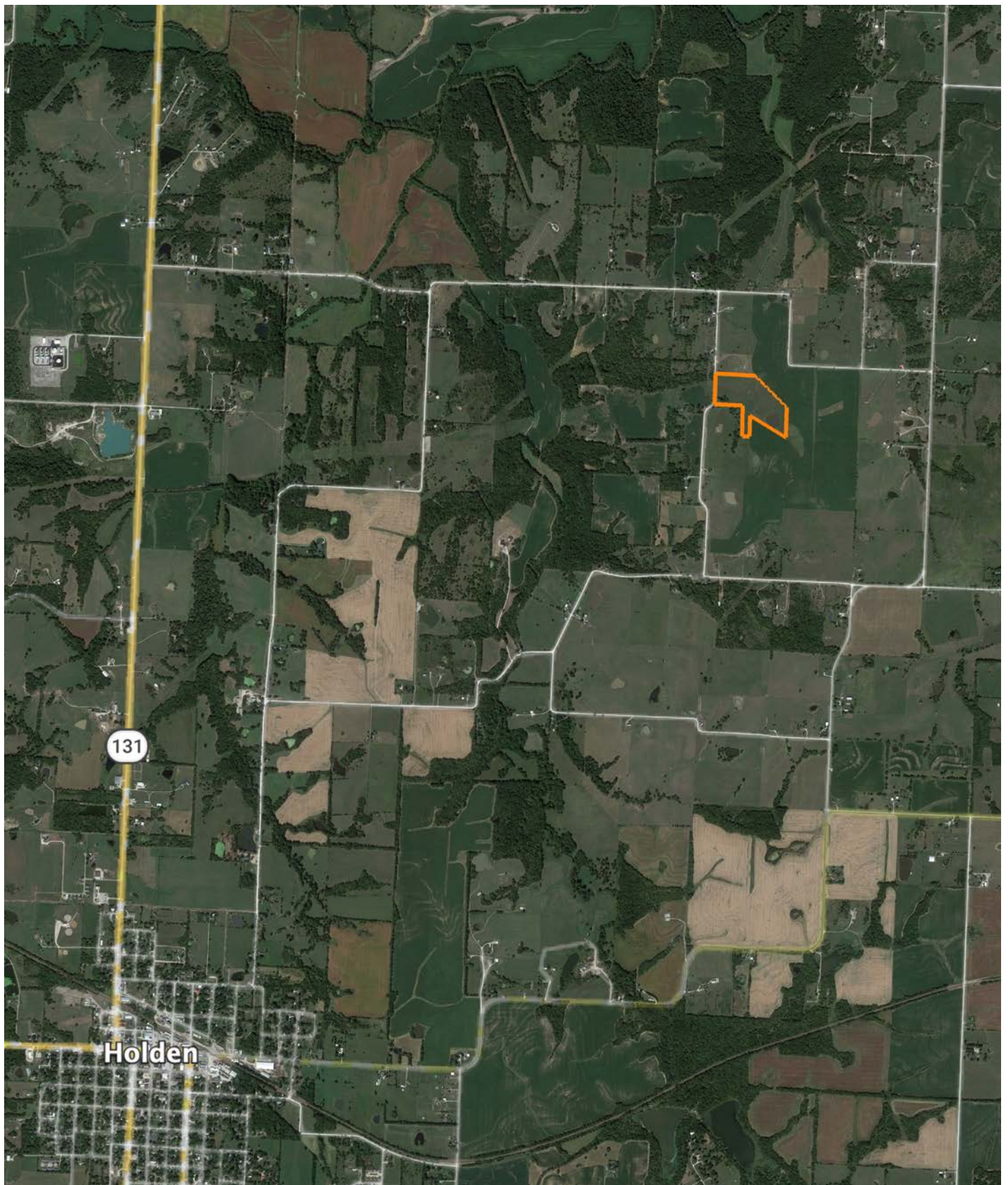


1/29/2026

**31-46N-27W**  
**Johnson County**  
**Missouri**

Boundary Center: 38° 45' 4.84, -93° 57' 4.87

# OVERVIEW MAP



# AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



**SKYLER WIRSIG**

LAND AGENT

**816.500.0168**

[SWirsig@MidwestLandGroup.com](mailto:SWirsig@MidwestLandGroup.com)



**MidwestLandGroup.com**

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