

MIDWEST LAND GROUP PRESENTS



36.8 ACRES

JOHNSON COUNTY, MO

TBD Southeast 400th Road, Warrensburg, MO 64093



MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING BUILD SITES WITH 10 +/- ACRE LAKE & MANY IMPROVEMENTS

Discover the perfect blend of scenic beauty, functionality, and location with this exceptional 36.8 +/- surveyed acre property in Johnson County and the Warrensburg School District. Already divided into three parcels, this versatile tract offers endless possibilities, whether you're looking to build your dream home or develop into a family compound!

Situated just 10 minutes east of Warrensburg and 15 minutes west of Whiteman Air Force Base, the property provides a convenient commute while maintaining a peaceful, rural setting. Located only ½ mile north of Y Highway, accessibility is a major advantage, with an established driveway and two additional driveways already in place.

The land features a stunning 10 +/- acre lake, creating a picturesque centerpiece with multiple elevated build sites that offer breathtaking views, ideal for

either a home on a pad or a walk-out basement.

Improvements include a newer 60'x90'x16' three-sided pole barn, perfect for equipment storage or agricultural use, along with a large, older livestock barn. Utilities are already in place, with electric, rural water, and a private well on the property, saving both time and development costs. The acreage is primarily clean pasture with well-maintained grasses and fencing along most of the boundary, making it suitable for livestock or recreational use.

Whether you're seeking a private retreat, a productive piece of land, or a prime building opportunity not far from the Kansas City area, this property checks all the boxes. Contact Derek Payne today at (573) 999-4574 for more information or to set up a showing!



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **36.8**

- 36.8 +/- surveyed acres
- Currently surveyed into three parcels
- Warrensburg, Missouri
- Warrensburg School District
- 10 minutes East of Warrensburg, Missouri
- 15 minutes West of Whiteman Air Force Base
- 50 minutes East of Lee's Summit and the surrounding KC area
- 1/2 mile North of Y Highway
- 10 +/- acre lake
- Established driveway and entrance
- Two additional entrances
- Electric meter on the property
- Water meter on the property
- Well located on the property
- Newer 60'x90'x16' three-sided pole barn
- Large older livestock barn
- Each build site lies great for a pad or walk-out basement
- Multiple beautiful build sites overlooking the lake
- Easy commute to Warrensburg, Knob Noster, or Whiteman Air Force Base
- Clean pasture grasses
- Fencing along most of the boundary



36.8 +/- ACRES



ESTABLISHED DRIVEWAY AND ENTRANCE



TWO ADDITIONAL ENTRANCES



60'X90'X16' POLE BARN



BUILD SITES OVERLOOKING THE LAKE



FENCING ALONG MOST OF BOUNDARY



AERIAL MAP



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Boundary Center: 38° 41' 49.65, -93° 38' 51.47



Maps Provided By:



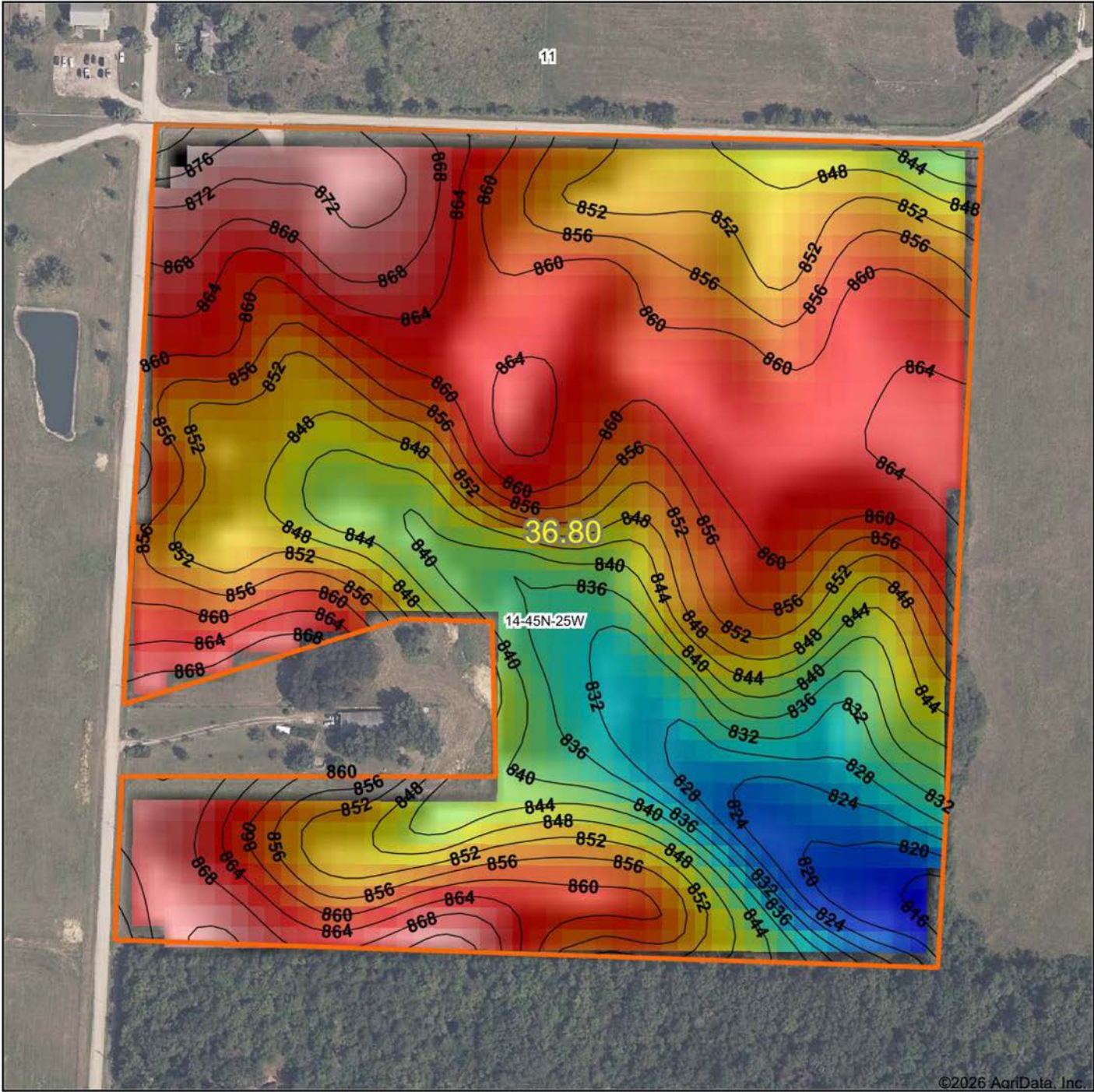
CUSTOMIZED ONLINE MAPPING
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14-45N-25W
Johnson County
Missouri

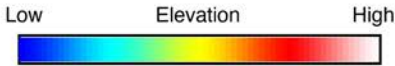


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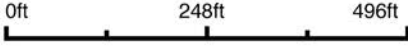
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 814.0
 Max: 879.0
 Range: 65.0
 Average: 852.4
 Standard Deviation: 13.09 ft



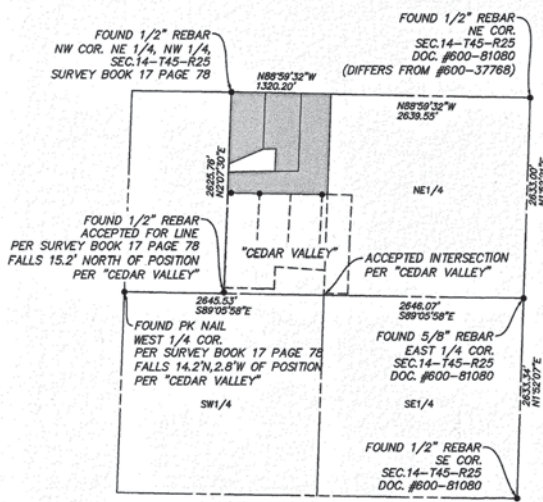
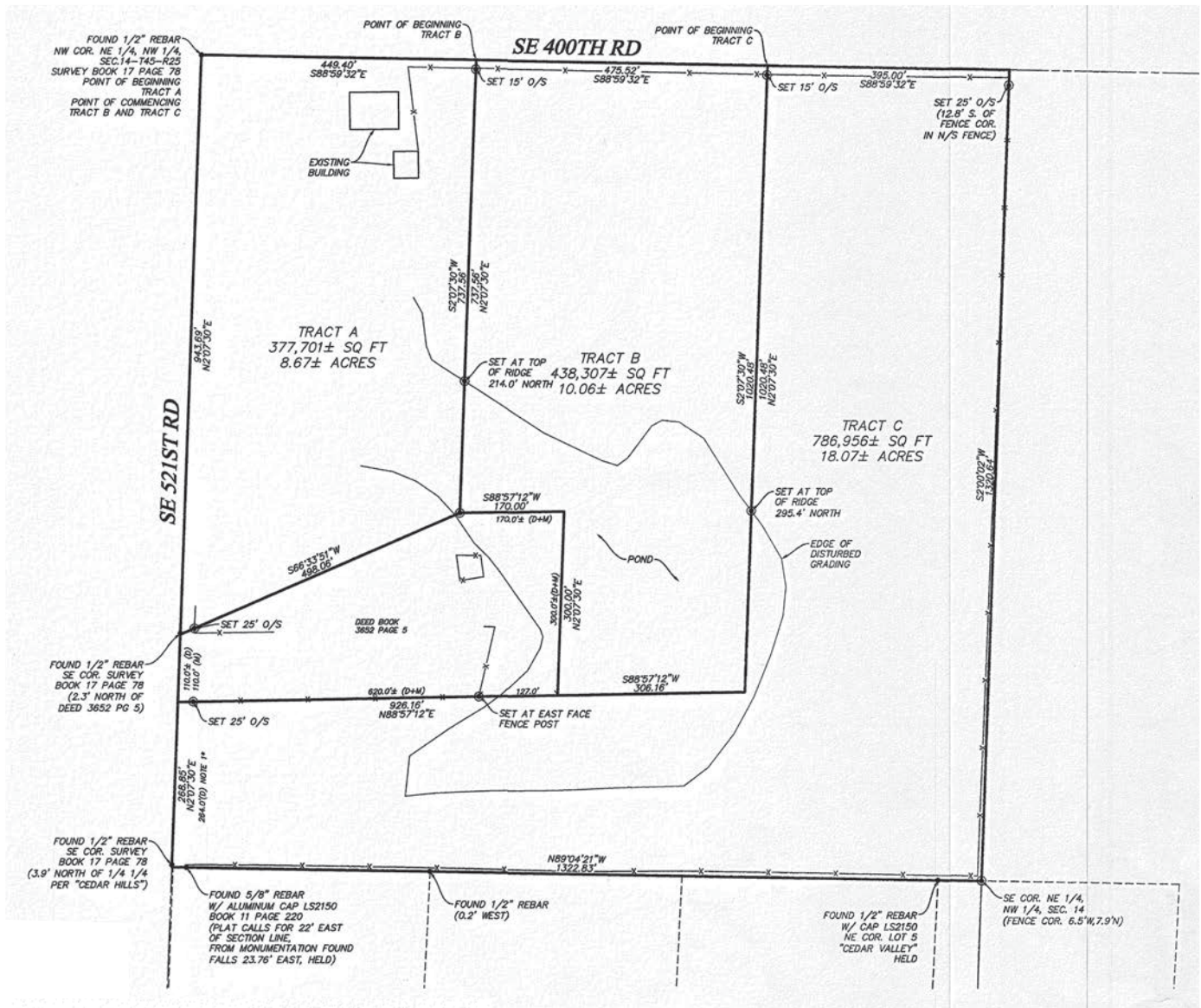
14-45N-25W
 Johnson County
 Missouri

Boundary Center: 38° 41' 49.65, -93° 38' 51.47



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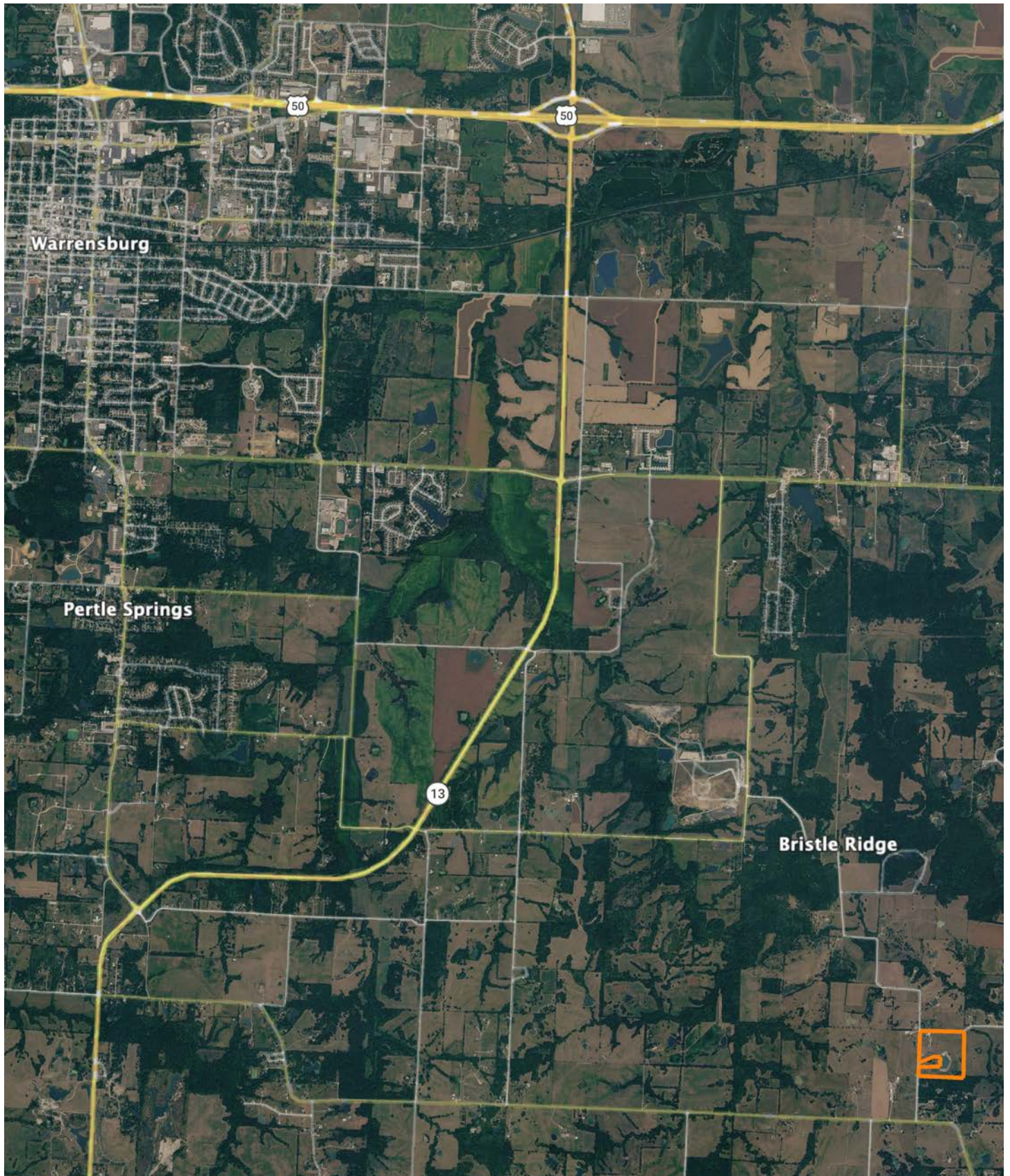
SURVEY



GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE -- WEST ZONE, HAD 83.
- NO TITLE WORK WAS PROVIDED AT THE TIME OF THIS SURVEY. DEEDS AND SURVEYS REFERENCED HEREON WERE TAKEN FROM JOHNSON COUNTY MISSOURI RECORDER OF DEEDS WEBSITE. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- FENCES SHOWN OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENOUGH UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES SHOULD BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.
- NO ATTEMPT WAS MADE BY THE SURVEYOR AS A PART OF THIS SURVEY TO ESTABLISH FLOOD PLAIN ELEVATION WITHIN THE BOUNDARIES OF THIS PROPERTY.
- NOTE 1* DEED DESCRIPTION FOR PARCEL RECORDED IN BOOK 3652 AT PAGE 5, BEING THE EXCEPTION OF BOOK 3652 PAGE 7, JOHNSON COUNTY MISSOURI RECORDER OF DEEDS, CALLS FOR ± DISTANCES AROUND PARCEL HELD BEST EVIDENCE OF INTENT BY HOLDING SOUTH FENCE LINE FOR ALIGNMENT, WHICH GIVES LARGEST DISTANCE FROM LAGOON FENCING ON NORTH SIDE OF PARCEL RECORDED IN BOOK 3652 PAGE 5.

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,
LAND AGENT
573.999.4574
DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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