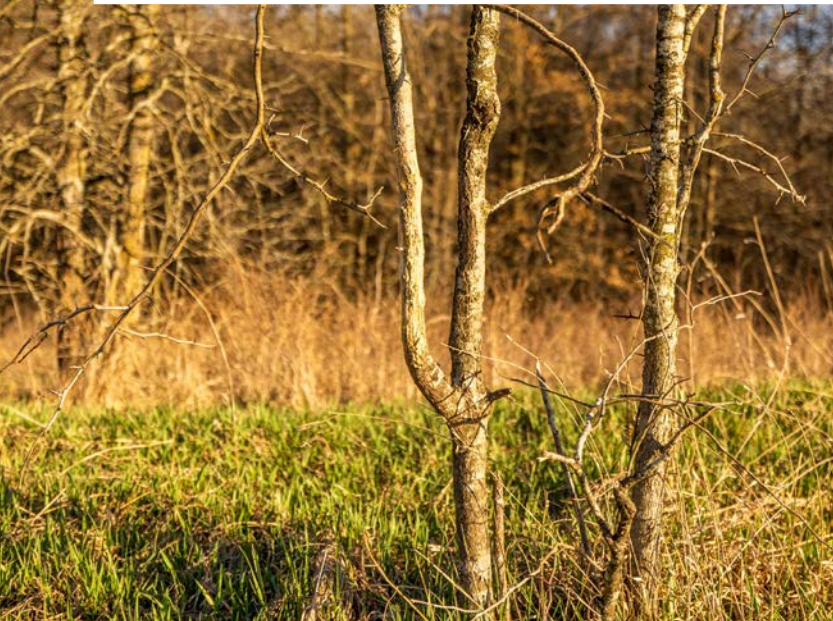


MIDWEST LAND GROUP PRESENTS



111 ACRES  
**JOHNSON COUNTY, MO**

State Highway M, Centerview, Missouri 64019



MIDWEST LAND GROUP IS HONORED TO PRESENT

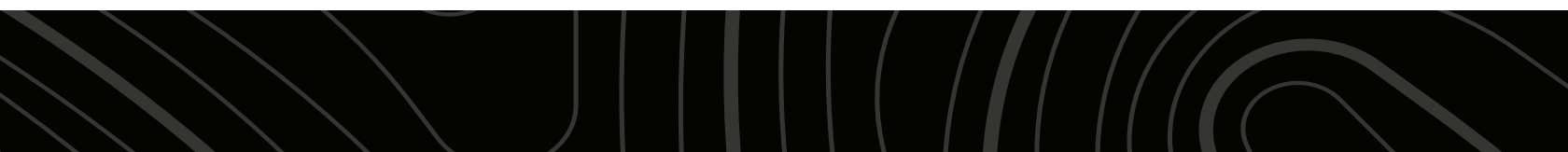
# 111 +/- ACRES OF BEAUTIFUL RECREATION WITH MULTIPLE BUILD SITE LOCATIONS

Midwest Land Group is proud to present this rare find in Johnson County, Missouri—this 111 +/- acre farm offers the perfect blend of investment potential, natural beauty, and recreation. Conveniently located just five minutes south of I-70 off State Route M, the property features blacktop road frontage and multiple breathtaking build sites. Whether you're looking to develop your dream home, start a farm, or create a weekend retreat, this land provides endless possibilities.

From first entering the farm, you will encompass a long grass meadow that will take you to the heart of the farm. Envision a long private driveway that would embody the most secluded build site in Johnson County, while still providing an easy commute. Complete with breathtaking views and multiple walk-out build sites, this farm is sure to check every box imaginable. If that isn't enough, the wildlife appeal of this farm is sure to be the

perfect balance of build and recreation. Electricity and water are at the road. The water department is on a 2- to 3-year plan to upgrade the current water line. Once completed, a water meter would then be available for hookup. If your plans are to build now, a well would be a perfect option.

Outdoor enthusiasts, take a hard look at the recreation portion of this beautiful farm! Boasting multiple fields currently in row crop production, mature oak timber, and native grass fields, the farm boasts options for all to enjoy! Two ponds, a creek, and timbered draws add to the property's character, offering both beautiful landscape as well as functionality. Natural wildlife funnels create an excellent setting for whitetail and turkey hunting, making this property not just an investment but a legacy piece for generations to come.



# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **111**

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- Located 5 minutes South of the I-70
- Blacktop road frontage
- Multiple beautiful build sites
- Great neighborhood
- Mature oak timber
- Row crop production
- 2 ponds
- Natural funnels
- Native grass
- Wet-weather creek
- Timbered draws
- Seclusion
- Outstanding whitetail & turkey hunting area
- Odessa, MO



# MULTIPLE BEAUTIFUL BUILD SITES

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Envision a long private driveway that would embody the most secluded build site in Johnson County, while still providing an easy commute. Complete with breathtaking views and multiple walk-out build sites, this farm is sure to check every box imaginable.



# WET-WEATHER CREEK

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## MATURE OAK TIMBER

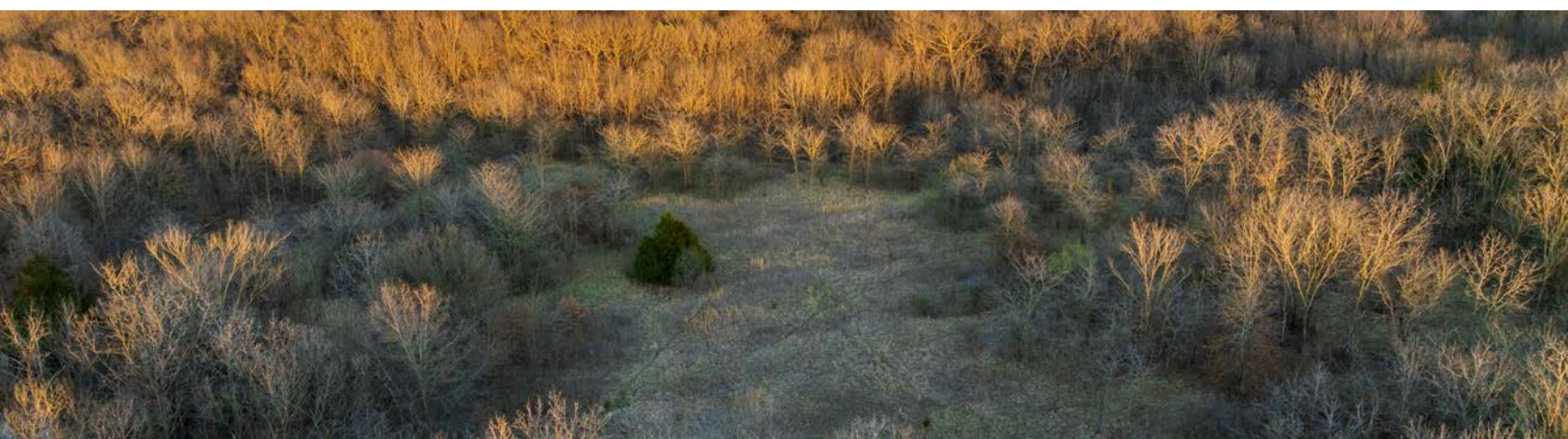
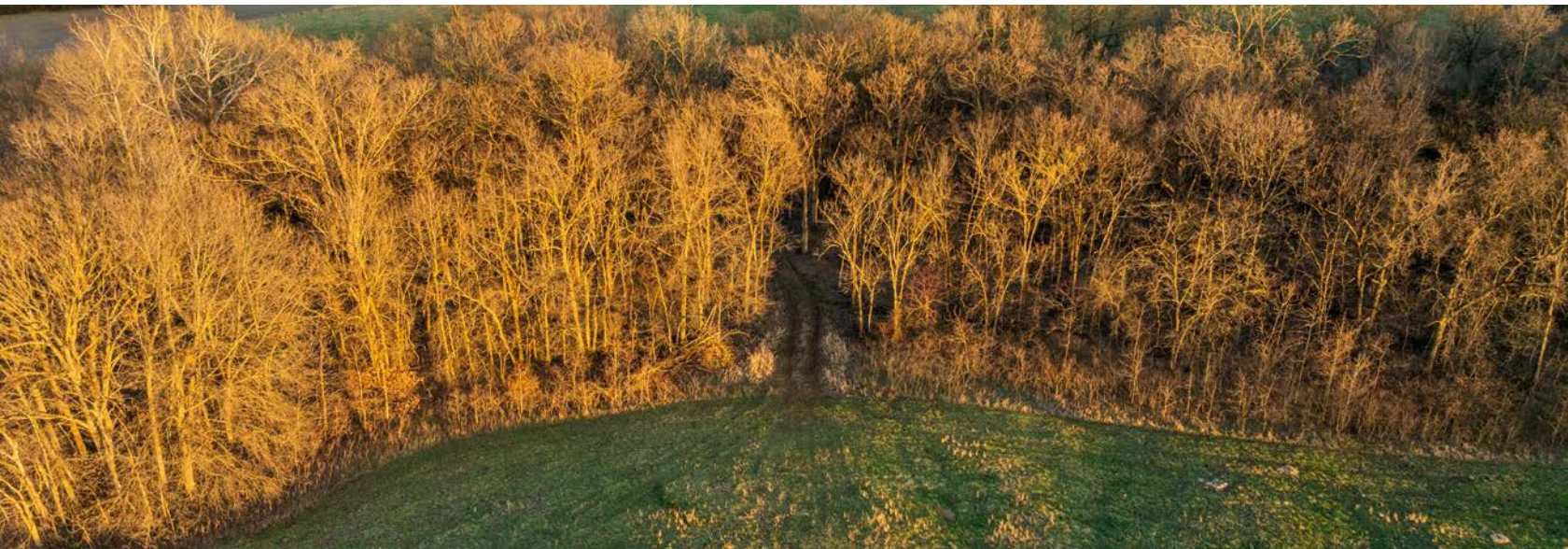
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# NATURAL FUNNELS

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Natural wildlife funnels create an excellent setting for whitetail and turkey hunting, making this property not just an investment but a legacy piece for generations to come.



# ADDITIONAL PHOTOS

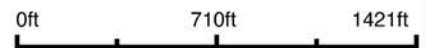
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# AERIAL MAP



Boundary Center: 38° 54' 0.97, -93° 52' 52.94



Maps Provided By:



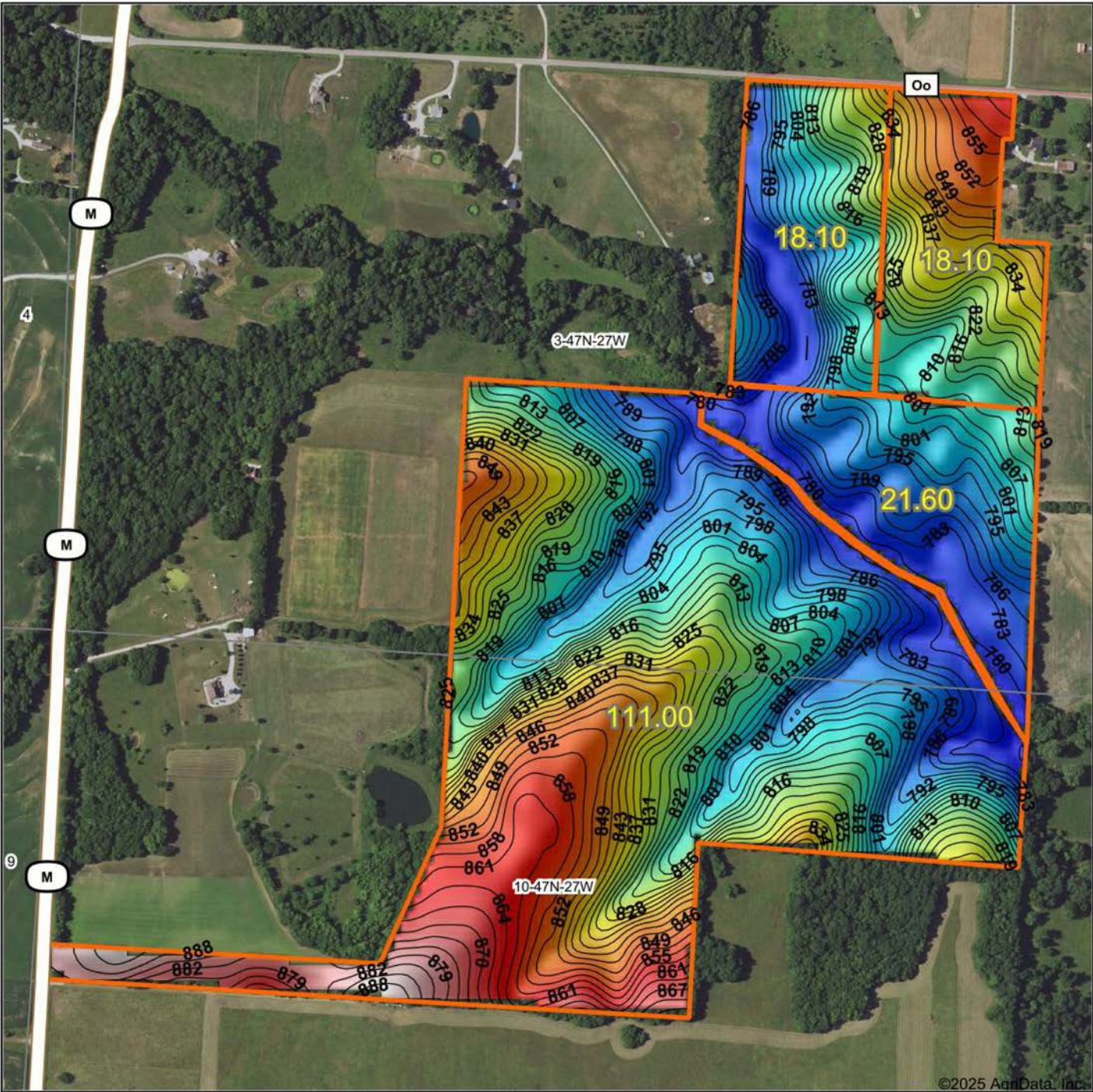
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**3-47N-27W**  
**Johnson County**  
**Missouri**



2/20/2025

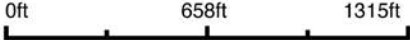
# HILLSHADE MAP



©2025 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 776.8  
 Max: 892.0  
 Range: 115.2  
 Average: 818.9  
 Standard Deviation: 27.26 ft



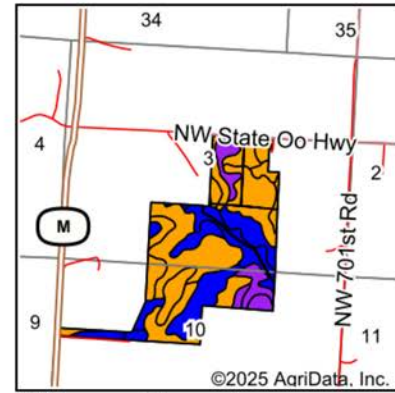
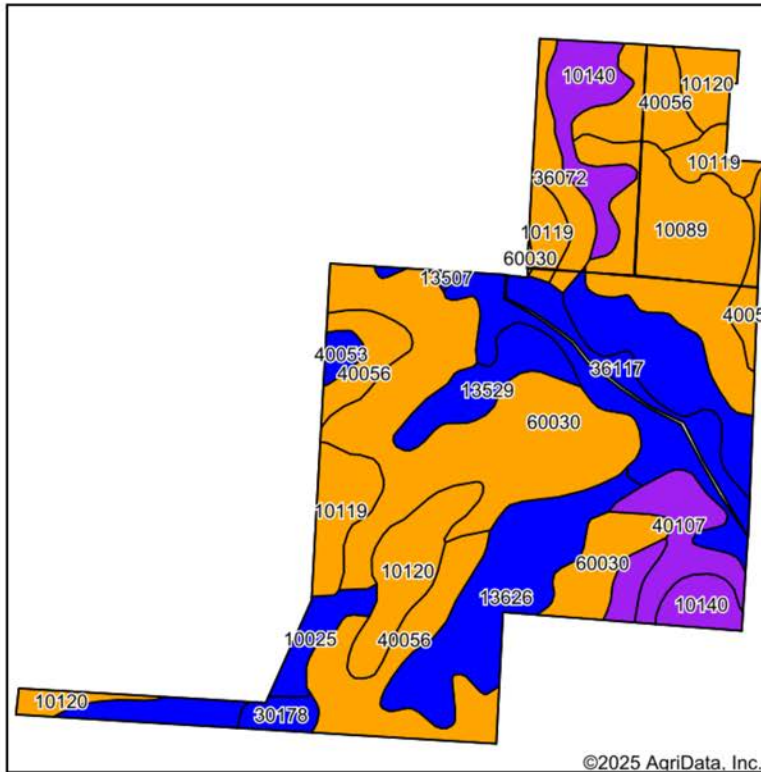
**3-47N-27W**  
**Johnson County**  
**Missouri**

Boundary Center: 38° 54' 0.97, -93° 52' 52.94



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



State: **Missouri**  
 County: **Johnson**  
 Location: **3-47N-27W**  
 Township: **Columbus**  
 Acres: **168.8**  
 Date: **2/20/2025**



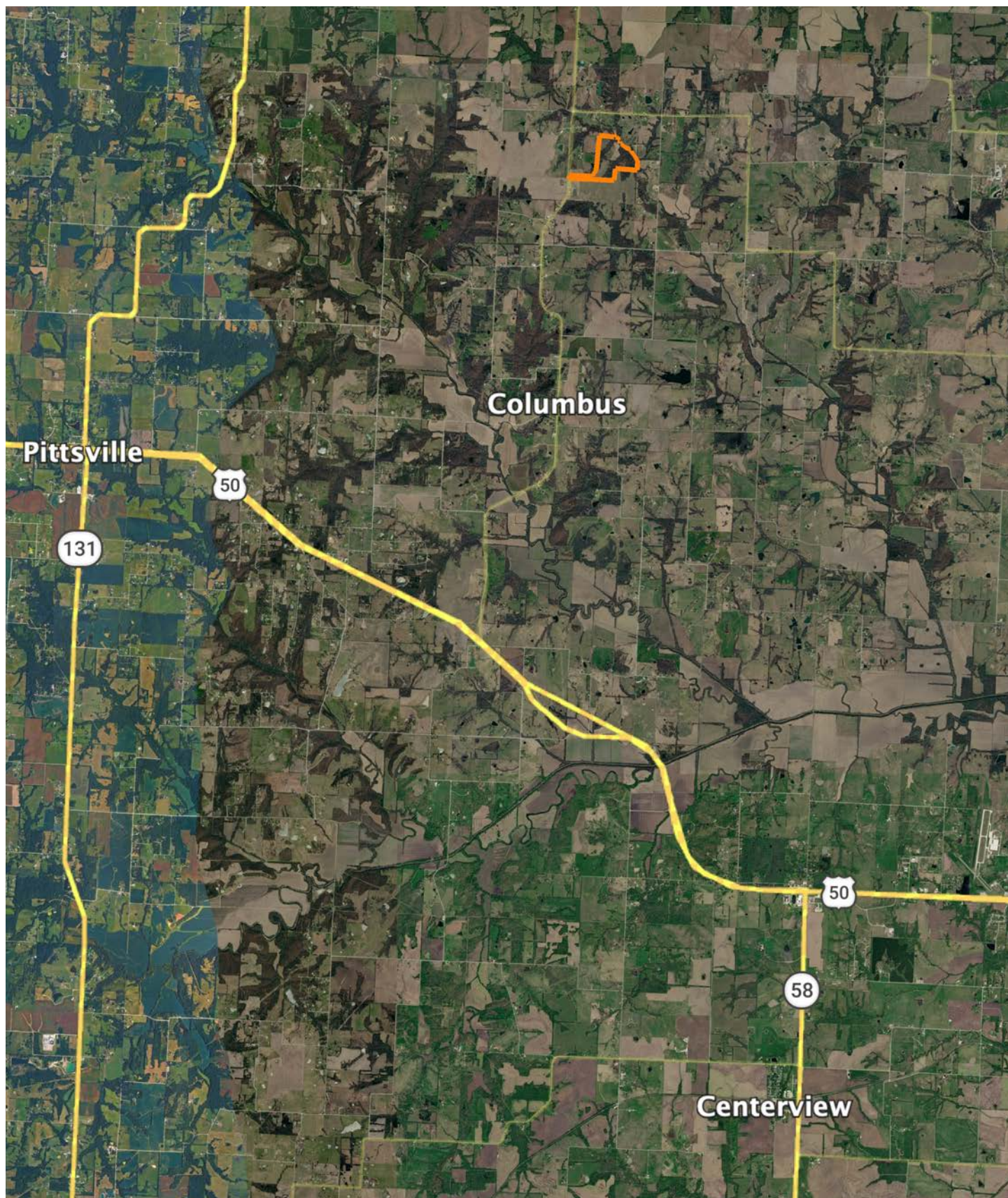
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MO101, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
60030	Winfield silt loam, 5 to 9 percent slopes	35.37	21.1%		IIIe	85	85	72
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	22.31	13.2%		IIIe	77	77	71
10089	Mandeville silt loam, 5 to 9 percent slopes	17.86	10.6%		IIIe	68	68	54
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	14.55	8.6%		IIlw	74	72	64
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	12.84	7.6%		IIlw	80	80	78
10120	Sharpsburg silt loam, 2 to 5 percent slopes	11.31	6.7%		IIIIs	72	72	55
10140	Snead silty clay loam, warm, 5 to 14 percent slopes, eroded	10.98	6.5%		Vle	48	41	34
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	9.66	5.7%		IIlw	67	67	59
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	9.36	5.5%		IIIe	56	56	44
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	6.11	3.6%		Vle	45	42	35
10025	Higginsville silt loam, 2 to 5 percent slopes	5.90	3.5%		Ile	84	83	83
13529	Bremer silty clay loam, 1 to 3 percent slopes, rarely flooded	5.61	3.3%		IIlw	68	68	60
36072	Blackoak silt loam, 1 to 4 percent slopes, frequently flooded	4.06	2.4%		IIIlw	71	64	70
30178	Polo silt loam, 2 to 5 percent slopes	1.76	1.0%		Ile	76	76	63
40053	Deepwater silt loam, 2 to 5 percent slopes	1.12	0.7%		Ile	84	84	80
<b>Weighted Average</b>					<b>3.00</b>	<b>*n 72.4</b>	<b>*n 71.5</b>	<b>*n 62.4</b>

# OVERVIEW MAP



# AGENT CONTACT

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



**JORDAN BABB,**  
LAND AGENT  
**816.410.3107**  
JBabb@MidwestLandGroup.com



**MidwestLandGroup.com**

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