

MIDWEST LAND GROUP PRESENTS

12.38 ACRES IN

JOHNSON COUNTY MISSOURI

620 SOUTHWEST T HIGHWAY, HOLDEN, MO 64040



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

12.38 +/- ACRES WITH HORSE BARN, INDOOR ARENA, HOME, AND POND

Nestled on 12.38 +/- picturesque acres in the Holden School District, this equestrian property offers a rare combination of horse facilities, comfortable living accommodations, and beautiful country scenery. Whether you're a horse enthusiast, trainer, or simply seeking a peaceful rural lifestyle, this property is equipped to meet a variety of needs.

The centerpiece of the property is a 7,560 square foot horse barn constructed in 2019. Designed with functionality and convenience in mind, the facility features a spacious indoor riding arena, seven horse stalls, tack and feed rooms, a conditioned office and bathroom, a fly repellent system, and 220-volt electric service. Outside, you'll find a dedicated turnout arena and round pen, providing ample space for training, exercise, and daily horse care.

Complementing the equestrian improvements is a 1,253 square foot, 1 bedroom, 1 bath home. The residence features durable concrete exterior walls, a covered and screened porch perfect for enjoying the peaceful surroundings, a remodeled bathroom, newer appliances, and recently updated mechanical systems, including a furnace and water heater. A detached two-car metal garage provides additional storage and workspace.

The property is further enhanced by a scenic pond, large mature shade trees, and serene countryside views in every direction. Two shipping containers offer valuable storage for equipment, hay, or supplies. With blacktop road frontage providing easy year-round access, this turn-key horse property combines outstanding functionality with the beauty and tranquility of rural living.



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **12.38**

- Large horse barn
- Constructed 2019
- 7,560 square feet
- Indoor arena
- 7 stalls
- Tack and feed rooms
- Conditioned office and bathroom
- Fly repellent system
- 220V electric
- Turn-out/arena
- Round pen
- 1 bed, 1 bath home
- 1,253 square feet
- Concrete exterior walls
- Covered and screened porch
- Remodeled bathroom
- Newer appliances
- New furnace and water heater
- 2-car detached metal garage
- Pond
- Large, mature trees
- 2 shipping containers
- Blacktop frontage
- Serene views
- Holden school district
- 45 minutes from the Kansas City metro



7,560 SQUARE FOOT HORSE BARN

Designed with functionality and convenience in mind, the facility features a spacious indoor riding arena, seven horse stalls, tack and feed rooms, a conditioned office and bathroom, a fly repellent system, and 220-volt electric service.



OUTDOOR TURNOUT ARENA



LARGE MATURE TREES



POND

The property is further enhanced by a scenic pond, large mature shade trees, and serene countryside views in every direction.



1 BED, 1 BATH HOME

The residence features durable concrete exterior walls, a covered and screened porch perfect for enjoying the peaceful surroundings, a remodeled bathroom, newer appliances, and recently updated mechanical systems, including a furnace and water heater.



2-CAR DETACHED METAL GARAGE



BLACKTOP FRONTAGE



AERIAL MAP



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Boundary Center: 38° 40' 49.38, -94° 4' 25.64

0ft 240ft 480ft



Maps Provided By:



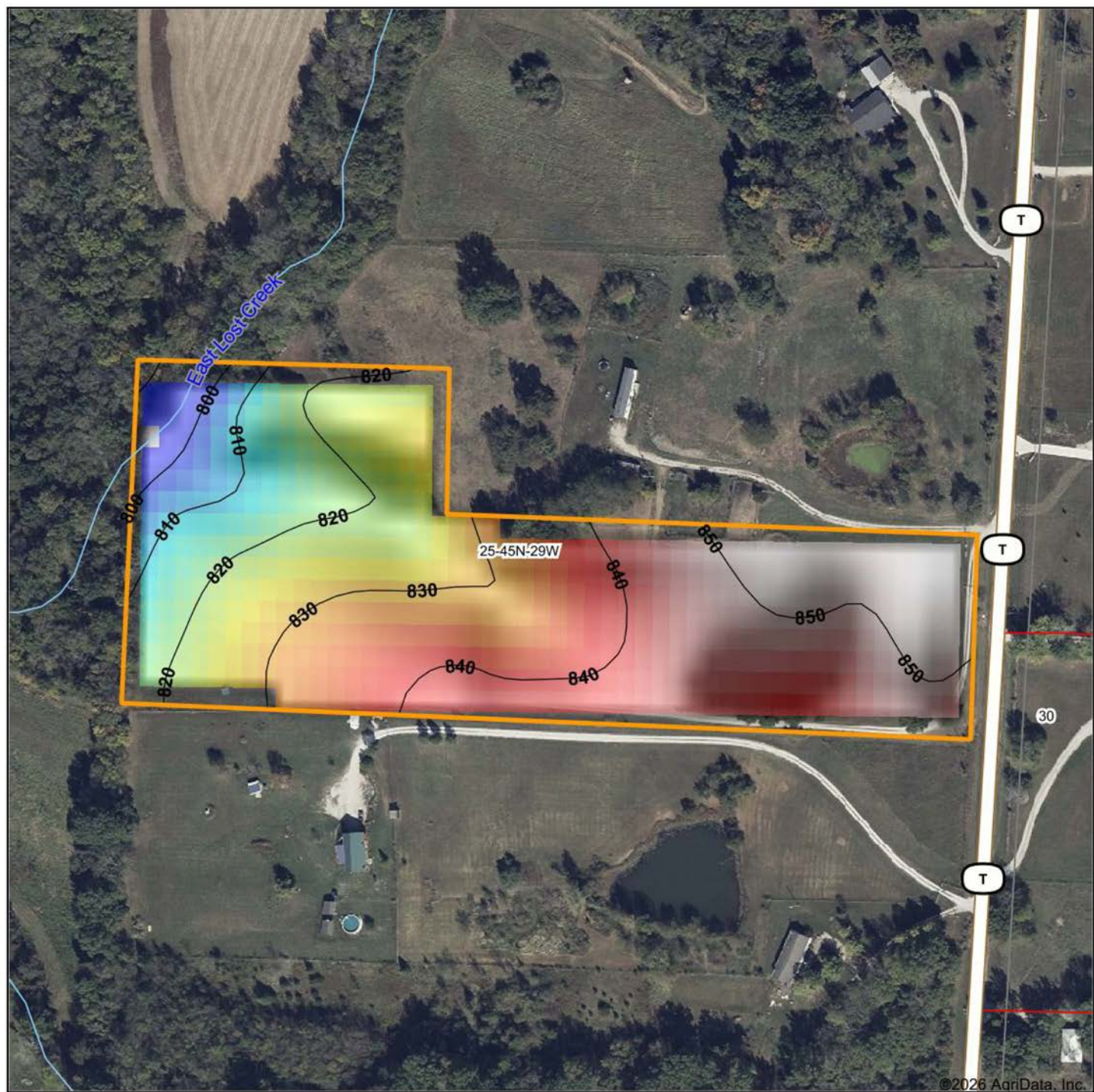
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25-45N-29W
Johnson County
Missouri



5/29/2026

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: 797.9
Max: 852.3
Range: 54.4
Average: 832.1
Standard Deviation: 14.47 ft



25-45N-29W
Johnson County
Missouri

Boundary Center: 38° 40' 49.38, -94° 4' 25.64

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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