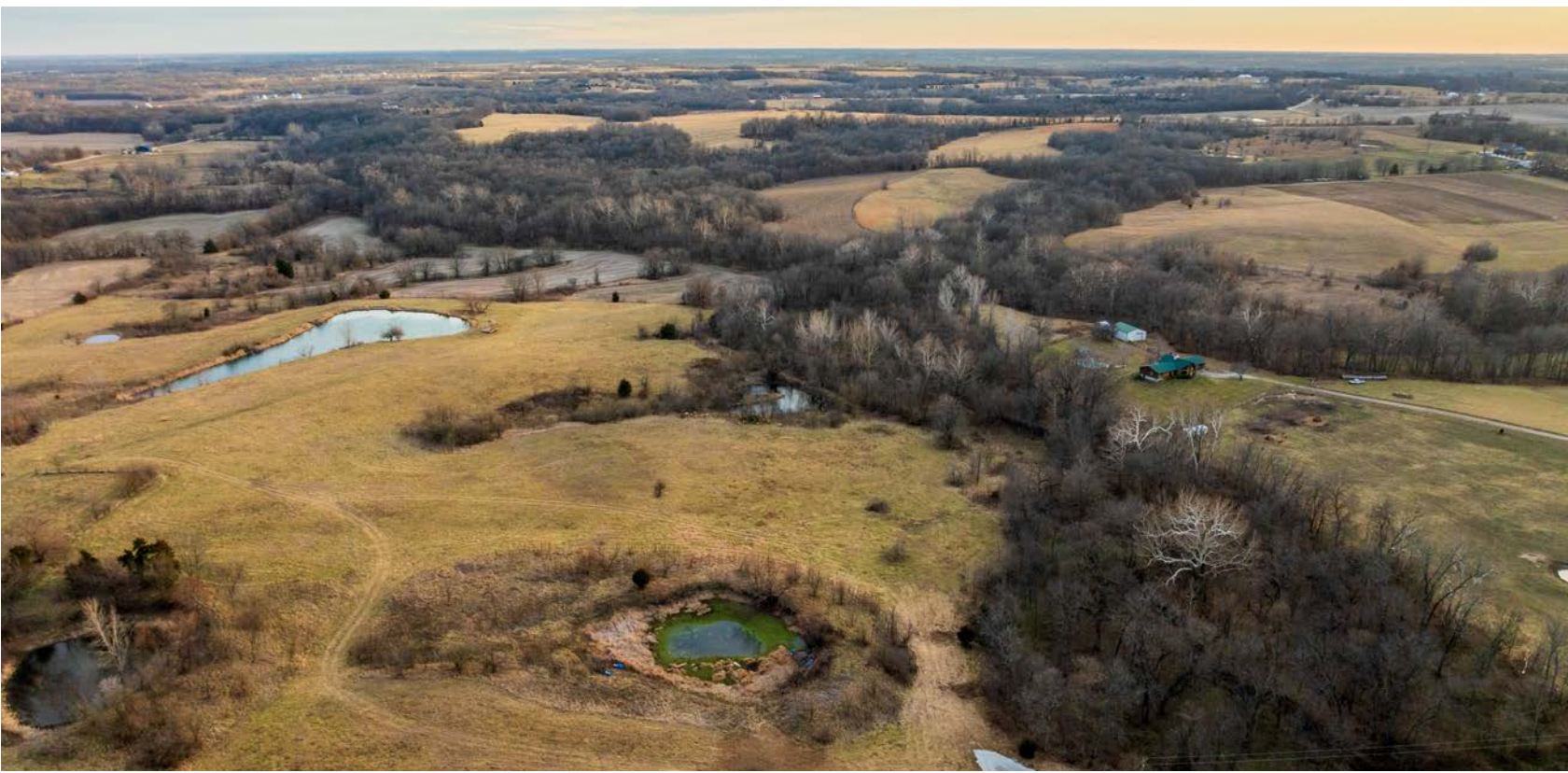


MIDWEST LAND GROUP PRESENTS

18.1 ACRES

JOHNSON COUNTY, MO

STATE HIGHWAY OO, ODESSA, MISSOURI 64076



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

18.1 +/- ACRES OF BEAUTIFUL RECREATION WITH BUILD SITE LOCATIONS

Midwest Land Group is proud to present this rare find in Johnson County, Missouri—this 18.1 +/- acre farm offers the most beautiful build sites in Johnson County. Conveniently located just five minutes south of I-70 off State Route OO, 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.

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 as well.

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! Multiple ponds, a creek, and timbered draws add to the property's character, offering both Beautiful landscape as well as functionality.

PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **18.1**

- 18.1 +/- acres in Johnson County, Missouri
- Located 5 minutes south of the I-70
- Blacktop road frontage
- Multiple beautiful build sites
- Great neighborhood
- Mature oak timber
- Row crop production
- Multiple ponds
- Natural funnels
- Native grass
- Wet-weather creek
- Timbered draws
- Seclusion
- Outstanding whitetail & turkey hunting area
- Odessa, MO

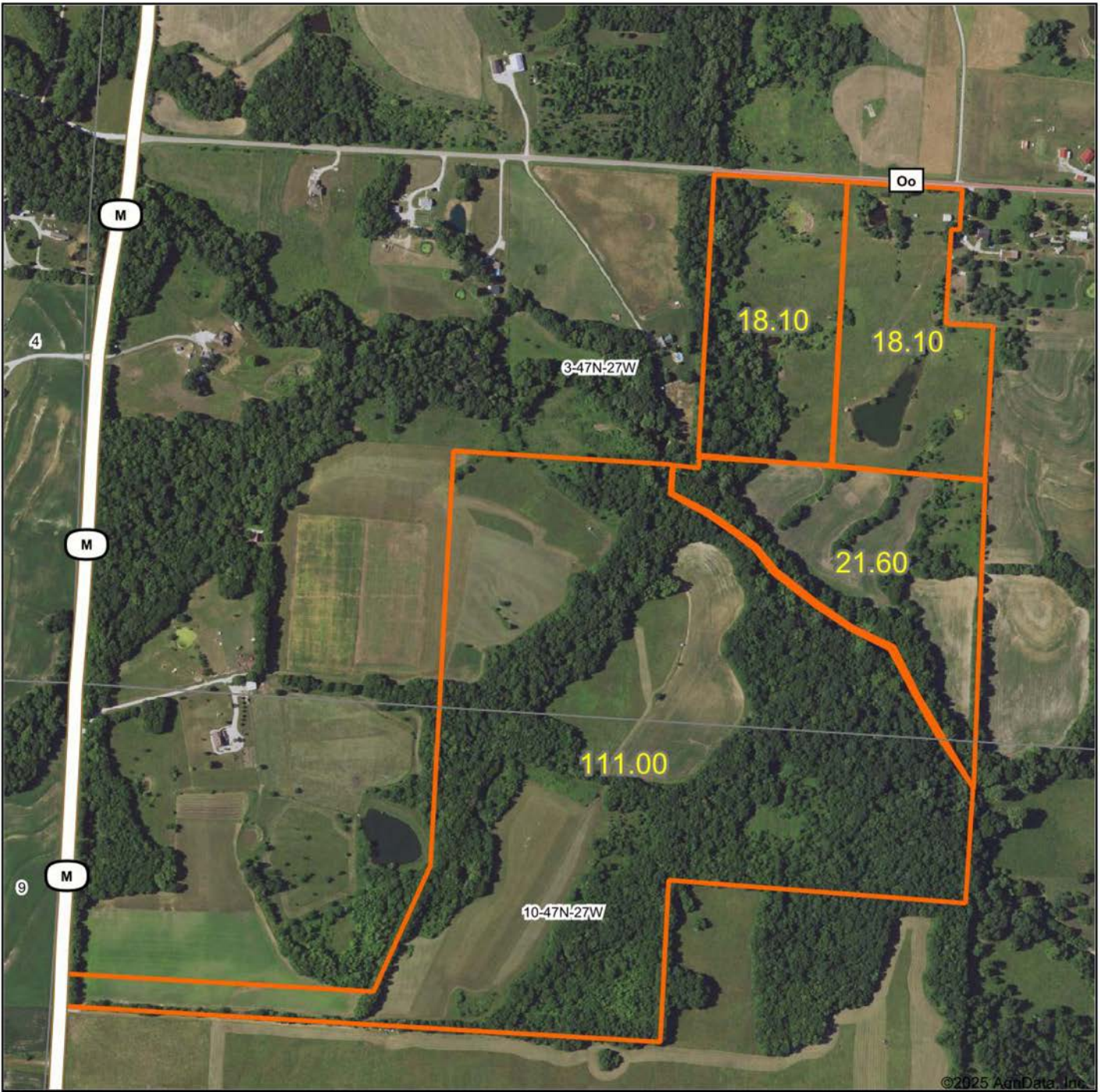
BEAUTIFUL BUILD SITES



PONDS



AERIAL MAP



©2025 AgriData, Inc.

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

0ft 710ft 1421ft



Maps Provided By:



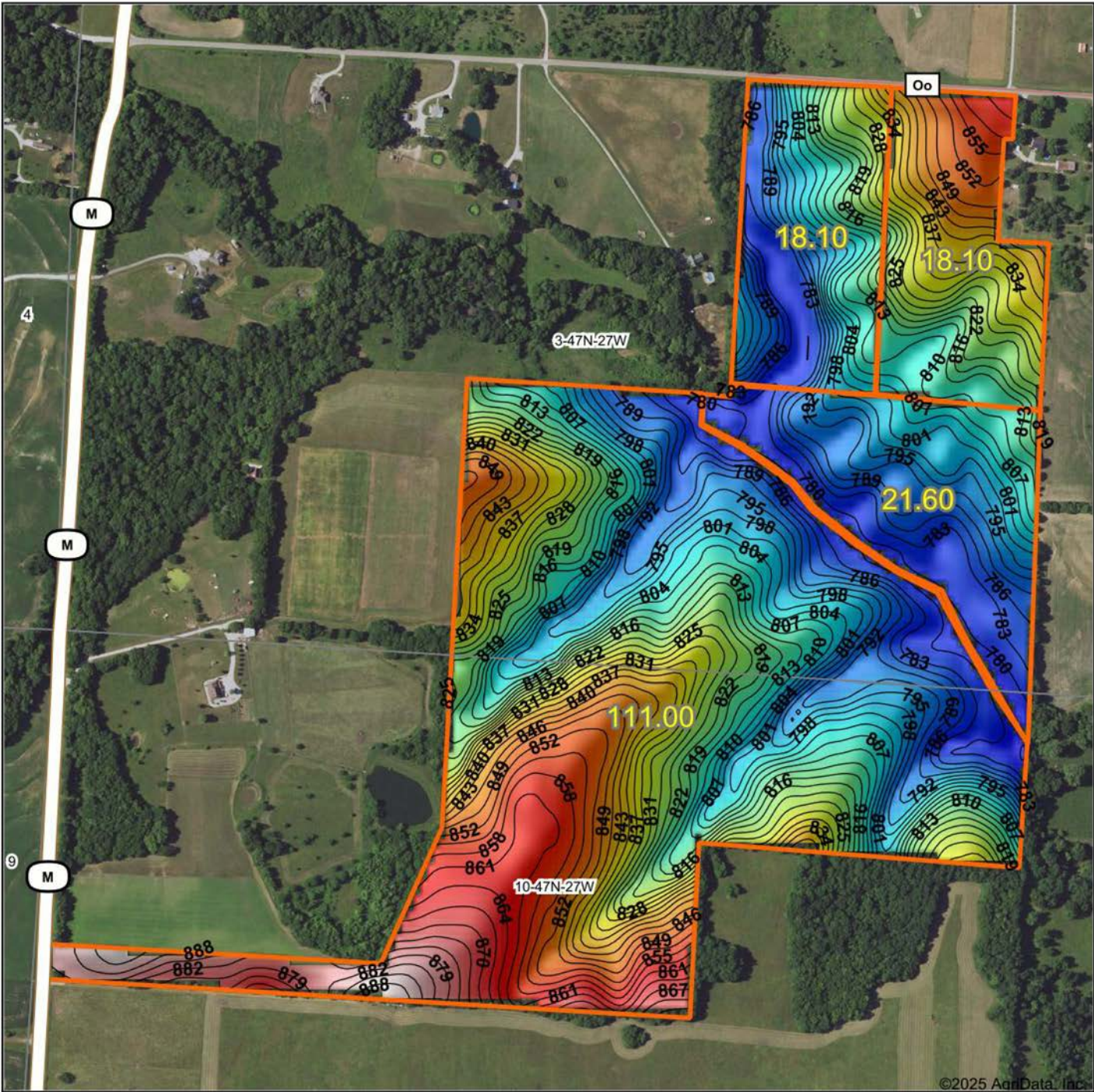
© AgriData, Inc. 2023 www.AgriDataInc.com

3-47N-27W
Johnson County
Missouri

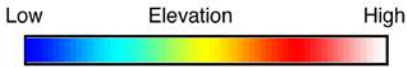


2/20/2025

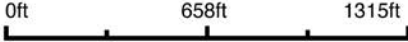
HILLSHADE MAP



©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

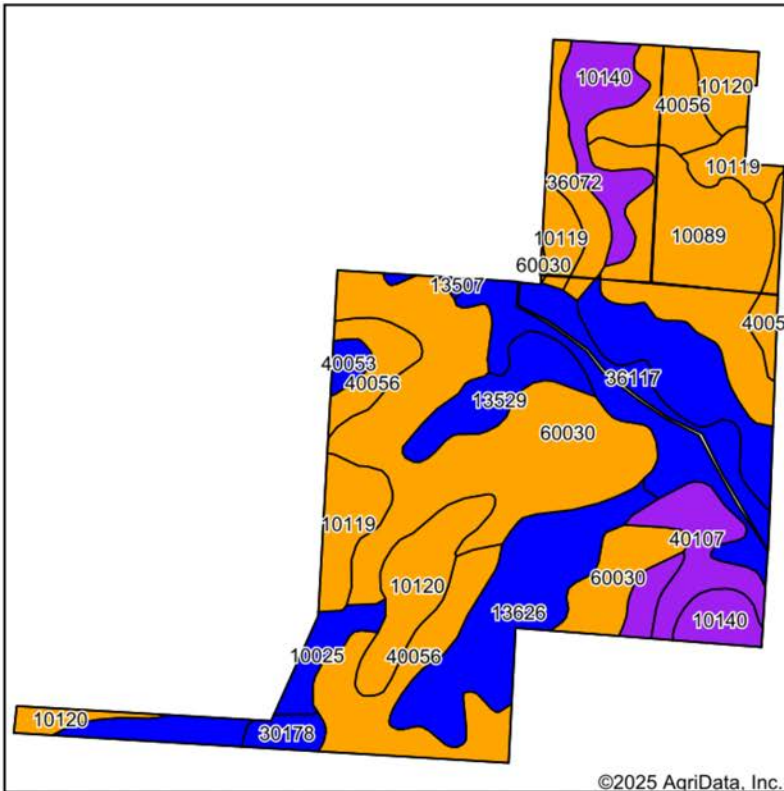


Maps Provided By:

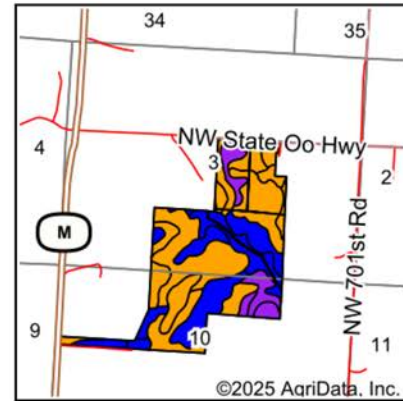
surety
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

SOILS MAP



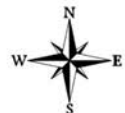
Soils data provided by USDA and NRCS.



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



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



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%		IIw	74	72	64
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	12.84	7.6%		IIw	80	80	78
10120	Sharpsburg silt loam, 2 to 5 percent slopes	11.31	6.7%		IIIe	72	72	55
10140	Snead silty clay loam, warm, 5 to 14 percent slopes, eroded	10.98	6.5%		VIe	48	41	34
13507	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	9.66	5.7%		IIw	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%		VIe	45	42	35
10025	Higginsville silt loam, 2 to 5 percent slopes	5.90	3.5%		IIe	84	83	83
13529	Bremer silty clay loam, 1 to 3 percent slopes, rarely flooded	5.61	3.3%		IIw	68	68	60
36072	Blackoak silt loam, 1 to 4 percent slopes, frequently flooded	4.06	2.4%		IIIw	71	64	70
30178	Polo silt loam, 2 to 5 percent slopes	1.76	1.0%		IIe	76	76	63
40053	Deepwater silt loam, 2 to 5 percent slopes	1.12	0.7%		IIe	84	84	80

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.