

MIDWEST LAND GROUP PRESENTS

39.7 ACRES IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

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

Midwest Land Group is proud to present this rare find in Johnson County, Missouri—this 39.7 +/- 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: **39.7**

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

BLACKTOP ROAD FRONTAGE



4 PONDS



MATURE OAK TIMBER



BEAUTIFUL BUILD SITES



ROW CROP PRODUCTION



AERIAL MAP



Boundary Center: 38° 54' 7.07, -93° 52' 35.14



Maps Provided By:



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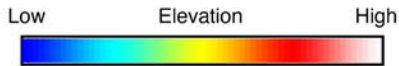
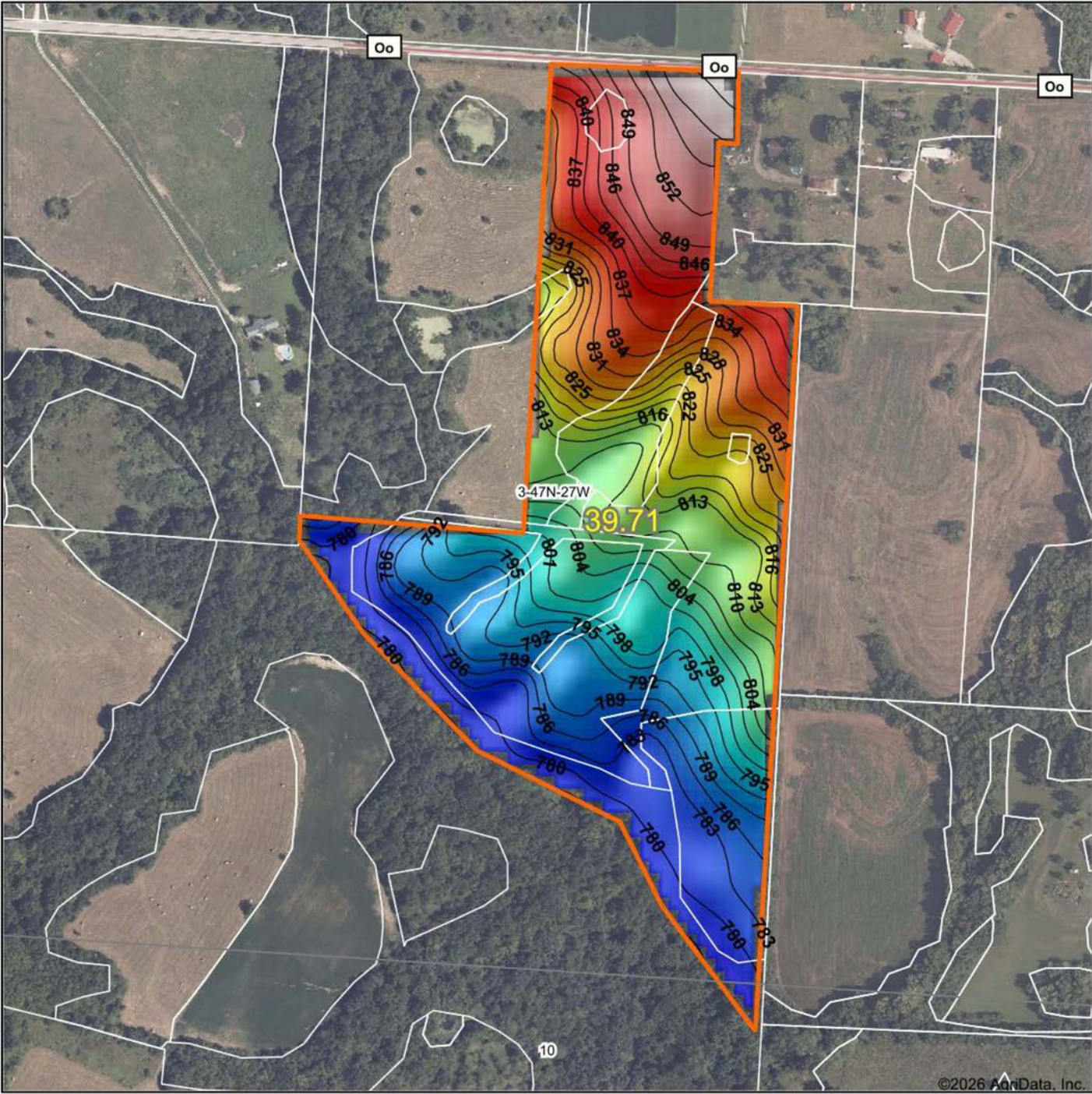
3-47N-27W
Johnson County
Missouri



6/3/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 777.7
 Max: 862.2
 Range: 84.5
 Average: 810.2
 Standard Deviation: 23.69 ft



3-47N-27W
Johnson County
Missouri

6/3/2026

Boundary Center: 38° 54' 7.07, -93° 52' 35.14



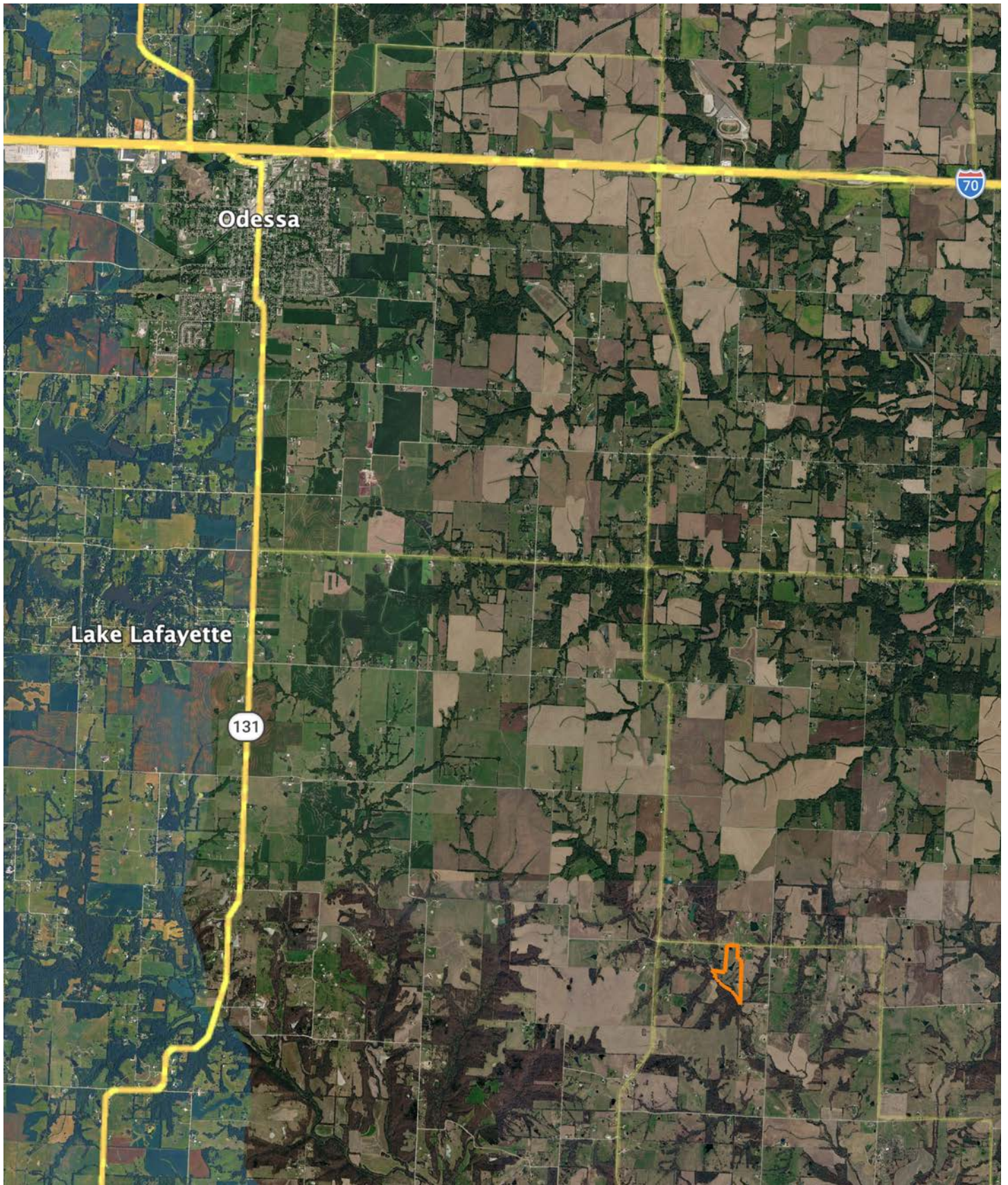
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OVERVIEW MAP



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,
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