

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

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# JOHNSON COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

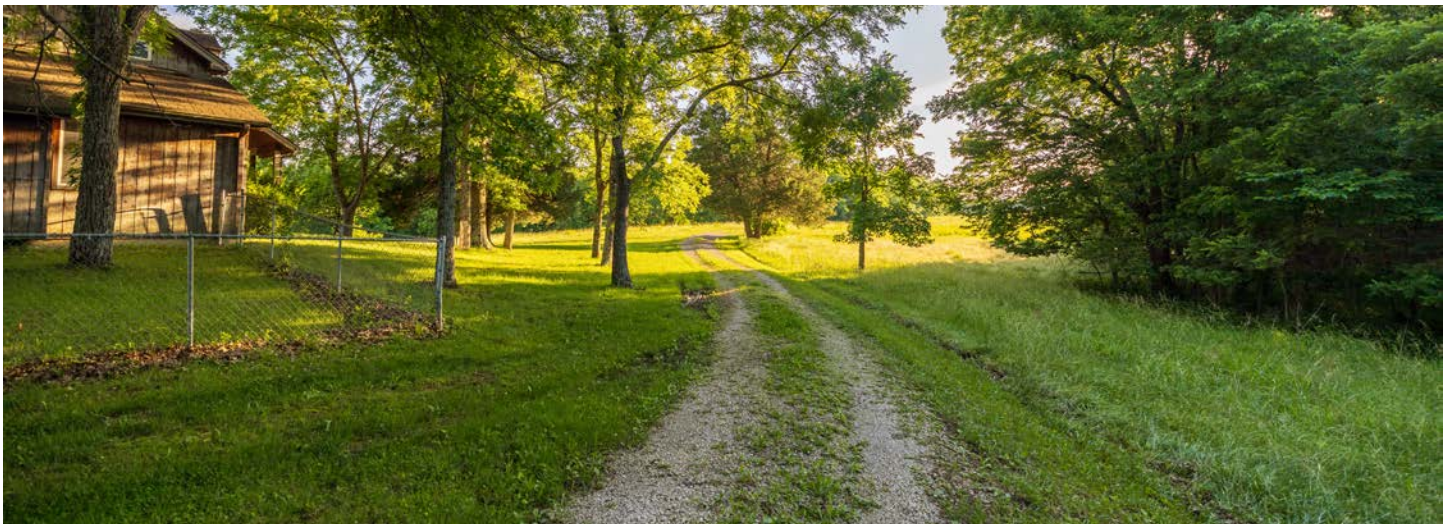
# 160 +/- ACRE PARADISE AND HOME NEAR WARRENSBURG, MISSOURI

Escape the city life and live on your very own 160 +/- acre rural paradise. The property is conveniently located just 6 miles southwest of Warrensburg, Missouri. You will fall in love with the 1,000+ foot driveway access to the house that sits perfectly overlooking the property. Enjoy the amazing sunrise and sunset views. The gently rolling land mainly consists of mature hardwoods and smaller pasture areas. A nice creek flows through the north side, and it gets even better with a 2 +/- acre pond that is loaded with fish. Deer and turkey hunting should be outstanding. It hasn't been hunted in over 50 years. Road frontage on the west and north sides allows for great access points. The property is a blank canvas with so many possibilities for recreational enjoyment in the outdoors.

The 3 bedroom, 2 bathroom home was built in 1981 and lays out nicely. It's ready for your personal touches and modern updating. The main level features the living

room with a beautiful wood-burning fireplace, eat-in kitchen, master bedroom, and bathroom. The upstairs includes 2 spacious bedrooms and another bathroom. A full walkout basement offers plenty of storage space. The home was recently updated with a new geothermal HVAC system. A fenced yard area is surrounded by amazing shade trees and makes for a great play area for kids and pets. The oversized deck sets up well for entertainment and has the most amazing view of the pond. Another awesome bonus is the trailer home for additional guests or in-law quarters. Don't forget about the handy 30'x45' Morton outbuilding with electricity. Perfect for storing farm equipment and other fun toys.

This property checks all the boxes and offers so many possibilities. Make your dream of living in the country a reality and contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **160**

- 1.5-story home built in 1981
- 3 bedrooms, 2 bathrooms
- 2,115 +/- square feet
- Wood-burning fireplace
- Spacious bedrooms
- Full walkout basement
- Huge deck with amazing views
- 30'x45' outbuilding with electricity
- Trailer home for additional guests
- 2 +/- acre fishing pond
- Deer and turkey hunting
- Mature hardwoods
- Creek along the north side
- Road frontage on two sides
- 6 miles to Warrensburg
- 45 minutes to Lee's Summit



# 1.5-STORY HOME

The 3 bedroom, 2 bathroom home was built in 1981 and lays out nicely. It's ready for your personal touches and modern updating.



# HUGE DECK WITH AMAZING VIEWS

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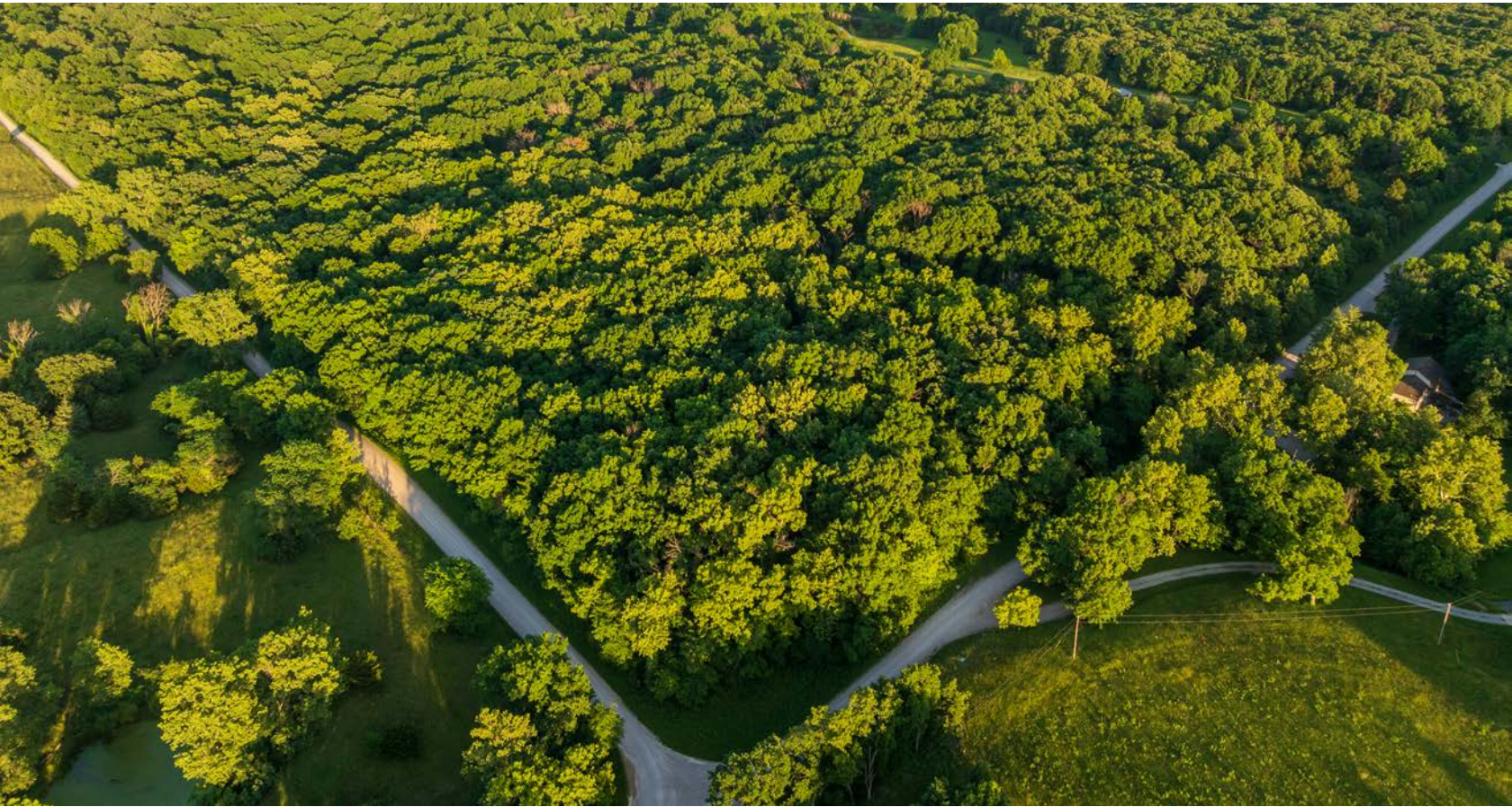
# 30'X45' OUTBUILDING WITH ELECTRICITY

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# ROAD FRONTAGE ON 2 SIDES

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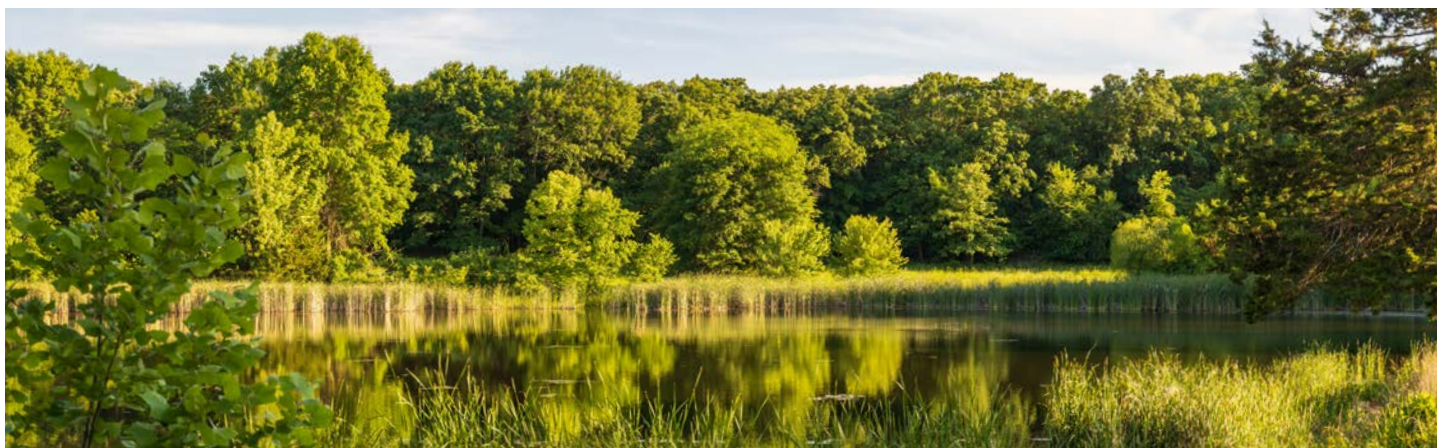
# DEER AND TURKEY HUNTING

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## 2 +/- ACRE FISHING POND

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 38° 41' 8.56, -93° 48' 4.74



**21-45N-26W**  
**Johnson County**  
**Missouri**



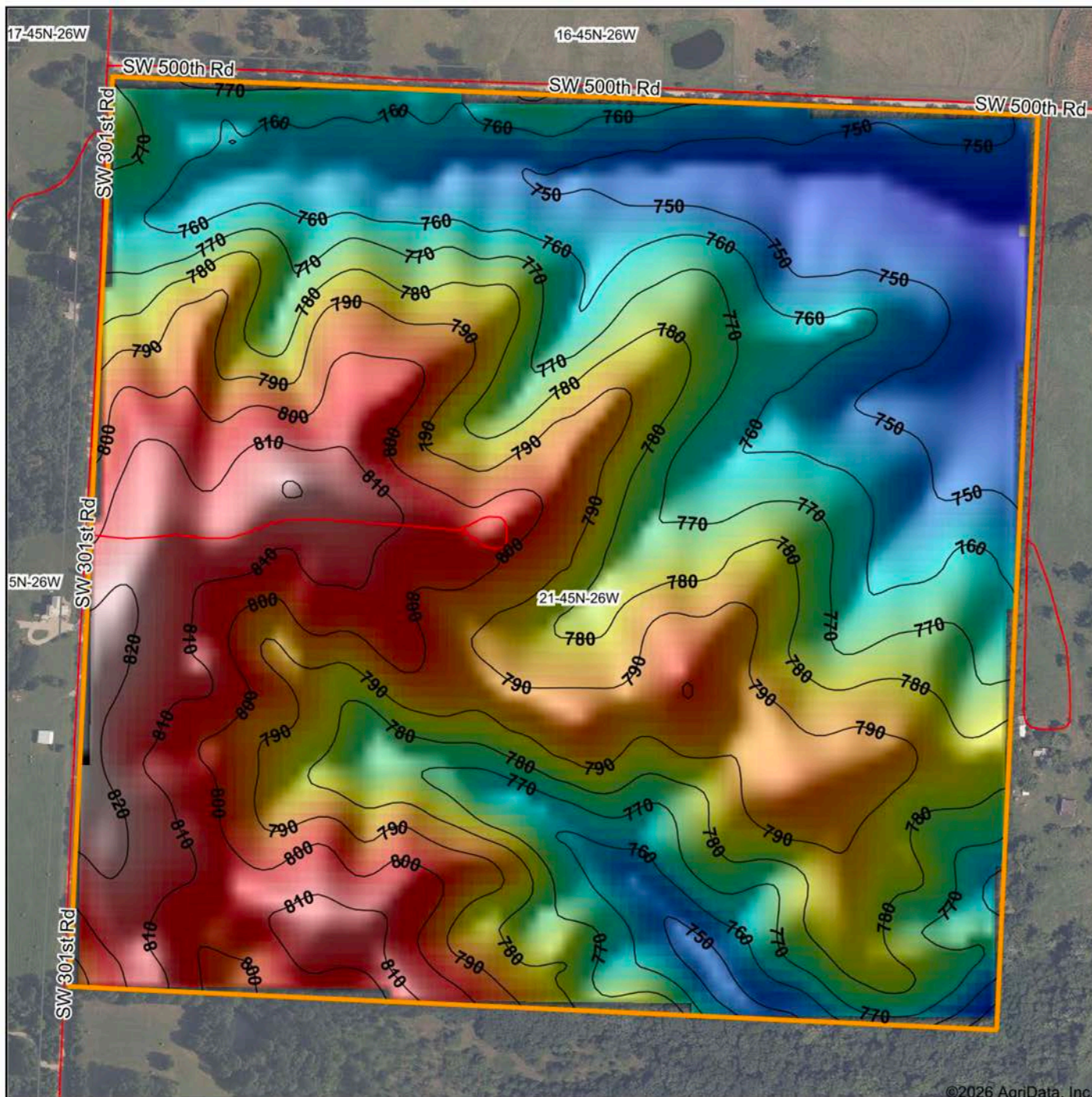
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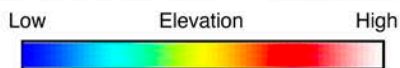
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# HILLSHADE MAP



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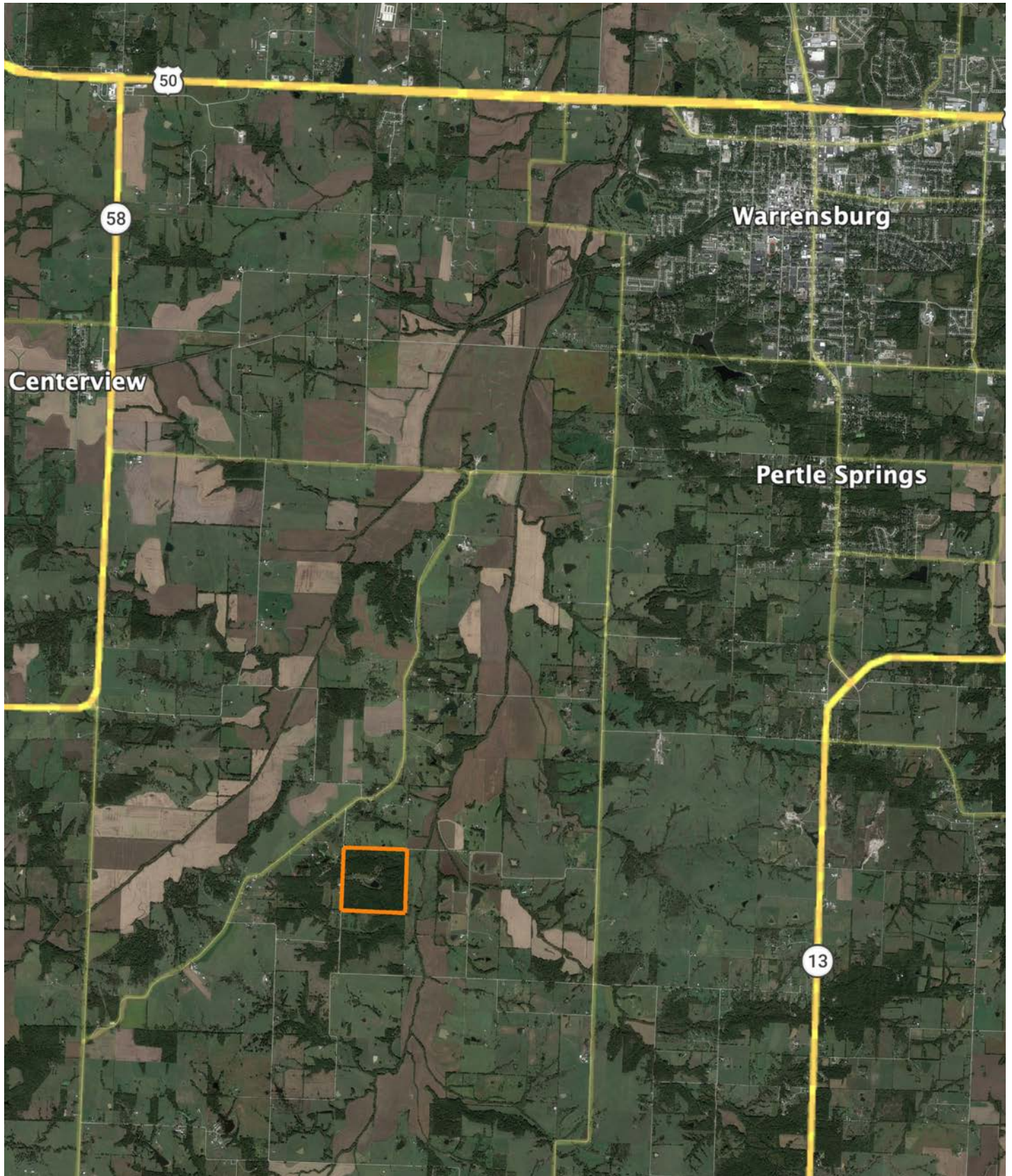
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 Interval(ft): 10  
 Min: 740.2  
 Max: 825.8  
 Range: 85.6  
 Average: 779.2  
 Standard Deviation: 21.06 ft



21-45N-26W  
 Johnson County  
 Missouri

Boundary Center: 38° 41' 8.56" -03° 48' 1.74"

# OVERVIEW MAP



# AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



**SKYLER WIRSIG**

LAND AGENT

**816.500.0168**

[SWirsig@MidwestLandGroup.com](mailto:SWirsig@MidwestLandGroup.com)



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