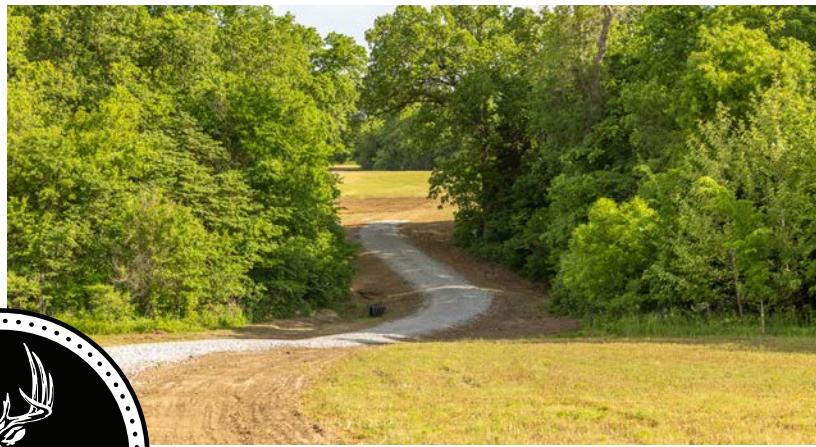


MIDWEST LAND GROUP PRESENTS

29.57 ACRES

JOHNSON COUNTY, MO

TBD TRACT A NORTHEAST 900TH ROAD, KNOB NOSTER, MISSOURI, 65336



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD SITE & RECREATION PROPERTY WITH MULTIPLE SECLUDED HOMESITES

Opportunities like this are hard to find. This 29.57 +/- surveyed-acre property offers an exceptional combination of premier build sites, outstanding recreational value, and a highly convenient location. Situated just 10 miles north of Knob Noster and the Whiteman Air Force Base, 6 miles south of Concordia, Missouri, and conveniently located between Interstate 70 and Highway 50, you'll enjoy peaceful country living with quick access to surrounding communities and an easy commute to the Kansas City area. The property also sits just minutes from the Knob Noster State Park, providing even more opportunities for outdoor recreation.

A newly constructed 900-foot-long winding gravel driveway leads into the heart of the property, where multiple secluded build sites are tucked away from the road and surrounded by mature hardwood timber. Whether you're planning a private country home, multiple residences for family, or an investment opportunity, this

property offers excellent flexibility with both pad and walkout basement options. Water is available at the road, and electricity is located nearby, making the property ready for your vision.

Beyond its outstanding building potential, this farm is a true recreational gem. Multiple creeks and ditches, mature walnut and hardwood timber, abundant field edge, and several small openings create exceptional wildlife habitat with plentiful deer and turkey sign throughout the property. The open acreage also presents the opportunity to establish row crop production for supplemental income while maintaining outstanding hunting and recreational value. It's a rare opportunity to own a property that blends beautiful homesites, income potential, and excellent outdoor recreation in one highly desirable location. Contact Derek Payne today at (573) 999-4574 for more information or to set up a showing!



PROPERTY FEATURES

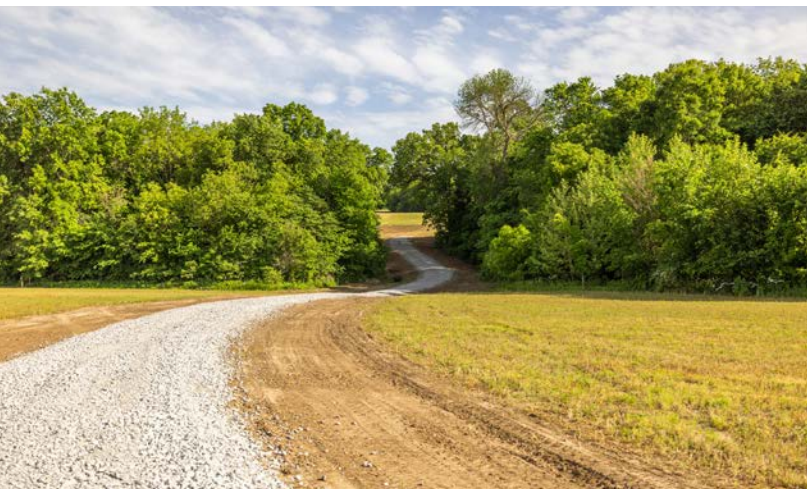
COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **29.57**

- 29.57 surveyed acres
- Knob Noster, Missouri
- Knob Noster school district
- Located 10 miles north of Knob Noster, Missouri and the Whiteman Air Force Base
- Located just 6 miles south of Concordia, Missouri
- Sandwiched between Interstate 70 and 50 Highway.
- Additional recreational opportunities at Knob Noster State Park
- Highway 23 frontage
- County road frontage
- Multiple build sites
- Build sites are secluded from the road
- Could build multiple homes
- Newly constructed and graveled 900-foot-long winding driveway
- Electricity located nearby
- Water at the road
- Pad or walk-out basement options
- Easy commute to the Kansas City area
- Tons of wildlife sign
- Incredible recreation
- Multiple ditches and creeks
- Mature walnut trees
- Hardwood timber
- Tons of field edge
- Multiple small fields
- Potential for row crop income



MULTIPLE SECLUDED BUILD SITES

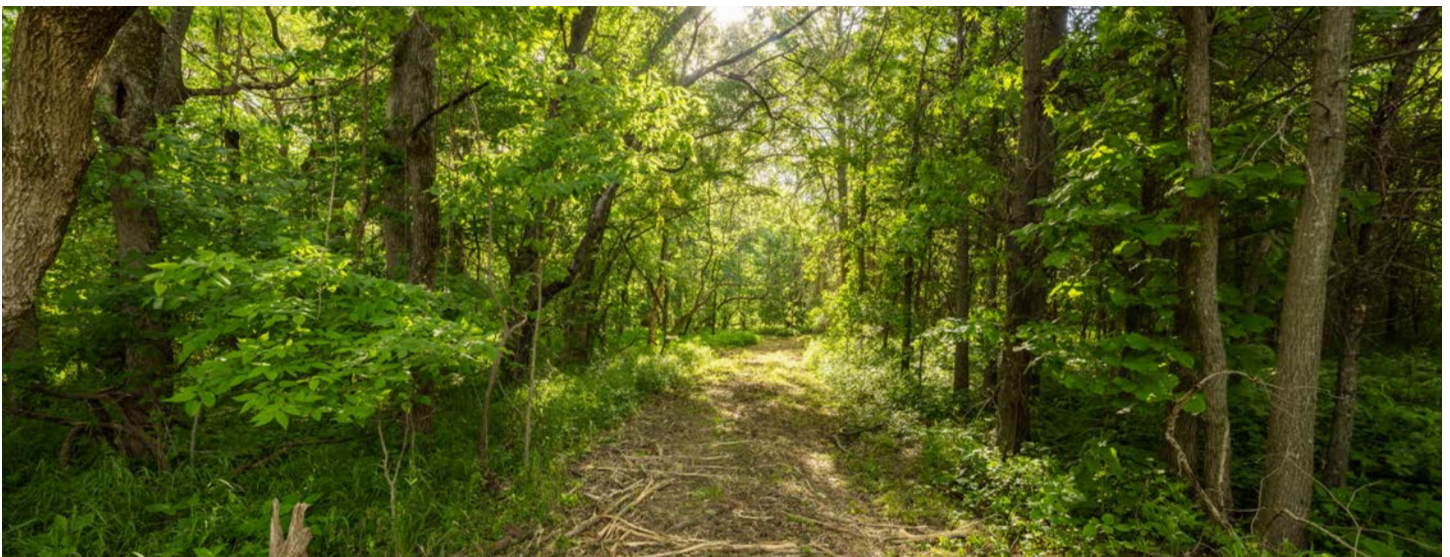
Whether you're planning a private country home, multiple residences for family, or an investment opportunity, this property offers excellent flexibility with both pad and walkout basement options. Water is available at the road, and electricity is located nearby, making the property ready for your vision.



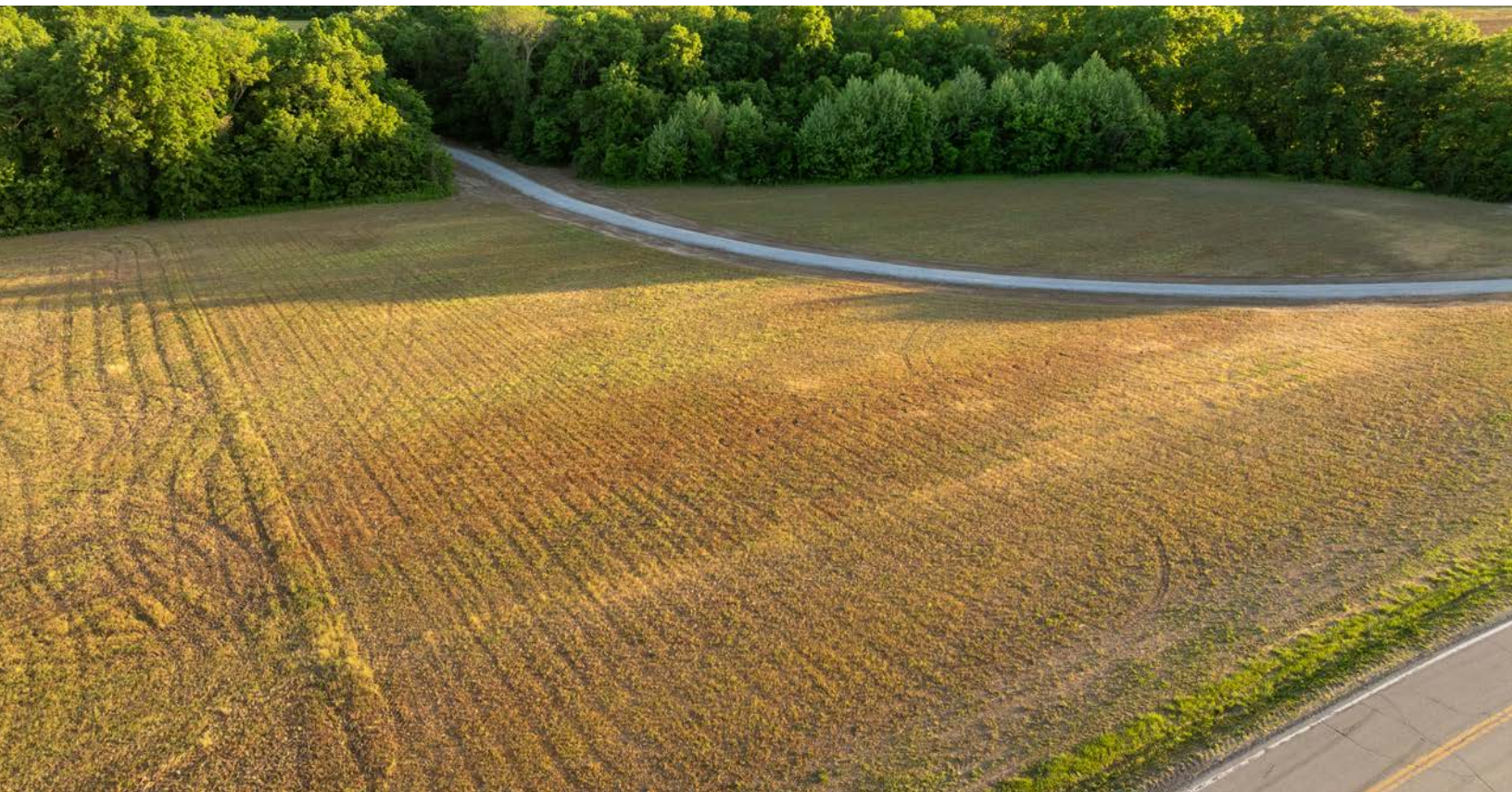
900-FOOT-LONG GRAVEL DRIVEWAY



MATURE HARDWOOD TIMBER



ROW CROP POTENTIAL



WILDLIFE HABITAT

Beyond its outstanding building potential, this farm is a true recreational gem. Multiple creeks and ditches, mature walnut and hardwood timber, abundant field edge, and several small openings create exceptional wildlife habitat with plentiful deer and turkey sign throughout the property.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 53' 3, -93° 33' 42.44



Maps Provided By:



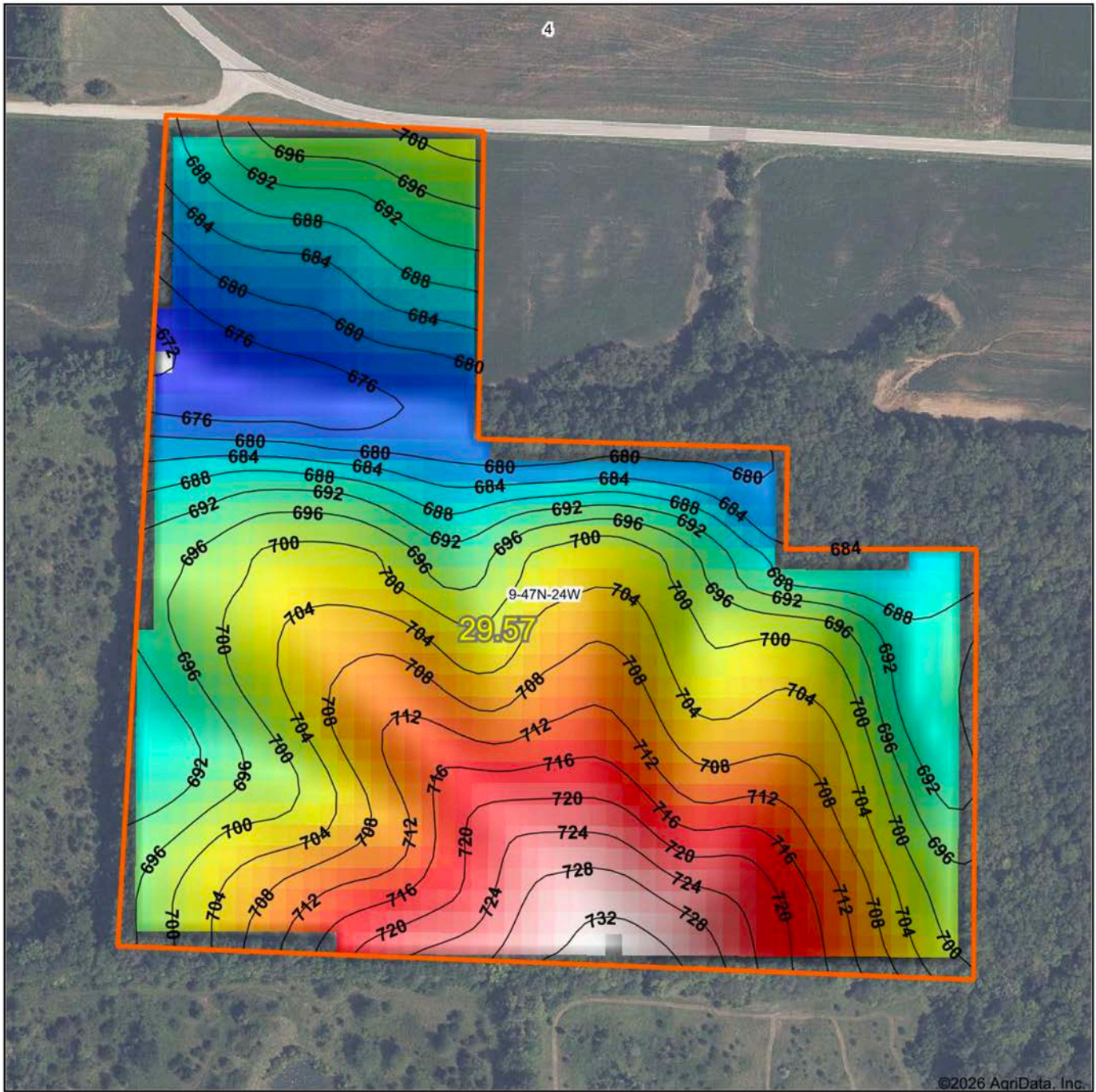
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9-47N-24W
Johnson County
Missouri

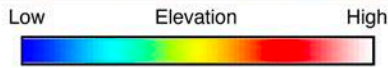


6/29/2026

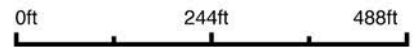
HILLSHADE MAP



©2026 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 671.5
 Max: 734.8
 Range: 63.3
 Average: 700.4
 Standard Deviation: 14.44 ft



6/29/2026

9-47N-24W
Johnson County
Missouri

Boundary Center: 38° 53' 3, -93° 33' 42.44

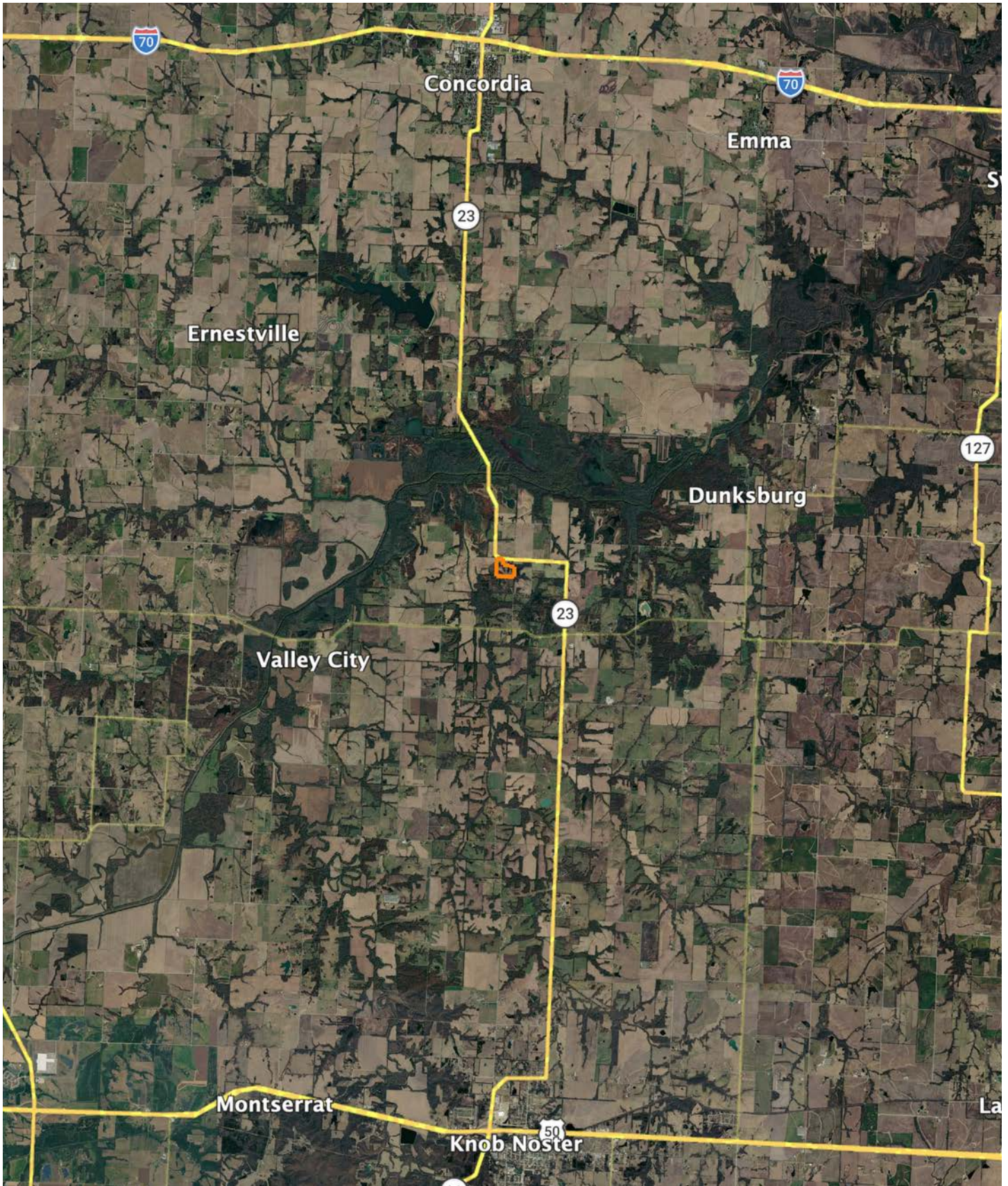


Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTf), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTf Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTf Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,
LAND AGENT
573.999.4574
DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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