

MIDWEST LAND GROUP PRESENTS

41 ACRES IN

JOHNSON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER 41 ACRE LIVESTOCK OR RECREATIONAL FARM & OUTSTANDING BUILD SITES

Whether you're looking for a home on 48 +/- acres, a home on 7 +/- acres, or you're looking for a stunning 41 +/- acre build site, we can design a property to suit your needs, as we are offering this farm in multiple configurations! Located in Johnson County, Missouri, just 15 minutes southeast of Warrensburg, 30 minutes from Truman Lake, and approximately one hour from Kansas City, this highly productive 41 +/- acre farm offers an exceptional opportunity for livestock producers and those looking to build their dream home in the country.

The property is thoughtfully improved and ready for immediate use as a livestock operation. A massive 70'x72' barn with concrete floors, water, and electric serves as the centerpiece of the farm and is complemented by a large attached pipe-fence corral system, hundreds of feet of concrete feed bunks, a silage pit, and a newer 19,000-bushel Superior grain bin. Multiple electric meters provide flexibility for future improvements and agricultural uses.

The acreage features an outstanding stand of grass and is mostly fenced and cross-fenced into multiple paddocks, making it ideal for rotational

grazing and efficient livestock management. A beautiful fully stocked pond with a dock provides excellent fishing and recreation opportunities while also enhancing the property's scenic appeal. A cattle waterer located behind the pond further supports livestock operations.

In addition to its agricultural value, the property offers several absolutely stunning future home sites with picturesque views of the farm. Blacktop road frontage provides convenient year-round access, and a new driveway entrance will be installed. Rural water is reportedly available approximately 250 +/- feet east of the property line on the north side of the highway, according to the local water district.

Whether you're looking to expand an existing cattle operation, establish a new farm headquarters, or build a home on a beautiful piece of ground, this turn-key Johnson County property is ready to meet your needs.

For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.

PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **41**

- 41 +/- acres in Johnson County, Missouri
- Located in the Leeton School District
- 15 minutes southeast of Warrensburg
- 30 minutes northwest of Truman Lake
- Approximately 1 hour southeast of Kansas City
- Several absolutely stunning future home sites
- Massive 70'x72' barn with concrete floor, electric, and water
- Large attached pipe-fence corral system
- Newer 19,000-bushel Superior grain bin
- Large silage pit
- Hundreds of feet of concrete feed bunks
- Large concrete feeding apron
- Fully stocked pond with dock
- Cattle waterer behind pond
- Water district says rural water is available just 250' to the east
- Electric meter
- Blacktop road frontage
- New driveway entrance will be installed
- Mostly fenced and cross-fenced acreage
- Multiple paddocks for rotational grazing
- Outstanding stand of grass
- Turn-key livestock operation ready for immediate use



TURN-KEY LIVESTOCK OPERATION



NEWER 19,000-BUSHEL SUPERIOR GRAIN BIN



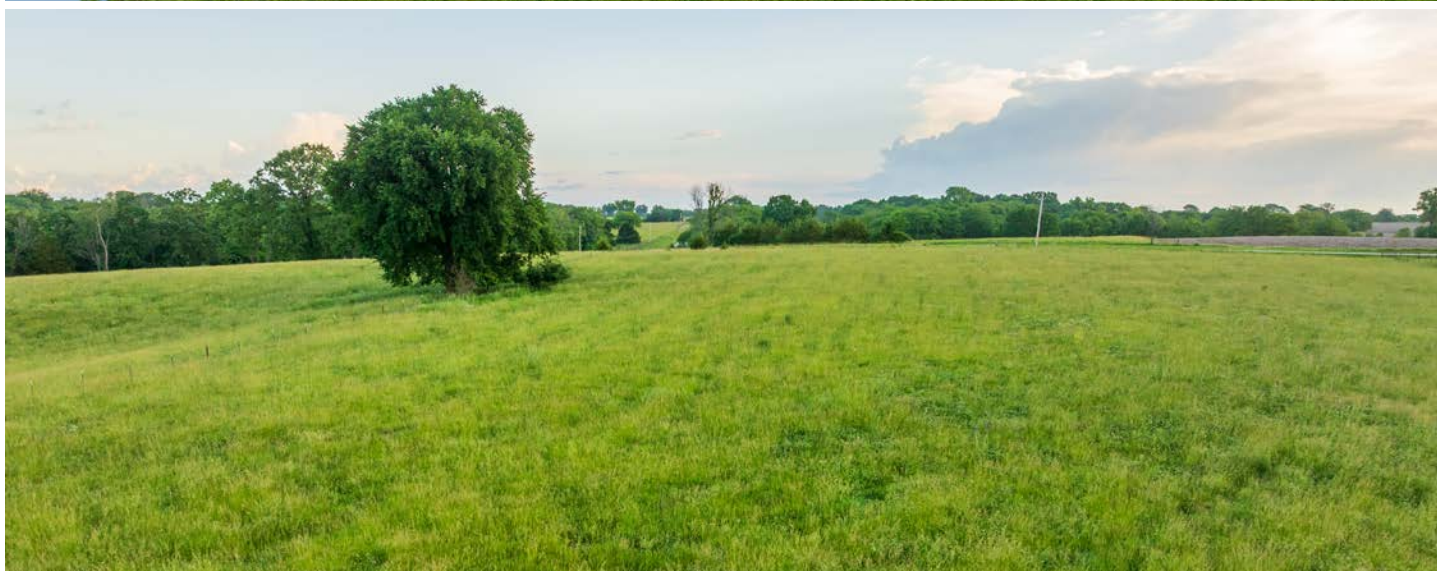
FULLY STOCKED POND WITH DOCK



MULTIPLE PADDOCKS



OUTSTANDING BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 36' 57.12, -93° 38' 38.61

0ft 315ft 629ft



Maps Provided By:



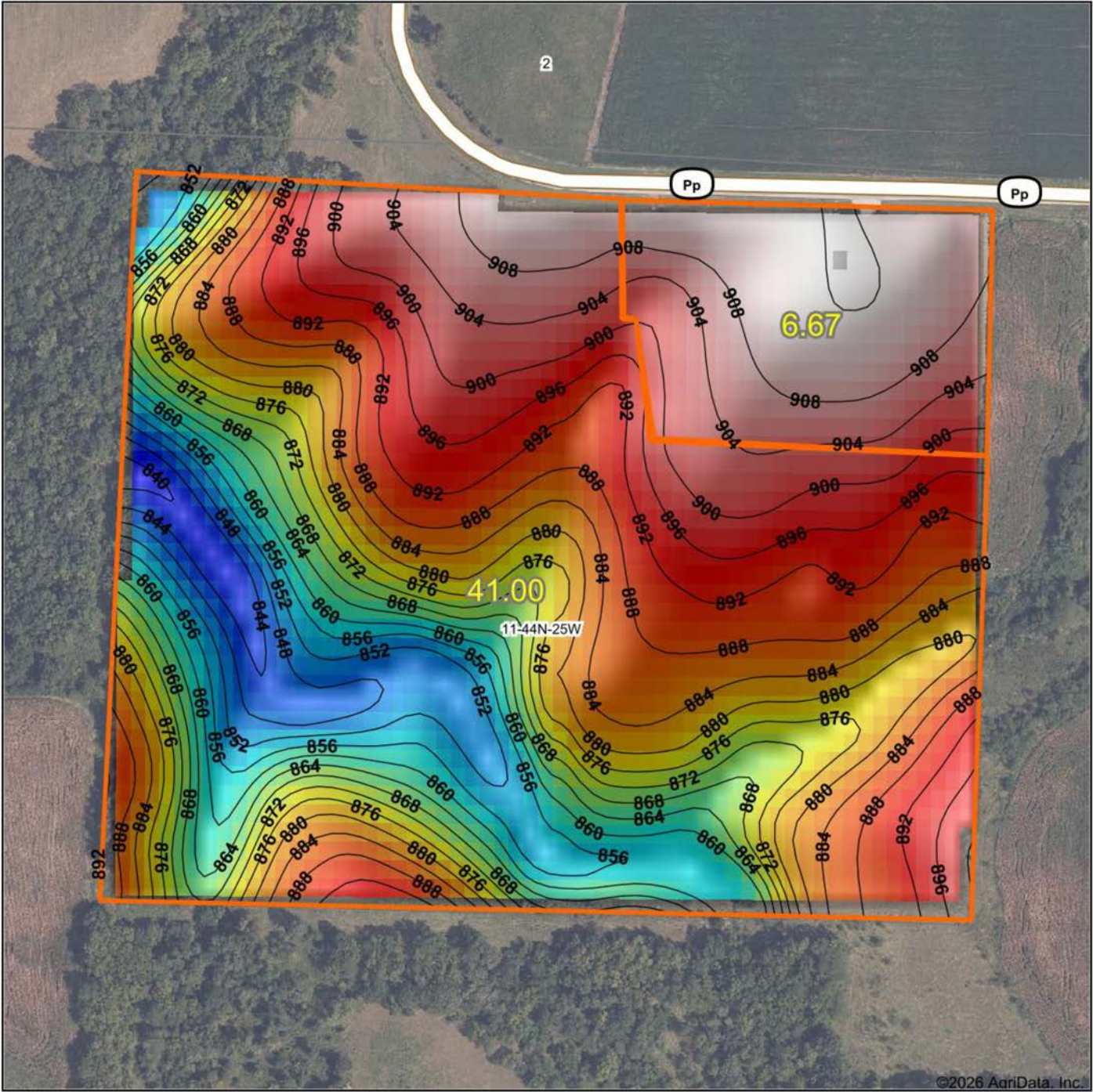
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11-44N-25W
Johnson County
Missouri



6/18/2026

HILLSHADE MAP



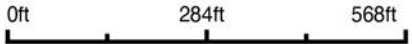
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Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 839.3
 Max: 912.3
 Range: 73.0
 Average: 882.7
 Standard Deviation: 18.6 ft

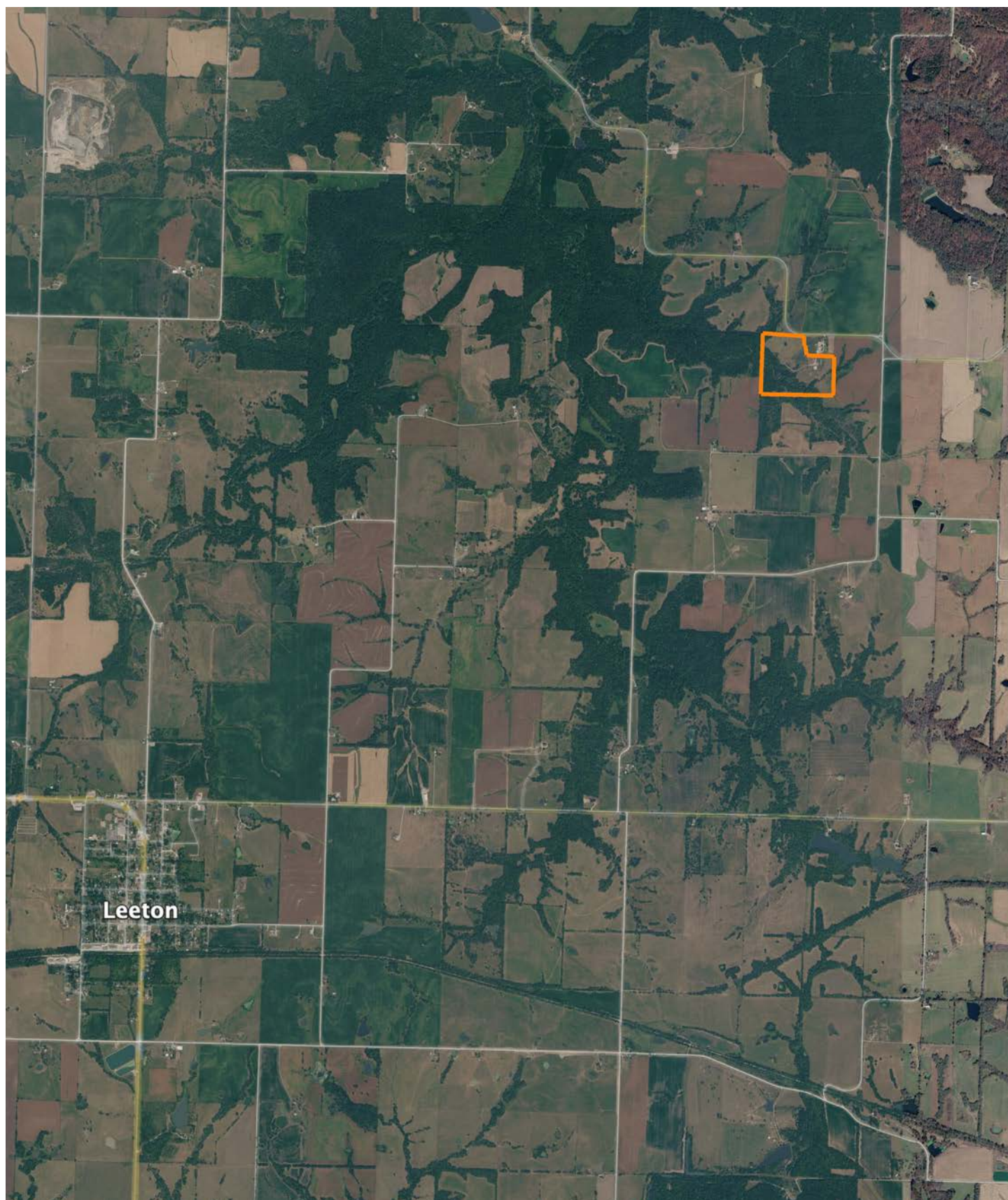


6/18/2026

11-44N-25W
Johnson County
Missouri

Boundary Center: 38° 36' 57.12, -93° 38' 38.61

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,
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