

MIDWEST LAND GROUP PRESENTS

48 ACRES

# JOHNSON COUNTY, MO

570 SOUTHEAST PP HIGHWAY, LEETON, MISSOURI, 64761



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY 48 ACRE CATTLE FARM WITH BARNDOMINIUM & EXCEPTIONAL IMPROVEMENTS

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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, just 15 minutes southeast of Warrensburg, Missouri, 30 minutes northwest of Truman Lake, and only an hour from Kansas City, this exceptional 48 +/- acre farm offers an outstanding combination of country living, livestock infrastructure, and recreational appeal with multiple additional premium build sites!

The property features a well-maintained 3 bedroom, 1 bathroom barndominium with beautiful pine tongue-and-groove finishes throughout and was finished in 2014. The home has an attached 30'x42' shop with concrete and electric. Nearby, a fully stocked pond with a dock provides a perfect setting for fishing, relaxation, and enjoying the scenic views.

Built for agricultural productivity, the farm is fully fenced and cross-fenced into multiple paddocks with an impressive stand of grass, making it ideal for rotational grazing and livestock operations. Improvements include a 70'x72' barn with concrete, water, and electric, a large attached corral system,

hundreds of feet of concrete feed bunks with a large concrete feeding apron, a large silage pit, and a newer 19,000-bushel Superior grain bin. Additional buildings include a 36'x40' shop with 3' concrete stem walls, along with a 30'x60' three-sided machine shed, all equipped with concrete floors and electric service. At the front of the property, you will find a very thought-out and expansive corral system with a number of catch pens and waterers.

The property also features blacktop road frontage, multiple electric meters, a deep well, a rural water meter, and a large pavilion with a concrete floor that is perfect for entertaining family and friends. Multiple stunning build sites offer additional opportunities for future homes or expansion.

Whether you're looking for a turnkey cattle operation or a peaceful rural retreat, this Johnson County property is ready to meet a variety of needs while offering the space, infrastructure, and location that are increasingly difficult to find.

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

# PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **48**

- 48 +/- 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
- 3 bedroom, 1 bathroom barndominium finished in 2014
- Pine tongue-and-groove interior finishes throughout
- 30'x42' attached shop with concrete floor and electric
- 36'x40' shop with concrete floor, electric, and 3' concrete stem walls
- 30'x60' three-sided machine shed with concrete and electric
- 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
- Extensive pipe-fence working facilities
- Hundreds of feet of concrete feed bunks
- Large concrete feeding apron
- Fully stocked pond with dock
- Cattle waterer behind pond
- Large pavilion with concrete floor for entertaining
- Deep well and rural water service
- Multiple electric meters
- Blacktop road frontage
- Fully fenced and cross-fenced acreage
- Multiple paddocks for rotational grazing
- Outstanding stand of grass
- Several beautiful future home sites
- Turn-key livestock operation ready for immediate use



# BARNDOMINIUM

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The property features a well-maintained 3 bedroom, 1 bathroom barndominium with beautiful pine tongue-and-groove finishes throughout and was finished in 2014.



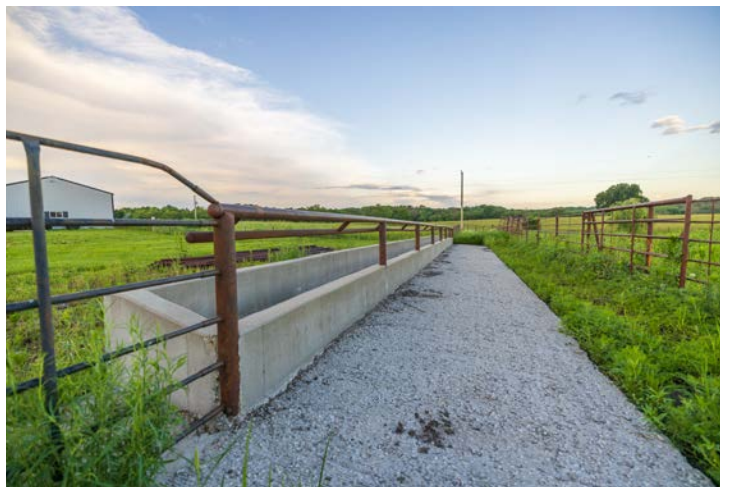
# 30'X42' ATTACHED SHOP

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# PIPE-FENCE CORRAL SYSTEM

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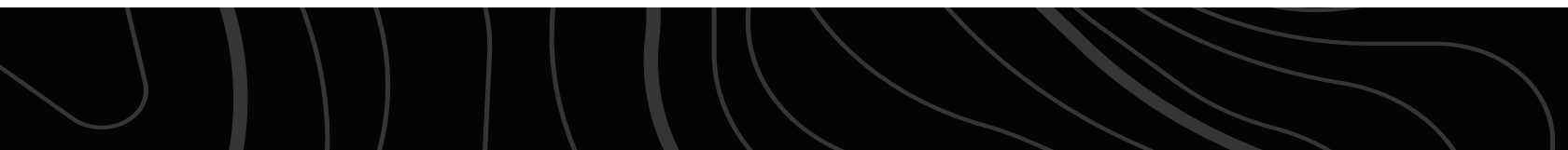
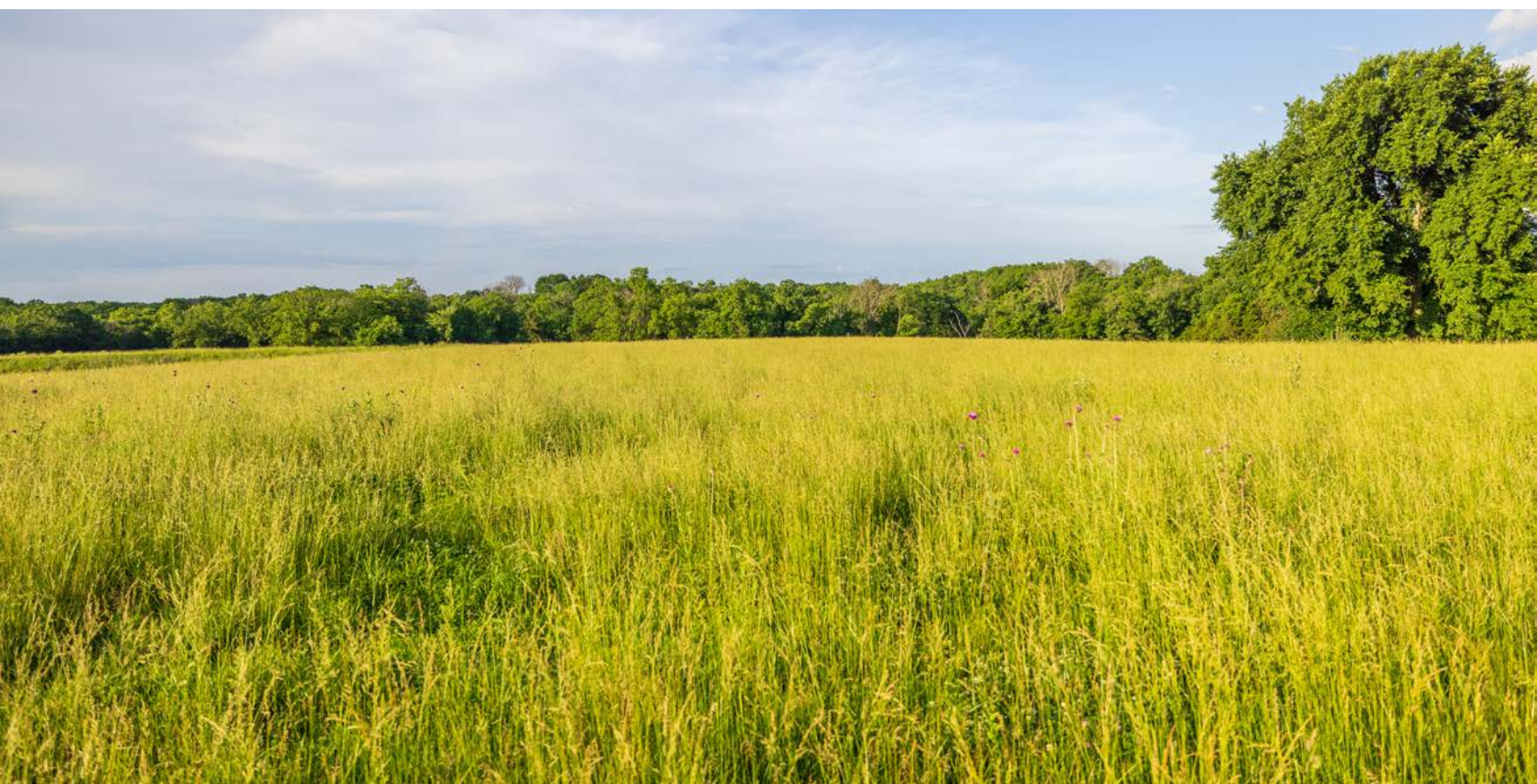


# OUTBUILDINGS



# MULTIPLE PADDOCKS FOR ROTATIONAL GRAZING

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# ADDITIONAL PHOTOS



# AERIAL MAP



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Boundary Center: 38° 36' 56.95, -93° 38' 38.57

0ft 315ft 629ft



Maps Provided By:



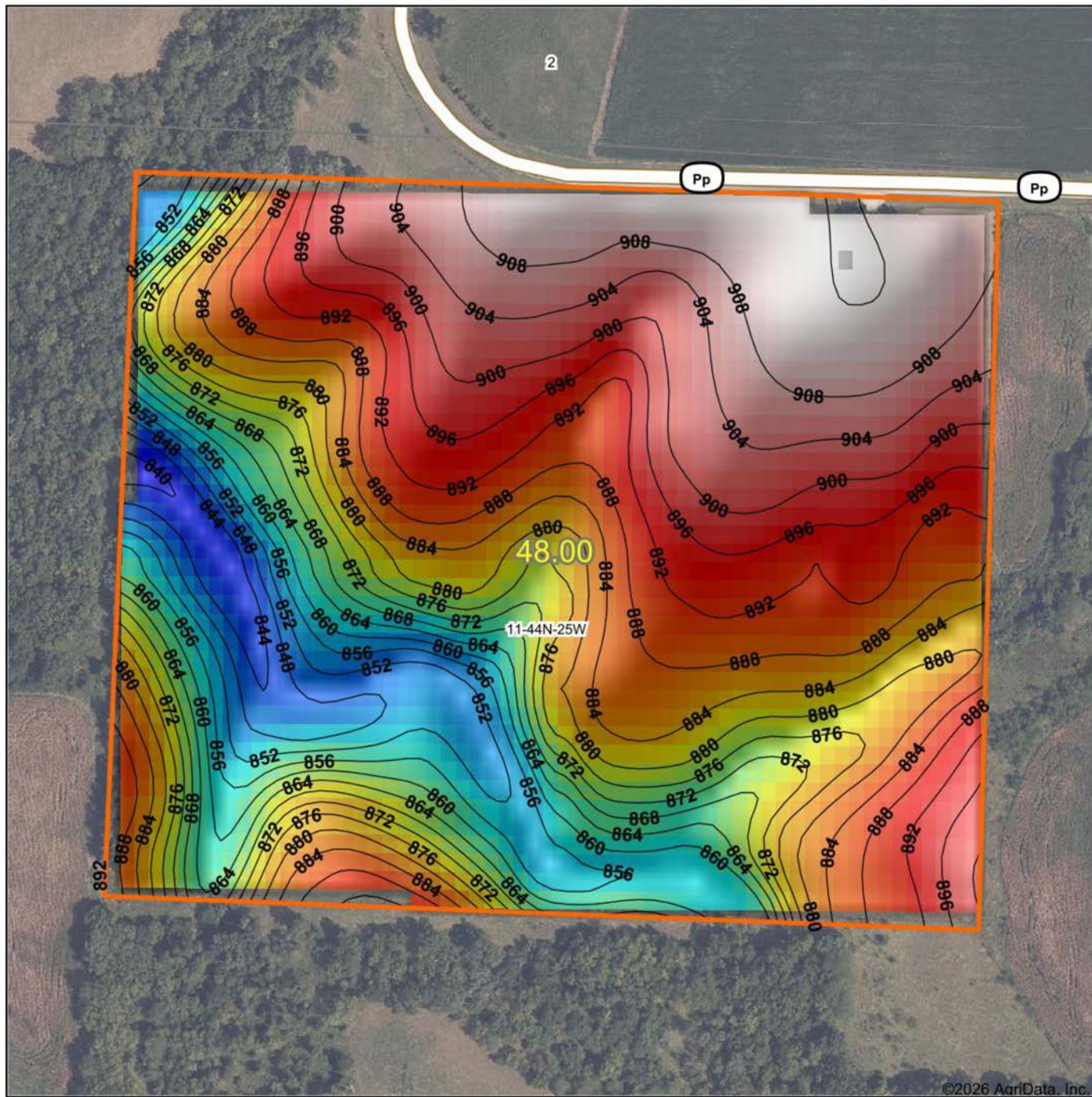
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**11-44N-25W**  
**Johnson County**  
**Missouri**



6/18/2026

# HILLSHADE MAP



©2026 AgriData, Inc.

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: 883.0

Standard Deviation: 18.73 ft

0ft 283ft 567ft



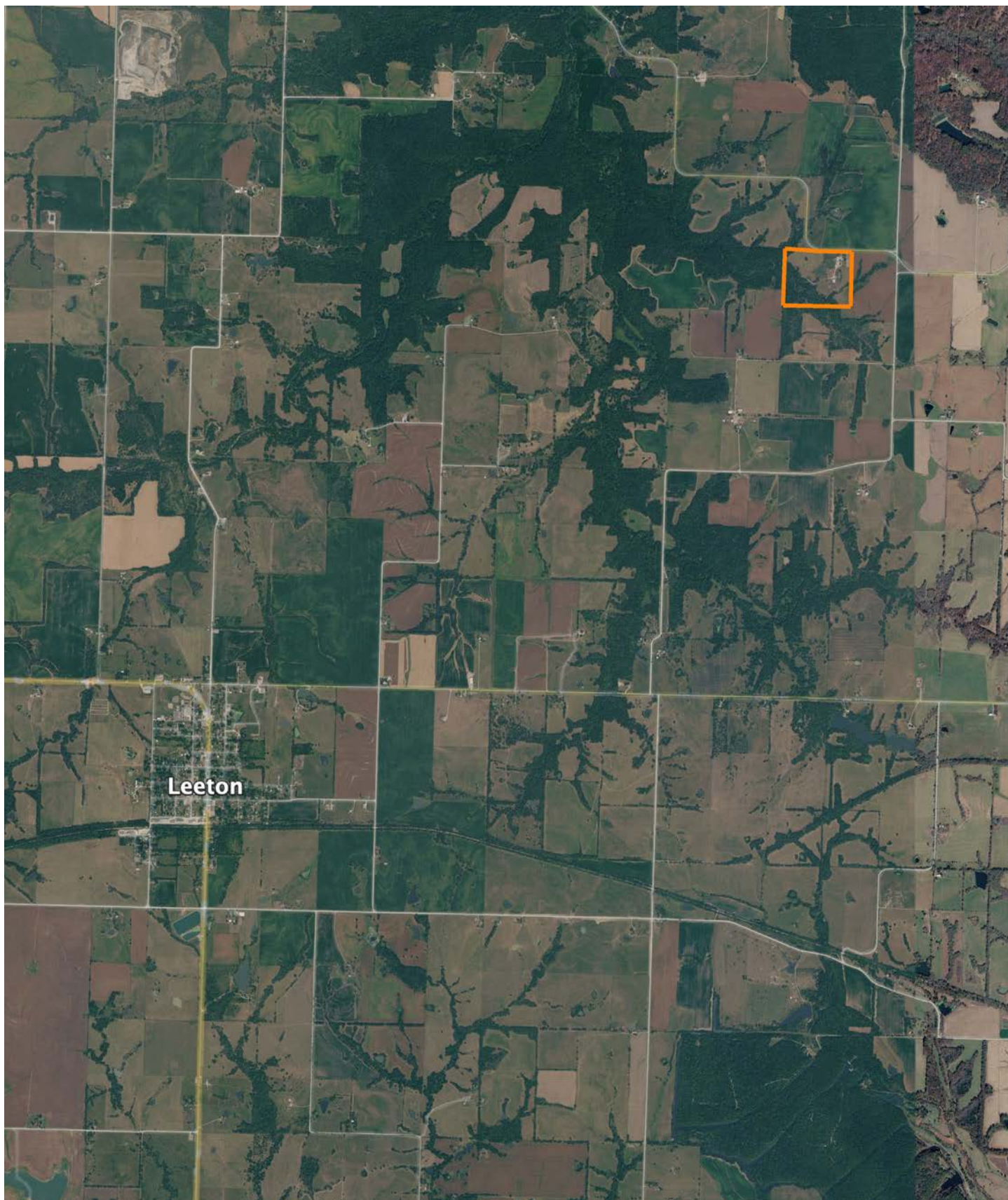
6/18/2026

**11-44N-25W**  
**Johnson County**  
**Missouri**

Boundary Center: 38° 36' 56.95, -93° 38' 38.57

# OVERVIEW MAP

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# 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  
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