

MIDWEST LAND GROUP PRESENTS

7 ACRES IN

JOHNSON COUNTY MISSOURI

570 SOUTHEAST PP HIGHWAY, LEETON, MO 64761



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 7 ACRE HOBBY FARM WITH BARNDOMINIUM & EXTENSIVE OUTBUILDINGS

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! Maybe you want more than 7 acres but less than 48 acres? Located in Johnson County, Missouri, just 15 minutes southeast of Warrensburg, 30 minutes from Truman Lake, and approximately one hour from Kansas City, this versatile 7 +/- acre property offers the perfect blend of country living and agricultural functionality.

The centerpiece of the property is a well-maintained 3 bedroom, 1 bathroom barndominium completed in 2014, featuring attractive pine tongue-and-groove finishes throughout. Whether you're looking for a primary residence, weekend retreat, or small farm headquarters, this home provides comfort and practicality in a peaceful rural setting.

The property is exceptionally well-equipped with a 30'x42' shop attached to the barndominium, a 36'x40' shop with concrete floors, electric, and 3-foot concrete stem walls, and a 30'x60' three-sided machine shed with concrete and

electric, providing ample space for equipment, projects, storage, and livestock needs. Additional improvements include an extensive pipe-fence working facility, concrete feed bunks with a large concrete feeding apron, making the property ideal for hobby farming, small-scale livestock operations, or 4-H and FFA projects.

Outdoor amenities include a large pavilion with a concrete floor that is perfect for entertaining family and friends, while the property's outstanding stand of grass and mostly fenced acreage offer immediate usability. Both a deep well and rural water service provide multiple water sources, and blacktop road frontage ensures easy year-round access.

With a beautiful future home site near the east side of the property and turn-key improvements already in place, this property presents an excellent opportunity for anyone seeking a manageable hobby farm, rural homestead, or country lifestyle property in a highly desirable location. For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.

PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **7**

- 7 +/- acres in Johnson County, Missouri
- 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 built in 2014
- Pine tongue-and-groove interior finishes
- 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
- Extensive pipe-fence working facility
- Concrete feed bunks and feeding apron
- Large entertainment pavilion with concrete floor
- Deep well and rural water service
- Blacktop road frontage
- Mostly fenced acreage
- Excellent stand of grass
- Beautiful future home site
- Turn-key hobby farm ready for immediate use



3 BED, 1 BATH BARNDOMINIUM



BLACKTOP ROAD FRONTAGE



EXTENSIVE PIPE-FENCE WORKING FACILITY



EXCELLENT STAND OF GRASS



SHOPS & MACHINE SHED



ADDITIONAL PHOTOS



AERIAL MAP



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

0ft 315ft 629ft



Maps Provided By:



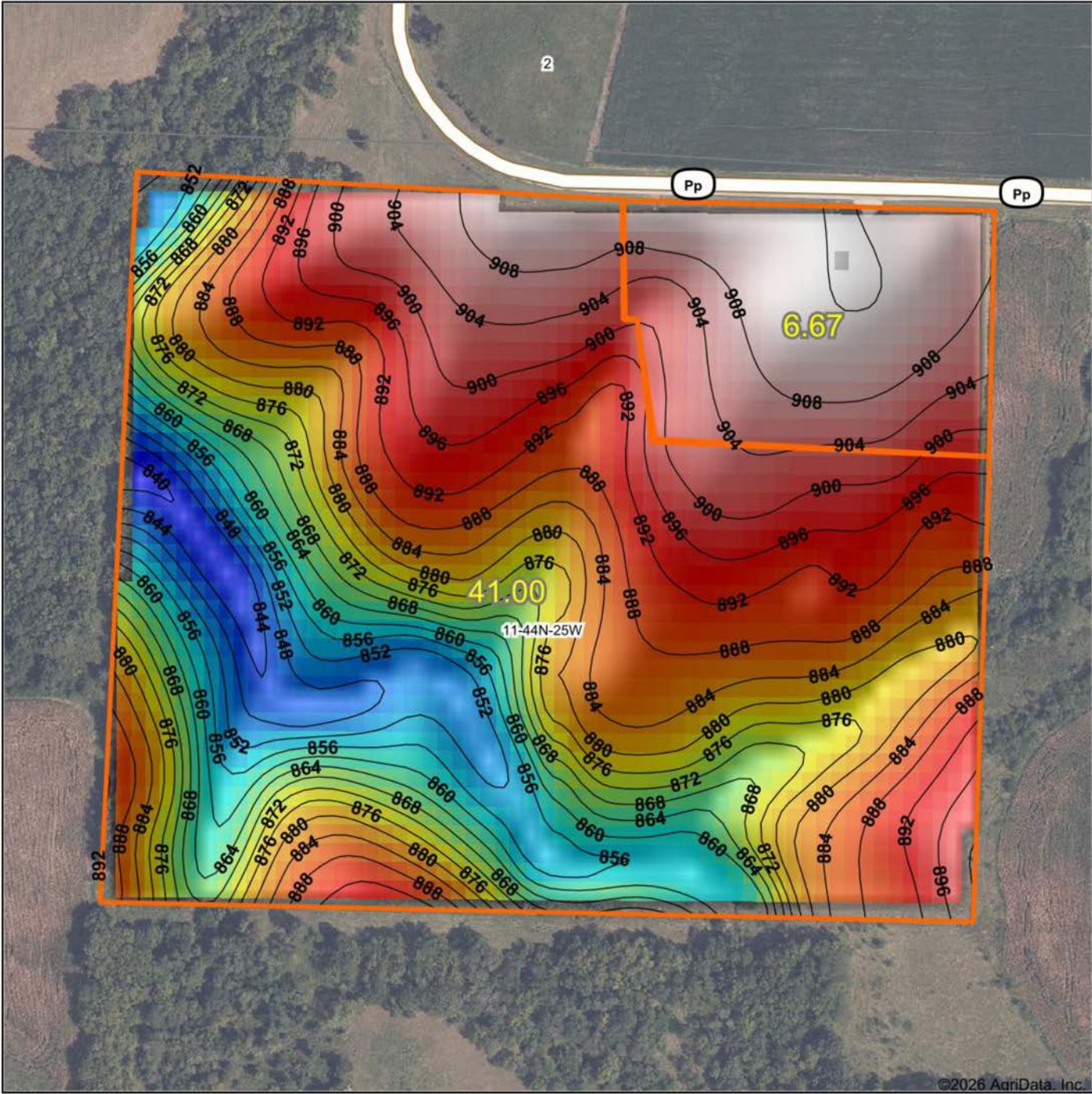
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11-44N-25W
Johnson County
Missouri



6/18/2026

HILLSHADE MAP



©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: 882.7
 Standard Deviation: 18.6 ft

0ft 284ft 568ft



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,
LAND AGENT
573.999.4574
DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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