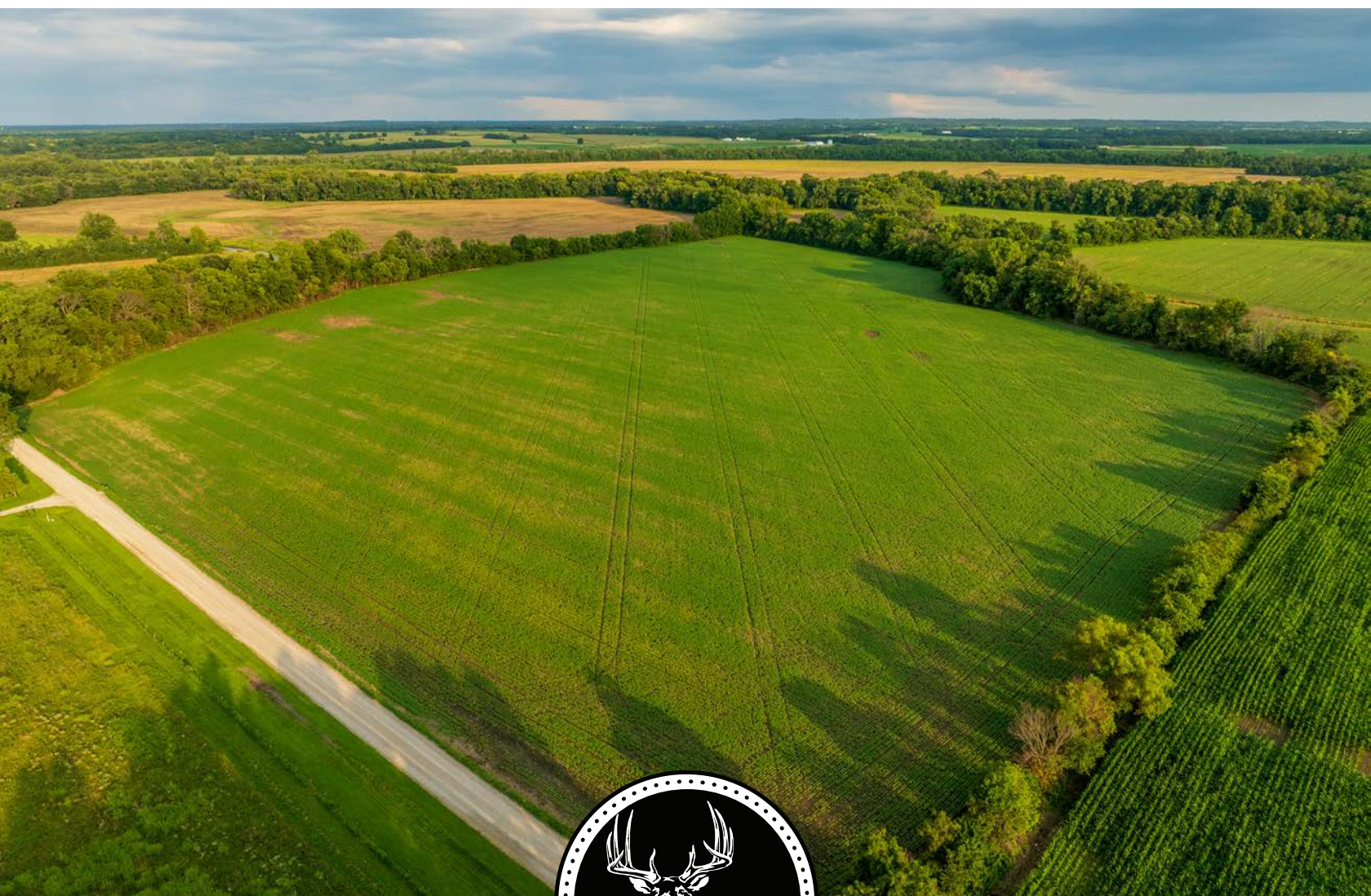


MIDWEST LAND GROUP PRESENTS

38.1 ACRES IN

JOHNSON COUNTY MISSOURI

NORTHEAST 500TH ROAD, WARRENSBURG, MO 64093



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE BLACKWATER RIVER BOTTOM FARM

This 38.1 +/- acre bottom farm in Johnson County, Missouri, offers an outstanding opportunity to own a highly productive, income-producing property just 10 minutes northeast of Warrensburg, Missouri. Featuring approximately 35 +/- tillable acres, the farm is 92% tillable with a gentle 0–3% slope. The current annual cash rent generates \$7,875 (\$225 per tillable acre), and the property will be open for the 2027 crop year, giving a new owner the flexibility to farm it themselves or capitalize on the current tenant who is willing to sign a new three-year crop lease. The farm has been well maintained,

with fertilizer applied annually, and the crop ground has recently been sprayed. Conveniently located near blacktop with excellent road frontage for easy access, this property also offers abundant deer sign, providing excellent recreational and hunting opportunities in addition to its strong investment value. Whether you're looking to expand your farming operation, add to your investment portfolio, or own an affordable piece of productive Johnson County farmland, this tract checks all the boxes. Contact Derek Payne (573) 999-4574 for additional information or to schedule a private showing.

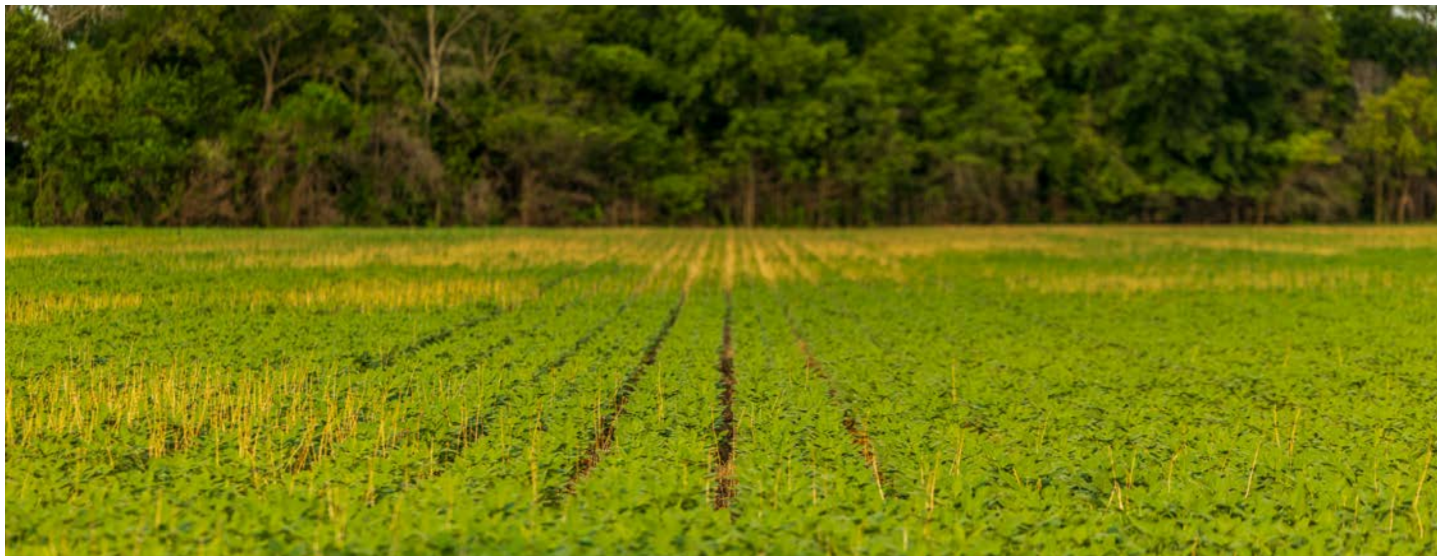


PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **38**

- Located just 10 minutes northeast of Warrensburg, MO
- 35 +/- tillable acres in crop production
- 92% tillable
- 0-3% slope
- Annual cash rent income is \$225/tillable acre
- \$7,875 annual cash rent income
- Farm is open for the 2027 crop year
- Tenant willing to sign a three-year crop lease
- Fertilizer applied every year
- Farm recently sprayed
- Located close to blacktop
- Tons of deer sign
- Great road frontage for easy access

0-3% SLOPE



35 +/- TILLABLE ACRES IN CROP PRODUCTION



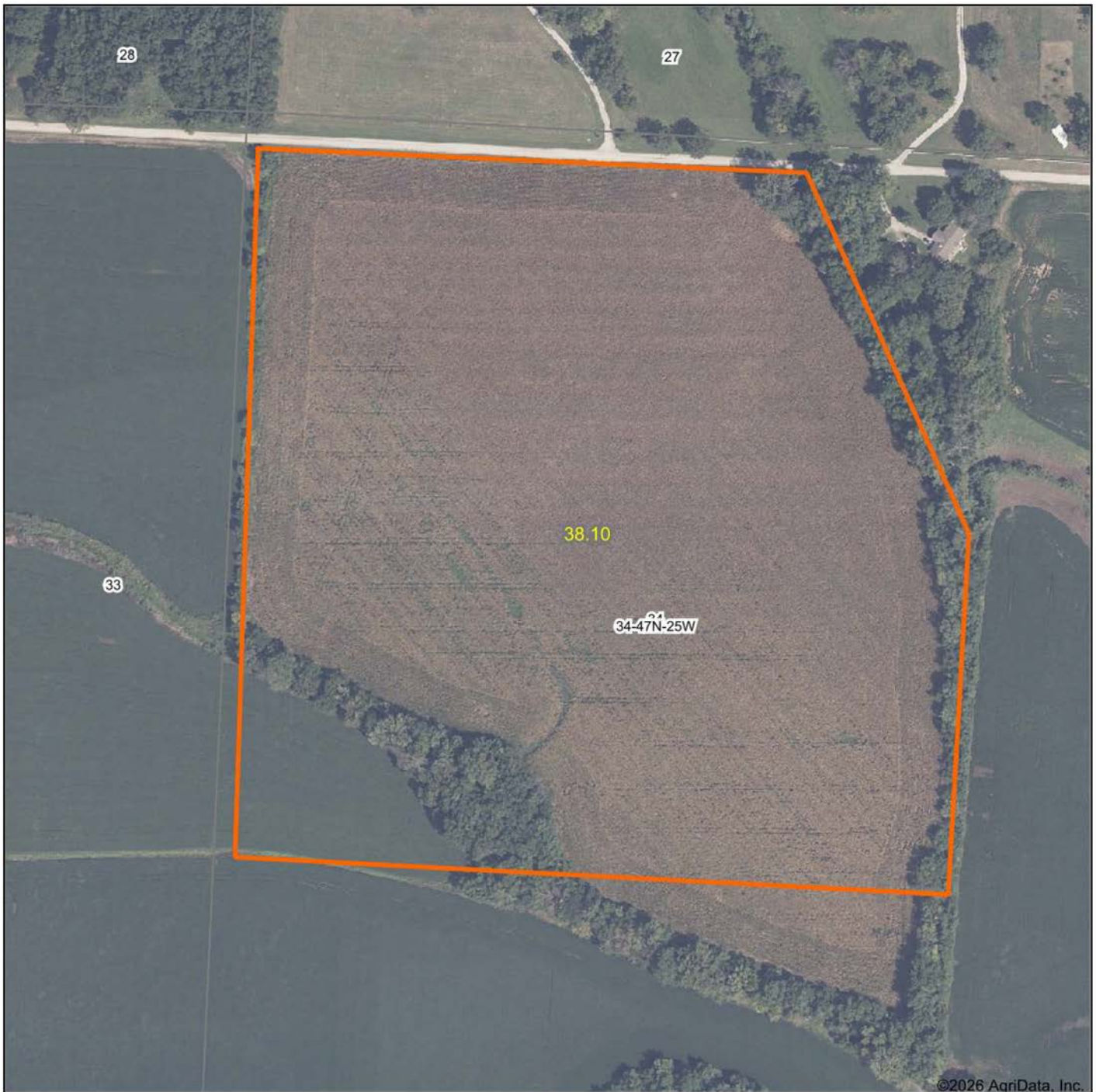
ROAD FRONTAGE FOR EASY ACCESS



TONS OF DEER SIGN



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 49' 47.06, -93° 39' 47.93

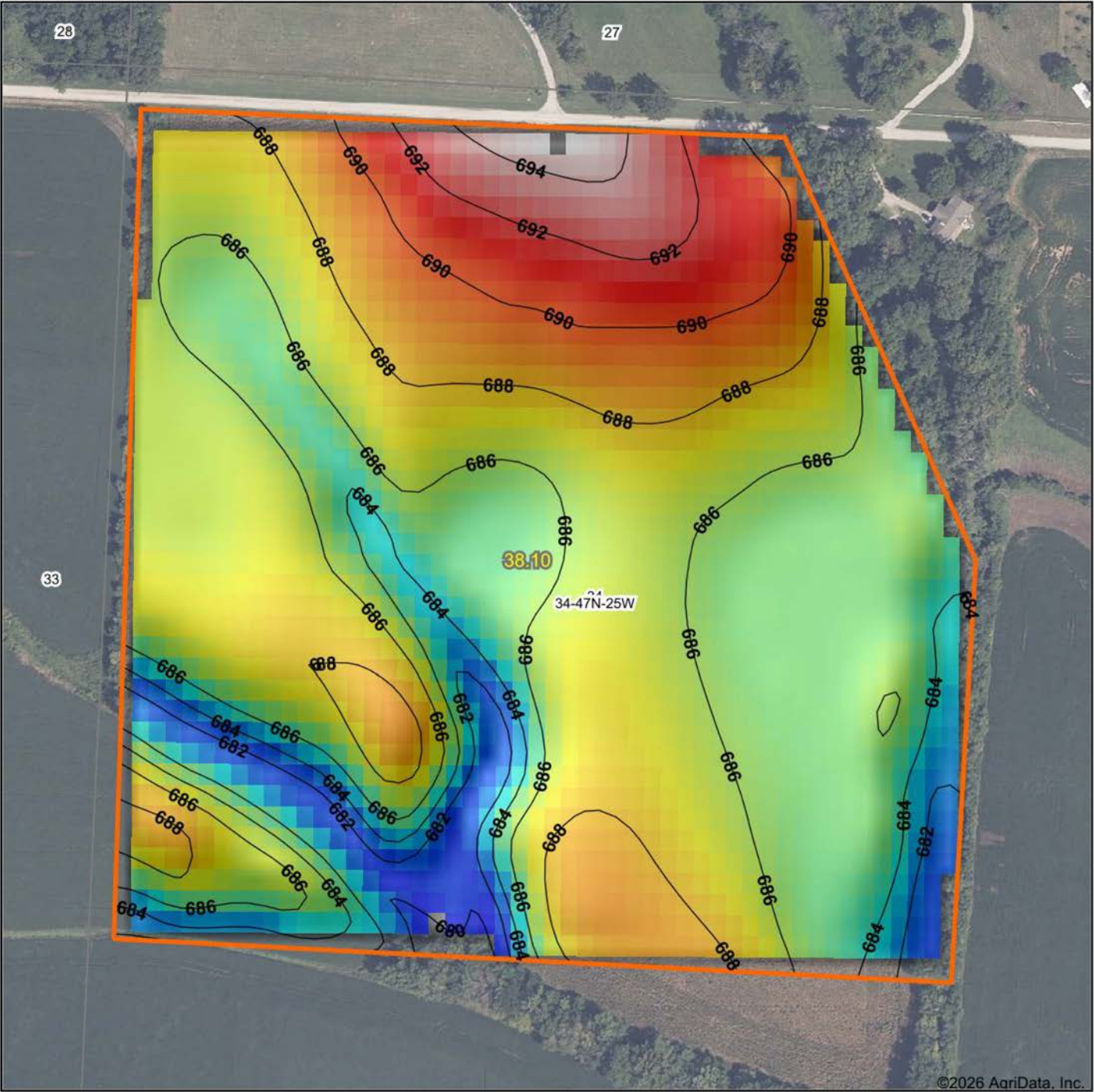
0ft 288ft 576ft

34-47N-25W
Johnson County
Missouri



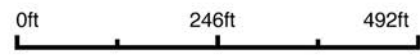
7/10/2026

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 2
Min: 679.5
Max: 695.1
Range: 15.6
Average: 686.7
Standard Deviation: 2.76 ft

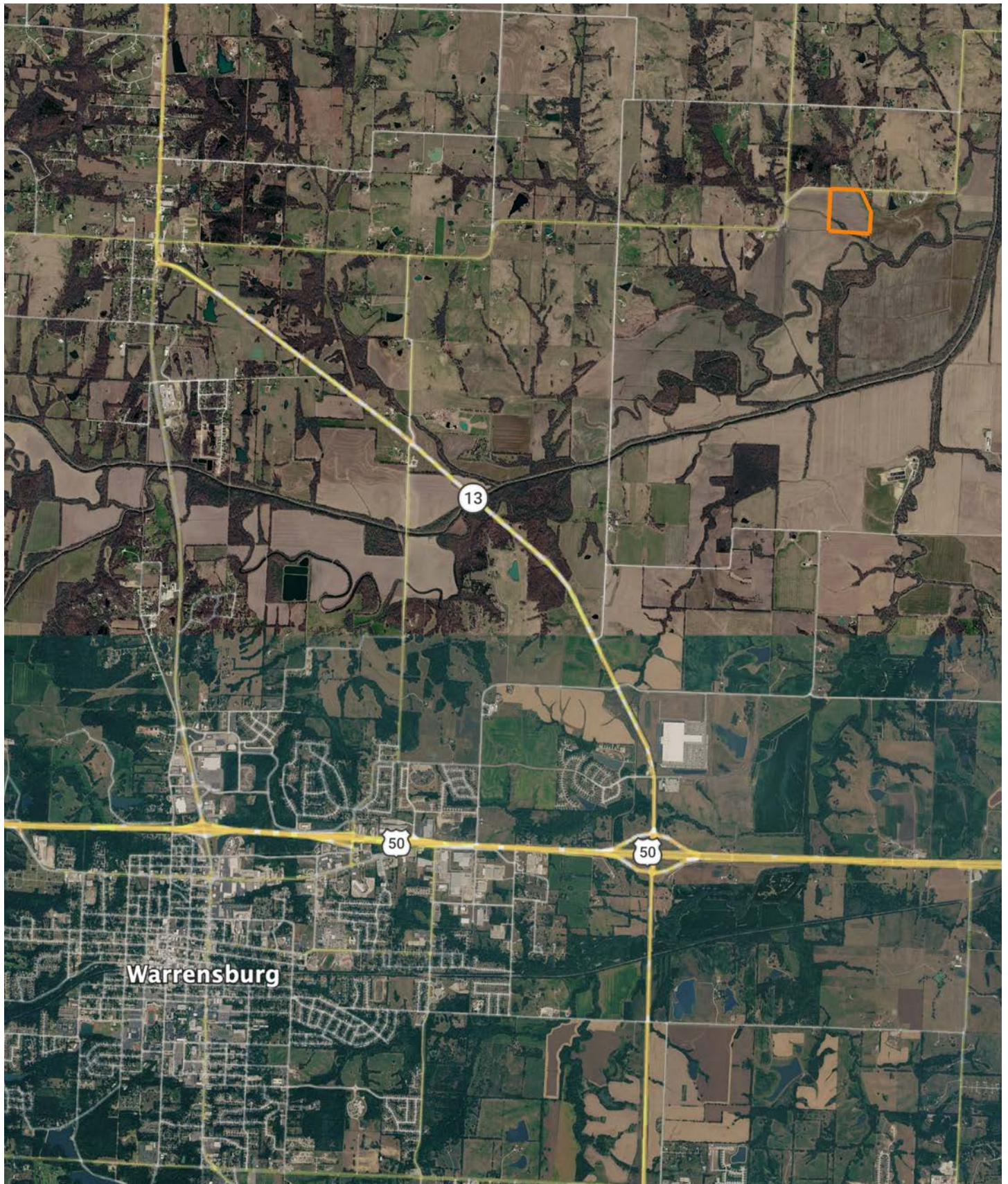


7/10/2026

34-47N-25W
Johnson County
Missouri

Boundary Center: 38° 49' 47.06, -93° 39' 47.93

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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