

MIDWEST LAND GROUP PRESENTS

17.97 ACRES IN

JOHNSON COUNTY MISSOURI



1009 SOUTHWEST 180 ROAD, HOLDEN, MO 64040

MIDWEST LAND GROUP IS HONORED TO PRESENT

AMISH CRAFTED ESTATE

Discover the beauty, craftsmanship, and peaceful simplicity of this pristine 17.97 +/- acre farm, ideally located near Holden, Missouri. From the moment you arrive, you'll appreciate the exceptional quality and thoughtful design that make this property truly one-of-a-kind. Built in 2023, the beautiful Amish-crafted home offers six bedrooms and four bathrooms, with gorgeous oak flooring and custom-designed cabinetry throughout. The home combines timeless craftsmanship with spacious living, creating a warm and inviting setting for family, entertaining, or enjoying the tranquility of country life. A standout feature is the large indoor event space at the back of the home—perfect for family gatherings, celebrations, entertaining, or creating a

versatile space to suit your needs. For those who love animals, agriculture, or having room to pursue their passions, this property delivers. The horse and animal barn and fully fenced pasture provide an ideal setup for livestock and country living. A heated workshop with concrete floors and three overhead doors offers abundant space for projects, equipment, hobbies, or business needs. The property also includes an impressive 42'x64'x16' metal building, featuring concrete floors and a 16-foot overhang, offering exceptional storage and workspace. Come experience the craftsmanship, beauty, and possibilities of this extraordinary Johnson County, Missouri property—you may never want to leave!



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **17.97**

- Amish-built home
- Six bedrooms
- Oak floors
- Event space
- Custom cabinets
- Horse barn with loft
- Heated workshop with 3 overhead doors
- 42'x64'x16' construction building with 16-foot overhang
- Fully fenced pasture
- Close to town
- Three years old

SIX BEDROOM, AMISH-BUILT HOME

Built in 2023, the beautiful Amish-crafted home offers six bedrooms and four bathrooms, with gorgeous oak flooring and custom-designed cabinetry throughout. The home combines timeless craftsmanship with spacious living, creating a warm and inviting setting for family, entertaining, or enjoying the tranquility of country life.



INTERIOR PHOTOS



CLOSE TO TOWN



FULLY FENCED PASTURE



HORSE BARN WITH LOFT

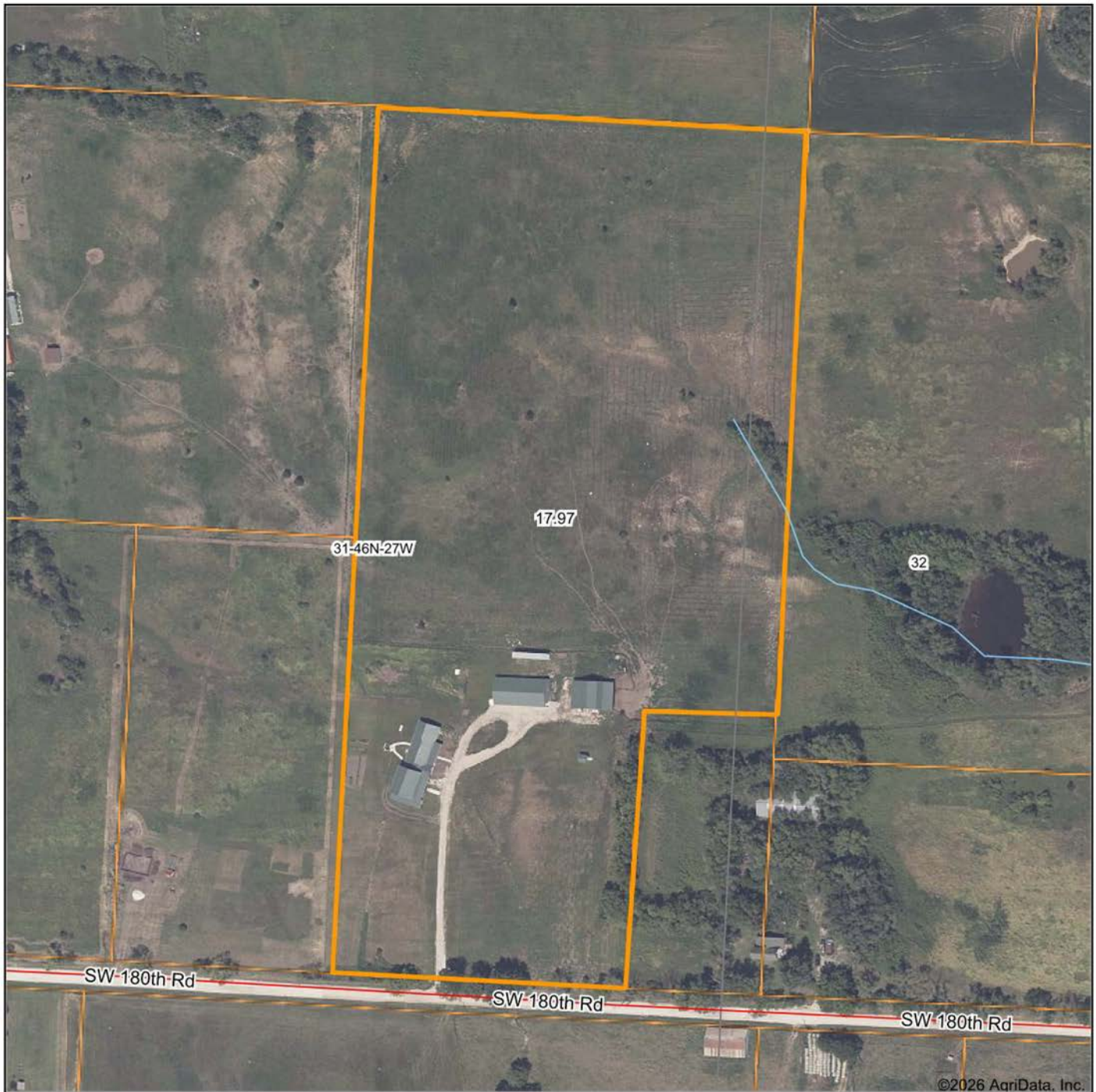


OUTBUILDINGS

A heated workshop with concrete floors and three overhead doors offers abundant space for projects, equipment, hobbies, or business needs. The property also includes an impressive 42'x64'x16' metal building, featuring concrete floors and a 16-foot overhang, offering exceptional storage and workspace.



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 44' 37.51, -93° 56' 10.38

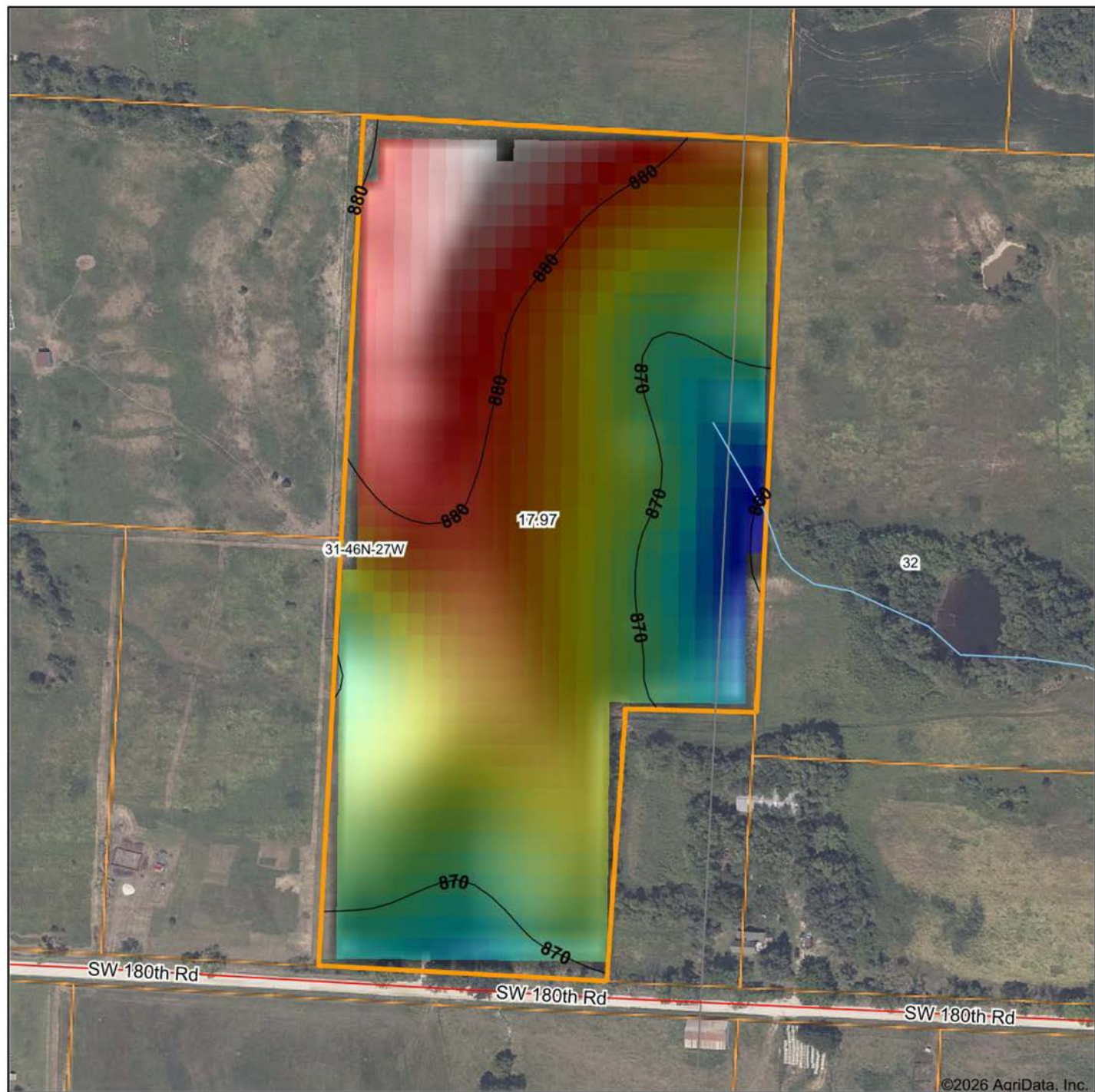
31-46N-27W
Johnson County
Missouri

0ft 238ft 475ft



7/24/2026

HILLSHADE MAP



Maps Provided By:



Source: USGS 10 meter dem

Interval(ft): 10

Min: 860.0

Max: 888.6

Range: 28.6

Average: 875.0

Standard Deviation: 5.81 ft

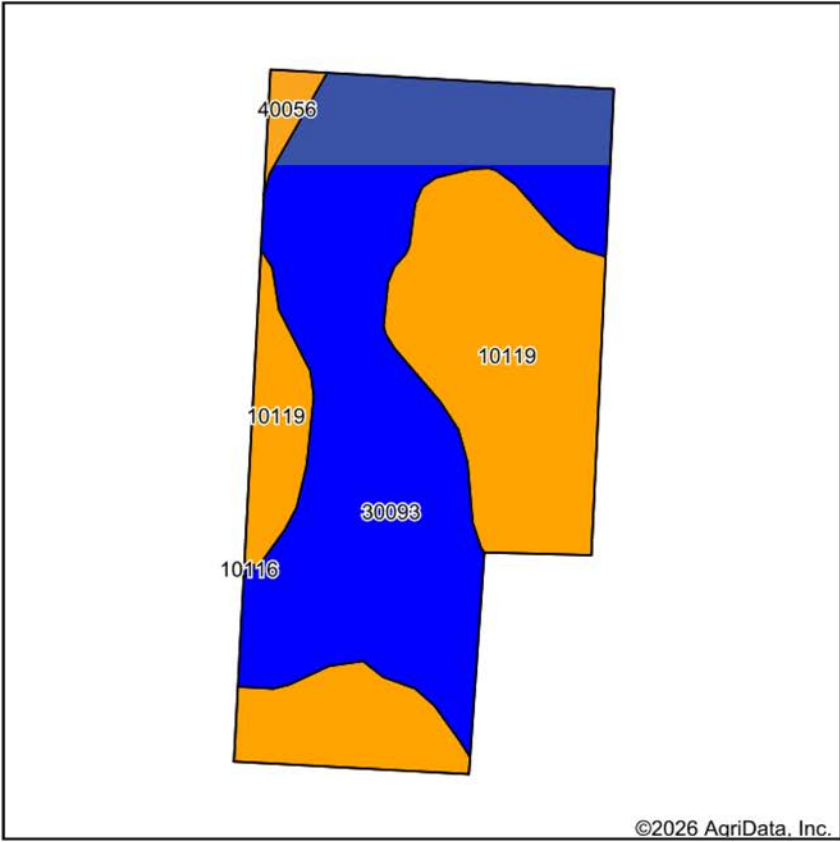


7/24/2026

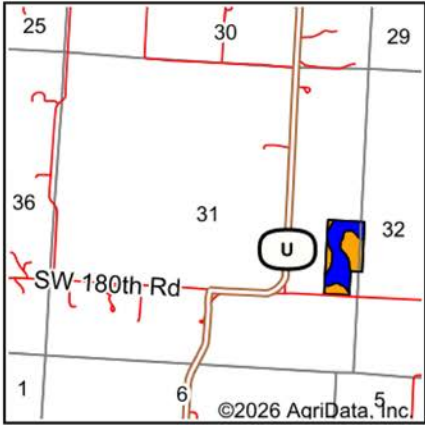
31-46N-27W
Johnson County
Missouri

Boundary Center: 38° 44' 37.51, -93° 56' 10.38

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Johnson**
Location: **31-46N-27W**
Township: **Madison**
Acres: **17.97**
Date: **7/24/2026**



Maps Provided By:

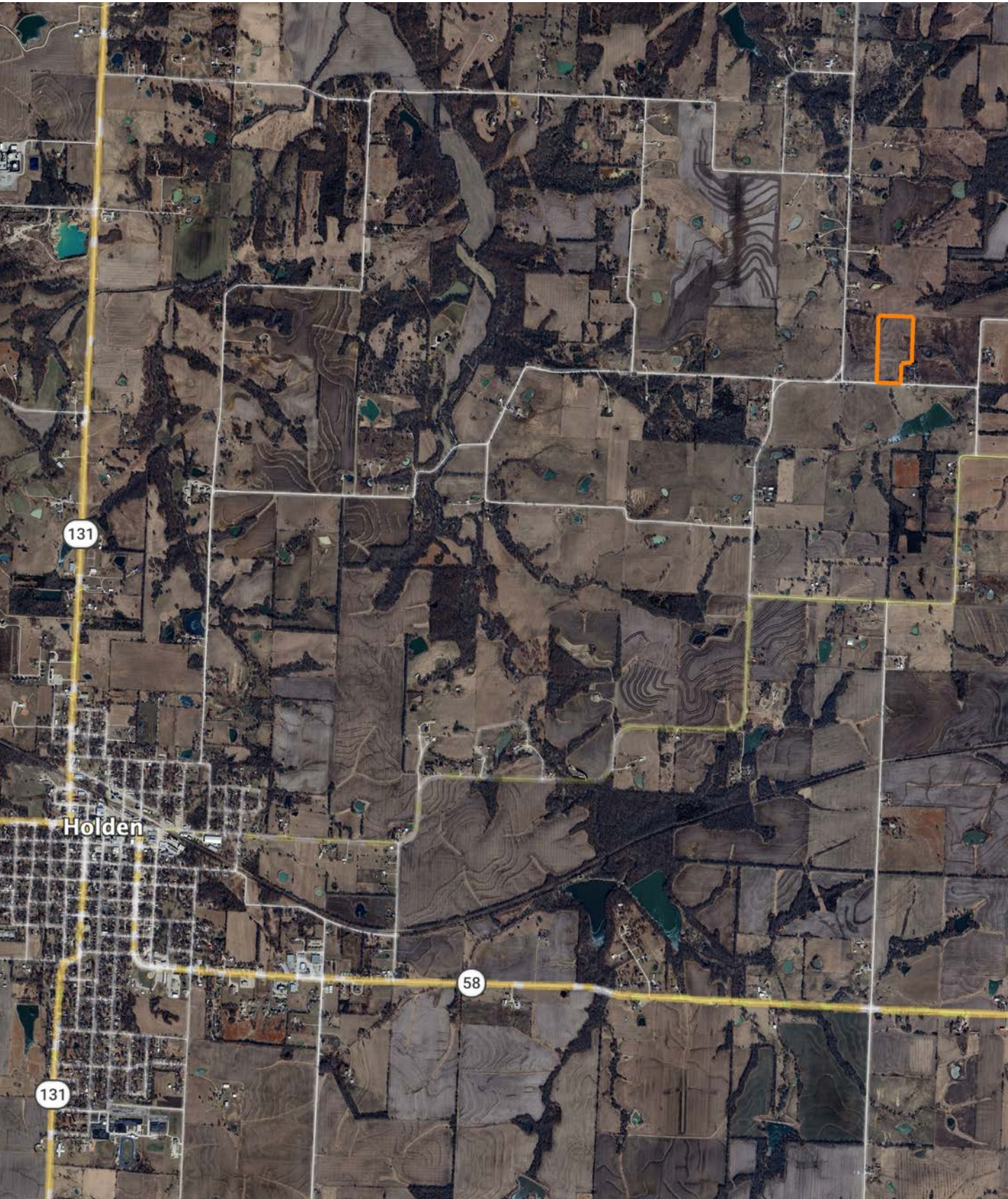


Area Symbol: MO101, Soil Area Version: 30									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30093	Haig silt loam, 0 to 2 percent slopes	10.03	55.8%		> 6.5ft.	Ilw	74	74	65
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	7.67	42.7%		> 6.5ft.	Ille	56	56	44
40056	Deepwater silt loam, 5 to 9 percent slopes, eroded	0.27	1.5%		> 6.5ft.	Ille	77	77	71
Weighted Average						2.44	*n 66.4	*n 66.4	*n 56.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

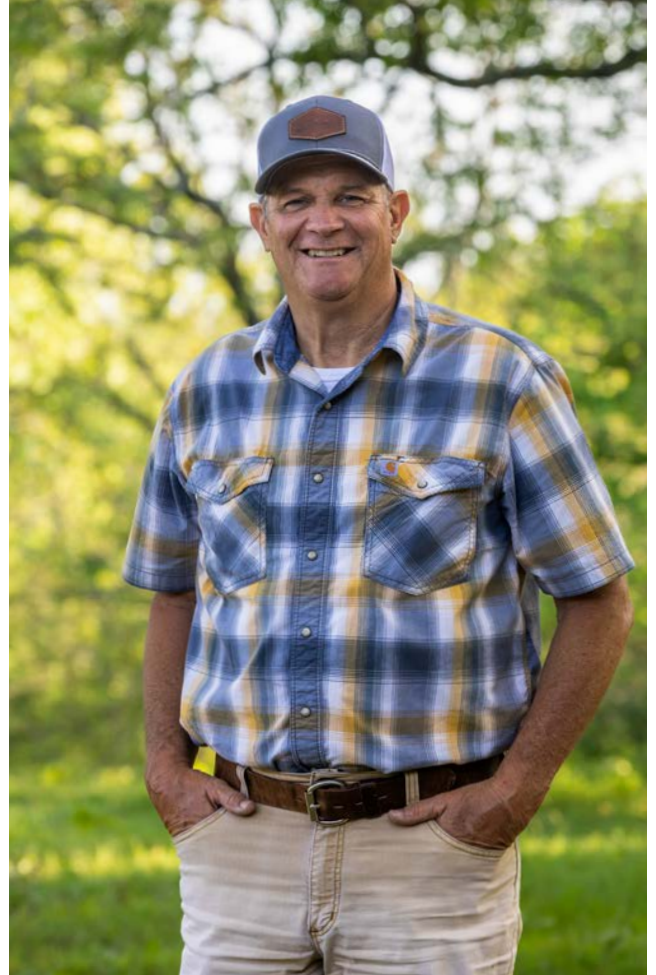
OVERVIEWS MAP



AGENT CONTACT

Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and nine grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



BRIAN ROOKSTOOL,
LAND AGENT

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