

MIDWEST LAND GROUP PRESENTS

209.27 TOTAL ACRES IN

JOHNSON COUNTY MISSOURI



SOUTHWEST 1300TH ROAD, CHILHOWEE, MISSOURI 64733

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER TILLABLE FARM, INVESTMENT & RECREATION PROPERTY

This exceptional 209.27 +/- surveyed-acre farm in Johnson County, Missouri, offers an outstanding combination of highly productive tillable ground, excellent investment potential, premier build sites, and tremendous recreational opportunities. Located just outside Chilhowee, Missouri, in the Chilhowee R-IV School District, the property sits only 20 minutes southwest of Warrensburg, Missouri, and 20 minutes northwest of Clinton, Missouri, providing convenient access to major essentials while maintaining a peaceful rural setting.

Approximately 169.36 FSA tillable acres, representing nearly 81% of the farm, are currently being farmed by the seller. The property has been well maintained with terraces and strategically placed grass waterways to help decrease erosion and preserve soil productivity for years to come. The farm lease can be open for the 2027 crop season, or investors have the unique opportunity to have the seller cash-rent the farm back for 2027, 2028, and 2029 at \$200 per tillable acre, creating an annual cash-rent income of \$33,872. An additional annual hunting lease could generate approximately \$3,000, making this an attractive income-producing investment with an annual income of \$36,872.

Beyond its agricultural value, the property offers outstanding recreational appeal with abundant wildlife sign throughout the farm and excellent hunting opportunities. Two beautiful ridge tops stretch across

the property, creating multiple stunning homesites with panoramic countryside views. The rolling topography also provides an exceptional opportunity to construct a large lake, making this an incredible setting for a dream home, family estate, or recreational retreat.

With excellent road frontage, multiple access points, productive farmland, strong income potential, beautiful building locations, and outstanding recreation, this is a truly versatile property that appeals to farmers, investors, hunters, and those looking to build in the country. For buyers seeking a smaller acreage, the farm is also available in separate 80 +/- acre or 129.27 +/- acre tracts.

Whether you're expanding your farming operation, adding a quality investment to your portfolio, or creating your own private rural retreat, this premier Johnson County farm offers an exceptional opportunity that is rarely available. You do not want to miss out on this great investment! Contact Derek Payne (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | TOTAL ACRES: **209.27**

- Chilhowee, MO
- Chilhowee R-IV School District
- 20 minutes southwest of Warrensburg, MO
- 20 minutes northwest of Clinton, MO
- 81% tillable
- Terraces
- 169.36 FSA tillable acres
- Strategically placed grass waterways
- 2 beautiful ridge tops run through the farm
- Seller currently farms the property
- Farm lease can be open for 2027
- Seller is willing to cash-rent the farm back at \$200/ tillable acre for 2027, 2028, & 2029
- If desired, potential annual cash-rent income of \$33,872
- \$3,000 annual hunt lease is potentially possible to boost the ROI even further
- Great recreation
- Tons of wildlife sign
- Great road frontage
- Numerous stunning build sites
- The farm lays incredibly well for a massive lake if one desired



TRACT: **1** | ACRES: **80**

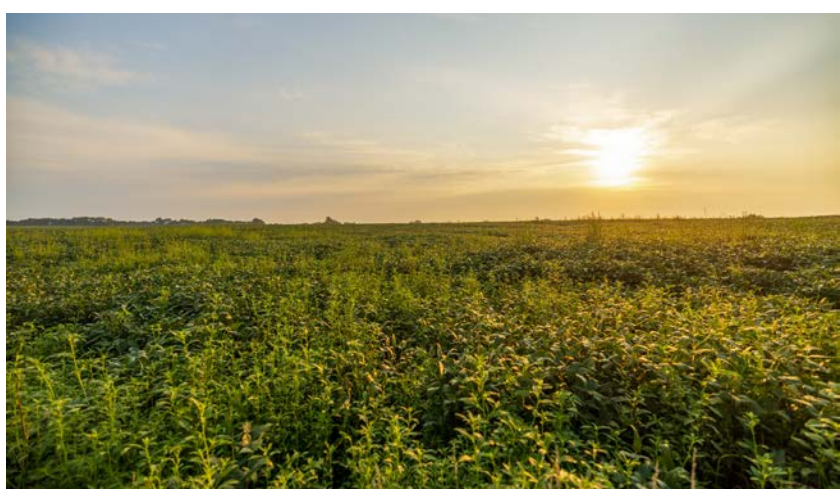
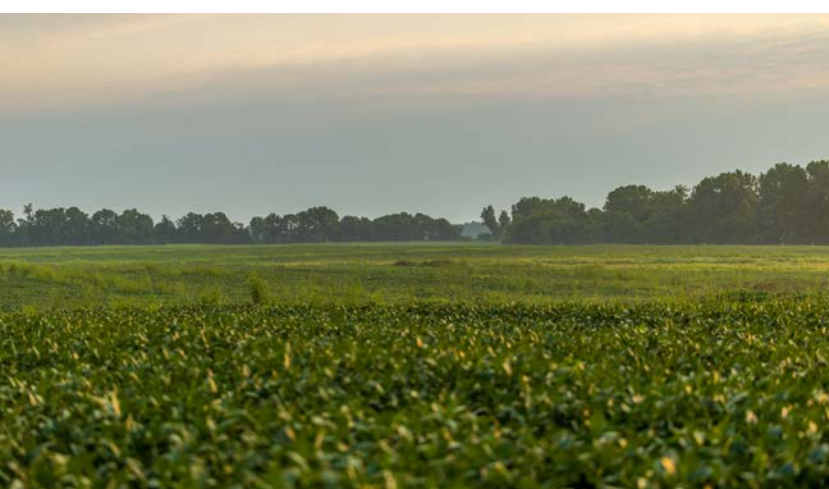
- 64.64 FSA tillable acres
- Seller currently farms the property
- Farm lease can be open for 2027
- Seller is willing to cash rent the farm back at \$200/ tillable acre for 2027, 2028, & 2029
- If desired, potential annual cash rent income of \$13,000
- \$1,000 Annual hunt lease is potentially possible to boost the ROI even further
- Potential annual income of \$14,000
- Beautiful ridge top runs through the farm
- The farm lays incredibly well for a good-sized pond if one desired

TRACT: **2** | ACRES: **129.27**

- 104.72 FSA tillable acres
- Strategically placed grass waterways
- Seller currently farms the property
- Farm lease can be open for 2027
- Seller is willing to cash-rent the farm back at \$200/ tillable acre for 2027, 2028, & 2029
- If desired, potential annual cash-rent income of \$20,944
- \$2,000 annual hunt lease is possible to boost the ROI even further
- Large ridge tops running through the farm

81 % TILLABLE

Approximately 169.36 FSA tillable acres, representing nearly 81% of the farm, are currently being farmed by the seller. The farm lease can be open for the 2027 crop season, or investors have the unique opportunity to have the seller cash-rent the farm back for 2027, 2028, and 2029 at \$200 per tillable acre.



GREAT ROAD FRONTAGE



RIDGE TOPS



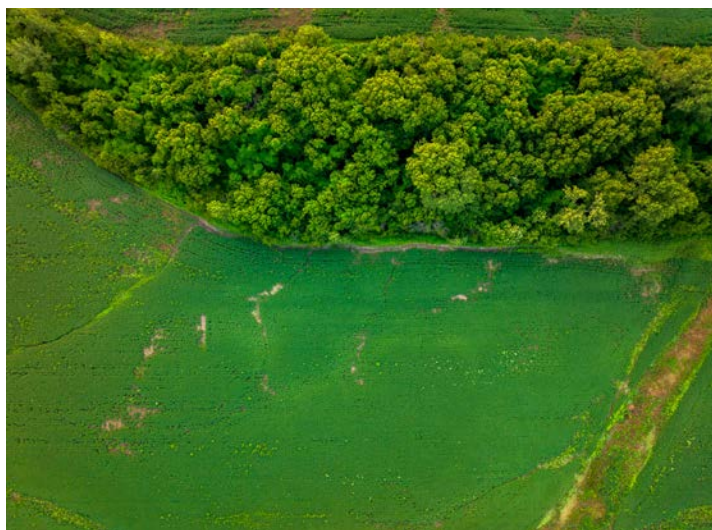
NUMEROUS STUNNING BUILD SITES

Two beautiful ridge tops stretch across the property, creating multiple stunning homesites with panoramic countryside views. The rolling topography also provides an exceptional opportunity to construct a large lake, making this an incredible setting for a dream home, family estate, or recreational retreat.

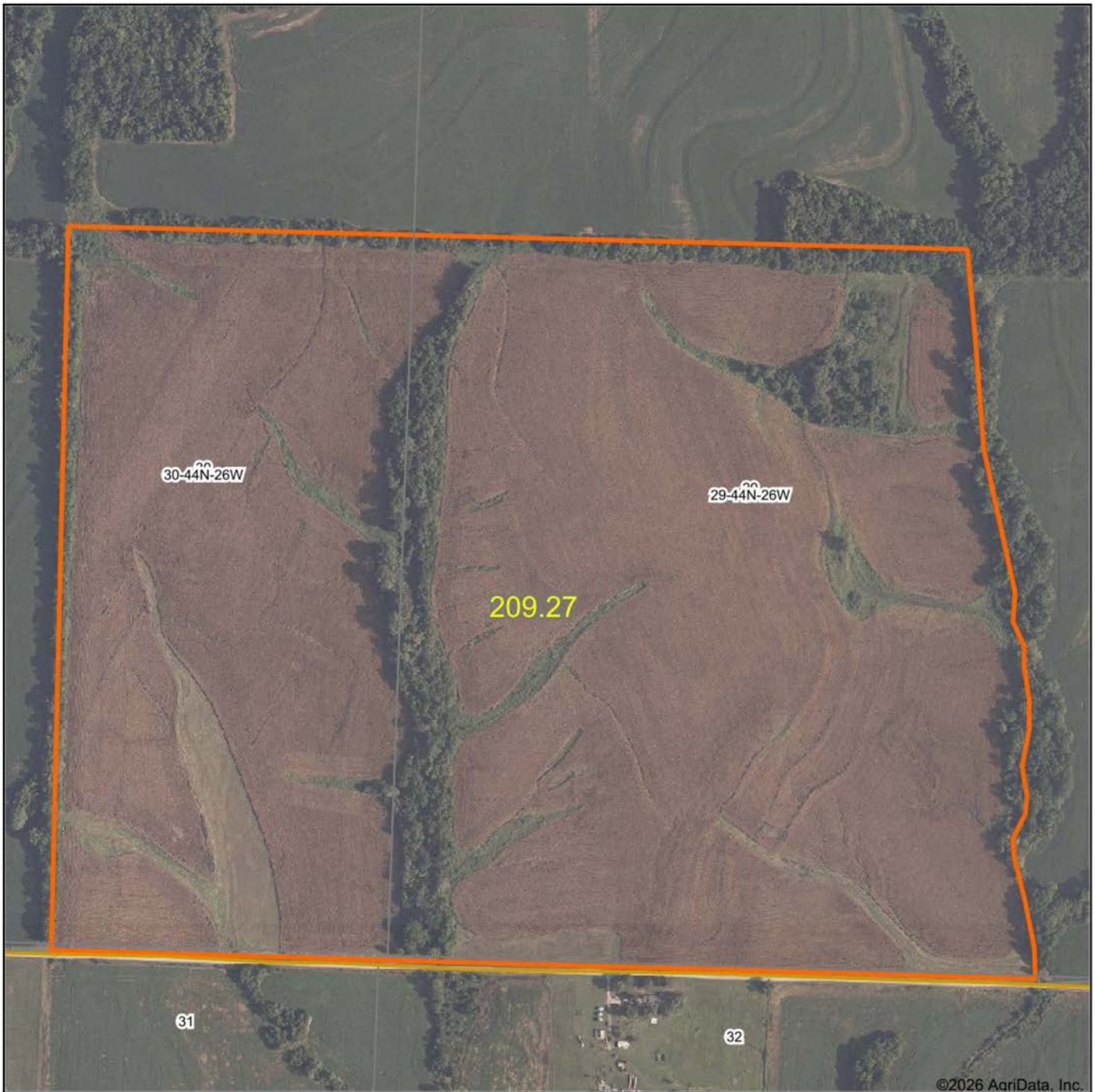


GREAT RECREATION

Beyond its agricultural value, the property offers outstanding recreational appeal with abundant wildlife sign throughout the farm and excellent hunting opportunities.



AERIAL MAP



Boundary Center: 38° 33' 58.33, -93° 49' 24.8

0ft 566ft 1131ft



Maps Provided By:



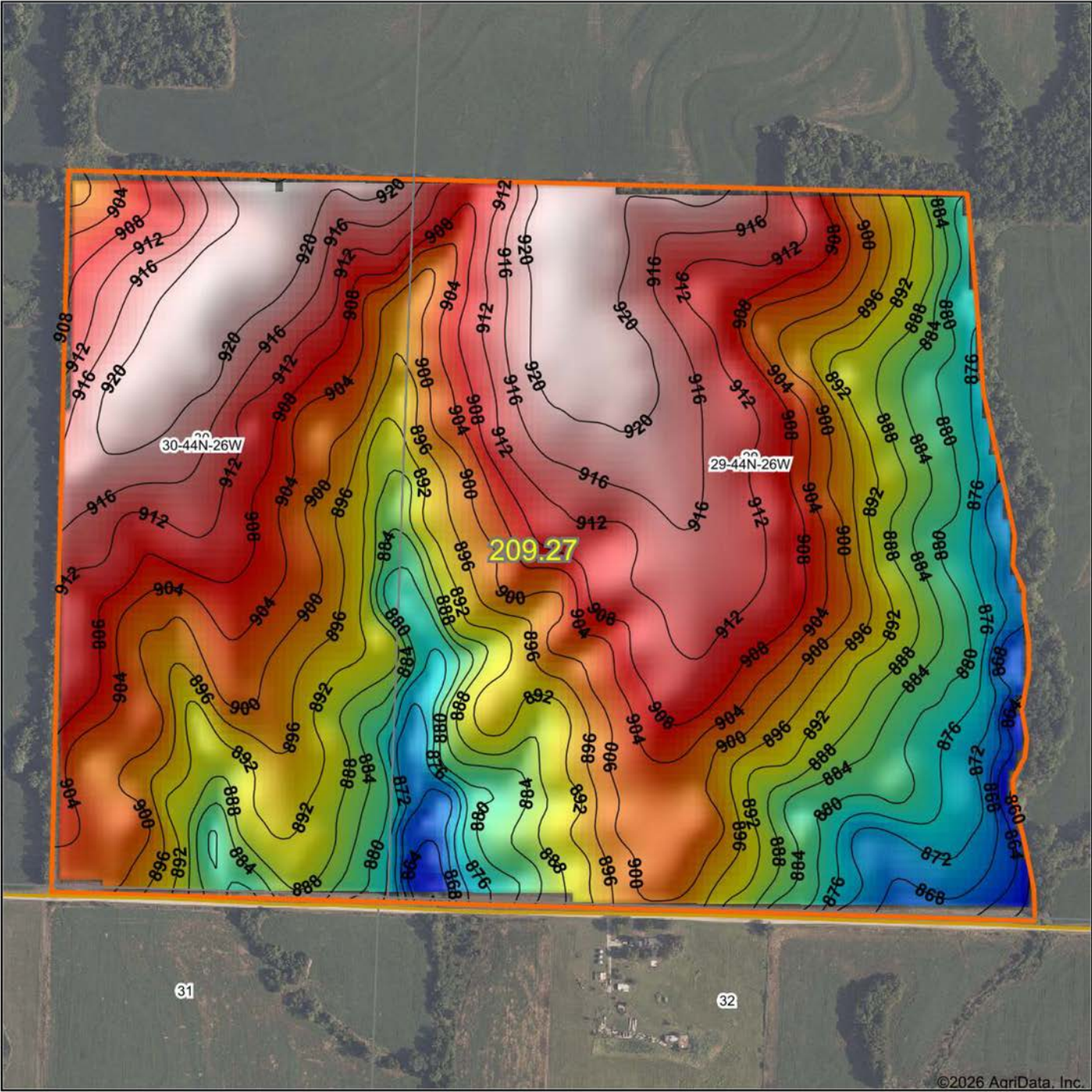
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29-44N-26W
Johnson County
Missouri



7/29/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 4

Min: 859.1

Max: 923.7

Range: 64.6

Average: 899.6

Standard Deviation: 14.86 ft

0ft 568ft 1135ft

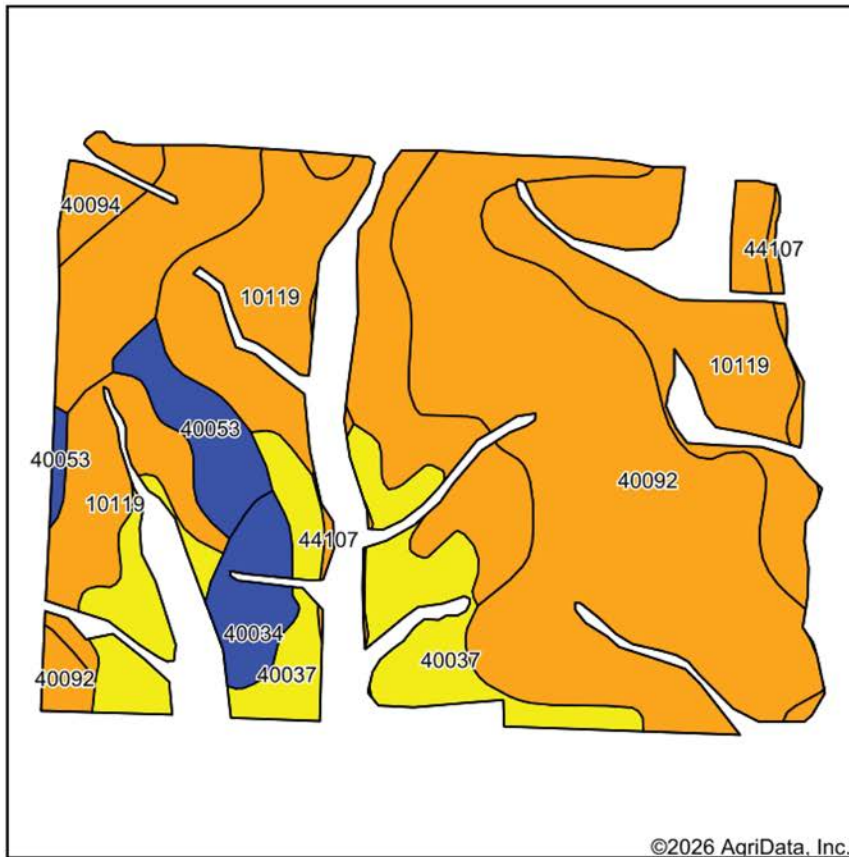


7/29/2026

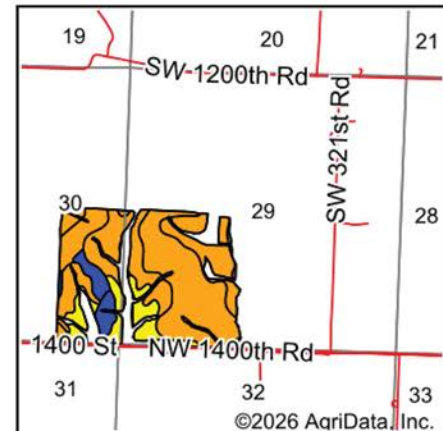
29-44N-26W
Johnson County
Missouri

Boundary Center: 38° 33' 58.33, -93° 49' 24.8

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Johnson**
 Location: **29-44N-26W**
 Township: **Chilhowee**
 Acres: **169.36**
 Date: **7/29/2026**



Maps Provided By:



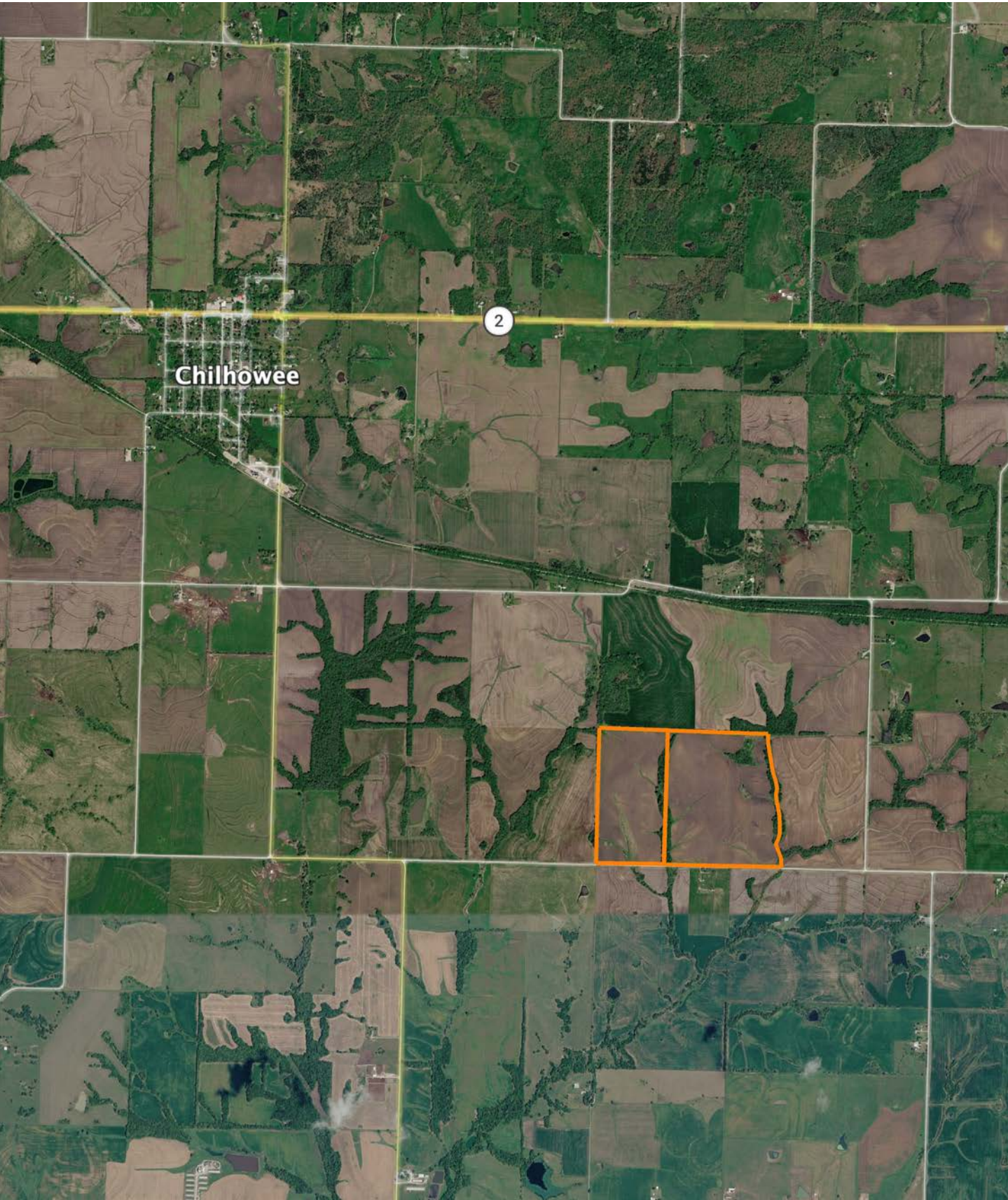
Area Symbol: MO101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40092	Summit silty clay loam, 2 to 5 percent slopes, eroded	71.12	42.0%		IIIe	0	59	57	51
10119	Sampsel silty clay loam, 5 to 9 percent slopes, severely eroded	59.01	34.8%		IIIe	0	56	56	44
40037	Barco loam, 5 to 9 percent slopes, eroded	22.47	13.3%		IVe	0	45	42	27
40053	Deepwater silt loam, 2 to 5 percent slopes	6.38	3.8%		Ile	0	84	84	80
40034	Barco loam, 2 to 5 percent slopes	5.27	3.1%		Ile	0	60	56	49
40094	Summit silty clay loam, 5 to 9 percent slopes, eroded	3.23	1.9%		IIIe	0	65	59	51
44107	Muldraw silt loam, 1 to 3 percent slopes, rarely flooded	1.88	1.1%		IIIw	425	66	62	63
Weighted Average					3.06	4.7	*n 57.3	*n 55.7	*n 46.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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MidwestLandGroup.com

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