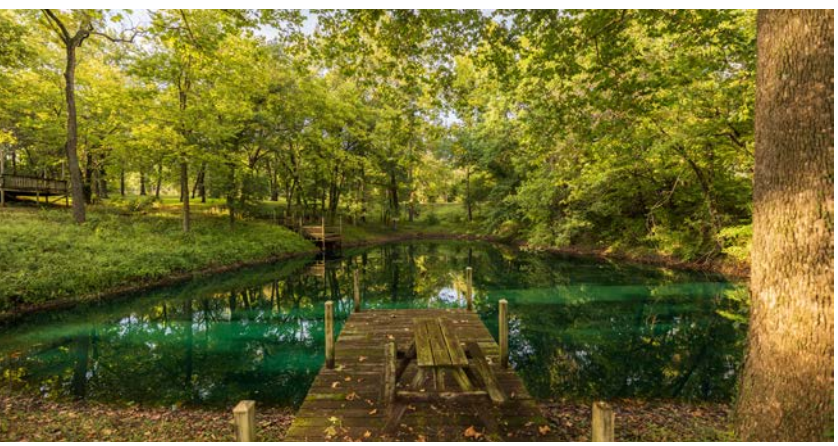
MIDWEST LAND GROUP PRESENTS

JOHNSON COUNTY, MO

17.5 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING BUILD SITE WITH STOCKED POND AND BLACKWATER RIVER FRONTAGE

Located just 3 minutes north of Warrensburg, this exceptional 17.5 +/- acre property offers a rare combination with a convenient location, recreational opportunities, and excellent build potential with all utilities on site! Situated in the Warrensburg School District with quick access to Highway 13 and 50 Highway, the property is also only 20 minutes from Knob Noster and Whiteman Air Force Base.

A beautiful elevated build site overlooks the property and offers options for a walk-out basement or a home on a pad. Rural water has been extended to the build site, with two rural water meter pits, one with a meter in place, multiple hydrants, and two electric meters already on the property. An established driveway provides easy access, while road frontage on two sides adds flexibility for field entrances.

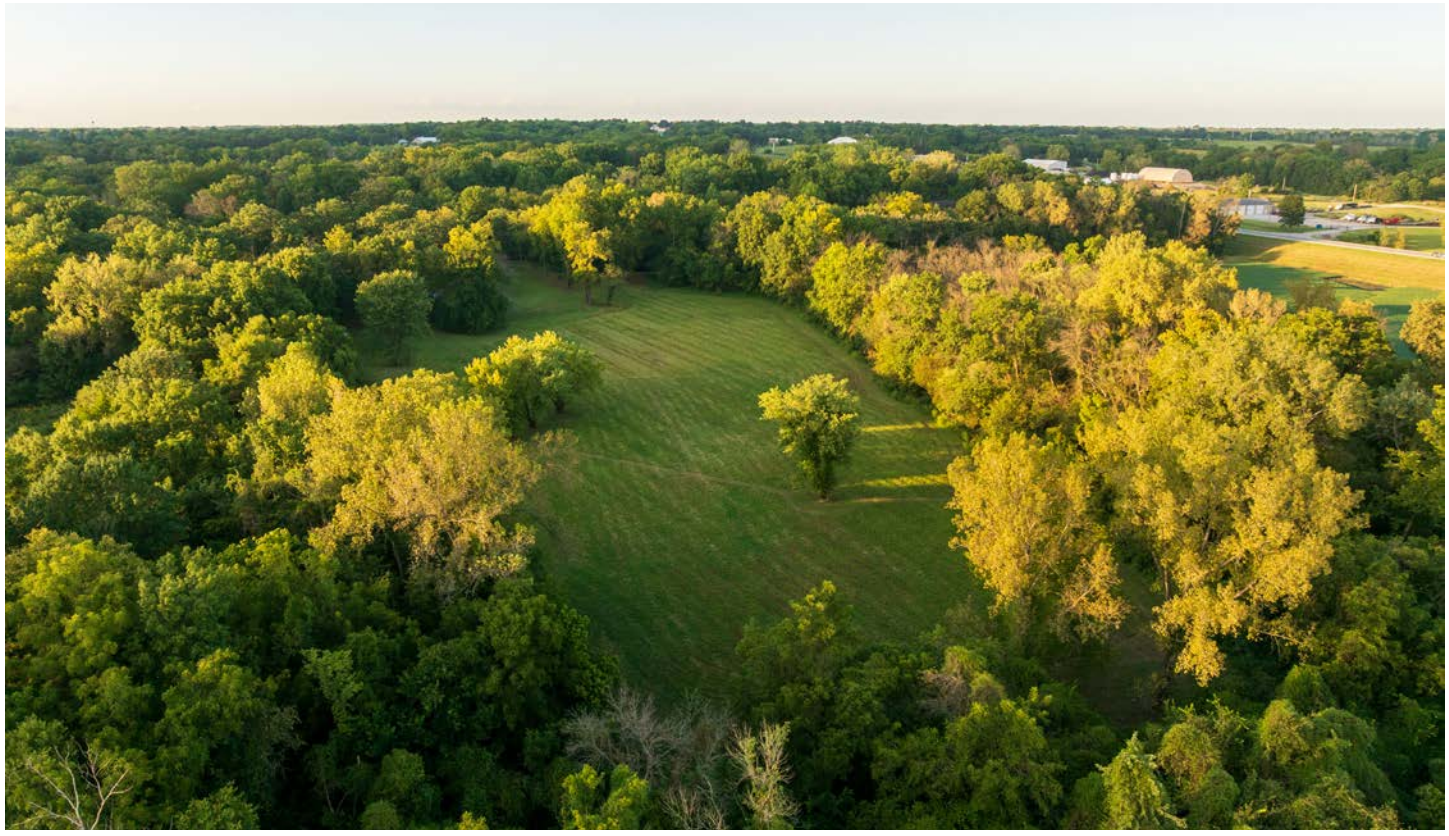
Outdoor amenities are a major highlight, featuring a fully stocked pond with a dock and deck, Blackwater River frontage along the southern boundary, mature walnut and hardwood timber, fruit trees, and a large hay meadow. Maintained trails wind throughout the property, providing excellent access for recreation with abundant wildlife sign throughout.

The property also includes a shop with electric, concrete, partial insulation, loft space, and a lean-to, along with a small garden shed and an additional lean-to shed for outdoor storage. With incredible recreational potential, established infrastructure, water features, timber, open ground, and a premium build site, this property offers the opportunity to create a private country retreat just minutes from town. Contact Derek Payne today at (573) 999-4574 for more information or to set up a showing!

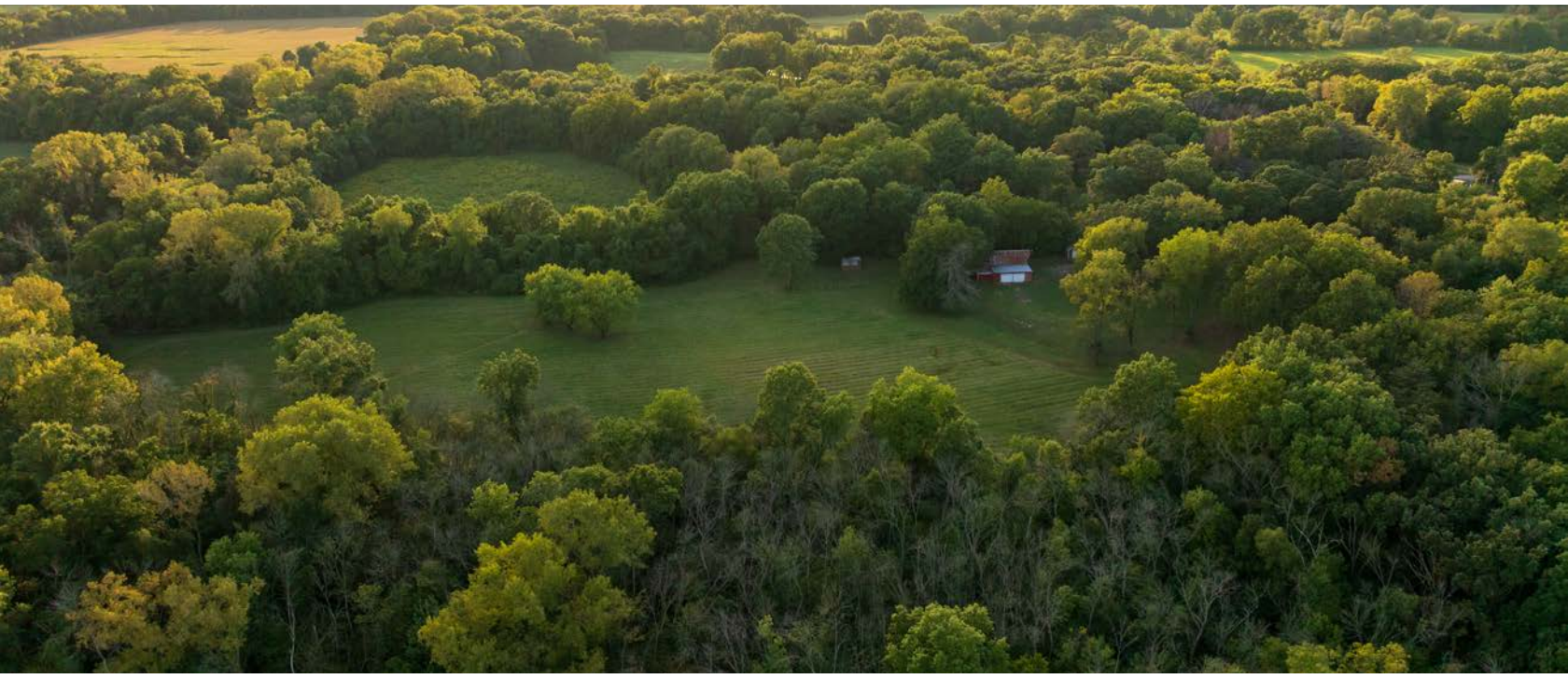
PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **MISSOURI** | ACRES: **17.5**

- Warrensburg, MO
- Warrensburg School District
- Located 3 minutes north of Warrensburg, MO
- Located 20 minutes west of Knob Noster, MO and the Whiteman Air Force Base
- Quick access to Highway 13 and 50 Highway
- Additional recreational opportunities located nearby at the Knob Noster State Park
- Road frontage on two sides
- Beautiful elevated build site overlooking the property below
- Fully stocked pond with a dock and a deck
- Blackwater River frontage on south boundary
- Established driveway and entrance
- Fiber internet located near the driveway entrance
- 2 Electric meters
- Two rural water meter pits- one has a meter
- Multiple hydrants
- Rural water ran to the build site
- Pad or walk out basement options
- Small garden shed
- Lean-to storage shed
- Shop with electric, concrete, partially insulated, a loft area, and a lean-to
- Tons of wildlife sign
- Incredible recreation
- Mature walnut trees
- Hardwood timber
- Fruit trees
- Large hay meadow
- Maintained trails



BEAUTIFUL ELEVATED BUILD SITE

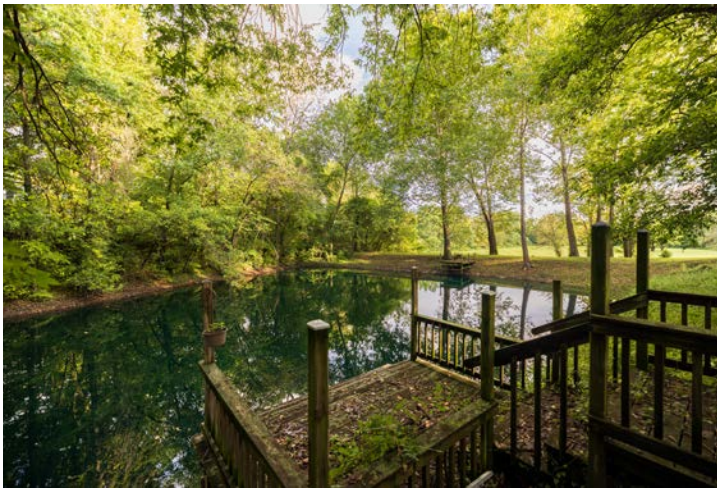


ESTABLISHED INFASTRUCTURE

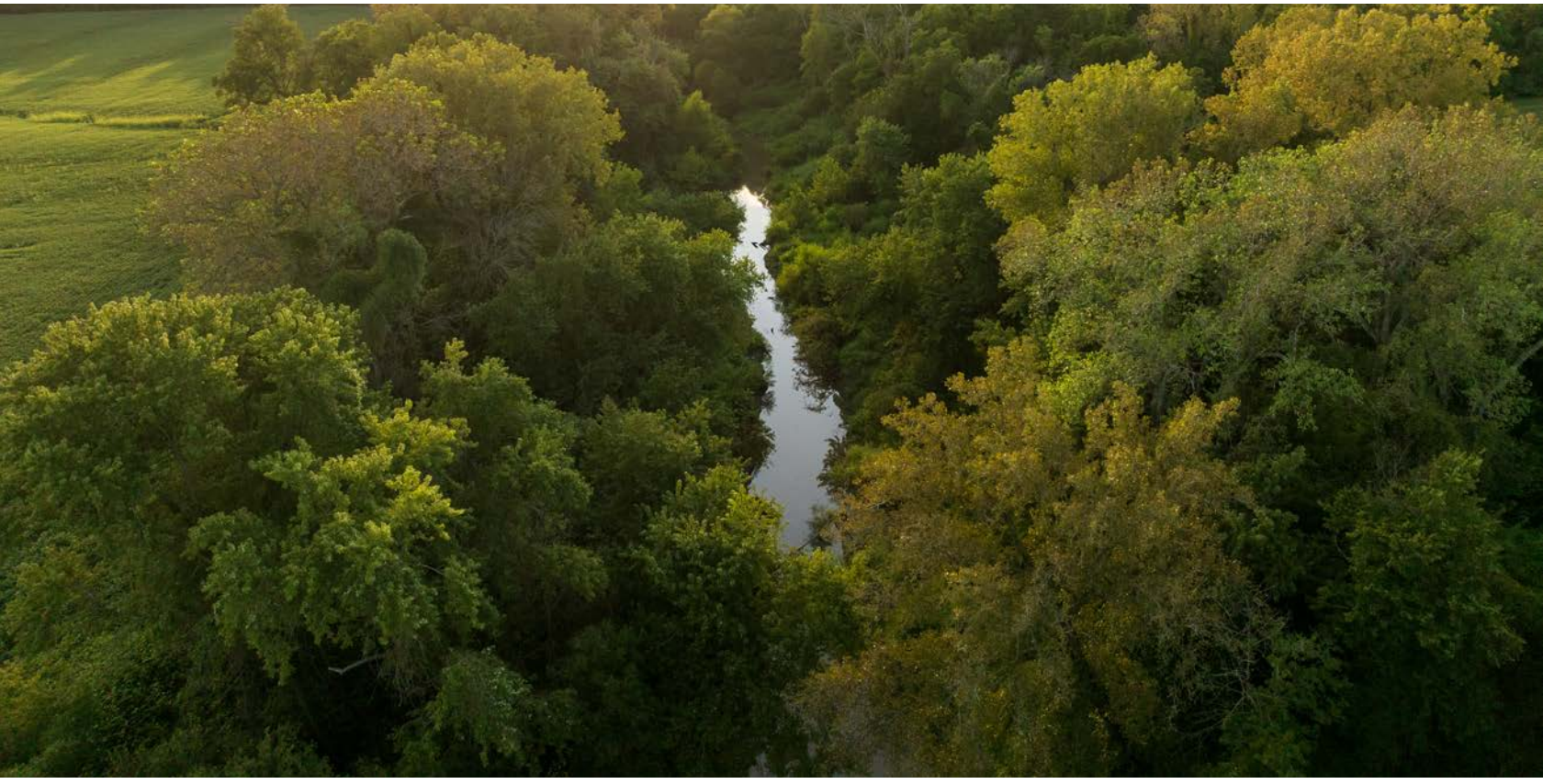
The property also includes a shop with electric, concrete, partial insulation, loft space, and a lean-to, along with a small garden shed and an additional lean-to shed for outdoor storage.

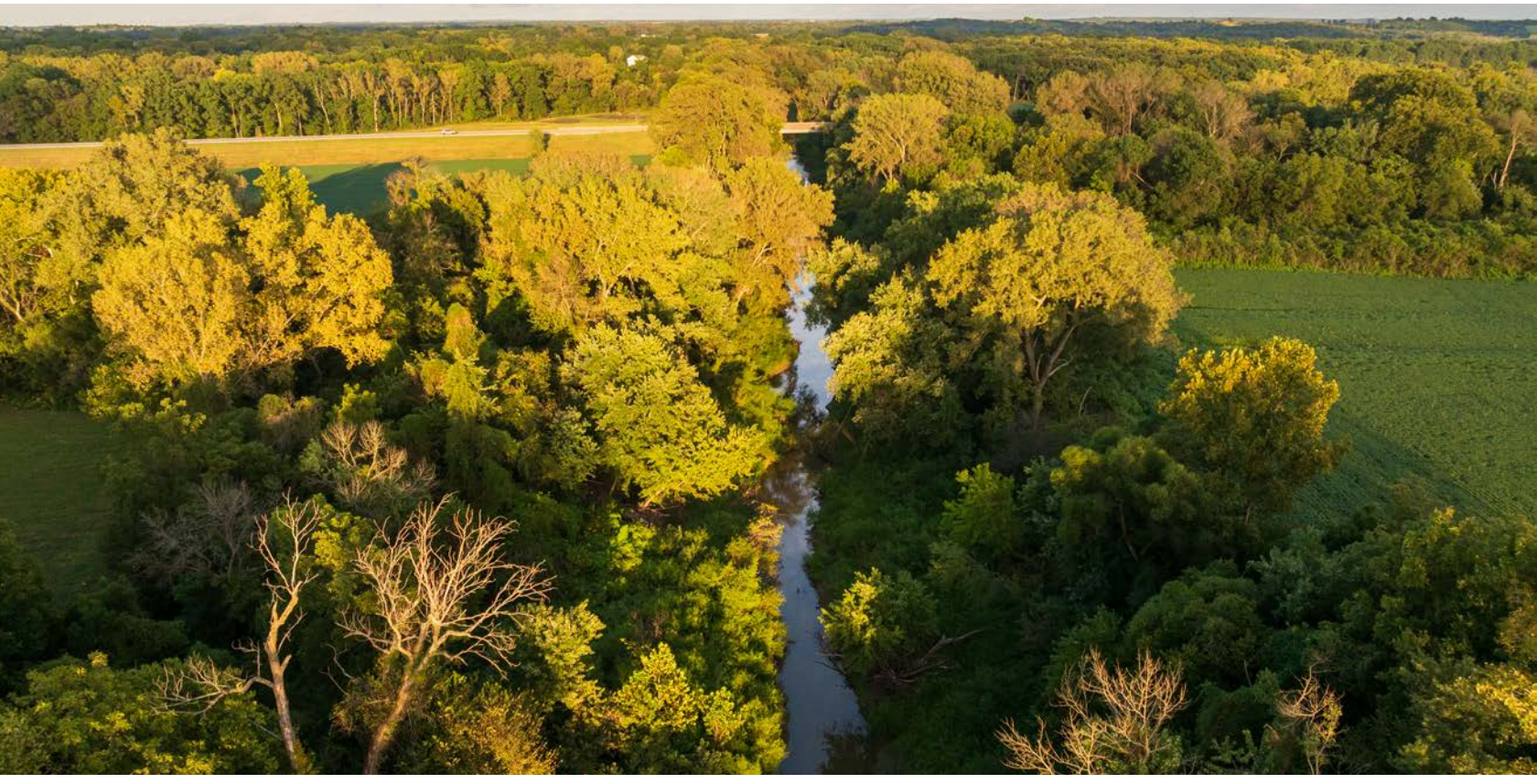
ESTABLISHED DRIVEWAY & ENTRANCE

STOCKED POND

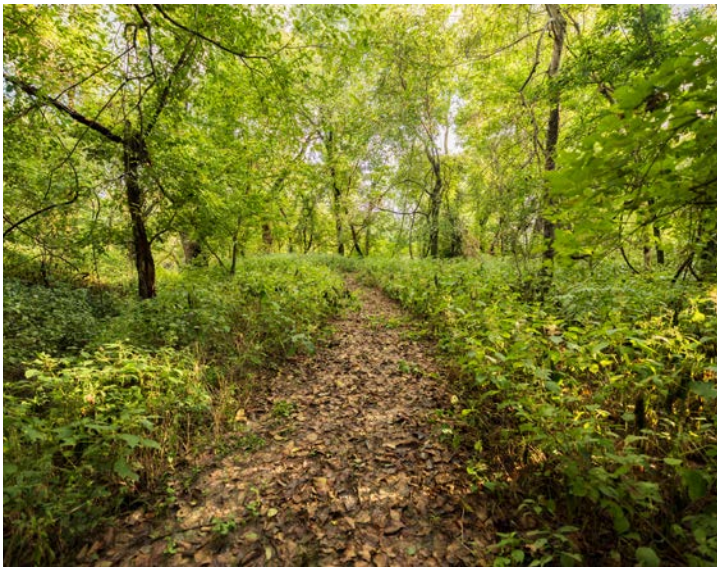


BLACKWATER RIVER FRONTAGE





TRAILS, TIMBER, & OPEN GROUND



AERIAL MAP

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Boundary Center: 38° 48' 32.98, -93° 44' 38

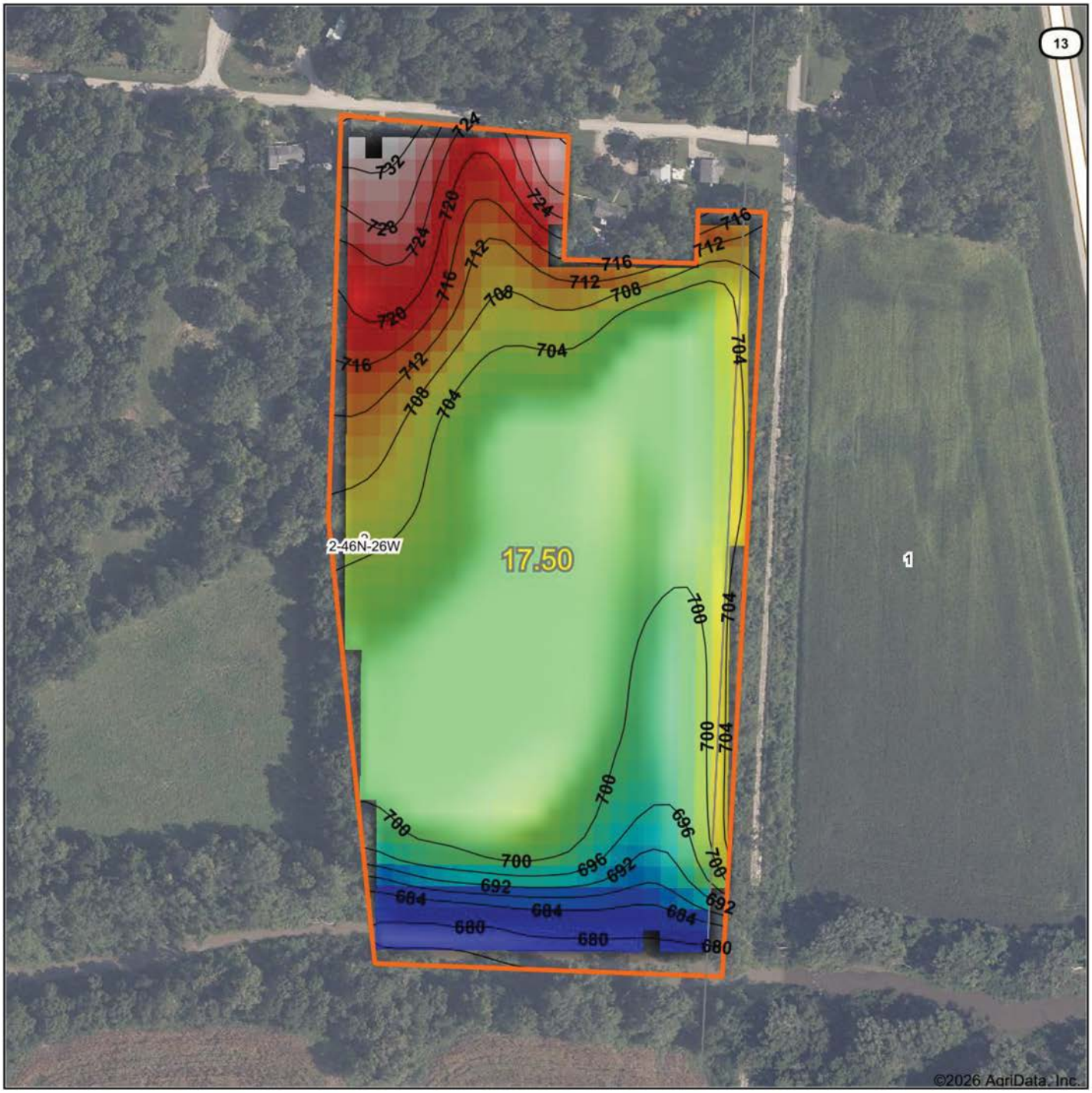
2-46N-26W
Johnson County
Missouri

0ft 250ft 501ft

N W E S

9/10/2026

HILLSHADE MAP



Low Elevation High

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Source:	USGS 10 meter dem
Interval(ft):	4
Min:	679.6
Max:	734.4
Range:	54.8
Average:	702.9
Standard Deviation:	10.14 ft

0ft 240ft 480ft

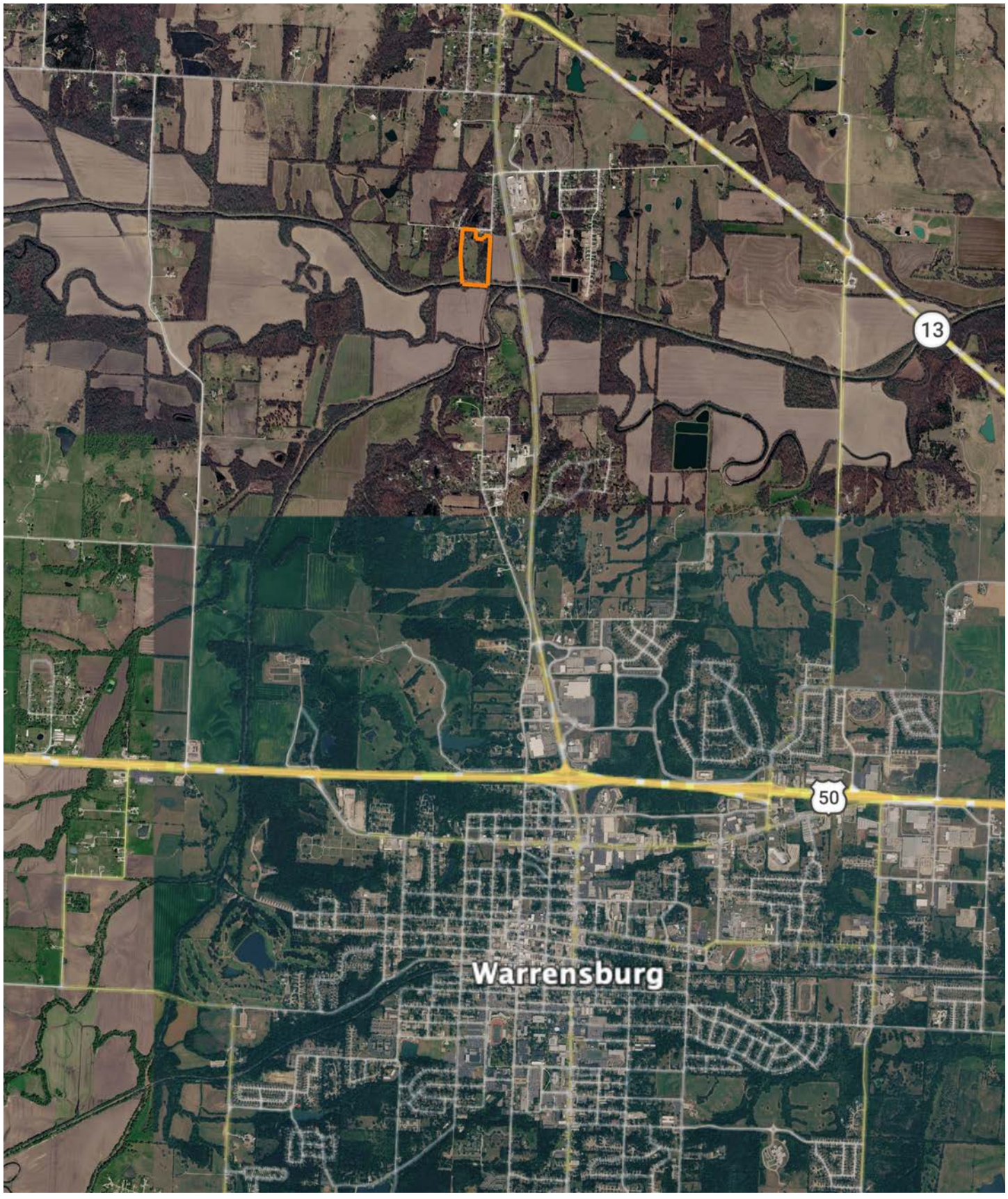
N W E S

9/10/2026

2-46N-26W
Johnson County
Missouri

Boundary Center: 38° 48' 32.98, -93° 44' 38

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,
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DPayne@MidwestLandGroup.com

MIDWEST LAND GROUP

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