

FARMLAND FOR SALE

562.30 Acres M/L

Johnson County, Mo

Kenny Herring, ALC

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Kenny@PeoplesCompany.com

Listing #17800

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND FOR SALE

562.30
Acres M/I

Peoples Company is proud to present a 562.3-acre m/l farm located in the fertile Blackwater River bottom, just northeast of Warrensburg, Missouri.

This is a rare opportunity to acquire high-quality cropland of this scale and productivity. The farm features approximately 507 acres m/l of tillable land, boasting an impressive overall NCCPI of 67.7. The primary soil types on the property include Zook silty clay loam, Dockery silty clay loam, and Sampsel silty clay loam, with gentle slopes ranging from 0 to 9 percent. More than 90% of the farm is tillable, consisting of a well-balanced mix of Class II and Class III soils, making it ideal for row crop production. The farm has excellent access being approximately 2 miles from paved State Highway HH. The layout of the fields, with large, contiguous tillable tracts and minimal field divisions, allows for the efficient use of large machinery and long rows, enhancing operational ease and productivity.

Beyond its agricultural value, this property offers breathtaking views of the Blackwater River bottom and is renowned for some of the best hunting opportunities in the region. The mature timber along the river serves as a rich habitat for wildlife and also offers the potential for timber harvest.

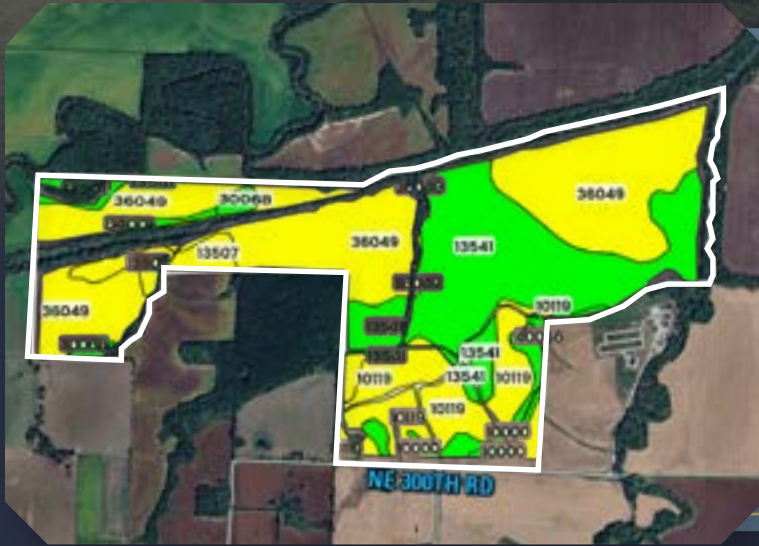
Whether you're a full-time producer seeking to expand or an investor looking for a solid, income-generating asset, this farm presents the best of both worlds: outstanding agricultural returns and exceptional recreational opportunities.

Don't miss this chance to own a truly unique and versatile property that balances strong financial returns with the natural beauty of the Missouri landscape.



Johnson County, MO

TILLABLE SOILS MAP



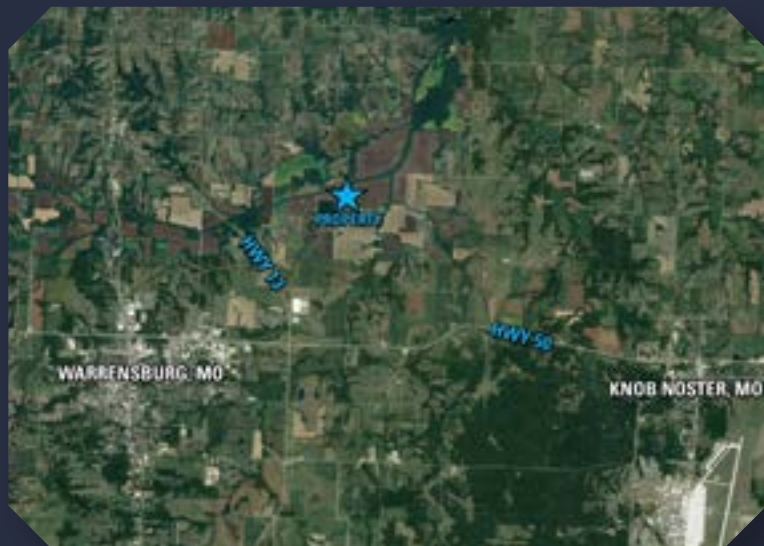
Code	Soil Description	Acres	% of Field	Legend	NCCPI
36049	Zook silty clay loam	225.33	44.41%		56
13541	Dockery silty clay loam	156.88	30.92%		87
10119	Sampsel silty clay loam	70.45	13.88%		56
13507	Bremer silty clay loam	21.97	4.33%		66
10000	Arisburg silt loam	10.88	2.14%		83
40053	Deepwater silt loam	7.81	1.54%		85
30068	Gorin silt loam	7.43	1.46%		75
64001	Freeburg silt loam	3.44	0.68%		79
40056	Deepwater silt loam	3.19	0.63%		78

Average = 67.6

DIRECTIONS

From Highway 50 take a left onto Highway 13, take highway 13 for approximately 3 miles and take a right onto NE 251st Street, take NE 251st Street for half a mile, then take a right onto NE 275th Road for 1 mile and the property will be on the left side.

NE 300th Road, Warrensburg, MO 64093



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