

Premier Floodable Timber Along Big Creek
1292 SW 1151 Rd
Blairstown, MO 64726

\$1,350,000
153.400± Acres
Johnson County



Premier Floodable Timber Along Big Creek Blirstown, MO / Johnson County

SUMMARY

Address

1292 SW 1151 Rd

City, State Zip

Blirstown, MO 64726

County

Johnson County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land,
Riverfront, Timberland

Latitude / Longitude

38.563285 / -93.966879

Acreage

153.400

Price

\$1,350,000

Property Website

<https://arrowheadlandcompany.com/property/premier-floodable-timber-along-big-creek-johnson-missouri/82063/>



Premier Floodable Timber Along Big Creek Blairstown, MO / Johnson County

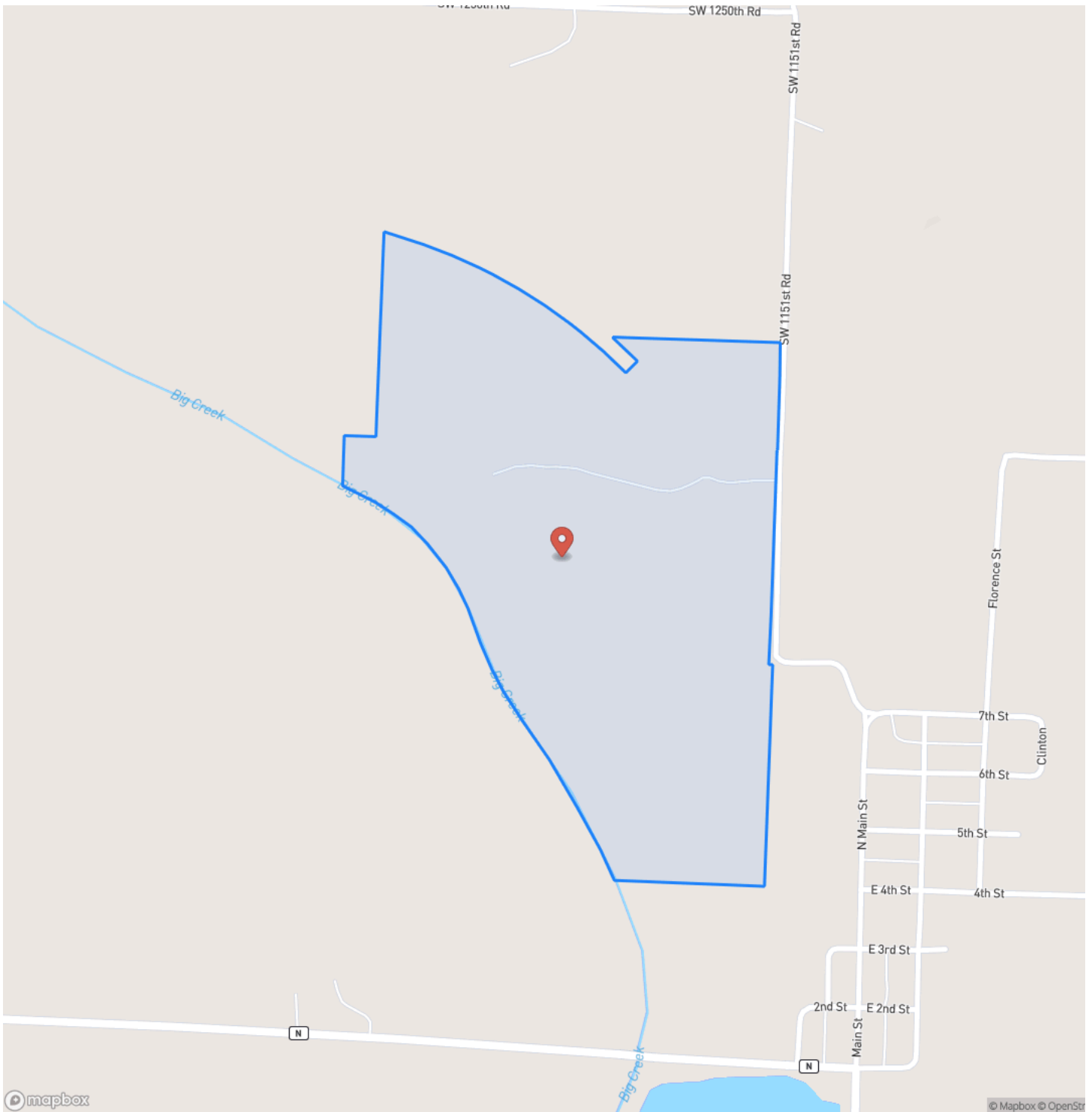
PROPERTY DESCRIPTION

Welcome to a fully developed, high-caliber waterfowl and whitetail hunting property located in one of Missouri's most accessible and proven recreational corridors! This ±153.4-acre tract in Johnson and Henry Counties offers everything today's serious sportsman is looking for—floodable timber, creek frontage, established blinds, CRP income, and hunt-ready infrastructure—all in a prime location southeast of Kansas City. With four permanent duck blinds, natural sloughs, and a custom floodable timber setup, this property is engineered for consistent waterfowl success. Two strategically placed boat launches—one leading to the north pool and one to the south pool—allow for direct watercraft access to the blinds, offering a true duck club experience. Over ±3,000 feet of Big Creek frontage enhances both the waterfowl appeal and provides excellent fishing opportunities. Already equipped with an 18" drain pipe and flap gate, the property is ready for a permanent pump station—just install a vertical pump and discharge pipe to fully manage seasonal flooding. Also included are four enclosed, all-weather deer blinds, thick bedding cover, and CRP grasses that create proven whitetail and turkey habitat. A well-maintained UTV trail network follows elevated dikes and can be driven through sections of flooded timber, offering unique access during hunting season. There is an ideal cleared area with multiple sites ready for your custom hunting lodge or dream home. With ±8 tillable acres and CRP enrollment running through October 2027, this property offers potential for steady passive income while delivering unmatched recreational value. Whether you're hosting corporate retreats, guiding clients, or simply gathering with family and friends, this property is well-equipped to host large parties and serve as your premier hunting destination. Conveniently located ±80 miles from Kansas City International Airport, ±27 miles from Warrensburg, and only ±22 miles from Clinton, Missouri, this is more than a hunting tract—it's a strategically developed recreational investment designed to offer high-end duck hunting, deer and turkey action, fishing, income, and build potential, all in one beautiful package! All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Trey Broker at [\(816\) 914-2201](tel:8169142201).

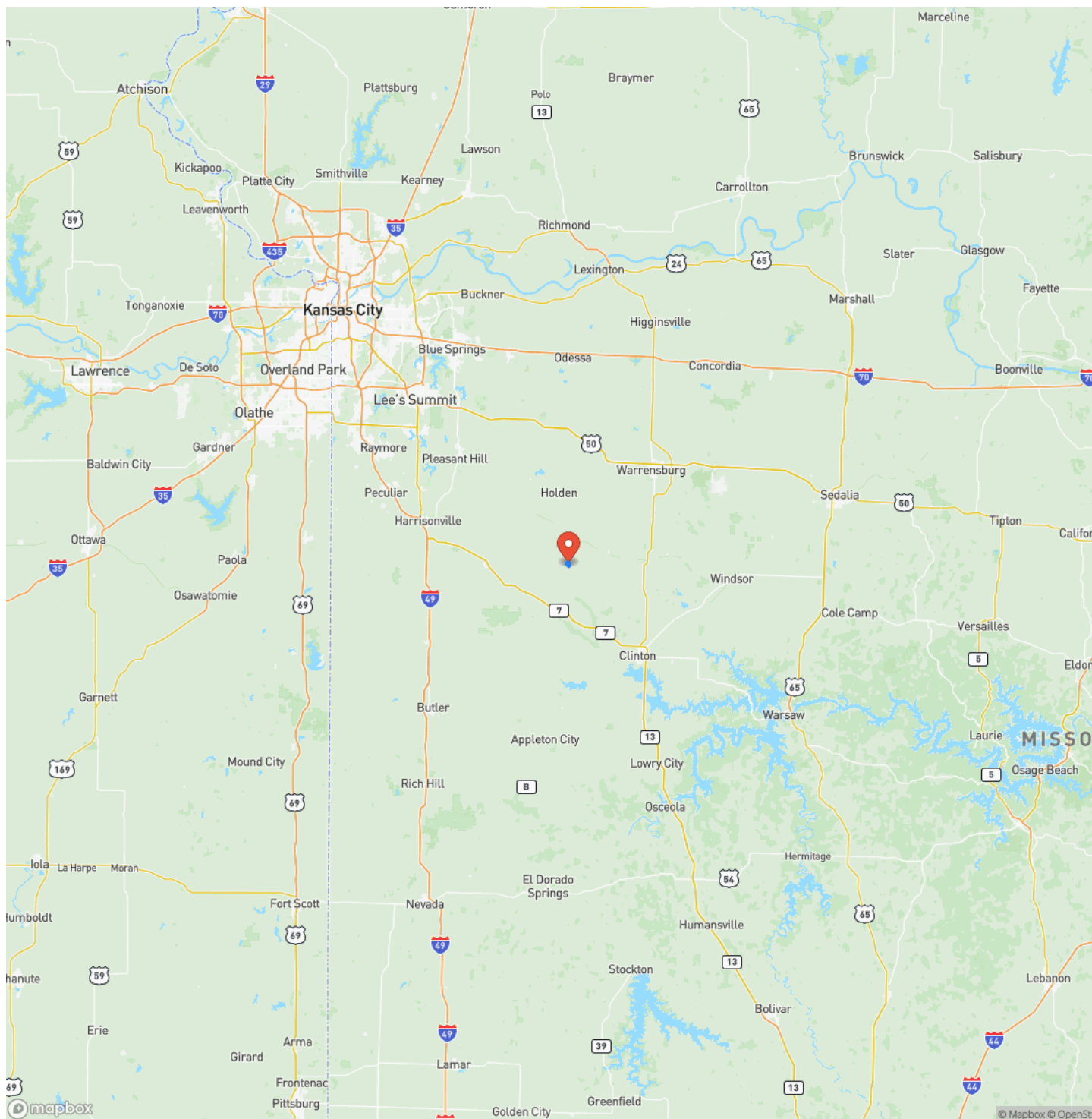
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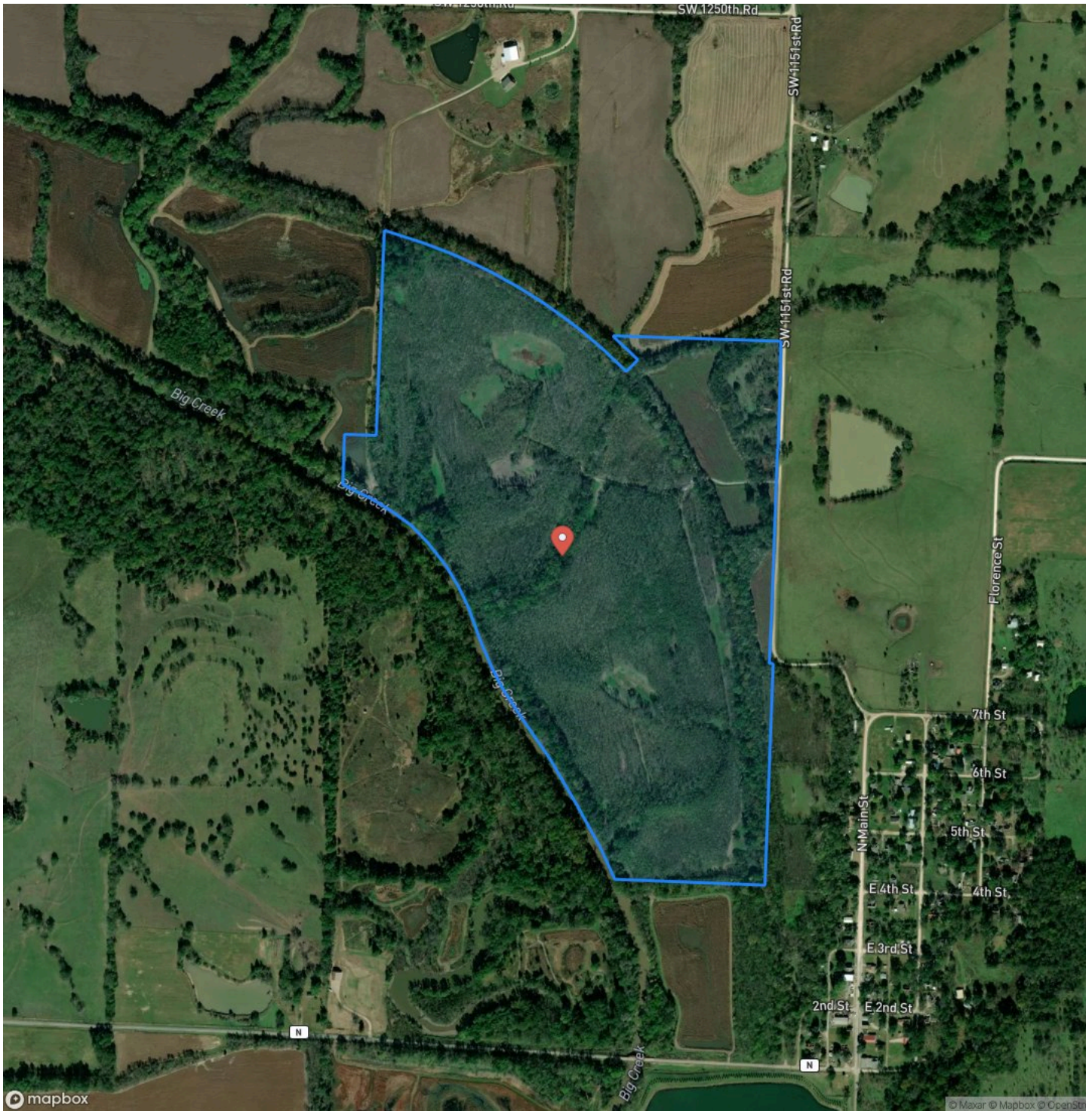
Locator Map



Locator Map



Satellite Map



Premier Floodable Timber Along Big Creek
Blairstown, MO / Johnson County

LISTING REPRESENTATIVE
For more information contact:



Representative
Trey Broker
Mobile
(816) 914-2201
Email
trey.broker@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Horizontal lines for notes.



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www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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