WHITEMAN AIR FORCE BASE

PCS GUIDE

EVERYTHING YOU NEED TO KNOW ABOUT YOUR MOVE TO

KNOB NOSTER, MISSOURI

509th Bomb Wing · Home of the B-2 Spirit Stealth Bomber

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WELCOME TO WHITEMAN AIR FORCE BASE

Moving to a new duty station is more than a change of address — it's a mission, a milestone, and the start of a new chapter. This guide is designed to make that transition to Whiteman AFB smoother, clearer, and a little less stressful.

Whiteman AFB sits just outside Knob Noster, Missouri, roughly 15 minutes from Warrensburg and about an hour southeast of the Kansas City metro. It's a well-established main operating base with privatized on-base family housing and a full range of on-base services.

Whiteman is world-famous as the only home of the B-2 Spirit stealth bomber, but it's also home to a growing MQ-9 Reaper mission — the 20th Attack Squadron flies alongside the bomber and fighter units on base — so this guide gives that RPA community particular attention alongside the housing, schools, and lifestyle detail every incoming family needs.

The pages that follow combine official sources — DoD BAH schedules, MilitaryOneSource, installation housing offices — with practical, on-the-ground detail about the Knob Noster, Warrensburg, and Sedalia areas so you can make informed choices before you ever set foot on base.

QUICK FACTS

LOCATION
Knob Noster, MO — ~1 hr from Kansas City

NEAREST CITY
Knob Noster, ~5-10 min to Main Gate

HOUSING MHA
Whiteman AFB (MO162)

HOST WING
509th Bomb Wing (B-2 Spirit)

RPA UNIT
20th Attack Squadron (MQ-9 Reaper)

A BASE WITH THREE MISSIONS

Most guides to Whiteman focus solely on the B-2 bomber mission. This one also covers the base's MQ-9 Reaper community — the 20th Attack Squadron — since that population has its own unique PCS questions.

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YOUR WHITEMAN AFB PCS: BEYOND THE BASICS

This guide is designed to go beyond basic checklists and generic relocation advice. Inside, you'll find practical guidance and useful, sourced information to help make your PCS transition to Whiteman AFB smoother.

THE 5-STEP PCS JOURNEY

1 Orders & Planning
Review orders, understand benefits, and outline your relocation plan.

2 Pre-Move Preparation
Schedule appointments, organize paperwork, and prep your household.

3 Travel & Transition
Coordinate transportation, manage logistics, prep for moving day.

4 Settle & Adjust
Complete key tasks, unpack, and get familiar with your surroundings.

5 Build Your New Routine
Establish connections, explore the area, create a sense of home.

WHAT IT REALLY FEELS LIKE

Timelines Shift
Paperwork slows down — flexibility becomes important.

Expect Changes
Plans can shift quickly, so staying adaptable helps.

Out of Your Control
Housing, scheduling, and delays are common.

The Adjustment Is Real
Give your family time and grace to settle in.

Lean on Your Support
You do not have to navigate this alone.

WHAT THIS GUIDE COVERS

Housing costs, schools, financing, and local life around Whiteman AFB — pulled together from official sources and on-the-ground detail so you can plan with confidence before you arrive.

SOURCED · LOCAL DETAIL · FAMILY-FOCUSED

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WHITEMAN AIR FORCE BASE

OVERVIEW & MISSION

LOCATION

KNOB NOSTER, MO

~55 minutes southeast of Kansas City

HOST WING

509TH BOMB WING

B-2 Spirit; Air Force Global Strike Command / Eighth Air Force

RPA MISSION

1 MQ-9 SQUADRON

20th Attack Squadron flies the MQ-9 Reaper

PRIMARY UNITS AT WHITEMAN

- 509th Bomb Wing (host wing) — B-2 Spirit stealth bomber
- 131st Bomb Wing (Missouri Air National Guard, B-2 associate unit)
- 442nd Fighter Wing (Air Force Reserve) — A-10C Thunderbolt II
- 20th Attack Squadron — MQ-9 Reaper

MISSION SUMMARY

The 509th Bomb Wing maintains and flies the B-2 Spirit, the Air Force's only long-range, low-observable stealth bomber, capable of striking any target on the globe within hours. The 131st Bomb Wing (Missouri Air National Guard) flies the B-2 alongside the 509th, and the 442nd Fighter Wing flies the A-10C close air support mission as an Air Force Reserve unit.

WHITEMAN'S RPA MISSION

The 20th Attack Squadron flies the MQ-9 Reaper at Whiteman as a geographically separated unit of the 432nd Wing, headquartered at Creech AFB, Nevada — the same parent wing that leads the Air Force's broader remotely piloted aircraft enterprise. The squadron made history as one of the first units to land an MQ-9 at Whiteman, and it now operates alongside the base's bomber and fighter communities. If you or a family member is joining the 20th ATKS, expect a smaller, close-knit unit embedded within Whiteman's larger bomber-focused culture — and note that your squadron's chain of command runs through Creech AFB rather than the 509th Bomb Wing.

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GATE ACCESS & TRAFFIC TIPS

Getting on base should be simple and stress-free. Below are gate locations, hours, and practical tips to help you plan ahead at Whiteman AFB.

GATE	HOURS
Main Gate (Spirit Gate)	24/7 — the only round-the-clock access gate; Visitor Control Center located here.
Arnold Gate (North / Knob Noster Gate)	M-F 6 a.m.-6 p.m.; closed weekends & federal holidays.
LeMay Gate *Commercial & contractor vehicles only*	M-F 6 a.m.-6 p.m.; closed weekends & federal holidays.

All personnel should carry a valid CAC or approved identification while entering the installation.

REAL-WORLD TRAFFIC TIPS

Avoid Peak Traffic
Heavier during 0600-0900 and 1500-1800 at the Main Gate.

Know Gate Restrictions
The Arnold Gate is your best option if the Main Gate is congested; LeMay is commercial/contractor only.

Have ID Ready
Keep your CAC, ID, and vehicle documentation accessible.

NEW TO THE AREA?

Gate routines take only a few weeks to learn. Knob Noster sits just outside the fence line, so most families enjoy one of the shortest commutes in the Air Force.

EASY COMMUTE · **5-10 MIN** · **3 GATES**

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CITIES & COMMUNITIES IN THE AREA

A quick reference for commute times, home prices, property tax rates, and school zones across the communities Whiteman families most often choose.

ON-BASE FAMILY HOUSING

- **COMMUTE:** 0 min
- **MEDIAN PRICE:** N/A (privatized)
- **PROP. TAX:** N/A
- **SCHOOLS:** Knob Noster R-VIII School District

KNOB NOSTER, MO

- **COMMUTE:** 5-10 min
- **MEDIAN PRICE:** $185K
- **PROP. TAX:** ~0.7-0.9%
- **SCHOOLS:** Knob Noster R-VIII School District

WARRENSBURG, MO

- **COMMUTE:** 15-20 min
- **MEDIAN PRICE:** $245K
- **PROP. TAX:** ~0.8-0.9%
- **SCHOOLS:** Warrensburg R-VI School District

SEDALIA, MO

- **COMMUTE:** 20-25 min
- **MEDIAN PRICE:** $195K
- **PROP. TAX:** ~0.8-1.0%
- **SCHOOLS:** Sedalia School District 200

LEE'S SUMMIT, MO (KC METRO)

- **COMMUTE:** 50-55 min
- **MEDIAN PRICE:** $450K
- **PROP. TAX:** ~1.0-1.2%
- **SCHOOLS:** Lee's Summit R-VII School District

OVERLAND PARK / KANSAS CITY METRO

- **COMMUTE:** 55-65 min
- **MEDIAN PRICE:** $425K
- **PROP. TAX:** ~1.0-1.2%
- **SCHOOLS:** Multiple metro districts

Home prices and tax rates above are general-area market snapshots for planning purposes only, based on recent public data — not an appraisal or valuation of any specific property, and they change frequently. Missouri exempts qualifying disabled veterans (70% or greater) from property tax on their primary residence, up to $250,000 in assessed value.

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NEW HOME CONSTRUCTION IN THE AREA

What to Know Before You Buy New Near Whiteman AFB

New construction near Whiteman is modest around Knob Noster and Warrensburg, with a much larger, faster-growing market in the Kansas City metro if you're open to a longer commute.

ACTIVE BUILDERS & GROWTH AREAS

KNOB NOSTER / WARRENSBURG

BEST KNOWN FOR: *Modest, Steady Growth*

New construction close to Whiteman is limited to a mix of custom and small-tract builders, with most activity concentrated around Warrensburg near the University of Central Missouri.

LEE'S SUMMIT, MO

BEST KNOWN FOR: *Kansas City Metro's New-Construction Hub*

32+ builders are active across roughly 48 communities, including Summit Homes KC (headquartered in Lee's Summit), Homoly Design + Build, Suma Design and Construction, and Elevate Design + Build — priced from about $450,000 to over $900,000.

OVERLAND PARK / KC METRO (OVERALL)

BEST KNOWN FOR: *Largest Regional Market*

The broader Kansas City metro offers dozens of additional builders and price points, from starter communities to custom estate lots, roughly an hour from Whiteman.

THE NEW-CONSTRUCTION TRAP FOR MILITARY BUYERS

Builder incentives — rate buydowns, closing-cost credits, free upgrades — are hard to pass up on a PCS timeline, and plenty of military families take them. The catch: as long as the builder keeps developing nearby lots, they control pricing on new inventory and can price it below what you'd need to sell for a profit.

That built-in competition can suppress appreciation until the neighborhood fully builds out — sometimes for years. If you're considering a new build, plan to stay at least 3 to 5 years before you can expect to sell for a profit. If a PCS move is likely sooner than that, a resale home in an established neighborhood may be the safer financial choice.

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2026 BAH RATES FOR WHITEMAN AFB, MO

Basic Allowance for Housing (BAH) can play a major role in your relocation and housing decisions. Rates below reflect the official 2026 Whiteman AFB military housing area (MHA: MO162) schedule, effective January 1, 2026 — a 9.3% increase from 2025, one of the largest BAH increases in the Air Force this year.

RANK	WITH DEPENDENTS	WITHOUT DEPENDENTS
E-2	$1,449	$1,110
E-3	$1,449	$1,110
E-4	$1,449	$1,110
O-1	$1,656	$1,281
O-2	$1,926	$1,560
O-3	$2,244	$1,812
O-4	$2,517	$2,046

For the most current BAH figures, visit the official DoD BAH Rate Lookup at travel.dod.mil/Allowances/Basic-Allowance-for-Housing/BAH-Rate-Lookup/

Updated Annually
BAH rates are reviewed and adjusted by the DoD each year.

Tax-Free
BAH is a non-taxable allowance, unlike base pay.

Rank & ZIP Based
Your rate depends on paygrade, dependents, and duty station ZIP.

ONE OF THE MORE AFFORDABLE MHAS

Whiteman AFB ranks 51st highest of all Air Force BAH locations, meaning BAH here tends to stretch further against local home prices and rents than in many other markets — especially compared to the Kansas City metro.

LOWER COST **GOES FURTHER** **LOCATION MATTERS**

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AN HONEST HOUSING-COST ASSESSMENT

BAH rates are helpful, but they do not tell the full story. Housing decisions here involve budget, commute, lifestyle, and long-term comfort. Here's an honest perspective to help you make informed choices as you plan your move to Whiteman AFB.

THE GOOD NEWS

Whiteman AFB is one of the more affordable military housing areas in the country, and Missouri's disabled-veteran property tax exemption can meaningfully change the math for eligible buyers.

THE CHALLENGE

Knob Noster and Warrensburg have a smaller selection of newer homes and amenities than a larger metro. Families wanting more shopping, dining, and school options often look toward the Kansas City metro — trading a 10-minute commute for nearly an hour.

THE RECOMMENDATION

If Whiteman is likely to be a longer assignment, weigh the extra commute time to Kansas City against the added schools and amenities. For shorter stays, Knob Noster's short commute and lower price point are hard to beat.

FINDING YOUR BALANCE

Every family's priorities are different. Use the Cities & Communities and Gate Access pages together to weigh commute, schools, space, and budget honestly before committing to a neighborhood.

YOUR PRIORITIES

LOCAL INSIGHT

YOUR FIT

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VA Home Loan Benefit

A simple guide for Veterans, service members, and eligible survivors

A VA home loan isn't money lent by VA directly — a private lender (bank, mortgage company, or credit union) makes the loan, and VA guarantees part of it. That guaranty lowers the lender's risk, which is why VA loans come with standout terms.

KEY BENEFITS

- **$0 Down Payment**
  No down payment required in most cases — nearly 90% of VA loans close with $0 down.
- **No Monthly PMI**
  Skip the private mortgage insurance most low-down-payment loans require.
- **Reusable Benefit**
  See “Using Your Benefit More Than Once” below for the rules.
- **Negotiable Closing Costs**
  Sellers may credit up to 4% of the home's value toward your costs.
- **No VA Minimum Credit Score**
  VA sets no minimum; individual lenders may still set their own.

WHO'S ELIGIBLE

- **Active Duty**
  Generally 90 continuous days of service.
- **Veterans (Gulf War era–present)**
  24 continuous months, or full call-up period (min. 90 days), or a qualifying discharge exception.
- **National Guard & Reserve**
  90 days of active duty, or 6 creditable years of service.
- **Surviving Spouses**
  Certain DIC recipients, or spouses of an MIA/POW service member.
- **Certificate of Eligibility (COE)**
  Required for everyone — apply free online at VA.gov or through your lender.

VA Funding Fee — Purchase & Construction Loans

Down Payment	First-Time Use	Subsequent Use
Less than 5%	2.15%	3.30%
5% or more	1.50%	1.50%
10% or more	1.25%	1.25%

Rates effective 4/7/2023, as a % of the loan amount — usually financed into the loan. **Waived** for most Veterans receiving VA disability compensation, Purple Heart recipients on active duty, and surviving spouses receiving DIC. IRRRL, cash-out refinance, and NADL fees are lower and don't vary by down payment.

Using Your Benefit More Than Once

- **Repaid your prior VA loan but kept the home?** You can restore your full entitlement **one time only** to use again.
- **Sold the home and repaid the loan in full** — or had another eligible Veteran assume it and substitute their own entitlement? Your entitlement is restored, with no limit on how many times.
- **Didn't restore your entitlement?** You may still have remaining “bonus entitlement” to buy or refinance another home with no down payment, based on your county's loan limit.

SOURCE: U.S. Department of Veterans Affairs (VA.gov) — Home Loans, Eligibility, Funding Fee & Closing Costs, and Loan Limits & Entitlement pages.

EFFECTIVE DATE OF DATA: Funding fee rates effective April 7, 2023; all other details reflect VA.gov content current as of January 15, 2026.

DISCLAIMER: This fact sheet is for general information only and is not exhaustive. The author is not a licensed mortgage lender or financial advisor. Consult a VA-approved lender or licensed mortgage professional for guidance specific to your situation.

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VA LOAN TIPS FOR A SMOOTH TRANSACTION

VA loans are powerful, but success often comes down to preparation and strategy. These tips help buyers avoid delays and navigate the process with confidence.

GET YOUR COE BEFORE HOUSE HUNTING

Your Certificate of Eligibility (COE) confirms your VA loan benefit and shows sellers you're ready to move forward.

WHY SOME SELLERS HESITATE ABOUT VA

Some sellers or agents may misunderstand VA financing. Hesitation often comes from outdated information, not the loan itself.

INSPECTION TIMING MATTERS

Well, septic, or wood-destroying insect inspections are common in rural Missouri properties around Knob Noster and Warrensburg — schedule these early to keep your timeline on track.

VA APPRAISAL PROTECTIONS MATTER

VA appraisals help ensure the property is safe, sound, and fairly valued, protecting your investment.

GET FULLY UNDERWRITTEN FIRST

A full underwriting approval (not just a prequalification letter) shows sellers your financing is rock-solid and ready to close.

KEEP YOUR FINANCES STEADY

Avoid new credit, big purchases, job changes, or large unexplained deposits between contract and closing — lenders re-verify before funding.

OFFER FLEXIBILITY ON REPAIRS

If a seller is worried about repair costs or the appraised value, offering to help bridge that gap can make your VA offer stand out.

VA LOANS NOW CLOSE JUST AS FAST

With electronic COE verification and streamlined underwriting, VA loans typically close in about 40-45 days — right in line with conventional financing.

PREPARATION BEATS SURPRISES

Every one of these tips reflects common friction points in real VA transactions. Working through your COE, timeline, and inspections step by step ahead of time helps keep things on track.

COE READY **ON TIME** **PROTECTED**

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WHICH MORTGAGE LOAN IS RIGHT FOR YOU?

Qualifying for a VA loan is a real benefit — but qualifying doesn't automatically make it your best option, especially if you have money saved for a down payment. Here's an honest, side-by-side look at your three main financing paths.

	VA LOAN	FHA LOAN	CONVENTIONAL
Down Payment	$0 down	3.5% down	3-5%+ down
Mortgage Insurance	None, ever	Upfront + monthly MIP, often for life of loan	PMI if under 20% down (removable at 20% equity)
Upfront Fee	Funding fee: 1.25%-3.3% of loan (financed)	Upfront MIP: 1.75% (financed)	None
Min. Credit Score	No VA minimum (lenders often 580-620+)	580+ for 3.5% down	Typically 620+
Best For	$0-down buyers; eligible veterans & service members	Lower credit scores, smaller down payments	Strong credit and/or savings for a down payment

THE EQUITY TRADE-OFF: WHY $0 DOWN ISN'T FREE

With $0 down and the VA funding fee rolled into your loan, your loan balance can start at or near the home's full purchase price. That typically means it takes longer to build equity than with FHA or conventional financing where you put money down up front. If you have savings available, it's worth comparing the equity you'd start with against the cash you'd need today before deciding.

There's also a PCS-specific risk to watch for. With $0 down and the funding fee financed into the loan, a large share of your principal payments in the first one to two years often goes toward that fee rather than paying down your actual loan balance. If new orders arrive in three to four years — a common PCS timeline — you may end up selling having built very little real equity, and repeating the cycle at your next duty station.

RUN YOUR OWN NUMBERS

Every buyer's situation is different. Compare your VA eligibility, available savings, and goals against real numbers — not just the loan you technically qualify for — before deciding.

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CHOOSING A LENDER: WHAT TO LOOK FOR

Choosing the right lender can make a major difference in your homebuying experience, especially with military or VA financing. Here's what separates a strong lender from a merely adequate one.

VA LOAN EXPERIENCE
Ask how many VA loans they close per year, and whether they understand entitlement, funding fee tiers, and VA appraisal requirements specific to rural Missouri.

REALISTIC TIMELINES
A good lender gives you an honest closing timeline up front (typically 30-45 days) and communicates proactively if anything changes.

TRANSPARENT COSTS
Ask for a full Loan Estimate early, and compare origination fees, discount points, and lender credits across at least two or three lenders.

FULL UNDERWRITING, NOT JUST PREQUAL
A lender willing to fully underwrite your file before you're under contract makes your offer far more competitive in a multiple-offer situation.

RESPONSIVENESS
PCS timelines are tight. A lender who answers calls, texts, or emails quickly is worth more than a marginally lower rate.

LICENSED IN MISSOURI
Confirm the loan officer is licensed to originate loans in Missouri — a lender who only works in your previous state can't close your Missouri purchase.

The VA maintains a list of approved lenders at benefits.va.gov/homeloans, and many banks, credit unions, and independent mortgage companies originate VA loans in the Knob Noster, Warrensburg, and Kansas City markets — comparing at least two or three is generally worth the extra time.

WHY THE RIGHT LENDER MATTERS

Stronger Offers
Sellers trust buyers with strong, verified financing.

Smoother Transactions
Fewer surprises means faster, calmer closings.

Better Overall Results
The right partner protects your bottom line.

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TEMPORARY HOUSING SOLUTIONS

Helping You Navigate the Transition With Confidence

During a PCS move to Whiteman AFB, temporary housing often becomes part of the journey. Here are your best options — from on-post lodging to off-post extended-stay and furnished rentals near the base.

ON-POST LODGING

BEST FOR: *Immediate Arrival & PCS Priority*

Whiteman's on-base Innkeeper lodging gives PCS families priority booking. Reserve at (660) 687-1844 or af.dodlodging.net.

OFF-POST HOTELS

BEST FOR: *Immediate Flexibility & Backup*

Hotels along US-50 in Knob Noster and Warrensburg sit minutes from the Main Gate — a reliable backup if on-post lodging is full.

EXTENDED STAY HOTELS

BEST FOR: *Medium-Term Comfort*

Extended-stay properties in Warrensburg and Sedalia offer full kitchens and weekly rates, ideal while house-hunting.

SHORT-TERM RENTALS

BEST FOR: *Longer Stays & Family Space*

Furnished short-term rentals throughout the Knob Noster and Warrensburg area offer more space than a hotel room for a longer house hunt, priced within per diem for many ranks.

WHY TEMPORARY HOUSING MATTERS

Choosing the right temporary housing can reduce stress and support a smoother transition while you decide between Knob Noster and the longer commute options near Kansas City.

COMFORT

FLEXIBILITY

PEACE OF MIND

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FAMILY RESOURCES: SCHOOLS IN THE AREA

Every school district referenced in this guide, plus named schools and college options on the following pages, so you can research and choose with confidence.

PUBLIC SCHOOL DISTRICTS

Knob Noster R-VIII School District

Knob Noster and Whiteman AFB on-base housing; a Missouri Purple Star district.

Warrensburg R-VI School District

Warrensburg and the University of Central Missouri area.

Sedalia School District 200

Sedalia and surrounding Pettis County.

KNOB NOSTER IS BUILT FOR MILITARY FAMILIES

Two out of every three Knob Noster students are military-connected, and the district is a designated Missouri Purple Star District. Its on-base elementary school welcomes new students through the Military Child Education Coalition's Student 2 Student program.

HIGHLY-RATED / SPECIALTY SCHOOLS

Knob Noster Elementary (On-Base)

On-Base • Knob Noster R-VIII

Located directly on Whiteman AFB, serving on-base housing families with district-provided transportation.

Knob Noster High School

Knob Noster • Knob Noster R-VIII

The district's comprehensive high school, ranked the top-performing school in the Whiteman AFB region.

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SCHOOLS IN THE AREA, CONTINUED

PRIVATE & CHARTER OPTIONS

Warrensburg area private schools

Warrensburg • Various

A small number of independent and faith-based schools serve the Warrensburg area; check current enrollment directly.

Sacred Heart School

Sedalia • Private, Catholic

PK-8 Catholic school serving the Sedalia area.

COLLEGE & CONTINUING EDUCATION OPTIONS

University of Central Missouri (Warrensburg)

A full four-year public university with graduate programs, about 15 minutes from Whiteman.

State Fair Community College

Based in Sedalia with an extended campus location directly on Whiteman AFB, offering associate degrees close to home.

University of Missouri (Columbia)

The state's flagship research university, about an hour northeast of Whiteman.

University of Missouri-Kansas City

A full urban research university in the Kansas City metro, roughly an hour away.

NOT SURE WHICH SCHOOLS FIT YOUR FAMILY?

Knob Noster R-VIII's enrollment office can walk you through zoned schools and transfer options for both on-base and off-base addresses.

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FAMILY RESOURCES: CHILDCARE ON & OFF BASE

Finding quality childcare you can trust makes all the difference. Explore your options on base and in the local community around Whiteman AFB.

WHITEMAN AFB CHILD DEVELOPMENT CENTER

Serves children 6 weeks-5 years on base. May have a waitlist — apply early through MilitaryChildCare.com.

PRIVATE / OFF-BASE OPTIONS

Licensed daycares and in-home providers throughout Knob Noster and Warrensburg also serve Whiteman families, including MCCYN-eligible providers.

FREE CHILDCARE HELP DURING YOUR PCS MOVE

A few programs specifically fund or provide childcare while you handle house hunting, out-processing, and the move itself:

Air & Space Forces Aid Society — Child Care for PCS

$200 per child (up to $1,000 per household) toward childcare during your move, including house-hunting trips. Apply within 60 days of arrival or departure.

Armed Services YMCA — Respite Child Care

Up to 16 free hours of childcare per child, per month, at participating YMCAs — no membership required.

Military OneSource — MilitaryChildCare.com

Free portal to search and request hourly, part-day, and full-day childcare near Whiteman AFB.

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CIVILIAN EMPLOYMENT FOR MILITARY DEPENDENTS

Spouses and dependents have several paths into civilian work near Whiteman AFB — from federal GS positions with hiring preference, to on-base jobs, to private-sector partnerships built specifically for military families. The Kansas City metro's much larger job market, about an hour away, adds defense contracting, healthcare, and corporate employers to the mix.

Priority Placement Program & Military Spouse Preference (PPP/MSP)

Register via myFSS (CAC login required)

Gives spouses priority consideration for DoD GS civilian positions (GS-15 and below) in your new commuting area. Register no earlier than 30 days before your sponsor's report date.

Military Spouse Noncompetitive Hiring Authority

Apply via USAJOBS.gov

Lets eligible spouses be hired into federal positions at any agency — not just DoD — without competing against the general public.

On-Base NAF Employment (Exchange, Commissary, FSS/MWR)

See MilitaryOneSource's NAF/AF jobs guide, or search USAJOBS.gov

Non-appropriated fund jobs at Whiteman's BX, Commissary, fitness center, and CDC — many carry a Military Spouse Employment Preference for NAF hiring.

Military Spouse Employment Partnership (MSEP) & MyCAA

msepjobs.militaryonesource.mil

MSEP connects spouses with 1,000+ partner employers committed to military spouse hiring. MyCAA offers up to $4,000 in tuition assistance toward licenses, certifications, or an associate degree.

ADDITIONAL EMPLOYMENT RESOURCES

- **USAJOBS.gov**
  Search and apply for federal jobs; filter by the "Military Spouses" hiring path.
- **Missouri Occupational Licensing for Military Spouses**
  Missouri Division of Professional Registration offers expedited licensing pathways for military spouses who already hold an out-of-state license.
- **Whiteman AFB Airman & Family Readiness Center**
  Free resume reviews, interview prep, and one-on-one employment counseling for Whiteman families.

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OUTDOOR RECREATION YOU CAN'T MISS

From lakeside state parks to the Missouri State Fair, the Knob Noster and Kansas City area offers a lot within an hour of Whiteman AFB.

FAN FAVORITES

KNOB NOSTER STATE PARK

A quiet, family-friendly lakeside park just outside the base, with walking trails and campgrounds — a favorite for an easy afternoon.

HARRY S. TRUMAN STATE PARK / LAKE

Fishing, boating, and swimming on one of Missouri's largest reservoirs, with the Berry Bend trail system for hikers and horseback riders, about 30-40 minutes away.

MISSOURI STATE FAIR (SEDALIA)

An 11-day state fair every August on 396 acres — concerts, livestock shows, and classic fair food, about 20-25 minutes from Whiteman.

KANSAS CITY ATTRACTIONS

The Nelson-Atkins Museum, the Kansas City Zoo, and Country Club Plaza make for a full day trip, about an hour from Whiteman.

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MORE OUTDOOR ADVENTURES TO EXPLORE

Beyond the favorites, here are a few more highly-rated spots — some close to town, others worth the drive.

CLOSE TO TOWN

Montserrat Vineyards
A small local vineyard in Knob Noster with tours and panoramic views from a former Civil War lookout point.

Pertle Springs (Warrensburg)
A historic lake and recreation area owned by the University of Central Missouri, popular for walking and fishing.

Katy Trail State Park
Missouri's cross-state rail-trail passes within driving distance, offering miles of biking and walking.

WORTH THE DRIVE

Country Club Plaza (Kansas City)
An upscale outdoor shopping and dining district with Spanish-inspired architecture, about an hour from Whiteman.

Worlds of Fun & Oceans of Fun
A major amusement and water park complex in Kansas City, popular with military families.

Lake of the Ozarks
A massive reservoir popular for boating, fishing, and lakefront dining, about 90 minutes southeast of Whiteman.

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WHERE LOCALS TAKE THEIR OUT-OF-TOWN GUESTS

These are the places locals recommend when friends and family come to visit — the spots that capture the flavor of the Knob Noster and Kansas City area.

NATIONAL WWI MUSEUM AND MEMORIAL

Kansas City, MO

America's official WWI museum, with a soaring tower and immersive exhibits, about an hour from Whiteman.

NELSON-ATKINS MUSEUM OF ART

Kansas City, MO

One of the Midwest's premier art museums, free to enter, with an iconic sculpture park.

DOWNTOWN WARRENSBURG

Warrensburg, MO

A historic courthouse square and walkable downtown near the University of Central Missouri.

MISSOURI STATE FAIRGROUNDS

Sedalia, MO

Year-round events, RV camping, and horse shows on the fairgrounds when the fair itself isn't running.

"Knob Noster feels like a small town, but Kansas City is close enough that you're never far from a bigger city when you need one."

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FAMILY FUN & ANNUAL EVENTS

Discover the events locals look forward to every year — the experiences that help make the Knob Noster and Kansas City area feel like home.

SPRING

- Katy Trail spring biking season
- UCM spring campus events (Warrensburg)
- Truman Lake spring fishing season

SUMMER

- Missouri State Fair (Sedalia, August)
- Kansas City Royals & Chiefs summer season kickoffs
- Truman Lake boating and camping season

FALL

- Knob Noster fall festival events
- UCM Homecoming (Warrensburg)
- Katy Trail fall foliage season

WINTER

- Country Club Plaza holiday lights (Kansas City)
- Christmas parades, Warrensburg & Sedalia
- Union Station holiday events (Kansas City)

MARK YOUR CALENDAR

The Knob Noster and Kansas City area's event calendar is packed year-round — many events are free or low-cost, and Kansas City is close enough for an easy day trip.

FESTIVALS **FAMILY FUN** **YEAR-ROUND**

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MILITARY-SPECIFIC MOVING RESOURCES

Moving with the military comes with unique options and decisions. Understanding the difference between DPM, PPM, and Partial PPM can help you choose the move that best fits your family, timeline, and budget.

DPM (Defense Personal Property Move)

WHAT IT ENTAILS:
The government arranges everything — a licensed moving company packs, loads, transports, and unloads your household goods. You coordinate pickup and delivery dates but handle very little of the physical work yourself.

BEST FOR: Families wanting less hands-on coordination and government-arranged moving support.

PPM (Personally Procured Move)

WHAT IT ENTAILS:
Formerly called a "DITY" move. You arrange and execute the move yourself — renting a truck, hiring labor, or both — and the government reimburses you based on what it would have cost them to move you. Spend less than that estimate and you keep the difference.

BEST FOR: Families seeking flexibility, greater control, and potential financial incentive.

Partial PPM

WHAT IT ENTAILS:
A hybrid approach: part of your household goods move through government-arranged DPM, while you personally move the rest — often high-value or sentimental items — for separate reimbursement.

BEST FOR: Families wanting flexibility while reducing overall moving workload.

Every PCS situation is different. Review your orders and transportation office guidance before choosing your move type.

Whiteman's Transportation Management Office handles the paperwork and scheduling for DPM and PPM moves — make it your first stop once you have orders in hand.

TRANSPORTATION MANAGEMENT OFFICE — WHITEMAN AFB
509 Spirit Blvd, Whiteman AFB, MO 65305 · (660) 687-2006 | Your first stop for scheduling DPM movers, PPM counseling, and move paperwork — visit before you finalize your move type.

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PCS MONEY & MOVING BENEFITS

Military moves include several benefits designed to help cover relocation costs and reduce financial stress.

DLA — Dislocation Allowance
Extra moving help for miscellaneous expenses that pop up during relocation.

MALT — Monetary Allowance in Lieu of Transportation
If you drive your own car, this helps cover travel mileage.

TLE — Temporary Lodging Expense
Helps pay for hotel stays and meals while moving within the United States.

TLA (OCONUS)
Similar to TLE, but for overseas PCS moves — short-term lodging support while transitioning abroad.

PPM Weight Allowances
Authorized limits for how much you can move during a PCS, based on rank and family size.

If DLA, MALT, TLE, TLA, or your PPM weight allowance weren't squared away at your previous duty station, you can get them sorted out at the Whiteman Finance Office.

FINANCE OFFICE — WHITEMAN AFB
509 Spirit Blvd, Suite 115, Whiteman AFB, MO 65305 · (660) 687-2006 | Submit pay and travel voucher questions anytime through the Comptroller Services Portal (CSP) at csp.cce.af.mil — the primary way to reach Finance for PCS pay issues.

DON'T LEAVE BENEFITS ON THE TABLE

PCS benefits can be easy to overlook in the shuffle of a move. Review your orders against this list, and flag anything that looks off with the Finance Office directly.

DLA & MALT

TLE & TLA

WEIGHT LIMITS

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PCS MOVING TIMELINE

A simple step-by-step timeline to help keep your PCS organized, reduce stress, and stay ahead of deadlines.

WEEKS 12-9

- Review PCS orders and timelines
- Create a PCS binder
- Contact the TMO
- Start collecting documents
- Research DPM/PPM/Partial PPM options

WEEKS 8-5

- Declutter and donate unused items
- Arrange school and medical record transfers
- Review weight allowances
- Begin organizing travel plans
- Begin house hunting

WEEKS 4-2

- Schedule pack-out and transportation dates
- Finalize documents
- Confirm travel plans
- Goal for "under contract" on new home

WEEK 1 - MOVING WEEK

- Supervise pack-out and inventory
- Complete final home walkthrough
- Keep paperwork accessible
- Carry medications separately
- Travel to Whiteman AFB

BUILD YOUR OWN TIMELINE

Every move has its own quirks — orders, school calendars, lease dates. Use this as a starting template and adjust dates to fit your family's specific situation.

CUSTOM TIMELINE

STAY AHEAD

REFERENCE OFTEN

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PLANNING FOR YOUR MILITARY LIFESTYLE

Buying a home is more than a PCS decision — it's part of your family's long-term plan.

1. DEPLOYMENT-READY HOME ITEMS

Low-maintenance landscaping, smart home technology, security systems, and durable finishes make homeownership easier during deployments and extended absences.

2. FUTURE PCS RESALE PLANNING

Even if you plan to stay for years, consider resale value from day one — school zones, commute time, and neighborhood growth all matter later.

3. INVESTMENT OPPORTUNITY

Some military families keep their home as a rental after relocating. Whiteman's steady PCS traffic supports consistent rental demand near base.

4. PROPERTY MANAGEMENT SOLUTIONS

Managing a home from another duty station can be challenging. A good local property manager can make long-distance ownership much less stressful.

PLANNING FOR THE LONG GAME?

Whether this is a two-year stop or a longer assignment, think through the resale and rental angles up front — not after you've already signed.

RIGHT-FIT HOME | **RESALE SMART** | **LONG-TERM VALUE**

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MILITARY FINANCIAL STRATEGY: BUY-AND-RENT

Buying a home at your current duty station with the intent to rent it out when you PCS can be a powerful wealth-building move or an expensive mistake. Here's a clear-eyed look at when this strategy works.

WHEN IT WORKS

- BAH essentially pays your mortgage — building equity with government money
- VA loan: no down payment, no PMI
- Rental income can offset your next housing cost during PCS
- Depreciation and mortgage interest are tax-deductible
- Steady PCS turnover at Whiteman supports consistent rental demand

WHEN IT DOESN'T

- Negative cash flow if rent doesn't cover PITI + fees
- VA loan entitlement may be tied up
- Bad tenants or repairs can wipe out a year of cash flow
- Capital gains tax exposure if sold within 2 years

QUESTIONS WORTH ASKING BEFORE YOU BUY:
Would this home appeal to future renters? Could expected rent cover most ownership costs? Am I comfortable being a landlord or hiring a property manager? If I receive PCS orders in three years, would keeping this home still make financial sense?

RUN THE NUMBERS BEFORE YOU DECIDE

Buy-and-rent isn't right for everyone. Pencil out the real math for your specific situation — rent comps, property management fees, and vacancy risk — before committing.

REAL NUMBERS

HONEST LOOK

YOUR DECISION

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ON-BASE AGENCIES & SERVICES

Quick-reference contact info for the offices and facilities you'll use most during your move to Whiteman AFB. Tap an agency's name to visit its website where one is available.

Base Exchange (BX)
(660) 687-3760
711 Vandenburg, Whiteman AFB

Commissary
(660) 687-5655
Whiteman AFB Commissary

Library
(660) 687-6526
509th Force Support Squadron

Fitness Center
(660) 687-6526
509th FSS Fitness Center

Pass & ID / Visitor Control
(660) 687-6116
Main Gate (Spirit Gate)

Military Personnel (MPF)
(660) 687-1234
509th Force Support Squadron

Finance Office
(660) 687-2006
509 Spirit Blvd, Suite 115

Legal Office (JAG)
(660) 687-3050
509th Bomb Wing Legal Office

Transportation Mgmt Office (TMO)
(660) 687-2006
509 Spirit Blvd

Airman & Family Readiness Center
(660) 687-1846
509th FSS

Housing Office
(660) 687-4417
Whiteman Family Homes

Child Development Center
(660) 687-6526
509th FSS

Exceptional Family Member Program
(660) 687-1846
509th FSS

Medical Clinic (509th MDG)
(660) 687-3721
Whiteman Medical Clinic

DEERS / TRICARE
(660) 687-1234
509th Force Support Squadron

Numbers and locations current as of 2026; call ahead to confirm hours.

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RESOURCES & CLOSING NOTES

Thank You for Reading

Whether you're arriving for a PCS or supporting a family member's move to Whiteman AFB, we hope this guide has helped you feel more prepared for the transition ahead.

Every figure and fact in this guide reflects publicly available sources as of 2026 — official DoD BAH schedules, MilitaryOneSource, installation housing offices, and public market data — and all of it changes over time. Confirm current details with the relevant office before making financial decisions.

KEY CONTACTS AT A GLANCE

- Whiteman AFB Housing Office — (660) 687-4417
- Whiteman AFB Lodging (Innkeeper) — (660) 687-1844
- Airman & Family Readiness Center — (660) 687-1846
- Whiteman AFB Child Development Center — (660) 687-6526

DISCLAIMER: This is an independently produced informational guide and is not an official U.S. Air Force or Department of Defense publication. Always verify military benefits, reimbursements, and entitlements with your Transportation Management Office (TMO), Finance Office, or other qualified professionals before making financial decisions.

WELCOME TO WHITEMAN AFB.

EQUAL HOUSING OPPORTUNITY

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