

MIDWEST LAND GROUP PRESENTS

4 ACRES IN

RAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

4 +/- ACRE BUILD SITE

If you want to build on the edge of town in Excelsior Springs, Missouri, here is the tract for you. Location and utilities make this the perfect place to bring your blueprints. The property is in the country with a view of the golf course and beautiful sunsets with a westerly slope and plenty of wildlife. You will have a choice of a driveway entrance off of Fredricksburg or the new Hirning Drive. This is Lot 1 of the new Stoney Bluff Development. Of course, the schools

are Excelsior Springs and all the churches and shopping are close. One can feel they are in the country but have all the necessities for living close to town. You will love the seasonal grass and the wet weather creek along the west side of the property, as well as the young walnut grove in the timber. Call agent Brian Rookstool at (816) 804-1076 today for a tour and do not hesitate to drive by and have a look at the progress at Stoney Bluff.



PROPERTY FEATURES

PRICE: **\$99,500** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **4**

- Great location
- Utilities
- Excelsior Springs schools
- Gently sloped
- Churches
- Shopping
- Recreation, next to golf course
- New county subdivision
- Beautiful views
- Optional entrances
- Small walnut grove
- Wet weather creek
- Seasonal grasses



4 +/- ACRES



WET WEATHER CREEK



PLENTY OF WILDLIFE



SEASONAL GRASSES



AERIAL MAP



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Maps Provided By:



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Map Center: 39° 19' 48.36, -94° 12' 10.28

0ft 130ft 259ft

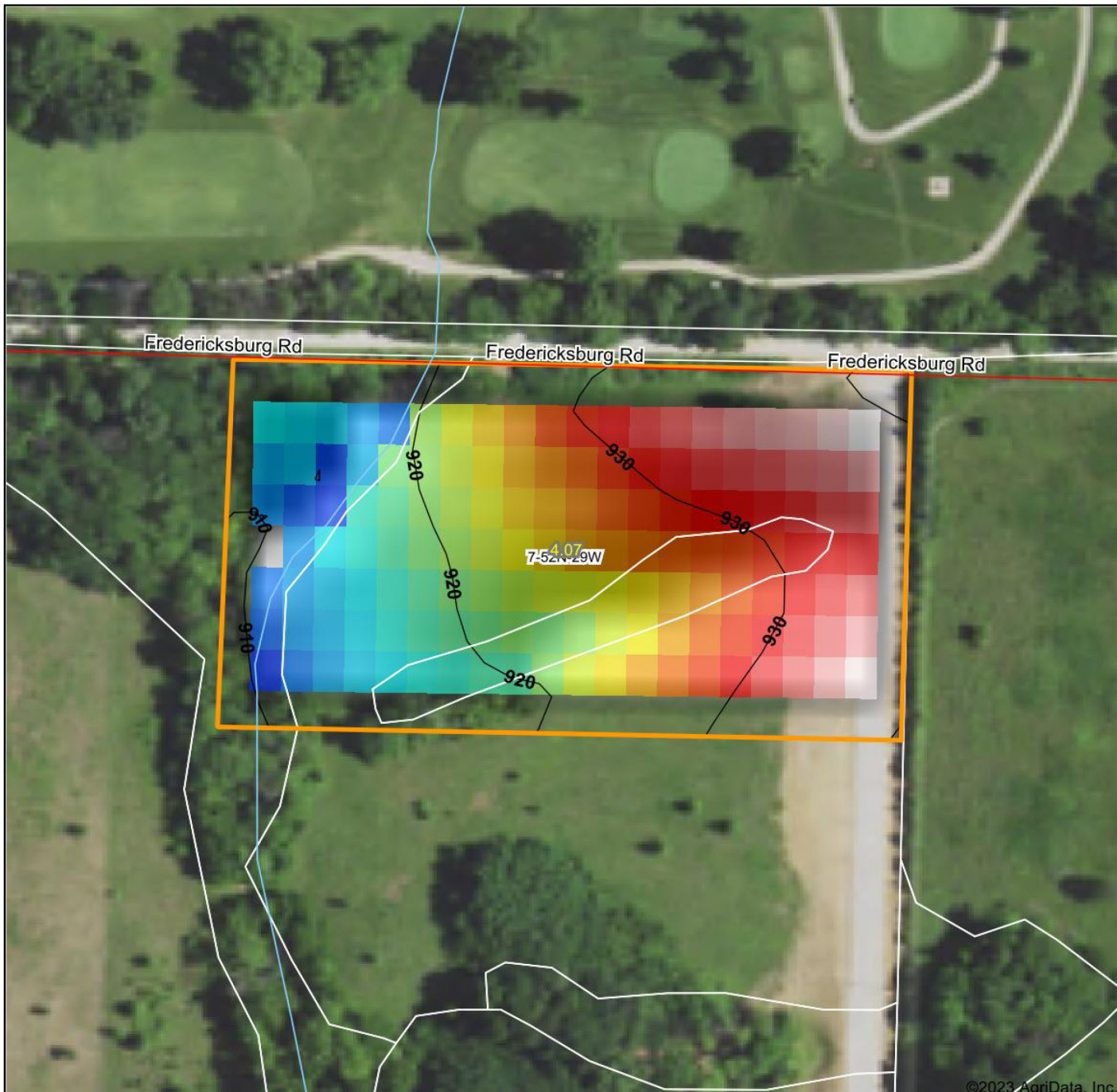
7-52N-29W
Ray County
Missouri



1/30/2023

Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



©2023 AgriData, Inc.

Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 10
Min: 907.6
Max: 939.1
Range: 31.5
Average: 924.1
Standard Deviation: 8.07 ft

0ft 132ft 265ft

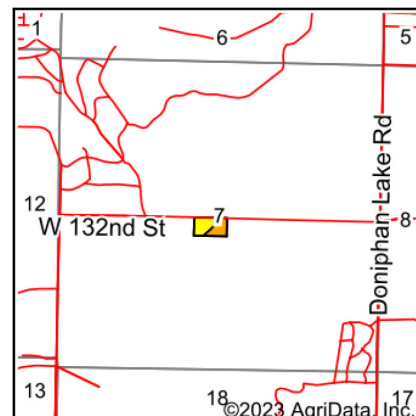
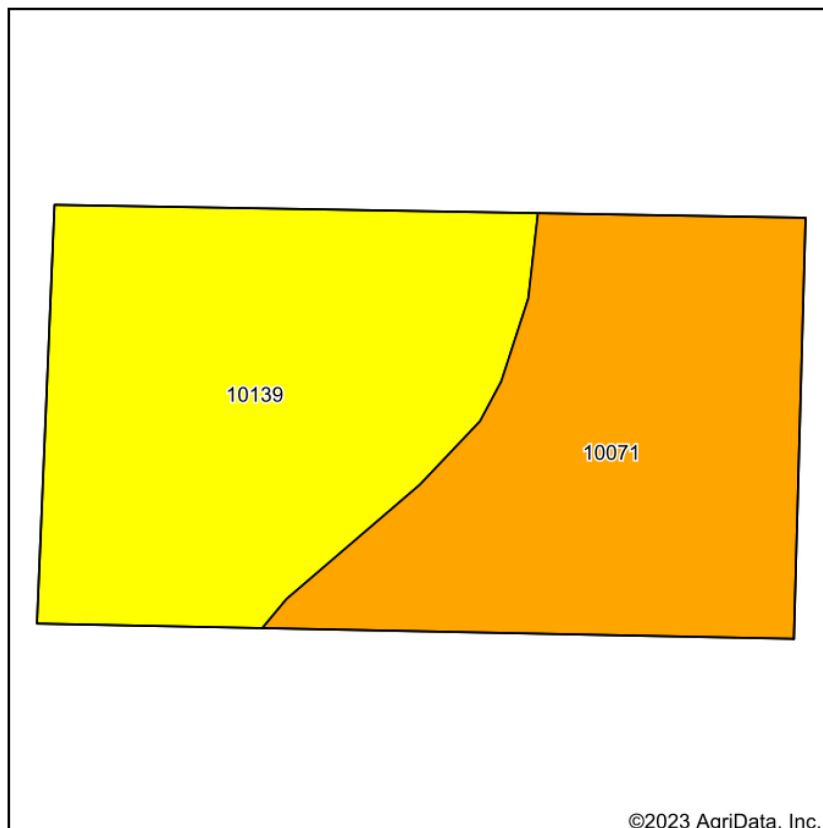


1/30/2023

7-52N-29W
Ray County
Missouri

map center: 39° 19' 48.36, -94° 12' 10.28

SOIL MAP



State: **Missouri**
 County: **Ray**
 Location: **7-52N-29W**
 Township: **Fishing River**
 Acres: **4.07**
 Date: **1/30/2023**





Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO177, Soil Area Version: 22

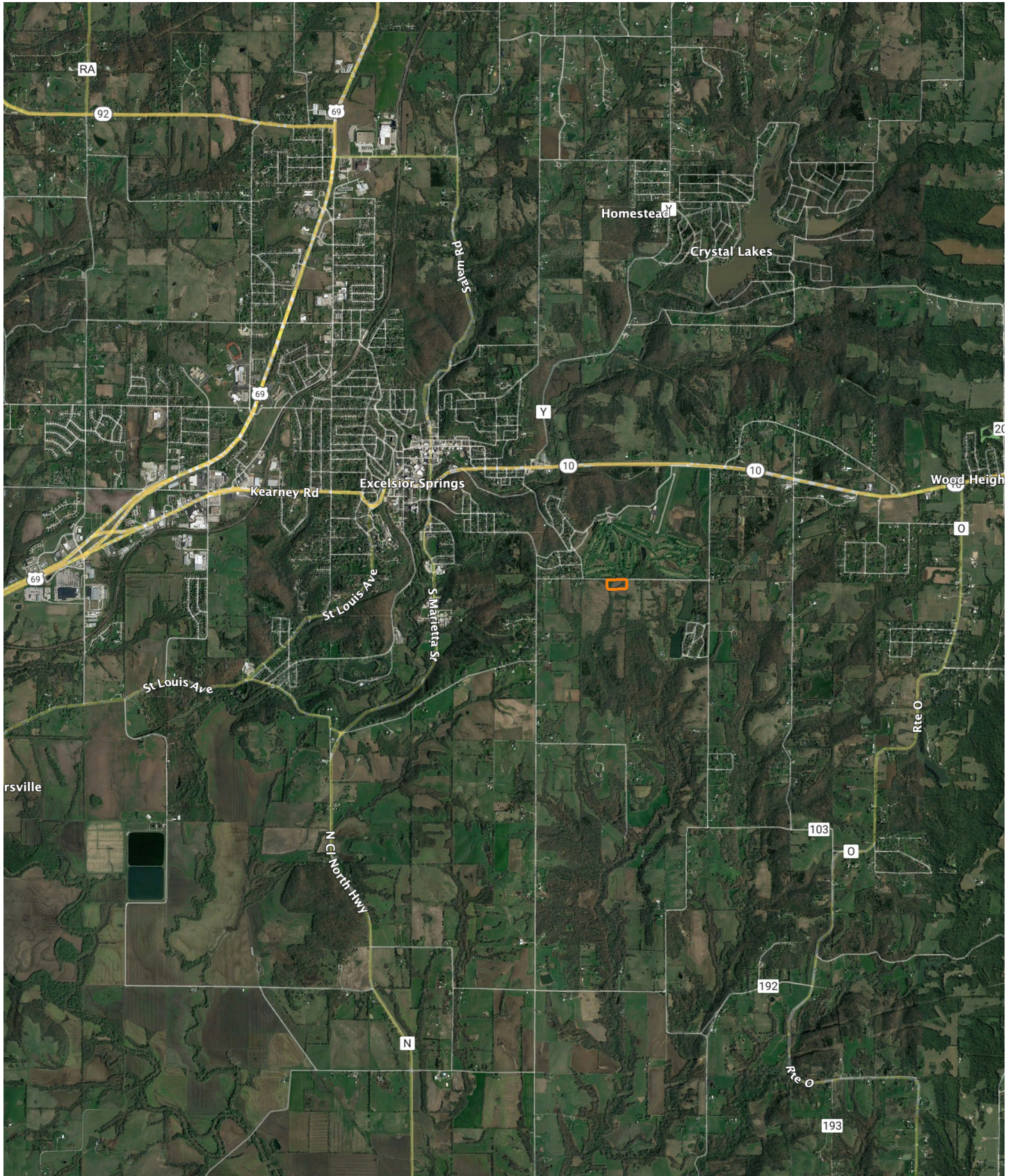
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
10139	Snead silty clay loam, 5 to 14 percent slopes	2.15	52.8%		2.6ft. (Paralithic bedrock)	Moderately well drained	IVe	48	46	48	37	1
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	1.92	47.2%		> 6.5ft.	Moderately well drained	IIIe	61	61	55	49	
Weighted Average							3.53	*n 54.1	*n 53.1	*n 51.3	*n 42.7	*n 0.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

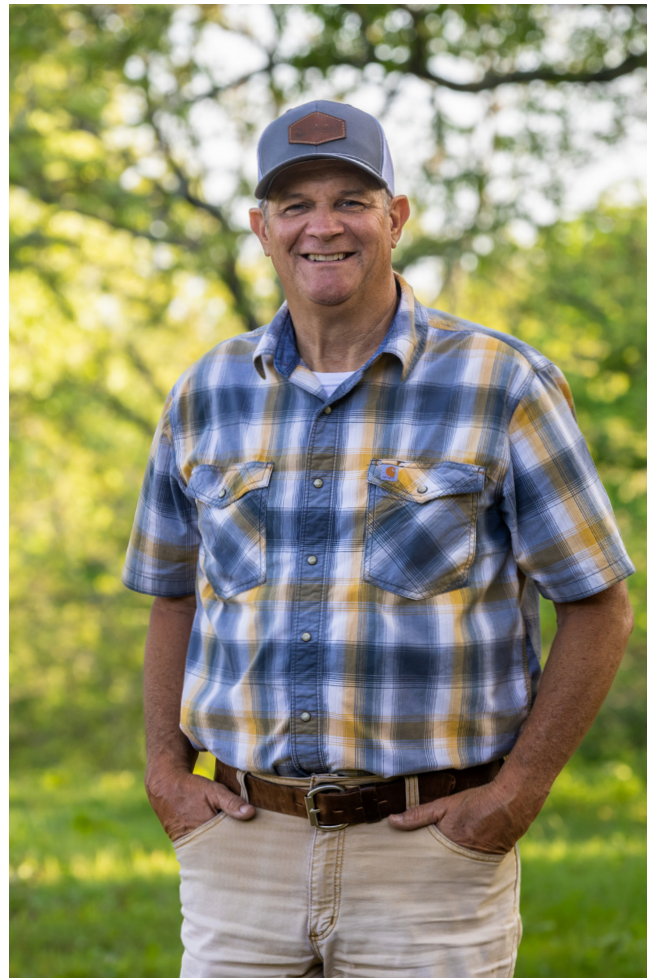
OVERVIEW MAP



AGENT CONTACT

Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and four grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



BRIAN ROOKSTOOL,
LAND AGENT
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