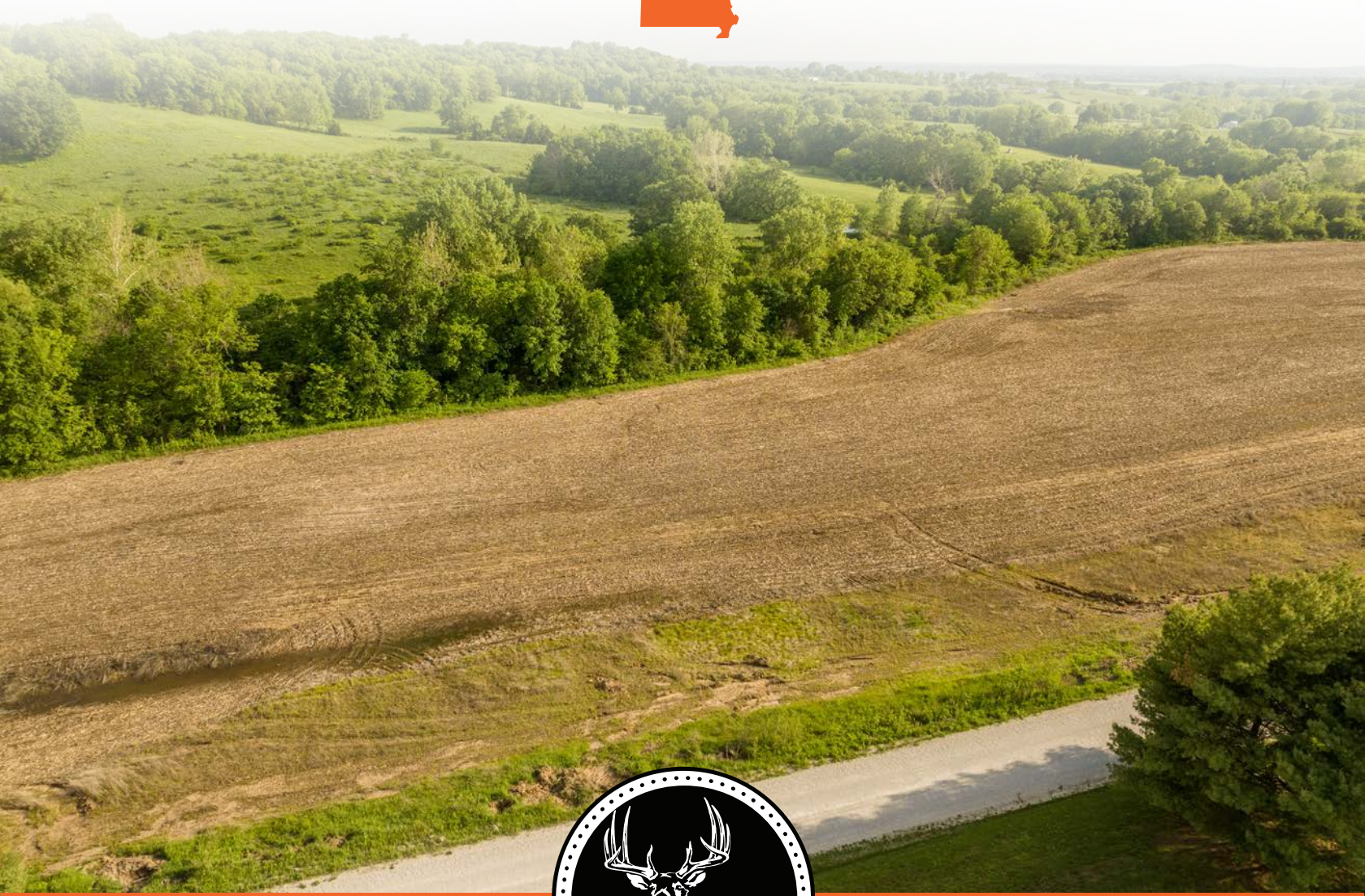


MIDWEST LAND GROUP PRESENTS

10 ACRES IN

---

# RAY COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# HANNSZ ACRES - TRACT 7

---

Midwest Land Group is proud to offer Hannsz Acres! Located east of Orrick, Missouri, each of these tracts offers multiple build sites, hobby farm use, vast landscape views, and recreation use including hunting, fishing, riding, and exploring the outdoors.

Tract 7 is a surveyed 10 acre tract that lays very nicely, and has a great combination of grassland, water, and mature timber including several mature acorn-producing oak trees. Situated with an option to build off the road with dense timber and the creek to the south, or over the creek near the large oak trees tucked back into the higher elevation of the hillside. The property is mixed with existing grassland, diverse timber, and a creek. A portion of the open ground is in crops. Wildlife sign is abundant including multiple deer tracks, trails, and several good turkey roosting

trees. Recreation use would include hunting, wading and exploring in the creek, UTV or ATV trail riding, or simply enjoying time in the outdoors.

Hannsz Acres is located outside city limits in Ray County, Missouri, and within the growing Orrick School District, 3 miles outside of town. This is an opportunity to invest in a piece of land on the outskirts of town, begin to enjoy it with family and friends and build when you are ready with no timeframe restrictions or building requirements. Utilities are available including public water and electricity at the road alongside the property, with easy access less than ¼ mile off of Hwy 210, and 30 minutes to downtown Kansas City. For additional information and to schedule a showing of the entire property please contact Land Broker Will Wiest.





# PROPERTY FEATURES

PRICE: **\$125,000** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **10**

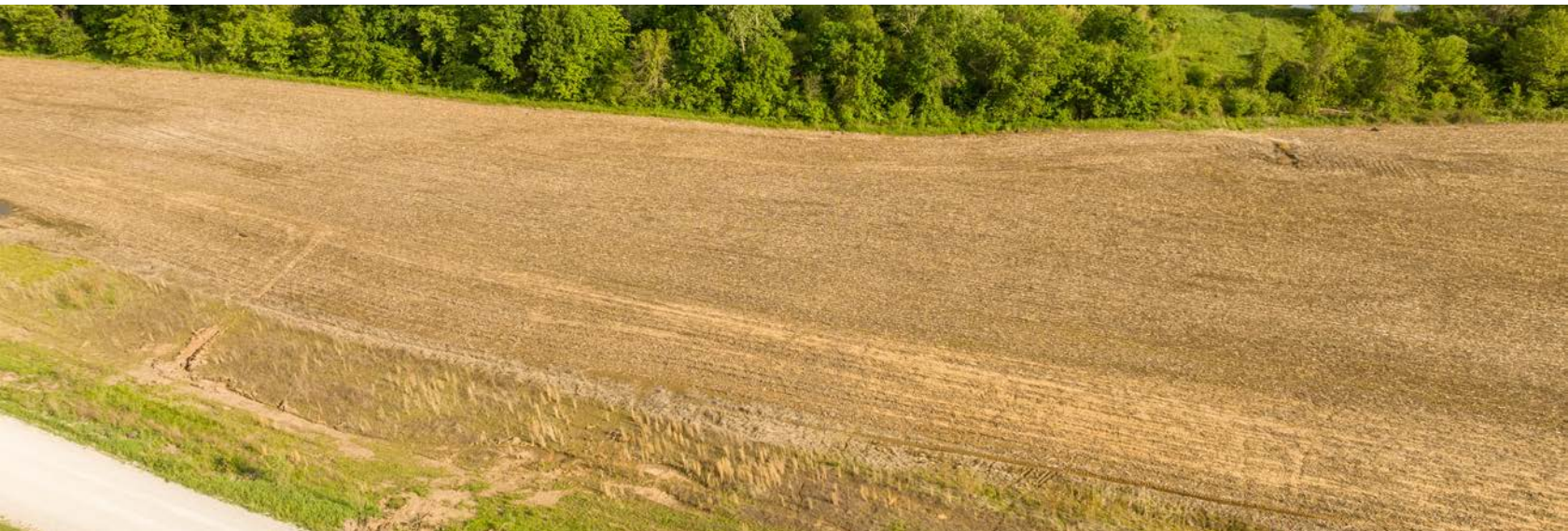
- Hannsz Acres - Tract 7 - 10 surveyed acres
- Eight tract development 3 miles east of Orrick, Missouri
- Orrick School District
- Outside of city limits
- Contains rolling grassland, crop ground, creek, and timber
- Multiple build sites
- Gently flowing creek
- Diverse timber species
- Tons of wildlife and hunting opportunities
- Multiple mature oaks producing acorns
- Great overall recreational use
- Public Water District # 2 available at the road
- Every electricity available at the road
- Buyer would install septic for sewer
- Survey provided by the seller prior to closing
- Sale is subject to Planning and Zoning approval (in progress)
- No portion of the land is within a floodplain
- 2023 Estimated Taxes - \$29.28





# MULTIPLE BUILD SITES

---





## DIVERSE TIMBER SPECIES

---



## HUNTING OPPORTUNITIES

---





# ROLLING GRASSLAND

---



# GREAT OVERALL RECREATIONAL USE

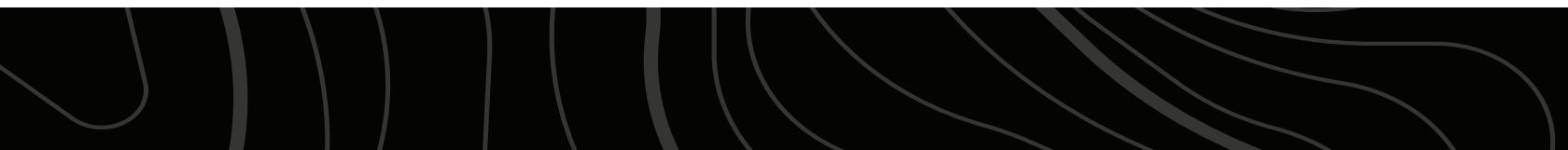
---





# MULTIPLE MATURE OAKS

---





# AERIAL MAP



Map Center: 39° 14' 26.89, -94° 4' 58.65



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

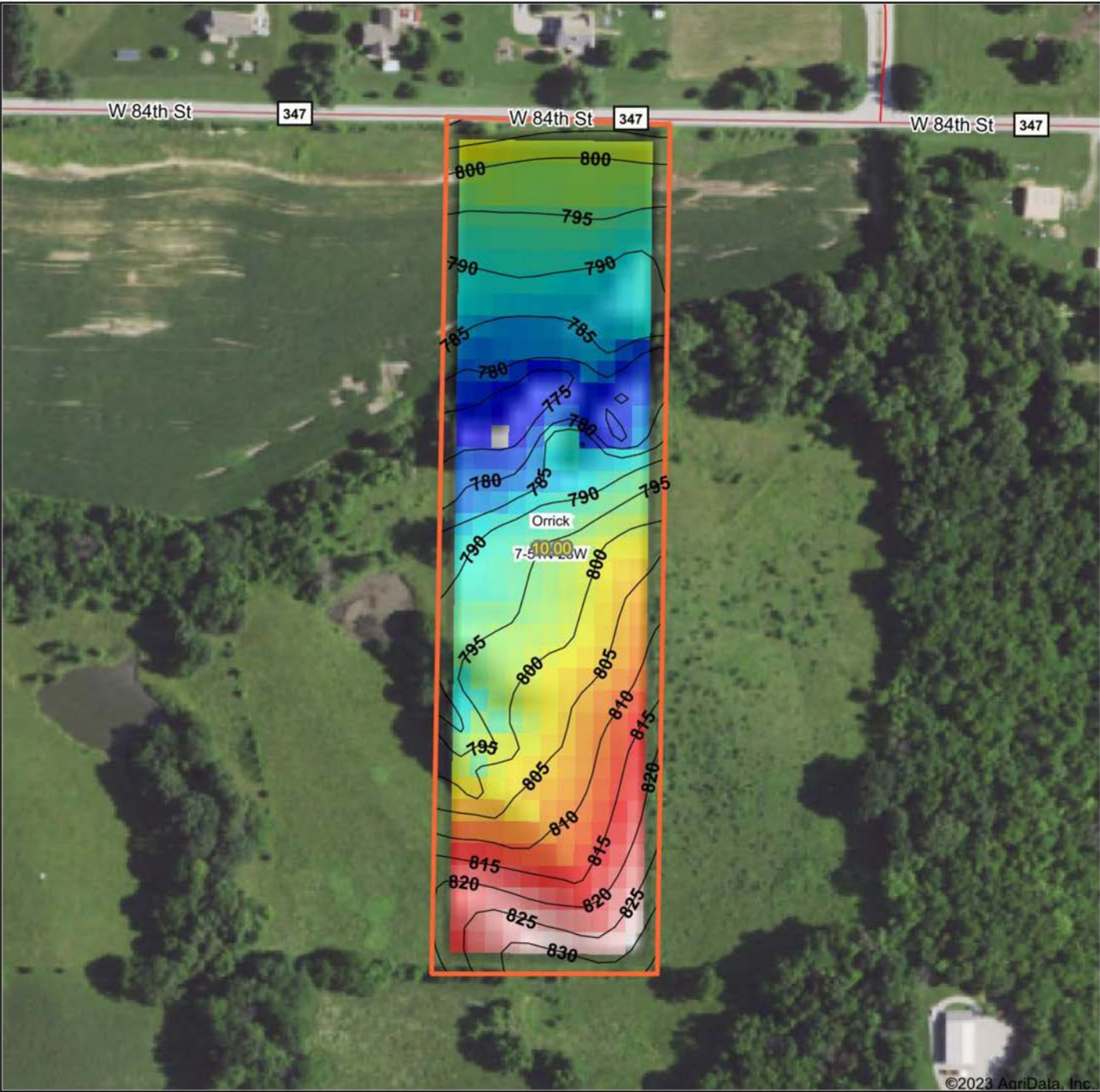
**7-51N-28W**  
**Ray County**  
**Missouri**



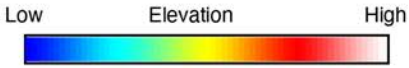
4/17/2023



# HILLSHADE MAP

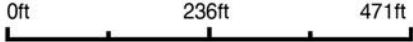


©2023 AgriData, Inc.



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023      www.AgriDataInc.com

Source: USGS 10 meter dem  
 Interval(ft): 5  
 Min: 773.0  
 Max: 835.8  
 Range: 62.8  
 Average: 799.4  
 Standard Deviation: 15.35 ft



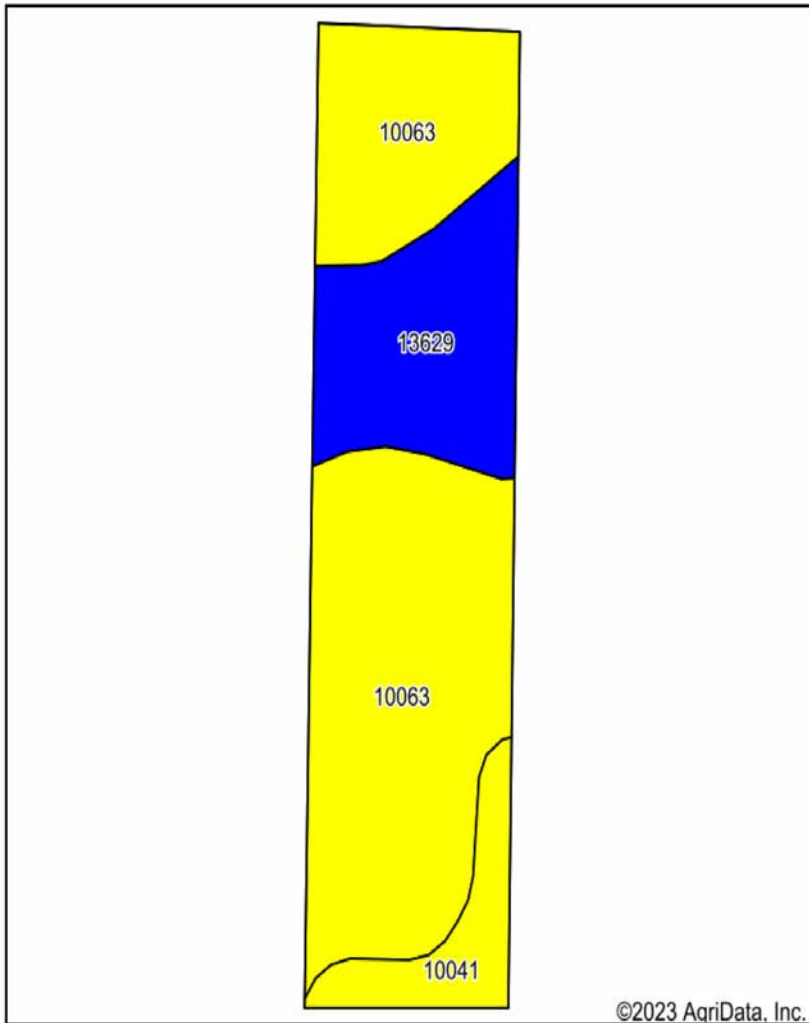
4/17/2023

**7-51N-28W**  
**Ray County**  
**Missouri**

map center: 39° 14' 26.89, -94° 4' 58.65



# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Ray**  
 Location: **7-51N-28W**  
 Township: **Orrick**  
 Acres: **10**  
 Date: **4/17/2023**



Maps Provided By:



Area Symbol: MO177, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	6.75	67.5%		IVe	70	70	48
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	2.34	23.4%		IIw	81	72	81
10041	Knox silt loam, 14 to 20 percent slopes, eroded	0.91	9.1%		IVe	73	73	59
<b>Weighted Average</b>					<b>3.53</b>	<b>*n 72.8</b>	<b>*n 70.7</b>	<b>*n 56.7</b>

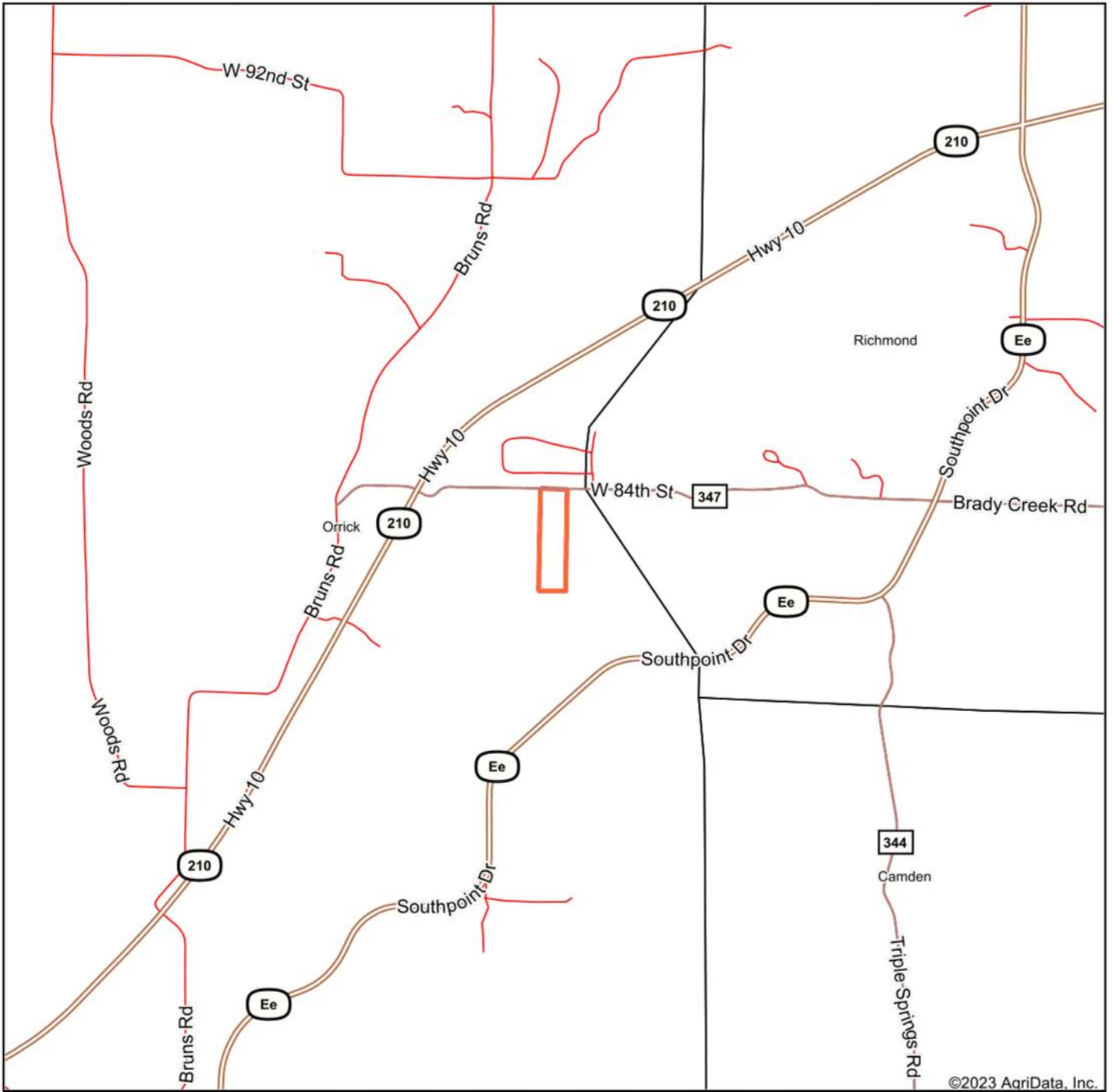
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

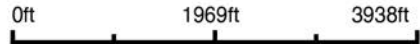


# OVERVIEW MAP



©2023 AgriData, Inc.

map center: 39° 14' 26.03, -94° 4' 58.62



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



4/17/2023



# AGENT CONTACT

Midwest Land Group Broker Will Wiest is responsible for expansion in North Missouri and Southern Iowa. Since joining Midwest Land Group in 2014, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big and accepts any challenge with a smile. Will has a tenacious work ethic, with a focus on agriculture farms, commercial real estate and recreational properties. Will is surrounded by an incredible team, mentors and coaches who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and cattleman at their family farm in Missouri.

Will received a Bachelors and Masters degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will serves on the board at the Bank of Orrick, Missouri and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and South East Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke and Brooks. Will spends time with his boys practicing sports, enjoying the outdoors, camping, canoeing, turkey hunting, waterfowl hunting with their chocolate lab, deer hunting, fishing, hiking and exploring on their land outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to vacation, hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



**WILL WIEST,**  
ASSOCIATE LAND BROKER  
**816.703.9066**  
WWiest@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.