

MIDWEST LAND GROUP PRESENTS



RAY COUNTY, MO

240 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IDEAL COMBINATION FARM FOR GRAZING AND RECREATION

Price reduced on this turn-key stock farm with recreational use 30 minutes from Kansas City with a new fence, 7 ponds, gorgeous creek, electricity, and water meter on site, with incredible whitetail and turkey hunting. Located in Orrick, Missouri on Rock Falls Road just ¼ mile west of blacktop Highway N, this farm consists of approximately 155 +/- grassland acres, 3 +/- acres of water, and 82 +/- acres of mature rolling timber with beautiful rock bottom Keeny Creek lacing through the middle. A winding gravel drive leads to an existing build site atop a ridge overlooking the farm, the creek, and multiple ponds. The gently rolling grassland, live creek with rock outcroppings, and mature timber bluffs create a picturesque setting and phenomenal recreation use. This farm would serve as an excellent stock farm. The farm is fully fenced with brand new fences along the entire south and east boundary. Three gated access points, with 1,400 feet of road frontage. Multiple water locations, more than adequate shade, and winter feeding locations. Over \$150,000 and months of clearing old fence rows, brush, and tree lines have been completed on this farm over the last year expanding the grazable acres. New creek crossings adequate for large farm machinery for long-term use have been installed. The natural design and features of this farm allow for a

new owner to establish a very quality hunting property. This property is loaded with whitetail and turkey and the neighborhood is known for producing deer with Boone and Crocket eligible scores. The vast majority of the farm is hidden from the road with the gently rolling topography. There are tons of whitetail trails throughout, rubs, and scrapes, and several natural pinch points between the river's edge and dense timber. Multiple open field pockets alongside the creek with productive soils would be ideal food plot locations. There are natural transition areas and several pinch points hammered with deer trails. Huge mature cottonwoods, walnuts, oaks, and sycamores line the creek edge that serves as turkey roosting trees. There was a previous home on the property that has been removed. The build site location has electricity and water easily accessible on-site and would serve as a beautiful full-time residence or cabin. Location is very convenient to Kansas City metro, located north of Orrick, Missouri, 45 minutes from the airport, and 30 minutes from Liberty. If you are in the market for a turn-key stock farm or an incredible recreational property with a build site under an hour from Kansas City, call Land Broker, Will Wiest for more information and to schedule a tour.



PROPERTY FEATURES

PRICE: **\$1,668,000** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **240**

- Excellent combination stock and recreation farm
- 155 +/- grassland acres
- 7 total ponds
- 82 +/- acres of mature timber not harvested
- Live, rock-bottom Keeny Creek laces through the farm
- Fully fenced with areas of new perimeter fence
- Over \$150,000 of clearing trees and fence removal was recently completed
- Water meter and electric meter on site
- A gravel drive leads to the existing build site and utilities
- Incredible recreation property
- Excellent whitetail hunting neighborhood
- Loaded with turkeys with several roosting trees
- Productive creek bottom soils
- Located ¼ mile west of blacktop Highway N, north of Orrick, MO
- Located 30 minutes outside of Kansas City area
- 2022 taxes on the 240 +/- acres were \$2,158.00



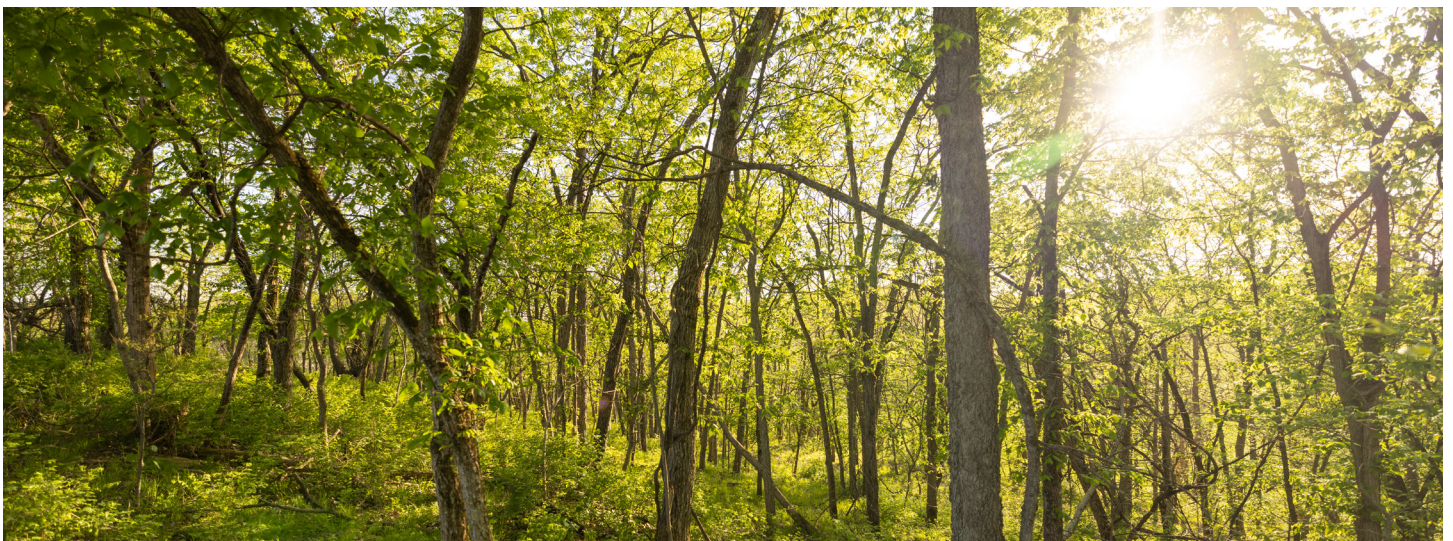
240 +/- ACRES TOTAL



155 +/- GRASSLAND ACRES



82 +/- ACRES OF MATURE TIMBER



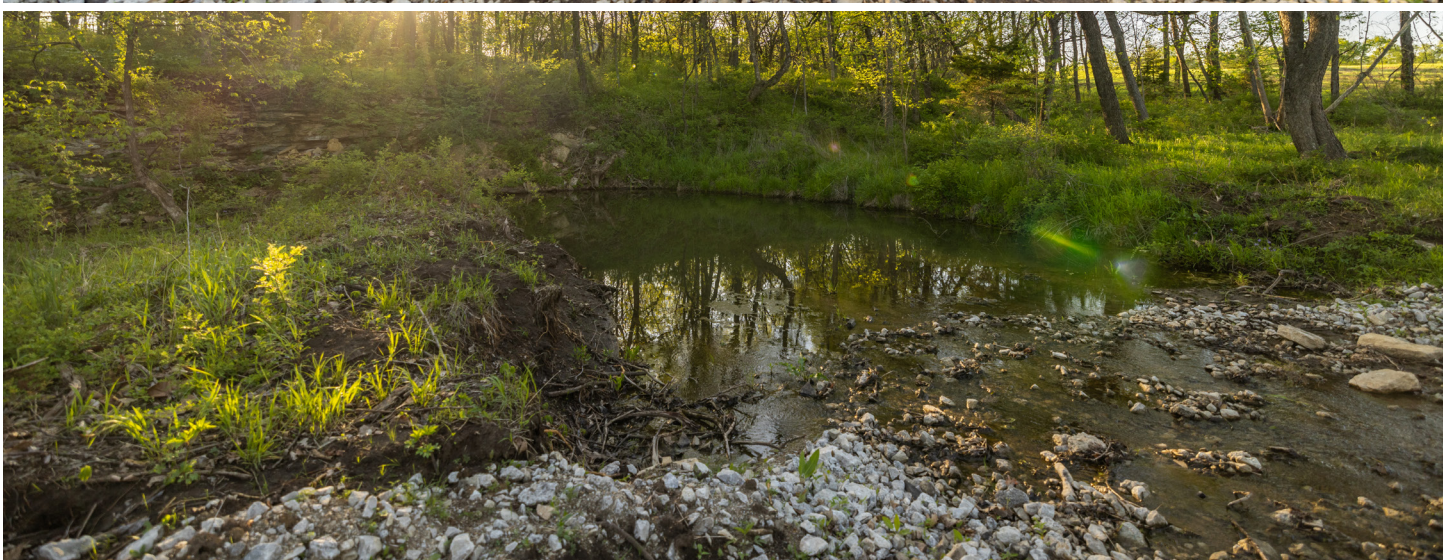
FULLY FENCED



7 TOTAL PONDS



LIVE, ROCK-BOTTOM KEENY CREEK



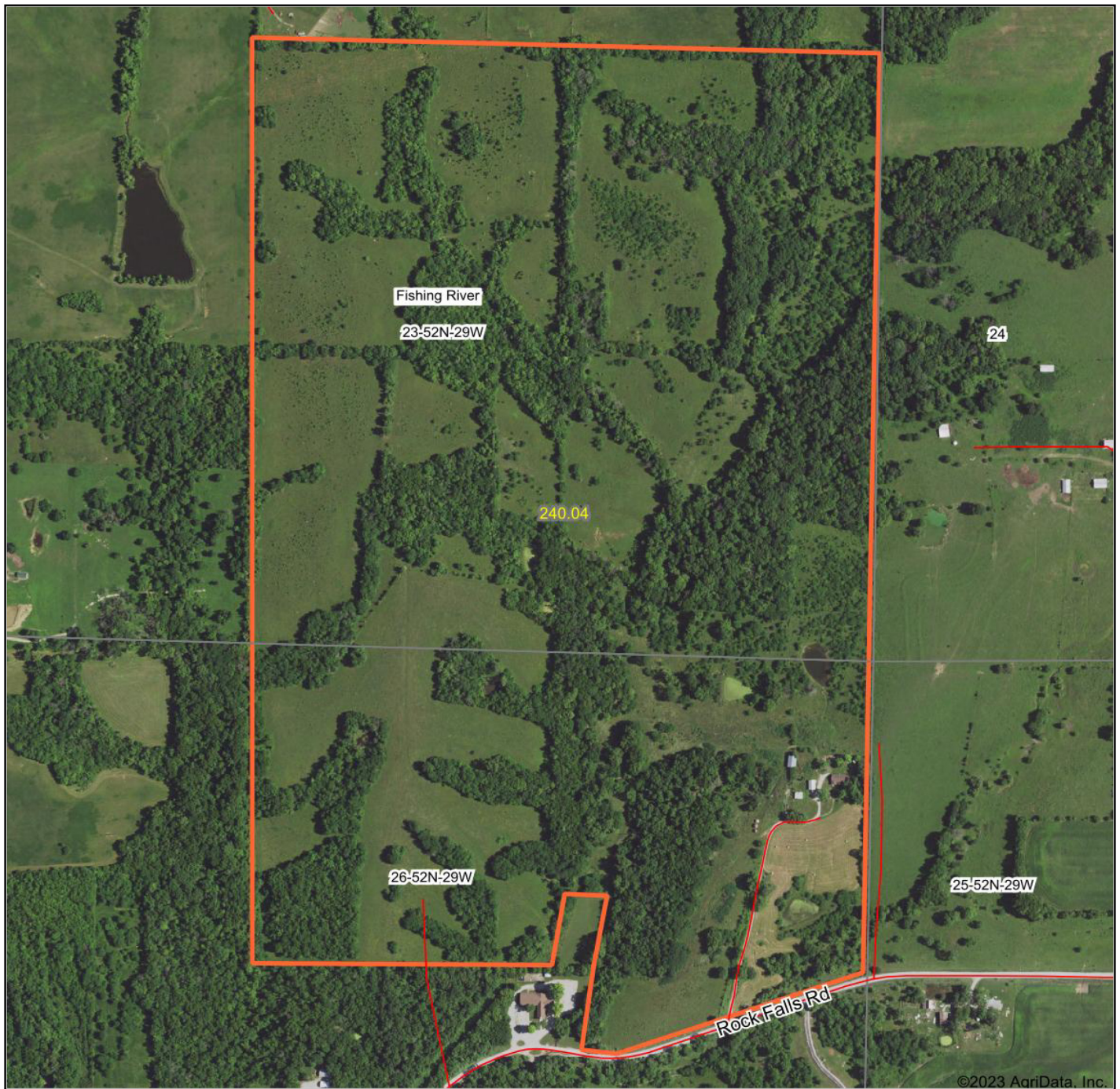
GRAVEL DRIVE TO THE EXISTING BUILD SITE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



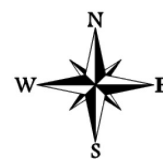
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Map Center: 39° 17' 41.91, -94° 7' 19.19

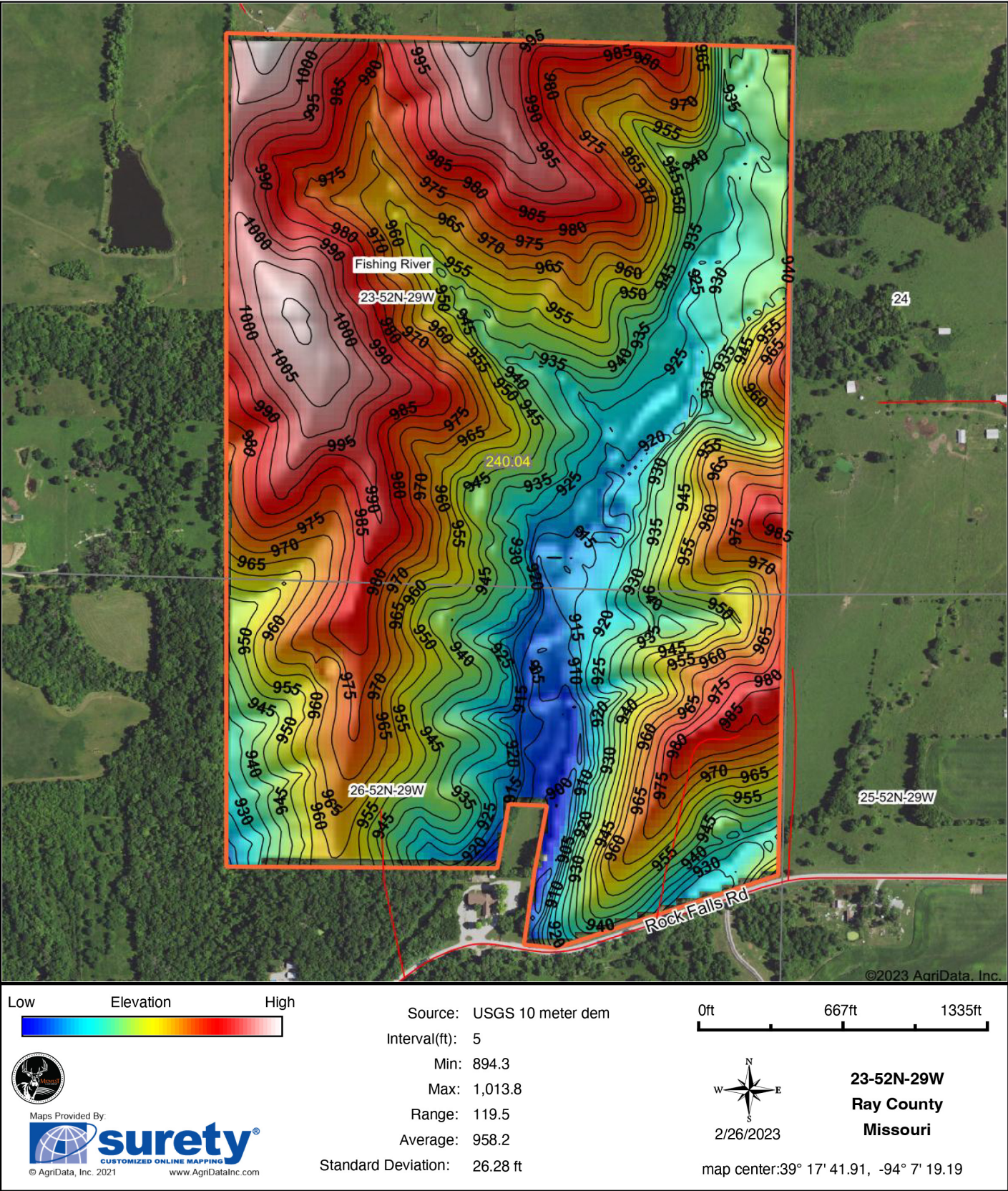
0ft 664ft 1329ft

23-52N-29W
Ray County
Missouri

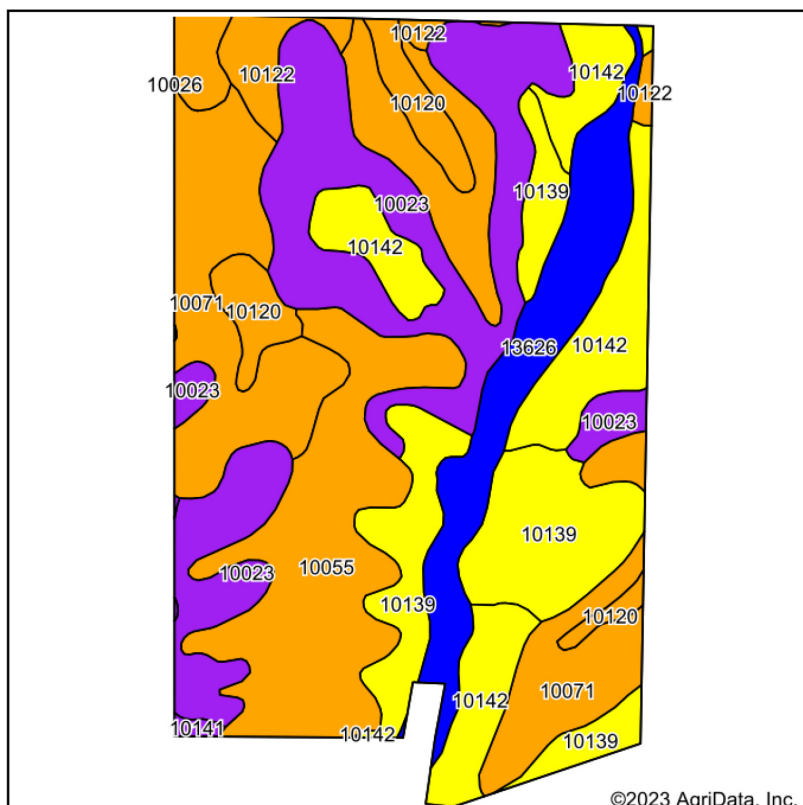


2/26/2023

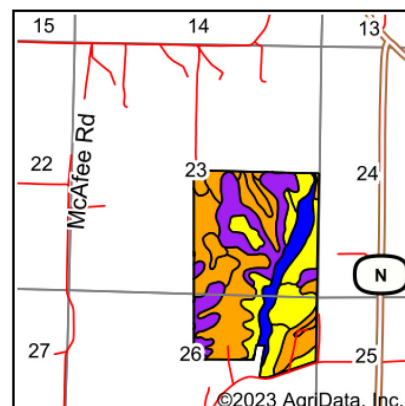
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Ray**
 Location: **23-52N-29W**
 Township: **Fishing River**
 Acres: **240.04**
 Date: **2/26/2023**



Maps Provided By:



Area Symbol: MO177, Soil Area Version: 22

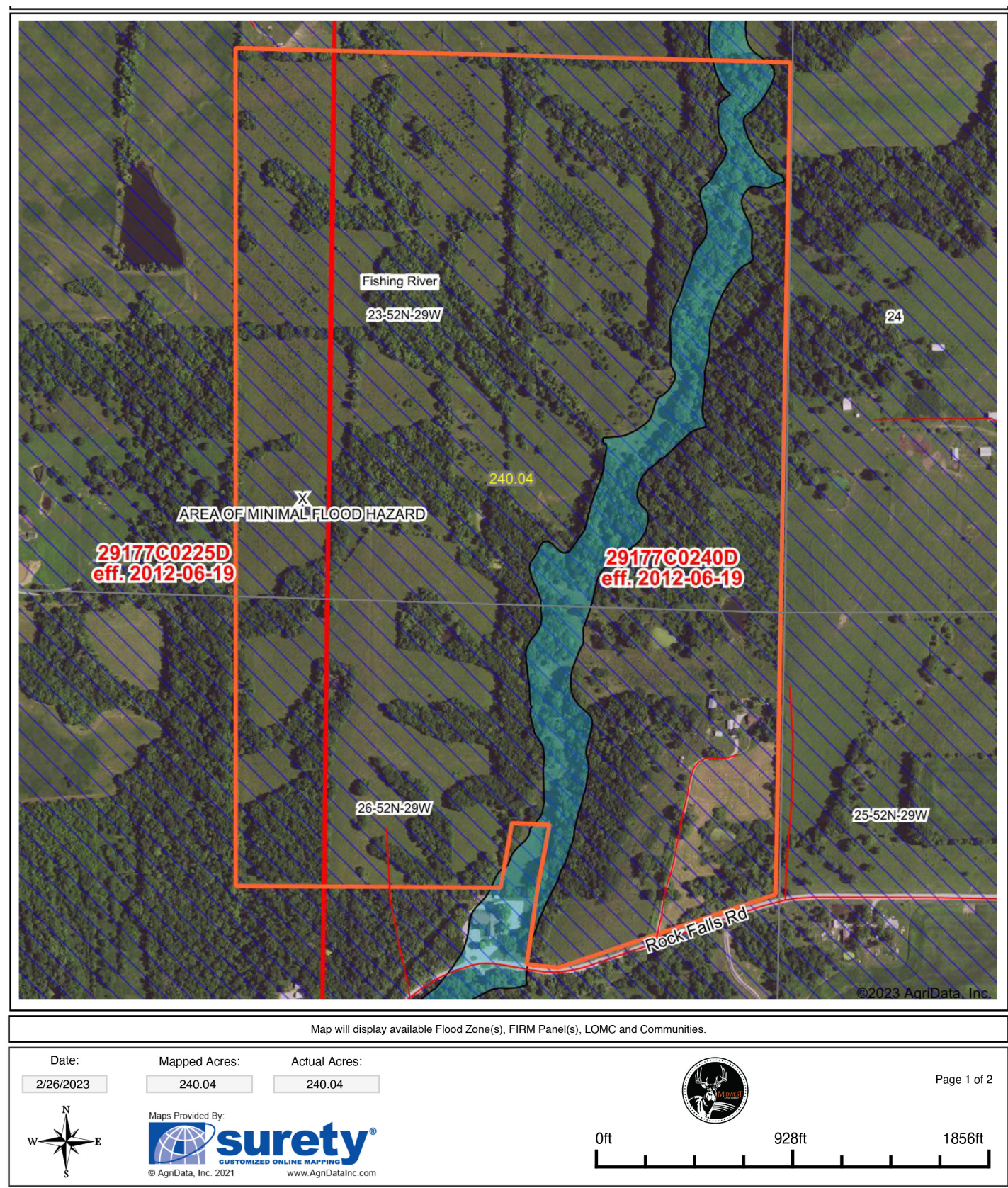
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10023	Greenton silty clay loam, 9 to 14 percent slopes, severely eroded	52.01	21.7%		Vle	49	49	36
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	49.22	20.5%		IIIe	61	61	49
10055	Knox silt loam, 5 to 9 percent slopes, eroded	35.28	14.7%		IIIe	80	80	66
10139	Snead silty clay loam, 5 to 14 percent slopes	33.05	13.8%		IVe	48	46	37
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	29.50	12.3%		IVe	45	45	37
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	21.64	9.0%		IIw	74	72	64
10120	Sharpsburg silt loam, 2 to 5 percent slopes	12.76	5.3%		IIIe	70	70	54
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	5.94	2.5%		IIIe	63	63	46
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	0.64	0.3%		Vle	34	34	26
Weighted Average					3.83	*n 59.1	*n 58.6	*n 47

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

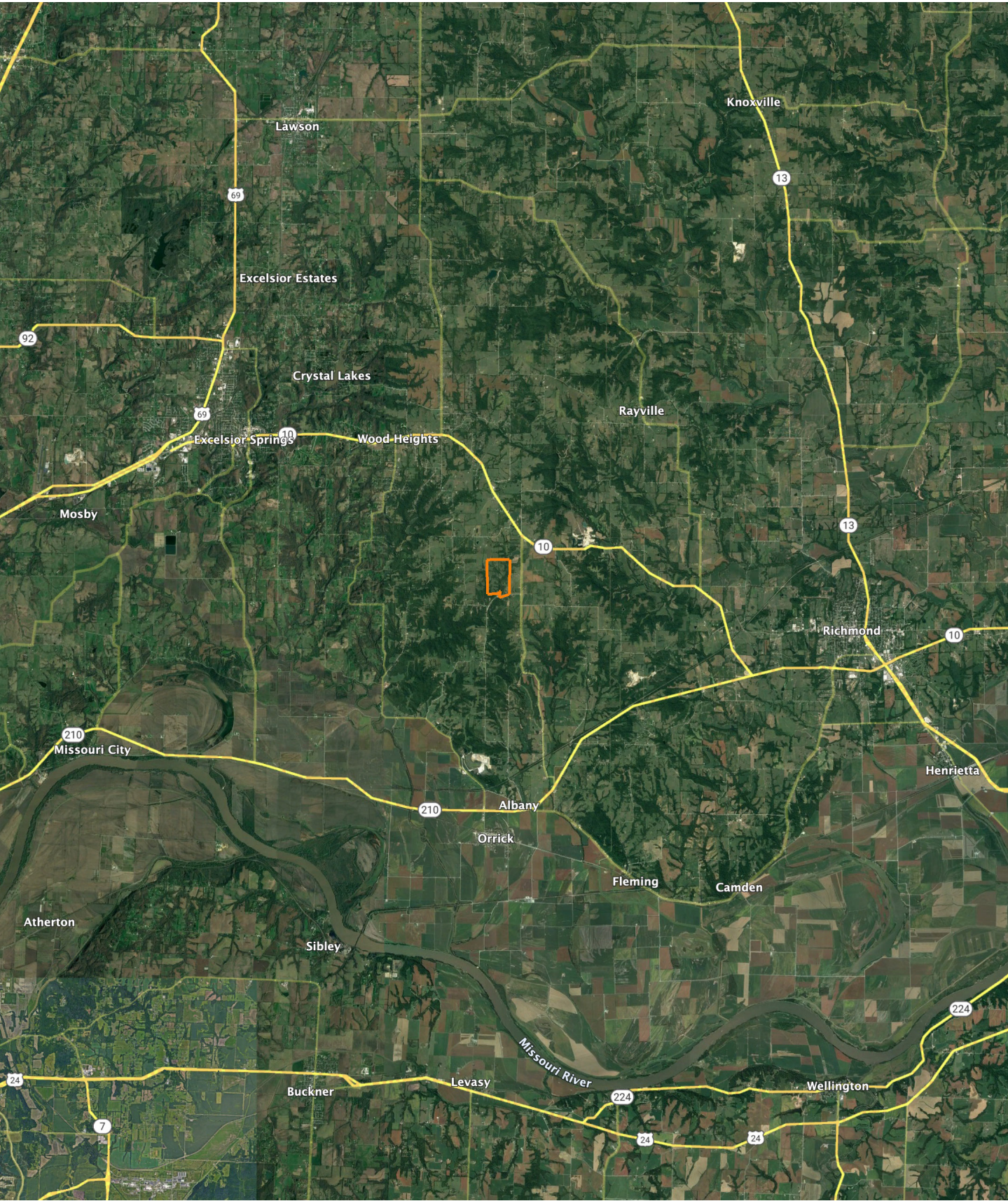
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FLOOD MAP



OVERVIEW MAP



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,
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