

MIDWEST LAND GROUP PRESENTS

9.2 ACRES IN

RAY COUNTY

MISSOURI



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 would be a stunning build site with excellent access from Highway 210. What I like most about this tract is although it has 210 access, it lays to where you could build nearly out of sight and be far from the highway. Predominantly open grassland, but with the gently rolling topography this is one of the best build sites in the entire development. Tract 7 has a creek crossing in place and a handful of mature hardwood trees. The tract is partially fenced on the south side. Although it is mostly grass, wildlife sign is still abundant including

multiple deer tracks and trails throughout. Recreation use would include hunting, fishing, 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 $\frac{1}{4}$ mile off Highway 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: **\$165,600** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **9.2**

- Eight tract development 3 miles east of Orrick, Missouri
- Orrick School District, outside of city limits
- Contains predominantly rolling grassland with some mature timber
- Excellent access from Highway 210
- Excellent build site on the south side of the property
- Winding flowing creek
- Diverse timber species
- Wildlife and hunting opportunities
- Great overall recreational use
- Public Water District # 2 available at the road
- Evergy Electric 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)
- Sale is subject to MoDOT driveway permit approval
- Additional easement access from 84th Street
- 2023 estimated taxes - \$26.94



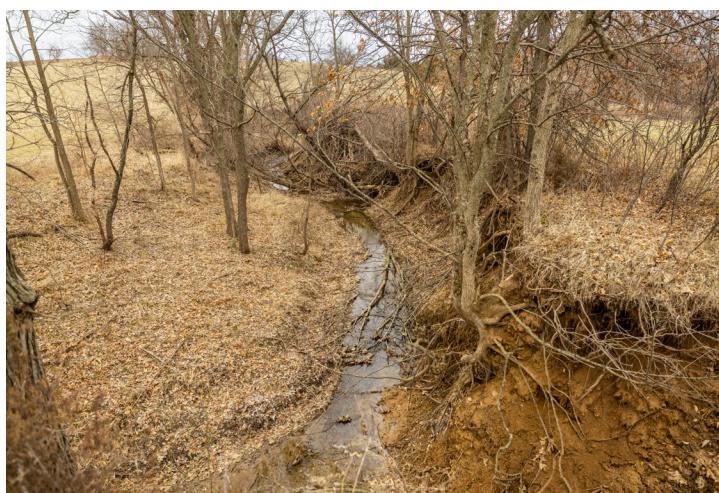
9.2 ACRES



EXCELLENT BUILD SITE



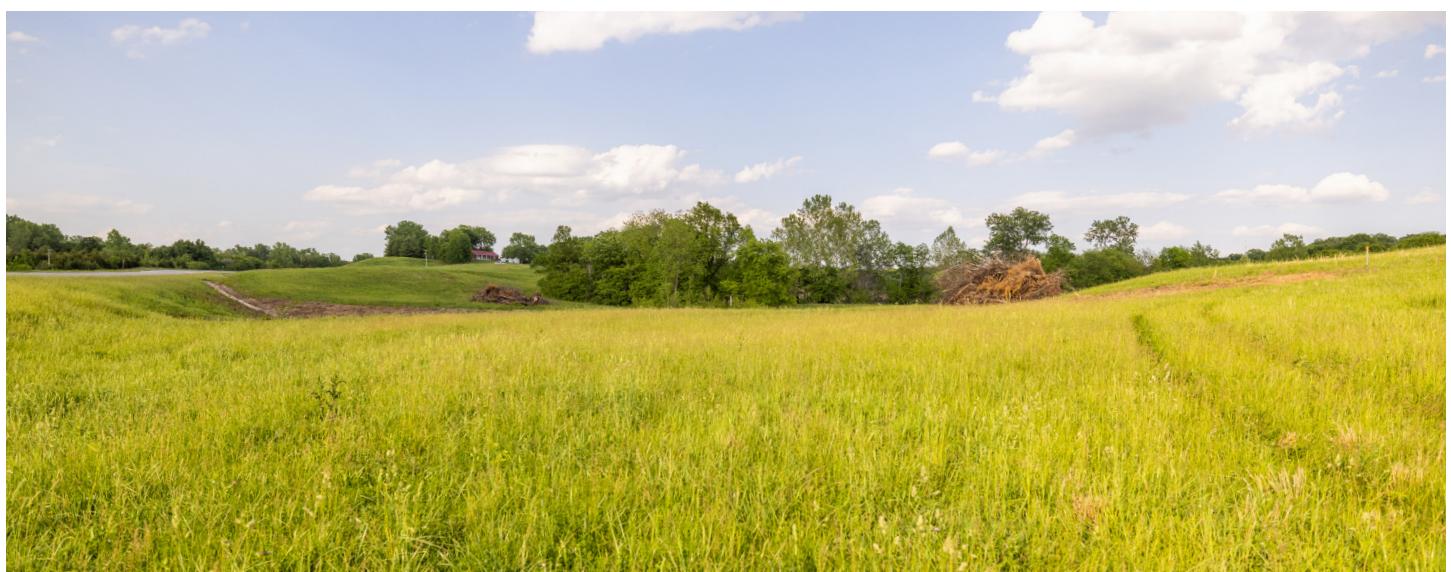
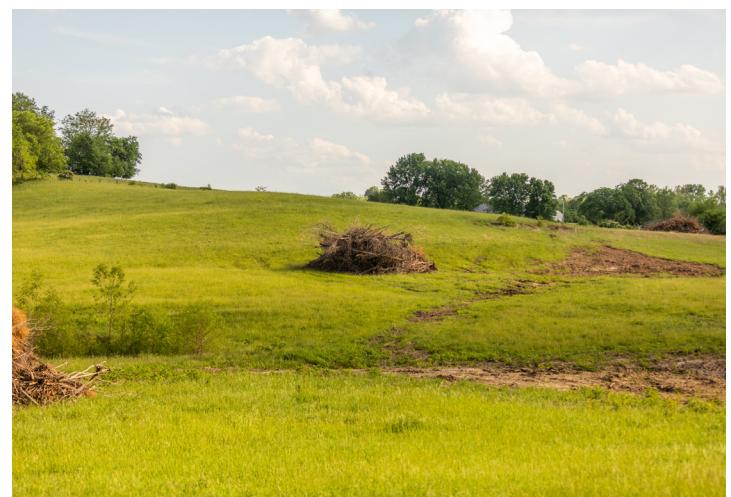
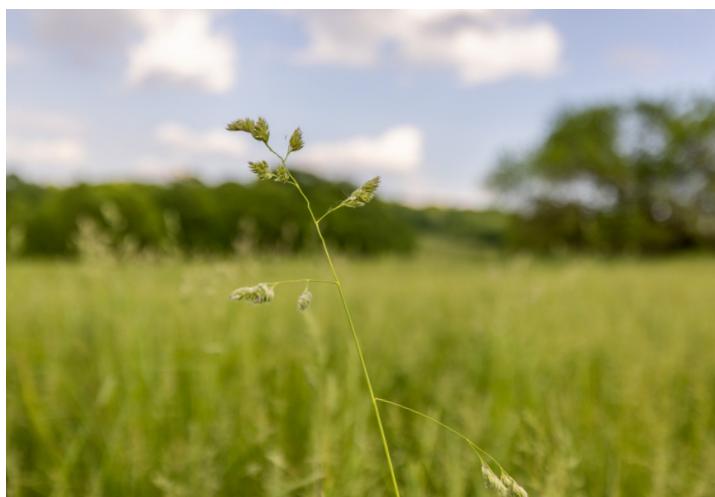
WINDING FLOWING CREEK



ROLLING GRASSLAND WITH MATURE TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 39° 14' 25.91, -94° 5' 21.9

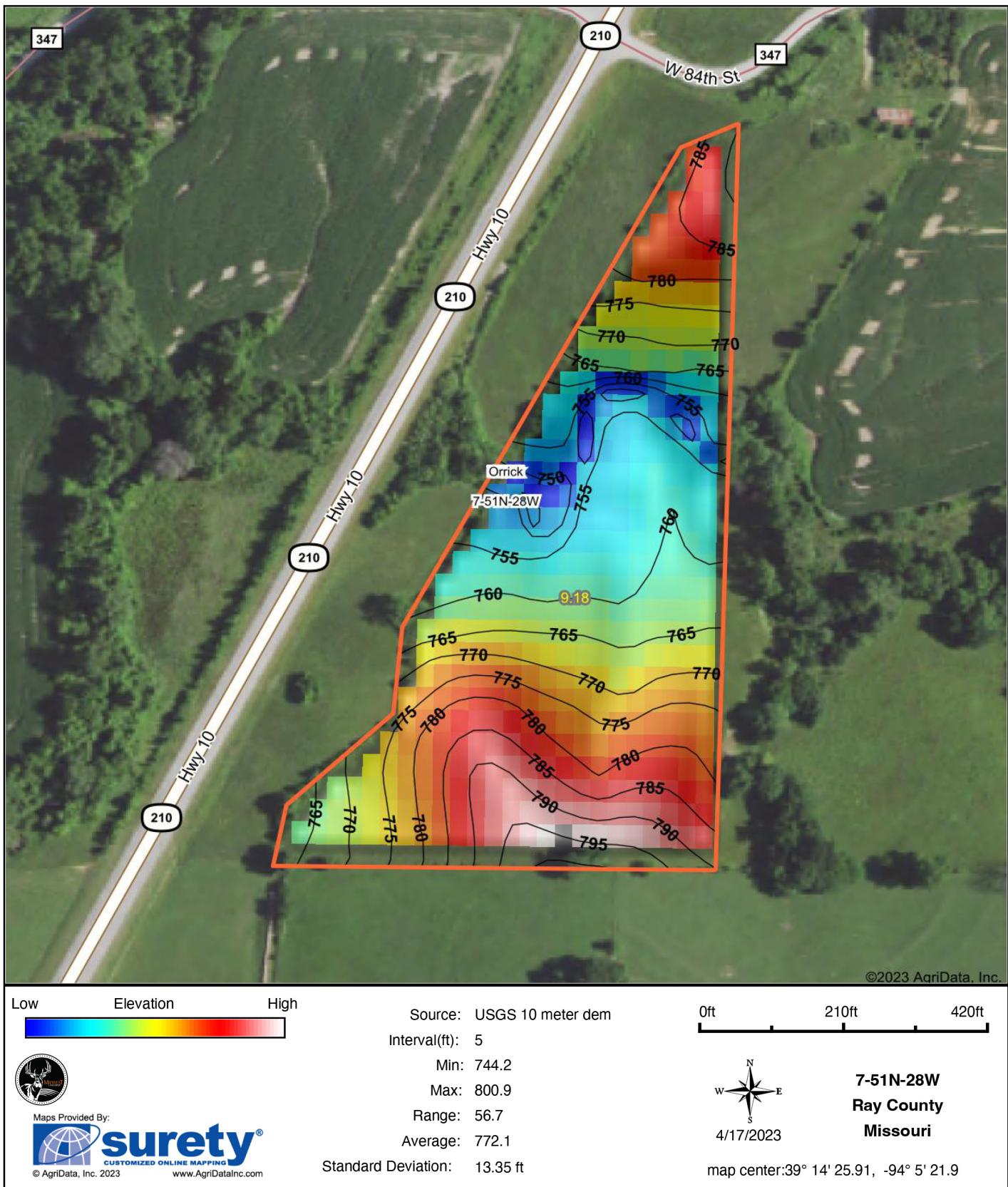
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7-51N-28W
Ray County
Missouri

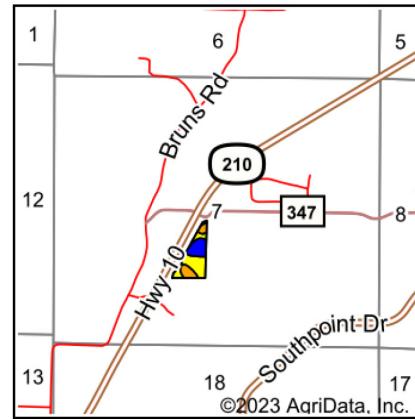
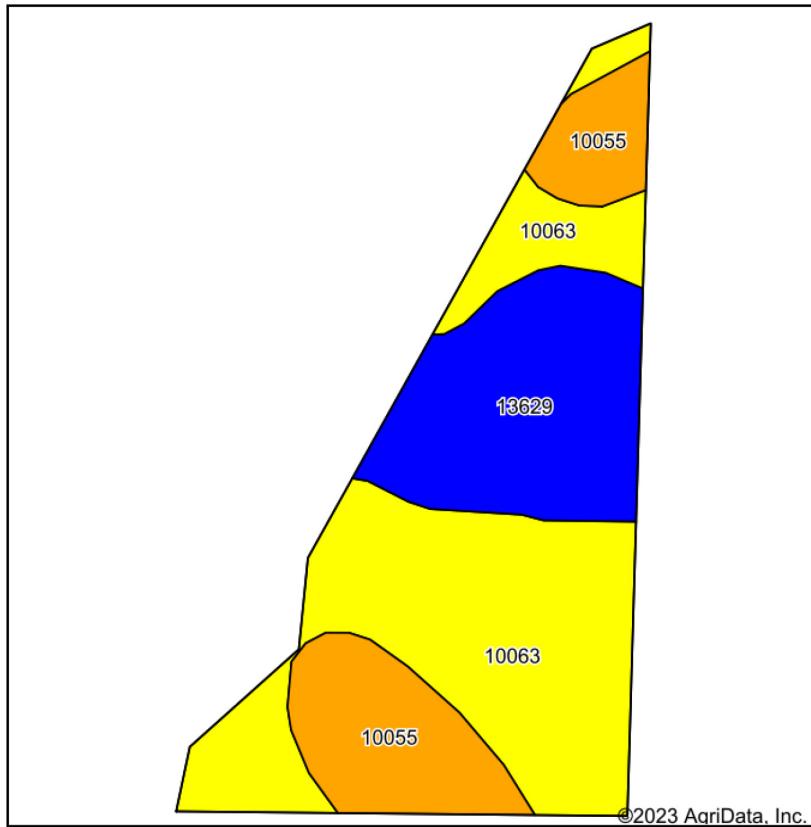


4/17/2023

HILLSHADE MAP



SOIL MAP



State: **Missouri**
 County: **Ray**
 Location: **7-51N-28W**
 Township: **Orrick**
 Acres: **9.18**
 Date: **4/17/2023**



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Area Symbol: MO177, Soil Area Version: 22

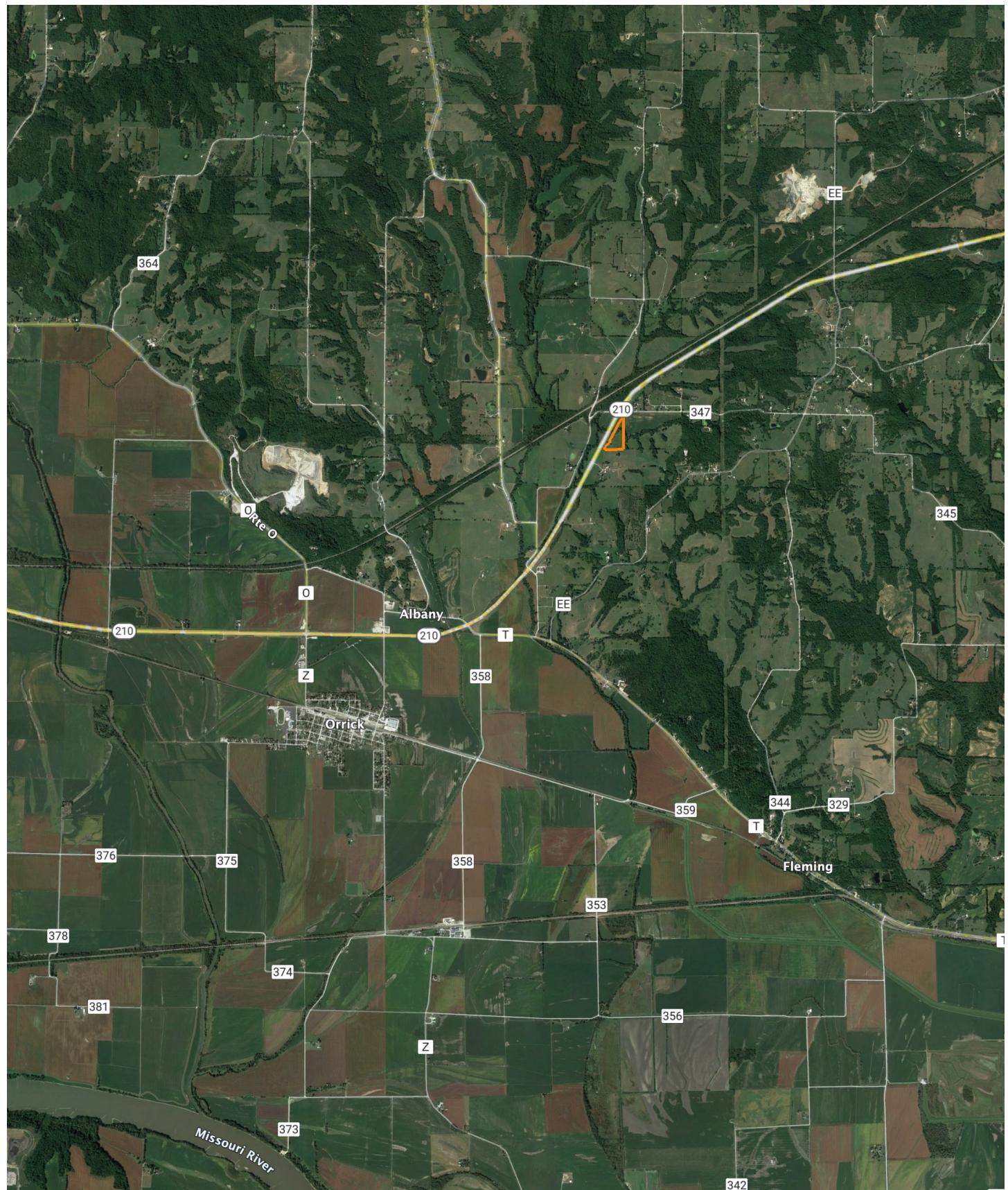
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans |
|------------------|---|-------|------------------|----------------------|------------------|------------------|---------------|-------------------|
| 10063 | Knox silty clay loam, 9 to 14 percent slopes, severely eroded | 4.71 | 51.3% | | | IVe | 70 | 70 |
| 13629 | Colo silt loam, 1 to 4 percent slopes, occasionally flooded | 2.53 | 27.6% | | | IIw | 81 | 72 |
| 10055 | Knox silt loam, 5 to 9 percent slopes, eroded | 1.94 | 21.1% | | | IIIe | 80 | 80 |
| Weighted Average | | | | | 3.24 | *n 75.1 | *n 72.7 | *n 60.9 |

*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

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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