

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

CLAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOT 3 PREMIER BUILD SITE WITH BLACKTOP FRONTAGE JUST NORTH OF KEARNEY

We are pleased to bring you Maloney Meadow featuring multiple premier acreage lots ranging in size from 10 +/- acres to 27.15 +/- acres with blacktop road frontage! These tracts are located in a highly desirable area along Nation Road, just a few miles north of Kearney, Missouri, and just a short 20 minute drive to Kansas City. These tracts are located in the highly accredited and sought-after Kearney School District. This tract has a stunning build site 1,000 feet off the road overlooking the rest of the property to the east. The property is accessed by a newly constructed shared entrance with Lot 2. Gravel has already been installed leading you to the potential build site. Electricity and public water are both located along Nation Road for easy access as well.

The seller has been running an entire fleet of heavy machinery at the property for weeks sculpting each tract

into a turn-key highly desirable build site. By doing this each tract has been highly improved and the work has been done and is ready for you to start building your dream home!

This tract offers a stunning build site on top of the hill overlooking the property! It's pretty easy to imagine yourself sitting on your front porch watching the sun come up or sitting on the back deck watching the sun disappear over the horizon. With a lush stand of grass, there is plenty of space to fence in an area for some animals as well if desired!

You do not want to miss out on this incredible opportunity to build the home of your dreams on blacktop! For additional information or to schedule a private showing please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

PRICE: **\$260,000** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **10**

- 10 +/- surveyed acres
- Clay County, MO
- Kearney, MO
- Blacktop frontage
- Kearney School District
- Incredible build sites
- Just minutes north of Kearney, MO
- 20 minute drive to Kansas City
- Beautiful hilltop build site
- Incredible sunrises and sunsets
- Lush pasture for animals
- Water & electricity located at the road



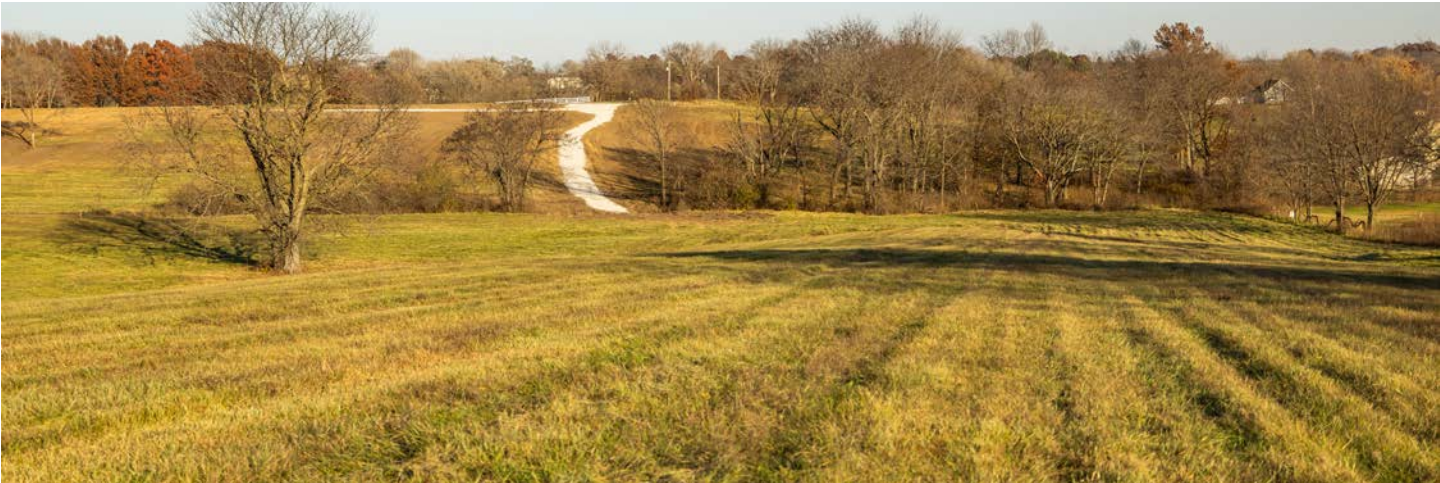
10 +/- SURVEYED ACRES



BLACKTOP FRONTAGE



BEAUTIFUL HILLTOP BUILD SITE



AERIAL MAP



ADDITIONAL LOTS AERIAL MAP



Boundary Center: 39° 25' 30.25, -94° 23' 36.66

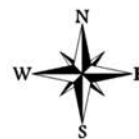


Maps Provided By:



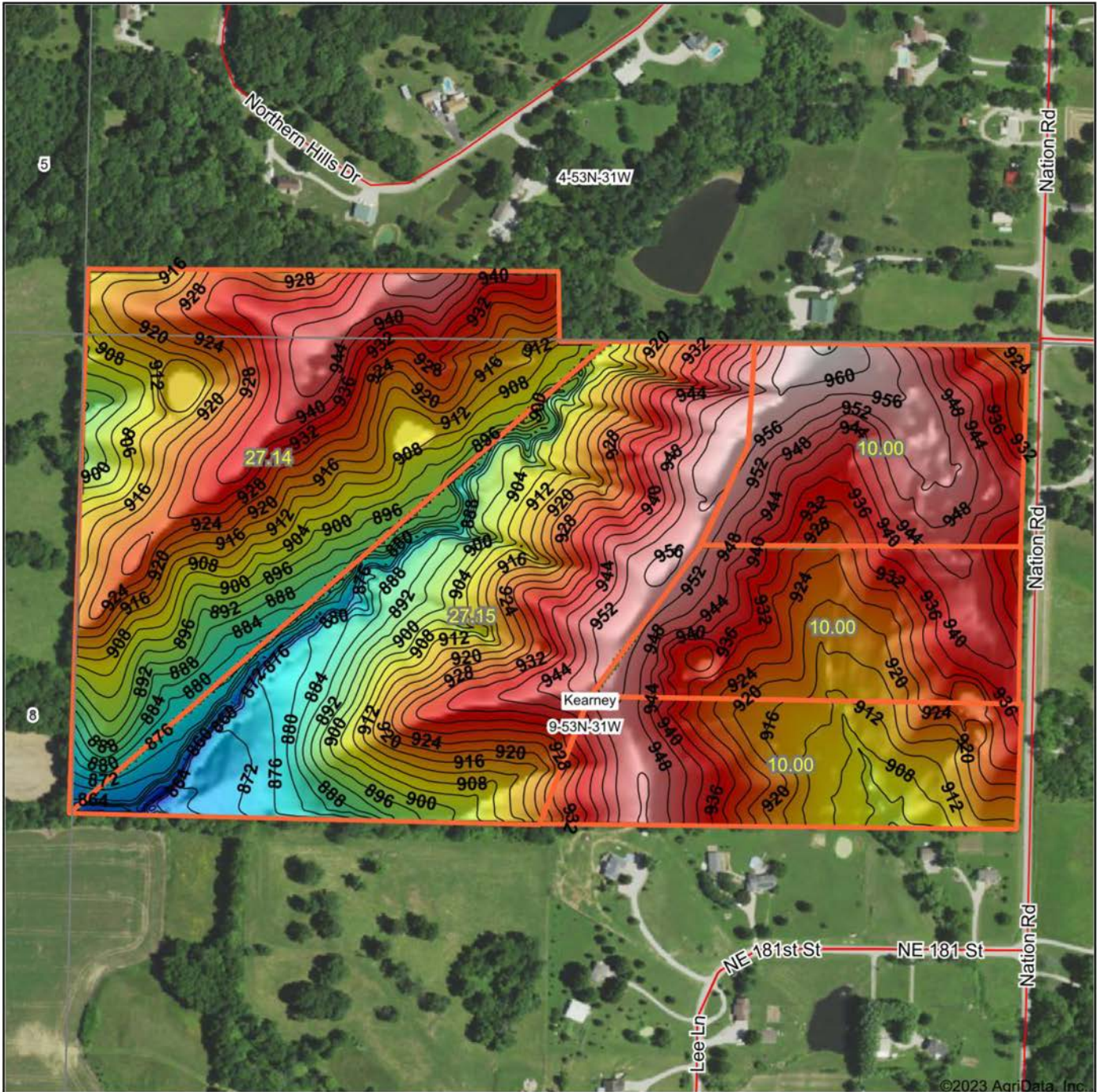
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9-53N-31W
Clay County
Missouri



11/14/2023

ADDITIONAL LOTS HILLSHADE MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 848.1
 Max: 965.1
 Range: 117.0
 Average: 921.4
 Standard Deviation: 22.51 ft

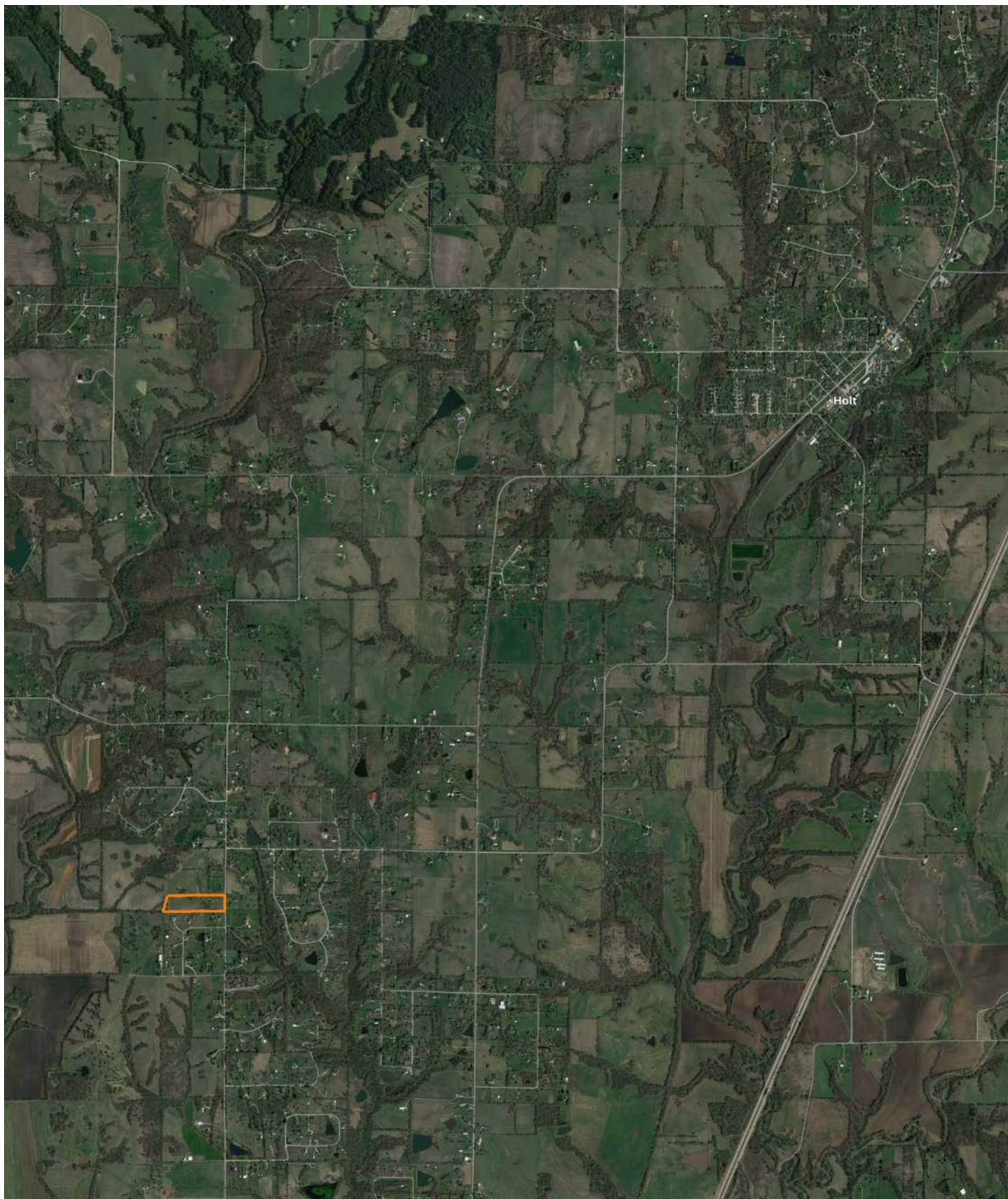


11/14/2023

9-53N-31W
Clay County
Missouri

Boundary Center: 39° 25' 30.25, -94° 23' 36.66

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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