

MIDWEST LAND GROUP PRESENTS

27.15 ACRES IN

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# CLAY COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LOT 4 - PREMIER HILLTOP BUILD SITE WITH RECREATION 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! This tract is located in a highly desirable area along Nation Road, just a few miles north of Kearney, MO, and just a short 20 minute drive to Kansas City. These tracts are located in the highly accredited and sought-after Kearney School District. Unlike any build site to hit the market in recent years, this build site will absolutely blow you away! With hilltop views overlooking the Clear Creek creek bottom, tremendous recreation, tons of wildlife, and beautiful timber, this tract is truly one-of-a-kind! The property is accessed by a newly constructed 1400+ foot long

private road. This tract is seclusion at its best! Gravel has already been installed leading you back to the stunning 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! 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.

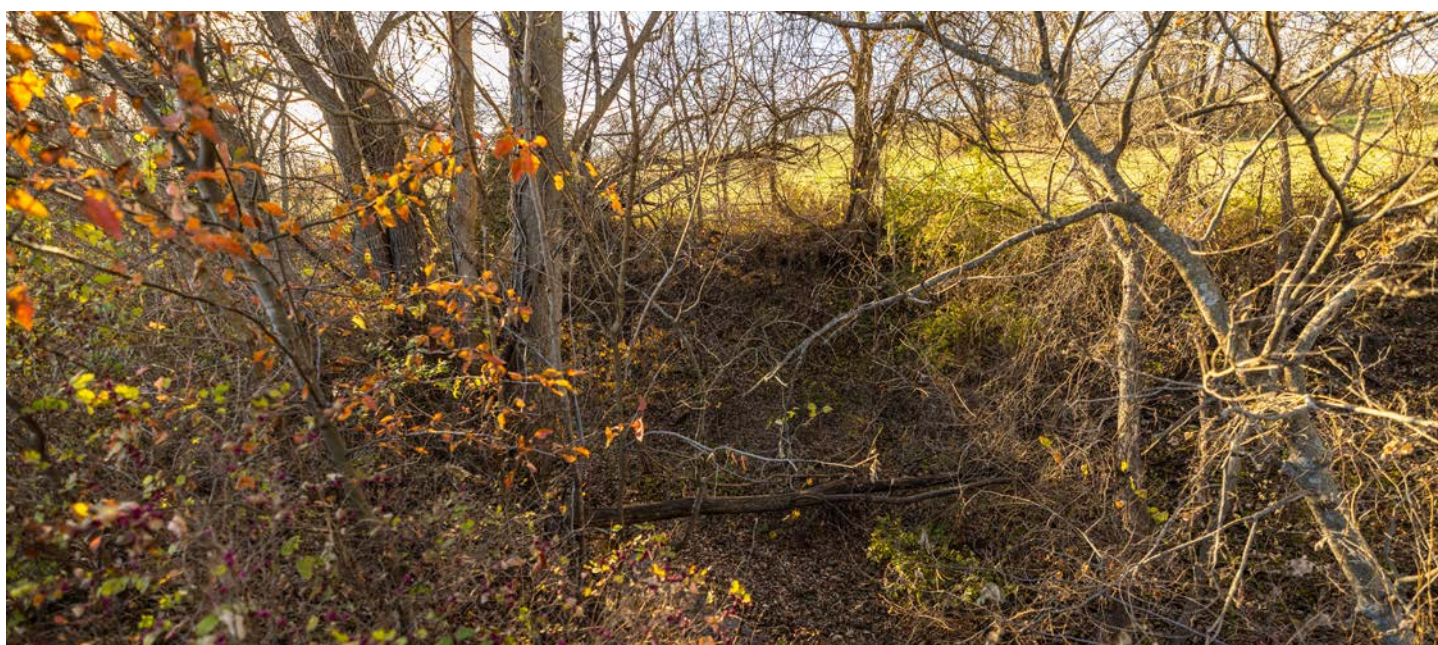




# PROPERTY FEATURES

PRICE: **\$488,700** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **27.15**

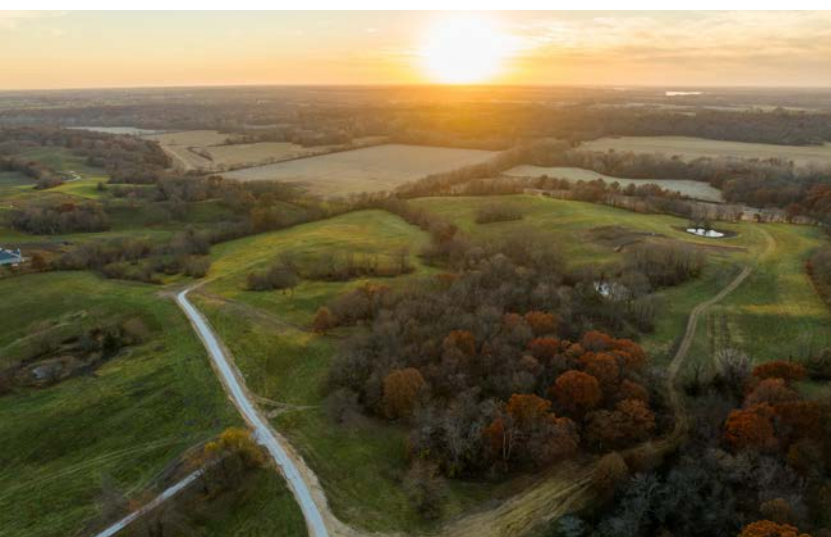
- Blacktop frontage
- Kearney School District
- Just minutes north of Kearney, MO
- 20 minute drive to Kansas City
- Beautiful hilltop build site
- Incredible sunrises and sunsets
- Lush pasture for animals
- Water and electricity located at the road
- 1400' long private road installed
- Massive elevation changes
- Loads of recreation
- Tons of deer and wildlife sign
- Very nice timber
- Large ditch along west boundary





# 27.15 SURVEYED ACRES

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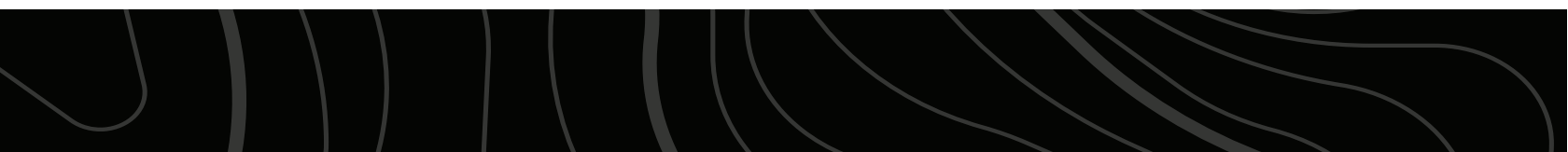
# TONS OF DEER AND WILDLIFE SIGN

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# BEAUTIFUL HILLTOP BUILD SITE

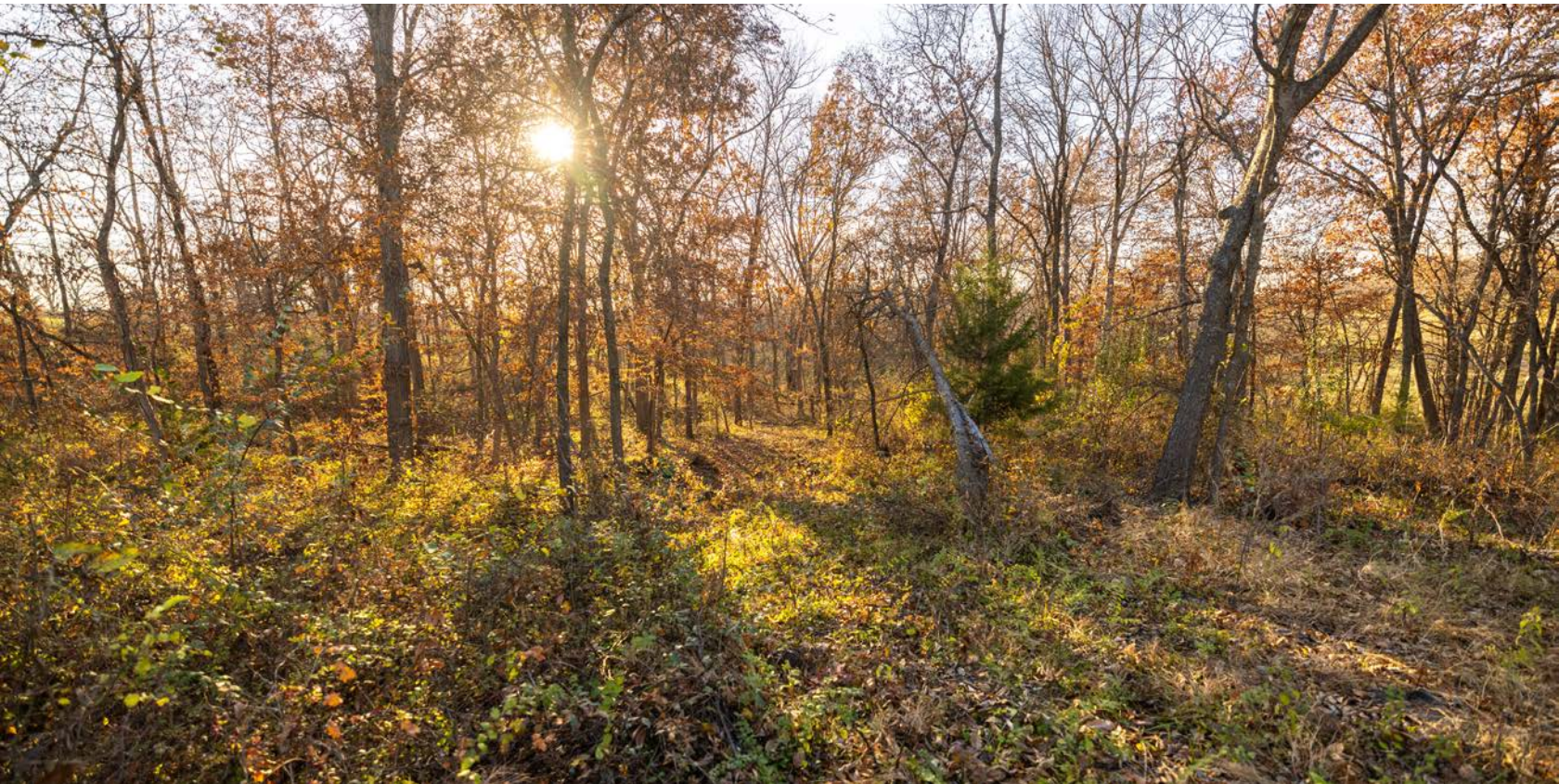
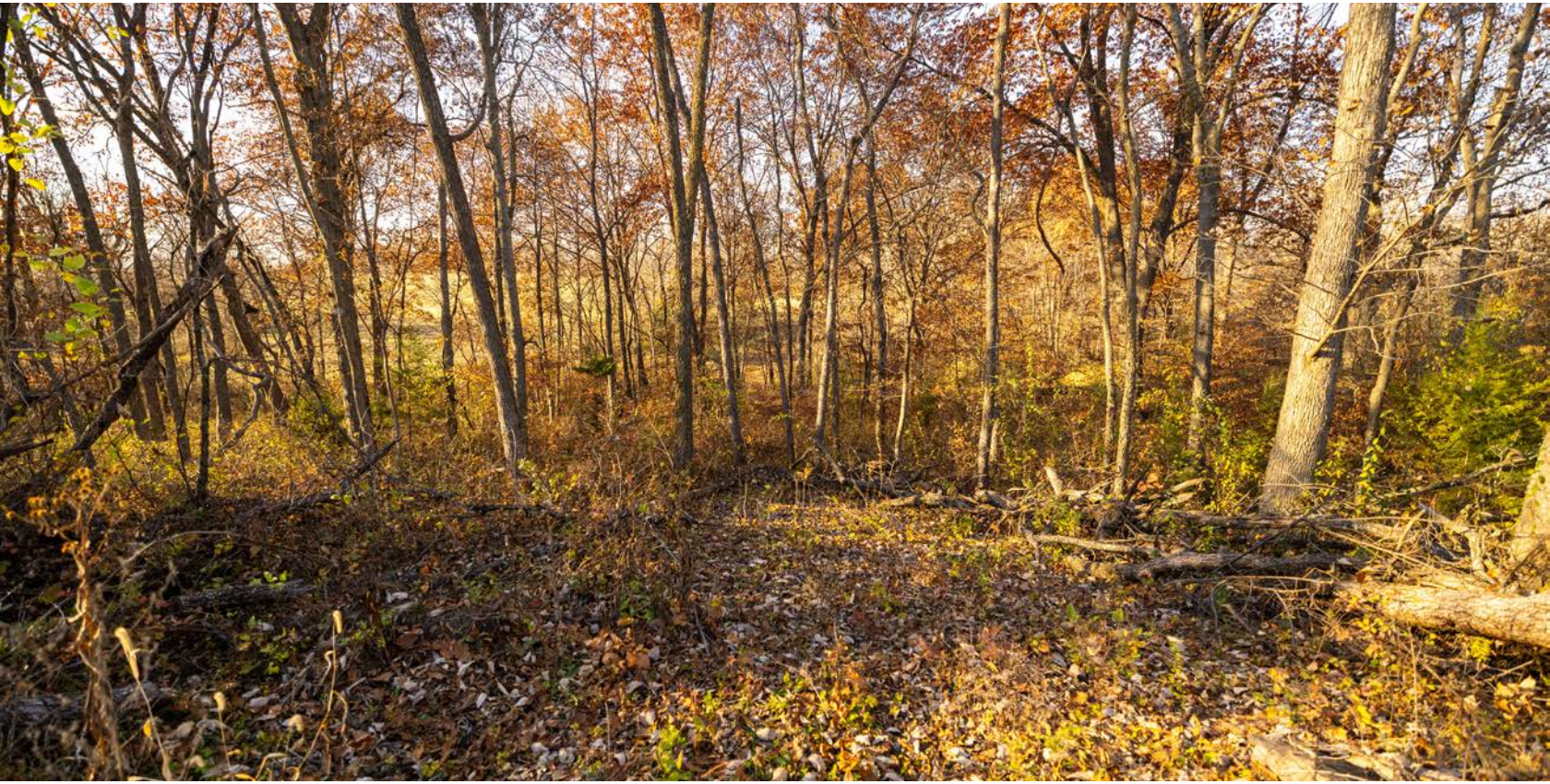
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# VERY NICE TIMBER

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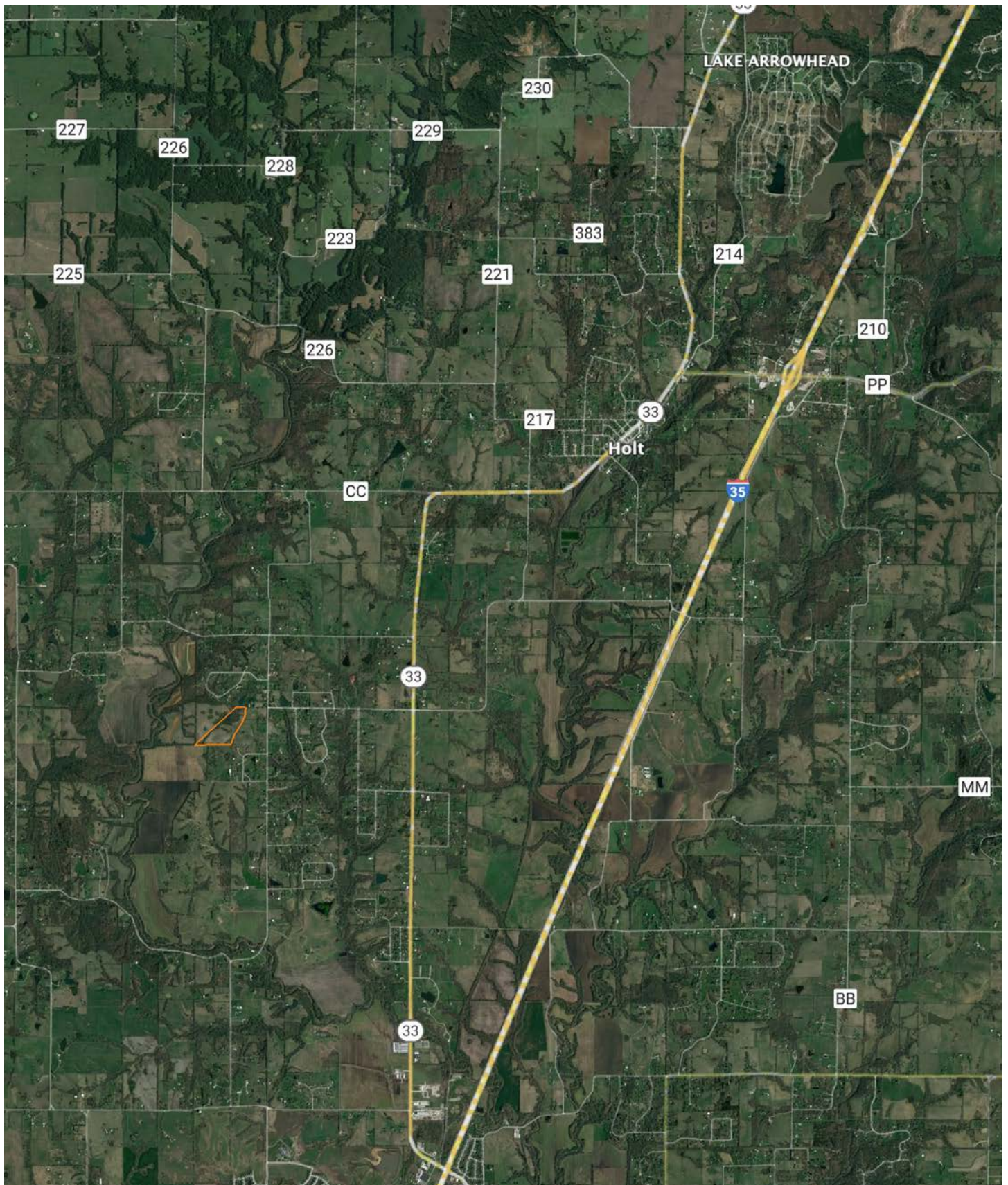


# AERIAL MAP



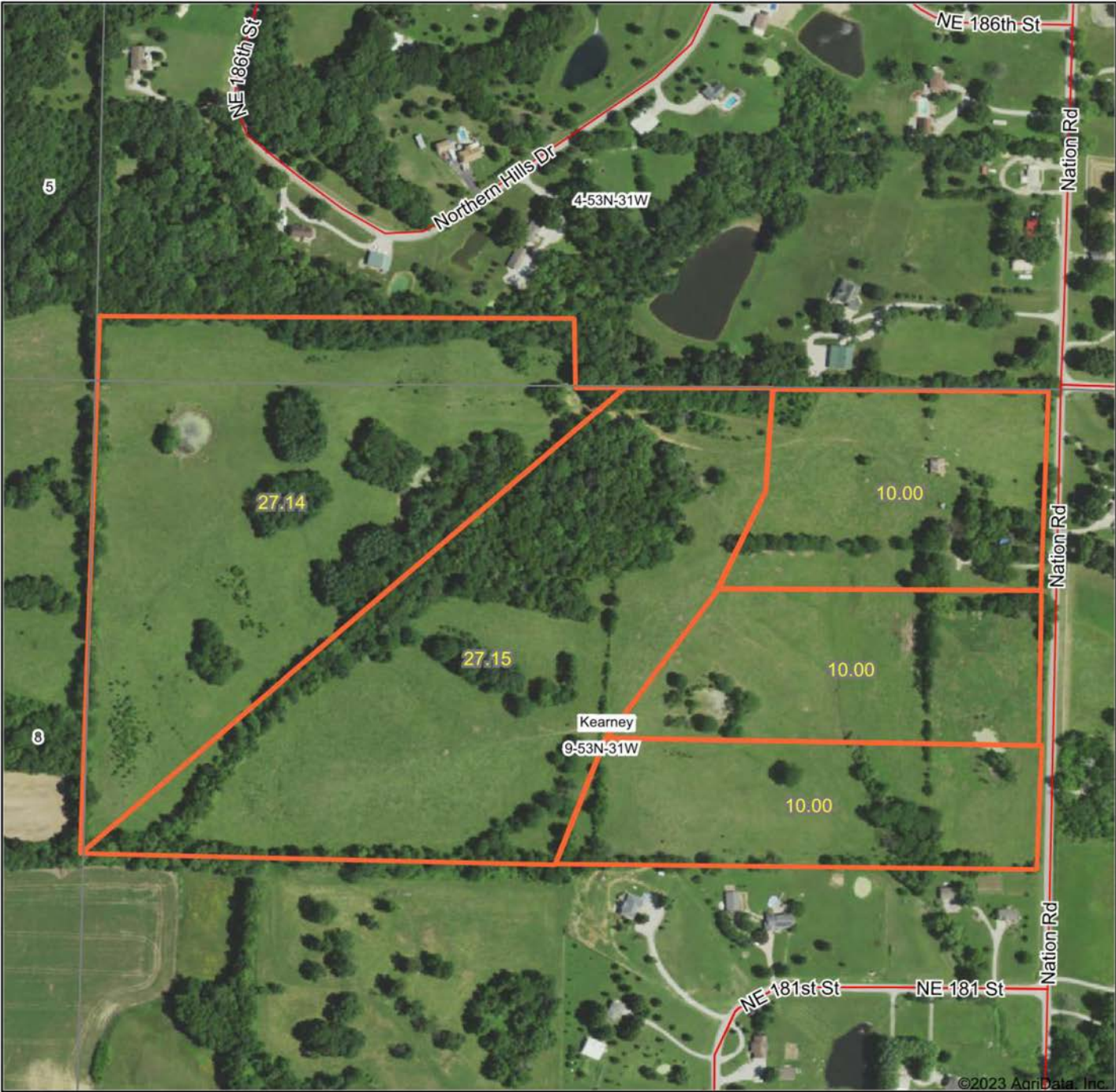


# OVERVIEW MAP





# MALONEY MEADOW AERIAL MAP



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



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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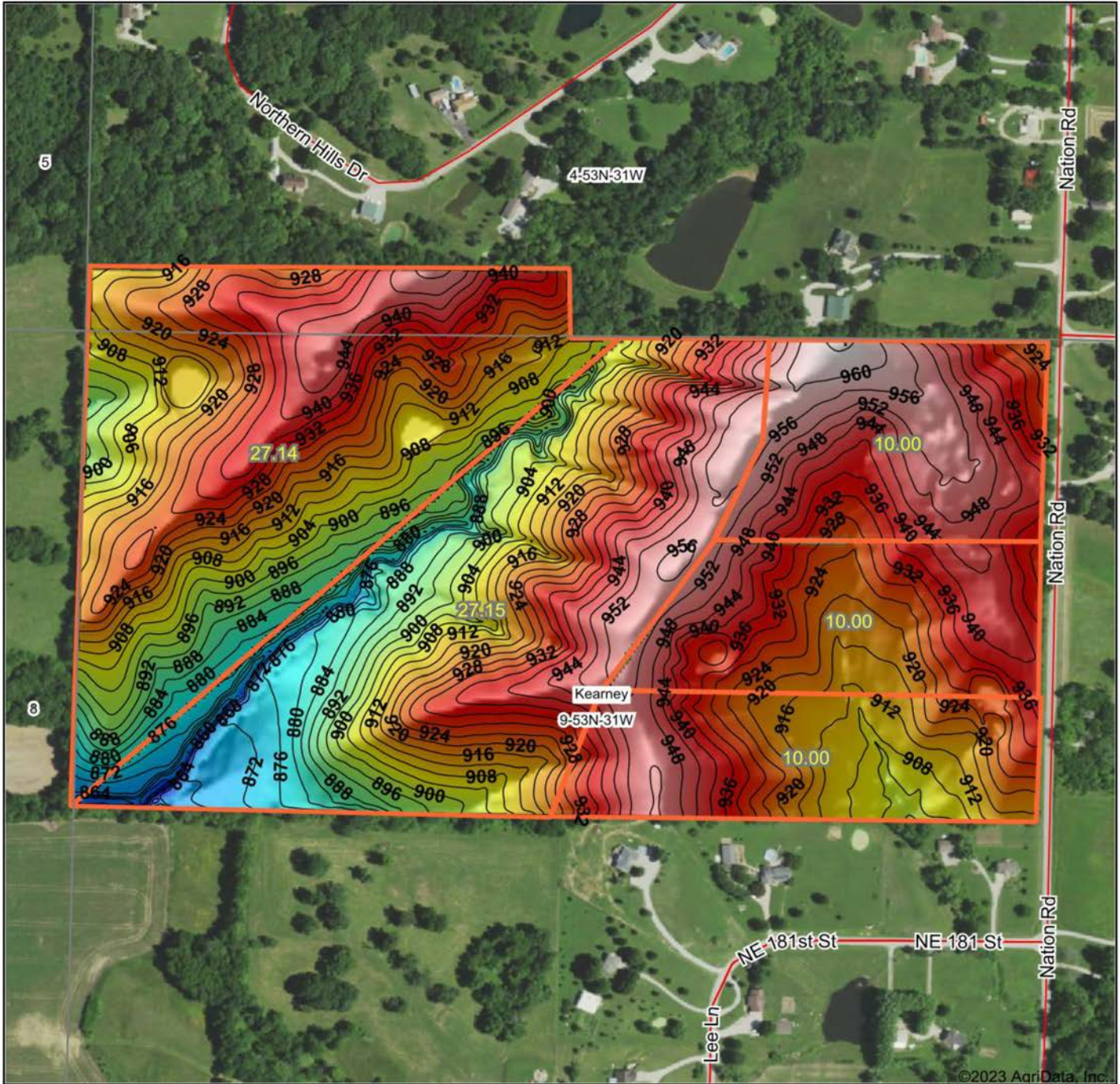
**9-53N-31W**  
**Clay County**  
**Missouri**



11/14/2023



# MALONEY MEADOW HILLSHADE MAP



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Maps Provided By:  
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 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



# 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

**573.999.4574**

[DPayne@MidwestLandGroup.com](mailto:DPayne@MidwestLandGroup.com)



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

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