

MIDWEST LAND GROUP PRESENTS

46 ACRES IN

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# RAY COUNTY MISSOURI



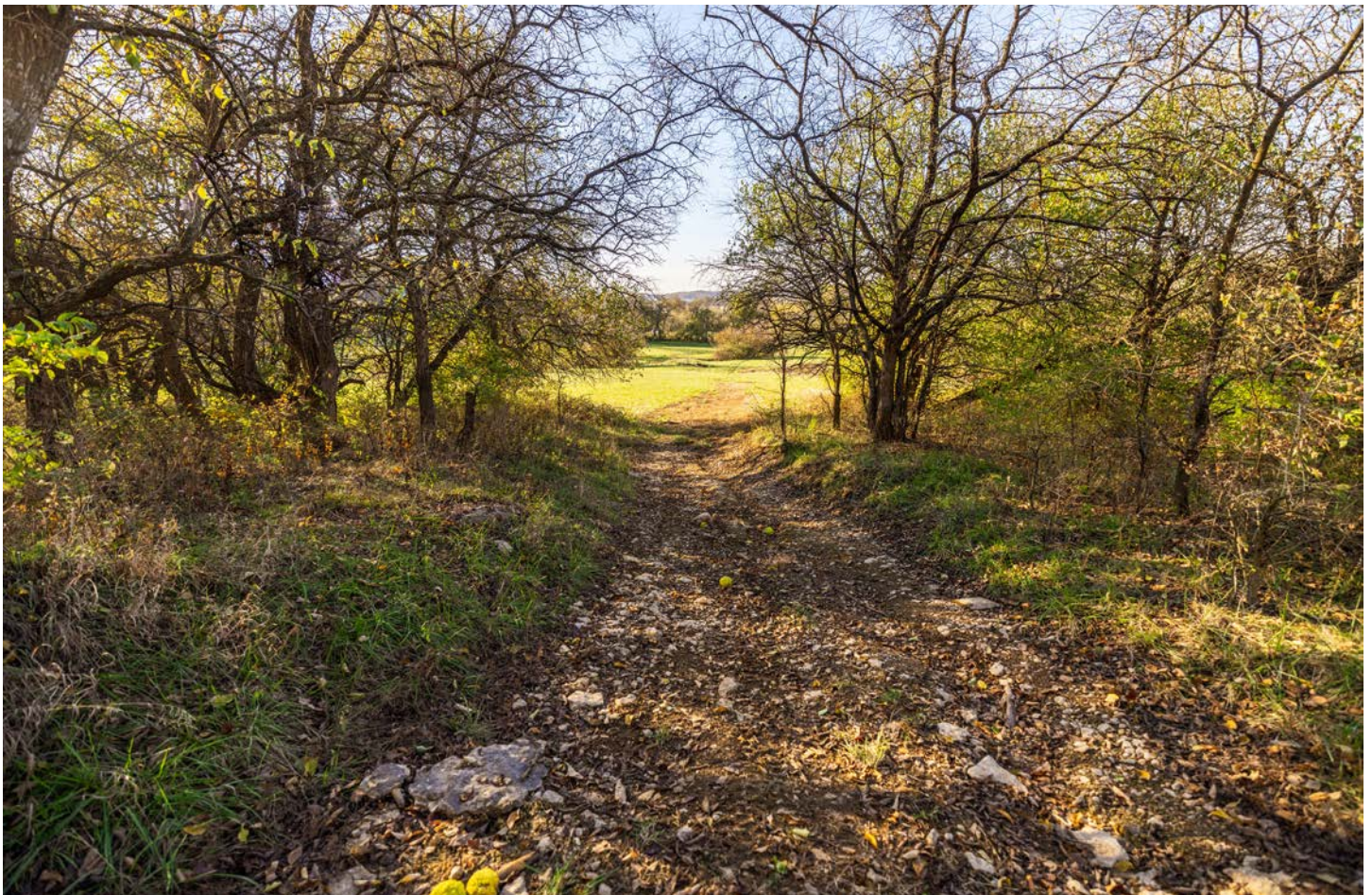
[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# CHARMING COUNTRY SETTING CLOSE TO RICHMOND

Experience the charm of country living at its finest! Located between Richmond and Rayville along C Highway, this property is a haven of untapped potential. As you enter through the gated driveway off the paved road, you'll be greeted by the beauty of a serene country setting, offering picturesque views of the timbered ridge-top and lush pastures. The expansive land, featuring ponds, and dense timber populated with deer and turkey is ideal for both livestock enthusiasts and recreational adventurers. The home site is well-equipped with essential infrastructure, boasting a spacious pole barn, various outbuildings, and fenced paddocks. While the current dwelling holds no

assigned value, it is presently inhabited and presents an excellent opportunity for renovation or reconstruction. The pole barn comes complete with a state-of-the-art solar panel system, ensuring energy efficiency throughout the year. This structure includes large sliding and man entry doors, as well as an overhang for dry storage and horse stalls. Further enhancing the appeal of this property is the opportunity for expansion, pending a final survey. Additional acres to the north and south can be acquired to tailor the land to your specific needs. For more details or to arrange a private showing, please don't hesitate to reach out. Call Bobby at (816) 392-5515.



# PROPERTY FEATURES

PRICE: **\$353,849** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **46**

- Prime location between Richmond and Rayville along C Highway
- Abundant potential for country living
- Gated entrance leading to a beautiful setting with stunning views
- Diverse landscape with timbered ridge-top, lush pastures, and ponds
- Ideal for livestock owners and recreational enthusiasts
- Home site features essential infrastructure, including a large pole barn
- Current dwelling offers remodel or rebuild potential
- Pole barn with a modern solar panel system for energy efficiency
- Additional outbuildings, fenced paddocks, and horse stalls
- Opportunity for expansion with the option to purchase more acres to the north and south



46 +/- ACRES

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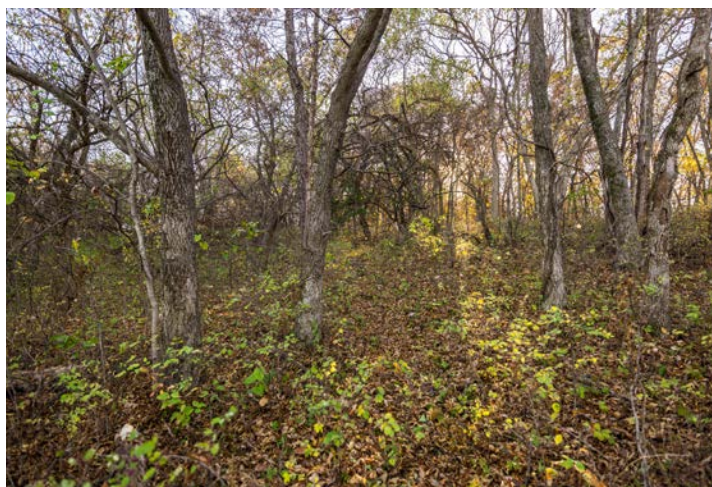
# CURRENT DWELLING OFFERS POTENTIAL

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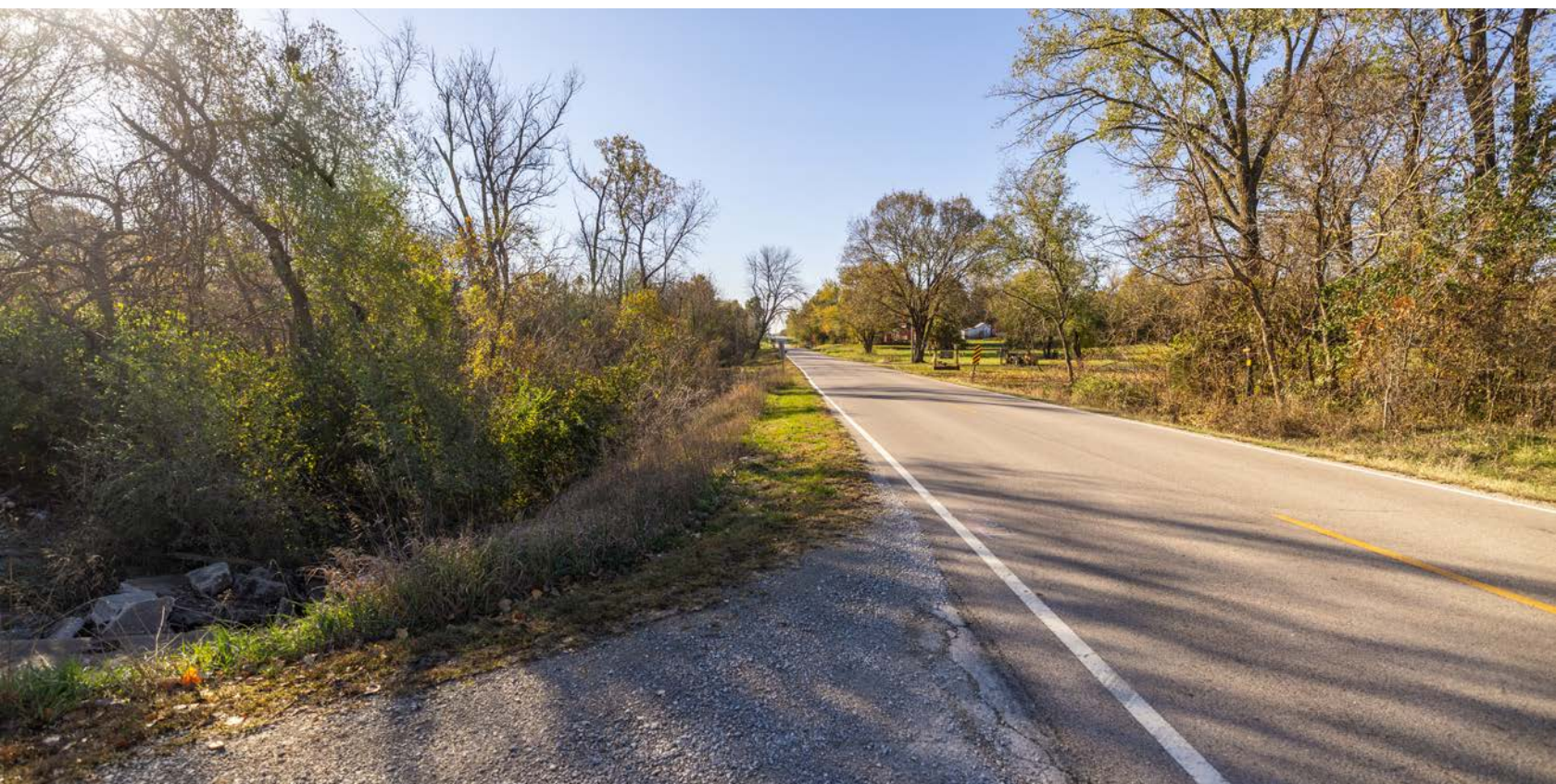
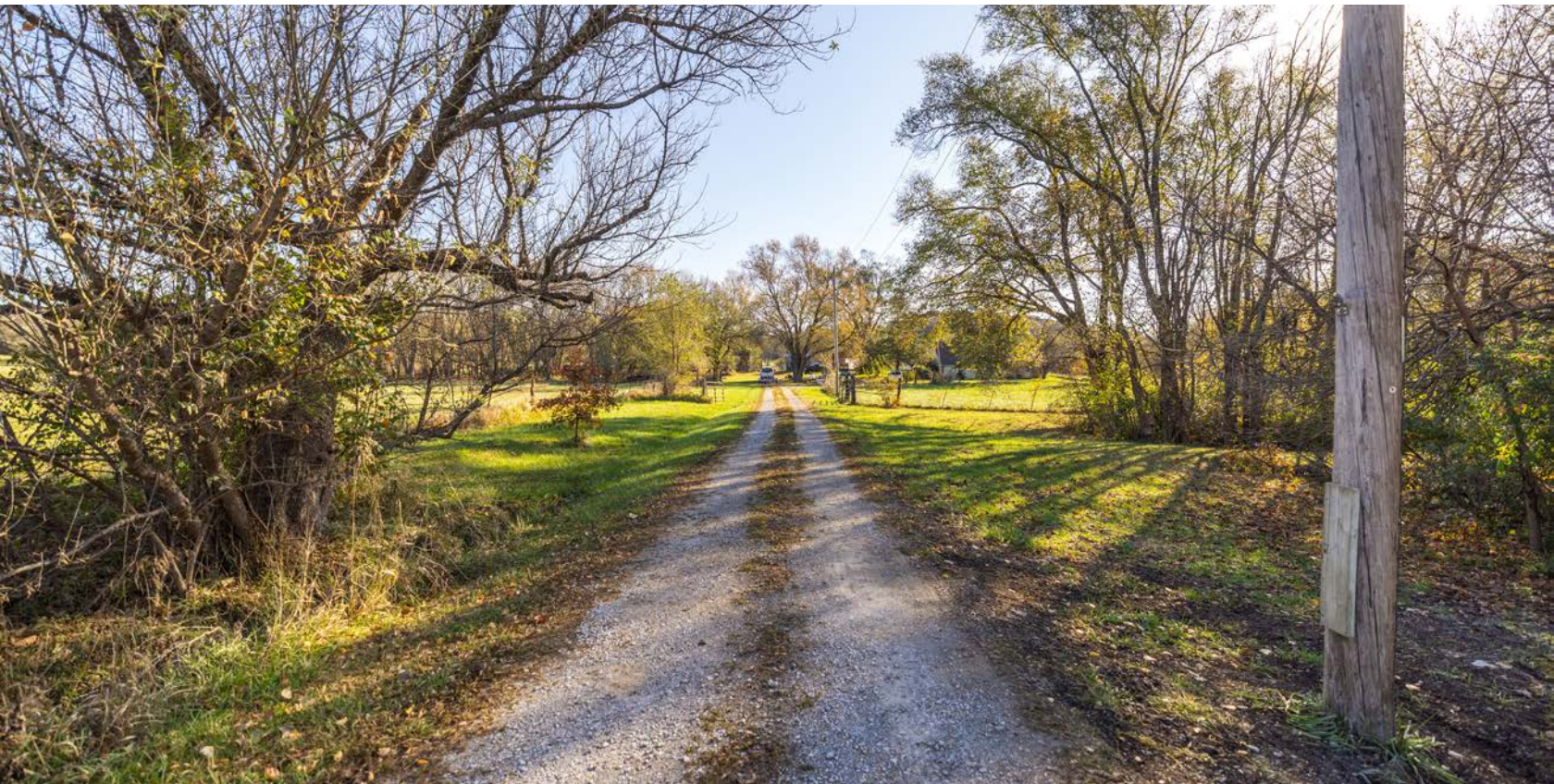
## DIVERSE LANDSCAPE

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# GATED ENTRANCE ALONG C HIGHWAY

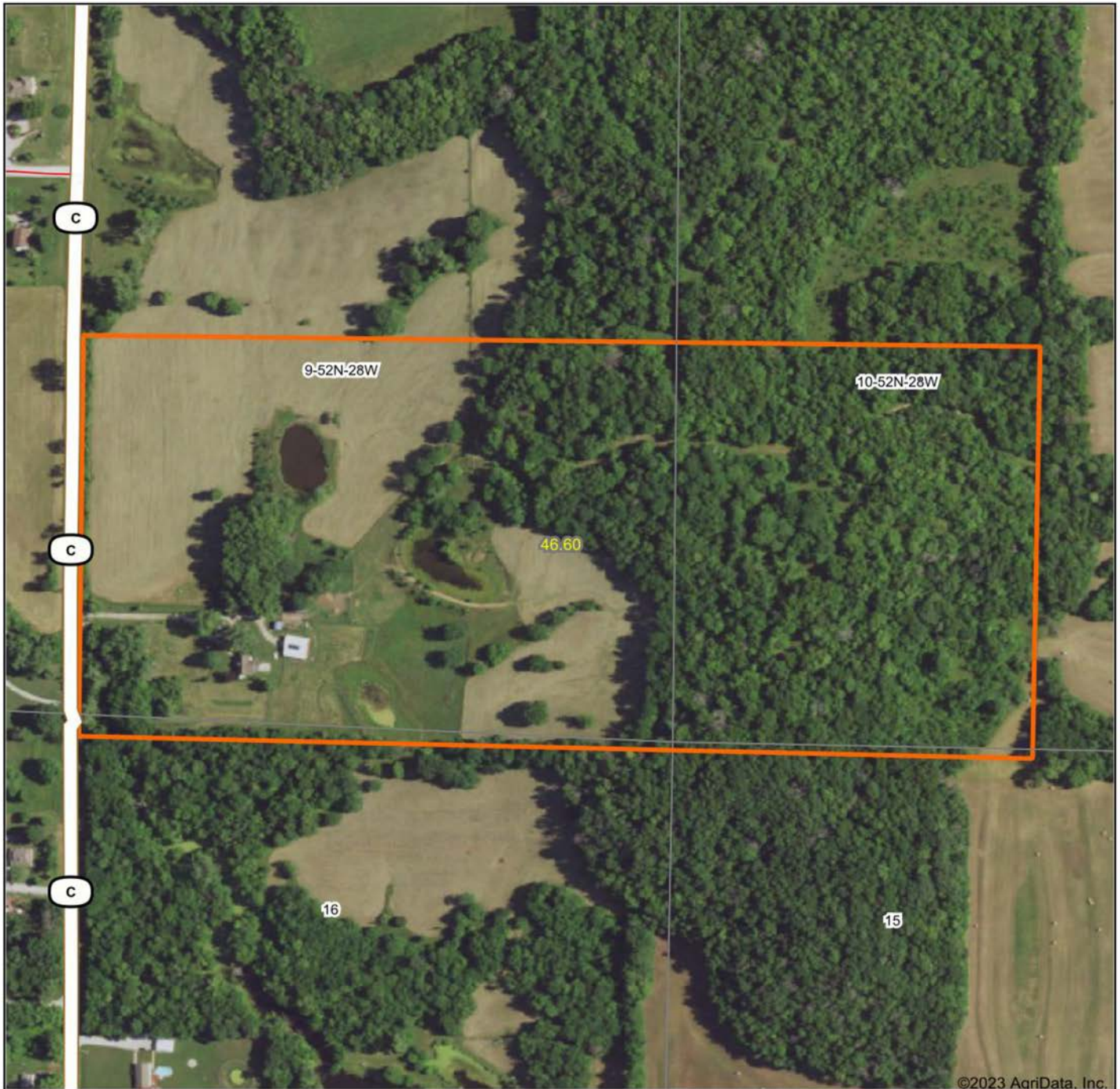
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# MULTIPLE OUTBUILDINGS



# AERIAL MAP



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Map Center: 39° 19' 21.97, -94° 2' 23.97

0ft 359ft 717ft



Maps Provided By:



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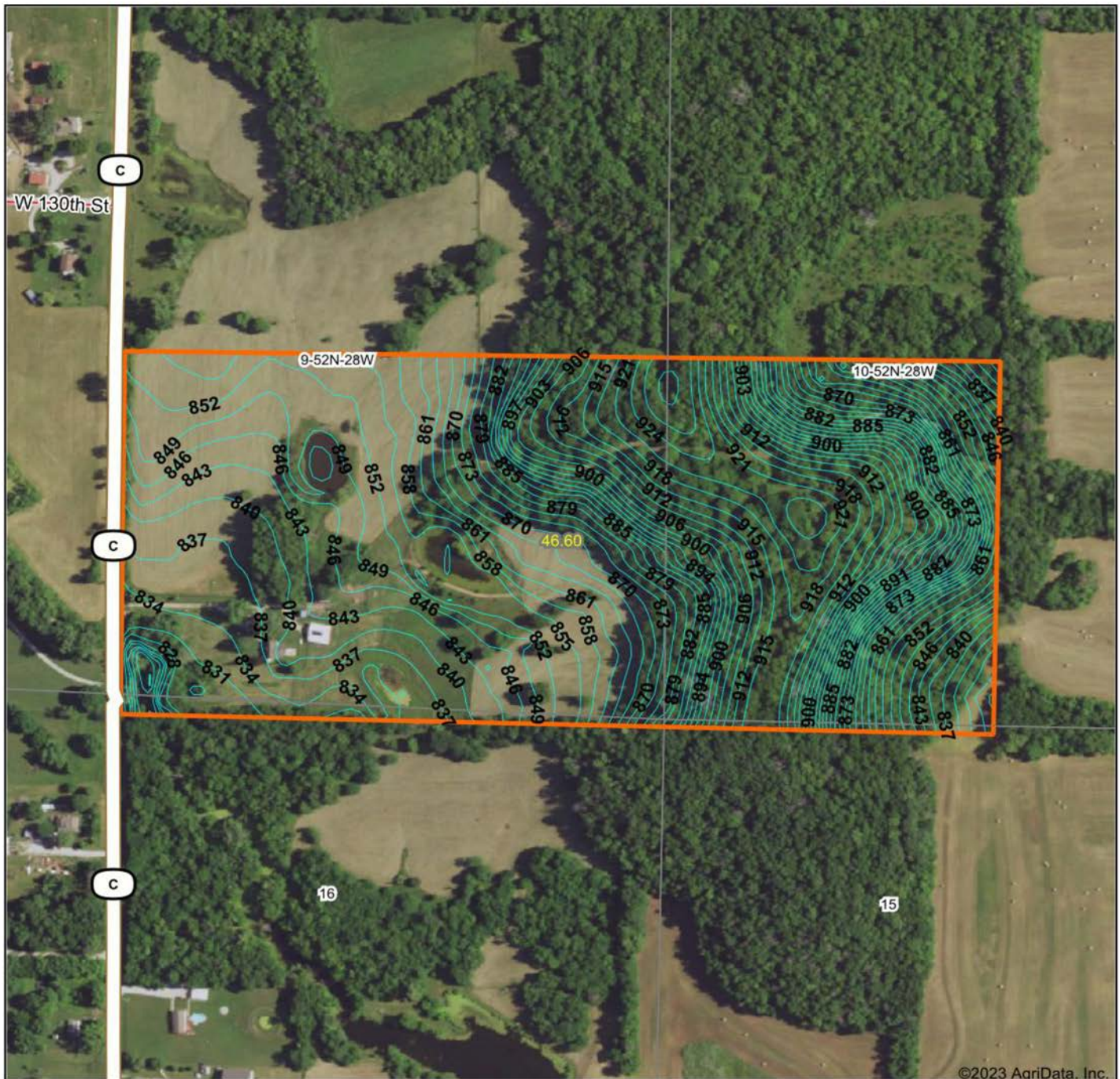
**9-52N-28W**  
**Ray County**  
**Missouri**



11/14/2023



# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 808.3

Max: 931.3

Range: 123.0

Average: 869.7

Standard Deviation: 30.22 ft

0ft 392ft 784ft

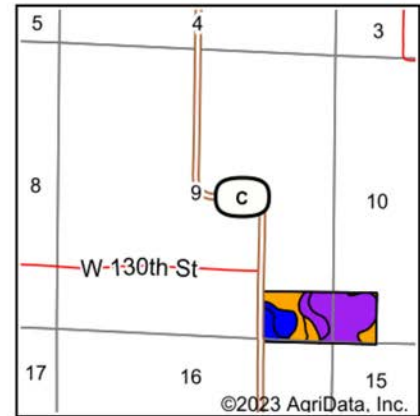
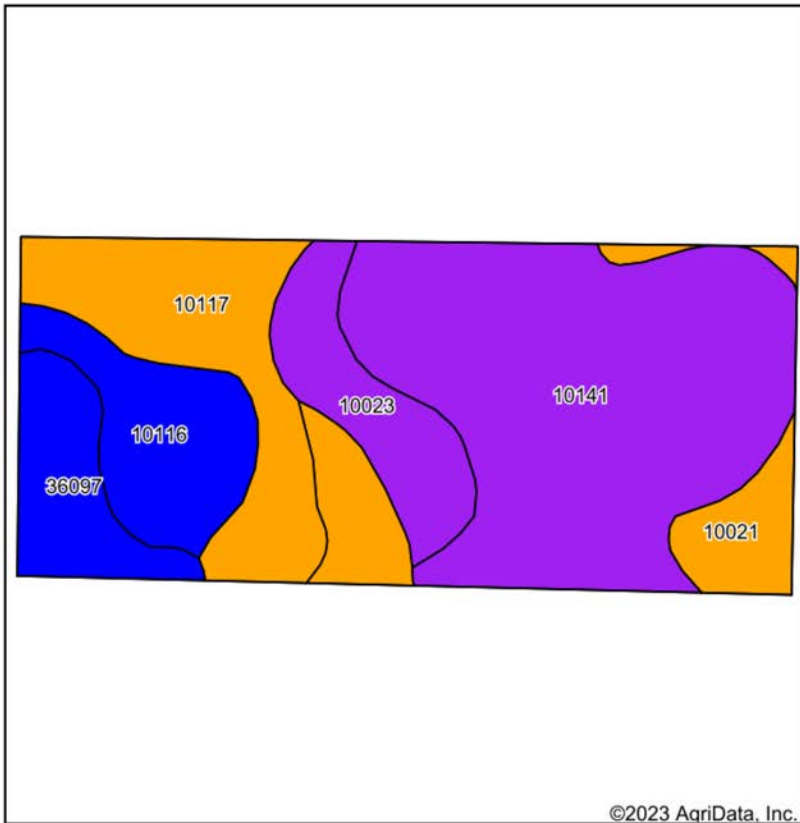


11/14/2023

9-52N-28W  
Ray County  
Missouri

Boundary Center: 39° 19' 21.97, -94° 2' 23.97

# SOIL MAP



State: **Missouri**  
 County: **Ray**  
 Location: **9-52N-28W**  
 Township: **Richmond**  
 Acres: **46.6**  
 Date: **11/14/2023**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

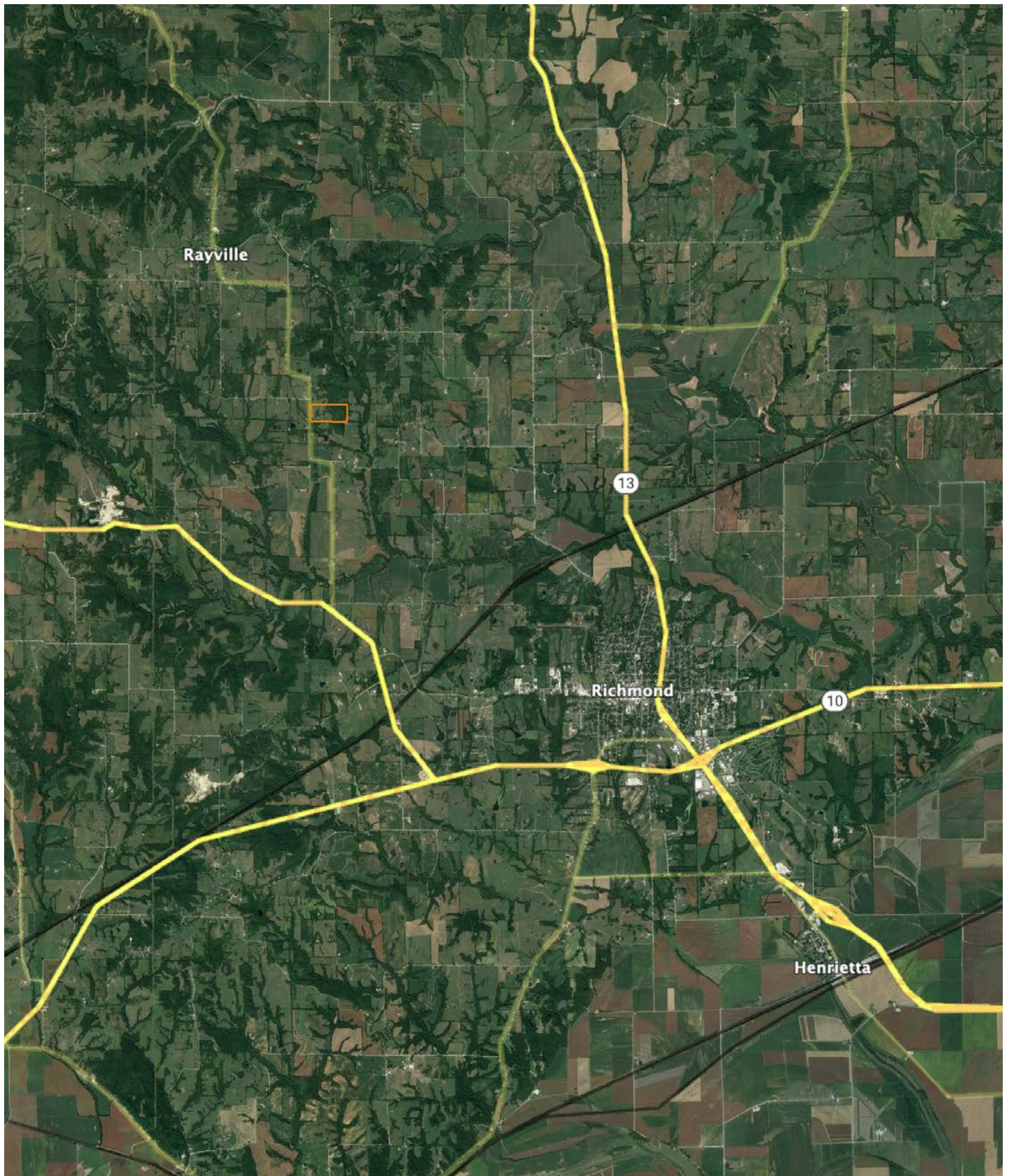
Area Symbol: MO177, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	20.74	44.5%		Vle	34	34	26
10117	Sampsel silty clay loam, 5 to 9 percent slopes	7.71	16.5%		Ille	65	65	57
10116	Sampsel silty clay loam, 2 to 5 percent slopes	5.16	11.1%		Ile	67	67	58
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	4.71	10.1%		Ille	55	55	45
10023	Greenton silty clay loam, 9 to 14 percent slopes, severely eroded	4.45	9.5%		Vle	49	49	36
36097	Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded	3.83	8.2%		Ilw	85	84	67
<b>Weighted Average</b>					<b>4.43</b>	<b>*n 50.5</b>	<b>*n 50.4</b>	<b>*n 40.9</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

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# AGENT CONTACT

Midwest Land Group Agent, Bobby Oberlander, grew up in Owensville, Missouri and now calls Kansas City North home. He has been an avid hunter, fisherman and outdoorsman for nearly three decades. His father taught him how to shoot at the age of four, and later he joined his schools' competitive pistol and rifle teams, winning state and national honors. After attending Missouri State University in Springfield, Missouri, Bobby served his local community as a law enforcement officer before becoming a federal corrections officer. When he was offered an opportunity to manage a four-state territory for an automotive company, he took it. "I drove a lot of miles across acres of Missouri, Iowa, Nebraska and Kansas. I wondered who owned the land, what they used it for and how long it had been in someone's family," said Bobby. He decided to get off the road to help people reach their goal of land ownership and help them gain the most value when it comes time to sell.

Bobby's appreciation for the outdoors, solid work ethic and uncompromising professionalism were key factors in our offering him a position on Midwest Land Group's Team. Bobby knew he wanted to work for a reputable company, and he found that in Midwest Land Group. Joining our team was an easy choice for him after hearing great things from a family member about working with one of our agents. He has traveled, worked, and lived in several parts of Missouri, which makes him very familiar with the landscape. If you're looking for a particular type of land, chances are Bobby can lead you straight to it.

When he's not out working with clients, he is bow hunting whitetails in the fall, fishing in spring and camping in summer with his family. Bobby is involved in the National Wild Turkey Federation (NWTf), Quality Deer Management Association (QDMA) and Boy Scouts of America. Hunting, fishing, law enforcement and long road trips have given him the skills you look for in a land agent like patience, calmness, listening, attention to details, communication and reliability. Give Bobby a call today and talk about your land needs.



**BOBBY OBERLANDER,**  
LAND AGENT  
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BOberlander@MidwestLandGroup.com



**MidwestLandGroup.com**

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