

MIDWEST LAND GROUP PRESENTS



RAY COUNTY, MO

30 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD SITE AND RECREATIONAL TRACT NEAR KC

Located east of Orrick Missouri these 30 +/- acres offer a ton of value for a building site, recreational and hunting property, or simply an investment with excellent road frontage on Highway 210 and W 84th Street. The farm offers a diverse mix of tillable land, pasture land, mature timber draws, and a creek lacking through the center. Ideal for hobby farm use, vast landscape views, and recreation use including hunting, fishing, riding, and exploring the outdoors.

This 29.2 surveyed acres consists of 8 acres currently in row crop production planted in beans in 2023, and 15.5 acres of rolling grassland used for hay production in 2023. The property has excellent access from an existing drive off of 84th Street. There is an existing creek crossing in place allowing easy access to the south and east side of the farm. With the rolling topography, this property has several places to build out of sight

from neighbors and the Highway. Wildlife signs are abundant including deer and turkey sign tracks and trails throughout. Recreational use would include hunting, fishing, exploring in the creek, UTV or ATV trail riding, or simply enjoying time in the outdoors.

Located outside of the 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. Utilities are available including public water and electricity at the road alongside the property, with easy access right 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: **\$360,0400** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **30**

- 29.2 surveyed acres
- Located 3 miles east of Orrick, Missouri
- Multiple build sites
- Excellent recreation use
- 23.5 open acres with 8 acres in cropland and 14.5 acres in grassland
- Remaining balance of diverse timber species
- Creek lacing through the center
- Existing drive off of 84th Street
- Adjoining Highway 210 on the west
- Wildlife and hunting opportunities
- Public Water District # 2 available at the road
- Everyg Electric available on the road
- Orrick School District, outside of city limits
- 2023 estimated taxes - \$70.50



29.2 SURVERVED ACRES

This 29.2 surveyed acres consists of 8 acres currently in row crop production planted in beans in 2023, and 15.5 acres of rolling grassland used for hay production in 2023.



MULTIPLE BUILD SITES



CREEK LACING THROUGH CENTER



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 39° 14' 26.91, -94° 5' 18.22

0ft 241ft 483ft



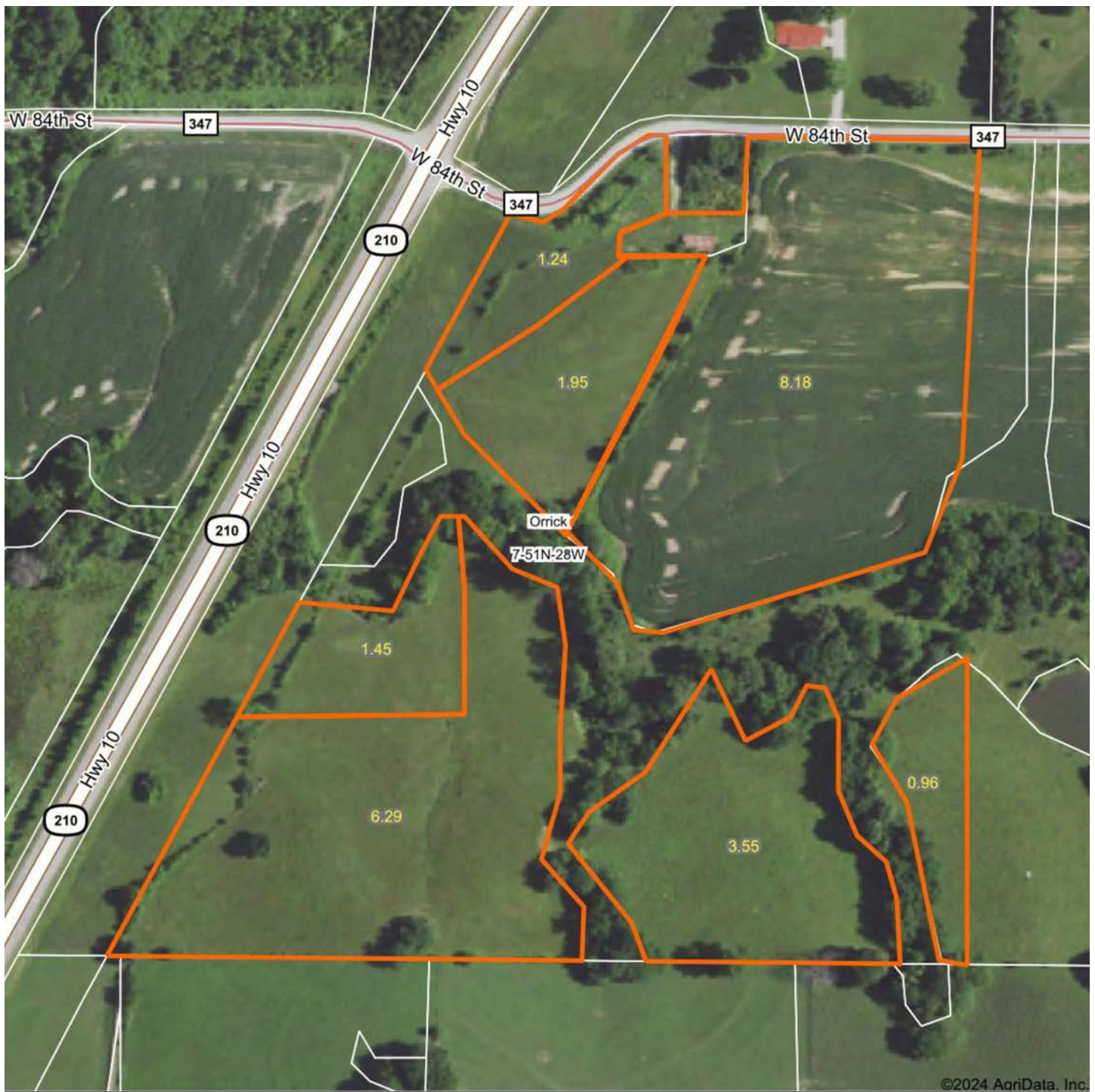
Maps Provided By:
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7-51N-28W
Ray County
Missouri



1/2/2024

AERIAL MAP



Boundary Center: 39° 14' 26.86, -94° 5' 18.2

0ft 246ft 491ft



Maps Provided By:

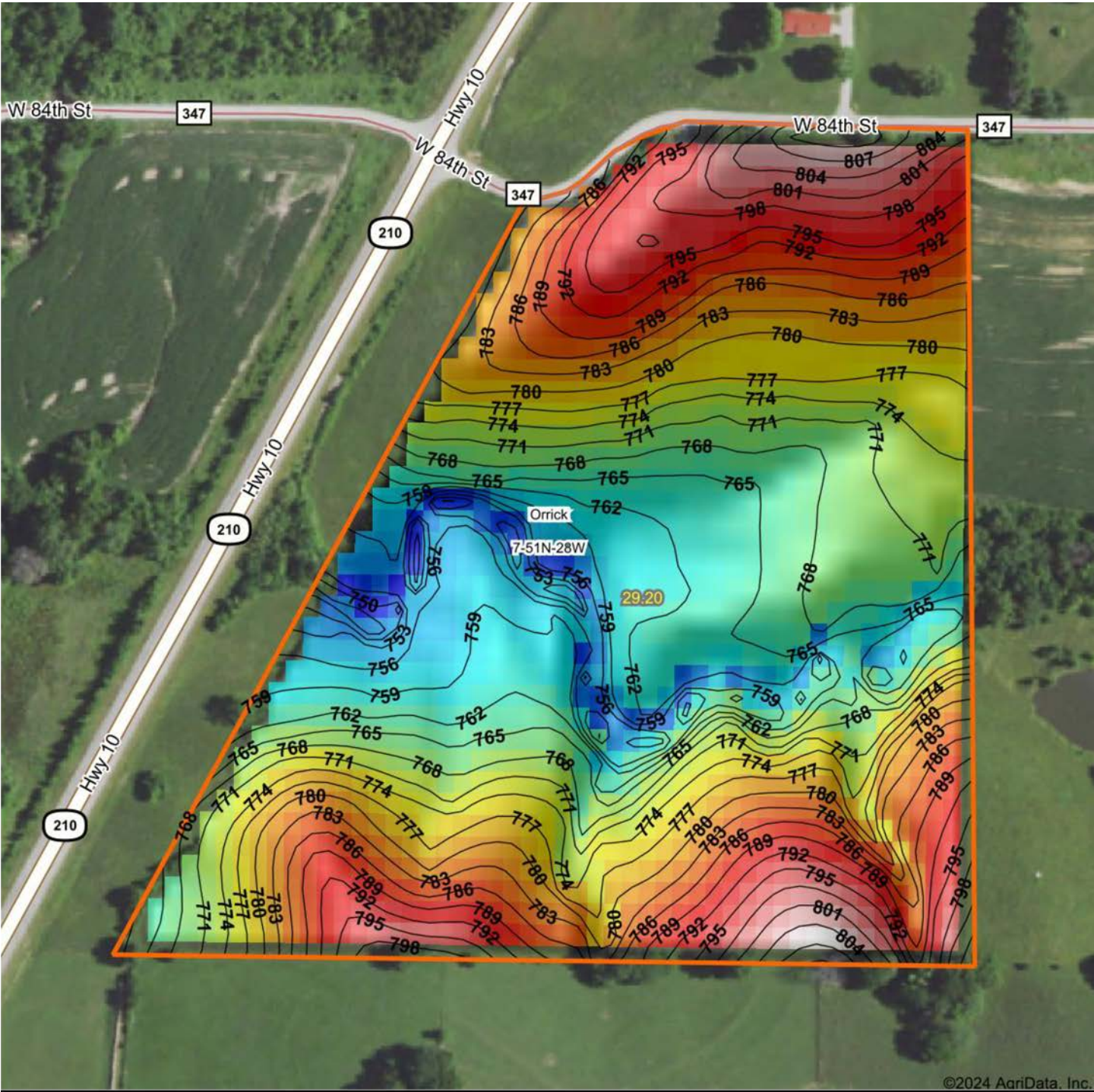


7-51N-28W
Ray County
Missouri



1/2/2024

HILLSHADE MAP



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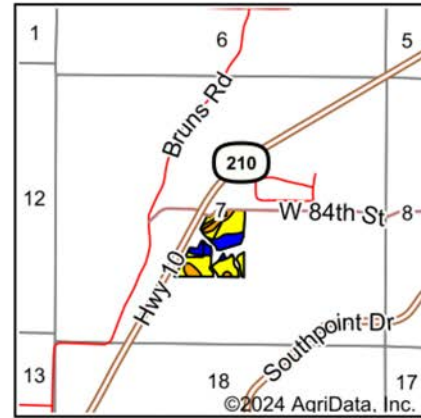
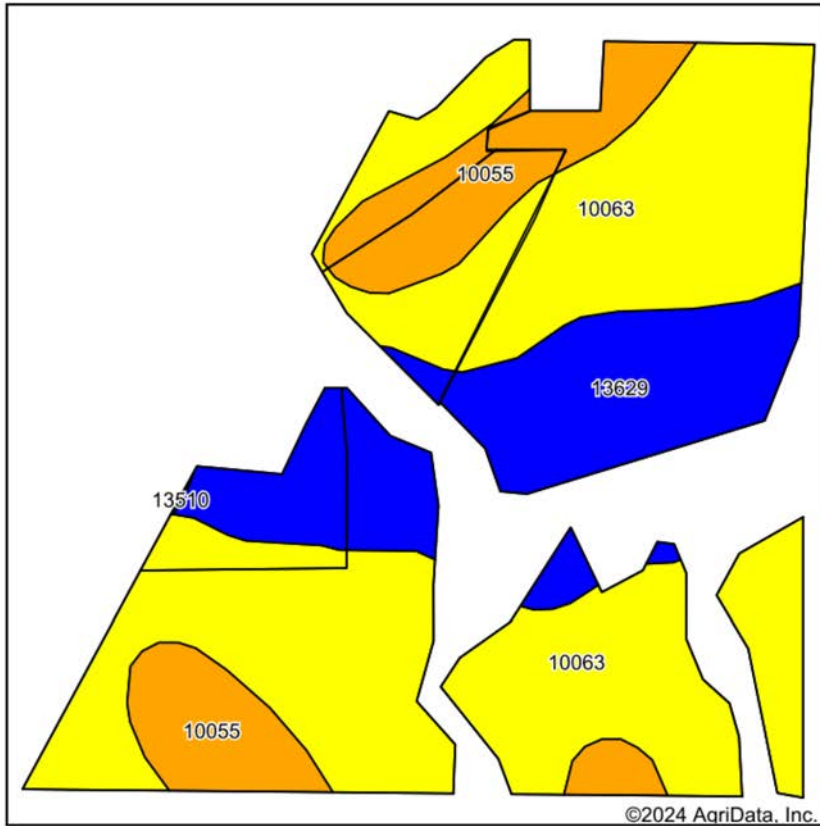
Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 744.2
 Max: 810.1
 Range: 65.9
 Average: 776.4
 Standard Deviation: 13.91 ft



7-51N-28W
Ray County
Missouri

Boundary Center: 39° 14' 26.91, -94° 5' 18.22

SOIL MAP



State: **Missouri**
 County: **Ray**
 Location: **7-51N-28W**
 Township: **Orrick**
 Acres: **23.62**
 Date: **1/2/2024**



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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
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	14.73	62.4%		IVe	71	71	49
13629	Colo silt loam, 1 to 4 percent slopes, occasionally flooded	5.18	21.9%		IIw	81	72	81
10055	Knox silt loam, 5 to 9 percent slopes, eroded	3.71	15.7%		IIIe	81	81	67
Weighted Average					3.40	*n 74.8	*n 72.8	*n 58.8

*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,
ASSOCIATE LAND BROKER
816.703.9066
WWiest@MidwestLandGroup.com



MidwestLandGroup.com

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