

MIDWEST LAND GROUP PRESENTS

26.65 ACRES IN

RAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS BUILD SITE READY TO PLAY ON

Step into the heart of Ray County, Missouri, where this gorgeous farm offers endless opportunities. This 26.65 acres is located north of Richmond and is the perfect place to build and play within a peaceful country setting. Whether you are looking for a first-time land investment, a place to build your dream home, or a recreational farm to hunt this one checks a ton of boxes. Both rural water and electricity run along 201st with easy access to your preferred build site. There is a really nice southern view

overlooking the pond which could easily be made into a much bigger body of water. Currently, there are 25 acres being farmed by a neighbor who pays a cash rent of \$160 per acre. The neighborhood has a great deer density that produces several nice bucks in the 160"-180" range every year. Spring is right around the corner and this farm is a great blank slate for your vision. Please call to schedule a tour.



PROPERTY FEATURES

PRICE: **\$185,000** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **26.65**

- 26.65 surveyed acres with ample road frontage
- Beautiful quiet country setting
- Great view from several different potential build sites
- Water and electricity run along the road
- Southern exposure with great skyline
- Pond that could easily be expanded
- Fertile soils with 25 +/- acres currently being farmed by a neighbor
- Cash rent is \$160 per acre with short and long-term lease options
- Farm hunts well with several nice bucks taken in the neighborhood each year
- Property taxes are less than \$200 annually



26.65 SURVEYED ACRES

Whether you are looking for a first-time land investment, a place to build your dream home, or a recreational farm to hunt this one checks a ton of boxes.



POND



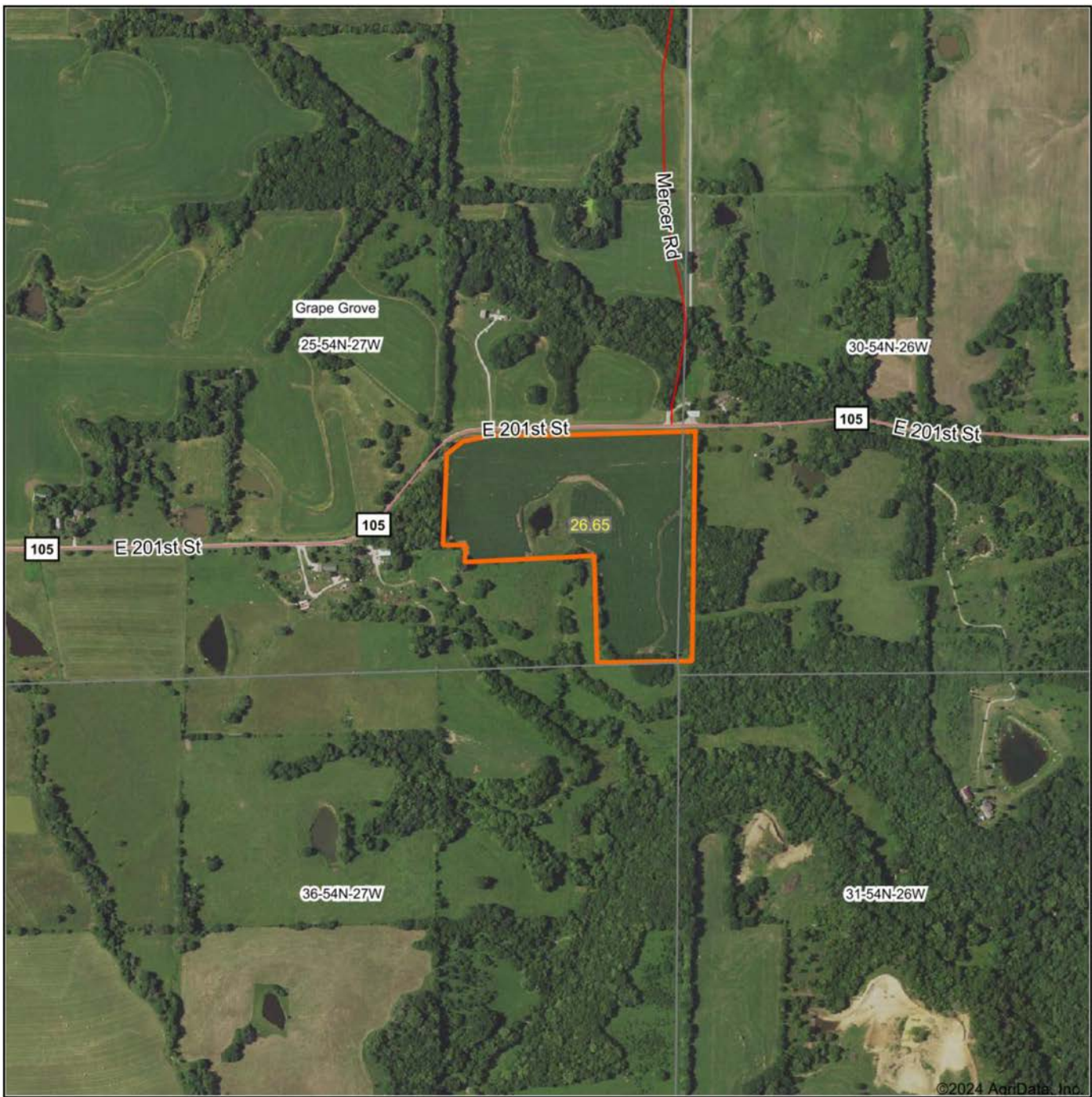
FARM HUNTS WELL



FERTILE SOILS



AERIAL MAP



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Boundary Center: 39° 27' 18.25, -93° 52' 19.61



25-54N-27W
Ray County
Missouri

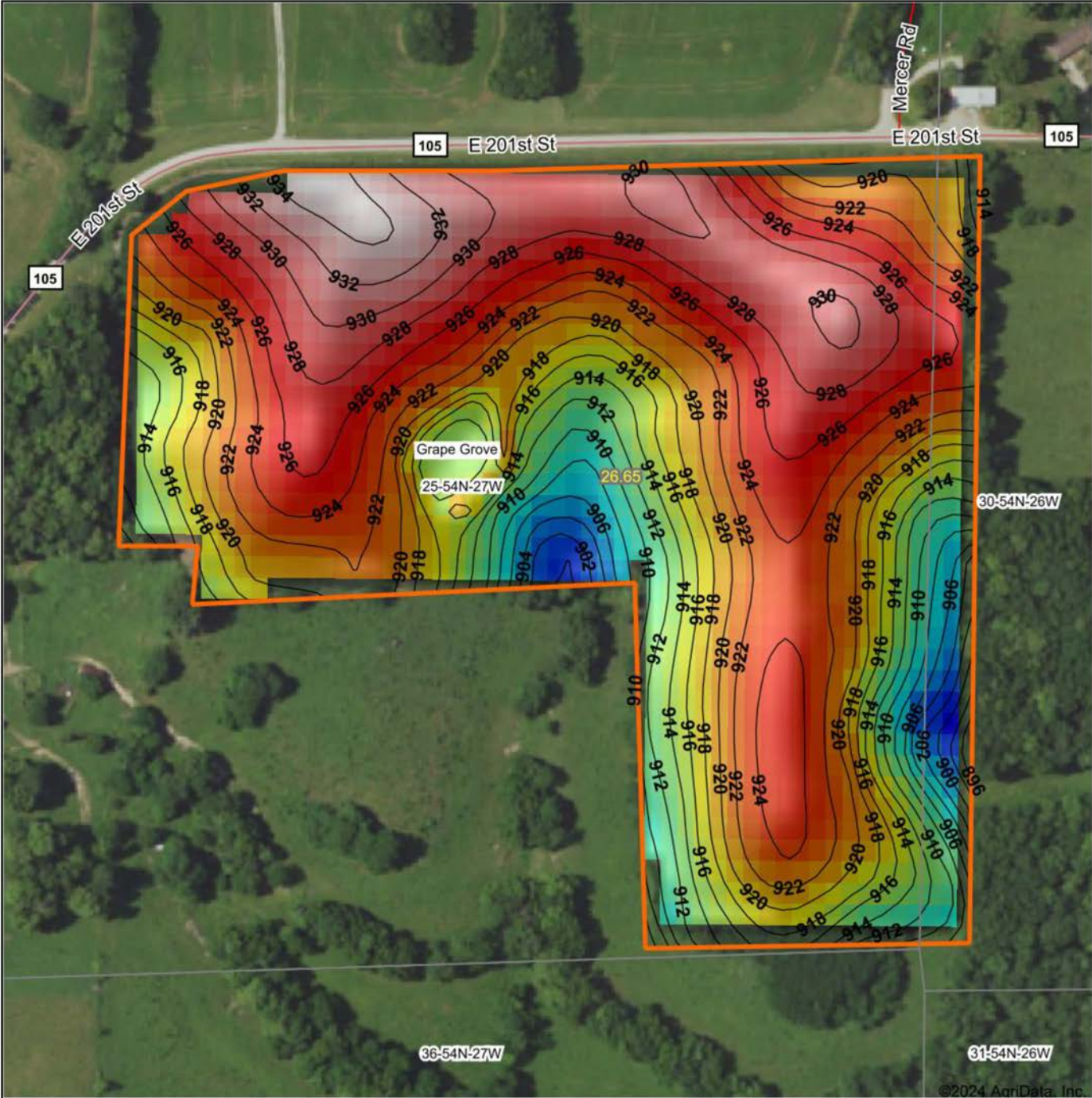



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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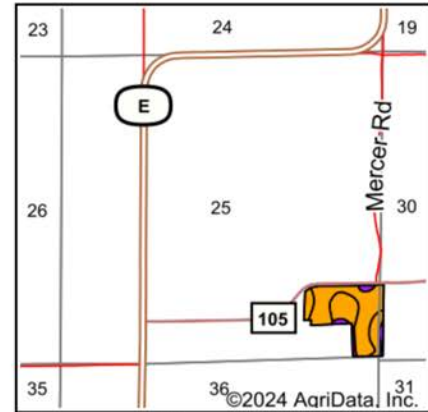
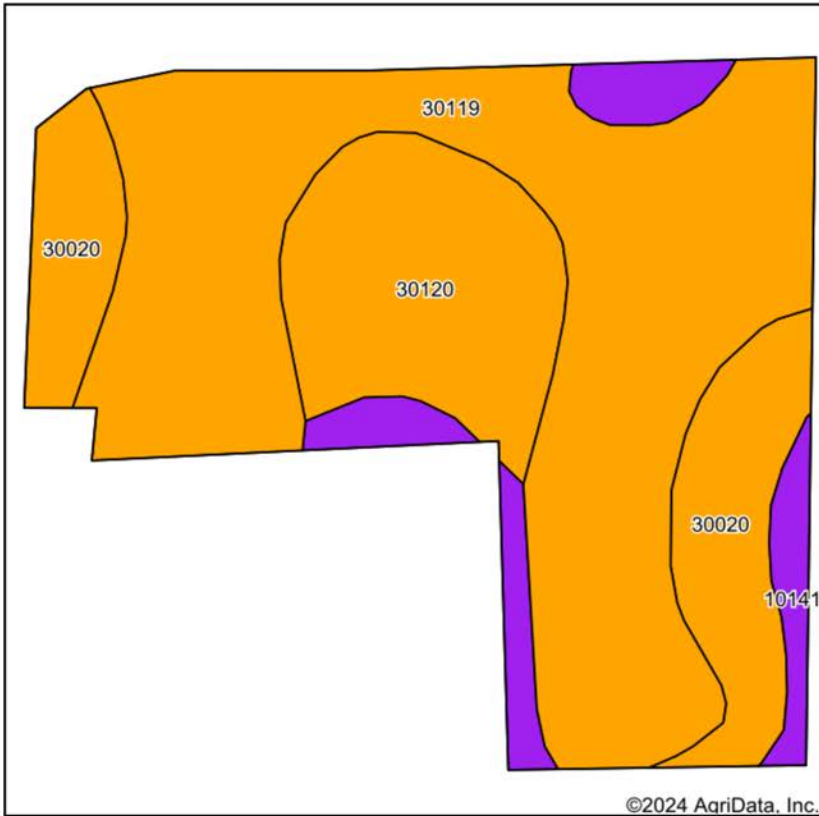
2/22/2024

HILLSHADE MAP



<p>Low High</p> <p>Elevation</p>	<p>Source: USGS 10 meter dem</p> <p>Interval(ft): 2</p> <p>Min: 897.7</p> <p>Max: 934.9</p> <p>Range: 37.2</p> <p>Average: 920.6</p> <p>Standard Deviation: 7.28 ft</p>	<p>0ft 245ft 490ft</p>
<p>Maps Provided By:</p>  <p>AgriData, Inc. 2023 www.AgriDataInc.com</p>	<p>©2024 AgriData, Inc.</p>	<p>25-54N-27W</p> <p>Ray County</p> <p>Missouri</p> <p>2/22/2024</p> <p>Boundary Center: 39° 27' 18.25, -93° 52' 19.61</p>

SOIL MAP



State: **Missouri**
 County: **Ray**
 Location: **25-54N-27W**
 Township: **Grape Grove**
 Acres: **26.65**
 Date: **2/22/2024**



Soils data provided by USDA and NRCS.

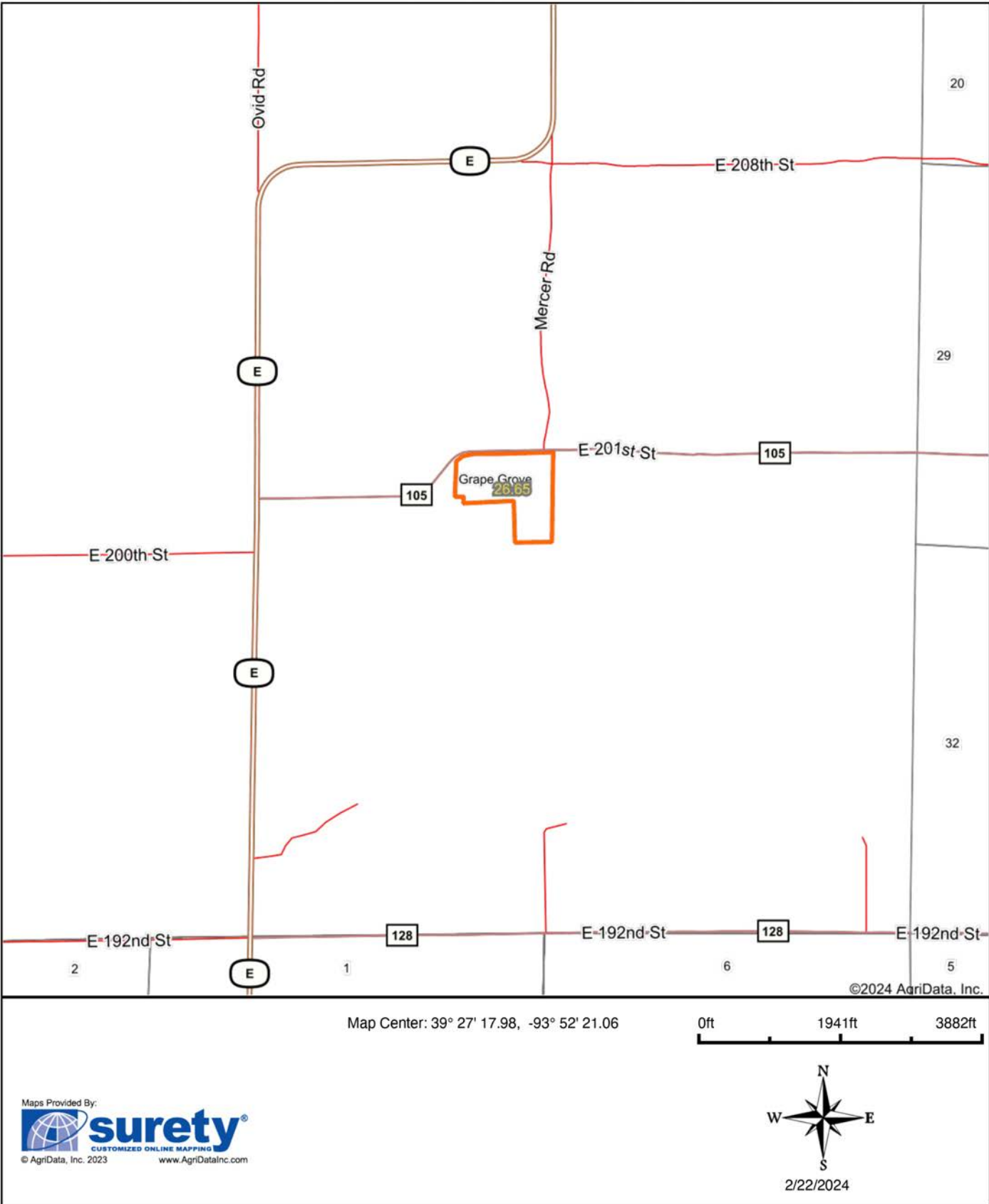
Area Symbol: MO177, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	15.23	57.1%		IIIe	73	73	58
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	4.76	17.9%		IIIe	70	68	59
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	4.39	16.5%		IIIe	64	64	48
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	2.27	8.5%		VIe	34	34	26
Weighted Average					3.26	*n 67.7	*n 67.3	*n 53.8

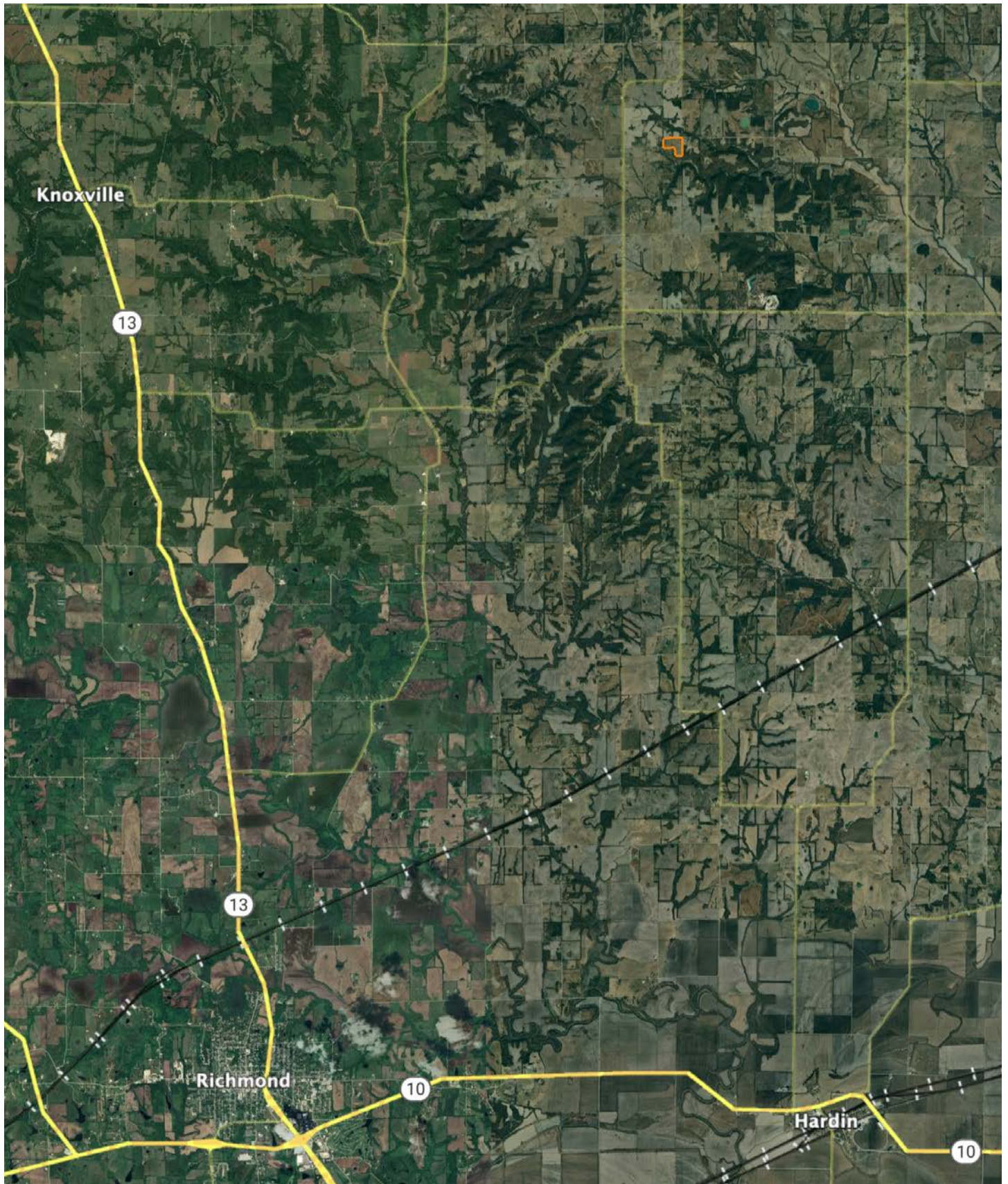
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

ROAD MAP



OVERVIEW MAP



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.



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