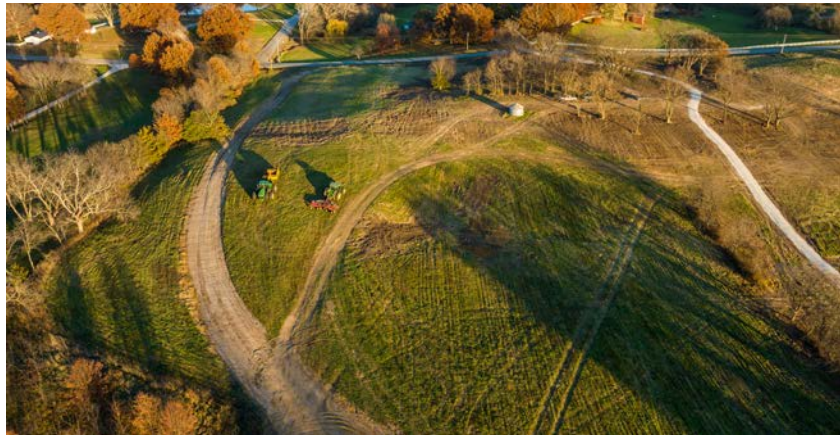


MIDWEST LAND GROUP PRESENTS



# CLAY COUNTY, MO

84.29 ACRES - 5 LOTS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

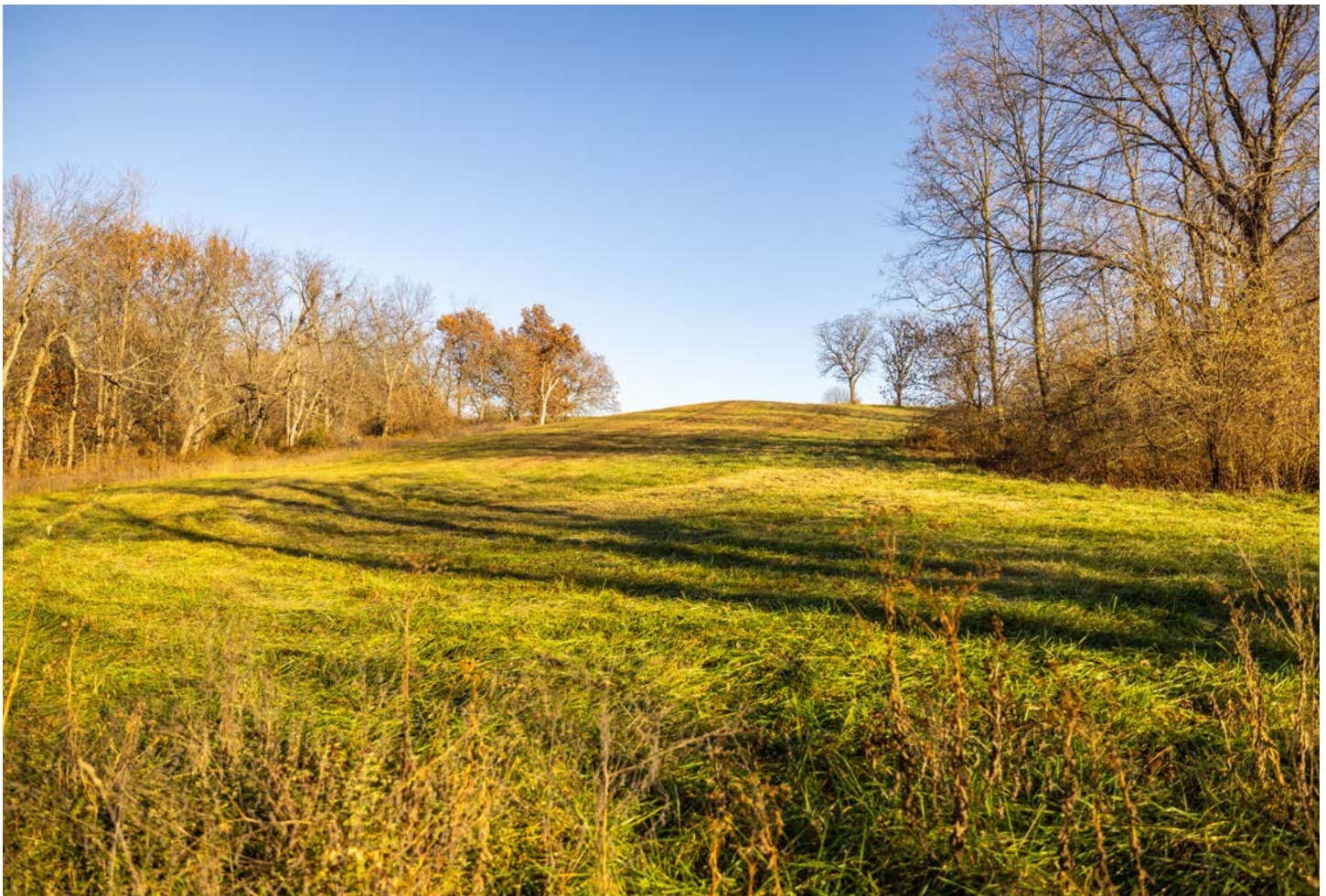
# 5 PREMIER BUILD SITES WITH BLACKTOP FRONTAGE NORTH OF KEARNEY, MISSOURI

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.

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

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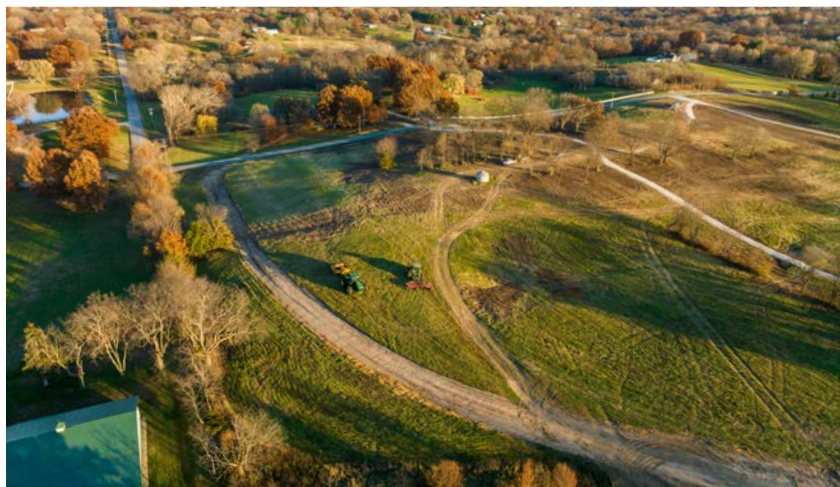
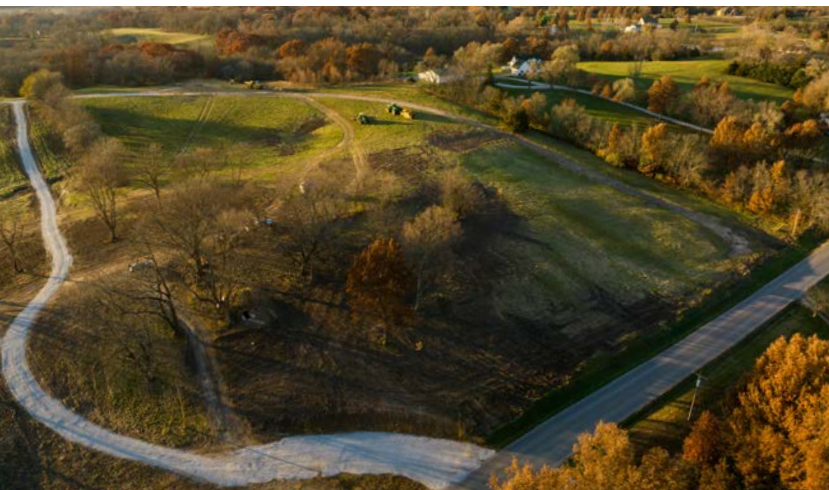
- 5 lots
- Clay County, Missouri
- Kearney, Missouri
- Blacktop frontage
- Kearney School District
- Just minutes north of Kearney, MO
- 20 minute drive to Kansas City
- Beautiful hilltop build sites
- Incredible sunrises and sunsets
- Lush pasture for animals
- Water meter in place
- Electricity located at the road
- Lots with ponds
- Tons of deer and wildlife sign
- Lots with private roads installed
- Lots with very nice timber





# LOT 1 PRICE: \$275,000 | ACRES: 10

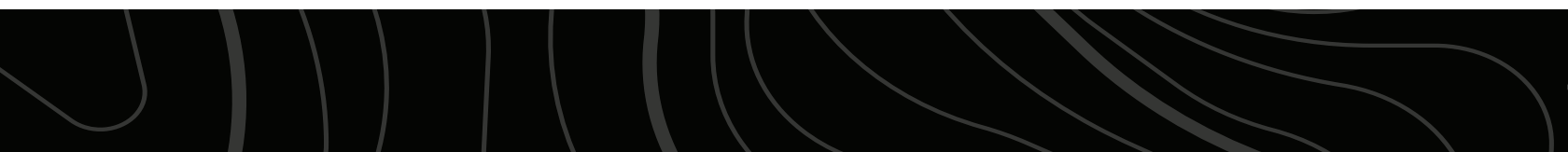
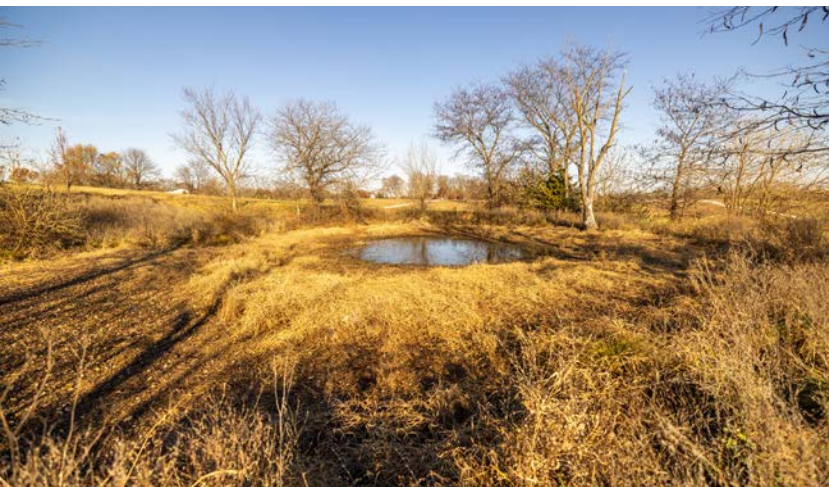
This tract offers a beautiful build site in the middle of the property on top of the hill with the ability to build a pond in the valley behind the home site. It's pretty easy to imagine yourself sitting on your front porch watching the sun come up or sitting on the back deck watching the sun disappear over the horizon.





# LOT 2 PRICE: \$275,000 | ACRES: 10

This tract offers a beautiful build site on top of the hill overlooking the property along with a pond near the back of the property. With a lush stand of grass, there is plenty of space to fence in an area for some animals as well if desired!





**LOT 3** PRICE: **\$275,000** | ACRES: **10**

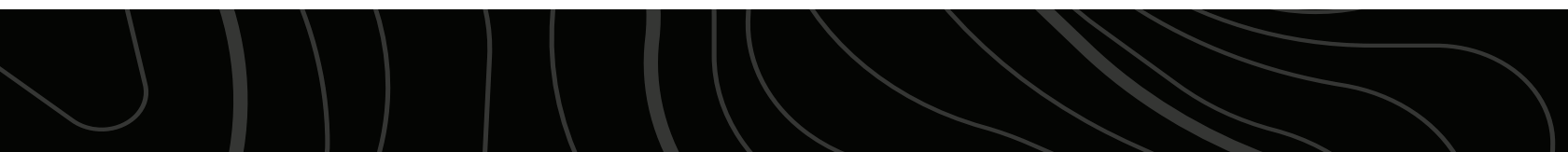
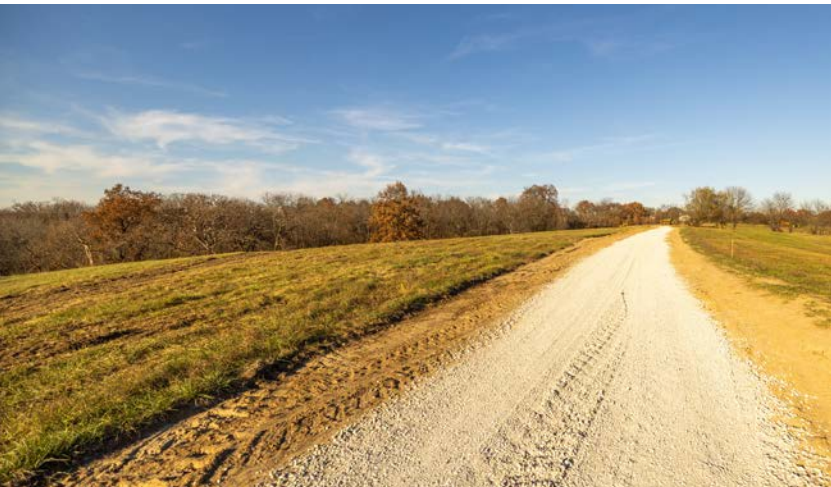
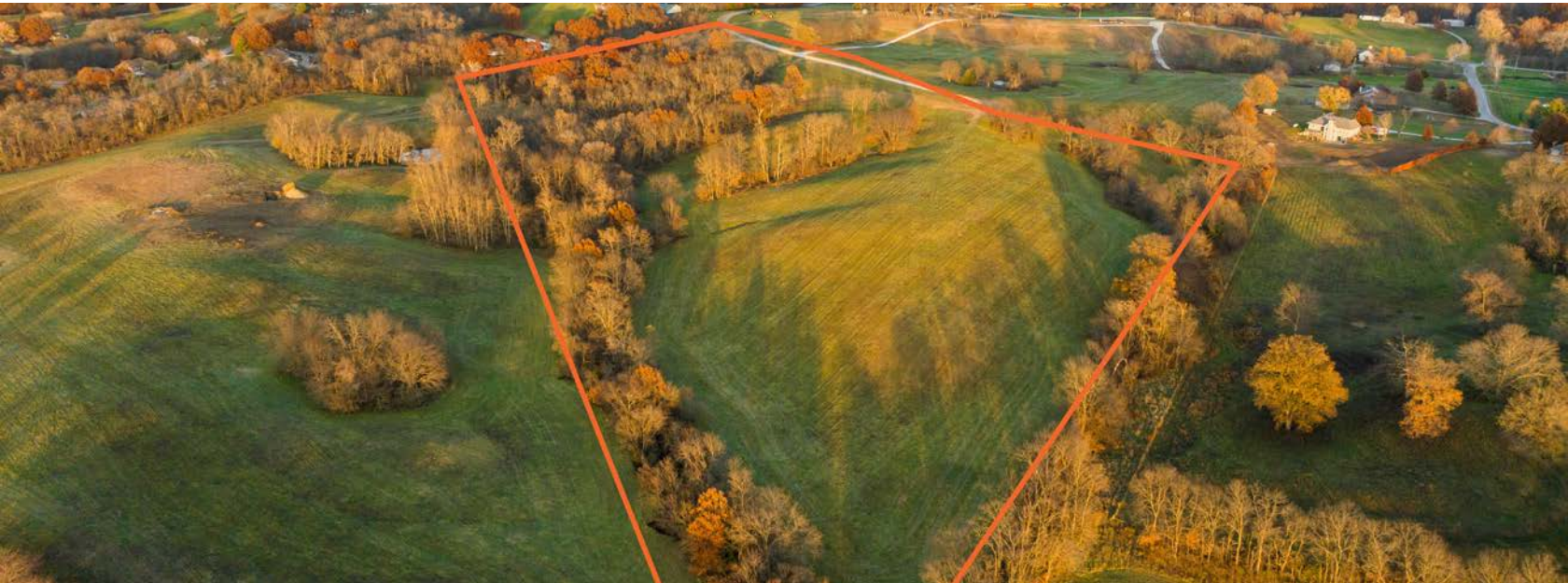
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# LOT 4 PRICE: \$488,700 | ACRES: 27.15

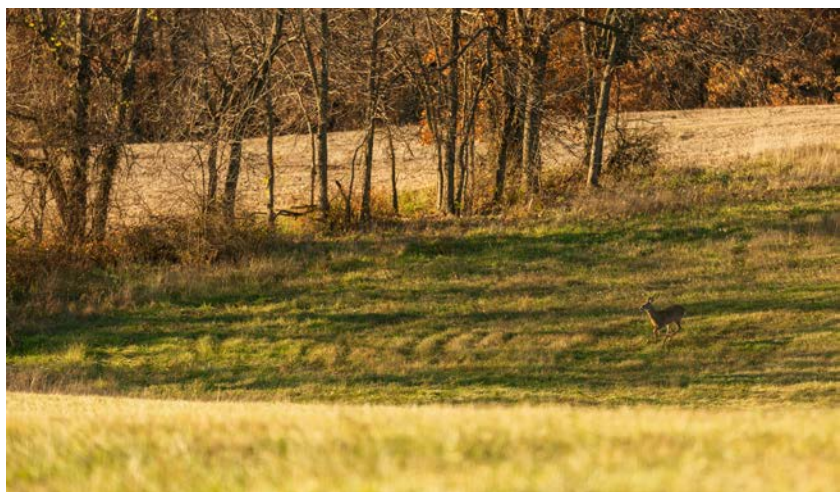
Unlike any build site to hit the market in recent years, this build site will absolutely blow you away! This tract is seclusion at its best! Gravel has already been installed leading you back to the stunning build site.





# LOT 5 PRICE: \$488,520 | ACRES: 27.14

With hilltop views overlooking the Clear Creek bottoms, tremendous recreation, tons of wildlife, two small ponds, and beautiful timber this tract is truly one-of-a-kind! The property is accessed by a newly constructed 1800+ foot long private road!





# BLACKTOP ROAD FRONTAGE

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# UTILITIES AVAILABLE

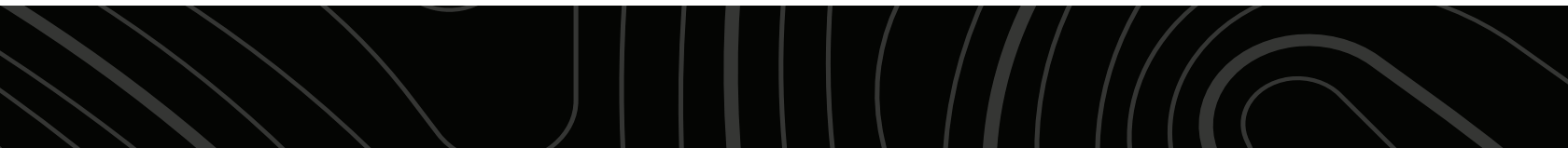
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# LUSH PASTURE

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# TONS OF DEER

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# READY TO BUILD





# AERIAL MAP



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

0ft 432ft 865ft



Maps Provided By:



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www.AgriDataInc.com

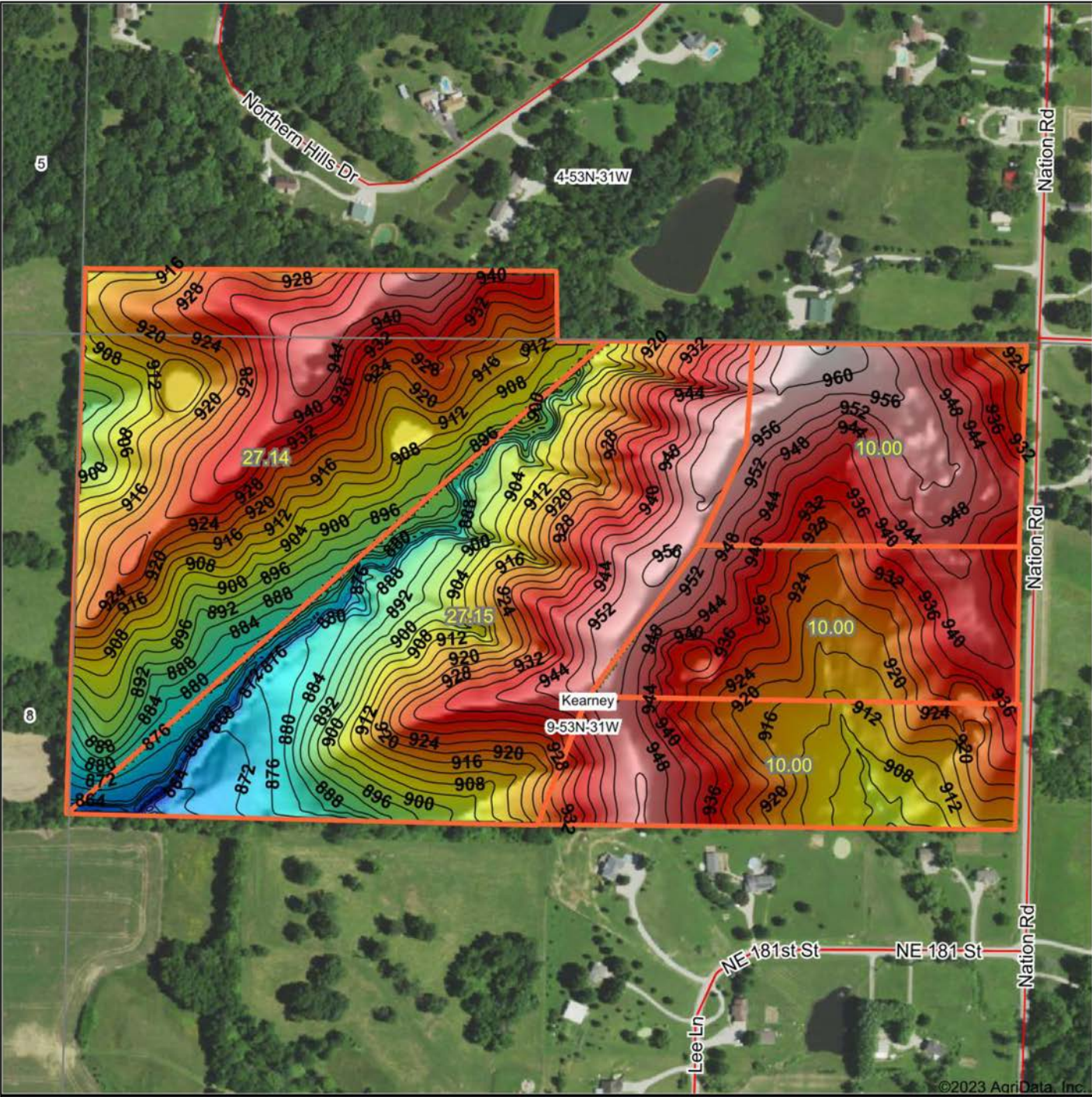
9-53N-31W  
Clay County  
Missouri







11/14/2023



# HILLSHADE MAP

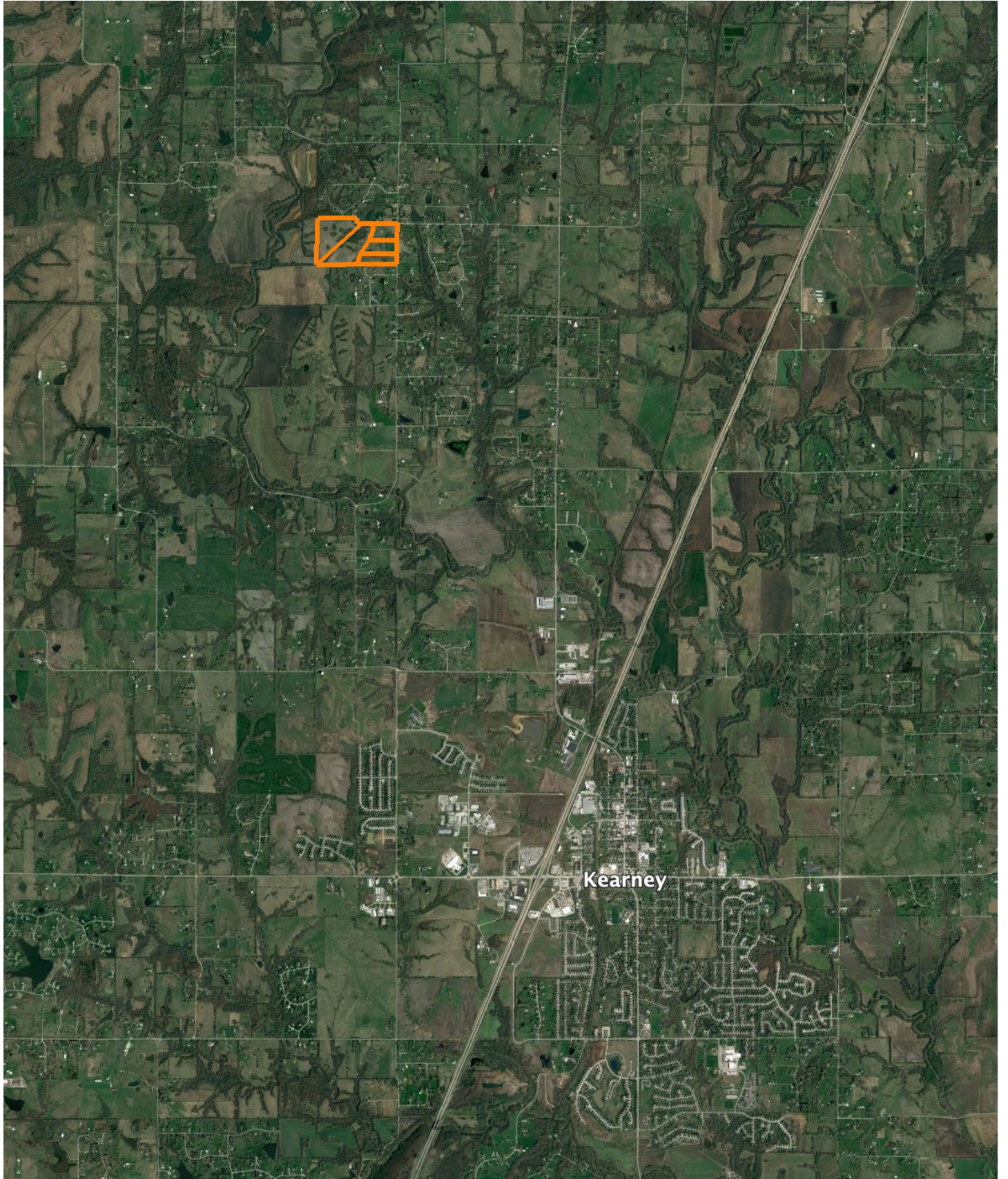


|  |  |  |
|--|--|--|
| <p>Low      Elevation      High</p>   | <p>Source: USGS 3 meter dem<br/>         Interval(ft): 4<br/>         Min: 848.1<br/>         Max: 965.1<br/>         Range: 117.0<br/>         Average: 921.4<br/>         Standard Deviation: 22.51 ft</p> | <p>0ft      427ft      855ft</p>      |
|  <p>Maps Provided By:<br/> <b>surety</b><br/>         CUSTOMIZED ONLINE MAPPING<br/>         © AgriData, Inc. 2023      www.AgriDataInc.com</p> |  <p>11/14/2023</p>  | <p><b>9-53N-31W</b><br/> <b>Clay County</b><br/> <b>Missouri</b></p> <p>Boundary Center: 39° 25' 30.25, -94° 23' 36.66</p> |



# OVERVIEW MAP

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# AGENT CONTACT

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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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