

MIDWEST LAND GROUP PRESENTS



CLAY COUNTY, MO

54.29 ACRES



MidwestLandGroup.com

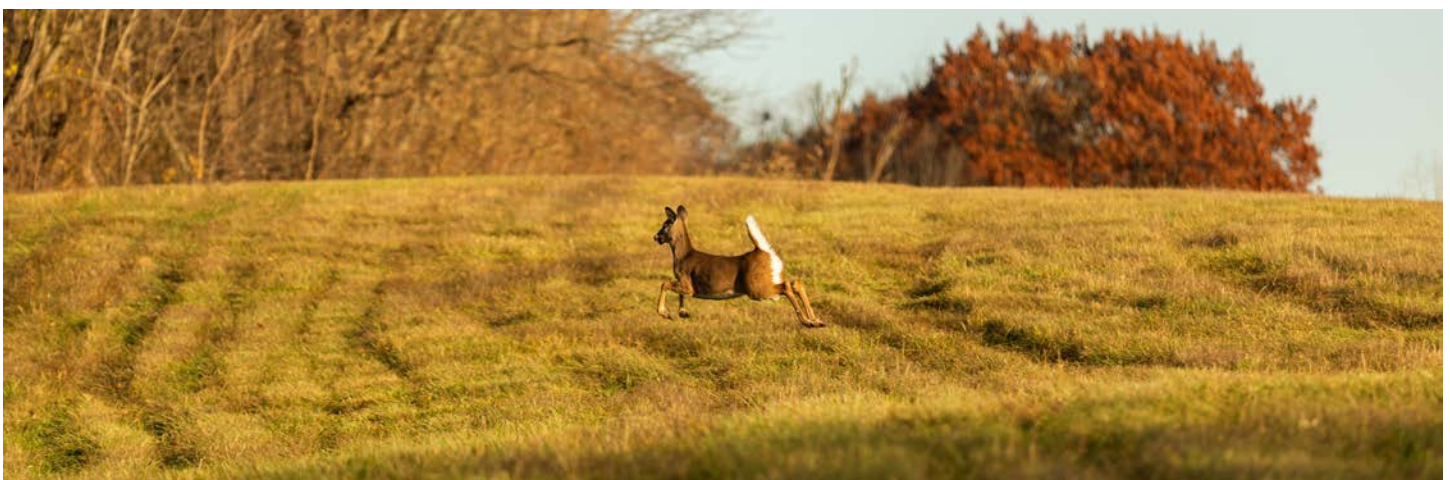
MIDWEST LAND GROUP IS HONORED TO PRESENT

MULTIPLE PREMIER HILTOP BUILD SITES OVERLOOKING CLEAR CREEK BOTTOMS

Looking for absolute seclusion close to Kansas City with tremendous recreation and picturesque build sites? This 54.29 acres includes all of lots 4 & 5 of Maloney Meadow. This tract is located in a highly desirable area along Nation Road, just a few miles north of Kearney, Missouri, just a short 20-minute drive to Kansas City, and in the highly accredited and sought-after Kearney School District. Unlike any build site to hit the market in recent years in Clay County, this build site will absolutely blow you away! With multiple massive hilltop views overlooking the Clear Creek bottoms to the south and west, tremendous recreation, tons of wildlife, multiple ponds, and beautiful timber this tract is truly one-of-a-kind! Never have I seen a listing in Clay County with this type of privacy, massive hills, and insane views! With the number of ridge tops easily accessed on this property it creates a number of different areas to build a home and a large shop if desired. The property is accessed by its own newly constructed private driveway! This tract is

seclusion at its best! Gravel has already been installed leading you back to this stunning, completely secluded build site. Electricity, public water, and fiber internet are all located along Nation Road for easy access as well. If you're looking for additional acreage Lot 3 along Nation Road which is 10 acres is located on the east side of this tract and could also be purchased together totaling 64.29 acres!

The seller spent weeks running an entire fleet of heavy machinery at the property 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.



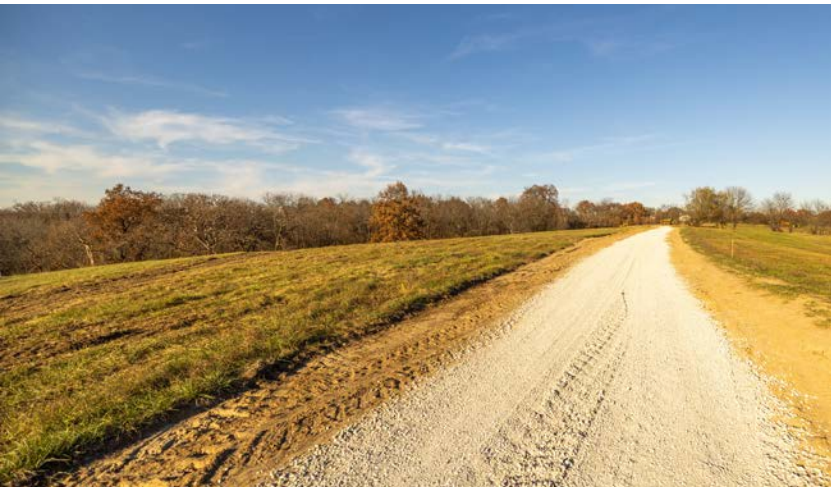
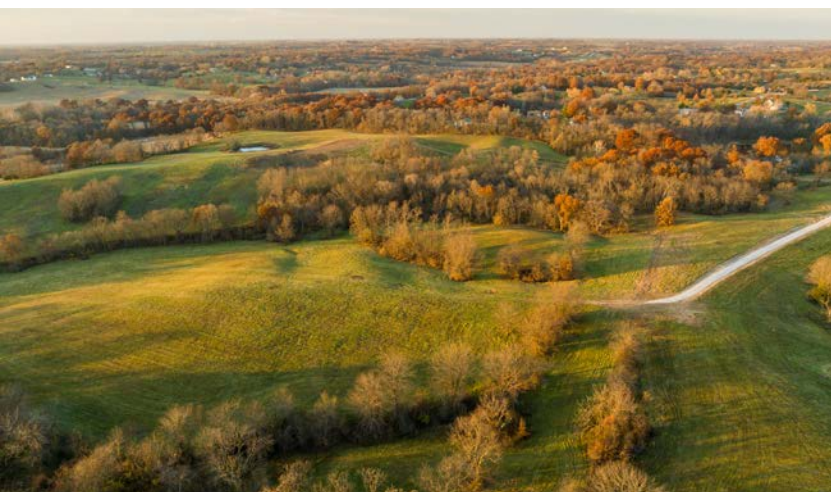
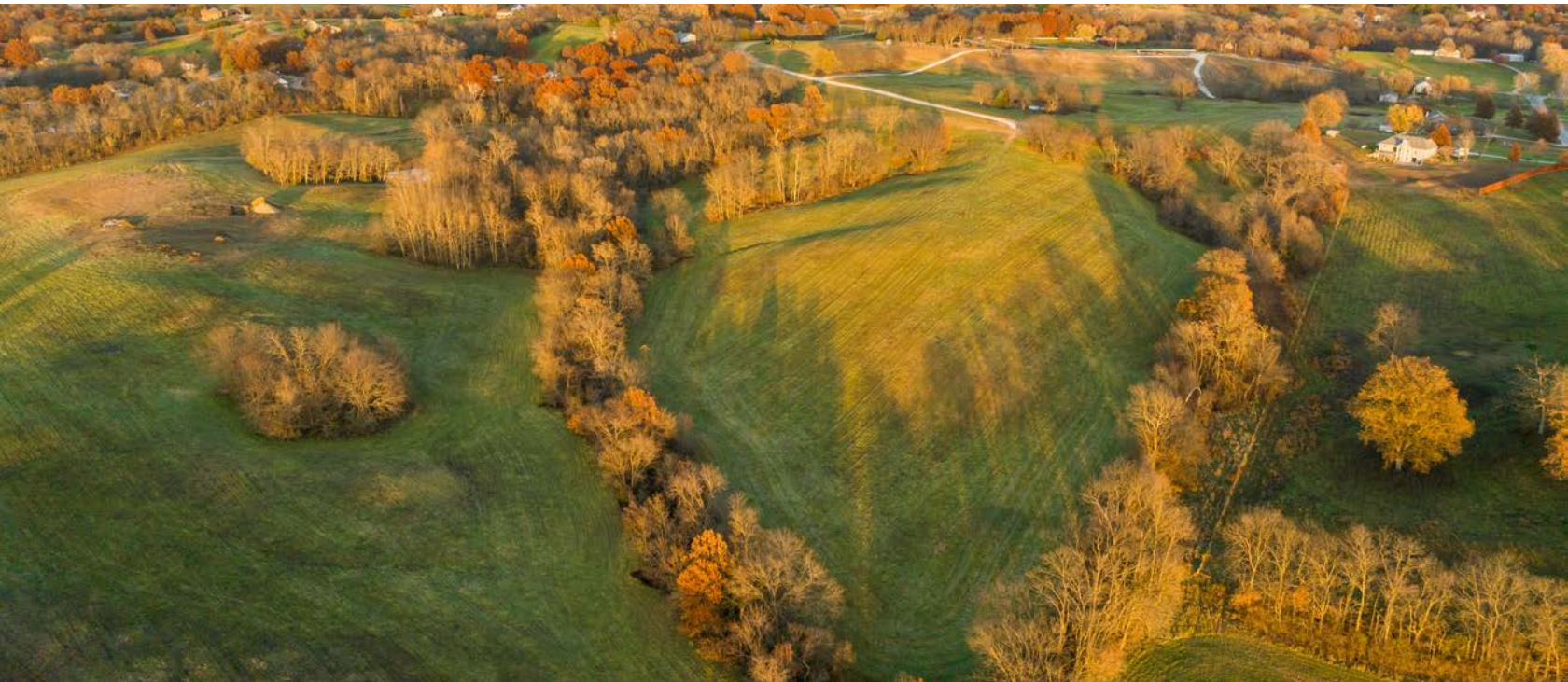
PROPERTY FEATURES

PRICE: **\$868,640** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **54.29**

- 54.29 +/- surveyed acres
- Includes Lots 4 & 5 of Maloney Meadow
- Kearney, MO
- Blacktop frontage
- No covenants or restrictions
- Kearney School District
- Incredible build sites
- Just minutes north of Kearney, MO
- 20 minute drive to Kansas City
- Beautiful hilltop build site
- Overlooks Clear Creek to the south and west
- Incredible sunrises and sunsets
- Multiple ponds
- Lush pasture for livestock or hay
- Water, electricity, and fiber located at the road
- Private driveway installed for private access
- Massive elevation changes
- Loads of recreation
- Tons of deer and wildlife sign
- Very nice timber



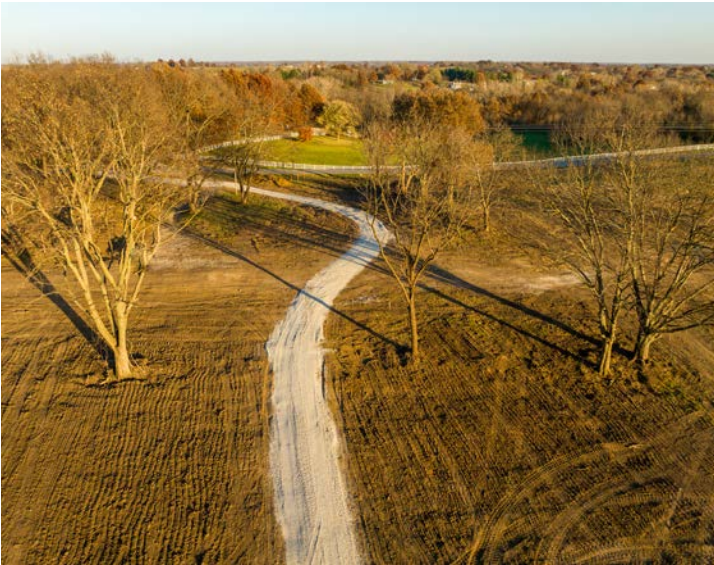
54.29 +/- SURVEYED ACRES



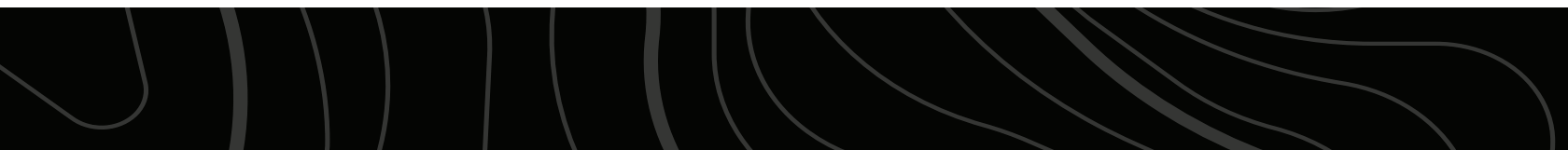
BEAUTIFUL HILLTOP BUILDSITES



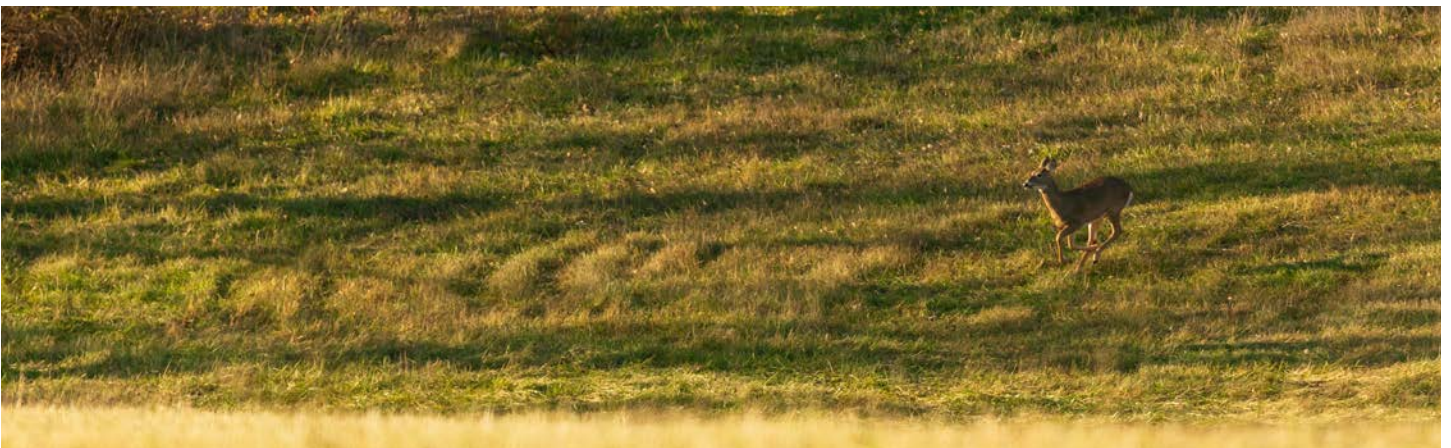
READY TO BUILD



LUSH PASTURE



TONS OF DEER



AERIAL MAP



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Boundary Center: 39° 25' 30.39, -94° 23' 41.61



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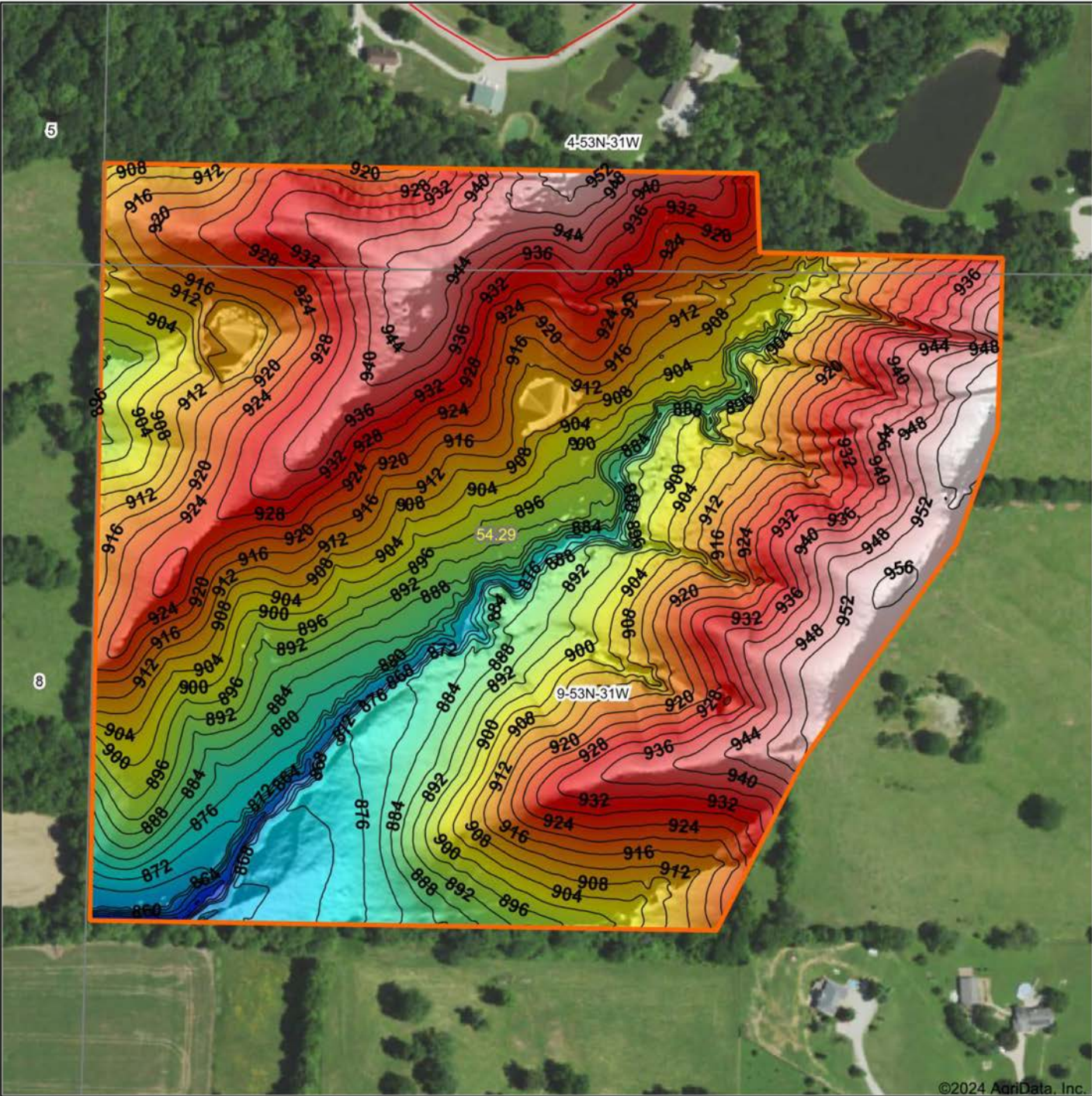
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9-53N-31W
Clay County
Missouri

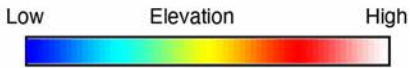


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HILLSHADE MAP

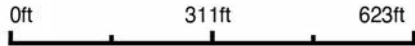


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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 4
 Min: 844.9
 Max: 959.2
 Range: 114.3
 Average: 913.9
 Standard Deviation: 22.57 ft

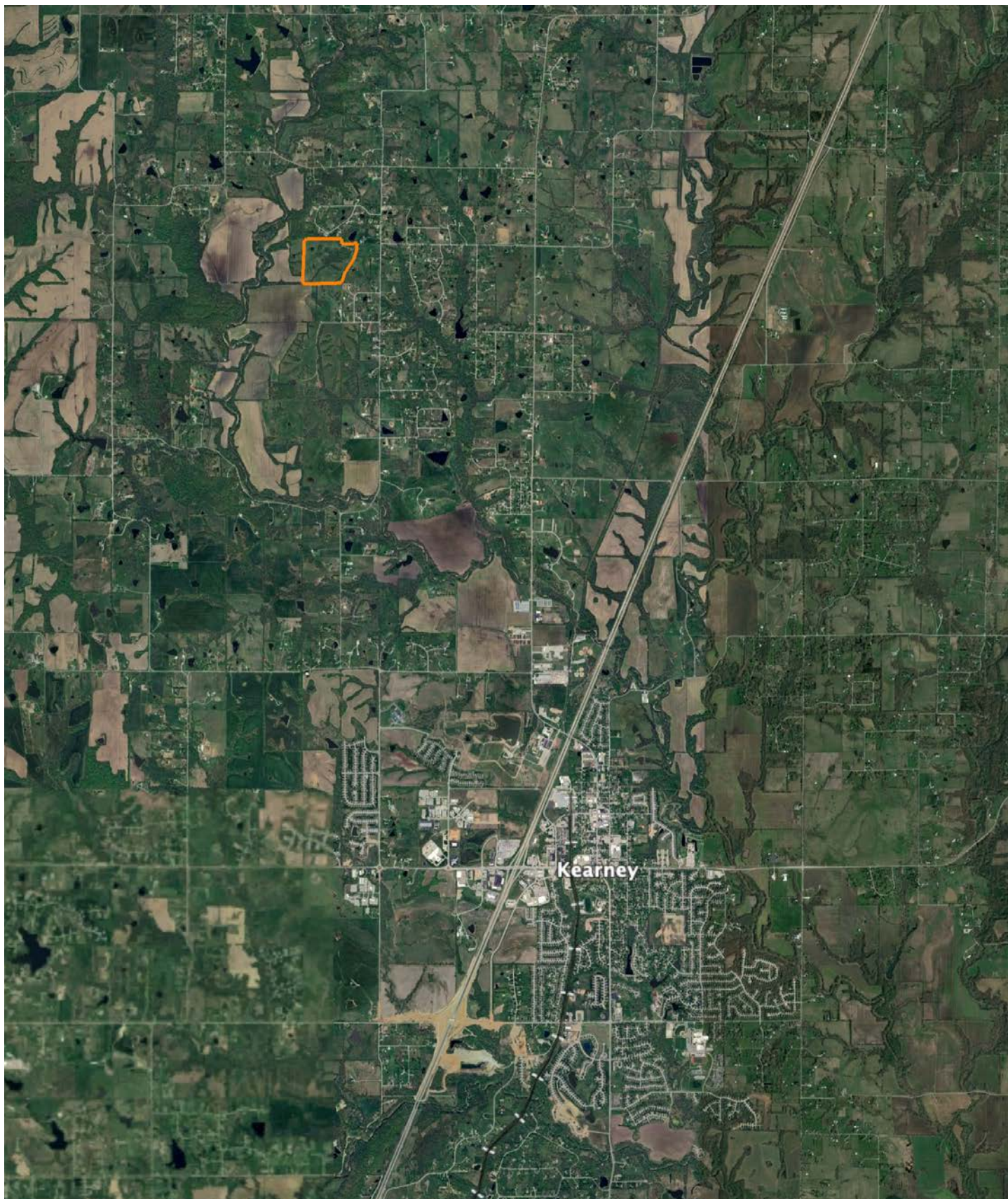


3/25/2024

9-53N-31W
Clay County
Missouri

Boundary Center: 39° 25' 30.39, -94° 23' 41.61

OVERVIEW MAP



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

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MidwestLandGroup.com

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