

MIDWEST LAND GROUP PRESENTS

30.75 ACRES IN

RAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TRACT 1 PREMIER BUILD SITE ON 13 HIGHWAY WITH RECREATION

Build sites of this size and caliber with this much recreation rarely come available! We are offering two separate tracts featuring stunning build sites! Tract 1 is 15.005 surveyed acres. The additional tract available is 15.745 surveyed acres. These properties are located right on 13 Highway just 7.5 miles north of Richmond, Missouri, just 40 minutes east of Kansas City, Missouri and lie in the Richmond School District. These tracts are some of the nicest tracts of their size that I have come across and had the opportunity to market! This tract offers a premier hilltop build site 400' off the highway with spectacular views, beautiful timber, tons of deer sign, rolling terrain, great road frontage, and a newly installed MODOT-approved driveway entrance. This

tract allows you to build your dream home in a quiet country setting where you can hunt, shoot, and use recreationally while offering quick access to KC when needed. Water, electricity, and fiber internet are all available at the road. Ray County Public Water Supply District #2's engineers have completed the hydraulic study and water meter availability has been guaranteed for each tract. Finding a tract this size with this kind of recreation with a premier build site is almost impossible to find. This is a special tract of land and you will see why after touring the property! It is everything and more than most want in a build site! For additional information or to schedule a private showing please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

PRICE: **\$169,500** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **15.005**

- Richmond, MO
- Richmond School District
- 40 minutes to Kansas City, MO
- 7 minutes north of Richmond, MO
- Stunning hilltop build site 400' off the highway
- Mature timber
- Water, electricity, and fiber at the road
- New MODOT-approved driveway entrance
- Ready to build on immediately
- Tons of wildlife sign
- Great road frontage on Highway 13
- Recently surveyed showing clear boundary lines



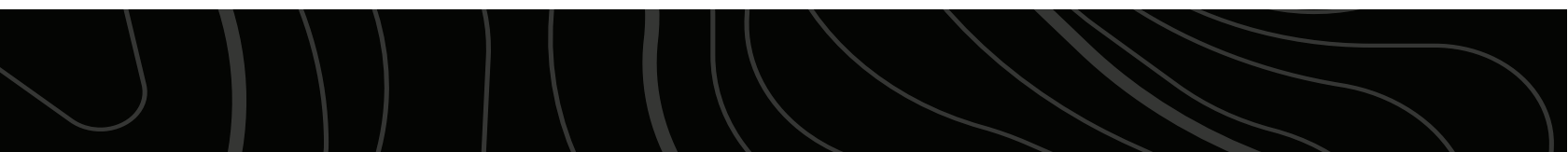
15.005 SURVEYED ACRES



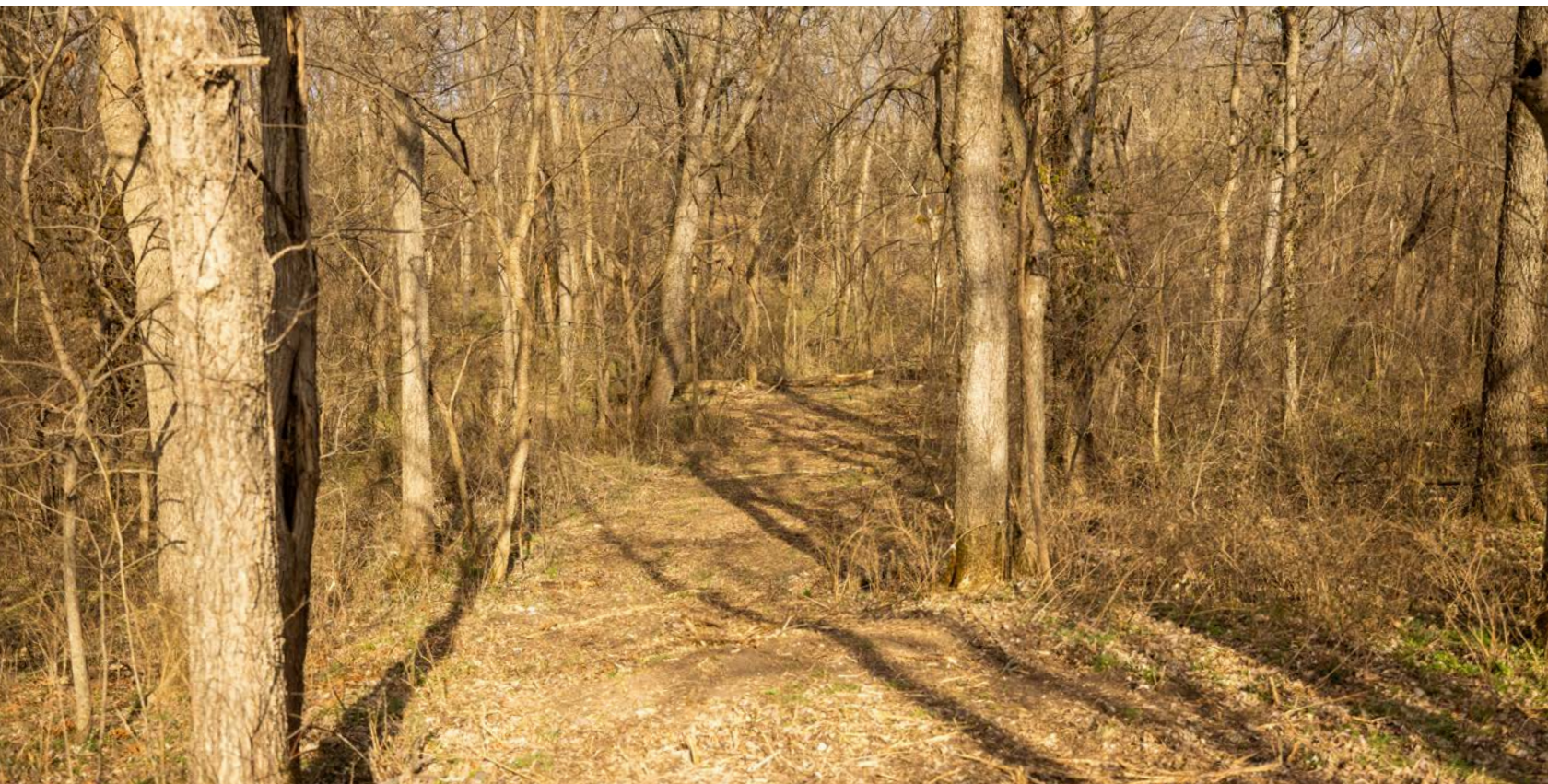
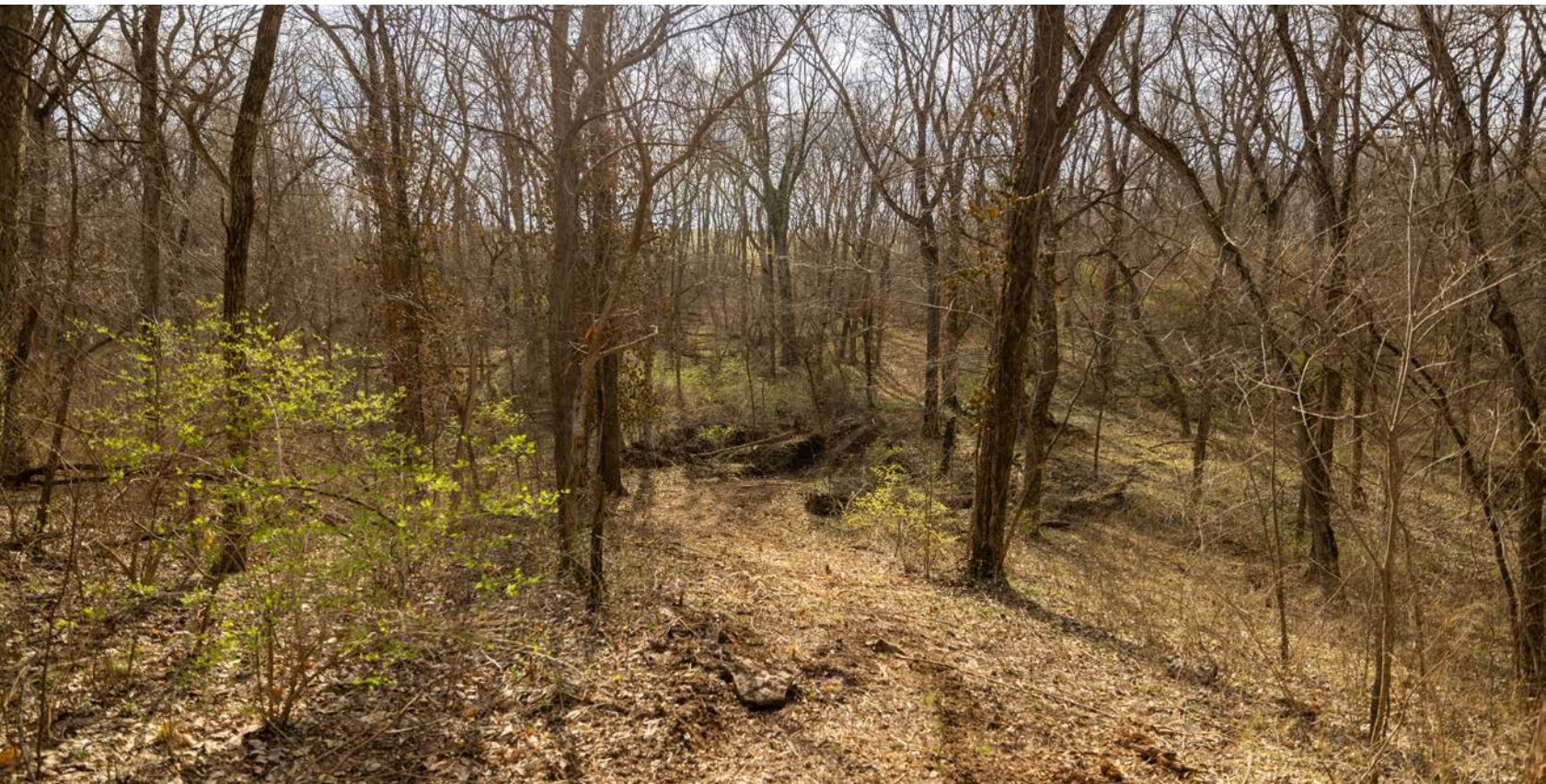
TONS OF WILDLIFE SIGN



HILLTOP BUILD SITE WITH ROAD FRONTAGE



MATURE TIMBER



MIDWEST LAND GROUP IS HONORED TO PRESENT

TRACT 2 PREMIER BUILD SITE ON 13 HIGHWAY WITH RECREATION

Build sites of this size and caliber with this much recreation rarely come available! We are offering two separate tracts featuring stunning build sites! Tract 2 is 15.745 surveyed acres. The additional tract available is 15.005 surveyed acres. These properties are located right on 13 Highway just 7.5 miles north of Richmond, Missouri, just 40 minutes east of Kansas City, Missouri, and lie in the Richmond School District. These tracts are some of the nicest tracts of their size that I have come across and had the opportunity to market! This tract offers a premier hilltop build site 500' off the highway with spectacular views, beautiful timber, tons of deer sign, rolling terrain, great road frontage, and a newly installed MODOT-approved driveway entrance! This

tract allows you to build your dream home in a quiet country setting where you can hunt, shoot, and use recreationally while offering quick access to Kansas City when needed. Water, electricity, and fiber internet are all available at the road. Ray County Public Water Supply District #2's engineers have completed the hydraulic study and water meter availability has been guaranteed for each tract. Finding a tract this size with this kind of recreation with a premier build site is almost impossible to find! This is a special tract of land and you will see why after touring the property! It is everything and more that most want in a build site! For additional information or to schedule a private showing please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

PRICE: **\$177,500** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **15.745**

- Richmond, MO
- Richmond School District
- 40 minutes to Kansas City, MO
- 7 minutes north of Richmond, MO
- Stunning hilltop build site 500' off the highway
- Water, electricity, and fiber at the road
- New MODOT-approved driveway entrance
- Ready to build on immediately
- Tons of wildlife sign
- Great road frontage on Highway 13
- Recently surveyed showing clear boundary lines



15.745 SURVEYED ACRES



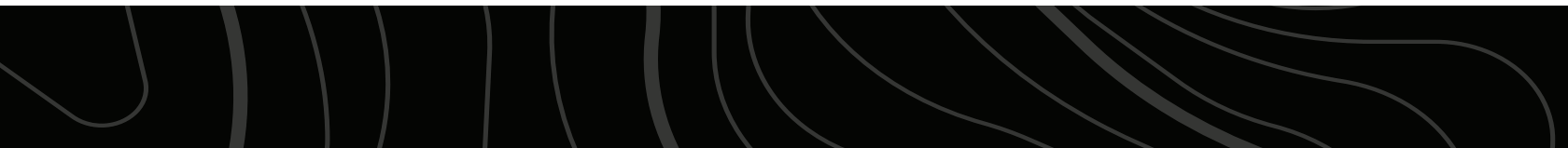
ROAD FRONTAGE WITH NEW ENTRANCE



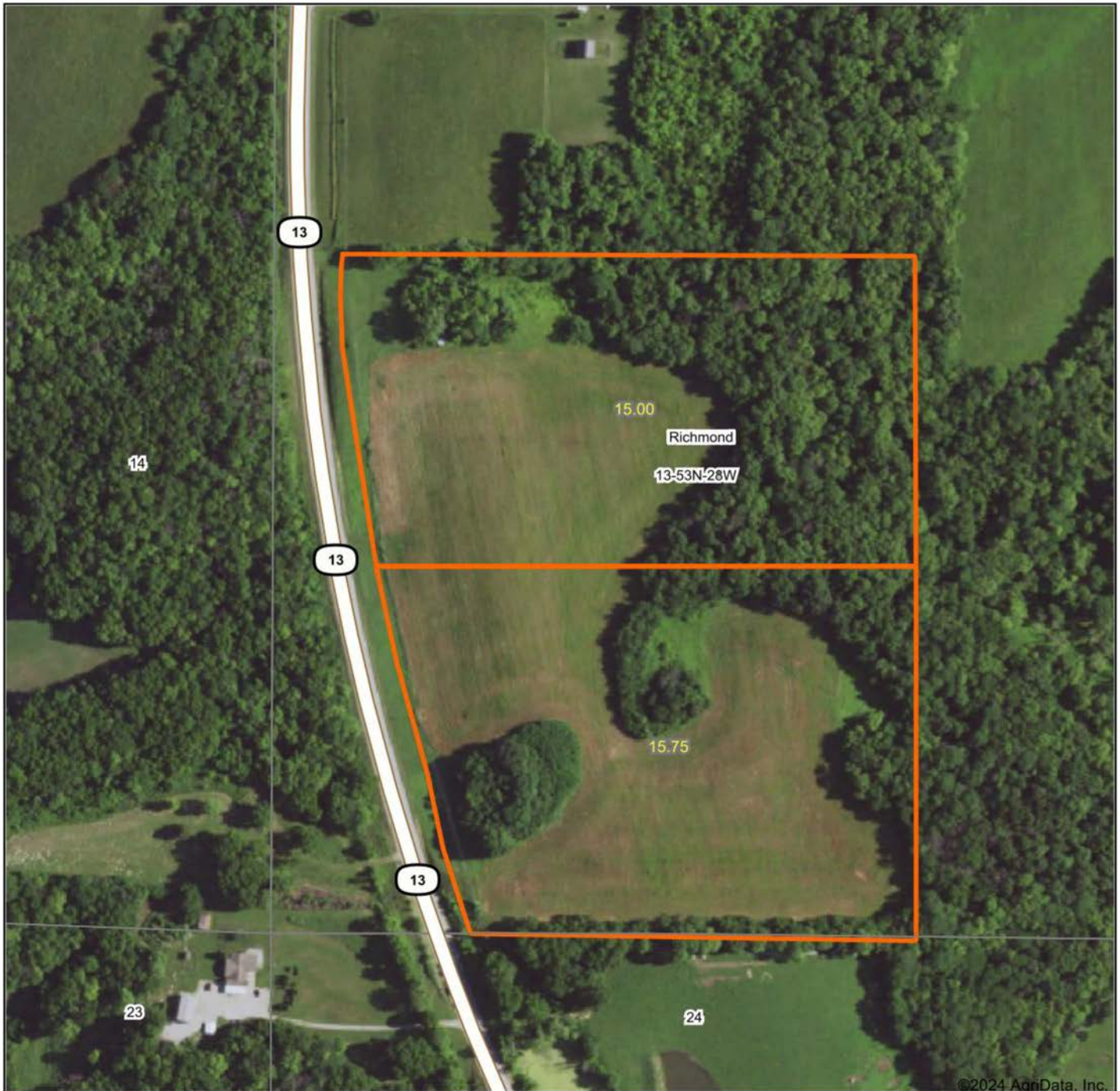
STUNNING HILLTOP BUILD SITE



TONS OF WILDLIFE SIGN



AERIAL MAP



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Boundary Center: 39° 23' 45.04, -94° 0' 1.41



Maps Provided By:



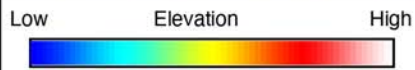
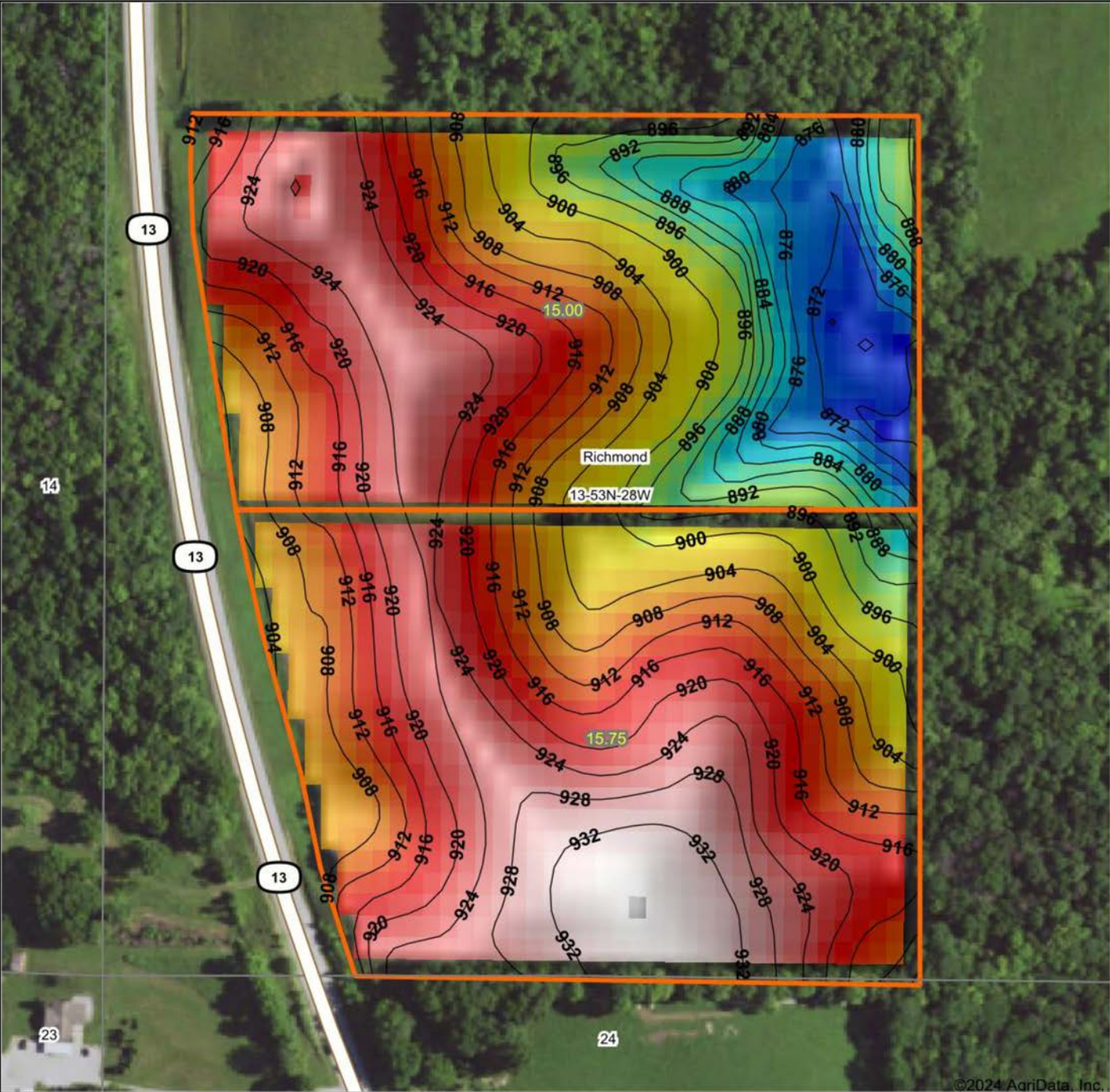
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13-53N-28W
Ray County
Missouri



3/11/2024

HILLSHADE MAP

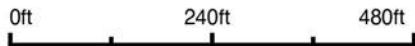


Maps Provided By:



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Source: USGS 10 meter dem
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 Min: 864.9
 Max: 934.9
 Range: 70.0
 Average: 910.0
 Standard Deviation: 16.37 ft

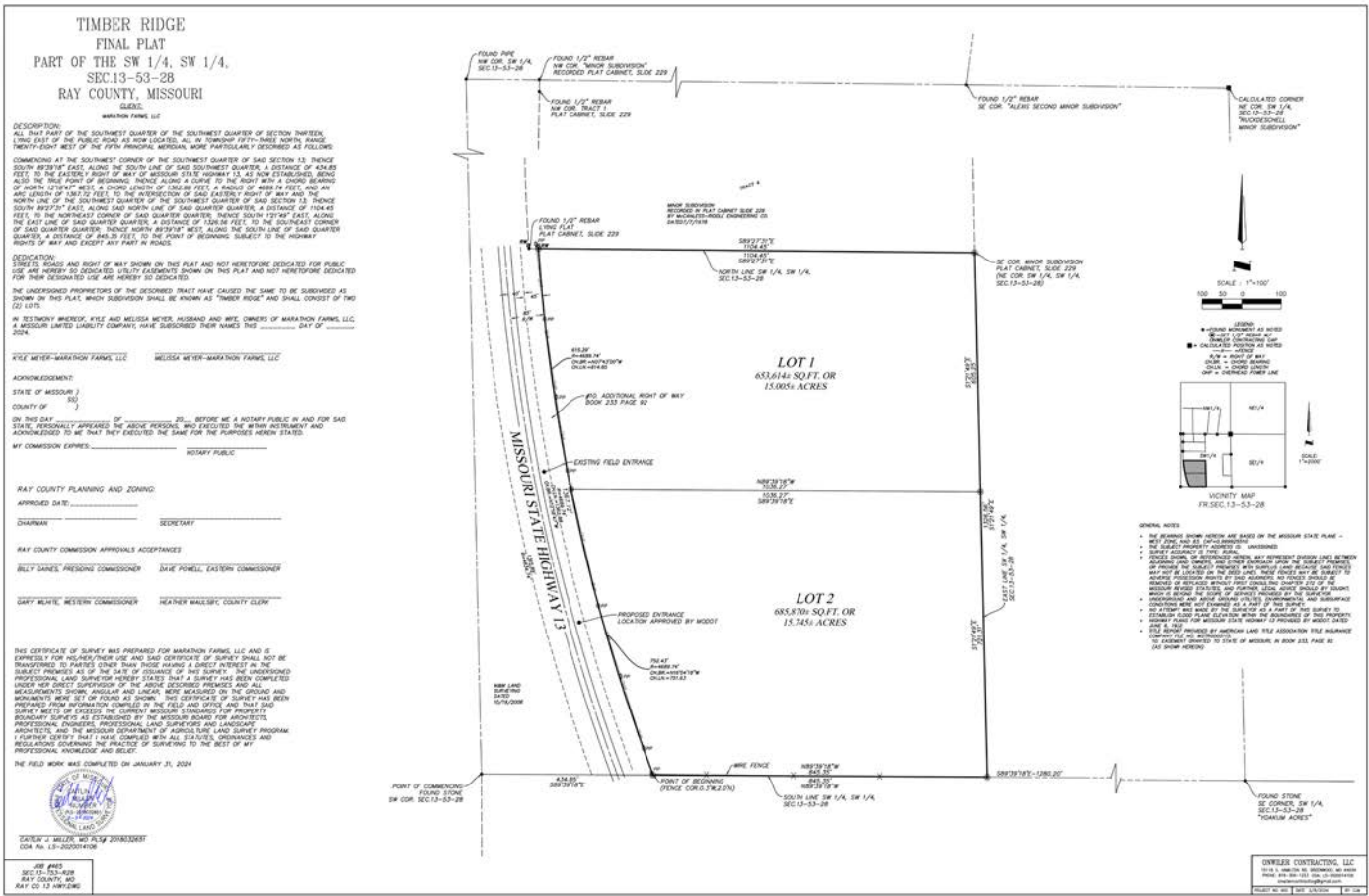


3/11/2024

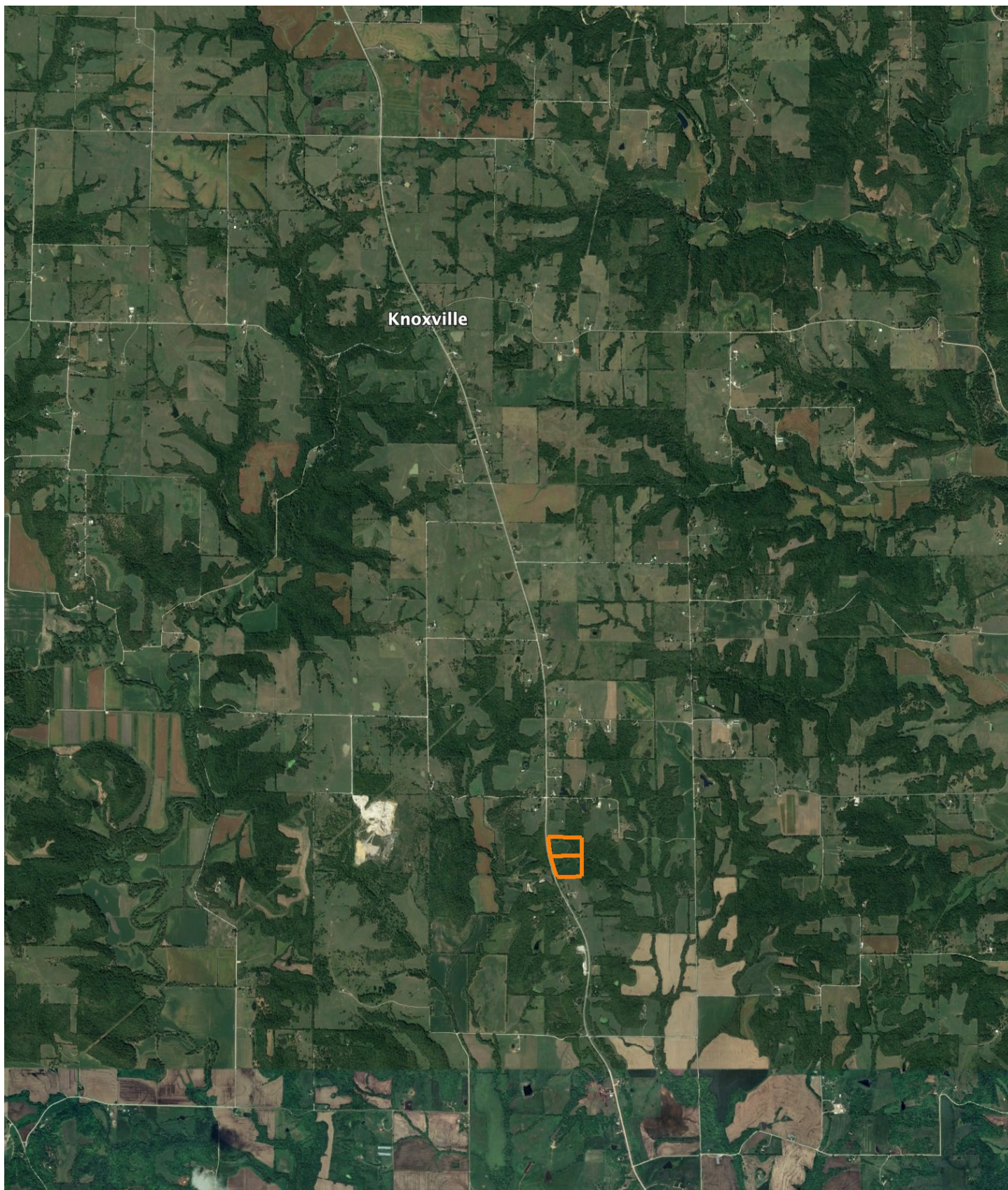
13-53N-28W
Ray County
Missouri

Boundary Center: 39° 23' 45.04, -94° 0' 1.41

PLAT MAP



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,
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