

MIDWEST LAND GROUP PRESENTS

12.44 ACRES

RAY COUNTY, MO

REYNOLDS ROAD, ORRICK, MISSOURI, 64077



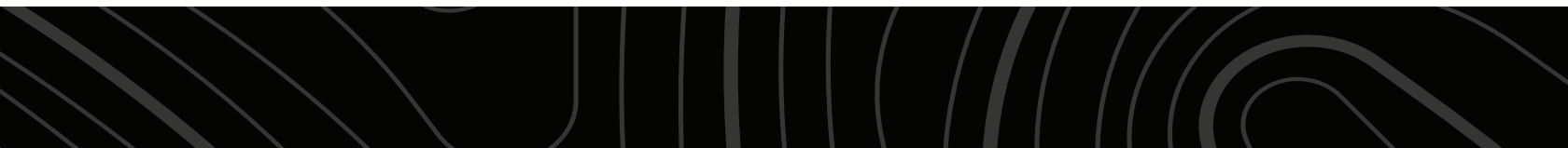
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILT LOT ON A QUIET ROAD

This property is a stunning build location and hobby farm in an excellent location. Located 5 miles north of Orrick, Missouri on a quiet road a short drive off blacktop. This property offers 12.44 total acres which includes approximately 10 acres of level grassland, a one acre pond, timber on the perimeters, and a creek winding along the western boundary. As you pull up to the property you immediately notice how well-maintained the property has been and the new wood fence along Reynolds Road. With the ability to install a gated entrance in the existing fence with a home tucked back overlooking the pond and creek, this property will be a gorgeous home site for a new owner.

The property would offer an excellent hobby farm with the grassland laying predominately level and having excellent, fertile soils, it would be an ideal place for rotational grazing or cropland. The stocked pond is a great place for kids to fish and the creek lacing the western boundary is a fun place to explore. The creek is a wet weather creek that holds water 95% of the time and serves as a tributary to Bogart Creek. This property is a great location allowing a buyer to be tucked off the busy highway but still close to town. It offers recreational and farm use and would be an absolutely beautiful build site. Call Will Wiest for additional information!



PROPERTY FEATURES

PRICE: **\$162,500** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **12.44**

- Beautiful build site and hobby farm
- Located 5 miles north of Orrick, Missouri
- Partially fenced with new wood fence on east side
- 10 +/- acres of lush grass used currently for hay
- One stocked pond approximately 1 acre in size
- Large creek that feeds into Bogart Creek on west boundary
- Evergy Electric runs alongside Reynolds Road
- Public Water District 2 is available
- Bright Speed fiber cable available
- 1 mile from blacktop Rte O
- 5 miles north of Hwy 210
- Orrick School District
- Property boundary and acreage subject to P&Z plat approval
- A survey will be provided by the seller prior to closing



BEAUTIFUL BUILD SITE



1 +/- ACRE STOCKED POND



LARGE CREEK



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 39° 16' 59.63, -94° 9' 39.46

0ft 202ft 405ft



Maps Provided By:



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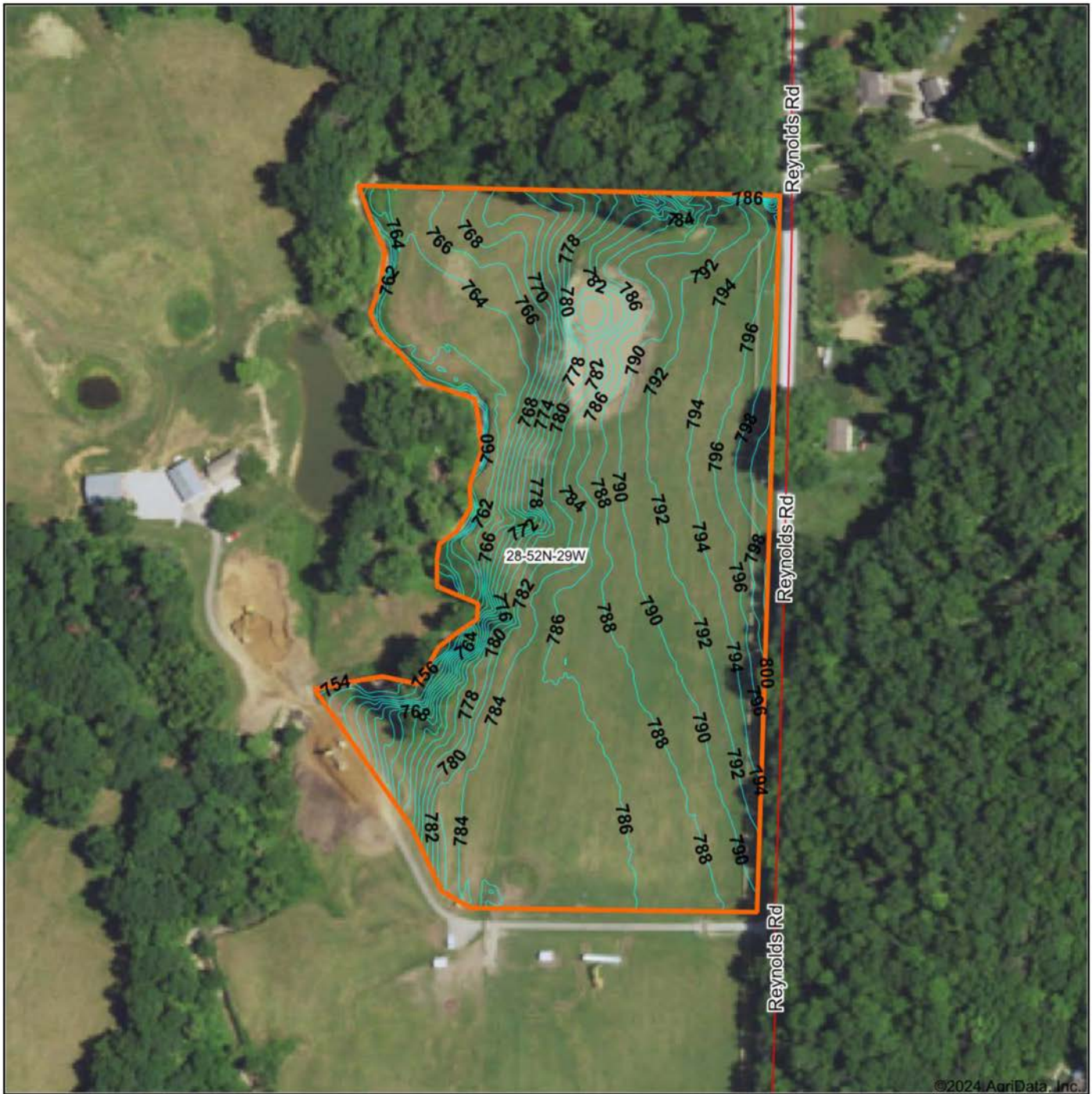
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28-52N-29W
Ray County
Missouri



6/17/2024

TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 752.3

Max: 801.8

Range: 49.5

Average: 782.2

Standard Deviation: 11.19 ft

0ft 235ft 471ft



5/30/2024

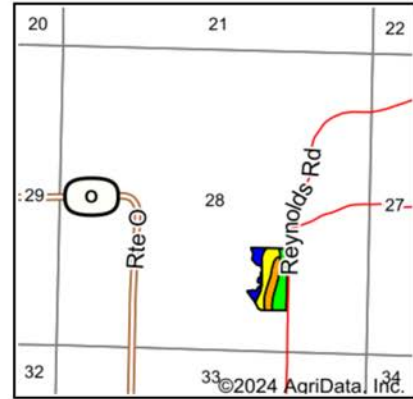
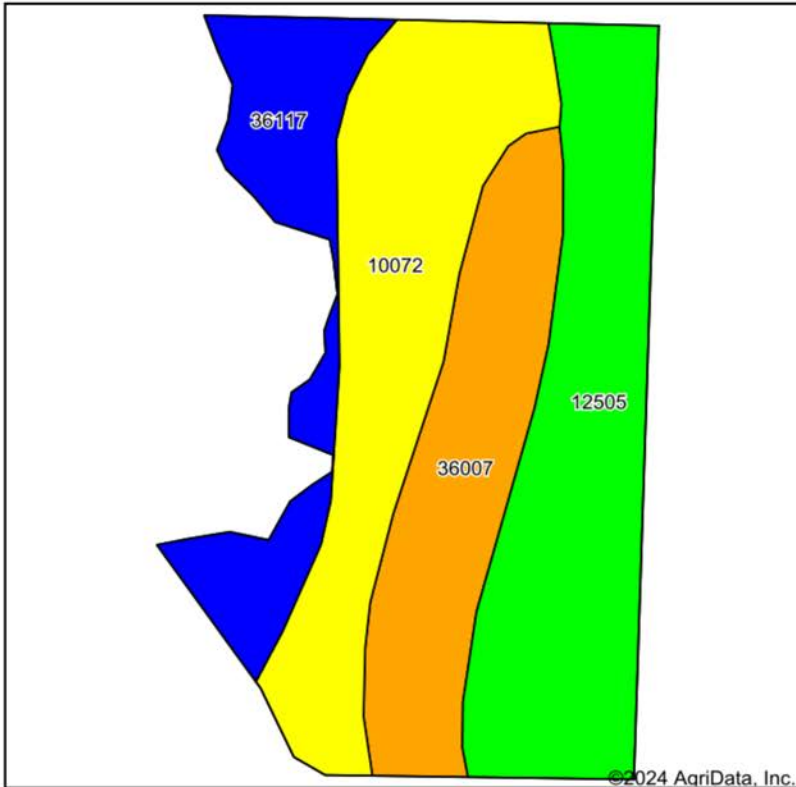
28-52N-29W

Ray County

Missouri

Boundary Center: 39° 16' 59.49, -94° 9' 39.52

SOIL MAP



State: **Missouri**
 County: **Ray**
 Location: **28-52N-29W**
 Township: **Fishing River**
 Acres: **13.4**
 Date: **5/30/2024**



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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
12505	Wiota silt loam, 0 to 2 percent slopes	4.35	32.4%		Iw	87	85	86
10072	Ladoga silt loam, 9 to 14 percent slopes, eroded	4.00	29.9%		IVe	57	57	45
36007	Bremer silt loam, 0 to 2 percent slopes, occasionally flooded	2.97	22.2%		IIIw	87	87	71
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.08	15.5%		IIw	80	80	78
Weighted Average					2.49	*n 77	*n 76.3	*n 69.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

5/30/2024

Mapped Acres:

13.4

Actual Acres:

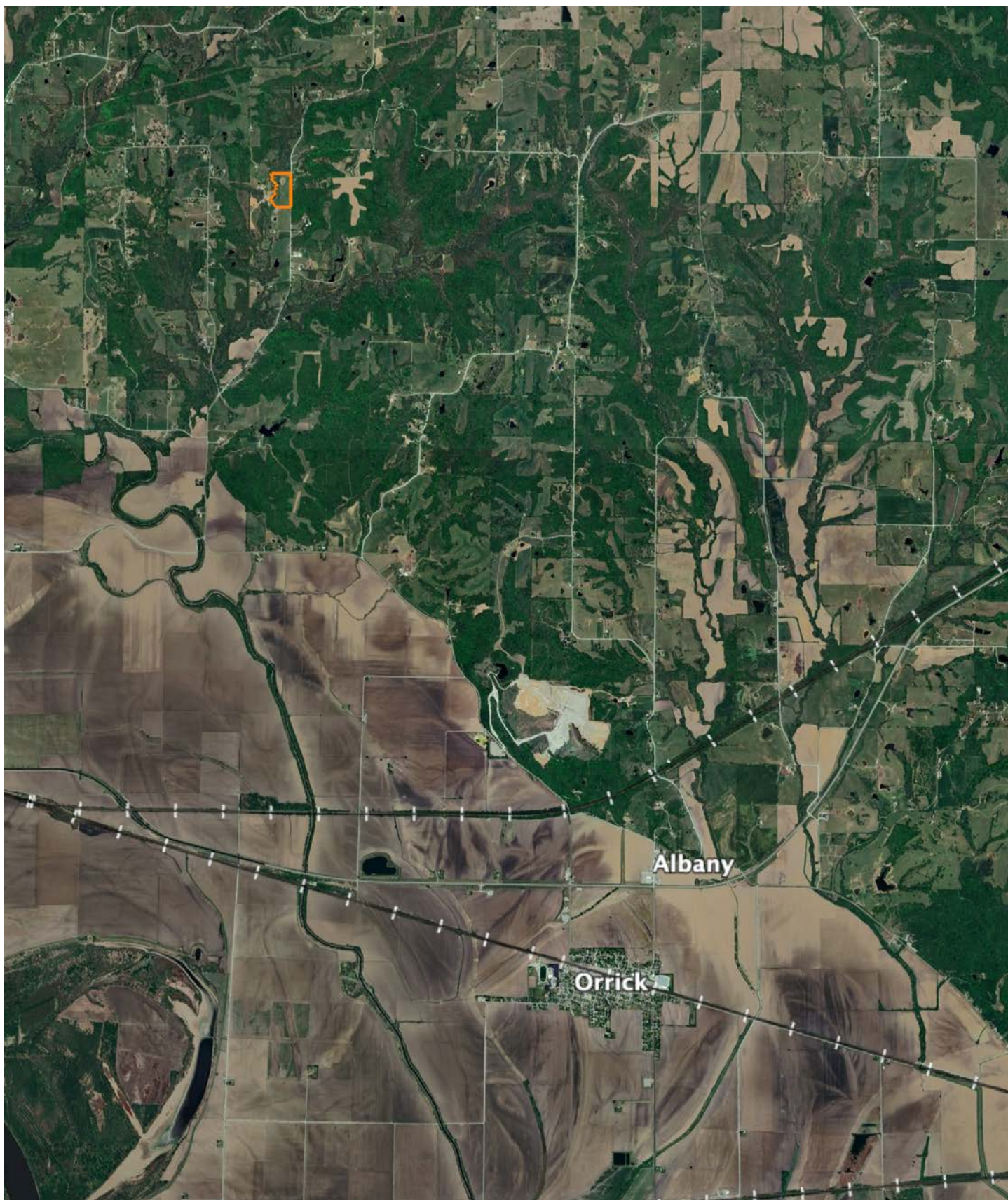
13.4



Maps Provided By:



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,
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