

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

CLAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 30 ACRE BUILD SITE IN CLAY COUNTY

Are you tired of the cookie-cutter build sites of open pasture with no ability to hunt, fish, or build your dream hobby farm? Well, this property is the one for you! I am very excited to bring to market this diverse 30 +/- acre build site in Clay County, Missouri! This 30 +/- acres offers a tremendous build site with excellent views, great hunting, and two ponds ready for you to stock and enjoy. Did I mention the location? The location of this property sits just south of Kearney, Missouri in the Kearney School District minutes from the brand new exit ramp that was built off I-35 and 19th

Street. The property offers a great build site that sits privately off of the southeast corner of the property. The build site is surrounded by timber which makes for a great private site to build your dream home. The north side of the property has a gorgeous rocky creek that splits the property. The amount of deer sign for a property of this size is very impressive. The immediate area is known for big whitetails and this property will certainly hold all types of wildlife. Build sites with this much diversity do not hit the market often, this is a must-see!



PROPERTY FEATURES

PRICE: **\$570,000** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **30**

- Blacktop access
- Minutes from Kearney, MO
- Minutes from Liberty, MO
- Minutes from I-35
- Kearney School District
- Great hunting
- Great views
- 2 ponds
- Rocky-bottom creek
- Great build site
- Utilities available
- Highly sought-after location



GREAT BUILD SITE

This 30 +/- acres offers a tremendous build site with excellent views, great hunting, and two ponds ready for you to stock and enjoy.



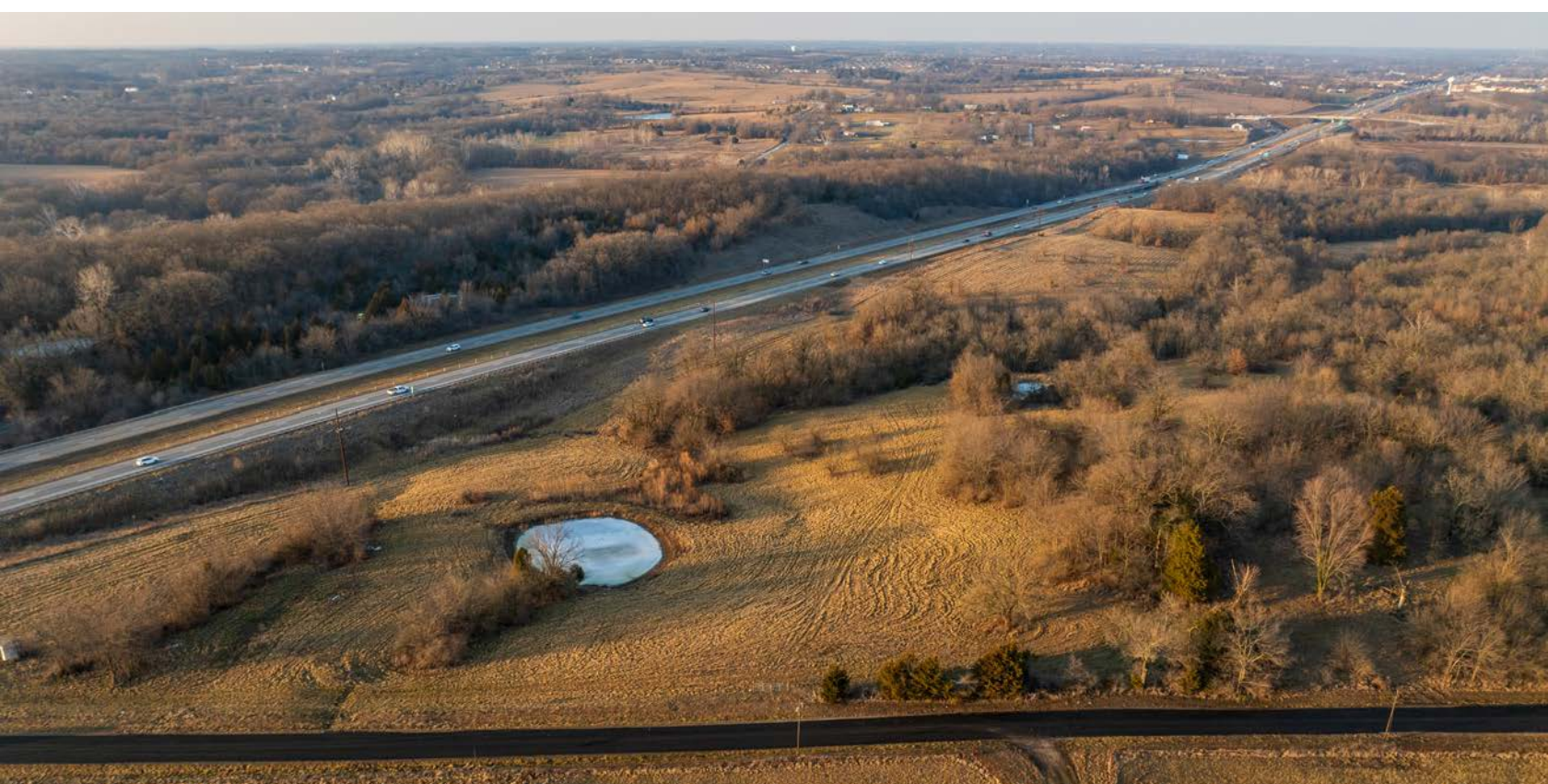
ROCKY-BOTTOM CREEK



2 PONDS



BLACKTOP ACCESS



GREAT HUNTING



AERIAL MAP



Boundary Center: 39° 20' 28.68, -94° 23' 7.94

0ft 546ft 1092ft



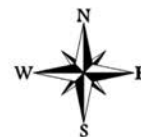
Maps Provided By:



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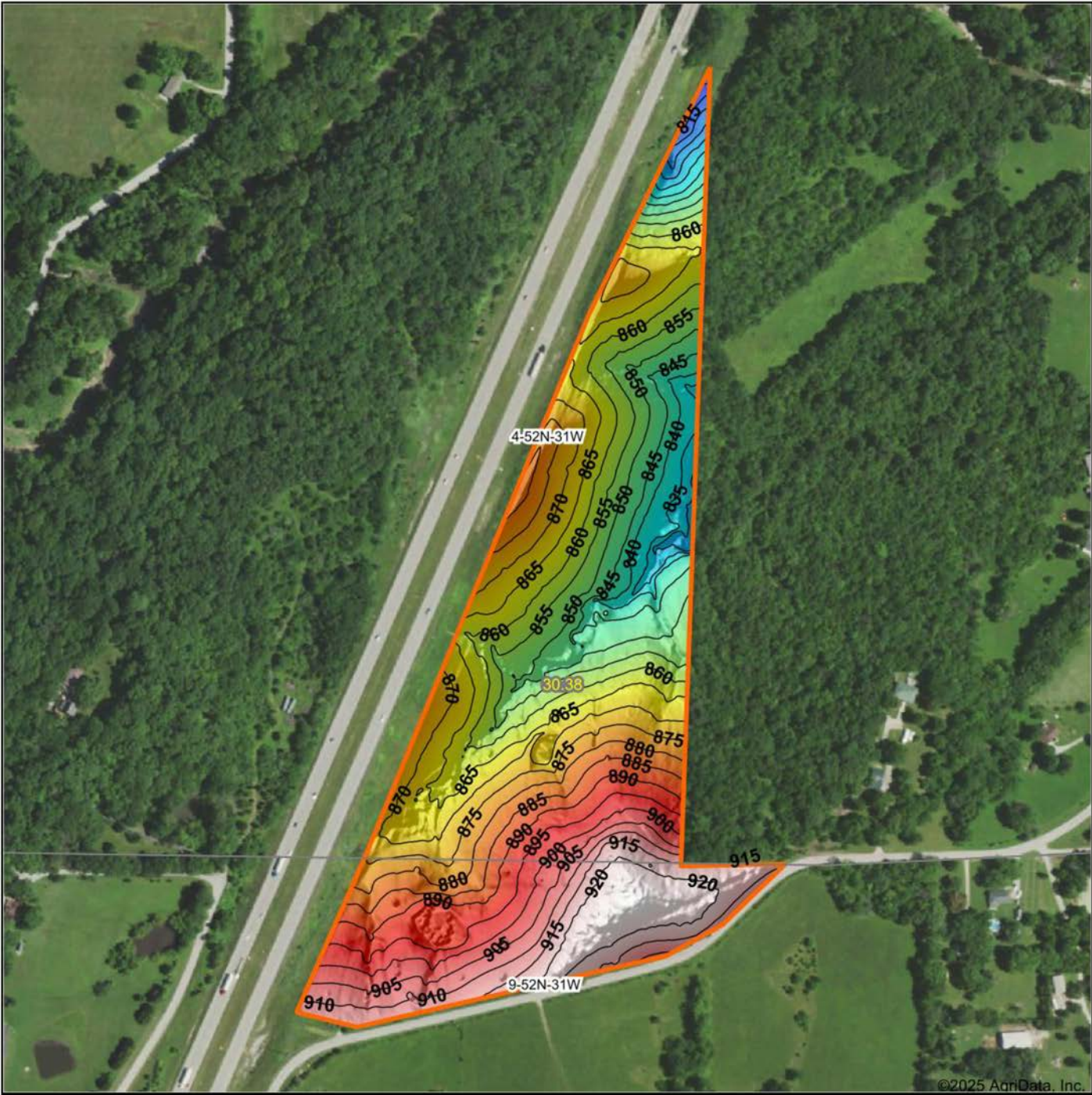
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4-52N-31W
Clay County
Missouri



1/20/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 5

Min: 807.2

Max: 923.5

Range: 116.3

Average: 875.1

Standard Deviation: 24.87 ft

0ft 419ft 839ft

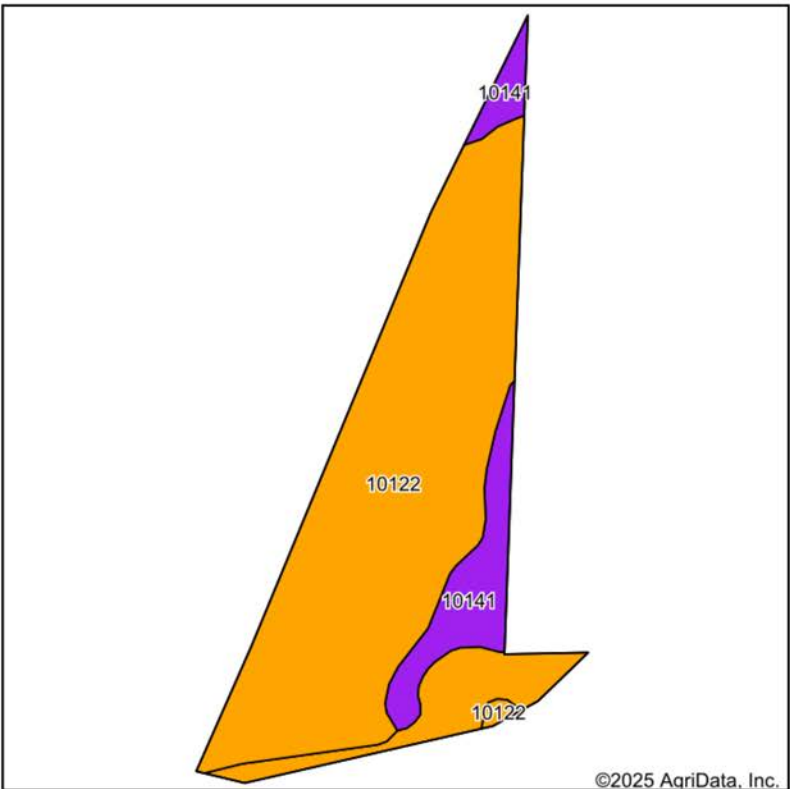


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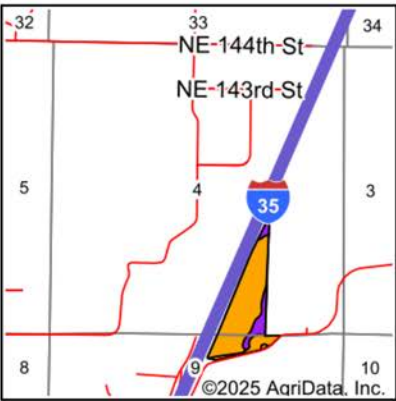
4-52N-31W
Clay County
Missouri

Boundary Center: 39° 20' 28.68, -94° 23' 7.94

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Clay**
Location: **4-52N-31W**
Township: **Kearney**
Acres: **30.38**
Date: **1/20/2025**



Maps Provided By:



Area Symbol: MO047, Soil Area Version: 25

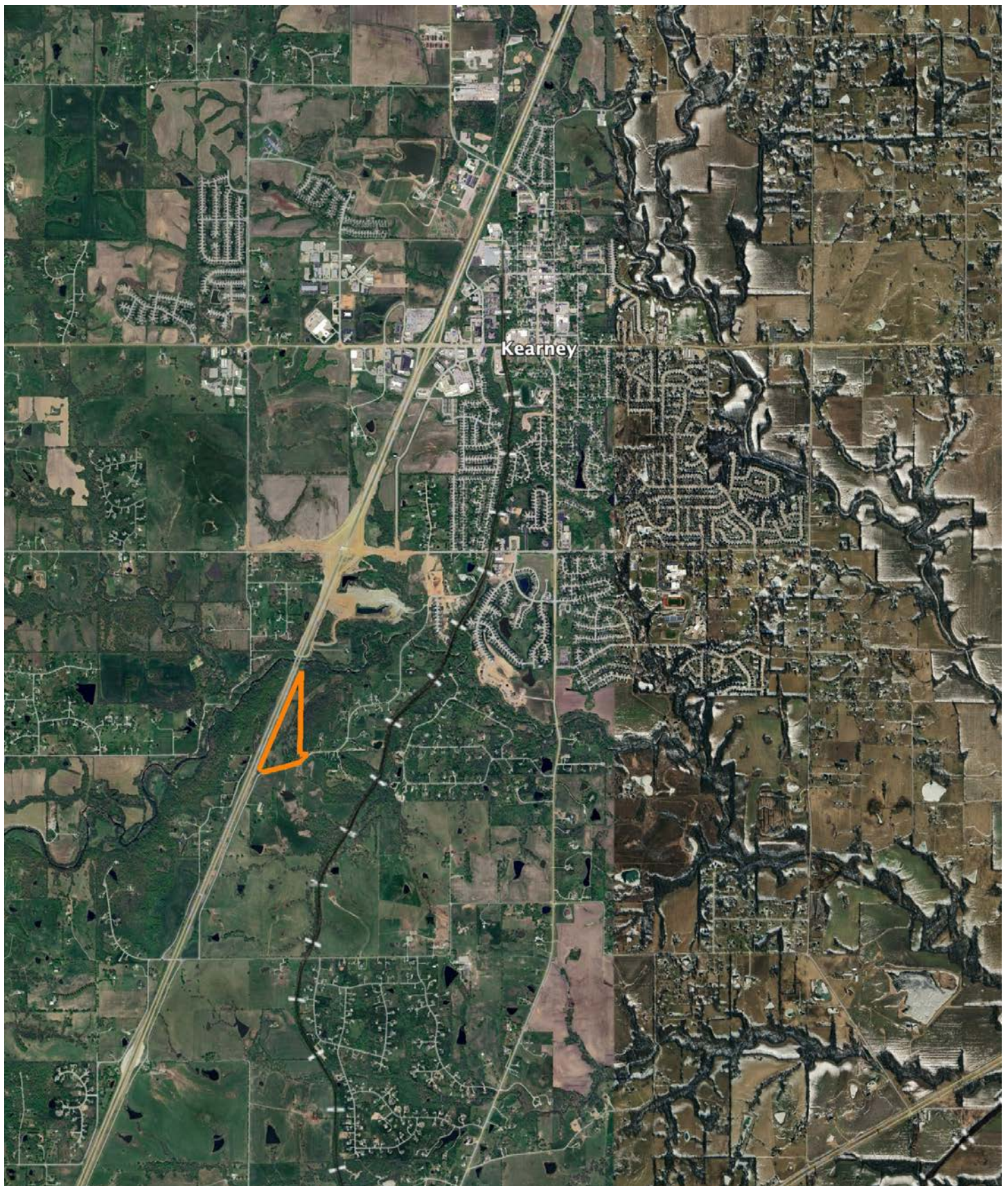
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	23.28	76.6%		IIIe	64	64	47
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	4.00	13.2%		VIe	34	34	26
10120	Sharpsburg silt loam, 2 to 5 percent slopes	3.10	10.2%		IIIs	72	72	55
Weighted Average					3.39	*n 60.9	*n 60.9	*n 45.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



BRETT ROBERTS

LAND AGENT

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