

MIDWEST LAND GROUP PRESENTS

**38 ACRES IN**

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# **RAY COUNTY MISSOURI**

**WEST 176TH, RICHMOND, MISSOURI, 64085**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CHARMING VIEWS FROM THIS MULTI-USE FARM AND BUILD SITE NORTH OF RICHMOND

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Located just north of Richmond, Missouri is this very charming 38 +/- acre parcel that is ready for your vision. Whether you are looking for a place to build, a recreation tract, land investment, or a multi-use Ag producer this one has a ton of desirable features.

Ample road frontage on two sides with power and rural water availability unlocks several build sites with expansive views of the country side. A centrally located

ridge consists of fertile soils for grain, grass or food plot production. Several ponds tucked into the landscape lead into a wooded draw with a hidden field on the southeast corner, perfect for a food plot. Several deer beds and rubs throughout the timbered acres make for good habitat.

Don't let this scenic tract getaway. Call Bobby (816) 392-5515 to schedule a private showing.





# PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **38**

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- 38 +/- acres north of Richmond, MO
- Gentle rolling terrain with scenic views and fertile soils
- Land investment in a rapidly appreciating area
- Great build sites
- Power and rural water availability
- Several pond sites
- Multi-uses from Ag production to recreation
- Perimeter fenced with gated entry
- Short distance from a blacktop Highway with ample road frontage
- Great spots to improve deer habitat
- Hidden fields for food plots
- 2024 property taxes were \$111.00
- 45 minutes to Kansas City





# MULTIPLE BUILD SITES

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# SEVERAL POND SITES

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# GENTLE ROLLING TERRAIN

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# LAND INVESTMENT IN APPRECIATING AREA

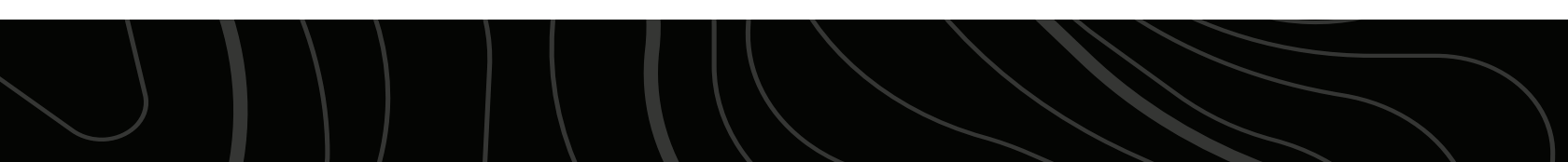
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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 39° 24' 28.74, -93° 52' 3.81

0ft 491ft 983ft



Maps Provided By:



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**18-53N-26W**  
**Ray County**  
**Missouri**

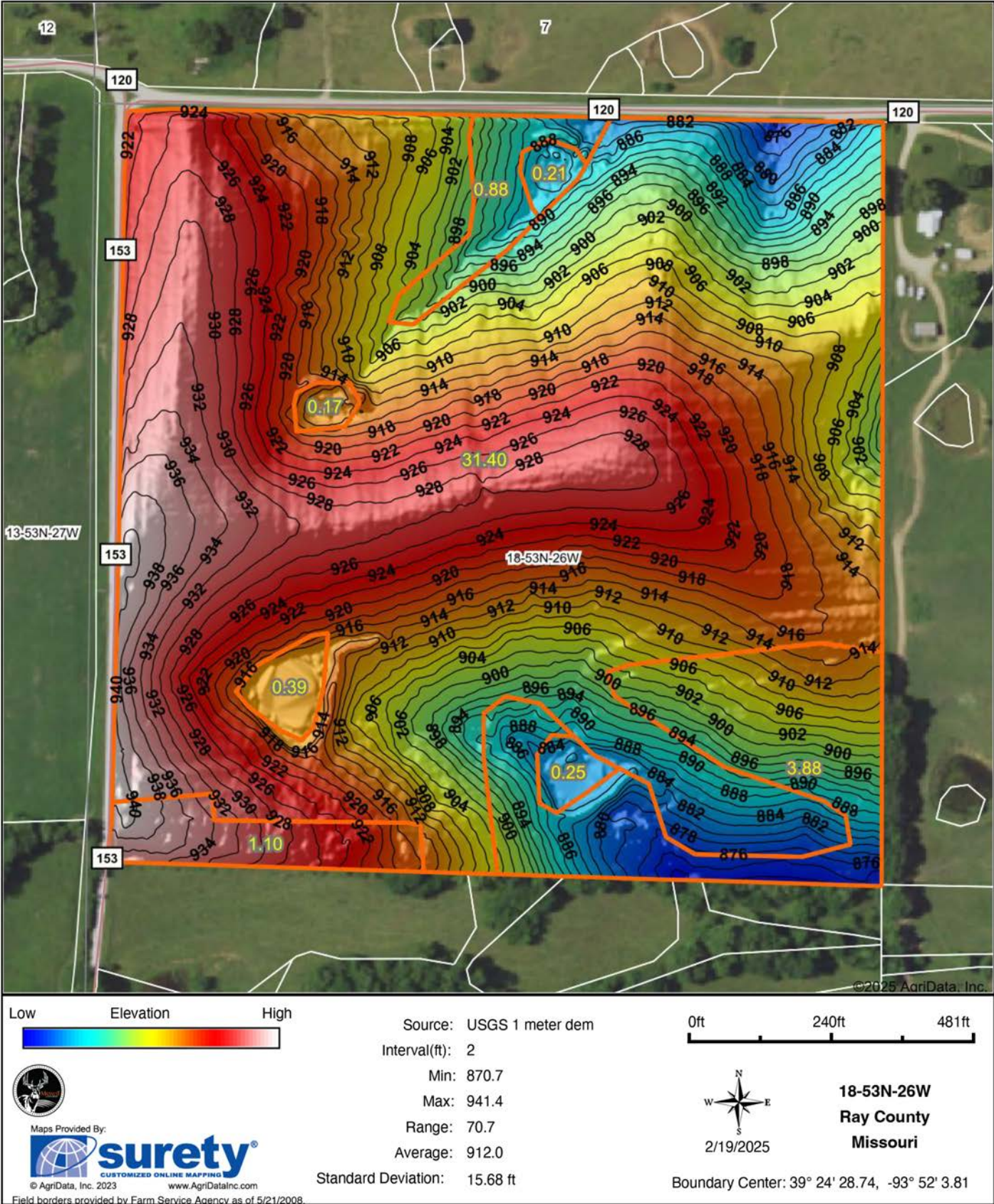


2/19/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

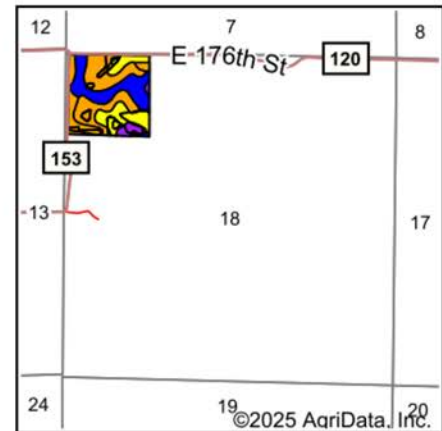
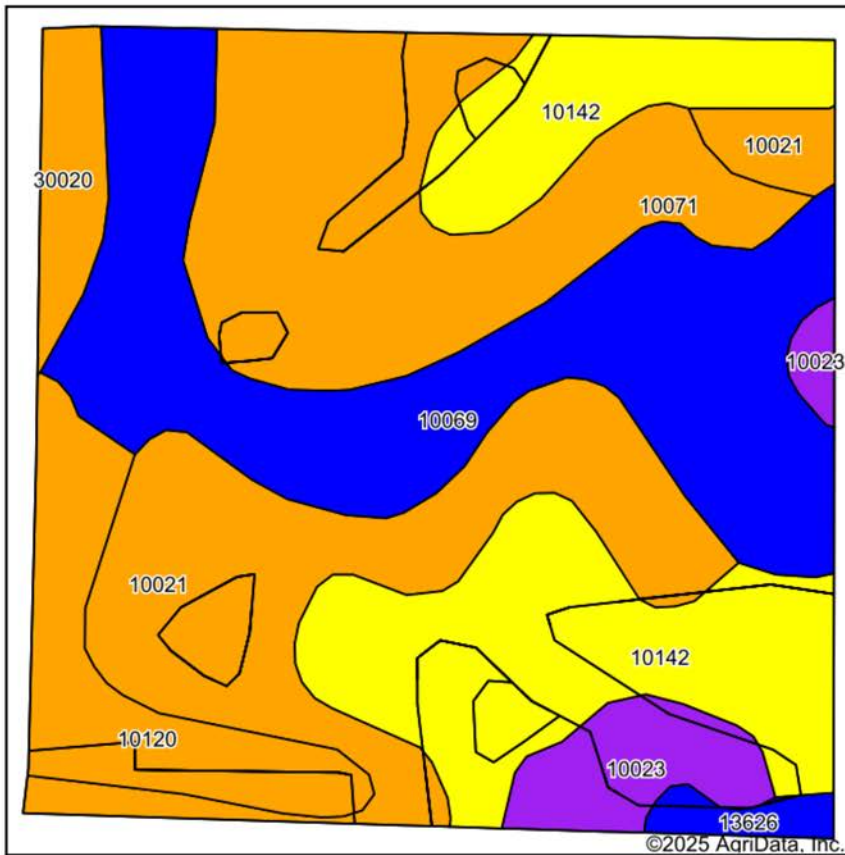


# HILLSHADE MAP





# SOILS MAP



State: **Missouri**  
 County: **Ray**  
 Location: **18-53N-26W**  
 Township: **Grape Grove**  
 Acres: **38.28**  
 Date: **2/19/2025**



Maps Provided By:



Area Symbol: MO177, Soil Area Version: 24

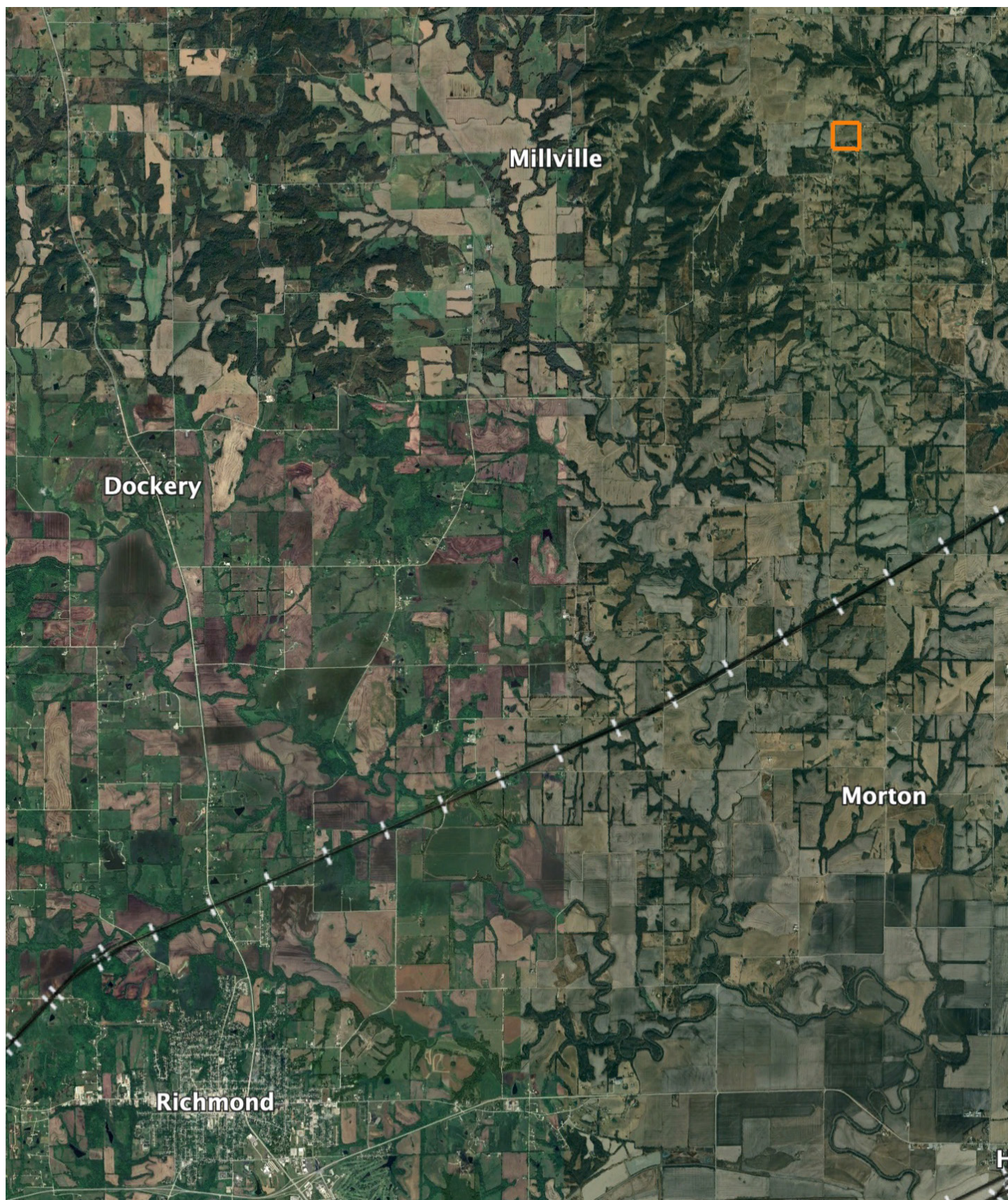
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10069	Ladoga silt loam, 2 to 5 percent slopes	9.16	24.0%		Ile	70	70	58
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	8.23	21.5%		IVe	45	45	37
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	7.40	19.3%		IIIe	55	55	45
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	7.38	19.3%		IIIe	61	61	49
10120	Sharpsburg silt loam, 2 to 5 percent slopes	2.84	7.4%		IIIIs	72	72	55
10023	Greenton silty clay loam, 9 to 14 percent slopes, severely eroded	1.73	4.5%		VIe	49	49	36
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	1.12	2.9%		IIIe	64	64	48
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	0.42	1.1%		IIW	74	72	64
Weighted Average					3.10	*n 59.1	*n 59	*n 47.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Midwest Land Group Agent, Bobby Oberlander, grew up in Owensville, Missouri and now calls Kansas City North home. He has been an avid hunter, fisherman and outdoorsman for nearly three decades. His father taught him how to shoot at the age of four, and later he joined his schools' competitive pistol and rifle teams, winning state and national honors. After attending Missouri State University in Springfield, Missouri, Bobby served his local community as a law enforcement officer before becoming a federal corrections officer. When he was offered an opportunity to manage a four-state territory for an automotive company, he took it. "I drove a lot of miles across acres of Missouri, Iowa, Nebraska and Kansas. I wondered who owned the land, what they used it for and how long it had been in someone's family," said Bobby. He decided to get off the road to help people reach their goal of land ownership and help them gain the most value when it comes time to sell.

Bobby's appreciation for the outdoors, solid work ethic and uncompromising professionalism were key factors in our offering him a position on Midwest Land Group's Team. Bobby knew he wanted to work for a reputable company, and he found that in Midwest Land Group. Joining our team was an easy choice for him after hearing great things from a family member about working with one of our agents. He has traveled, worked, and lived in several parts of Missouri, which makes him very familiar with the landscape. If you're looking for a particular type of land, chances are Bobby can lead you straight to it.

When he's not out working with clients, he is bow hunting whitetails in the fall, fishing in spring and camping in summer with his family. Bobby is involved in the National Wild Turkey Federation (NWTf), Quality Deer Management Association (QDMA) and Boy Scouts of America. Hunting, fishing, law enforcement and long road trips have given him the skills you look for in a land agent like patience, calmness, listening, attention to details, communication and reliability. Give Bobby a call today and talk about your land needs.



**BOBBY OBERLANDER,**  
LAND AGENT  
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## MidwestLandGroup.com

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