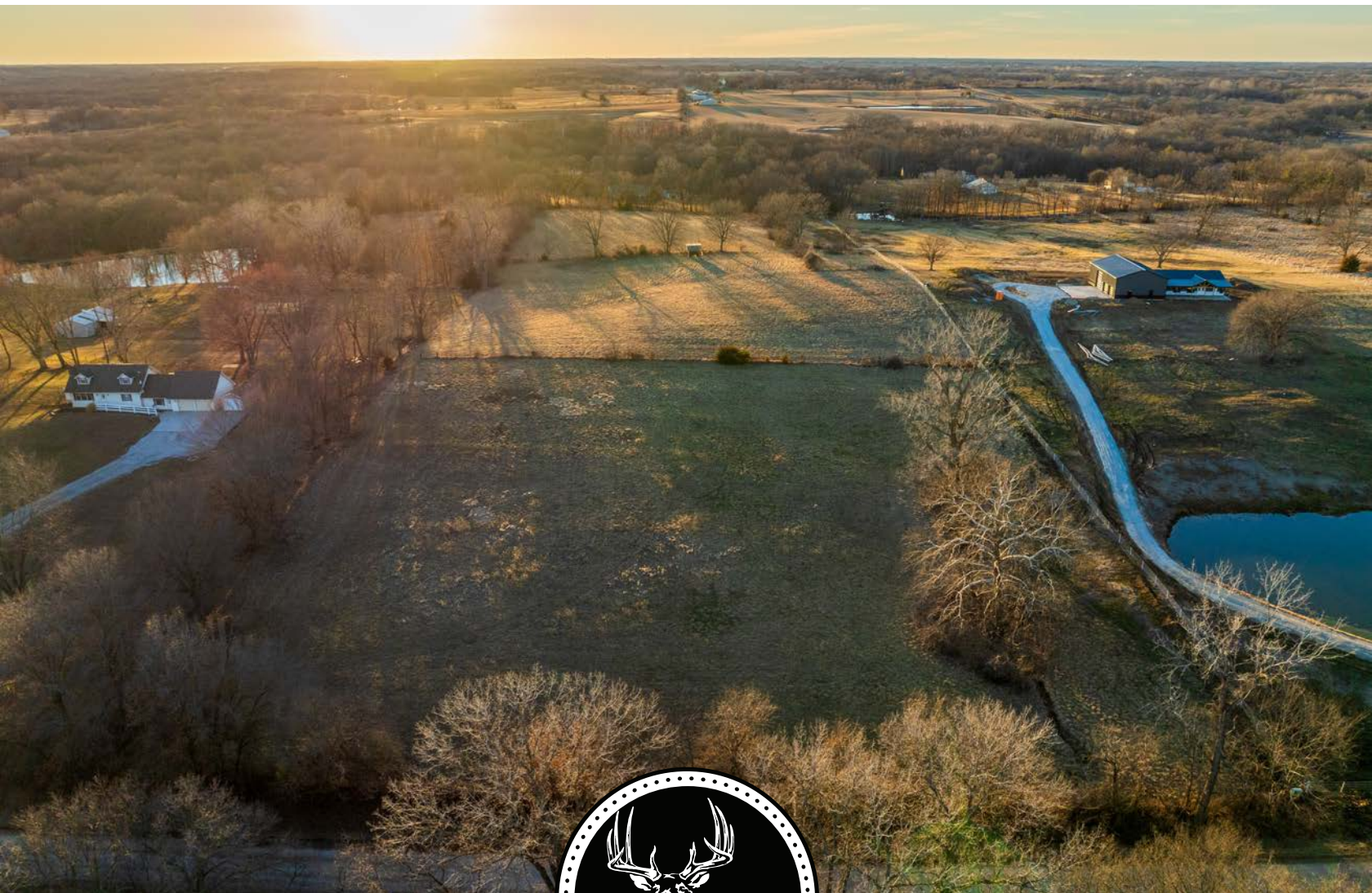


MIDWEST LAND GROUP PRESENTS

9.83 ACRES IN

CLAY COUNTY MISSOURI

LOT 3 SNOW ROAD, HOLT, MO, 64048



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PICTURESQUE BUILD SITE JUST 5 MINUTES EAST OF SMITHVILLE LAKE

If you've been looking for that ideal place to build on hard surface roads with the country feel but still close to all the amenities of the city then this is it! This tract is 9.83 surveyed acres and is located just five minutes east of Smithville Lake, 10 minutes northwest of Kearney, 20 minutes northeast of Smithville, 20 minutes north of Liberty, and a short 10-minute drive to Camp Branch Marina on the approximately 7,200-acre Smithville Lake. This property lies within the Plattsburg, Missouri School District. If you're looking to build your forever home you will be pleased to know that fiber and water are located at the road. Platte Clay electric is located underground at the road in the northeast corner of the property. A morphology test has also been completed for your septic system. This 9.83 +/- acre tract is surveyed and zoned R-5 and offers multiple stunning hilltop build sites with gorgeous views. The sunrise and sunset this property provides would be hard to replicate elsewhere. The

property offers three different fields with a high ridge running through the center of the property providing a few different build sites. It is also evident that deer and all kinds of wildlife frequent the property as well!

If you're drawn to the area due to the recreational opportunities Smithville Lake provides you will be pleased to know that lake access is located just five minutes west of the property off W Highway. The area offers boating, recreation, trap shooting, camping, walking/biking trails, horse riding trails, multiple boat ramps, marinas, a golf course, and so much more! Shopping and anything you may ever need is located a short 15-minute drive south with quick access to Kearney, Smithville, Liberty, and Kansas City!

Please contact Derek Payne at (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$255,000** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **9.83**

- 9.83 +/- surveyed acres
- Clay County
- Zoned residential R-5
- Plattsburg School District
- 5 minutes east of Smithville Lake
- 10 minutes northwest of Kearney, MO
- 20 minutes northeast of Smithville, MO
- 20 minutes north of Liberty, MO
- 10-minute drive to Camp Branch Marina on the 7,200-acre Smithville Lake
- Chip n' seal road frontage
- Water, electric, and fiber are located at the road
- Beautiful hilltop build site
- Perfect for a home on a pad or a walk-out basement
- Rolling terrain
- Tons of wildlife
- Partially fenced



BUILD SITE POTENTIAL

If you're looking to build your forever home you will be pleased to know that fiber and water are located at the road. Platte Clay electric is located underground at the road in the northeast corner of the property. A morphology test has also been completed for your septic system.



PARTIALLY FENCED



CHIP N' SEAL ROAD FRONTAGE



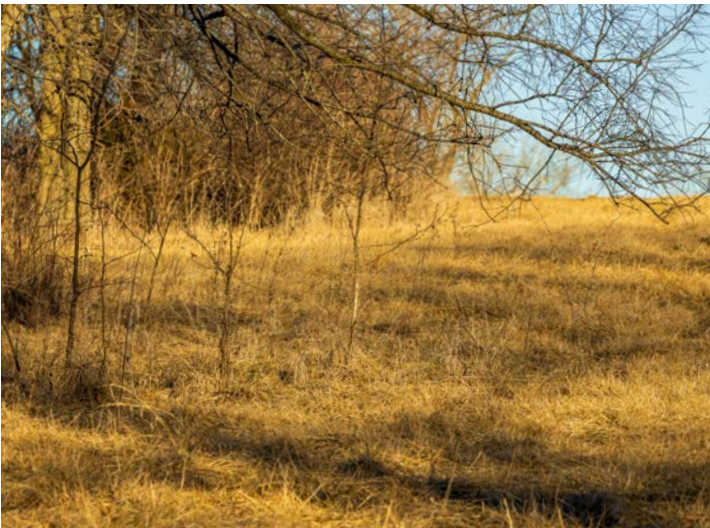
CLOSE AMENITIES

This tract is 9.83 surveyed acres and is located just five minutes east of Smithville Lake, 10 minutes northwest of Kearney, 20 minutes northeast of Smithville, 20 minutes north of Liberty, and a short 10-minute drive to Camp Branch Marina on the approximately 7,200-acre Smithville Lake.



ROLLING TERRAIN

The sunrise and sunset this property provides would be hard to replicate elsewhere. The property offers three different fields with a high ridge running through the center of the property providing a few different build sites.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 26' 40.94, -94° 24' 34.96

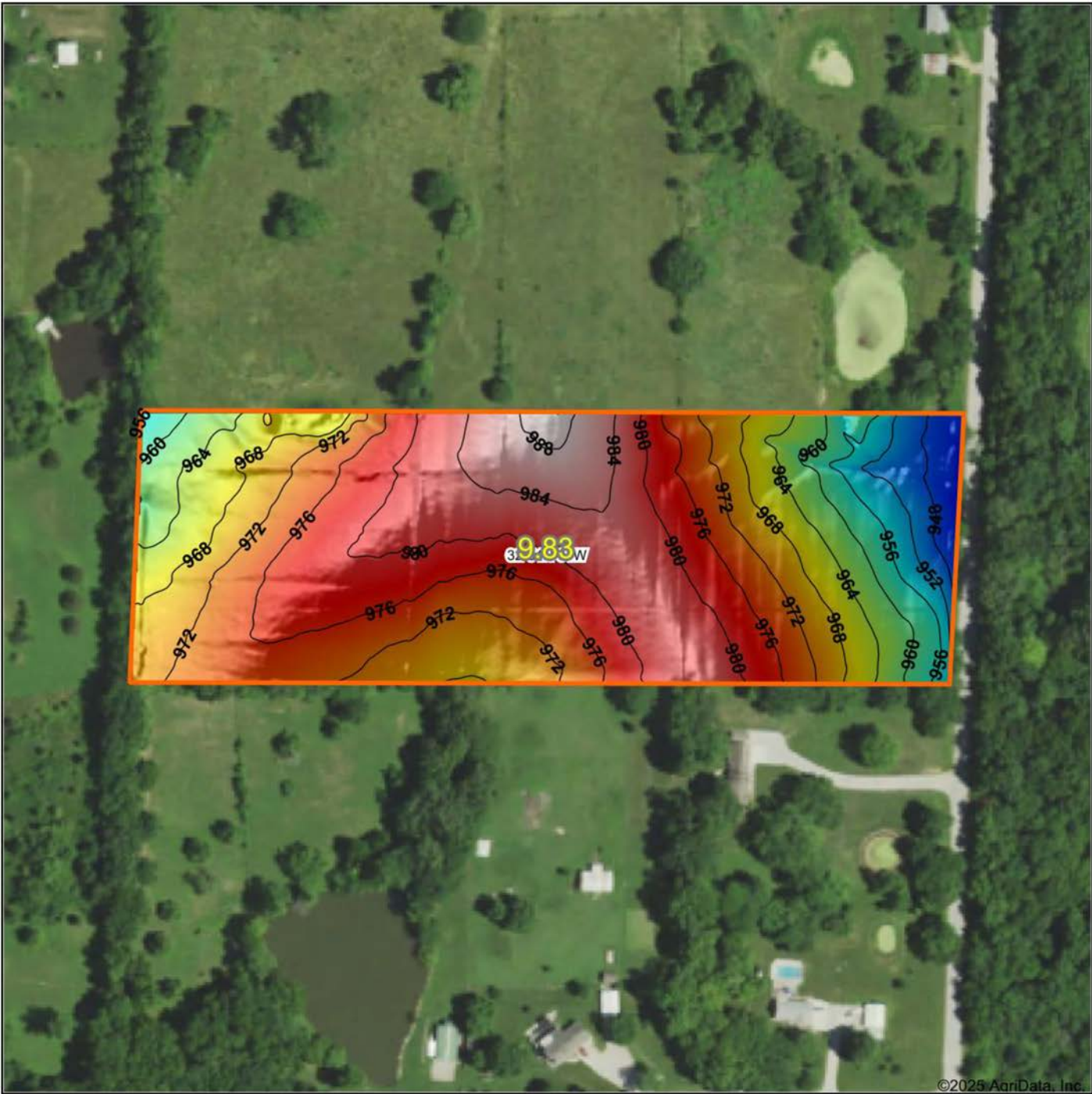
32-54N-31W
Clay County
Missouri

0ft 278ft 556ft



2/20/2025

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 4
Min: 944.5
Max: 989.2
Range: 44.7
Average: 972.2
Standard Deviation: 9.35 ft

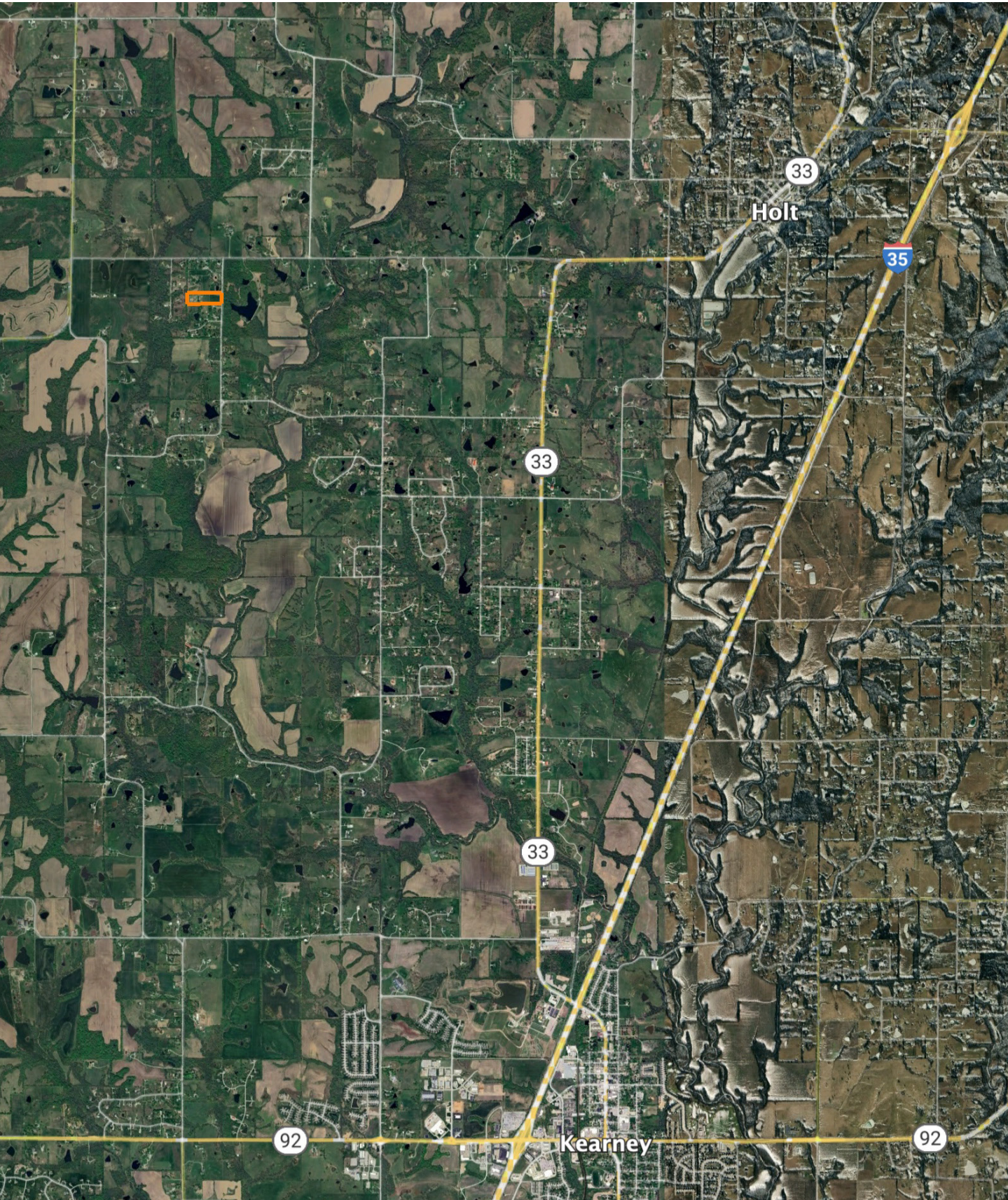
0ft 216ft 431ft

2/20/2025

32-54N-31W
Clay County
Missouri

Boundary Center: 39° 26' 40.94, -94° 24' 34.96

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

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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