

MIDWEST LAND GROUP PRESENTS

109.84 ACRES IN

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# CLAY COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BREATHTAKING PROPERTY WITH 5,600+ FEET OF CLEAR CREEK FRONTAGE

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A farm like this in Clay County might just be a once-in-a-lifetime property! Rarely will you ever again find a farm of this caliber available in Clay County and the top-rated Kearney School District! Located just northwest of Kearney, Missouri and 10 minutes east of Smithville Lake lies this 109.84 +/- acre diverse recreational and investment property with numerous build sites. If you're looking for a farm to build your dream home on and turn into a wild game mecca close to the city or you're looking for a place to turn into a horse lover's dream this is it! This farm is sandwiched between C Highway and 33 Highway with road frontage on 188th Street on the north end of the farm, which is chip & seal. Whether you're looking to build near the road or on the hilltop overlooking the Clear Creek bottoms nearly 2,200' off the road, there is a build site for you! With this farm, you can live in the country, but work in the city as this farm is located less than 20 minutes north of Liberty, Missouri.

It is likely that no other farm in Clay County has more Clear Creek frontage than this one here! The farm features 5,600+ feet of creek frontage along the entire

west boundary! Upon entering the farm you will notice the flat creek bottom providing the ideal canvas for your beautiful home and shop along with ample flat acreage for a large riding facility/arena or acreage to fence in for grazing.

When entering the property, the first thing you will notice is the green rye cover crop that has been planted along with the expansive flat acreage. Currently, this property is being farmed by the seller. The seller will finish the terrace and tiling project that is currently taking place prior to planting the 2025 crop this spring. There will be 65.8+/- acres that will be in crop production in 2025 once the terrace and tiling project is complete. The seller is offering a cash rent income of \$200/tillable acre or \$13,160 annually.

You do not want to miss out on your chance to tour this beautiful property! For additional information or to schedule a private showing prior to the crops being planted please contact Derek Payne at (573) 999-4574 ASAP!





# PROPERTY FEATURES

PRICE: **\$1,540,000** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **109.84**

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- Once-in-a-lifetime opportunity
- Holt, MO
- Northern Clay County
- Kearney School District
- Under 20 minutes to Liberty, MO
- Under 10 minutes to Smithville, Lake
- 5,600+ feet of Clear Creek frontage
- Multiple different fields
- 65.8 acres in crop production
- Crops leased at \$200/tillable acre by seller
- \$13,160 in annual crop income
- Very little flood plain
- Large flat acreage for a nice horse facility, shop, and home
- Incredible build sites
- Multiple pinch points
- Thick brushy cover
- Multiple timber draws
- Hardwood timber
- Tons of wildlife sign





# 65.8 ACRES IN CROP PRODUCTION

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When entering the property, the first thing you will notice is the green rye cover crop that has been planted along with the expansive flat acreage.





# 5,600+ FEET OF CLEAR CREEK FRONTAGE

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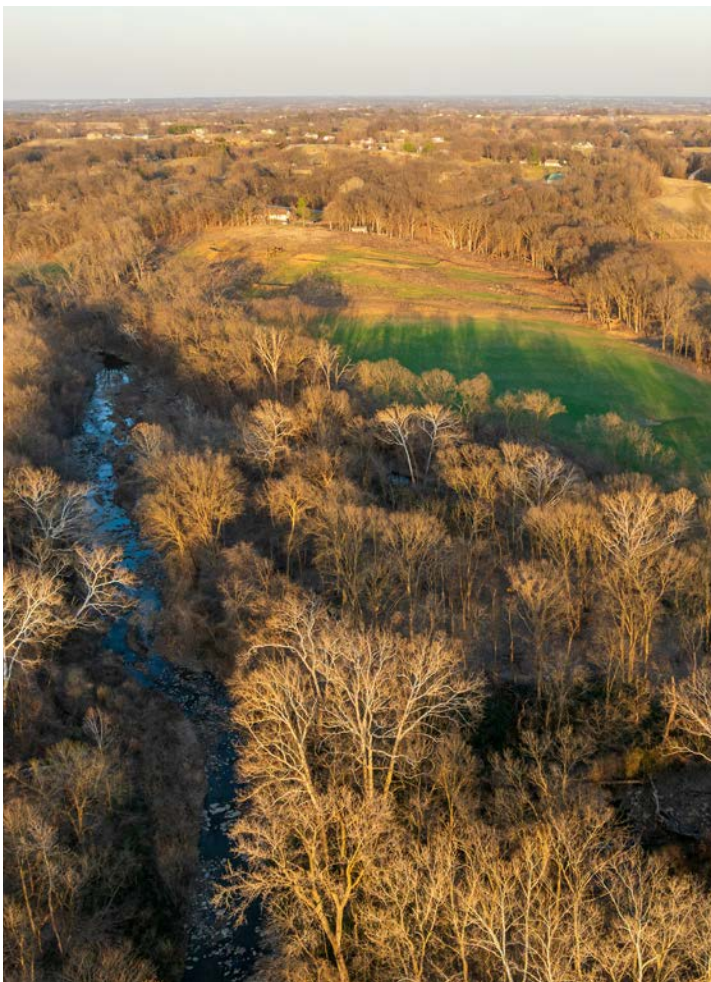
## THICK BRUSHY COVER

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## MULTIPLE TIMBER DRAWS

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# INCREDIBLE BUILD SITES

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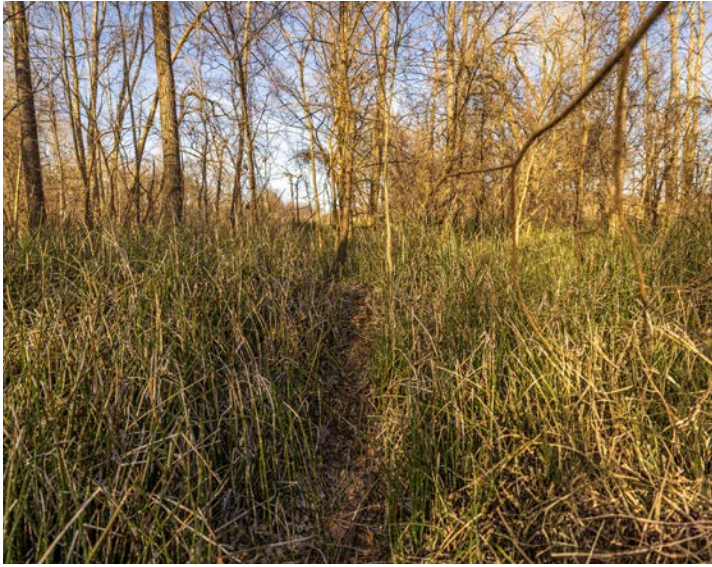
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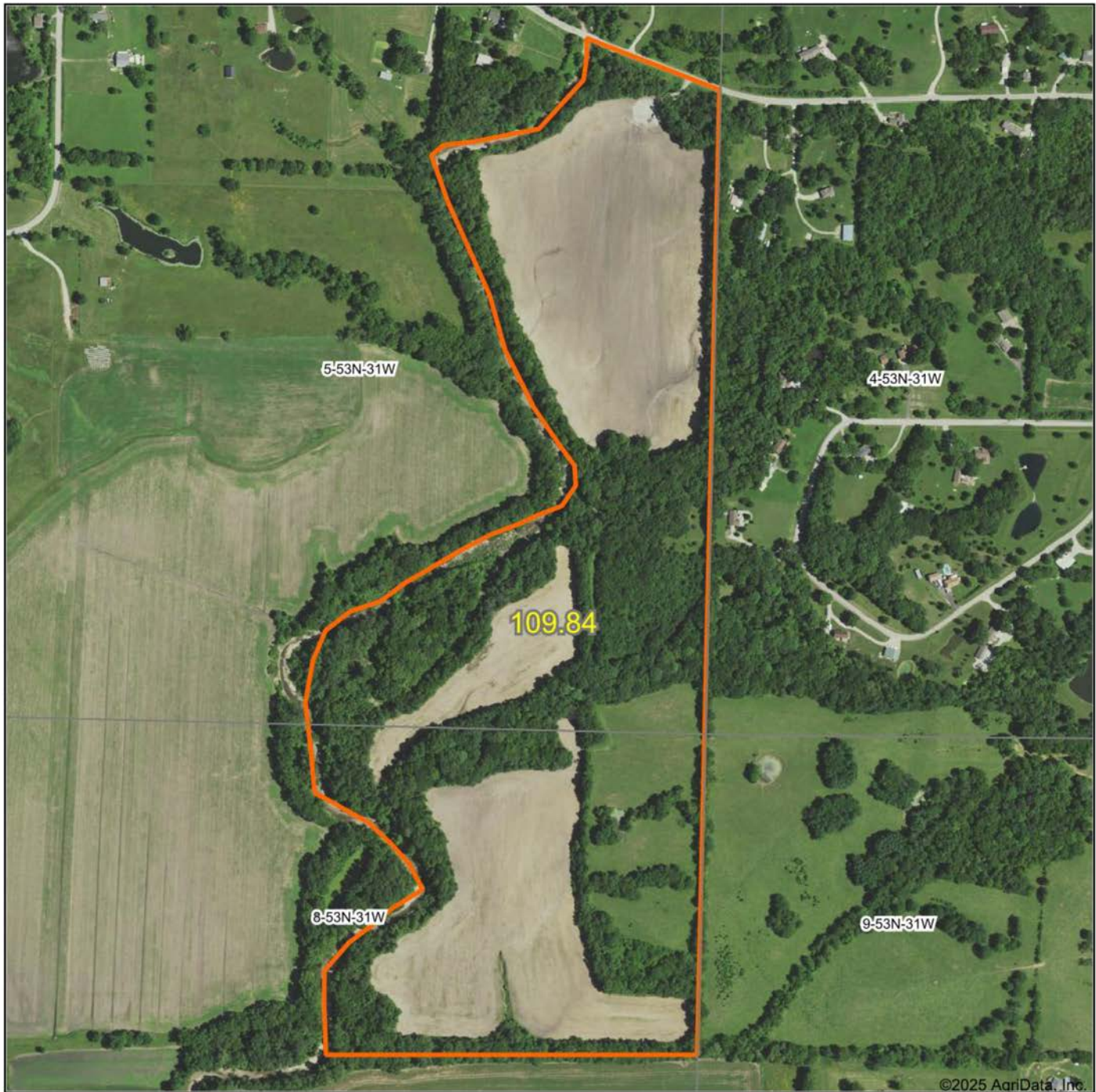
# TONS OF WILDLIFE & SIGN

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# AERIAL MAP



Boundary Center: 39° 25' 43.4, -94° 24' 3.54

0ft 646ft 1291ft



Maps Provided By:



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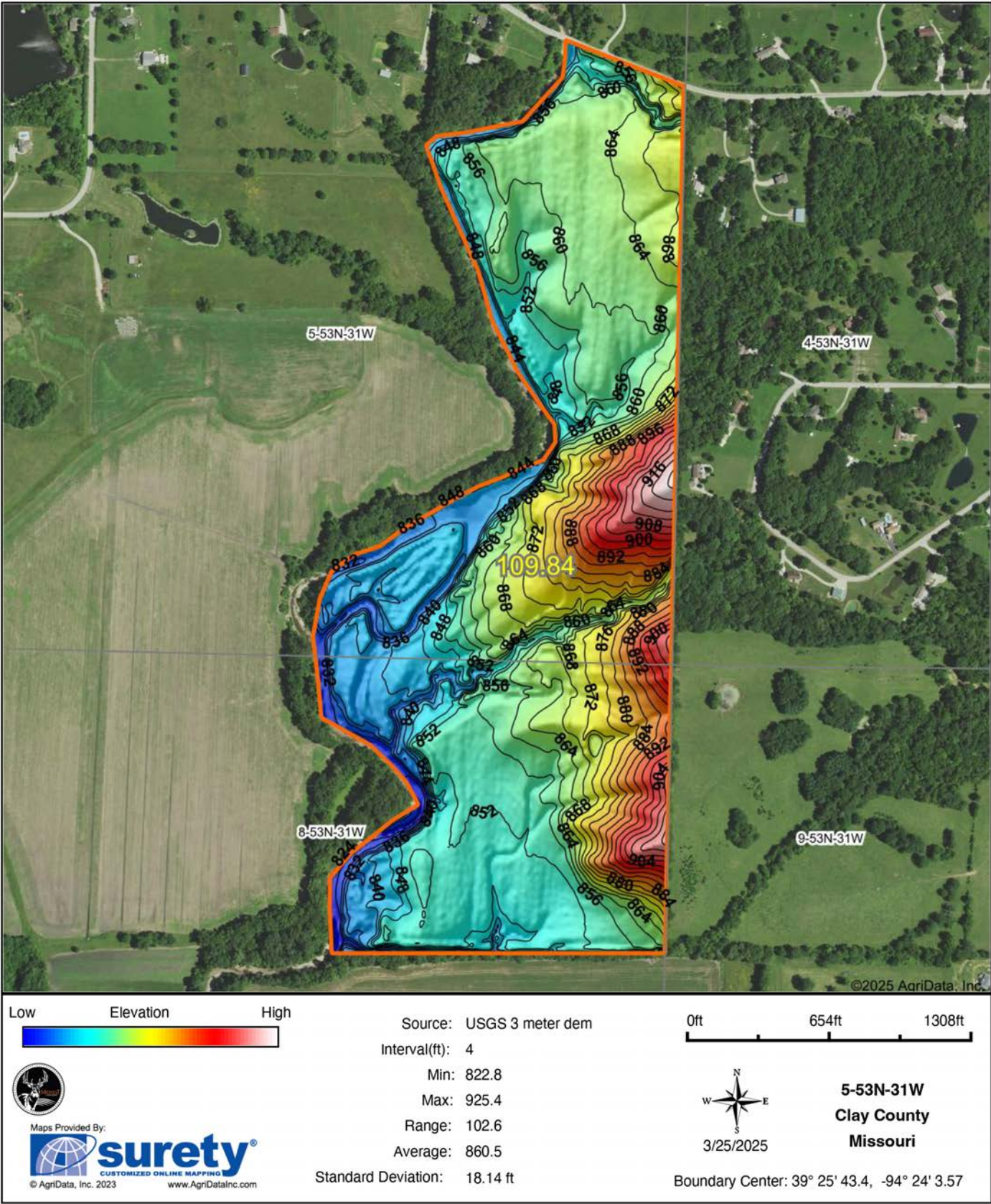
**5-53N-31W**  
**Clay County**  
**Missouri**



3/25/2025

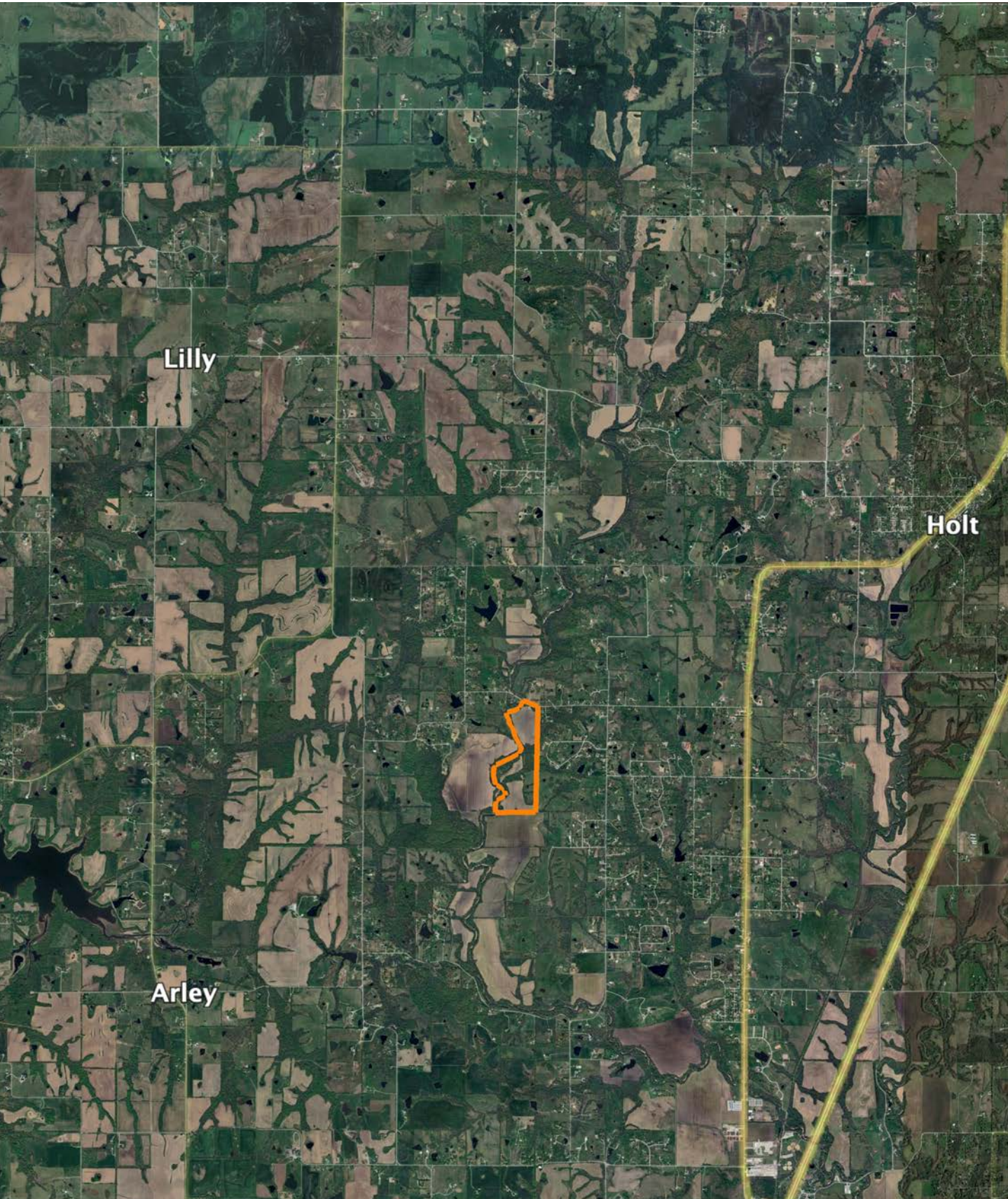


# HILLSHADE MAP





# 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,**

LAND AGENT

**573.999.4574**

[DPayne@MidwestLandGroup.com](mailto:DPayne@MidwestLandGroup.com)



## MidwestLandGroup.com

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