

MIDWEST LAND GROUP PRESENTS

11.83 ACRES IN

# RAY COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER BUILD SITE WITH PONDS AND UTILITIES IN PLACE

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Build sites this size with utility meters in place and access to two ponds rarely come available anywhere! This property is located just 700' south of V Highway on Moss Road, 7.5 miles South of Polo, Missouri, 20 minutes north of Richmond, MO, and lies in the Polo School District.

This gently rolling tract offers an extremely quiet build site, plenty of room for a large shop and home, multiple ponds, a water and electric meter, a hydrant, a 16'x40' and 12'x33' cabin, garden, and raised garden beds! Finding a tract this size with characteristics like this tract has to offer paired with a premier build site is almost

impossible to find! This is a special tract of land and you will see why after touring the property! It is everything and more that most want in a build site! With utility meters already in place this tract is ready to build on with less you have to worry about. With the great stand of grass and a little bit of fencing, you can easily graze a few heads of livestock on the property as well!

The Conex container and additional personal property will be removed prior to closing. Contact Derek Payne (573) 999-4574 for additional information or to schedule a private showing.





# PROPERTY FEATURES

PRICE: **\$155,000** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **11.83**

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- Polo, MO
- Polo School District
- 9 minutes South of Polo, MO
- Stunning hilltop build site 400' off of the highway
- Water meter in place
- Hydrant installed
- Electric meter in place
- Ready to build on
- Markers showing clear boundary lines
- 16'x40' cabin only 3 years old
- 12'x33' cabin/porch only three years old
- 2 shared ponds
- Beautiful build sites
- Garden area
- Raised garden beds





# STUNNING HILLTOP BUILD SITE

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## TWO SHARED PONDS

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## UTILITIES IN PLACE

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# 12'X33' CABIN WITH PORCH

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# 16'X40' CABIN





# ADDITIONAL PHOTO

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# AERIAL MAP



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Boundary Center: 39° 28' 43.71, -93° 58' 35.57

**19-54N-27W**  
**Ray County**  
**Missouri**

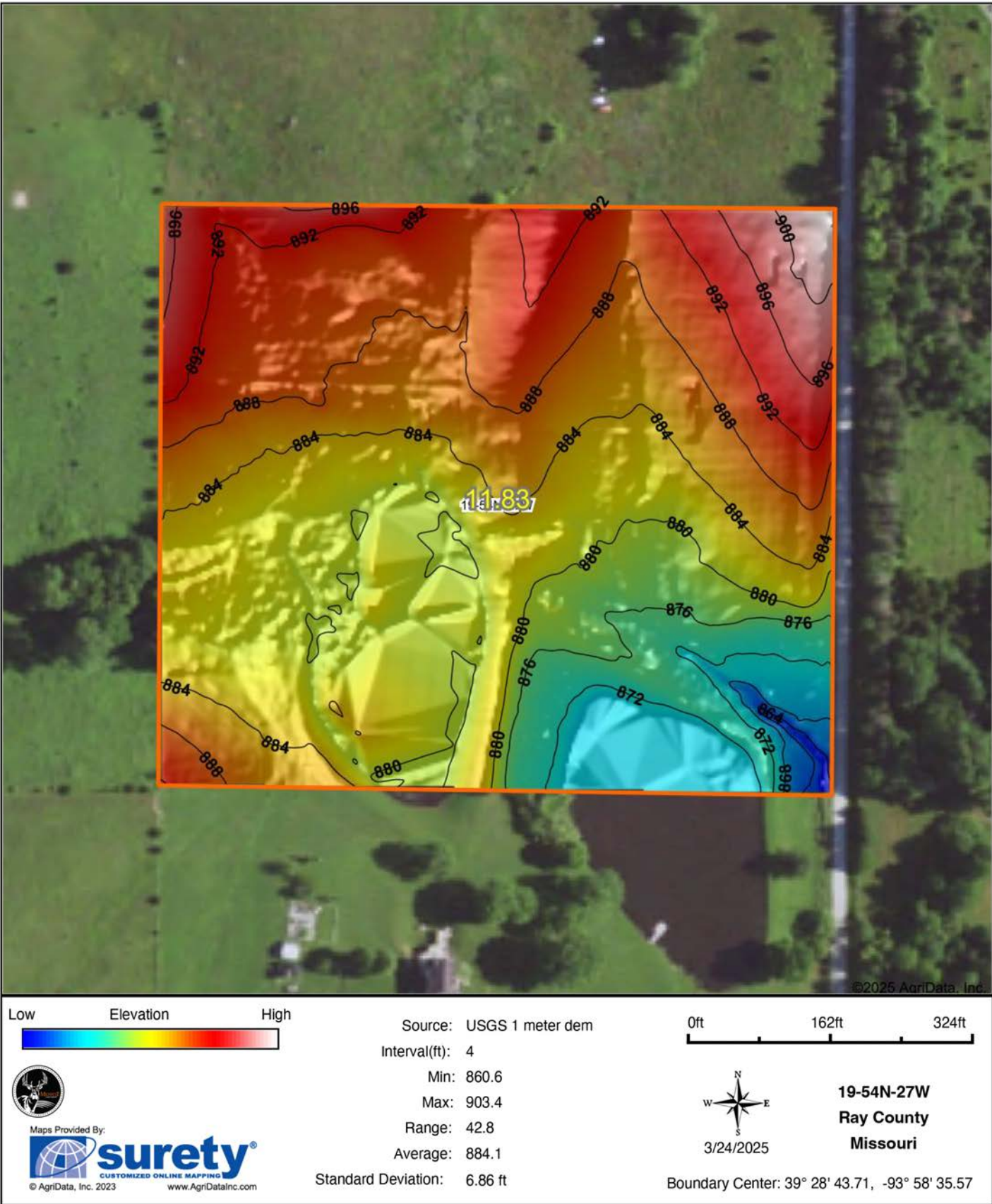
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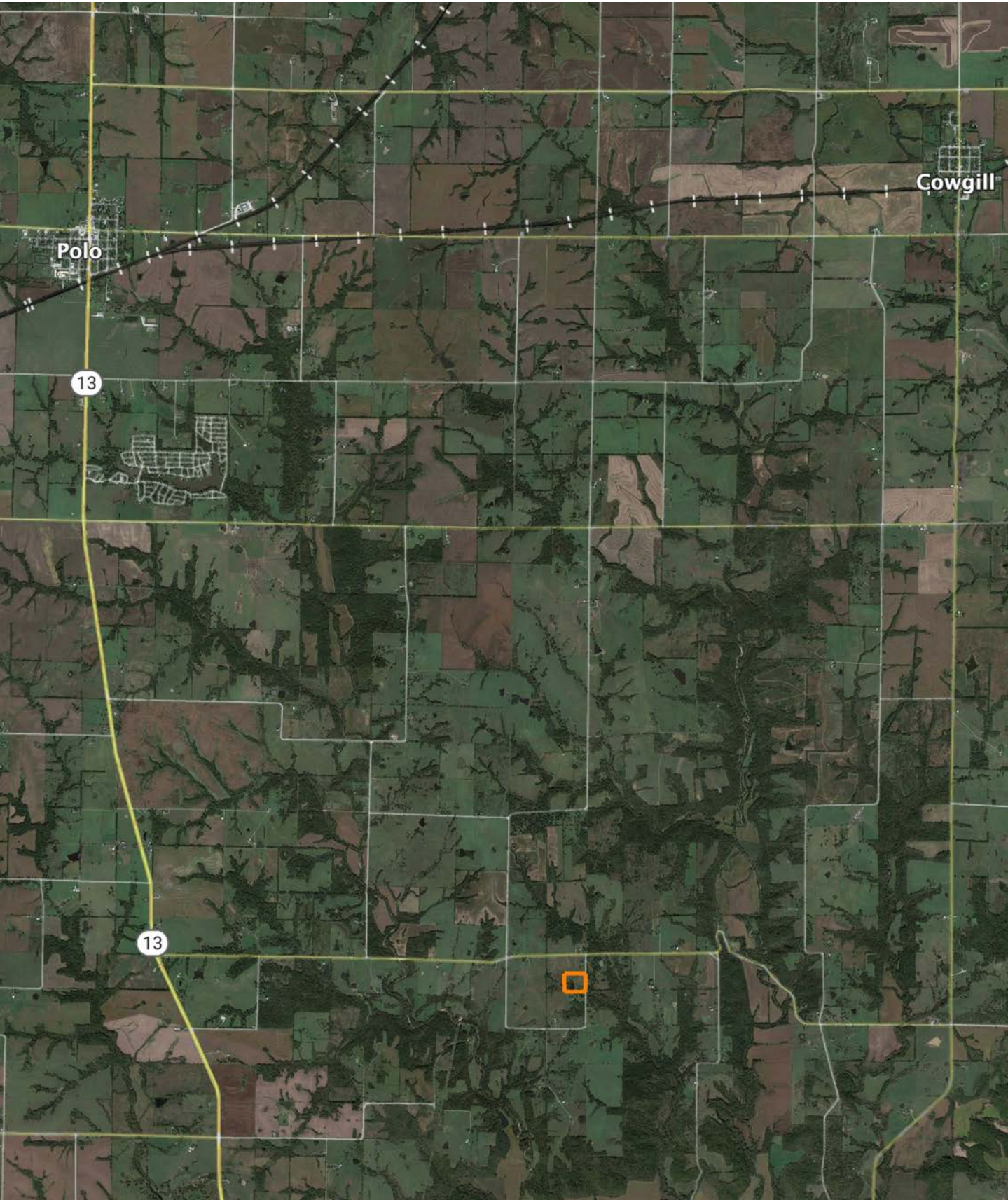


# HILLSHADE MAP





# 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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