

MIDWEST LAND GROUP PRESENTS

58 ACRES IN

RAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EASTERN RAY COUNTY MISSOURI HOME AND FARM

Located in eastern Ray County, tucked near the top of the hill, is a beautifully located home sitting amongst 58 +/- acres of lush grass and timber. This setting is like one out of a storybook. From the many windows of the home you can overlook a large portion of the pasture.

The property checks most boxes when it comes to what buyers are looking for. With roughly 21 acres of timber, hunting is available, especially along the creek that runs the depth of the property on the eastern portion of the farm. This makes for a great travel area as the creek and land sit below the pasture, and protection is provided from sight and predators. A pond is located on the back side of the farm in the southwest corner, providing an area for the wildlife to drink and even loaf, as we jumped a few ducks while taking pictures. A shed and a couple of other structures provide storage and a work area for the tractor and implements used to work and maintain the farm. A little over 4 acres have been dedicated to the yard and are maintained to keep the beauty of the rural farm setting. The remaining acreage, about 28 acres, is ready for the baler or fencing to graze the herd on.

The 3 bedroom, 2 bathroom manufactured home on the northwest side of the property sits about 375 feet off the road, providing the protection and quiet you would expect to experience with a country home setting. With over 1,600 square feet finished, the home has plenty of space to accommodate most everyone's needs. The main floor also provides a good-sized living room, an office (that could be a nonconforming 4th bedroom), an ample kitchen and dining area, and laundry/mud room right off the attached garage. The unfinished basement is now set up for a large storage area, could easily be finished to provide much more living space, should one choose to. The walk out to the east provides a park-like setting, with a great place for the fire pit and chairs, to relax and enjoy the views of nature that you can see overlooking the field of grass below, along the timber and creek.

Opportunities like this don't come along often. The chance to live on your own farm with multiple options of how to use the land, be it baling, grazing, or even farming it, are all opportunities that this farm can provide.



PROPERTY FEATURES

PRICE: **\$489,000** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **58**

- 1,620 sq. ft. 3 bed, 2 bath manufactured home
- Shed
- 20+ acres of timber
- 28 +/- acres of open grass
- Pond
- Creek
- Hunting
- Beautiful hilltop build site
- 1 mile off E blacktop
- 12.5 miles north of Hardin, MO
- Under 20 miles from Richmond, MO
- 45 miles from Liberty, MO



3 BED, 2 BATH MANUFACTURED HOME

The 3 bedroom, 2 bathroom manufactured home on the northwest side of the property sits about 375 feet off the road, providing the protection and quiet you would expect to experience with a country home setting.



POND



20+ ACRES OF TIMBER



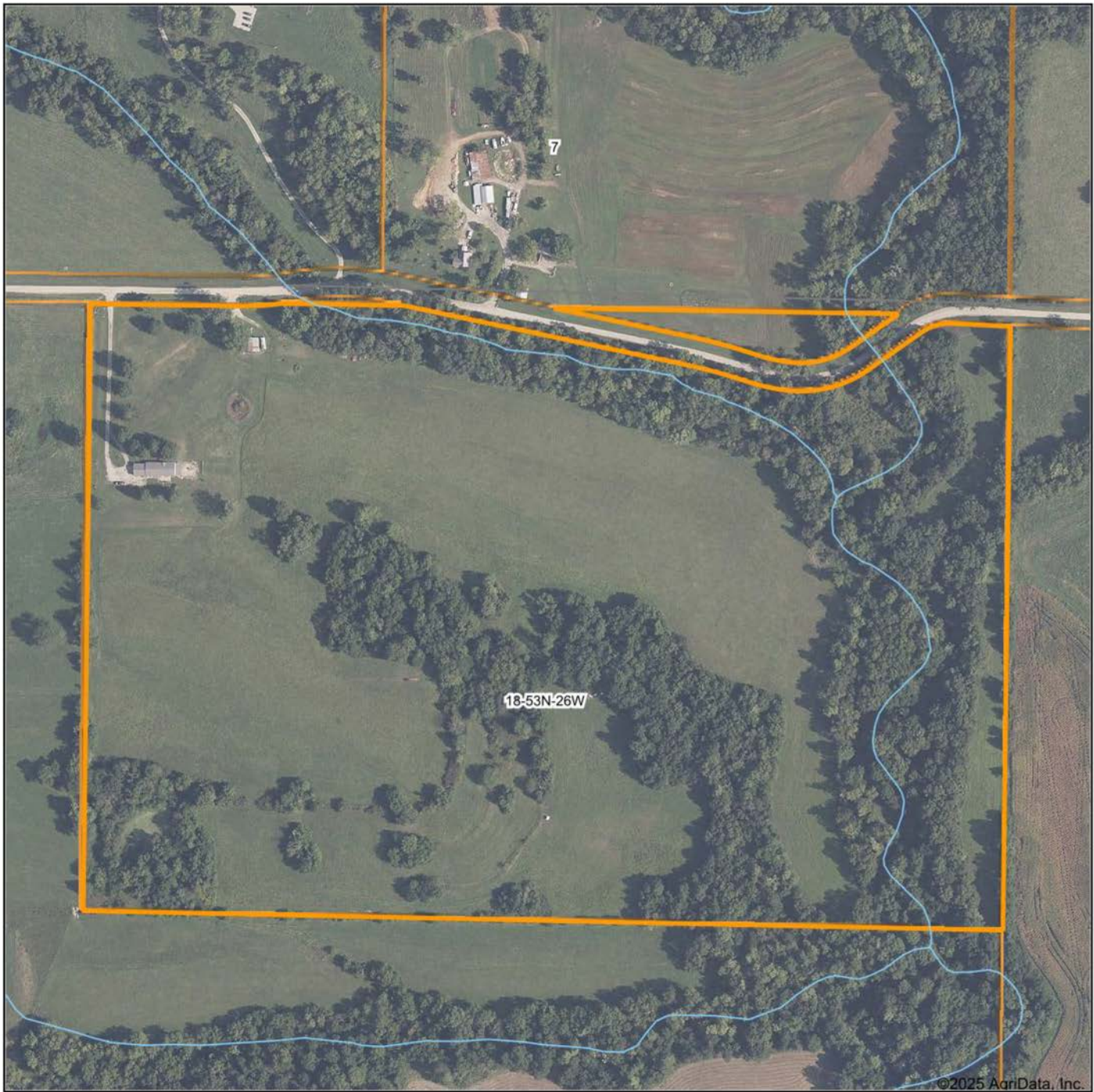
28 +/- ACRES OF OPEN GRASS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 24' 28.56, -93° 51' 34.47

0ft 329ft 659ft



Maps Provided By:



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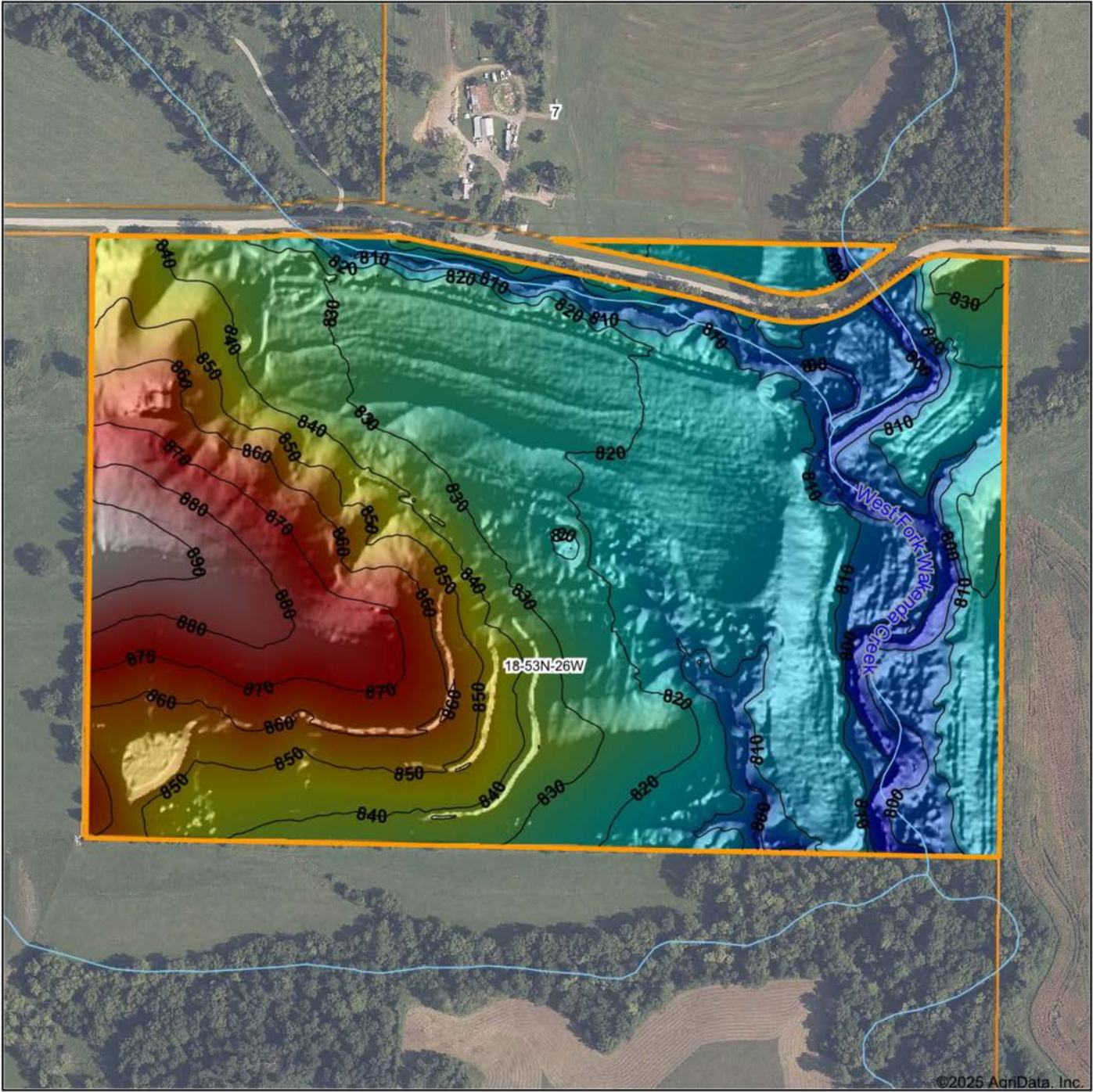
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18-53N-26W
Ray County
Missouri



4/23/2025

HILLSHADE MAP



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Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 791.9
Max: 897.9
Range: 106.0
Average: 832.3
Standard Deviation: 23.82 ft

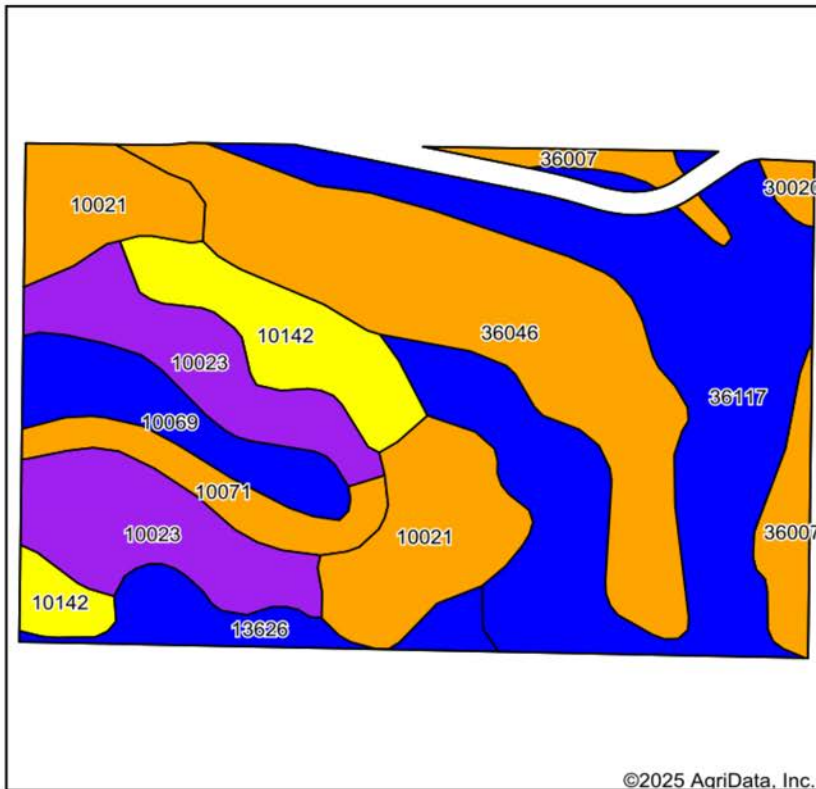


4/23/2025

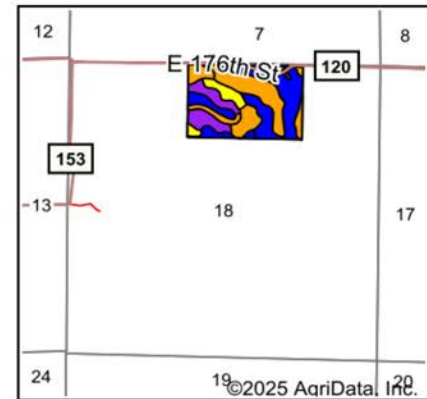
18-53N-26W
Ray County
Missouri

Boundary Center: 39° 24' 28.56, -93° 51' 34.47

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Ray**
 Location: **18-53N-26W**
 Township: **Grape Grove**
 Acres: **56.71**
 Date: **4/23/2025**



Maps Provided By:

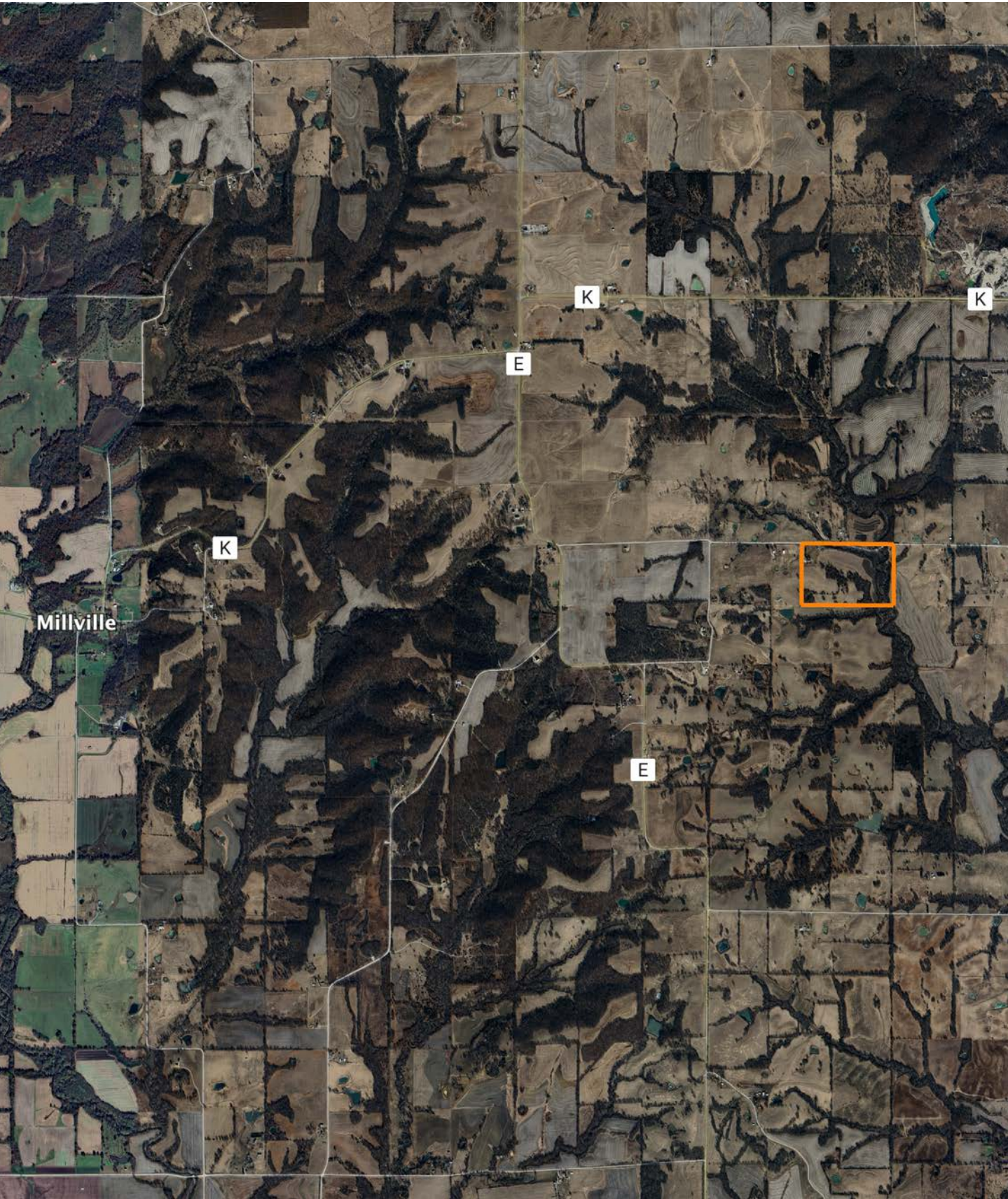


Area Symbol: MO177, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	16.03	28.2%		> 6.5ft.	IIw	80	80	74	78
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	11.42	20.1%		> 6.5ft.	IIIw	59	59	44	49
10023	Greenton silty clay loam, 9 to 14 percent slopes, severely eroded	8.01	14.1%		2ft. (Abrupt textural change)	VIe	49	49	41	36
10021	Greenton silty clay loam, 5 to 9 percent slopes, eroded	6.62	11.7%		2.6ft. (Abrupt textural change)	IIIe	55	55	50	45
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	4.35	7.7%		2.9ft. (Paralitric bedrock)	IVe	45	45	32	37
10069	Ladoga silt loam, 2 to 5 percent slopes	3.07	5.4%		> 6.5ft.	Ile	70	70	63	58
36007	Bremer silt loam, 0 to 2 percent slopes, occasionally flooded	2.38	4.2%		> 6.5ft.	IIIw	87	87	69	71
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	2.31	4.1%		> 6.5ft.	IIw	74	72	65	64
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	2.15	3.8%		> 6.5ft.	IIIe	61	61	55	49
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	0.37	0.7%		> 6.5ft.	IIIe	64	64	55	48

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Jason Hilbrenner has been hunting his whole life, everything from waterfowl, turkey, and deer to mushrooms and just about anything in between. Born in Lexington, MO, he graduated from Santa Fe High School in Alma, MO, where he played football, basketball, and baseball. He went on to study at Missouri Valley College in Marshall, MO, earning a Bachelor's degree in business administration with an emphasis in finance.

For 20 years, Jason worked in agriculture for Central Missouri AgriService holding several jobs, including those of a custom applicator and agronomy salesman. Here, at Midwest Land Group, he's able to realize his passion for working in the outdoors and sharing that love with his clients. With great appreciation for the land, this hard-working agent is able to serve his clients greatly and make their real estate dreams come true for buyers and sellers alike.

Jason serves on the MU Extension Council (Lafayette County), is a member of the Waverly JC's, and also coaches little league baseball. When he's not working, you can most likely find him hunting, golfing, fishing, riding ATVs and spending time with his family. Jason lives with his wife Kristen, and children Maryn and Myles, in Waverly, MO.



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