

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

RAY COUNTY MISSOURI

45230 EAST 201 STREET, RICHMOND, MO, 64085



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

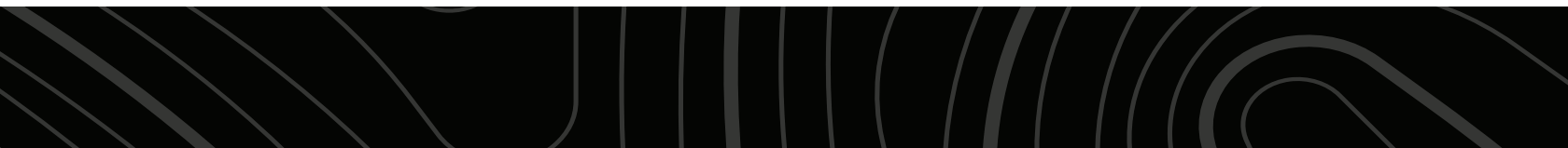
COUNTRY LIVING AT ITS FINEST

If you have been dreaming of living out in the country or looking for a weekend spot to enjoy nature with the family, this home and 40 acres are the one!

There are many new features on this energy-efficient earth contact home and shop. The home consists of 3 beds, 2 baths, a family room, laundry/mud rooms, and an attached 2-car garage. There are many exterior and interior upgrades, including an energy-efficient central air conditioning unit and furnace. They are accompanied by a wood-burning stove located in the living room, which keeps the low utility costs minimal during the

winter. The home has a new Cat 4 level roof, paved driveway, and a retaining wall.

The 40 acres is stunning! The property has an incredible recreational aspect, which supports any activity from horses, photography, bird watching, gardening, ATV riding, hunting, and fishing. The property is fenced, has 2 ponds, and fruit, walnut, and pecan trees. CRP is paying 190 dollars an acre for 11 acres if the new owner wishes to move forward with the contract. The neighborhood is peaceful with many like-minded individuals who appreciate the outdoors.



PROPERTY FEATURES

PRICE: **\$495,000** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **40**

- Country home with 40 acres perfect for full-time living or weekend getaways
- Energy-efficient earth contact home includes 3 bedrooms, 2 bathrooms, and a 2-car garage
- Many new interior and exterior upgrades
- Efficient central air and a furnace, plus a wood stove that keeps winter utility costs extremely low
- The 40 acres are ideal for recreation like gardening, ATV riding, hunting, and fishing
- The land has 2 ponds, fencing, and 11 acres of CRP that pays \$190 per acre
- Peaceful country neighborhood is filled with people who love nature and the outdoors
- 50 Minutes from Kansas City, MO
- 2024 taxes \$1030



COUNTRY HOME WITH 40 ACRES

There are many new features on this energy-efficient earth contact home and shop. The home consists of 3 beds, 2 baths, a family room, laundry/mud rooms, and an attached 2-car garage.



LOW UTILITY COSTS

There are many exterior and interior upgrades, including an energy-efficient central air conditioning unit and furnace. They are accompanied by a wood-burning stove located in the living room, which keeps the low utility costs down.

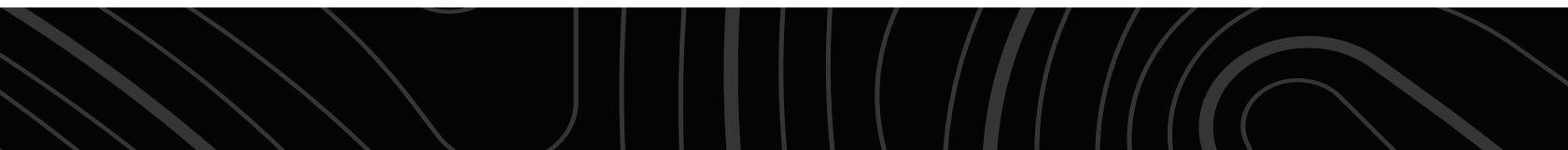


PEACEFUL LIVING



2 PONDS, FENCING, AND 11 ACRES OF CRP

The property is fenced, has 2 ponds, and fruit, walnut, and pecan trees. CRP is paying 190 dollars an acre for 11 acres if the new owner wishes to move forward with the contract.



IDEAL FOR RECREATION

The property has an incredible recreational aspect, which supports any activity from horses, photography, bird watching, gardening, ATV riding, hunting, and fishing.



AERIAL MAP



Maps Provided By:



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

Boundary Center: 39° 27' 30.98, -93° 52' 4.44

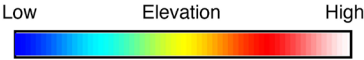
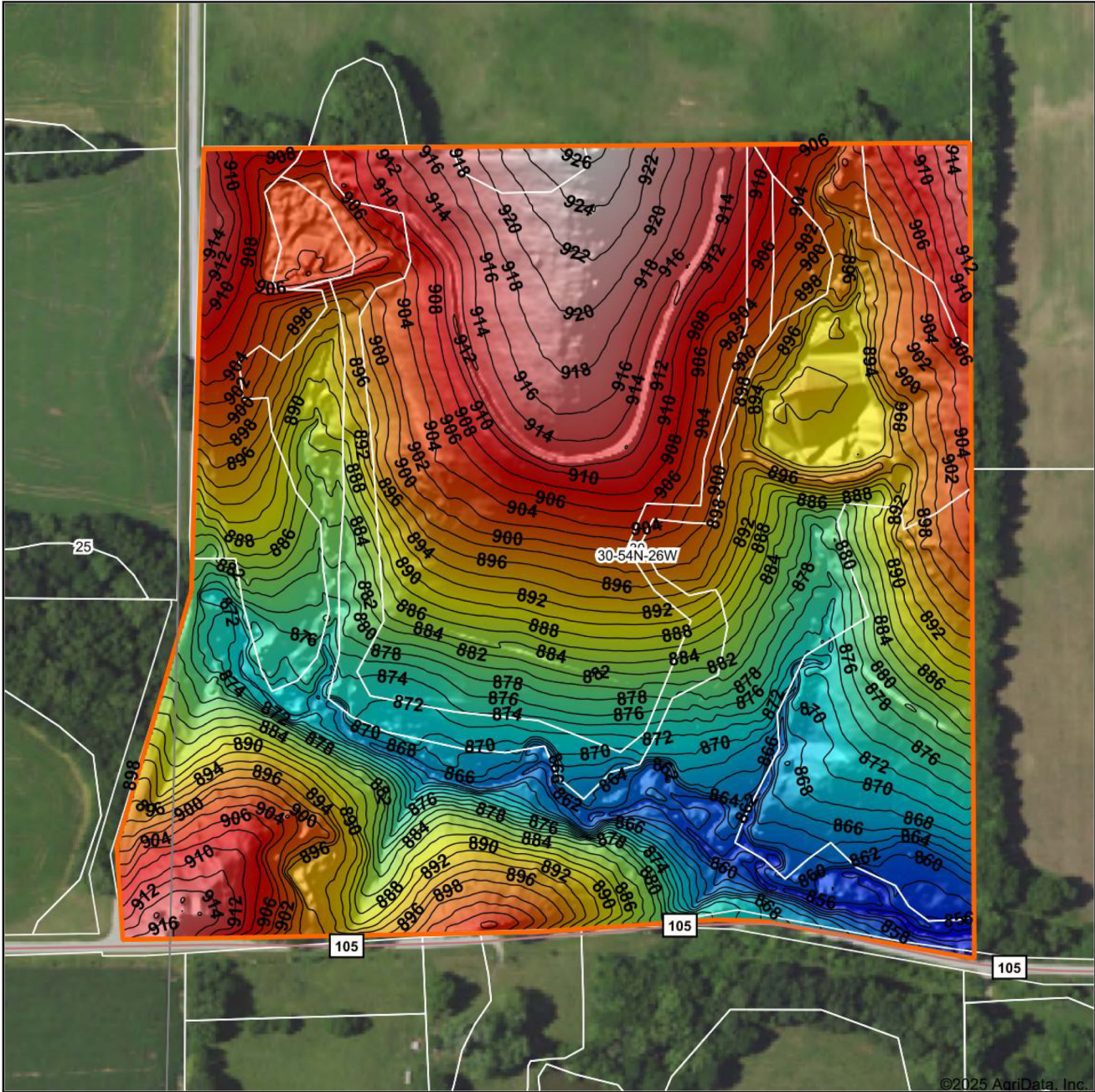
30-54N-26W
Ray County
Missouri

0ft 272ft 544ft



5/9/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem

Interval(ft): 2

Min: 852.7

Max: 926.7

Range: 74.0

Average: 892.6

Standard Deviation: 16.83 ft

0ft 246ft 492ft

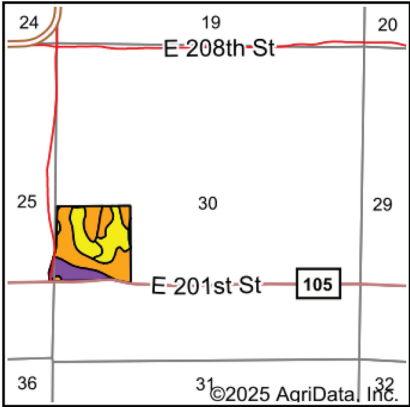
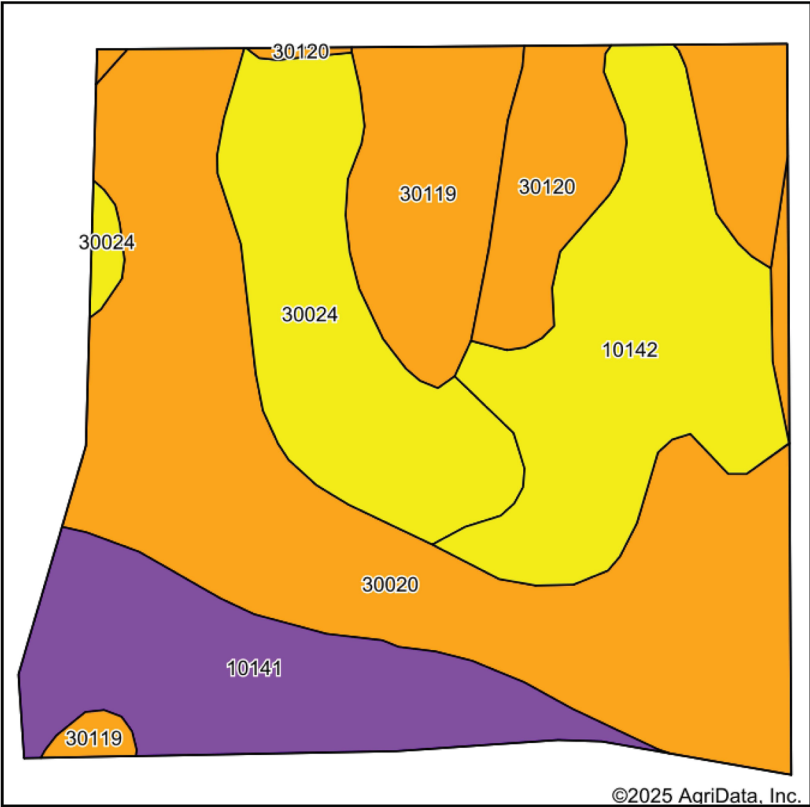


5/9/2025

30-54N-26W
Ray County
Missouri

Boundary Center: 39° 27' 30.98, -93° 52' 4.31

SOIL MAP



State: **Missouri**
County: **Ray**
Location: **30-54N-26W**
Township: **Grape Grove**
Acres: **35.96**
Date: **5/9/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

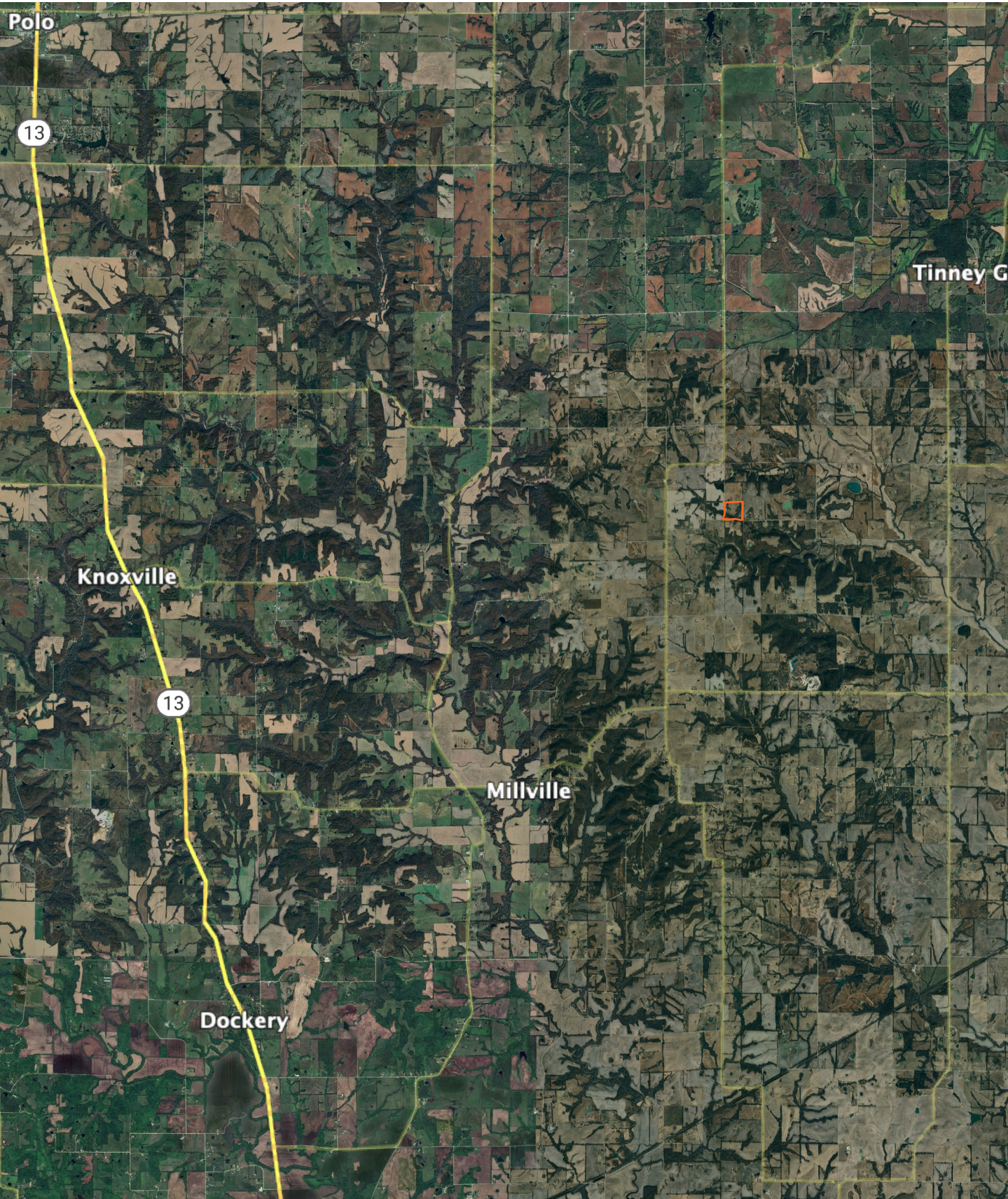
Area Symbol: MO177, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30020	Armster silty clay loam, 5 to 9 percent slopes, eroded	12.29	34.2%		IIIe	64	64	48
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	6.45	17.9%		IVe	45	45	37
30024	Armster loam, 9 to 14 percent slopes, eroded	5.29	14.7%		IVe	59	59	46
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	5.09	14.2%		VIe	34	34	26
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	3.56	9.9%		IIIe	73	73	58
30120	Lagonda silty clay loam, 5 to 9 percent slopes, eroded	3.28	9.1%		IIIe	70	68	59
Weighted Average					3.75	*n 57	*n 56.9	*n 44.6

*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.



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