

MIDWEST LAND GROUP PRESENTS

64.8 ACRES IN

CLAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

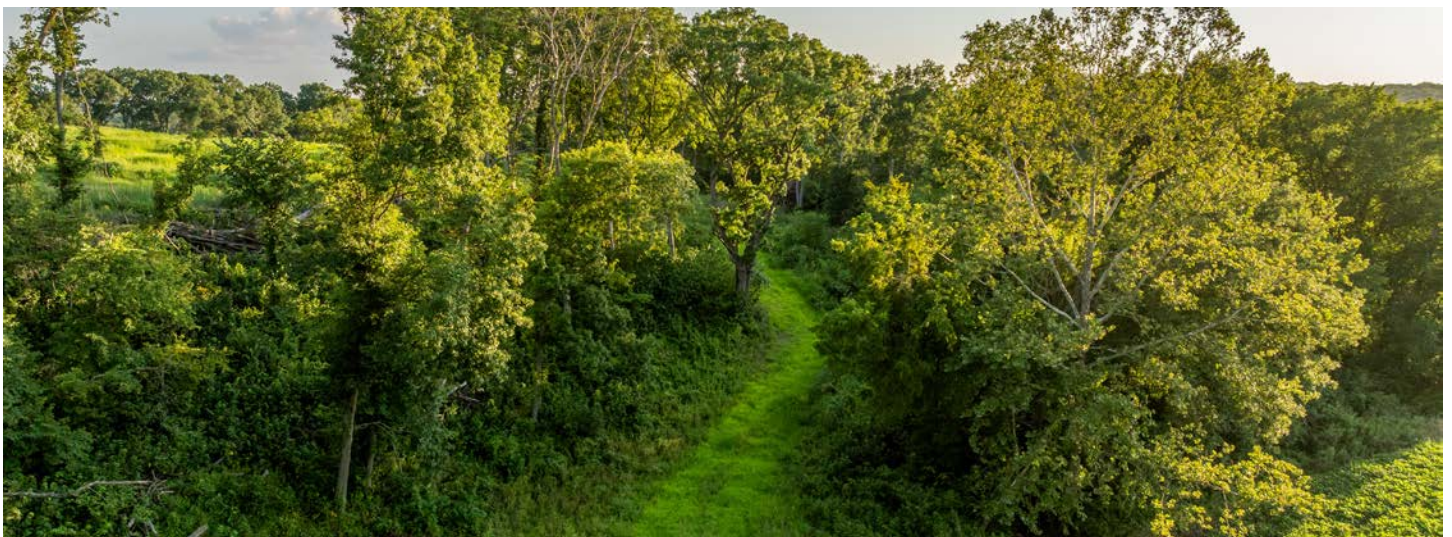
STUNNING PROPERTY WITH 4,500+ FEET OF CLEAR CREEK FRONTAGE

Farms like this in Clay County seem to be few and far between! Rarely will you ever again find a farm of this caliber and size come 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 64.8 +/- acre diverse recreational and investment property with numerous incredible build sites. If you're looking for a farm to build your dream home on and have plenty of wildlife on your property 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 St on the north end of the farm, which is chip and seal. Whether you're looking to build near the road or on the hilltop overlooking the Clear Creek bottoms nearly 2200' 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.

There are very few other farms in Clay County that have more Clear Creek frontage than this one here! The farm features 4,500+ 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 soybeans that have been planted along with the expansive flat acreage. Currently, this property is being farmed by the seller. The seller is offering a cash rent income of \$200/tillable acre.

You do not want to miss out on your chance to tour this beautiful property! Contact Derek Payne at (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$884,900** | COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **64.8**

- 64.8 +/- acres
- Once in a lifetime opportunity
- 4,500+ Feet of Clear Creek Frontage
- Multiple different fields
- Crop production
- Crops leased at \$200/tillable acre by the seller
- Very little flood plane
- 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
- Holt, MO
- Northern Clay County
- Kearney School District
- Under 20 minutes to Liberty, MO
- Under 10 minutes to Smithville, Lake



CROP PRODUCTION

When entering the property, the first thing you will notice is the soybeans that have been planted along with the expansive flat acreage. Currently, this property is being farmed by the seller. The seller is offering a cash rent income of \$200/tillable acre.



WILDLIFE



INCREDIBLE BUILD SITES

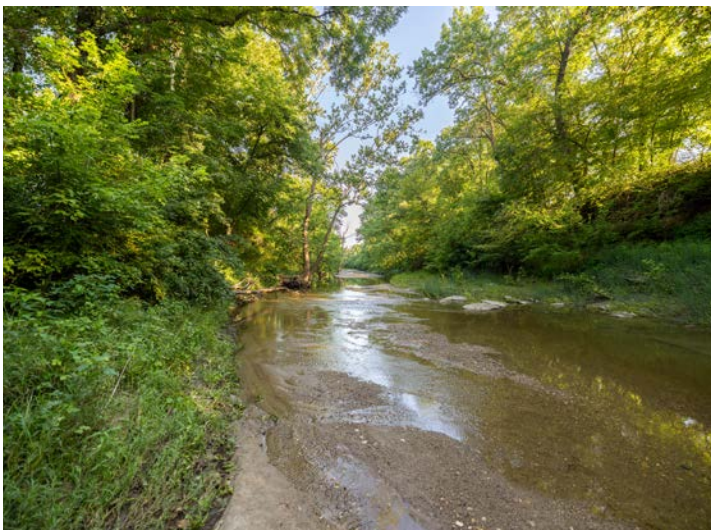
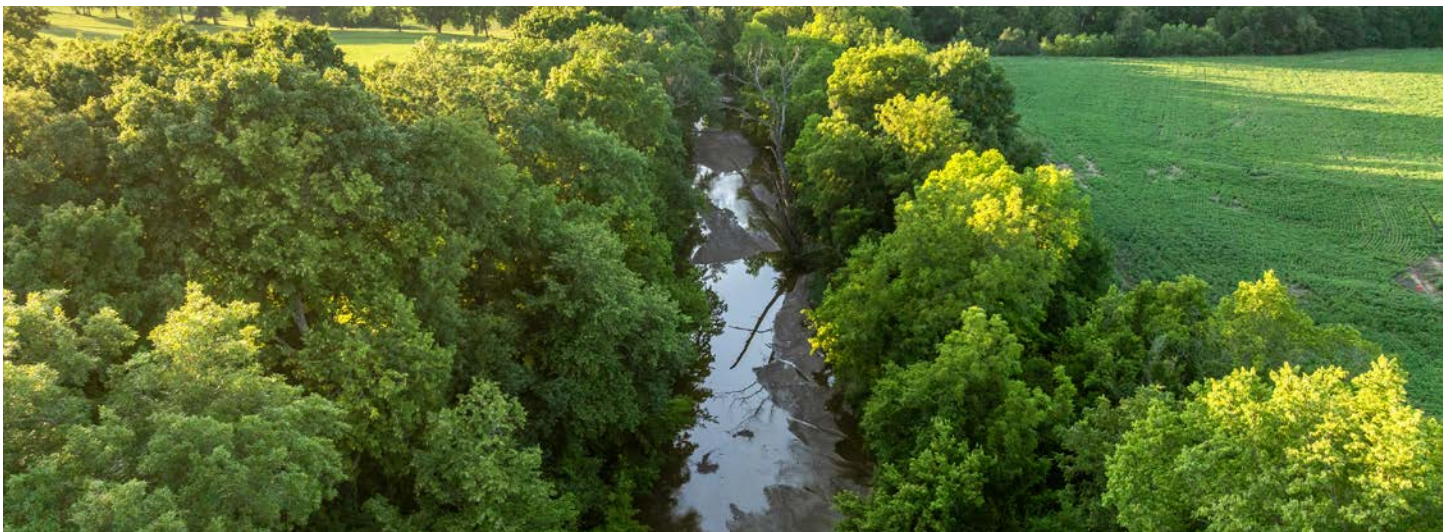
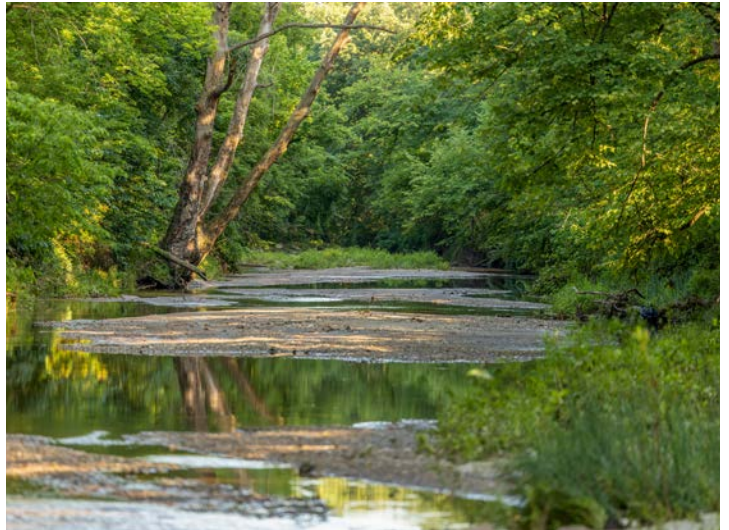


MULTIPLE TIMBER DRAWS



CLEAR CREEK FRONTAGE

There are very few other farms in Clay County that have more Clear Creek frontage than this one here! The farm features 4,500+ feet of creek frontage along the entire west boundary!



AERIAL MAP



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Boundary Center: 39° 25' 48.07, -94° 24' 3.37

0ft 505ft 1011ft



Maps Provided By:



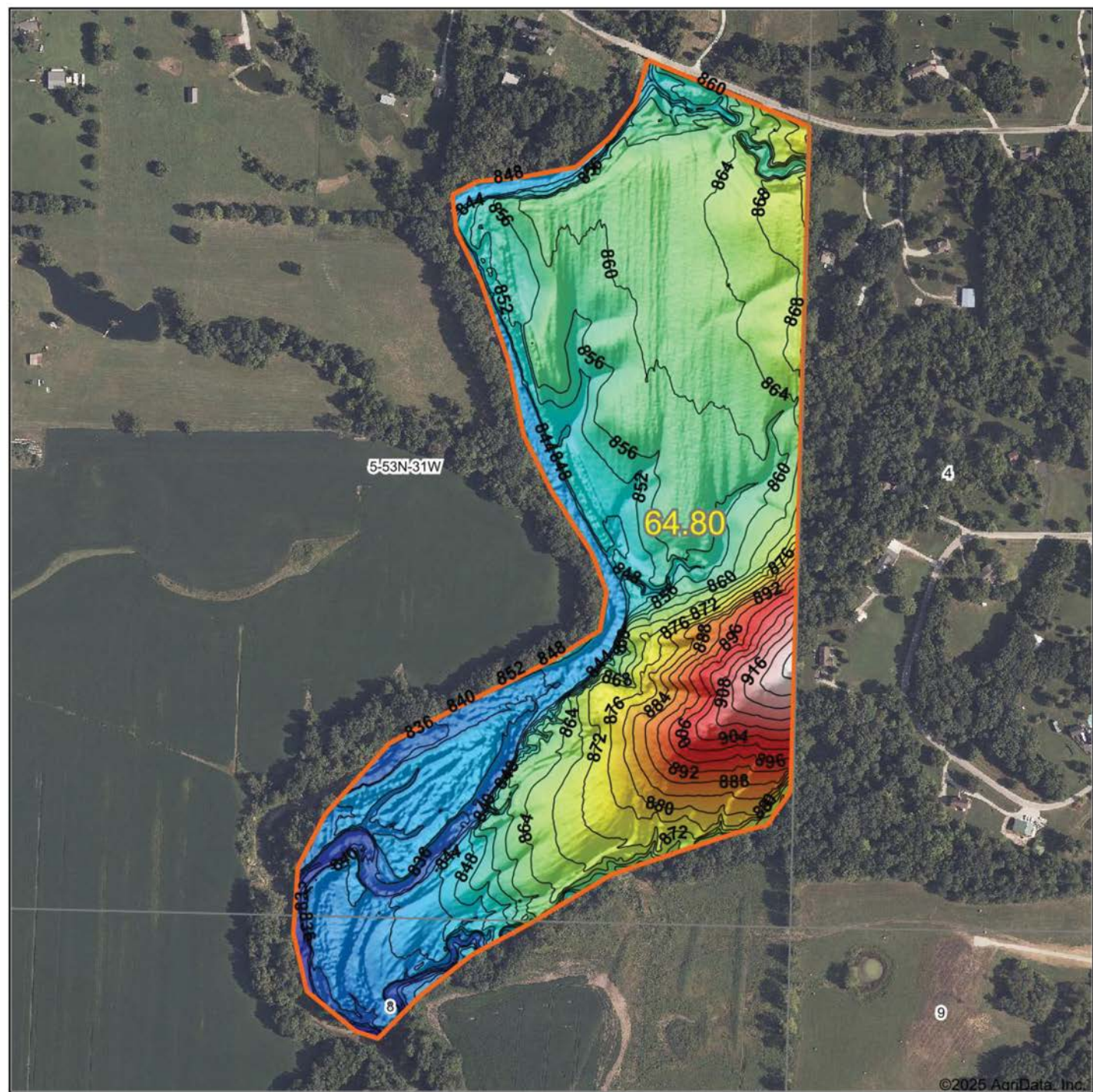
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5-53N-31W
Clay County
Missouri



7/31/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 4

Min: 824.0

Max: 925.4

Range: 101.4

Average: 860.2

Standard Deviation: 17.65 ft

0ft 512ft 1023ft



7/31/2025

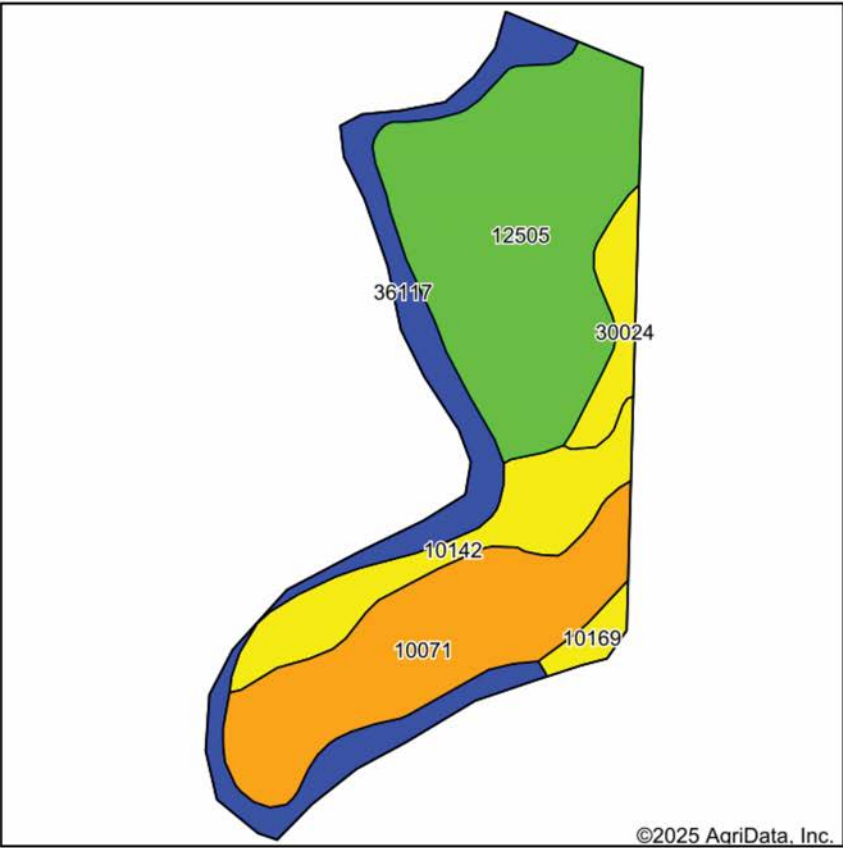
5-53N-31W

Clay County

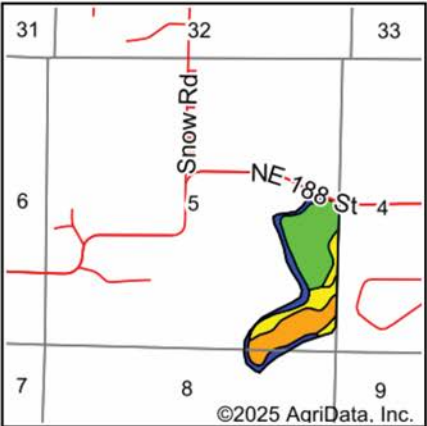
Missouri

Boundary Center: 39° 25' 48.07, -94° 24' 3.37

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Clay**
Location: **5-53N-31W**
Township: **Kearney**
Acres: **64.8**
Date: **7/31/2025**



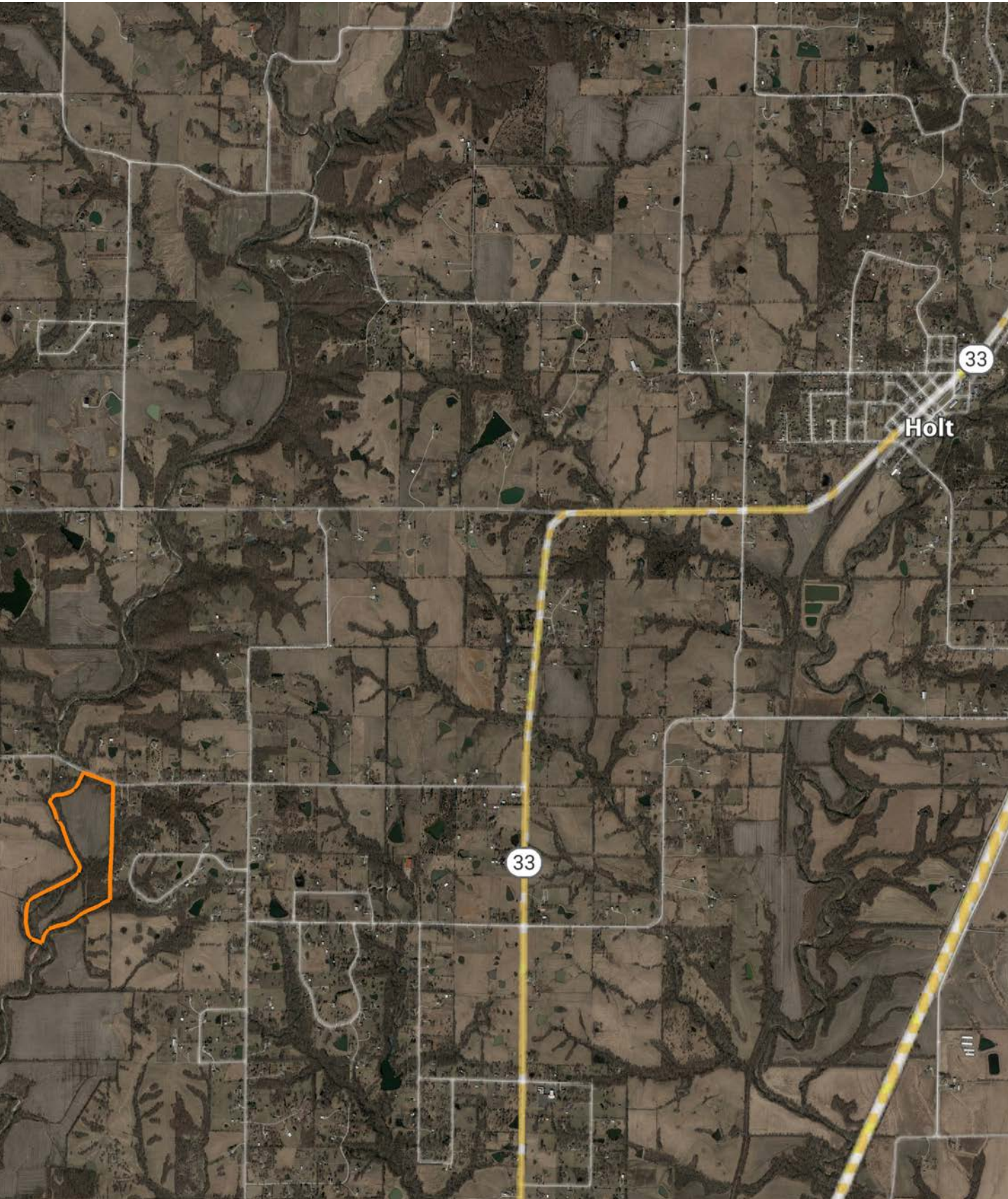
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Area Symbol: MO047, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
12505	Wiota silt loam, 0 to 2 percent slopes	24.80	38.2%		lw	87	85	86
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	16.05	24.8%		llle	61	61	49
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	11.75	18.1%		llw	80	80	78
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	8.20	12.7%		IVe	45	45	37
30024	Armster loam, 9 to 14 percent slopes, eroded	2.84	4.4%		IVe	59	59	46
10169	Lagonda silty clay loam, 9 to 14 percent slopes, eroded	1.16	1.8%		IVe	72	72	56
Weighted Average					2.24	*n 72.5	*n 71.7	*n 66.9

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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MidwestLandGroup.com

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