

MIDWEST LAND GROUP PRESENTS

67 ACRES

RAY COUNTY, MO

5267 SAND PIT ROAD, ORRICK, MISSOURI, 64077



MidwestLandGroup.com

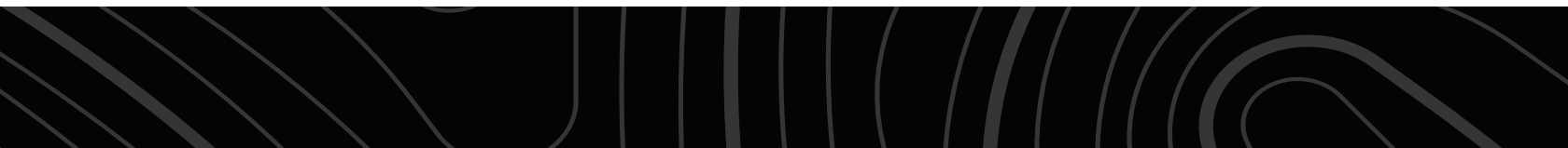
MIDWEST LAND GROUP IS HONORED TO PRESENT

WATERFOWL HUNTING CLUB CLOSE TO KANSAS CITY

Midwest Land Group is very excited to bring to market a 1/20th share of the 210 Duck Club located just southwest of Orrick, Missouri. This share has so much to offer, including 67 acres with an estimated 50 of those acres currently being utilized specifically for waterfowl hunting habitat. The club has recently worked on the water control of the property, which allows for water to be controlled throughout the year to properly manage the waterfowl habitat. The club has recently planted corn and flooded the corn, which has tremendously improved the hunting success of the club. As everyone knows, habitat is the most important factor when it comes to waterfowl hunting, and the 210 Duck Club has that covered. The property also offers a cut dry cornfield to utilize for dry cornfield waterfowl hunting as well. Arguably, the second most important factor when it comes to waterfowl success is location. The property is located in the Orrick Missouri River bottoms, very close to the Missouri River and close to other intensely managed properties. Thousands of ducks and geese stage here in the fall and winter, making the location of the property very difficult to beat. The club has a well and a pump, which guarantees you will have huntable water every day of the season. There are currently 9 blinds laid out throughout the property to give members plenty of

options when it comes to deciding where to hunt for the day. The trail systems run very close to each blind, making it extremely easy to access each blind. Two of the blinds currently have electricity ran to the blinds, which adds tremendous comfort during those cold fall mornings.

The waterfowl pool is not all that this club has to offer. The property also provides a home with multiple twin-size beds, a bathroom, and a washer & dryer to dry off after a successful morning waterfowl hunting. Members are welcome to stay in the home and enjoy the views of thousands of ducks pouring into the pool at last light off the newly renovated deck overlooking the waterfowl pool. The club has a generous guest policy, which allows each member to have up to 3 guests hunting with them per day. Just north of the home is a recently built shop that houses all of the equipment necessary to run a successful duck club. The location of the property could not get much better. Only 30 minutes from Liberty, 45 minutes from Kansas City, and less than one hour from KCI airport. Finding a proven waterfowl hunting club this close to Kansas City is extremely difficult! The location, low yearly dues, guaranteed ability to hunt almost every day of the season, make this membership a can't miss!



PROPERTY FEATURES

PRICE: **\$55,000** | COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **66**

- 67 +/- acres
- 50 +/- acres of waterfowl pool
- 9 blinds
- Home
- Shop
- Waterfowl equipment
- Dry cornfield hunting
- Low yearly dues
- Great access
- Heart of the flyway
- Water control
- Flooded corn/moist soil
- Less than an hour from KC
- Water well and pump
- Electricity ran to select blinds



50 +/- ACRES OF WATERFOWL POOL

The club has recently worked on the water control of the property, which allows for water to be controlled throughout the year to properly manage the waterfowl habitat. The club has recently planted corn and flooded the corn, which has tremendously improved the hunting success of the club.



HOME



SHOP



WATER CONTROL



HARVEST PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 39° 11' 17.68, -94° 5' 16.91

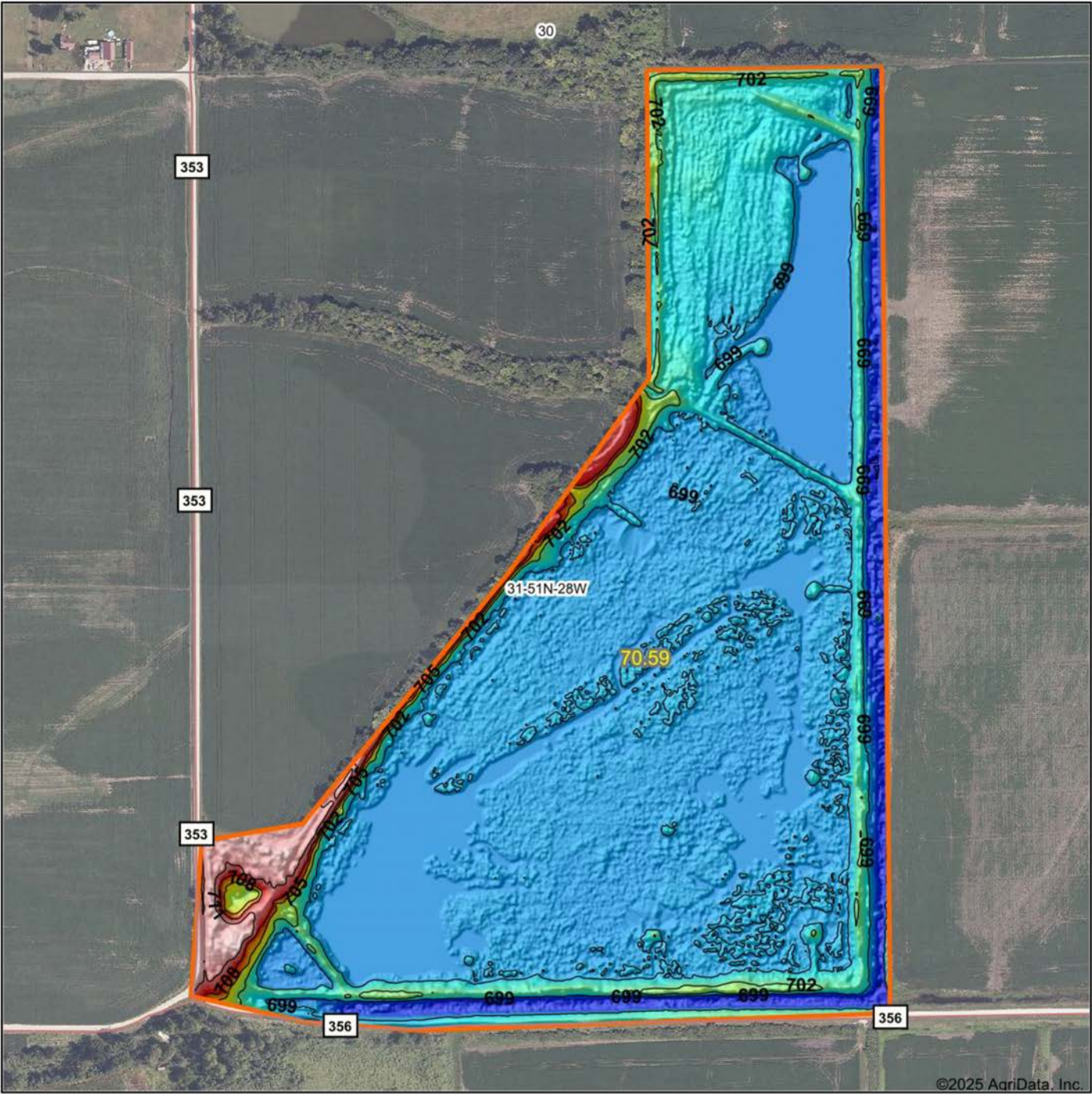
31-51N-28W
Ray County
Missouri

0ft 560ft 1120ft



8/6/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 695.9

Max: 712.8

Range: 16.9

Average: 699.5

Standard Deviation: 2.62 ft

0ft 437ft 875ft

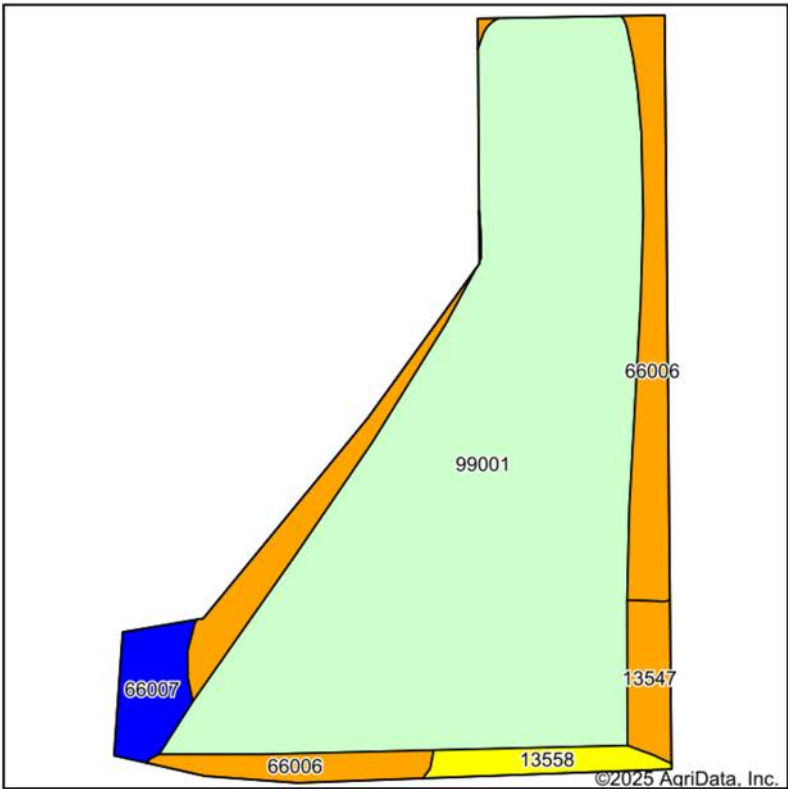


8/6/2025

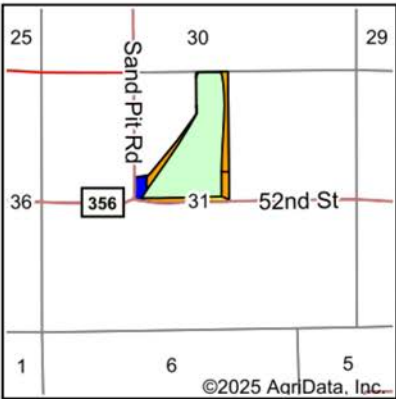
31-51N-28W
Ray County
Missouri

Boundary Center: 39° 11' 17.68, -94° 5' 16.91

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Ray**
Location: **31-51N-28W**
Township: **Orrick**
Acres: **70.59**
Date: **8/6/2025**



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



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
99001	Water	54.00	76.5%					
66006	Waldron silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.54	14.9%		IIIw	55	52	53
66007	Leta silty clay, 0 to 2 percent slopes, occasionally flooded	2.45	3.5%		IIw	52	44	51
13547	Levasy silty clay, 0 to 2 percent slopes, occasionally flooded	1.90	2.7%		IIIw	33	30	31
13558	Myrick silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.70	2.4%		IVw	70	51	69
Weighted Average					*-	*n 12.6	*n 11.3	*n 12.2

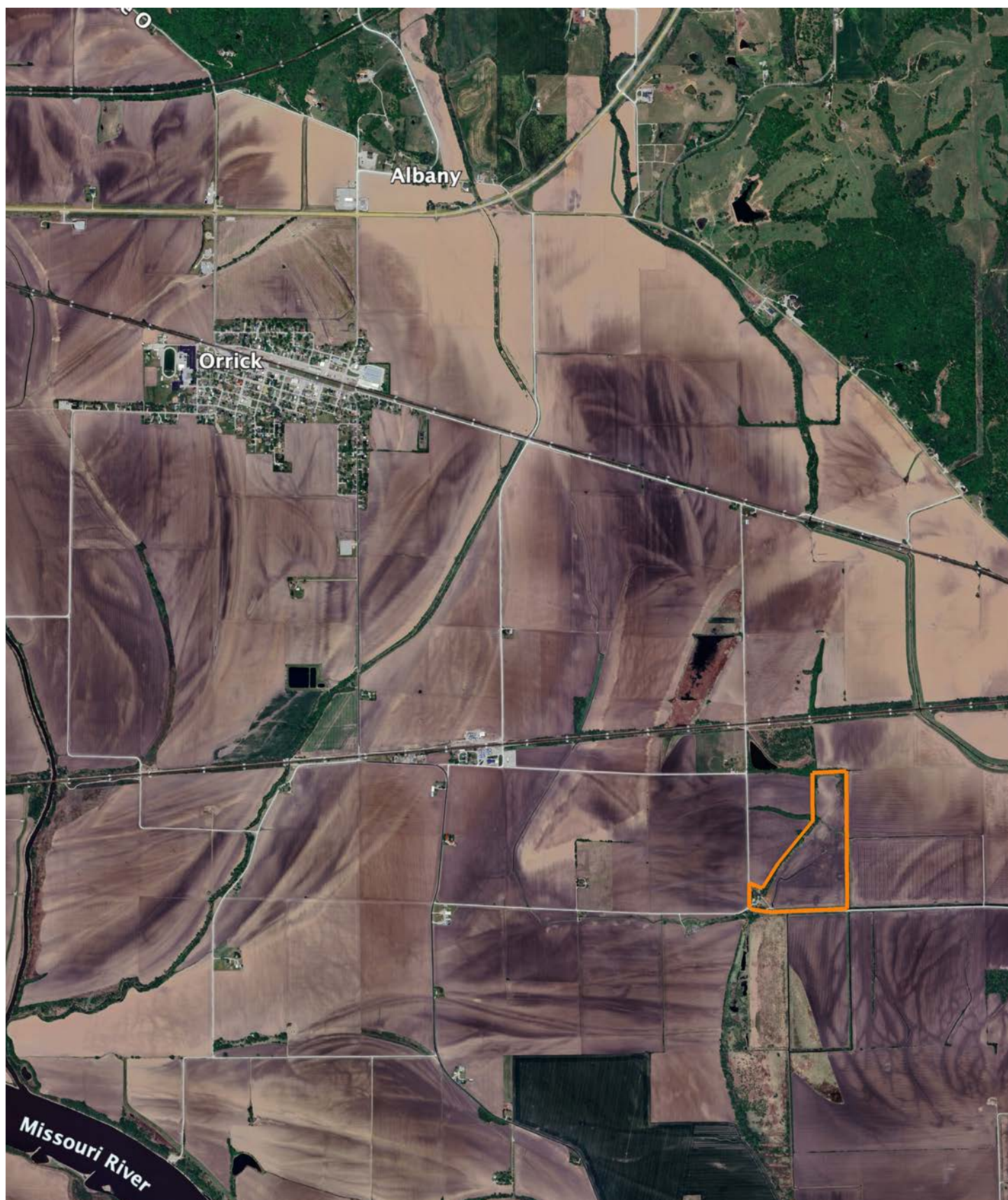
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Having his grandfather's 200-acre Ray County farm in the family since he was born, Midwest Land Group agent, Brett Roberts knows two things for sure. One, selling property, especially when it's been in the family for as long as some people can remember, isn't just a real estate deal. It's a major life decision. Two, buying land in Northwest Missouri has the potential to become a buyer's family legacy. Brett can relate to both. He listens to buyers to find out what they want in a property so generations to come have a connection to it, and he understands a sale can be emotional for sellers and their families. Brett says, "I pay close attention to what people want out of buying or selling property and how they want the transaction to happen. There are no two listings in the world, much less Northwest Missouri, that are alike. I've traveled Missouri, Kansas, Iowa and beyond following waterfowl migration. Between that and learning how to manage land for deer and turkey from the masters (my grandpa, dad and uncle), I'm a great resource on how to make a piece of land a better investment or hunting property."

While a good portion of Brett's life has been spent on the farm, hunting waterfowl, deer and turkey, he spent just as much time at Kauffman Stadium. Brett is a Kansas City native, and par for the course, a Royals fan. However, Brett's no ordinary fan. He held a dream job throughout high school and college as a Kansas City Royal's locker room attendant for visiting teams. He studied recreation and sports management at Missouri Western State University, and also interned for the Kansas City Chiefs. The experience gave him the opportunity to meet many celebrities across music, movies and sports. "Will Ferrell, Luke Bryan, Charlie Sheen and Zac Brown were some of the most memorable, plus all the players from the visiting teams," recalls Brett. His position with the Royals involved unpacking gear, cooking meals, running errands and doing whatever else the players needed while in town. Suffice it to say that Brett knows hospitality and pays attention to details.

The draw to be outdoors was too great, which led him to a career as a land agent where he combines his interest for meeting new people with his passion for land and hunting. Brett is an avid waterfowl, upland birds, deer and turkey hunter, a Ducks Unlimited member and former board member for the 210 Duck Club, Orrick, Missouri. "If you want to be a successful hunter, you have to build a habitat that supports game and fowl," explains Brett. He's scouted enough land to know what those habitats are. Following waterfowl migration patterns is his favorite pastime, along with spending time with fiancé, Laura, and his family.



BRETT ROBERTS

LAND AGENT

816.309.1218

BrettRoberts@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.