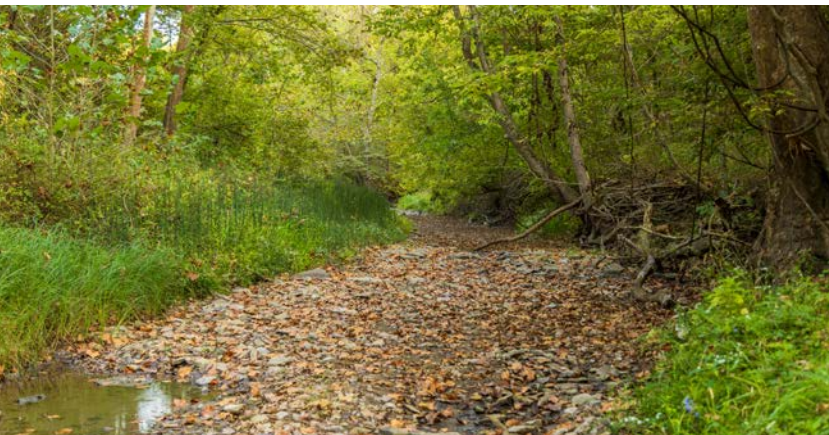


MIDWEST LAND GROUP PRESENTS



CLINTON COUNTY, MO

101.28 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

REGAL RIDGE NEAR SMITHVILLE LAKE

Welcome to Regal Ridge, a quiet sanctuary nestled near the northwest corner of Smithville Lake! What an outstanding 101.28 +/- surveyed acre recreational tract being offered here in Clinton County, MO! This farm features rolling hills and hardwood timber, native grasses, incredible views, a rock bottom creek, and a stunning 2,000 square feet, 2-bedroom, 1.5 bathroom home with high-end finishes! If you've been looking for a farm with a nice home on blacktop with the country feel but still close to all the amenities of the city, then this is it. This tract is located just 7 minutes northwest of the Smithville Lake O highway boat ramp, 15 minutes north of Smithville, Missouri, 30 minutes northeast of the airport, and a short 15-minute drive to Camp Branch Marina on the 7,200-acre Smithville Lake.

Electronic double gates at the highway entrance will lead you down the circular drive to the exquisite 2-bedroom, 1.5 bathroom home. You will immediately notice how every aspect of the property and home is meticulously maintained! The sellers had a landscape architect draw up landscaping plans for the area surrounding the entrance, driveway, and home, which will be shared with the buyer. Inside the home you will find soaring 10' tall ceilings throughout, a chefs kitchen with GE Cafe stainless steel appliances, an induction range with double oven, quartz counters, beverage fridge in the kitchen, premium Coretec LVP and tile flooring throughout, 4 towel heated towel rack with timer, casement windows in the bedrooms and studio,

home security and fire system, an oversized 85-gallon hot water heater, and an in-home humidifier! With the addition of a closet, the studio would be a large 3rd bedroom with a tremendous amount of natural light from the south and the west. The home also features a 1,000-square-foot shop with two garage doors and one walk-in entry door. The shop boasts enough space to store your vehicles, side-by-side, lawn mower, and still have plenty of space for storage! The sellers carefully thought out each detail of this build, as this was going to be their forever property! They installed an oversized 85-gallon water heater and an oversized septic tank and leach field! Also, for maximum efficiency, the sellers had a large solar system installed.

This farm is split into two different parcels with Clinton County, a 20 and an 81.28. With that being said, per the county, you can still build an additional home on the 81.28. There are a tremendous number of options this farm presents. One of the most unique options the farm provides might just be the option to utilize the current home while building your dream home on the ridge, well off the highway. Once the main home is complete, you will have a beautiful 2,000-square-foot home for additional family, guests, get-togethers, etc. This was the current seller's plan. When touring the farm, you will see the massive ridge and stunning build site 2,200 feet off the highway overlooking the entire farm!

The sellers have already sat down with the Pheasants

Forever and Quail Forever biologists and started to put together a plan to implement habitat management on the farm. This plan consists of improving and creating additional habitat by implementing additional native grass plantings, pollinator plots, edge feathering, and creating a forest management plan. The sellers are more than happy to share that plan with the new buyer. The farm currently features a tremendous amount of native

grasses and forbs, mature walnut trees along Linn Branch, tons of oak trees full of acorns, and a tremendous amount of wildlife! If one is seeking additional income, there are approximately 42 +/- acres that are terraced and tiled and could be put back into row crop production! Contact Derek Payne (573) 999-4574 for additional information or to schedule a private showing.

PROPERTY FEATURES

PRICE: **\$1,600,000** | COUNTY: **CLINTON** | STATE: **MISSOURI** | ACRES: **101.28**

- Blacktop road frontage
- Farm is split into a 20 +/- and an 81.28 +/- acre parcels
- An additional home can be built on the 81.28 +/- parcel
- 15 minutes north of Smithville, MO
- Just minutes from the 7,200 +/- acre Smithville Lake
- Located just 30 minutes Northeast of the Kansas City International Airport
- Just 35 minutes to Liberty, MO
- 7 minutes northwest of the O Highway boat ramp on Smithville Lake
- 2-year-old 2000 square-foot barndominium
- 1,000 square feet of shop space
- 2 garage doors
- 2 bedrooms
- Large studio that could easily be a 3rd bedroom
- Studio has an exhaust fan and a tremendous amount of natural light
- 1 full bathroom
- 1 half bathroom
- Soaring 10' tall ceilings
- Chefs kitchen
- GE Cafe stainless steel appliances
- Induction range with double oven
- Quartz counters
- Beverage fridge in the kitchen
- Premium Coretec LVP & tile flooring throughout
- 4 towel heated towel rack with timer
- Casement windows in bedrooms & studio
- Home security & fire system
- Oversized 85-gallon water heater
- In-home humidifier
- Over-sized septic tank and leach field
- Electronic gated entrance
- Solar panels
- A landscape architect drew up plans for the area surrounding the home
- Fire pit area
- Shooting range
- The rock bottom of the Linn Branch cuts through the property
- Approximately 42 +/- acres of native grasses and forbs
- 59.28 +/- acres timbered
- 42 +/- acres could easily be cropped again for income
- Terraced and tiled
- Property was previously in row crop production
- Tons of mature walnut trees
- Multiple species of large mature oaks
- Tremendous amount of mature deer and turkey
- PF and QF Habitat Management Plan

CUSTOM BUILT HOME

Electronic double gates at the highway entrance will lead you down the circular drive to the exquisite 2-bedroom, 1.5 bathroom home.



INTERIOR PHOTOS



LANDSCAPE ARCHITECT PLANS



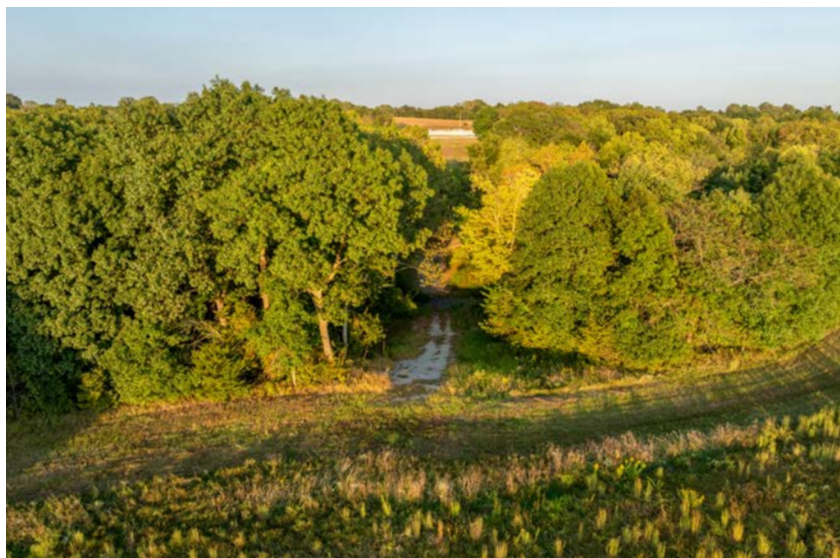
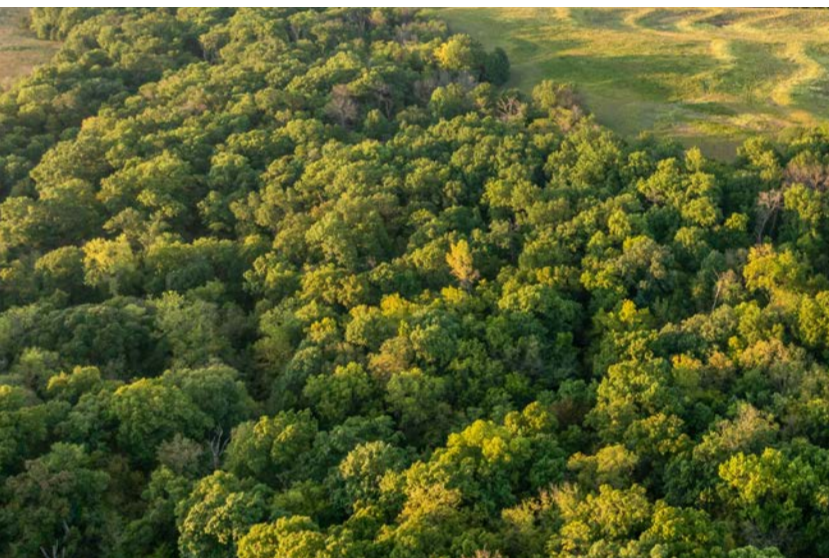
SECONDARY BUILD SITE



HUNTING OPPORTUNITIES



59.28 +/- ACRES TIMBERED



42 +/- ACRES NATIVE GRASS AND FORBS

The farm currently features a tremendous amount of native grasses and forbs, mature walnut trees along Linn Branch, tons of oak trees full of acorns, and a tremendous amount of wildlife!



TERRACED AND TILLED ACRES

If one is seeking additional income, there are approximately 42 +/- acres that are terraced and tilled and could be put back into row crop production!



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 30' 25.1, -94° 33' 2.06

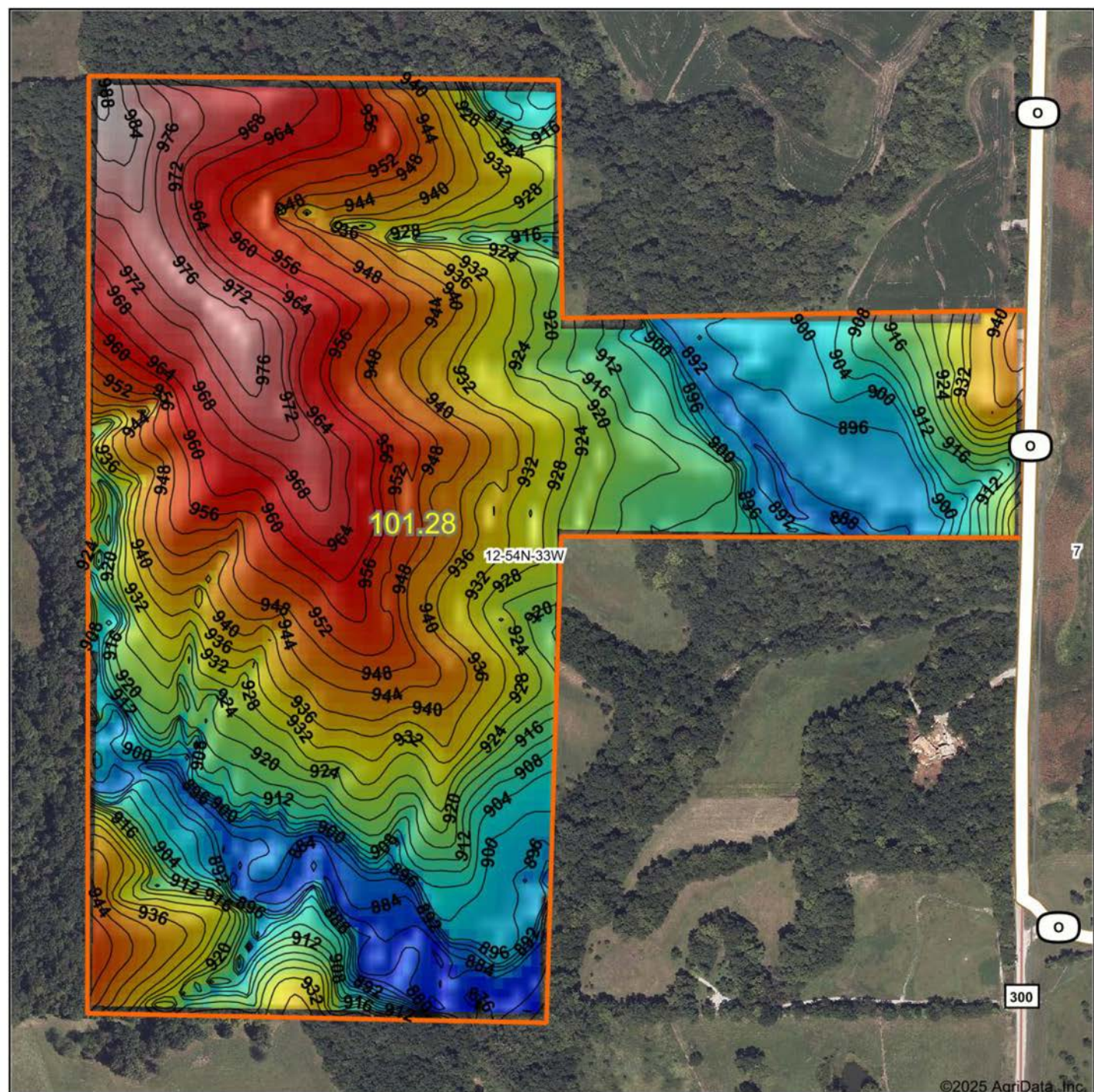
12-54N-33W
Clinton County
Missouri

0ft 513ft 1026ft



9/23/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 4

Min: 872.9

Max: 989.4

Range: 116.5

Average: 930.4

Standard Deviation: 26.35 ft

0ft 441ft 882ft

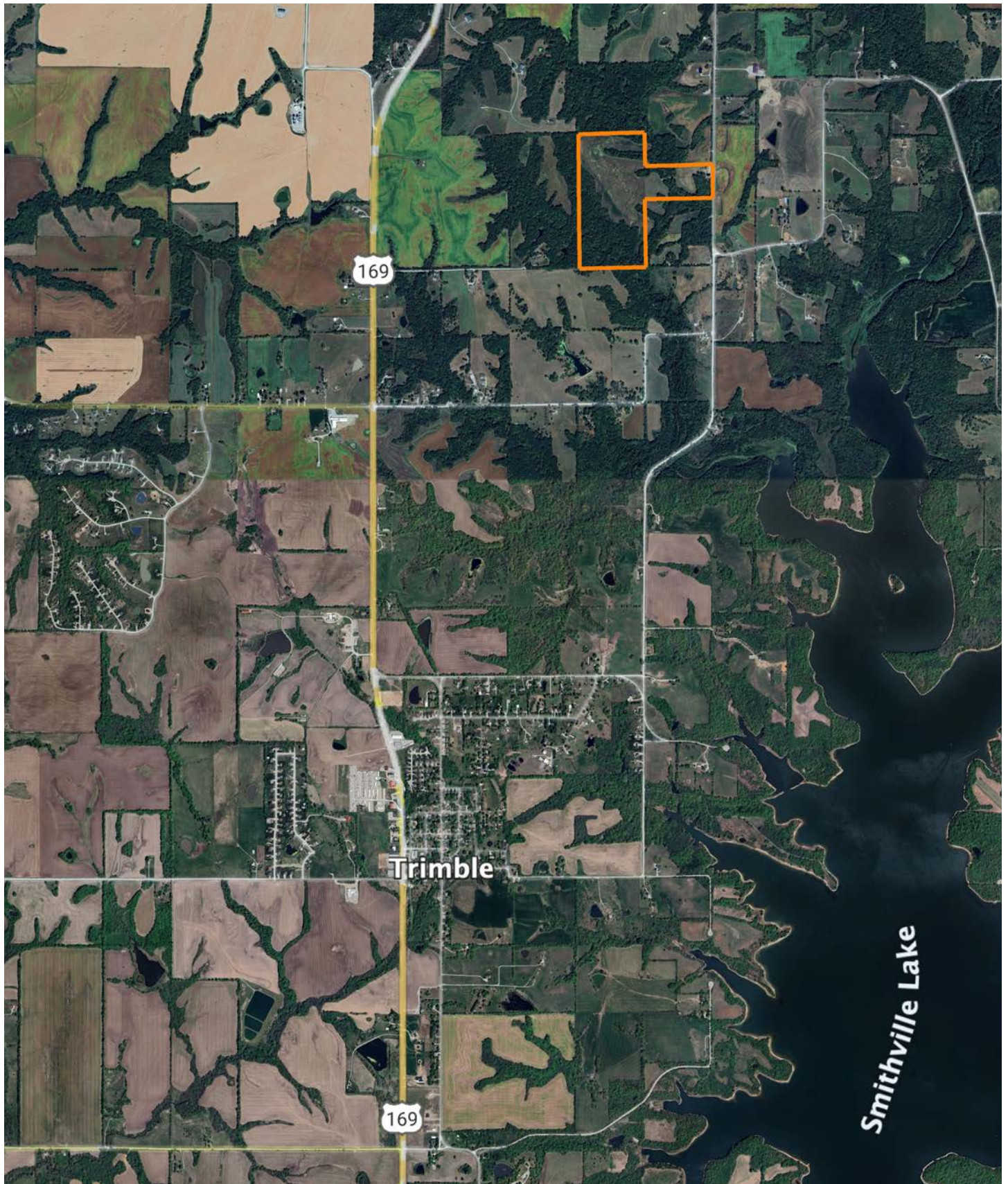


9/23/2025

12-54N-33W
Clinton County
Missouri

Boundary Center: 39° 30' 25.1, -94° 33' 2.06

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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