

MIDWEST LAND GROUP PRESENTS



27 ACRES
RAY COUNTY, MO

12149 Doniphan Lake Road, Excelsior Springs, Missouri 62024



MIDWEST LAND GROUP IS HONORED TO PRESENT

HORSE PROPERTY AND RECREATIONAL PROPERTY ALL IN ONE

Midwest Land Group is proud to present this 27 +/- acre picturesque equestrian lover's dream, which also boasts tremendous recreation all in one! This very diverse farm has a tremendous amount to offer! This property lies within the Excelsior Springs School District and is just a short 3-minute drive to the Excelsior Springs Golf Course and a 25-minute drive to Liberty, Missouri.

Nestled atop a beautiful ridge 300' off the road and behind a set of electronic double gates this farm offers a beautiful 3-bed, 3-bath 3,000-square-foot country brick home with a 2 car attached garage, new 30'x40' shop, 32'x24' brick 2 car detached garage, 36'x48' horse barn with a 12'x48' lean-to off both sides, a small garden shed/ chicken coop, a 100'x200' outdoor riding arena, pond, approximately 1400' of Miles Creek running through the farm, hardwood timber, trails, three fenced in horse paddocks, multiple other fields, and road frontage for access on two sides!

The 30'x40' shop has a 12'x30' area that is fully finished, including a mini split that would make a great climate-controlled workshop or gathering area! On the west side of the 36'x48' horse barn, you will find a mostly enclosed 12'x48' lean-to ideal for storing your stock trailer,

equipment, or hay. On the east side, facing the dry lot, you will find a 12'x48' lean-to equipped with misters for your horses. Inside the barn, you will be pleased to find two 12'x12' fully finished rooms currently being used as a tack room and a storage room. Additionally, inside the barn, you will find 4 large stalls with room for more, with electric at each stall. The entire floor is also lined with rubber stall mats.

The approximately 3,000-square-foot brick home offers 3 bedrooms, 3 bathrooms, 2 stone fireplaces, beautiful hardwood flooring, a fully finished basement, a custom-built bar, a new 16'x26' composite deck overlooking the property and the pond, an attached 2-car garage, and a warm and inviting country feel.

For the outdoor enthusiast, this farm offers a full trail system throughout the entire farm, a number of small fields ideal for food plots, beautiful hardwood timber, 1,400'+ of Miles Creek running through the farm, tons of turkey, and large whitetail! The road frontage on two sides allows great access for trying to play the wind. You do not want to miss out on this opportunity! Contact Derek Payne (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$688,500** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **27**

- Excelsior Springs School District
- Located 3 minutes south of the Excelsior Springs Golf Course
- Hard surface road
- Road frontage on 2 sides
- 3,080 +/- square-foot 3-bed, 3-bath brick home
- 2-car attached garage
- 2 large stone fireplaces
- Beautiful hardwood flooring
- Custom-built bar
- Fully finished basement
- 2-car detached brick garage
- New 16'x26' composite deck overlooking the property
- Home is set 300' off the road on a large ridge top
- Electronic double gate at the road
- Horse fencing
- Three paddocks
- 100'x200' outdoor riding arena
- Pond
- 36'x48' horse barn with 12'x48' lean-to on both sides
- 4 large stalls, rubber floor, misters, fans, & electric
- Horse barn has two 12'x12' fully finished rooms for tack & storage
- 30'x40' shop with 12'x30' fully finished gathering area & electric
- Dry lot on the east side of the horse barn
- Gathering area is heated and cooled
- Large trail system
- 1,400'+ of miles Creek frontage
- Big whitetail
- Tons of turkey
- Great recreation
- Many small secluded fields
- Tons of field edge
- Big oak, hickory, and walnut timber



3-BED, 3-BATH BRICK HOME



COMPOSITE DECK



FINISHED BASEMENT WITH CUSTOM BAR



ADDITIONAL INTERIOR PHOTOS



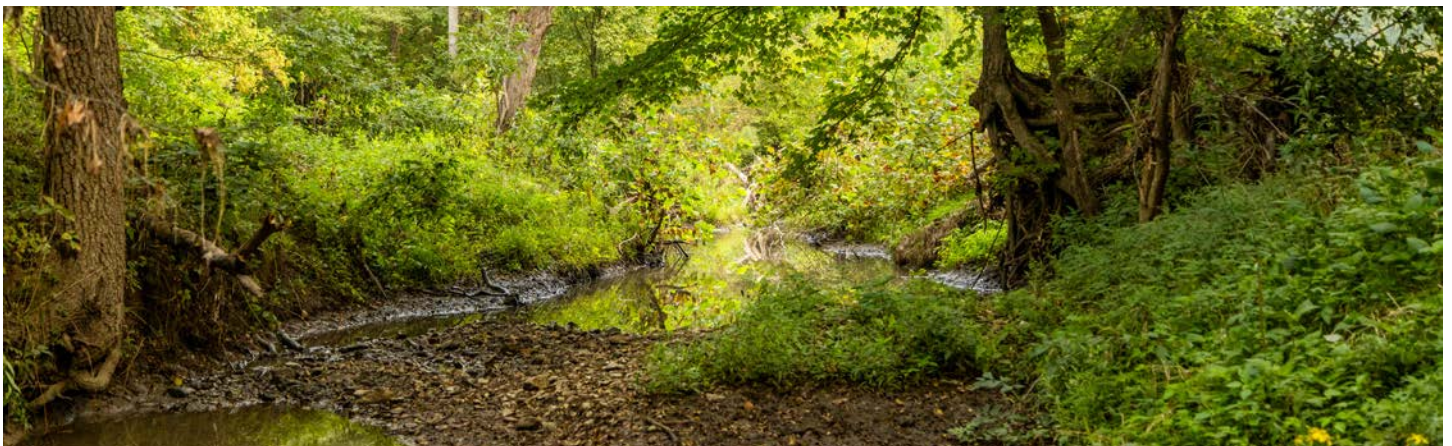
HORSE BARN WITH FENCING

Inside the barn, you will be pleased to find two 12'x12' fully finished rooms currently being used as a tack room and a storage room. Additionally, inside the barn, you will find 4 large stalls with room for more, with electric at each stall.

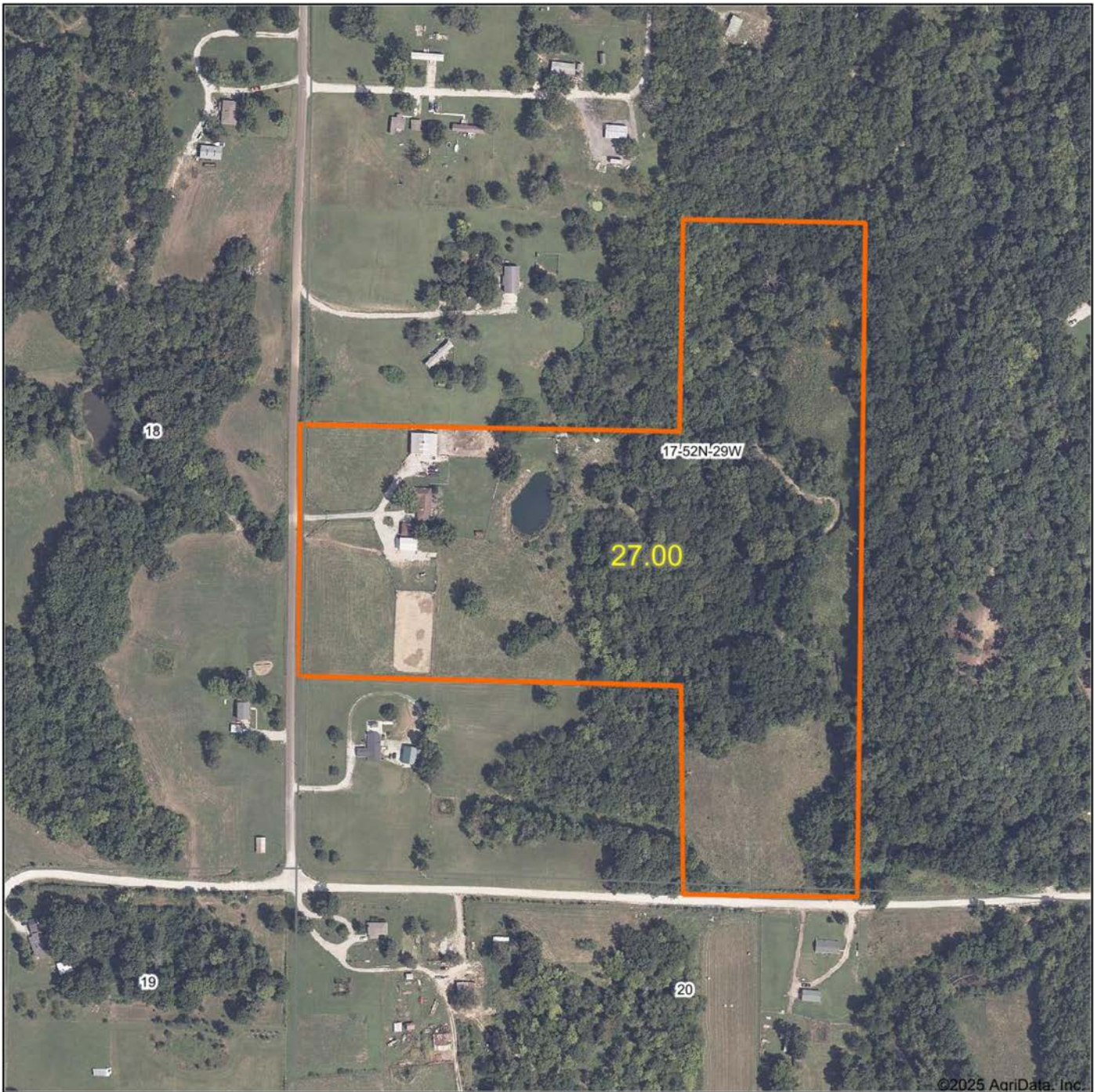


GREAT RECREATION

For the outdoor enthusiast, this farm offers a full trail system throughout the entire farm, a number of small fields ideal for food plots, beautiful hardwood timber, 1400'+ of Miles Creek running through the farm, tons of turkey, and large whitetail!



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 18' 39.78, -94° 11' 25.38

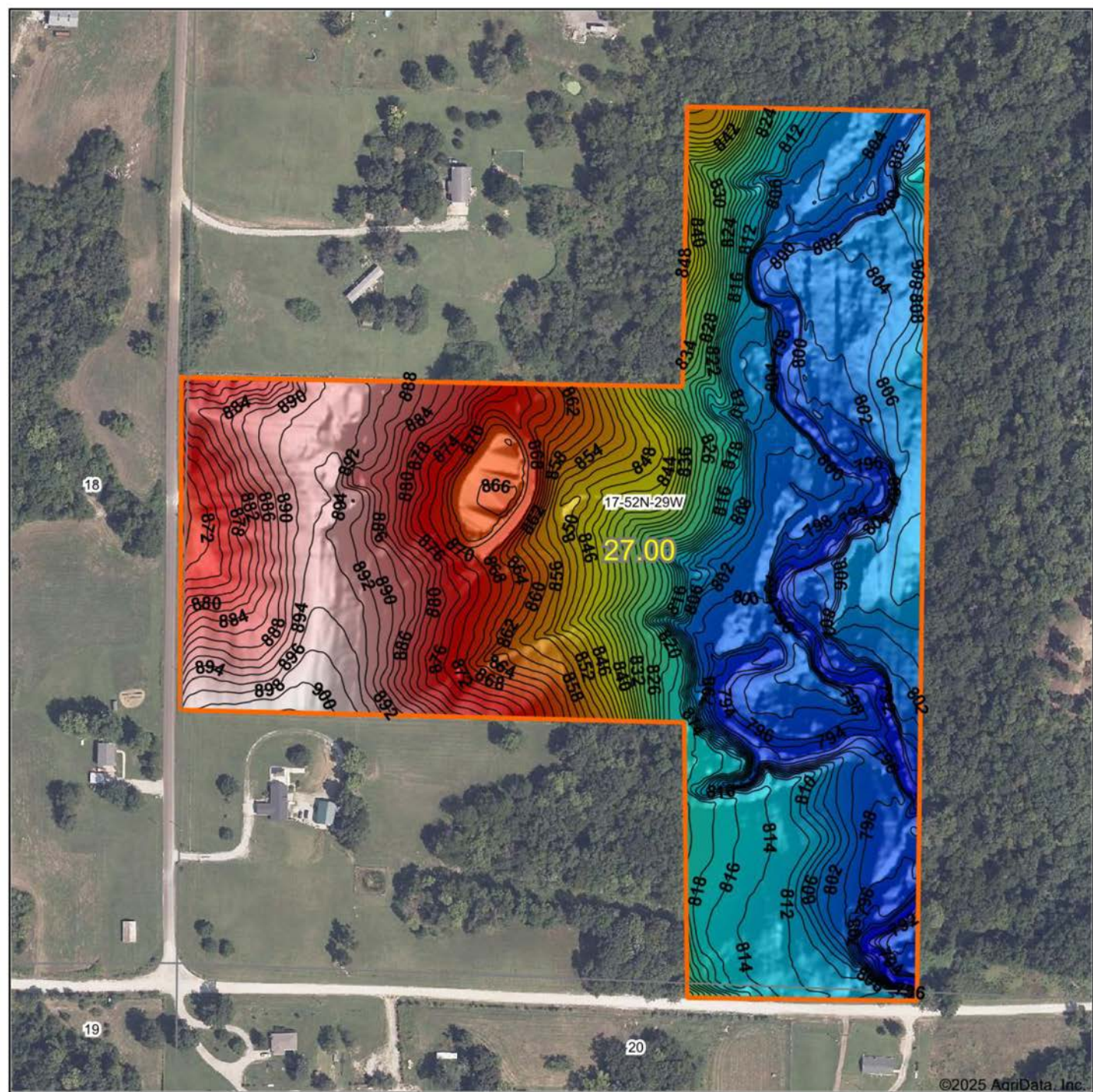
17-52N-29W
Ray County
Missouri

0ft 361ft 722ft



8/19/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 2

Min: 788.2

Max: 901.9

Range: 113.7

Average: 835.4

Standard Deviation: 35.76 ft

0ft 272ft 545ft



8/19/2025

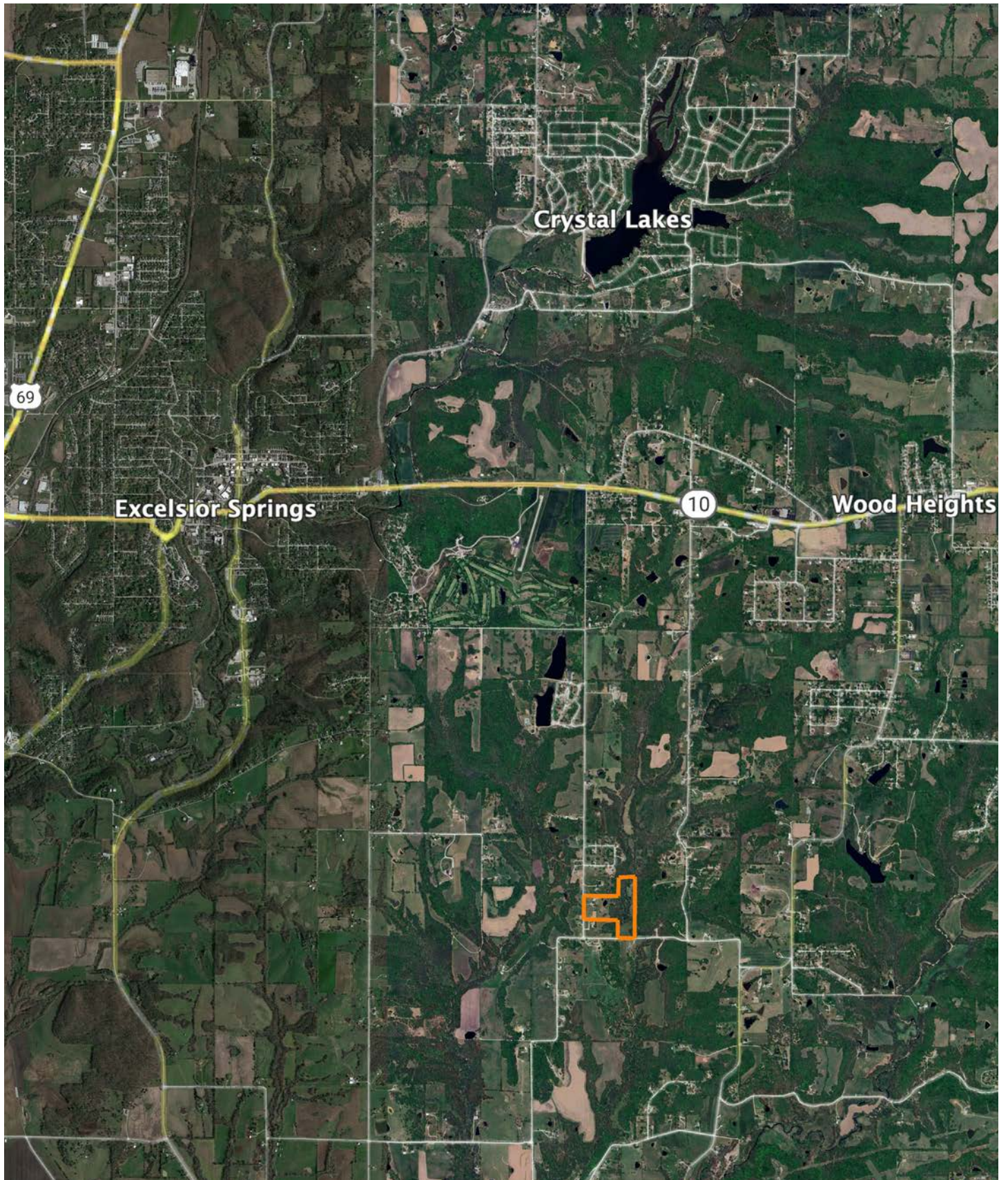
17-52N-29W

Ray County

Missouri

Boundary Center: 39° 18' 39.78, -94° 11' 25.38

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

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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