

MIDWEST LAND GROUP PRESENTS

155 ACRES

RAY COUNTY, MO

TBD HIGHWAY O, ORRICK, MISSOURI, 64077



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG TIMBER HUNTING TRACT ADJOINING MISSOURI RIVER BOTTOMS

This 155-acre farm located in Ray County, Missouri, offers an incredible hunting property and build site. Located on blacktop Highway O just north of Orrick, Missouri, this farm has 20.69 acres of creek bottom CRP, 6.25 acres of hay ground high on a point ideal for a build site, and 128+/- acres of big mature timber. An extensive trail system as wide as two full-size trucks, large rock outcroppings, wild plum trees, a huge persimmon grove, mature walnuts and oaks, and loaded with whitetail and turkey is what makes this timber so attractive.

The location of this property is ideally located just east of Kansas City, a few miles north of Highway 210. It is situated directly next to and overlooking miles of Missouri river-bottom cropland, providing vast views and a diverse neighborhood of wildlife habitat. It is also located in the highly rated Orrick School District. It features highway asphalt road frontage, with electric, water, and fiber available at the road. The combination of location, infrastructure, and use will make this property one that will continue to appreciate as a recreational

tract close to town, as well as a prime build site location with a reasonable drive into Kansas City as needed.

The trail system on this farm is an outstanding feature as it allows access all throughout the timber to each property line. The trail is 30-40 feet wide throughout and provides great access to hunting stands. The rolling topography would make for great dirt bike or UTV trails for everyone to enjoy. This farm has a creek lining the east side, alongside 20.69 tillable acres currently enrolled in CRP at \$210.82/acre. The tillable acres contain Class I - III soils with an NCCPI of 82.4 and have direct access from Highway O. An additional 6.25 acres of hay ground with Highway access is located on the southwest corner and would be considered the build site.

This area in southern Ray County, Missouri, continues to appreciate in value with highly accredited schools, easy access to Kansas City, high-quality soils, and great hunting and recreation. Please call Will Wiest for additional information and to schedule a tour of this 155-acre farm!



PROPERTY FEATURES

PRICE: **\$914,500** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **155**

- 155 acres in Ray County, Missouri
- Highway O frontage
- Water, electric, and fiber available
- 128 +/- acres of timber
- Extensive 30+ feet wide trail system
- 20.69 acres in CRP with NCCPI of 82.4
- 6.25 acres of hay ground
- Gorgeous, vast views overlooking miles of cropland
- Huge mature oaks, walnuts, and other timber species
- 30+ wild plum trees
- Large persimmon tree grove
- CRP Contract is \$210.82/acre, providing \$4,363/year, expiring 9/30/2031
- Loaded with whitetail and turkey
- Trails would be great for UTV, ATV, and dirt bike courses
- Large rock outcroppings in areas of the timber
- Located 2.5 miles north of Highway 210
- Orrick School District
- 2024 Real Estate Tax was \$345.92



155 +/- ACRES IN RAY COUNTY



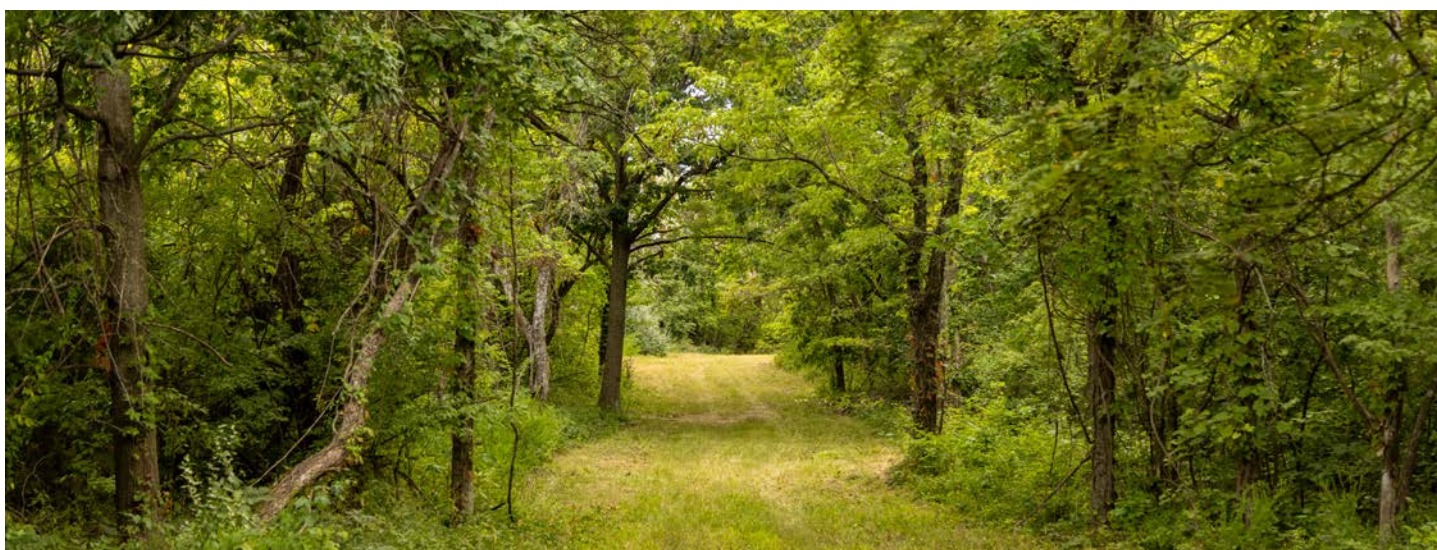
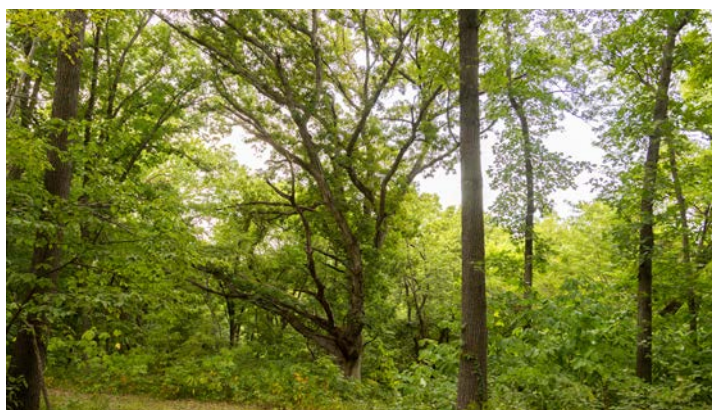
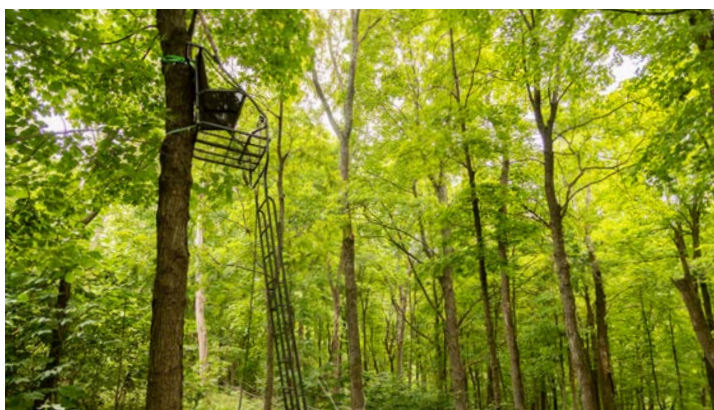
HIGHWAY O FRONTAGE



EXTENSIVE TRAIL SYSTEM



128 +/- ACRES OF TIMBER



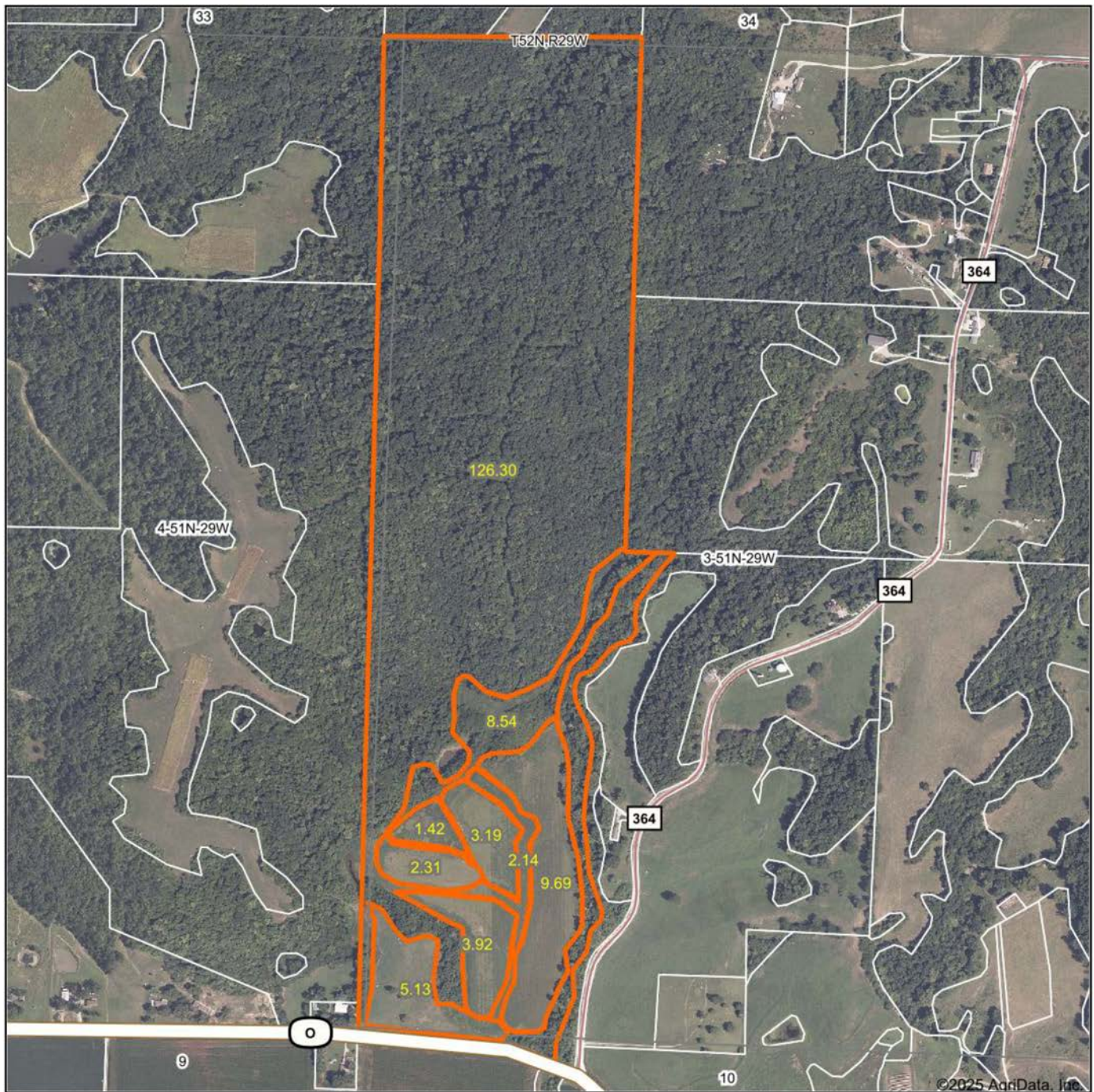
20.69 ACRES IN CRP



6.25 ACRES HAY GROUND



AERIAL MAP



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Maps Provided By:



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

Boundary Center: 39° 15' 28.69, -94° 9' 10

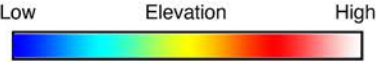
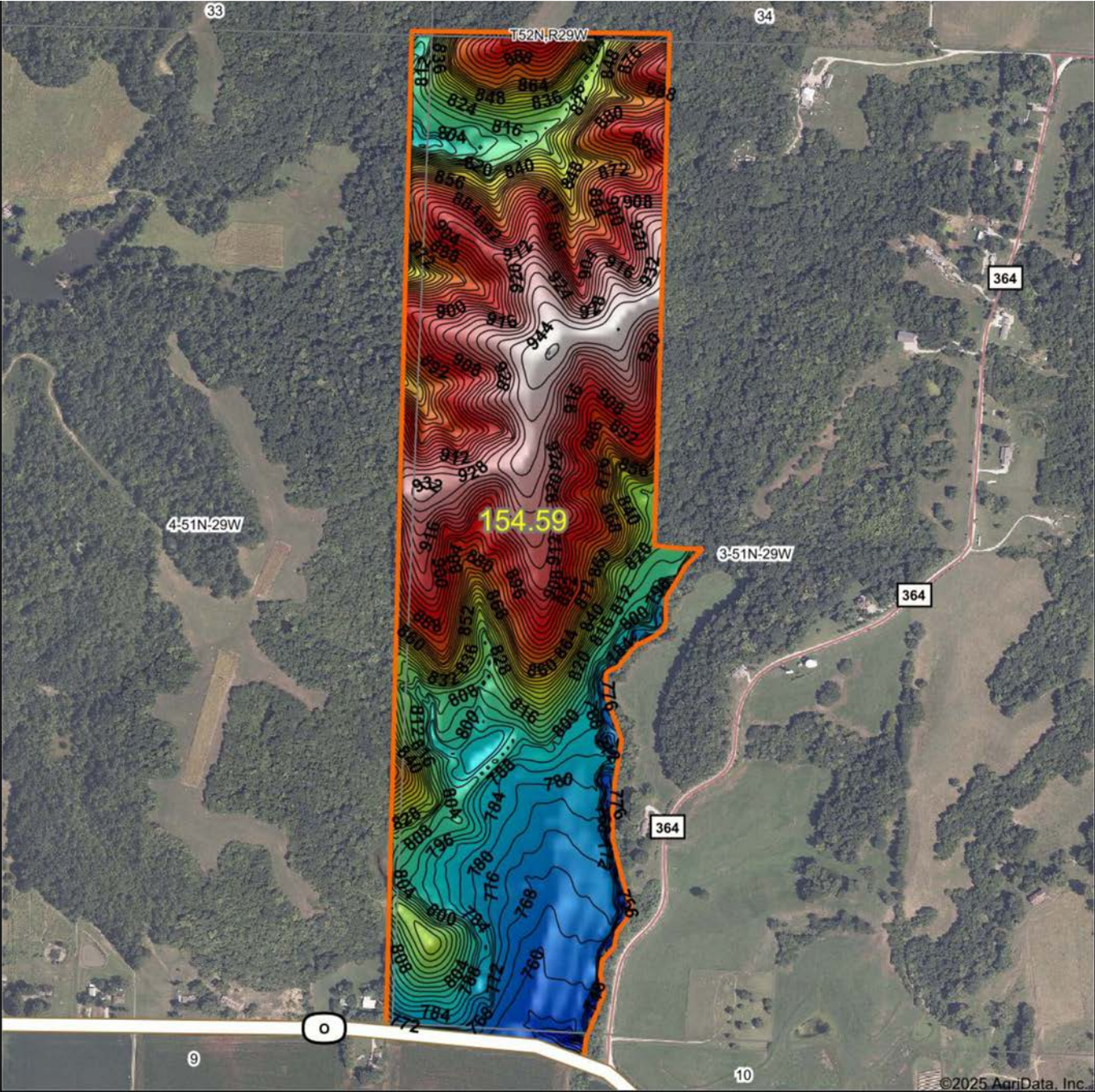
3-51N-29W
Ray County
Missouri

0ft 810ft 1619ft



8/27/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 4

Min: 735.3

Max: 949.8

Range: 214.5

Average: 851.8

Standard Deviation: 57.28 ft

0ft 814ft 1628ft

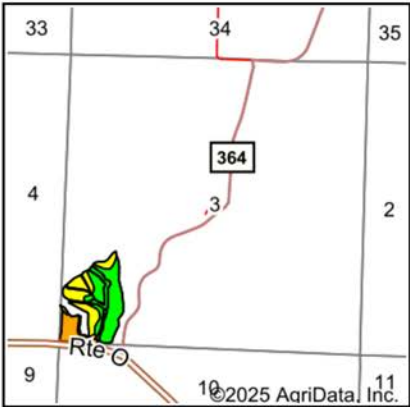
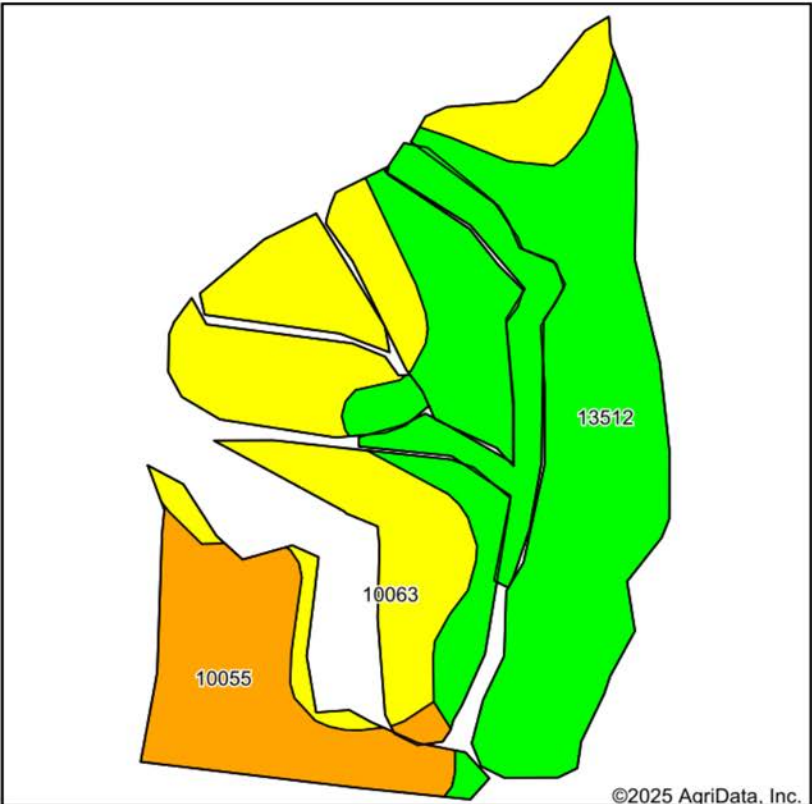


8/18/2025

3-51N-29W
Ray County
Missouri

Boundary Center: 39° 15' 28.67, -94° 9' 10.04

SOIL MAP



State: **Missouri**
County: **Ray**
Location: **3-51N-29W**
Township: **Orrick**
Acres: **27.8**
Date: **8/27/2025**



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	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
13512	Cotter silt loam, 0 to 2 percent slopes, rarely flooded	14.50	52.2%		lw	9	4	84	84	83
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	8.73	31.4%		IVe			71	71	49
10055	Knox silt loam, 5 to 9 percent slopes, eroded	4.57	16.4%		IIIe			81	81	67
Weighted Average					2.27	4.7	2.1	*n 79.4	*n 79.4	*n 69.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP



**All Measurements are
For FSA Programs Only**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Ray Co. FSA

SB=Soybn-Com-GR-N-GR:C=Corn-Yel-GR-N-GR
SBI=Soybn-Com-I-GR:CI=Corn-Yel-I-GR
SRW=Wheat-SRW-N-GR
SRWI=Wheat-SRW-I-GR
GS=Sorgh-GRS-N-GR
GZ=01-Mixfg-IGS-GZ:FG=01-Mixfg-IGS-FG
LS=01-Mixfg-IGS-LS
U21=21-GZ:T31=31-GZ
*Unless notated on Map

1:9,820

Program Year: 20__

Created: 6/12/2023

Flown: 2022-6-29

- clu
- crp
- plss

Farm 6962

Tract 6357

BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,

ASSOCIATE LAND BROKER

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