

MIDWEST LAND GROUP PRESENTS

73 ACRES IN

RAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRISTINE CRP AND HAY FARM ALONG KEENEY CREEK

Introducing this pristine 73-acre farm containing a balance of CRP, grassland, and cropland that lies along Keeney Creek in Orrick, Missouri! Truly a gorgeous property, this property also contains a Quonset building and a 3-sided equipment shed at the entrance of the property. Pulling into the property and past the building, the property opens up to the gently rolling CRP land and creek bottom crop fields, with the gently rolling hay ground tucked well off the road on the northern boundary. Almost the entire farm is not visible from the road, it is loaded in wildlife sign and would make a beautiful build site situated up on a hillside overlooking the creek bottom.

The farm consists of 25.11 acres of CRP, 27.94 acres of grassland currently used for hay, 4.5 acres of cropland, and the remaining 15.5 +/- acres in timber and water inside Keeney Creek. The CRP contract is conservation practice No. 1 at the rate of \$212.66 per acre, paying \$5,340 annually and expiring in September of 2031. The 4.5 acres of cropland are planted in beans in 2025 and contain 100% class II Nodaway Silt Loam soils with an NCCPI of 80. The grassland is extremely well-maintained, controlling obnoxious weeds, and has been used as hay ground. This grassland would be eligible for cropland for additional income or a prime build site tucked well off the road. Keeney Creek laces the entire west boundary,

and the survey for the farm is to the center of the creek, giving the owner access to the creek.

This farm is one of those you have to see to appreciate how gorgeous it truly is. It is secluded, being located at the end of a dead-end road and surrounded by farmland. Other notable features include the 40'x80' Quonset building with a concrete floor throughout and a full-size door opening the full 40-foot width. The Quonset style building is fully steel, resistant to fire, controls pests, and is extremely durable in storms and high winds. There is also a 40'x80' 3-sided pole barn equipment shed that sits near 16 feet tall to store large agricultural equipment, also an ideal size for a camper or RV.

Location of this property is ideally located just east of Kansas City and less than a ¼ mile north of Hwy 210, making it quick and convenient access into the city for work or errands. Located in the highly rated Orrick School district, with electric, water, and fiber available at the road. The balance of CRP, cropland, and hayground makes for a great recreational property as well as options for a hobby farm or investment opportunity, on top of the buildings and utilities providing potential for a future build site. Please call Will Wiest for additional information and to schedule a tour of this 73-acre farm!



PROPERTY FEATURES

PRICE: **\$496,400** | COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **73**

- 73 acres in Ray County, Missouri
- Less than ¼ mile north of Hwy 210
- Entire west boundary is Keeney Creek
- Secluded and private with gorgeous views
- Balance of CRP, cropland, and hay ground
- 40'x80' Quonset building with concrete floor
- 40'x80' 3-sided pole barn with 16 ft. entrance
- Water, electric, and fiber available
- 25.11ac of CRP CP 1
- CRP contract is \$212.66/ac; \$5,340/yr; expiring 09/30/2031
- 27.94 acres of grassland currently used for hay
- 4.5 acres of cropland planted in beans 2025
- Cropland is all Class II Nodaway Silt Loam NCCPI 80
- 20.69 acres in CRP with NCCPI of 82.4
- Loaded with whitetail and turkey sign
- Survey to be provided by seller prior to closing
- Orrick School District
- Located at the end of a dead-end road
- 2025 estimated real estate tax is \$265



An aerial photograph of a large agricultural field. A wide dirt road runs diagonally across the lower half of the image. To the left of the road is a dense line of green trees. To the right is a large, dark brown, tilled field. In the foreground, there are several farm buildings: a long, low, corrugated metal structure and a smaller, white, gabled building. Several vehicles are parked near the buildings, including a white pickup truck, a red pickup truck, and a green tractor. The background shows more fields and a distant treeline under a hazy sky.



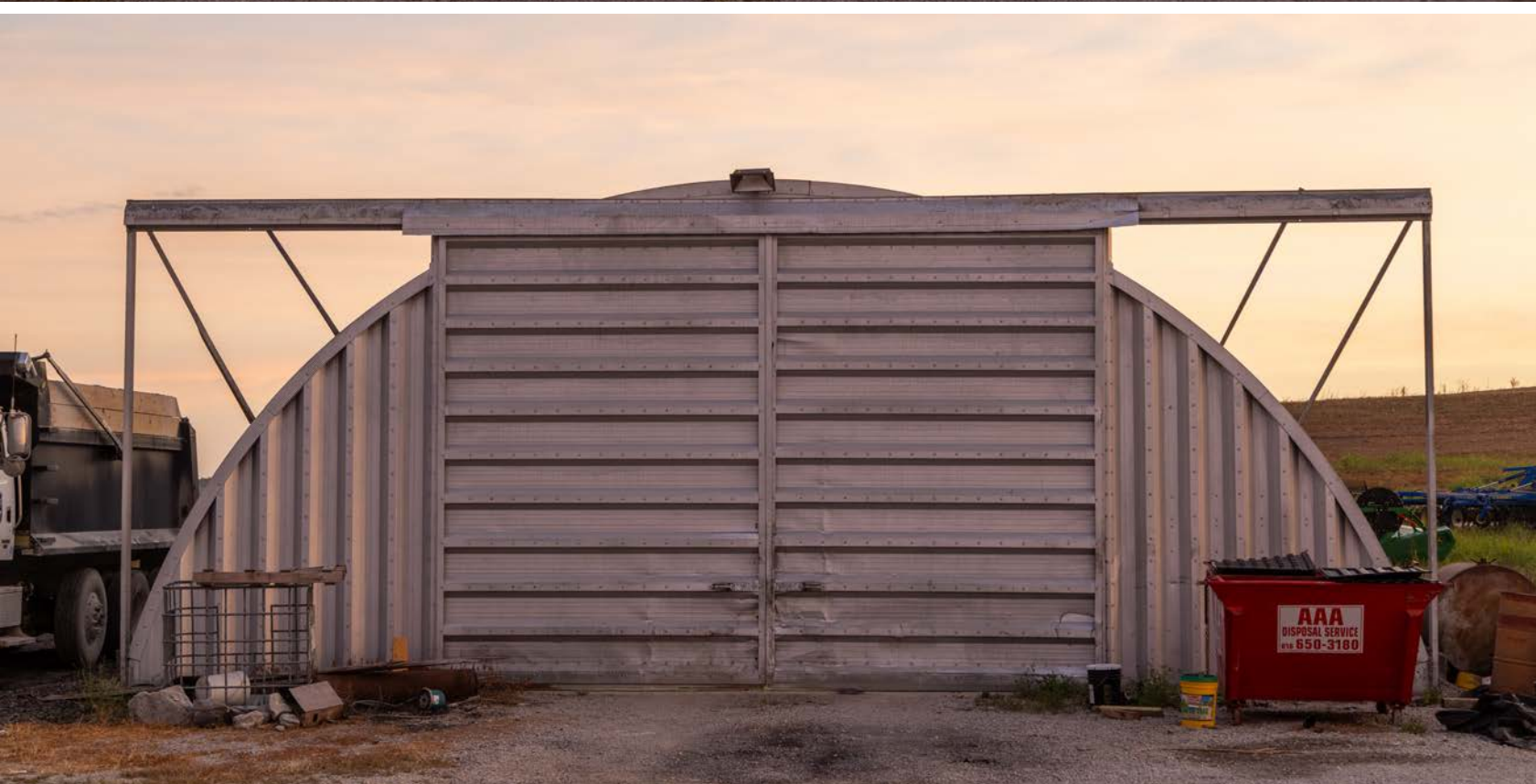
ENTIRE WEST BOUNDARY IS KEENEY CREEK



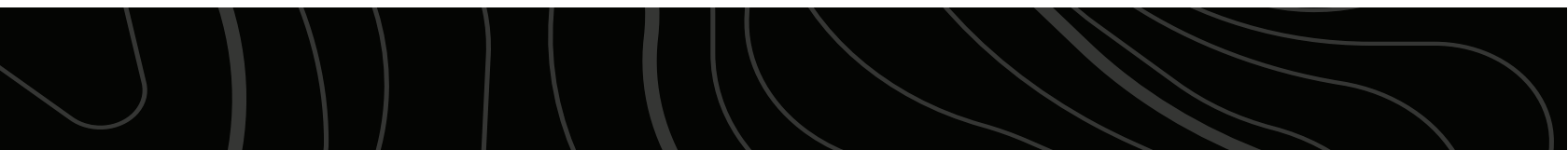
SECLUDED AND PRIVATE



40'X80' QUONSET BUILDING



40'X80' 3-SIDED POLE BARN



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 13' 39.14, -94° 6' 39.65

13-51N-29W
Ray County
Missouri

0ft 534ft 1068ft



8/19/2025

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) or 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

1:7,920

Program Year: 20__

Created: 6/12/2023

Flown: 2022-6-29

**Farm 5618
Tract 884**

clu
crp
plss

OVERVIEW MAP



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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