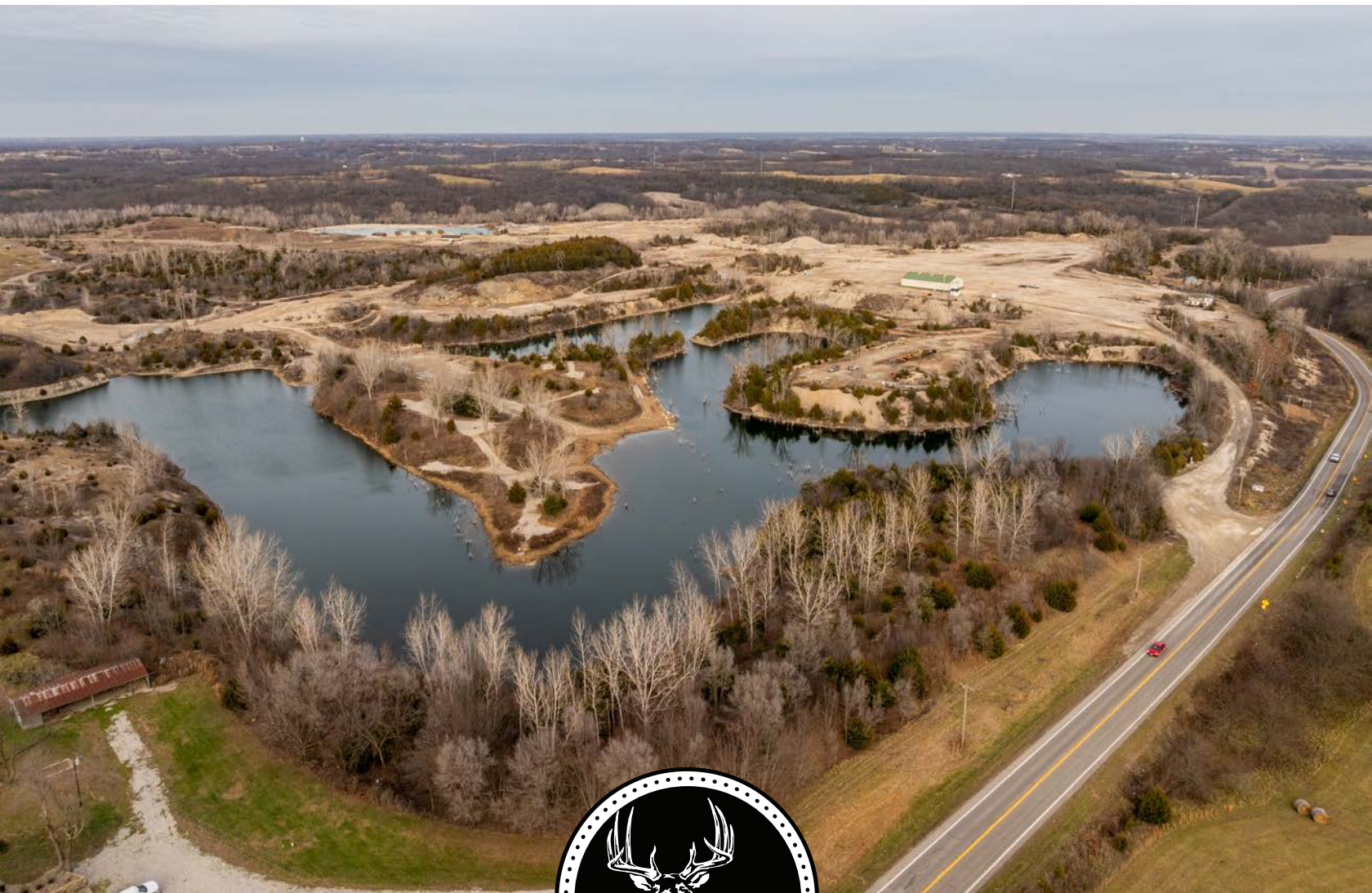


MIDWEST LAND GROUP PRESENTS

430 ACRES IN

RAY COUNTY MISSOURI

35900 HIGHWAY 10, RAYVILLE, MO 64084



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RAPIDLY GROWING OFFROAD RESORT AND RV PARK WITH ENDLESS POSSIBILITIES

Midwest Land Group is excited to bring to market Ray Rocks Offroad Resort, a one-of-a-kind park with tremendous growth potential! Ray Rocks is located on 10 Highway, just 30 minutes northeast of Kansas City, and welcomes riders from across the country weekly! The park is rapidly growing, and the possibilities are endless. The southern 234.32 surveyed acres have recently been zoned B-2 (general business). This zoning has opened the door to a tremendous amount of business opportunities! Whether you're an expert driver or just getting started, whether you're riding a dirt bike or driving a jeep, whether you're looking to come with a group of buddies or you're looking to have a family outing, Ray Rocks has trails suited for you!

Ray Rocks is extremely diverse offering 430 +/- acres, great highway visibility and access, 60 +/- miles of trails, beautiful hardwood timber, multiple caves, creeks, two quarry lakes (one for fishing and one for swimming), 1.5+ miles of West Fork Crooked River frontage, 5 new cabins, new shower house and restrooms, new commercial septic system, 5 new pavilions, 22 full hook-up RV sites, 20 tent campsites, gatehouse, and a 60'x100' shop!

The 60+ miles of trails are very diverse and range from beginner to expert, featuring mud to rocks, and rolling hills to steep cliffs. Along the northern 1/3 of the park is some of the prettiest hardwood timber featuring

mature oaks and large creek bottom walnuts. Near the southern end of the park, you will find two caves that were previously the home to the quarry's machine shop and storage facility. The West Fork Crooked River runs nearly 1.5 miles through the park and along the east boundary. When you first enter the property, you will be greeted by a stunning 15-acre quarry lake! This lake has approximately 20 tent campsites along the banks. Along the banks of the 4.5-acre swim lake, you will find a swim beach, 5 new pavilions, and a number of picnic tables.

The 5 new cabins are fully furnished, and each features 1 bedroom and one full bathroom with a front porch overlooking the swimming lake. With the recent addition of 22 new RV sites with full hook-ups, it is evident that there is a demand for more RV sites! Each RV site has water, electric (30 and 50 Amp), and sewer. If you desire, there is room for many more cabins and RV sites. A brand new commercial septic system has been installed for the RV park, cabins, and the shower house, with future growth in mind. Near the gatehouse and merch store, you will find a massive 60'x100' shop featuring a concrete floor, electricity, multiple fully finished offices, and a massive mezzanine for storage. Ray Rocks Offroad Resort has shown year after year growth and has no signs of slowing down! Call Derek Payne at (573) 999-4574 for additional details or to schedule your private tour today.

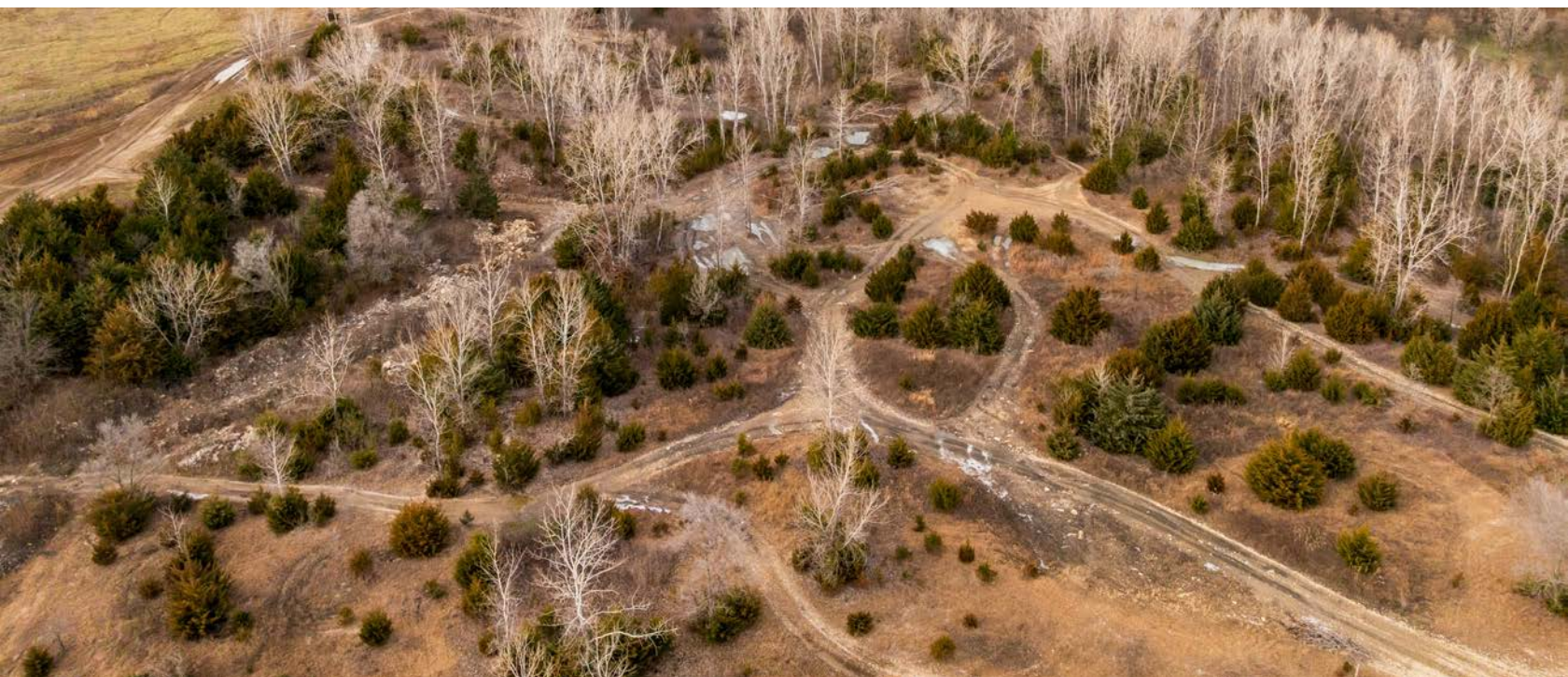
PROPERTY FEATURES

COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **430**

- Located 30 minutes northeast of Kansas City
- Southern 234.32 acres zoned B-2 (General Business)
- Blacktop road frontage
- Great highway visibility and access
- Massive parking lot
- 60 +/- miles of diverse trails
- Beautiful hardwood timber
- Multiple large caves
- 15-acre quarry lake
- 4.5-acre quarry lake with swim beach
- 22 full hook-up RV sites
- Capacity for many more RV sites
- 20 tent campsites on the bank of the quarry lake
- 5 new cabins
- New shower house and restrooms
- New commercial septic system
- 5 new pavilions
- 60'x100' Shop
- Shop with concrete, electric, and water
- Portion of the shop fully finished with offices
- Massive mezzanine for storage
- Picnic areas
- Gatehouse and merch store
- 1.5+ miles of West Fork Crooked River frontage
- Big oak and hickory timber



60 +/- MILES OF DIVERSE TRAILS



15-ACRE QUARRY LAKE



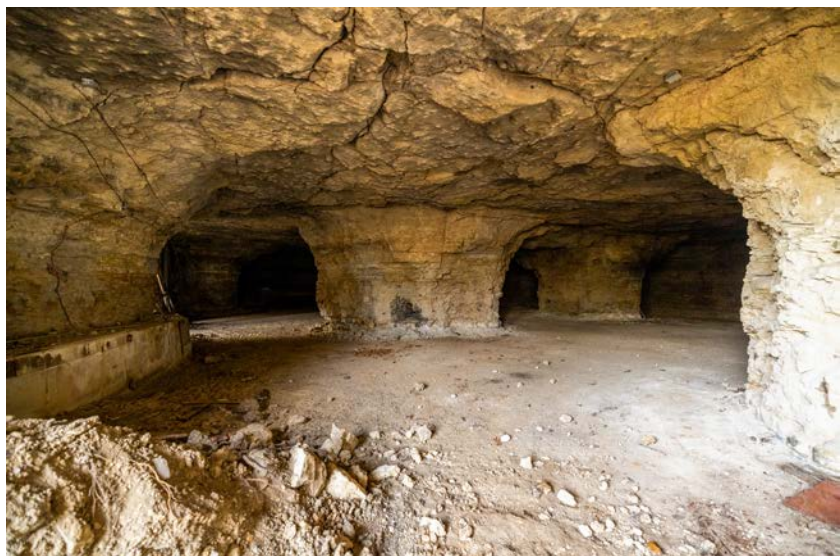
60'X100' SHOP



22 FULL HOOK-UP RV SITES



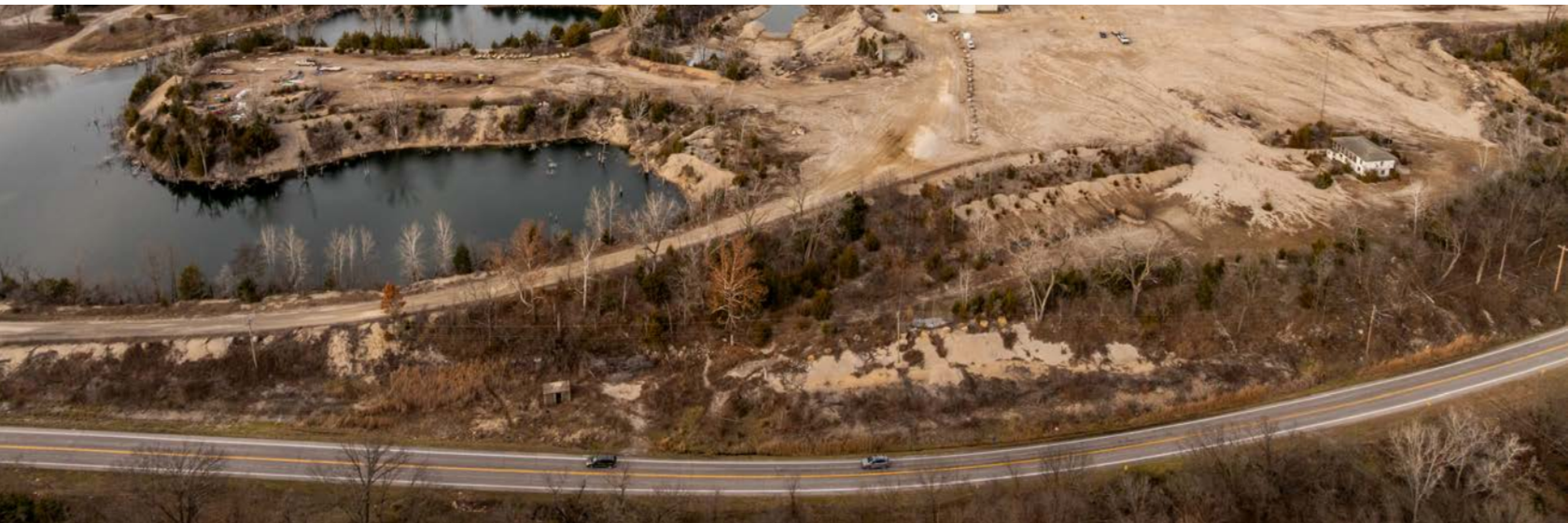
MULTIPLE LARGE CAVES



5 NEW CABINS



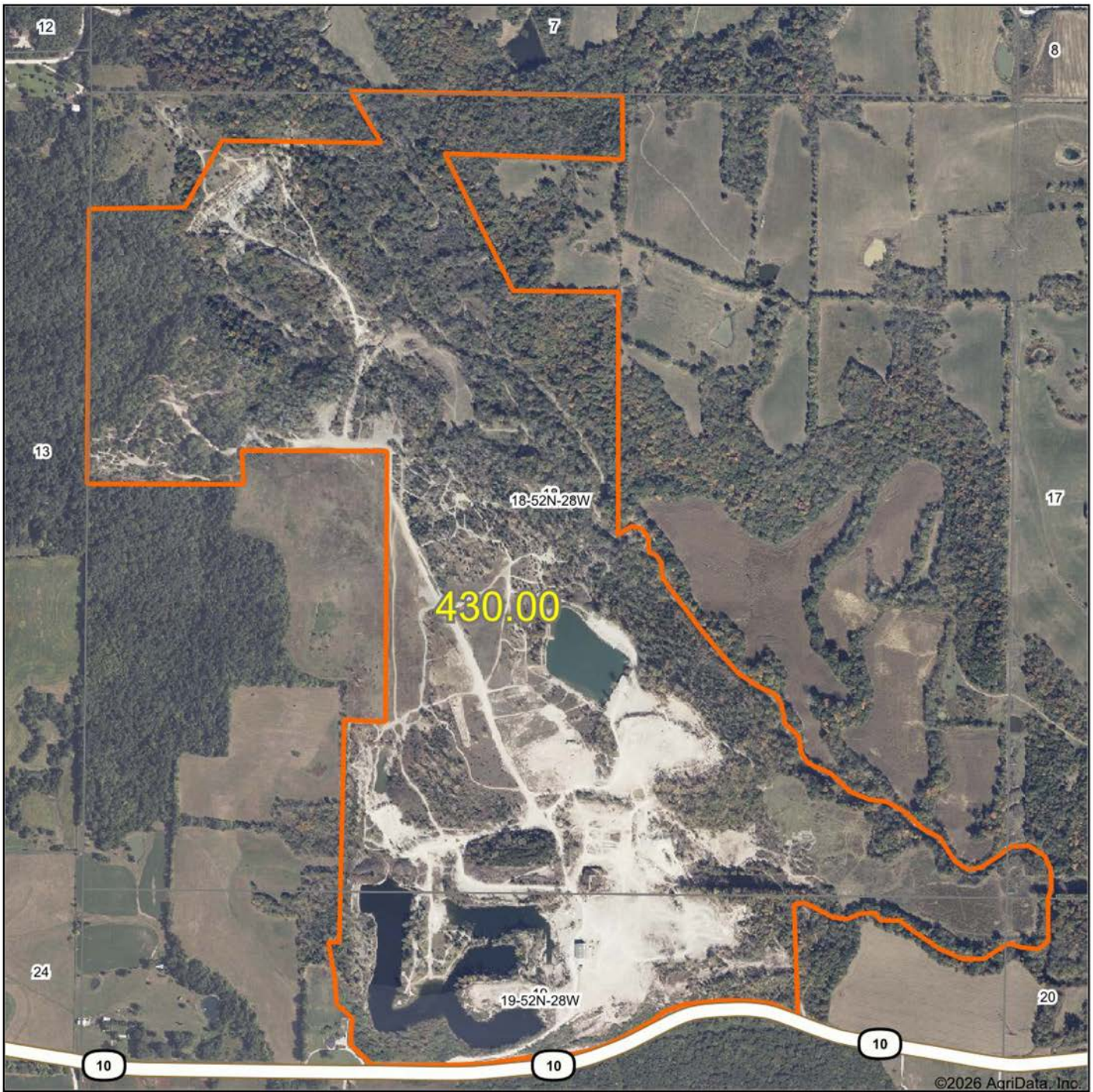
GREAT HIGHWAY VISIBILITY AND ACCESS



BEAUTIFUL HARDWOOD TIMBER



AERIAL MAP



Boundary Center: 39° 18' 48.01, -94° 5' 12.69

0ft 1050ft 2100ft



Maps Provided By:



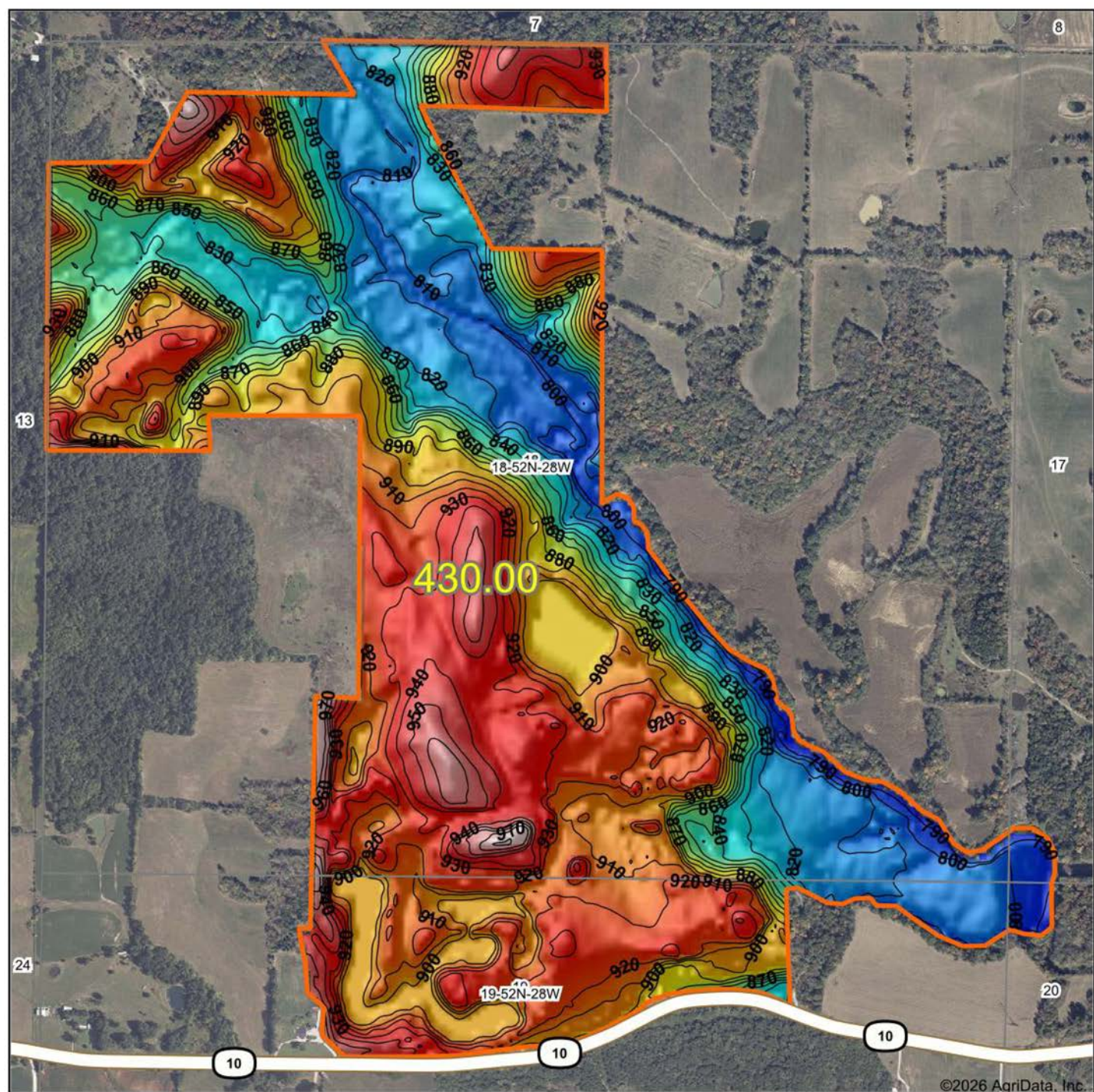
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18-52N-28W
Ray County
Missouri



1/20/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 781.2

Max: 982.4

Range: 201.2

Average: 882.3

Standard Deviation: 49.28 ft

0ft 1004ft 2008ft



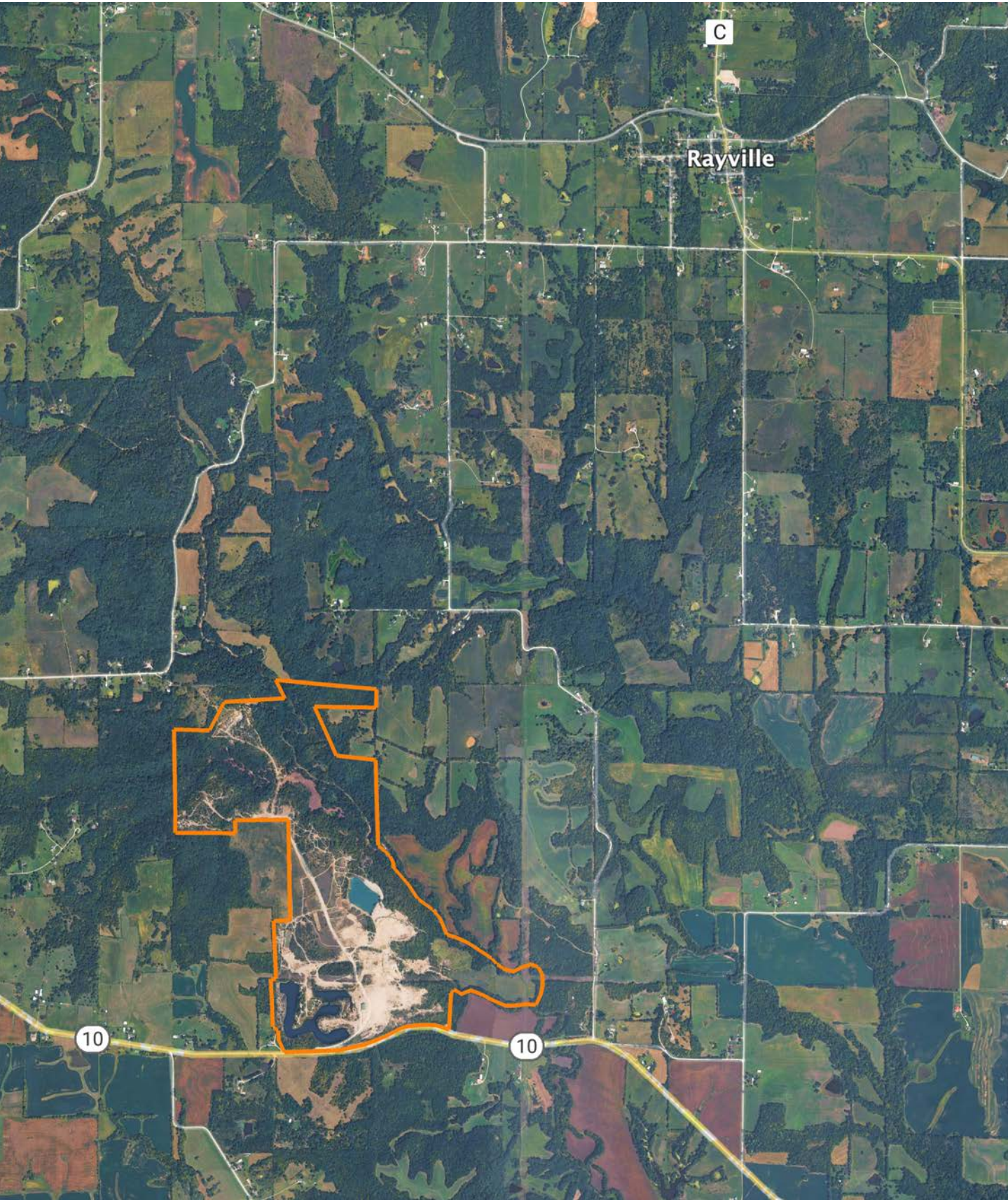
18-52N-28W

Ray County

Missouri

Boundary Center: 39° 18' 48.01, -94° 5' 12.69

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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