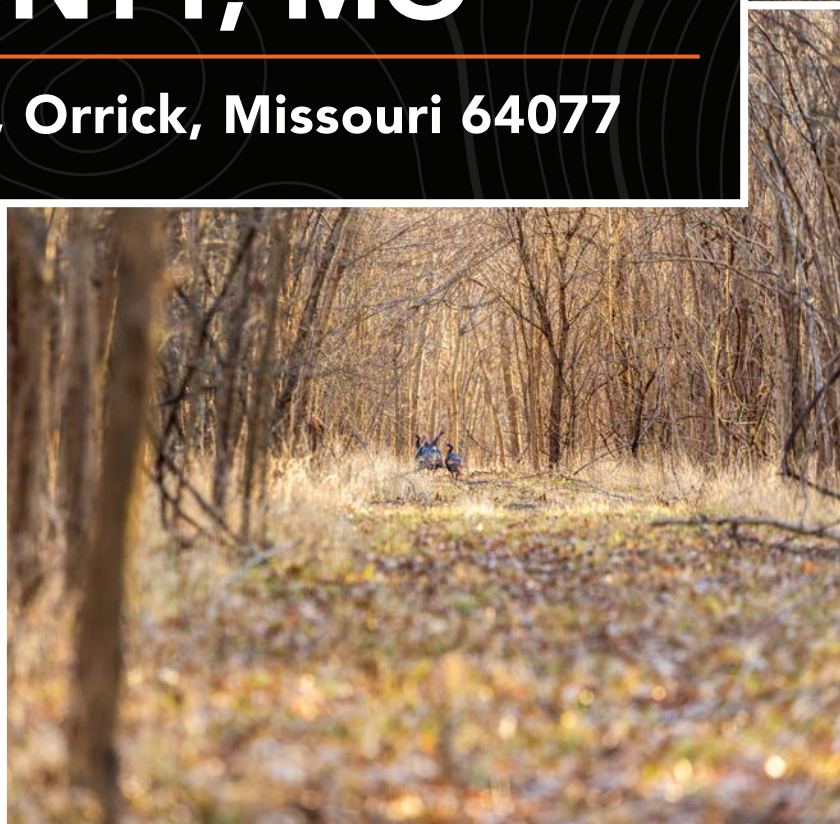


MIDWEST LAND GROUP PRESENTS



69 ACRES
RAY COUNTY, MO

9960 Shach Creek Road, Orrick, Missouri 64077



MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTSTANDING RECREATIONAL OPPORTUNITY CLOSE TO KANSAS CITY

Location means everything with a property! This 69 +/- acres near Orrick, Missouri, lies conveniently less than 30 minutes northeast of Kansas City. This farm provides outstanding hunting, camping, and recreational opportunities.

A quick look at the property reveals a tremendous amount of timber and thick cover. The seller is an avid outdoorsman, and he has set this property up with access in mind. There is an extensive trail system throughout the property that is accessible on foot or by ATV/UTV. For folks who like to hike and explore, you could take an entire day discovering what this farm has to offer. These trails also make it very convenient to extract game and plan a strategic entry or egress to hunting locations in the autumn. The springtime morel mushroom season would be amazing here. Most of the southern border of the farm is the Fishing River. As the name suggests, there is good fishing here year-round. This river system is a major travel corridor for whitetail deer.

What makes this farm special can be seen from the aerial map. There is a production row crop that borders this farm on the east, south, and west sides of it. This property provides the largest block of habitat and cover in the area, and is literally teeming with wildlife. The deer tails, rubs, and scrapes are everywhere, and are clear

signs of high population density. For the waterfowlers out there, this farm offers yet another outstanding opportunity. There were 10 acres of the farm enrolled in the CP-9 Shallow Water Marsh Program. That contract did expire in 2023; however, the water height gate and overflow control outlet are still functional and available to flood this area and enhance the waterfowl habitat. There are another 30 acres that are currently enrolled in the CP-22 Riparian Buffer Program. The tree plantings (mostly oaks) create a buffer of trees and shrubs to filter runoff, prevent sediment from entering water bodies, and provide wildlife corridors. This contract is in place until 2032 and produces \$6,027 in annual income. There are several areas that would make excellent locations for food plots to increase the attraction and utilization of the farm.

Towards the northwest corner of the farm, near the road, there is a cleared area in the middle of the timber that has been used as a campsite in the past. Both electric and rural water have been run to this location. What a great place to pull in a camper and have all the creature comforts you need, with the relaxing scenery you crave. I cannot impress upon you enough how special this place is and what it has to offer. Contact David Brothers at (660) 240-3243 to schedule your personal tour.



PROPERTY FEATURES

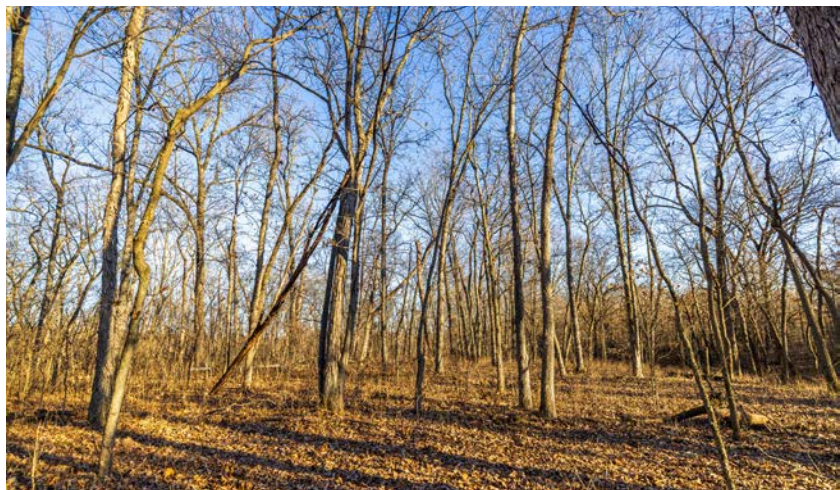
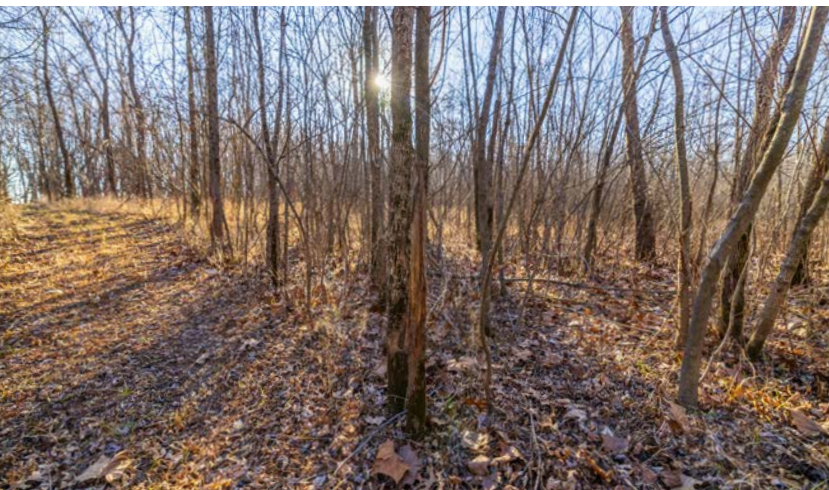
COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **69**

- Beautiful timbered recreational tract
- Outstanding deer and turkey hunting
- Waterfowl hunting potential
- Water control structures are in place
- Serene campsite
- Water and electric utilities are in place
- CP-22 contract in place through 2032
- \$6,027 in annual income
- Extensive trail system by foot or ATV
- Excellent areas for food plots
- Fishing in the Fishing River
- 30 minutes from Kansas City
- Taxes less than \$250 per year



BEAUTIFUL TIMBERED RECREATIONAL TRACT

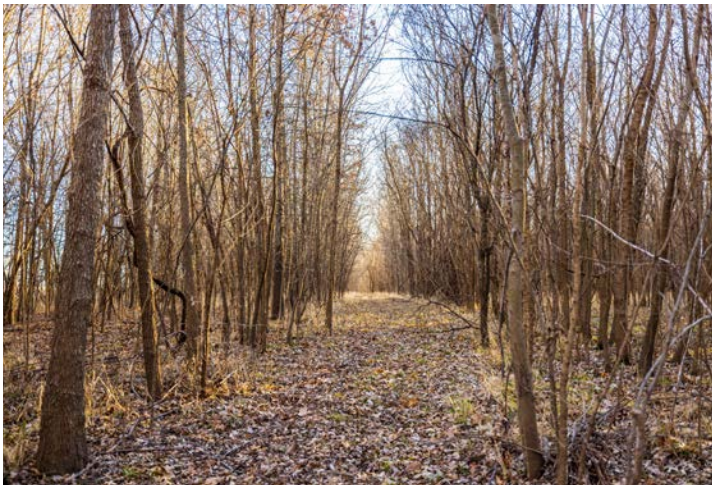
A quick look at the property reveals a tremendous amount of timber and thick cover. The seller is an avid outdoorsman, and he has set this property up with access in mind.



WATER AND ELECTRIC UTILITIES IN PLACE

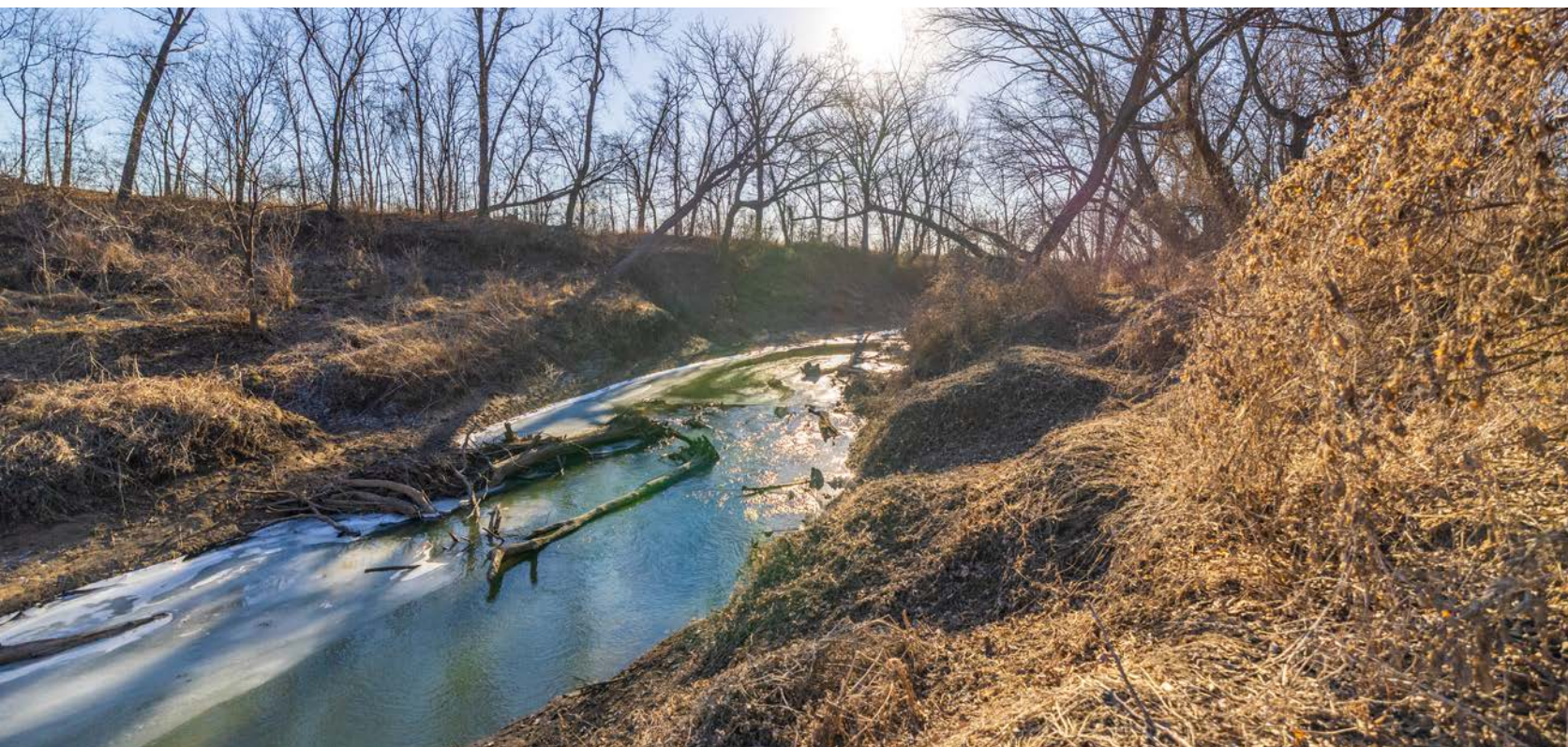
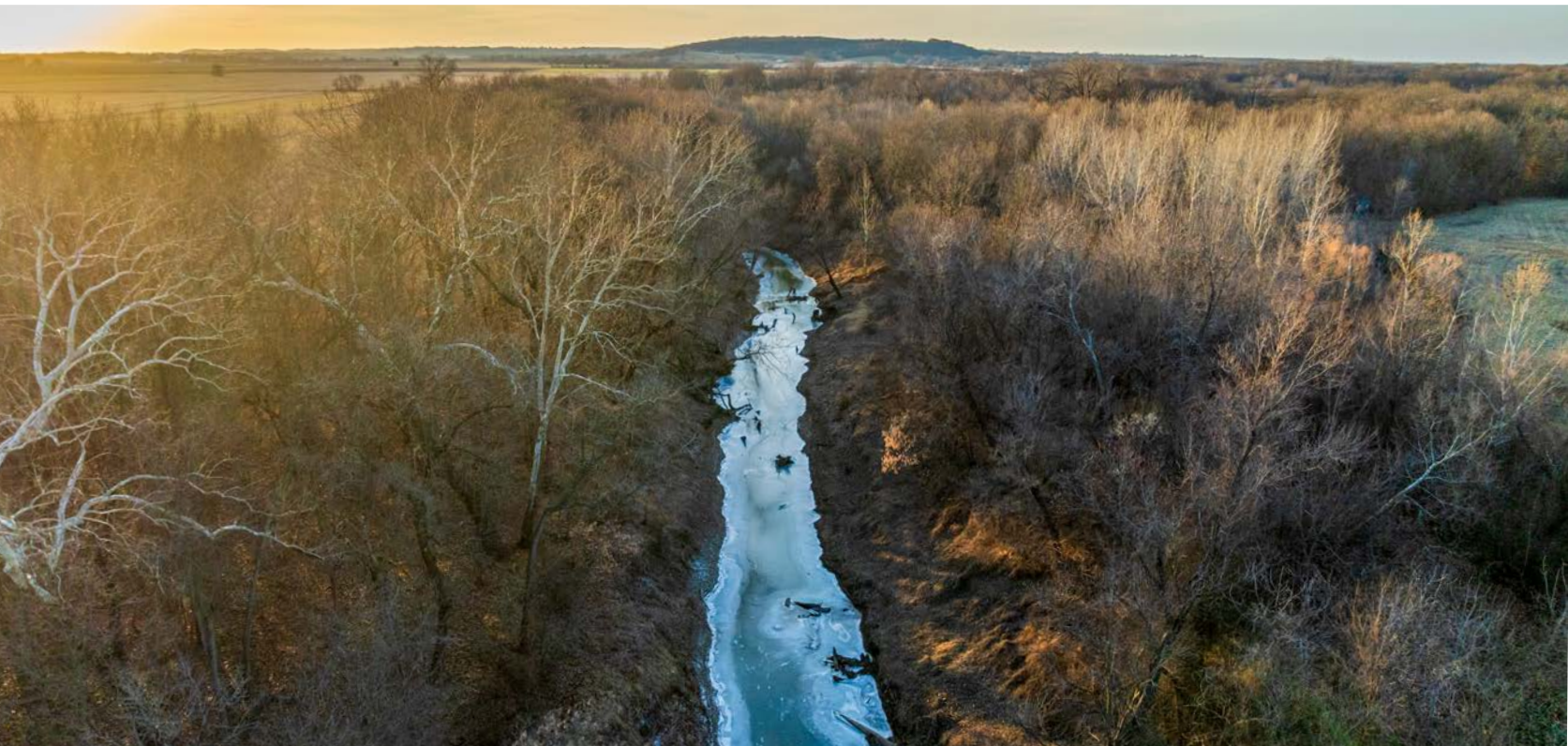


EXTENSIVE TRAIL SYSTEM



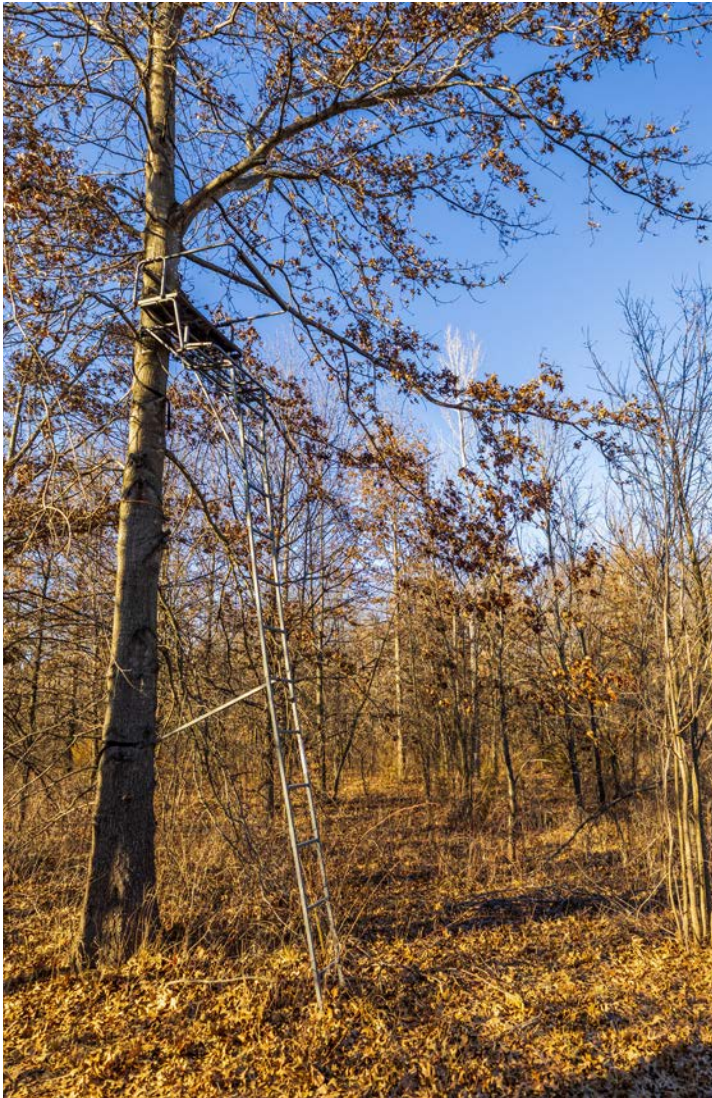
FISHING RIVER

Most of the southern border of the farm is the Fishing River. As the name suggests, there is good fishing here year-round. This river system is a major travel corridor for whitetail deer.

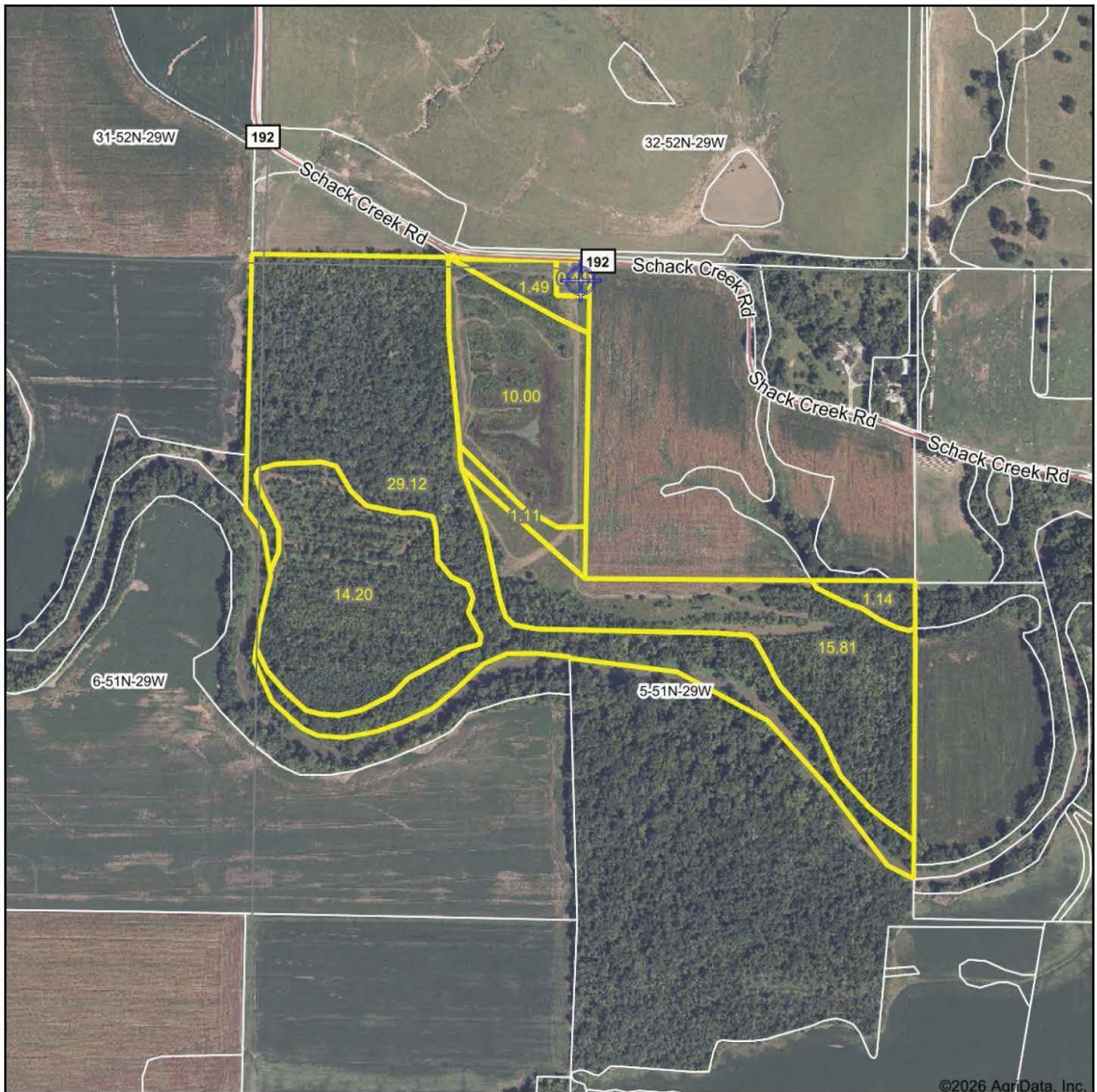


OUTSTANDING DEER AND TURKEY HUNTING

The deer tails, rubs, and scrapes are everywhere, and are clear signs of high population density. For the waterfowlers out there, this farm offers yet another outstanding opportunity. There were 10 acres of the farm enrolled in the CP-9 Shallow Water Marsh Program.



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 39° 15' 43.72, -94° 11' 17.46

0ft 625ft 1250ft



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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5-51N-29W
Ray County
Missouri



1/26/2026

Field borders provided by Farm Service Agency as of 5/21/2008

31-52N-29W

32-52N-29W

Schack Creek Rd

192

192

192

1.49

10.00

29.12

1.11

44.20

15.81

6-51N-29W

5-51N-29W

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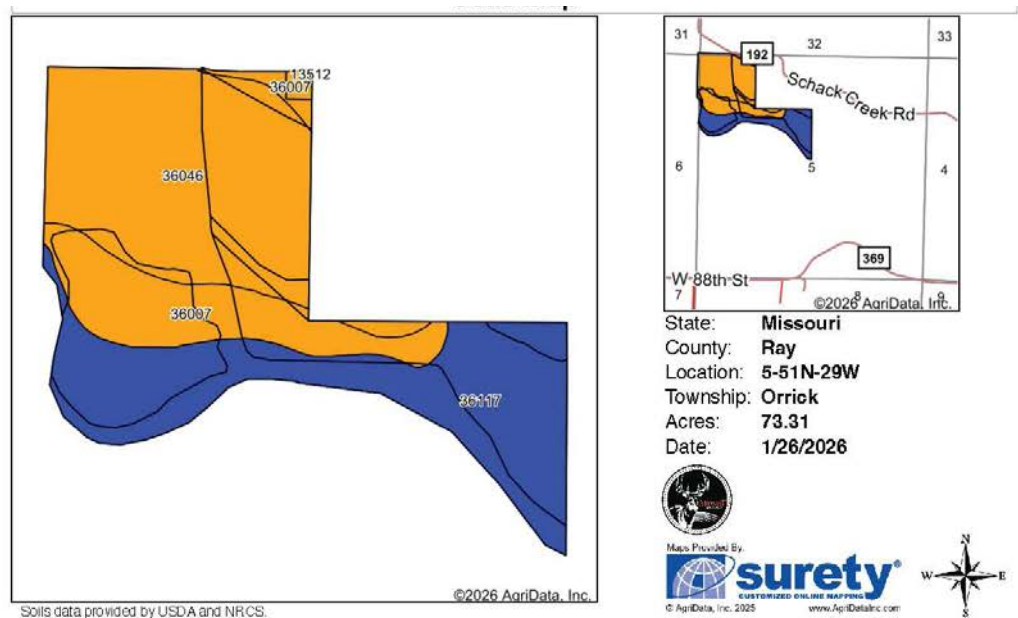





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Boundary Center: 39° 15' 43.72, -94° 11' 17.46

SOILS MAP

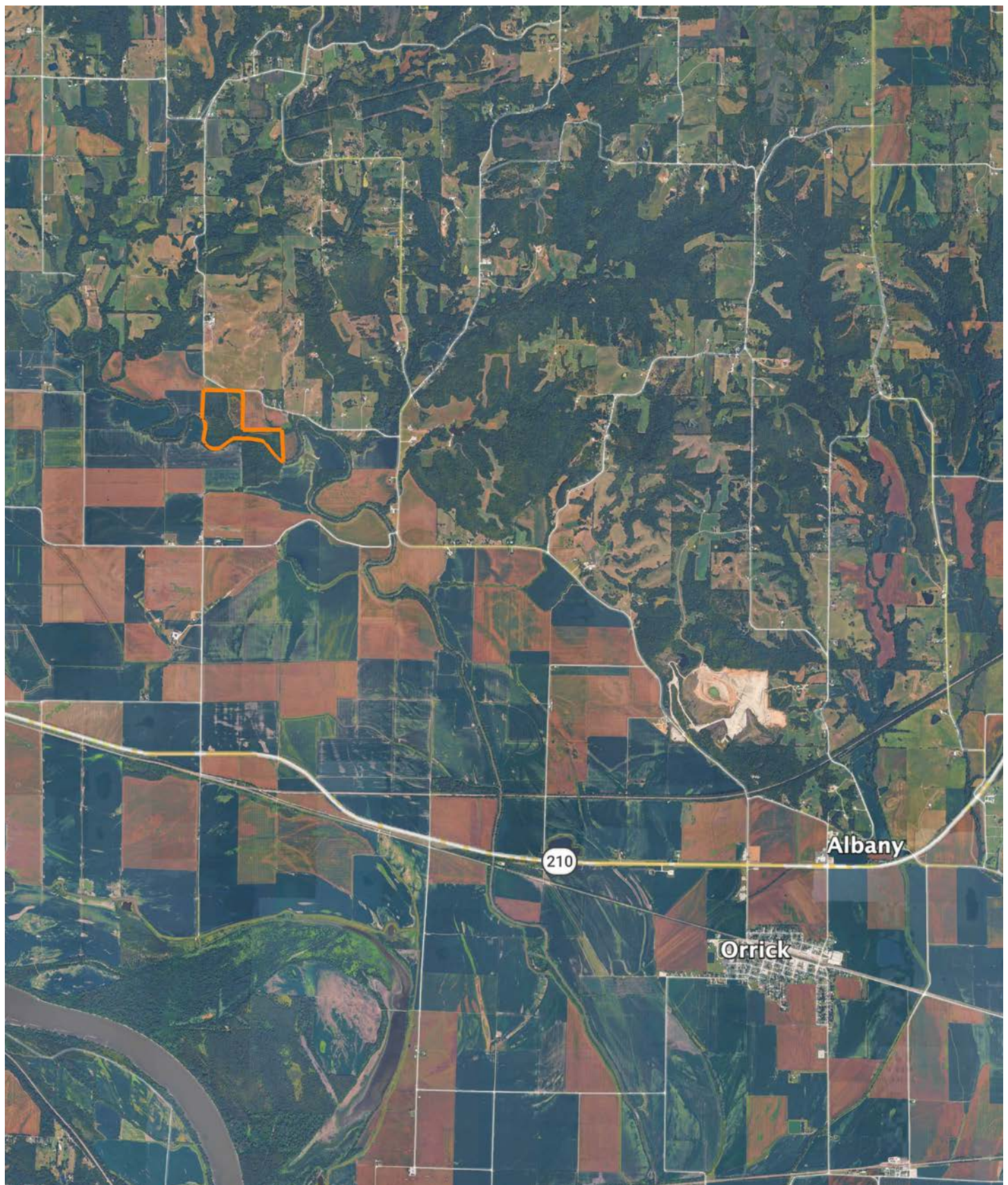


Area Symbol: MO177, Soil Area Version: 25																					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tall fescue Tons	Warm season grasses Tons	Wheat Bu	Winter wheat Bu	'n NCCPI Corn	'n NCCPI Soybeans
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	31.91	43.5%		Illw															59	49
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	27.54	37.6%		Ilw															80	78
36007	Bremer silt loam, 0 to 2 percent slopes, occasionally flooded	13.86	18.9%		Illw			8				7			8	8	9			87	71
Weighted Average					2.62	*n	*n	1.5	*n	*n	*n	1.3	*n	*n	1.5	1.5	1.7	*n	*n	*n 72.2	*n 64.1

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

OVERVIEW MAP



AGENT CONTACT

David comes from a military family. He was born in Germany, grew up in Syracuse, New York and attended college in Florida. David wanted to become a pilot, but at the time, Vietnam veterans were returning from the war and taking those positions with the airlines. "I saw the writing on the wall and decided to earn a dual degree in aeronautical and computer science. Becoming a commercial pilot was going to be nearly impossible since I was competing with experienced pilots, so I ended up in computer programming for 20 years," says David. What he calls his mid-life crisis resulted in David starting an insurance agency in 2005, which specializes in farm and ranch insurance. In 2002, he bought a 320-acre farm and spent years turning it into a hunter's paradise. "I built a wildlife habitat management company called Habitat Development Solutions. I used it to improve food plots and crops on my land, and I worked with conservation groups and land owners to create a rich habitat for game and farming on other properties.

Land stewardship means taking care of land so it can meet its God-given potential. It involves leaving the land better than you found it," David explains. That is what he's doing with the 805 acres he purchased in 2013 in Mercer County on the Missouri/Iowa border where he runs a successful row crop farm and pursues his passion, bow hunting Midwest white tails and hard gobbling eastern turkeys. He has the invaluable eye you need when it comes to evaluating a property's food, water and cover. More importantly, he can offer advice on how to improve these conditions for better farming and hunting. A lifetime of insuring farms and ranches, designing wildlife habitat, raising crops and hunting means David has extraordinary knowledge you can count on to help you find the land you're looking for and develop it to its full potential.

David raised one daughter and has two stepsons at home. His dream is to retire on land, maybe his 805 acres, with his wife. Until then he is enjoying connecting people with land that meets their goals. Whether you're a hunter, farmer or both, talk to David about what to look for. All it takes is a few minutes with him to see helping people buy and sell land is his passion.



DAVID BROTHERS,
LAND AGENT

660.240.3243

DBrothers@MidwestLandGroup.com



MidwestLandGroup.com

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