

MIDWEST LAND GROUP PRESENTS

19 ACRES

# LINN COUNTY, MO

32828 HIGHWAY ZZ, MARCELINE, MISSOURI, 64658



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PICTURESQUE ACREAGE WITH HOME, SHOP, AND PARTY HOUSE ON BLACKTOP

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Meticulously maintained for decades, this 19 +/- acre homestead sits on Highway ZZ just a few miles east of Marceline, Missouri! This property features a spacious home on blacktop, a large shop, a party house, a massive hip roof barn, many other sheds, two ponds, one of which is fully stocked, and fertile hay ground! The property has clearly been meticulously maintained for decades! With Highway ZZ frontage, you have quick access back to town as the property is located less than 3 miles East of Marceline, 1 hour 20 minutes northwest of Columbia, 1 hour 40 minutes east of Kansas City, and lies within the Marceline School District.

The property offers a well cared for 3,000 +/- square foot home with 3 bedrooms and 2.5 bathrooms, with two non-conforming bedrooms in the basement along with a kitchenette, tons of unfinished storage space, a spacious two-car attached garage, and a large deck overlooking the property. Imagine sitting on the large deck each morning, enjoying the sunrise while drinking your coffee and watching the deer and turkey that frequent the property. With the amount of wildlife that comes and eats out of the yard, it is clear there is no shortage of wildlife here!

One of the largest attractants to this property is the

large 32'x48' party house with a massive kitchen, 1/2 bath, utility room, and large 12'x32' covered concrete patio overlooking the fully stocked pond! This space is ideal for those large family get-togethers, birthday celebrations, and holiday get-togethers! Attached to the party house, you will find the large 48'x48'x16' fully finished shop. The shop is fully insulated, walls and ceiling finished with white tin, electric ran throughout, welder plugs, concrete floors, and rural water. Another well-known feature to this property is the massive well cared for hip roof barn that has stood the test of time throughout numerous decades! The giant hay loft with soaring ceilings is something you don't find often. The property features many other storage sheds as well!

For the hobby farmer or the homesteaders, you will be pleased to know that the property is nearly fully fenced with very nice cattle tight fencing, features many great garden areas, outdoor hydrants are scattered about and abundant, and the property has been fertilized and hayed every year for decades! If you're looking to hold livestock, the only area that needs fencing is on the east side of the yard and the south side of the large shop. For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.

# PROPERTY FEATURES

COUNTY: **LINN** | STATE: **MISSOURI** | ACRES: **19**

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- Located just east of Marceline, MO
- ZZ Highway frontage
- Marceline School District
- Meticulously maintained property, home, and party house
- Approximately 3,500 sq. ft. home
- Approximately 2,517 finished sq. ft.
- 3 bedrooms
- 2.5 bathrooms
- 2 non-conforming bedrooms in basement
- Kitchenette in basement
- Large Buck stove
- Massive family room in basement
- Basement entrance in garage and home both
- Large back deck
- Tons of wildlife
- Fertile hay ground
- Fertilized every year
- 2 ponds
- 1 pond is fully stocked
- Expansive 32'x48' party house with massive kitchen and 1/2 bath
- Party house has a large 12'x32' covered patio overlooking the pond
- Large 48'x48'x16' fully finished shop
- Shop is fully insulated with concrete, water, and electric
- Shop walls and ceiling is metal-lined
- Shop has a welder plug and shop sink
- 40'x48' hip roof barn with massive hay loft
- 30'x34' square bale hay barn
- 14'x20' fully insulated garage with concrete and electric
- Many other storage sheds



# APPROXIMATELY 3,500 SQ. FT. HOME

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The property offers a well cared for 3000 +/- square foot home with 3 bedrooms and 2.5 bathrooms, with two non-conforming bedrooms in the basement along with a kitchenette, tons of unfinished storage space, a spacious two-car attached garage, and a large deck overlooking the property.



## 2 PONDS (1 FULLY STOCKED)

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## EXPANSIVE 32'X48' PARTY HOUSE

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# LARGE 48'X48'X16' FULLY FINISHED SHOP

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Attached to the party house, you will find the large 48'x48'x16' fully finished shop. The shop is fully insulated, walls and ceiling finished with white tin, electric ran throughout, welder plugs, concrete floors, and rural water.

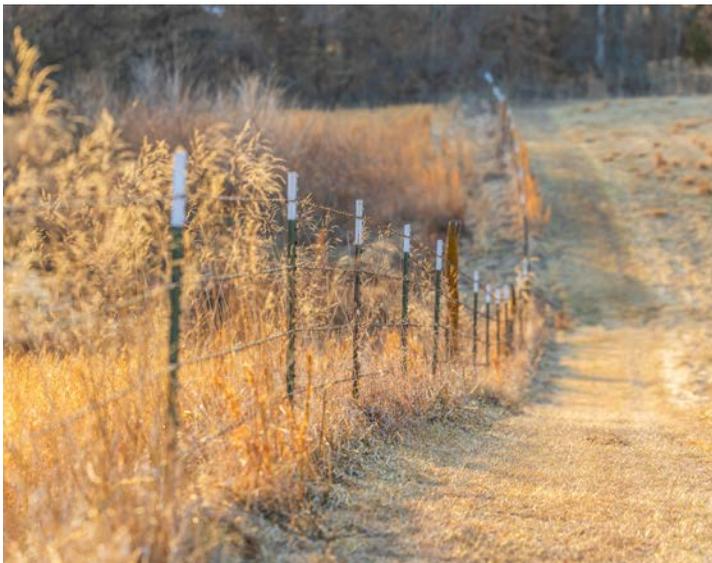


# 40'X48' HIP ROOF BARN



# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 39° 42' 13.89, -92° 54' 8.69

0ft 237ft 473ft



Maps Provided By:



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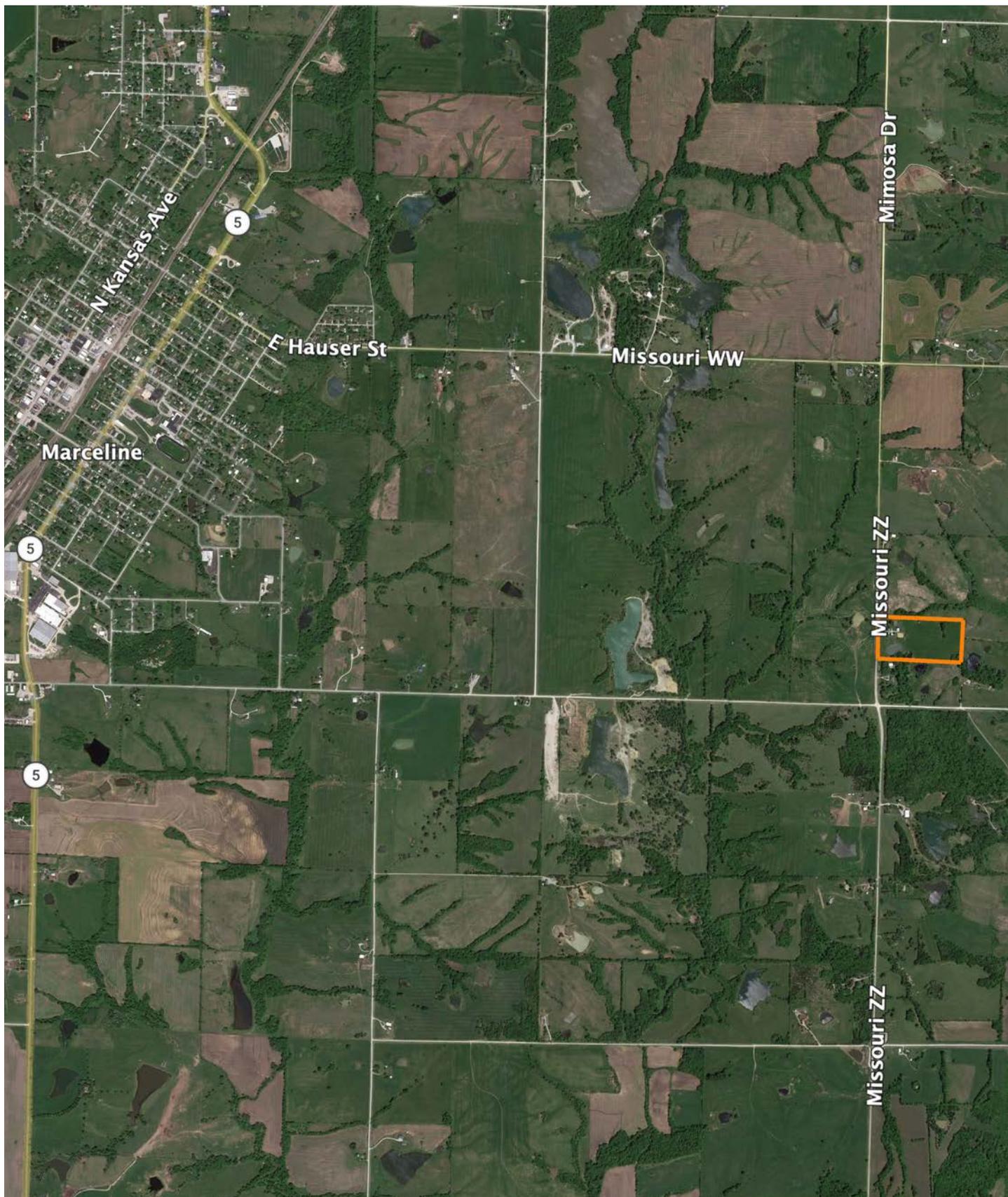
**34-57N-18W**  
**Linn County**  
**Missouri**



2/2/2026



# 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,**  
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