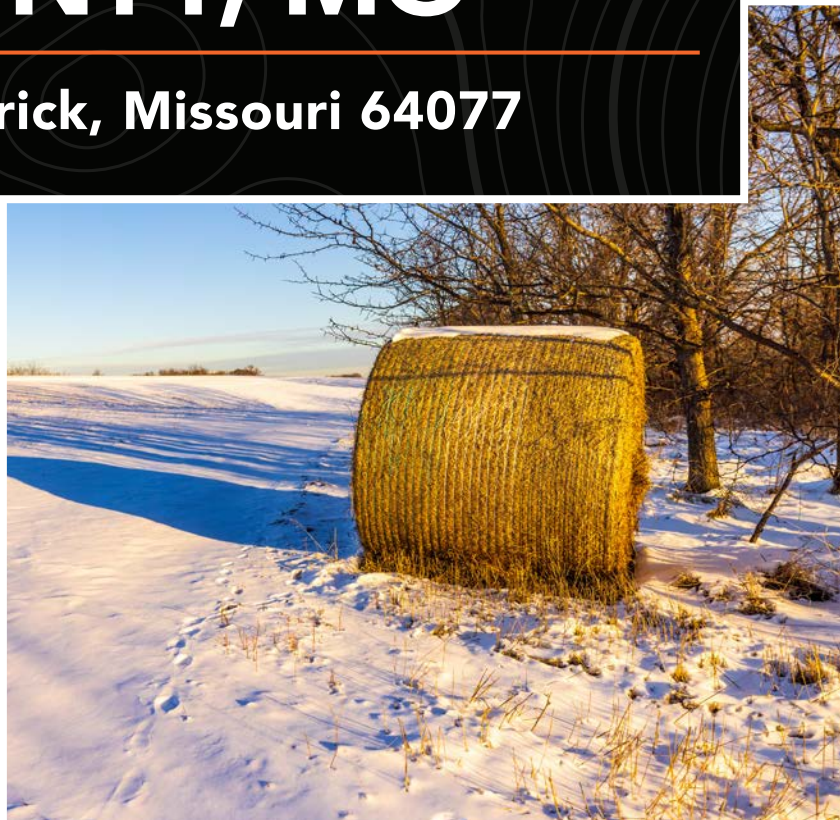
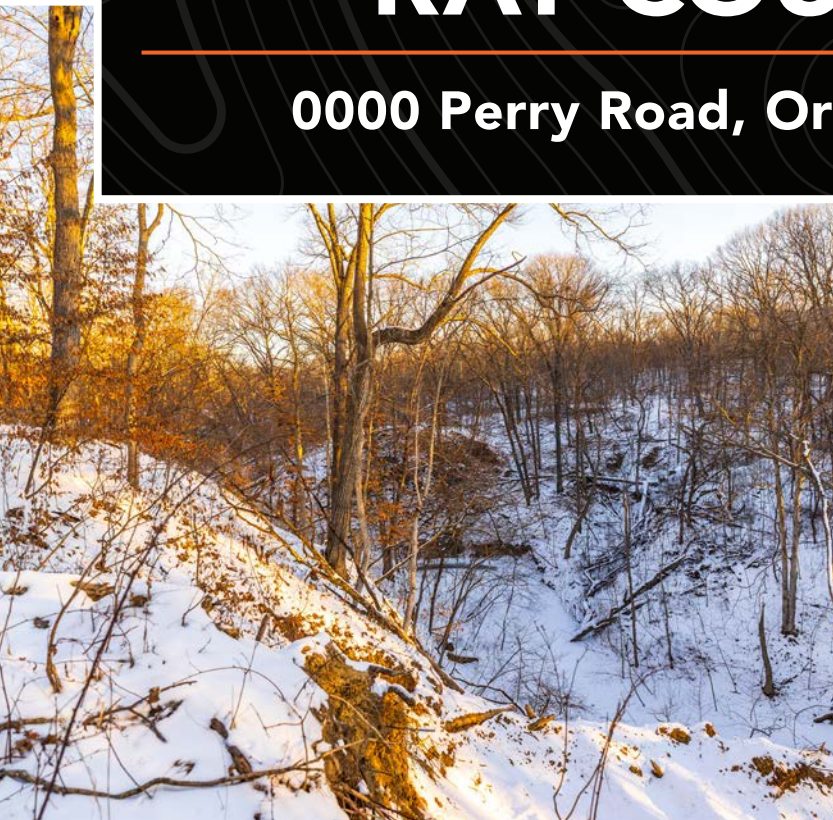


MIDWEST LAND GROUP PRESENTS



40 ACRES
RAY COUNTY, MO

0000 Perry Road, Orrick, Missouri 64077



MIDWEST LAND GROUP IS HONORED TO PRESENT

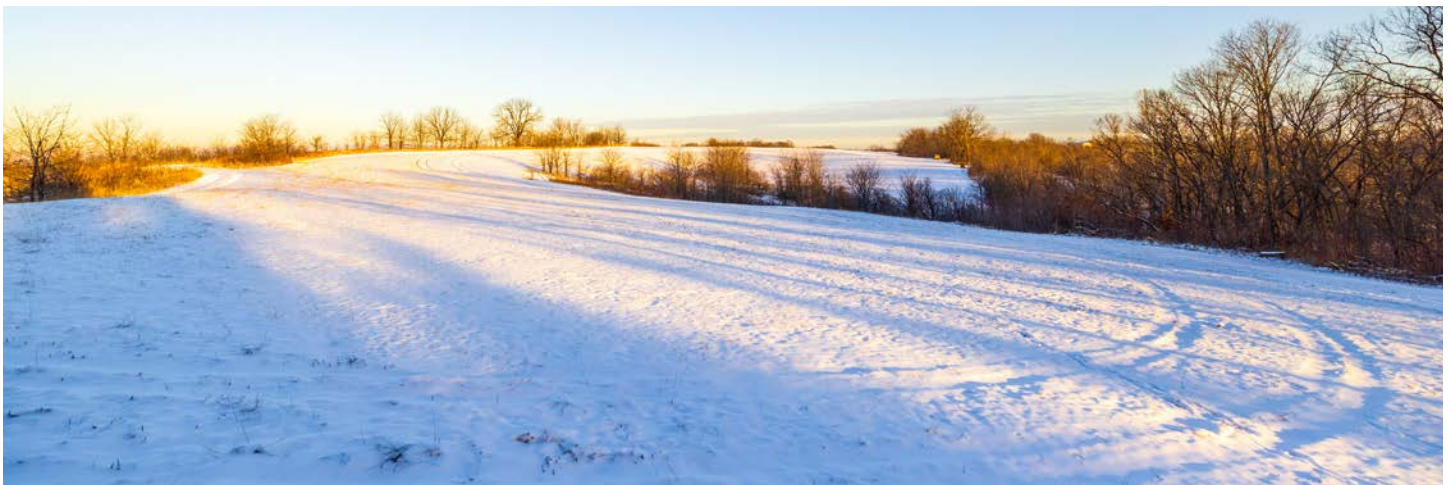
HUNTING AND RECREATION WITH BUILD SITE CLOSE TO KANSAS CITY

Tucked high in the hills on a dead-end road in Ray County, Missouri, this 40 +/- acres is an outstanding hunting property and build site with a stunning view overlooking the Missouri River bottoms, where you can see all the way to the skyline of Kansas City. These 40 +/- acres consists of 25 acres of mature timber, 6 acres of dense grass and wildlife bedding area, 9 acres of grassland cut for hay, and a wet weather creek. Located just across the Clay County line and a few miles from Excelsior Springs, this property is located near shopping and conveniences in town and an easy drive to the Kansas City area.

There is a drive entrance to the property on the northeast corner that leads to a trail system that runs along the east boundary and crosses the creek to access the west side of the property. The trail provides excellent access from a UTV, by foot to stand locations, and overall hiking and recreation use. Large timbered bluffs and rock outcroppings overlook the wet weather creek. This

area will be home to several morels this Spring! The dense grassland west of the timber serves as a bedding and nesting area for wildlife, centrally located on the property. This allows a whitetail hunter to strategically access stand and blind locations, considering the wind and bedding area, and create food sources around the bedding area, all on the property. The picturesque grassland has been previously cut for hay production, but would also make for an excellent build site or food plot location.

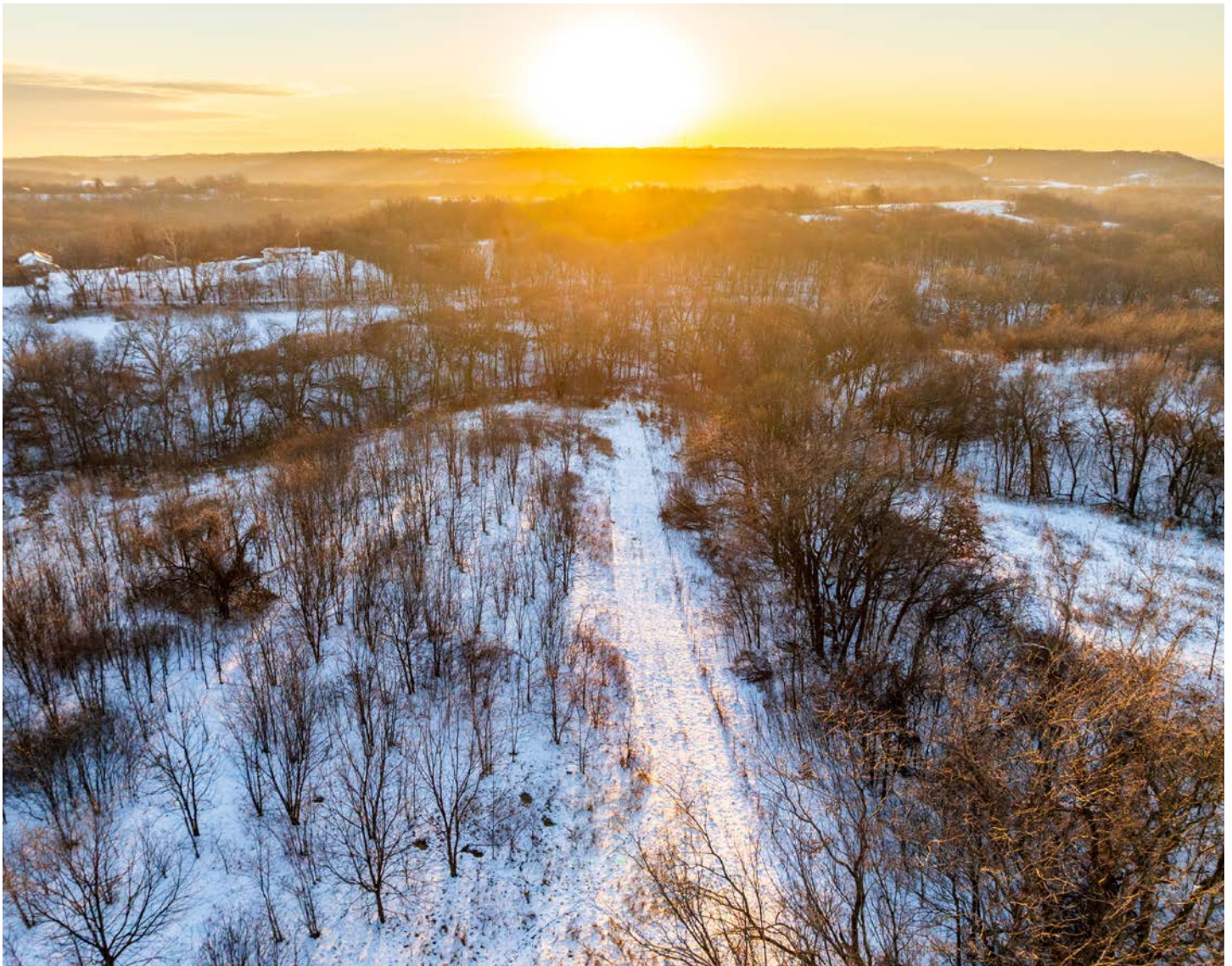
This property is a great location, only ¼ mile from blacktop Hwy access, but secluded at the end of a dead-end road. It is loaded with whitetail and turkey and will make a great hunting and recreational property close to Kansas City, but also allows an opportunity for a build site if a new owner desires, with utilities at the road and located in the reputable Orrick School District. Call Will Wiest for additional information!



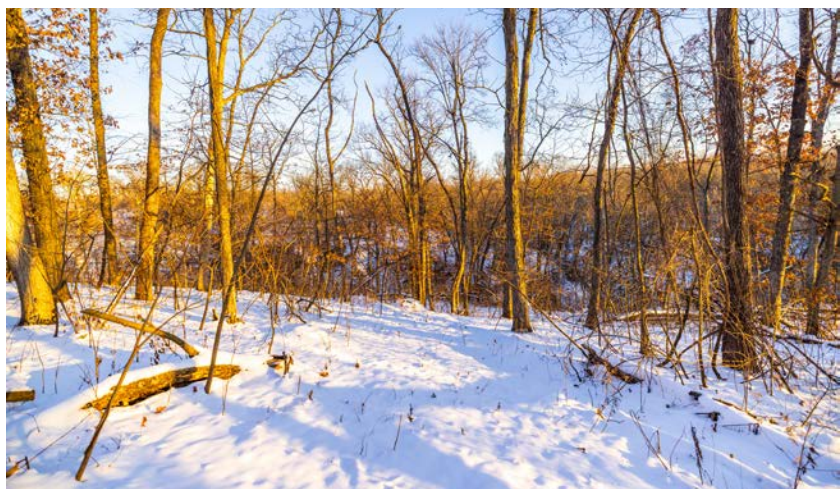
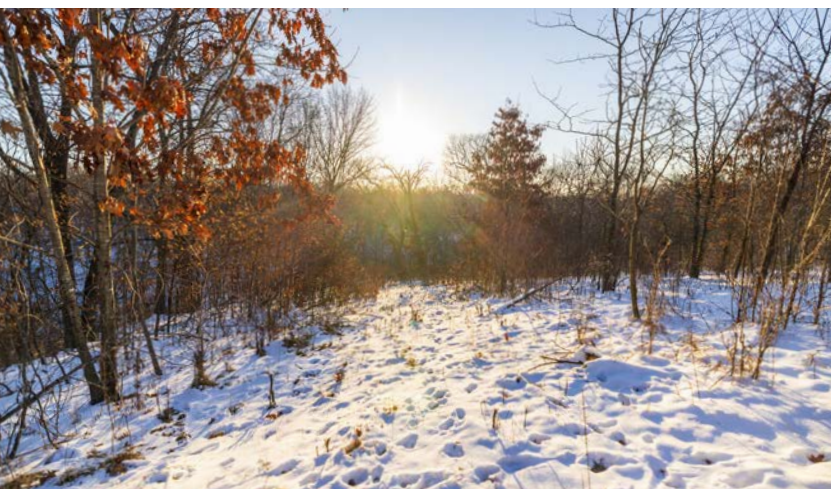
PROPERTY FEATURES

COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **40**

- 40 surveyed acres in Ray County, Missouri
- 25 +/- acres of mature timber, including huge oaks, walnuts, and maples
- 9 +/- acres of manicured grassland cut for hay
- 6 +/- acres of dense wildlife bedding and nesting areas
- Wet weather creek laces through the timber
- Access trails are ideal for UTV or walking to stand locations
- Creek and large rock outcroppings in the timber are fun for kids exploring
- Views all the way to the Kansas City Skyline
- Highly rated soils with the ability for crops or food plot locations
- 1/4 mile from blacktop Route O
- Located on dead-end Perry Road
- 6 miles north of Orrick and 5 miles south of Excelsior Springs
- Orrick School District
- Public water and electric available at Perry Road



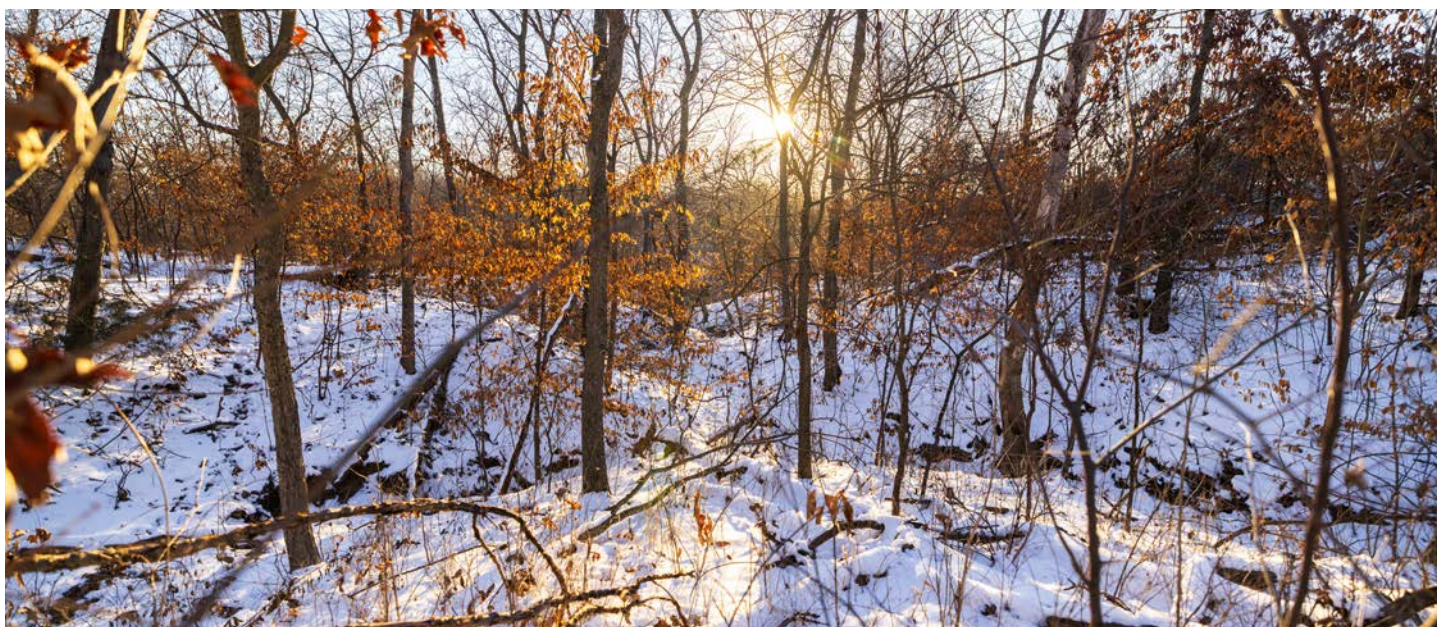
25 +/- ACRES OF MATURE TIMBER



9 +/- ACRES MANICURED GRASSLAND



6 +/- ACRES DENSE WILDLIFE BEDDING



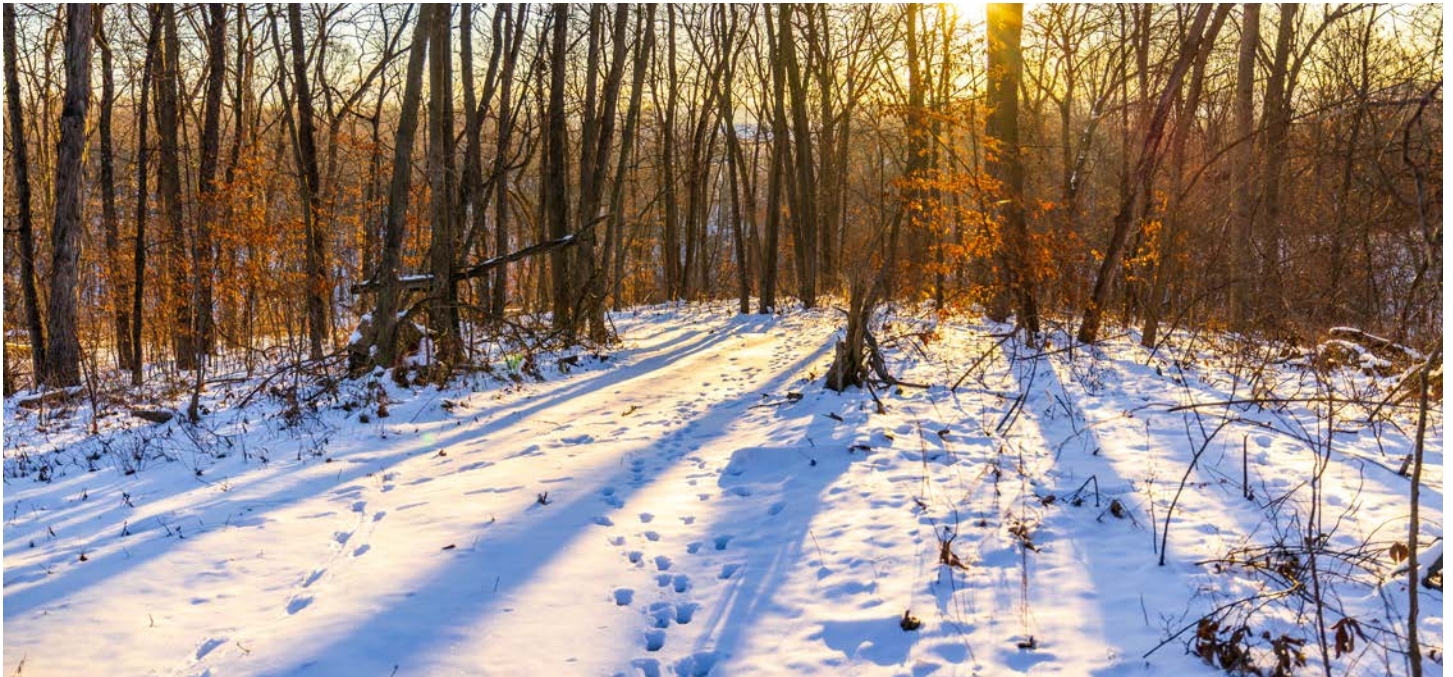
WET WEATHER CREEK



ACCESS TRAILS



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 39° 16' 30.1, -94° 10' 51.61

0ft 288ft 575ft



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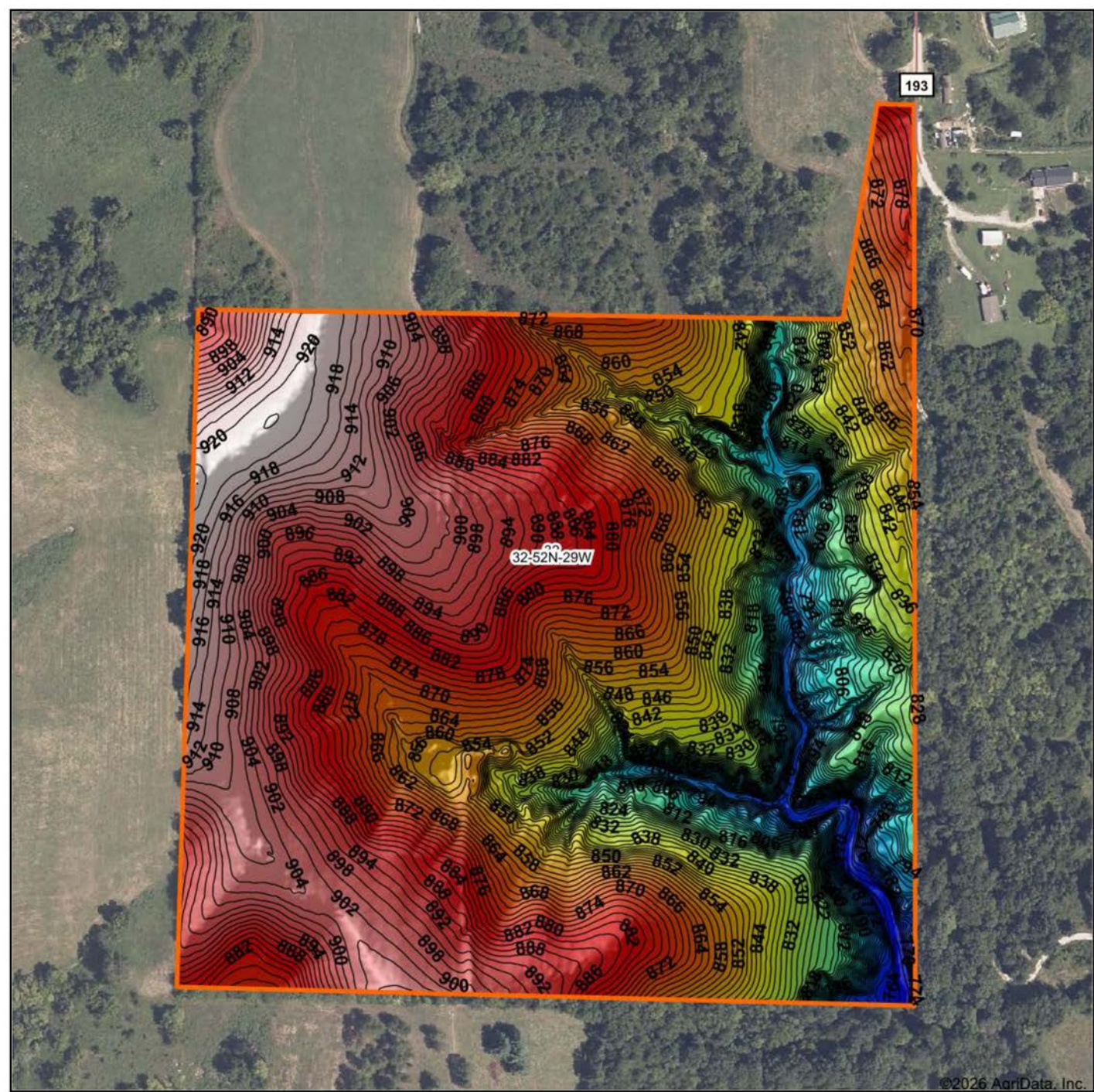
www.AgriDataInc.com

32-52N-29W
Ray County
Missouri



2/2/2026

HILLSHADE MAP



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Source: USGS 1 meter dem
Interval(ft): 2
Min: 760.2
Max: 923.3
Range: 163.1
Average: 863.2
Standard Deviation: 37.86 ft

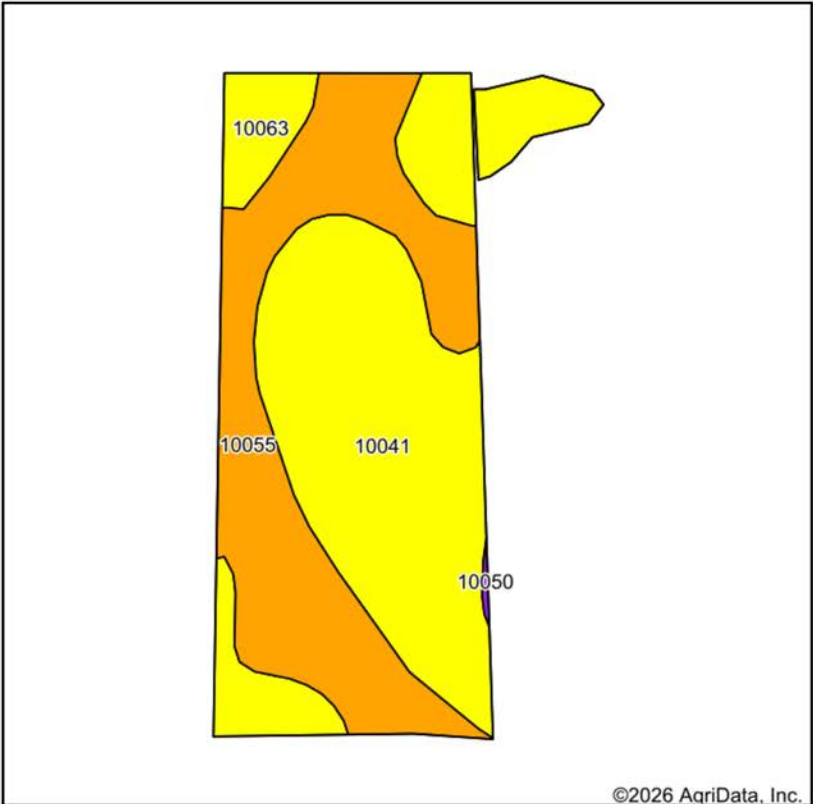


2/2/2026

32-52N-29W
Ray County
Missouri

Boundary Center: 39° 16' 30.1, -94° 10' 51.61

SOILS MAP



State: **Missouri**
County: **Ray**
Location: **32-52N-29W**
Township: **Fishing River**
Acres: **14.27**
Date: **2/2/2026**



Maps Provided By



Soils data provided by USDA and NRCS.

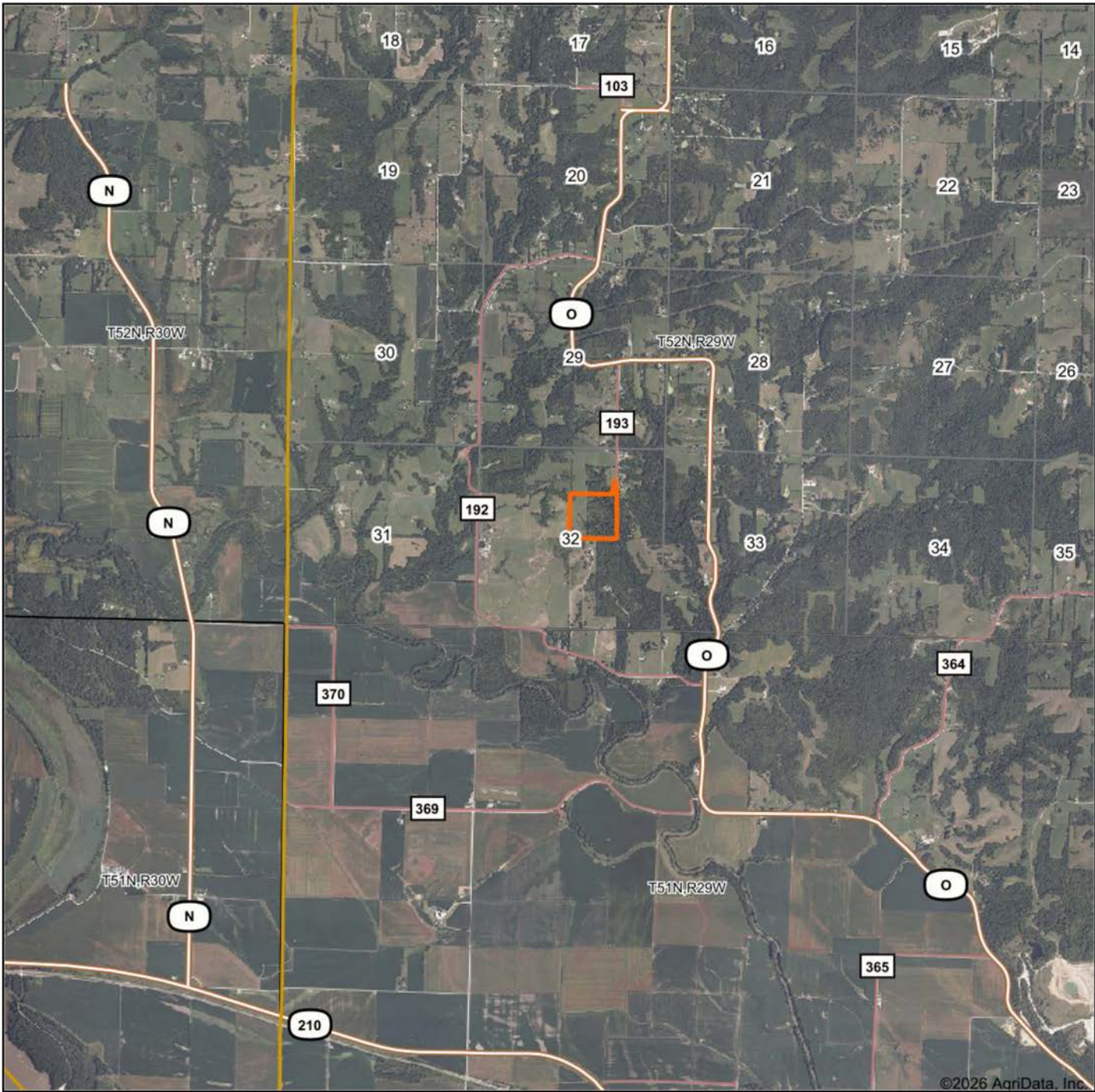
Area Symbol: MO177, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10041	Knox silt loam, 14 to 20 percent slopes, eroded	8.16	57.2%		IVe	75	75	60
10055	Knox silt loam, 5 to 9 percent slopes, eroded	5.40	37.8%		IIIe	81	81	67
10063	Knox silty clay loam, 9 to 14 percent slopes, severely eroded	0.71	5.0%		IVe	71	71	49
Weighted Average					3.62	*n 77.1	*n 77.1	*n 62.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



Boundary Center: 39° 16' 30.1, -94° 10' 51.61



32-52N-29W
Ray County
Missouri



2/2/2026



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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

816.703.9066

WWiest@MidwestLandGroup.com



MidwestLandGroup.com

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