

MIDWEST LAND GROUP PRESENTS



197 ACRES
RAY COUNTY, MO

46863 East 192nd Street, Richmond, Missouri 64085



MIDWEST LAND GROUP IS HONORED TO PRESENT

PRISTINE GRASSLAND AT THE BUSY M FARM

Busy M Farm is a working cattle farm and has been in the family since the 70's! Busy M Farm was a very well-known cattle ranch raising Gelbvieh cattle for many decades! One of the most notable features of the farm is the historic B.B. Gentry home, built in 1883. This 4 bed, 1 bath, 2,260 square foot home is one-of-a-kind! The farmhouse is in great condition for its age and features characteristics you simply cannot find in today's homes!

The farm consists of approximately 170 +/- acres of pristine pasture and hay ground with the remainder in timber draws, barn lot, and a stunning homesite. With the farm being nearly 86% open grassland, you can maximize the number of livestock/acre you can run on this farm. With good fencing in place, cross-fenced

into 5 separate fields, good grass, hay ground, multiple barns, a well, and 2 Ritchie cattle waterers, this farm is turn-key and ready for livestock! If you're looking for a combination farm, a portion of the farm is terraced and could be put into crop production.

A home renovation would be a completely viable option, or if a new home is on your horizon, the home sits on a stunning build site that overlooks the farm! If you're looking to split the farm and build multiple homes, there are many hilltop build sites along the 1 mile of road frontage this farm offers! This is truly a turn-key cattle farm that has been well cared for and has not been over-grazed. Contact Derek Payne at (573) 999-4574 for additional information or to schedule a private showing!



PROPERTY FEATURES

COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **197**

- Known as the Busy M Farm Gelbvieh
- 1883 B.B. Gentry house
- 4 bedrooms
- 1 full bathroom
- Livable home
- Metal roof
- Furnace replaced in 2023
- Richmond, MO
- Ray County
- Located 25 minutes northeast of Richmond, MO
- 1 hour northeast of Kansas City
- 2 Ritchie livestock waterers
- Well water
- Rural water is located on the road
- 2 electric meters on the property
- Fiber on the property
- 40'x52'x12' machine shed/20'x52' lean-to
- 22'x40' machine shed/16'x40' lean-to
- 26'x26' workshop
- Approximately 170 +/- acres in grass
- 86% Open acres
- Great mix of pasture and hay ground
- Good cattle-tight fencing
- Cross-fenced into 5 separate fields
- Potential acreage could be in crop production
- Some acreage is terraced
- Incredible build sites
- Could be split
- Tremendous amount of road frontage
- Road frontage on two sides
- 1 mile of road frontage



1883 B.B. GENTRY HOUSE

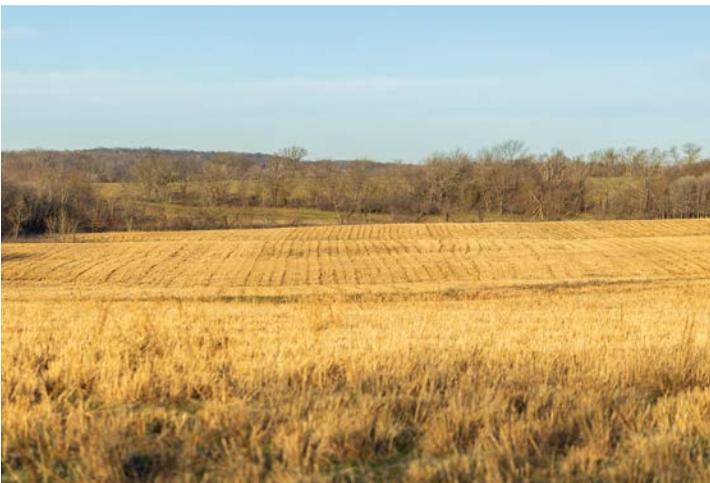
This 4 bed, 1 bath, 2,260 square foot home is one-of-a-kind! The farmhouse is in great condition for its age and features characteristics you simply cannot find in today's homes!



APPROXIMATELY 170 +/- ACRES IN GRASS



GREAT MIX OF PASTURE AND HAY GROUND



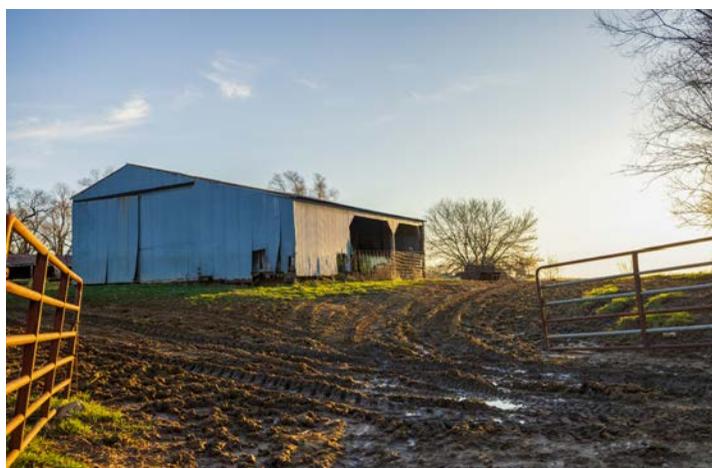
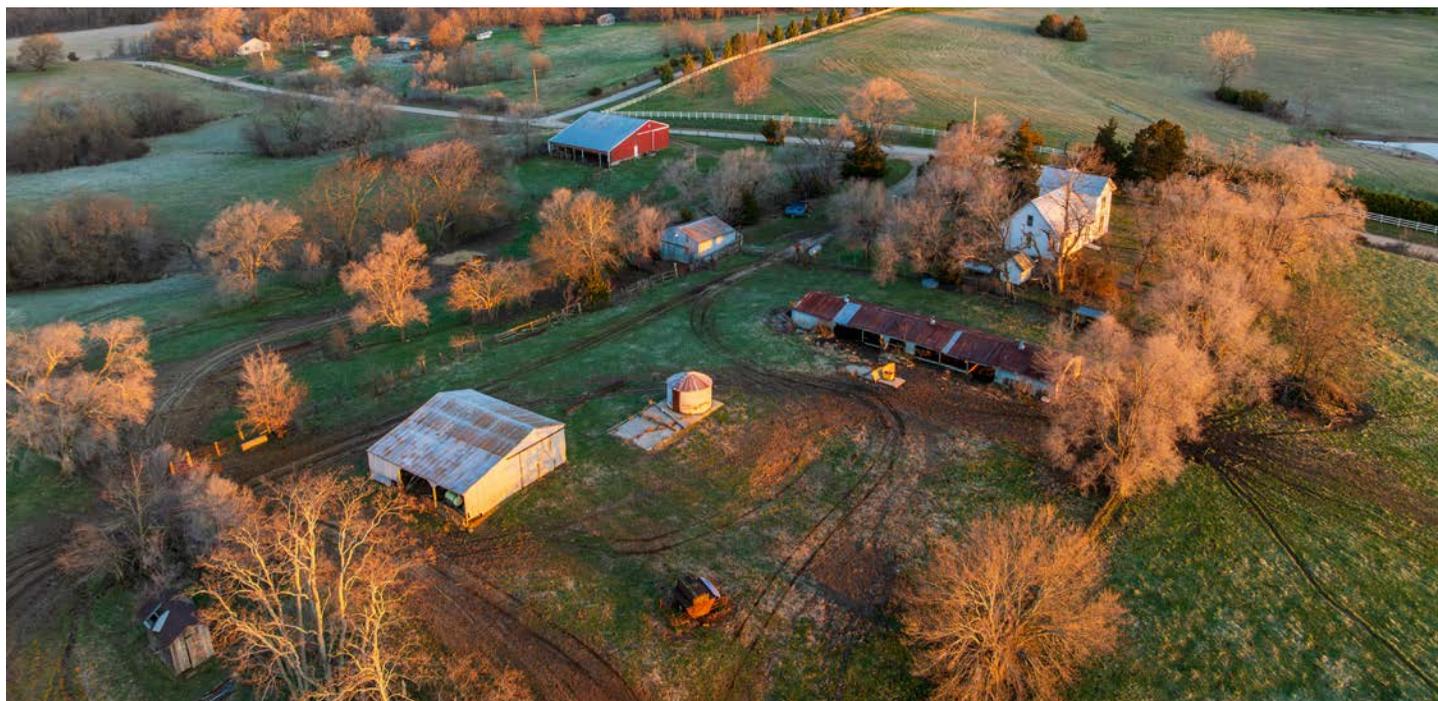
INCREDIBLE BUILD SITES

A home renovation would be a completely viable option, or if a new home is on your horizon, the home sits on a stunning build site that overlooks the farm! If you're looking to split the farm and build multiple homes, there are many hilltop build sites along the 1 mile of road frontage this farm offers!



MULTIPLE OUTBUILDINGS

With good fencing in place, cross-fenced into 5 separate fields, good grass, hay ground, multiple barns, a well, and 2 Ritchie cattle waterers, this farm is turn-key and ready for livestock!



AERIAL MAP



Boundary Center: 39° 26' 5.33, -93° 49' 45.24

0ft 823ft 1646ft



Maps Provided By:



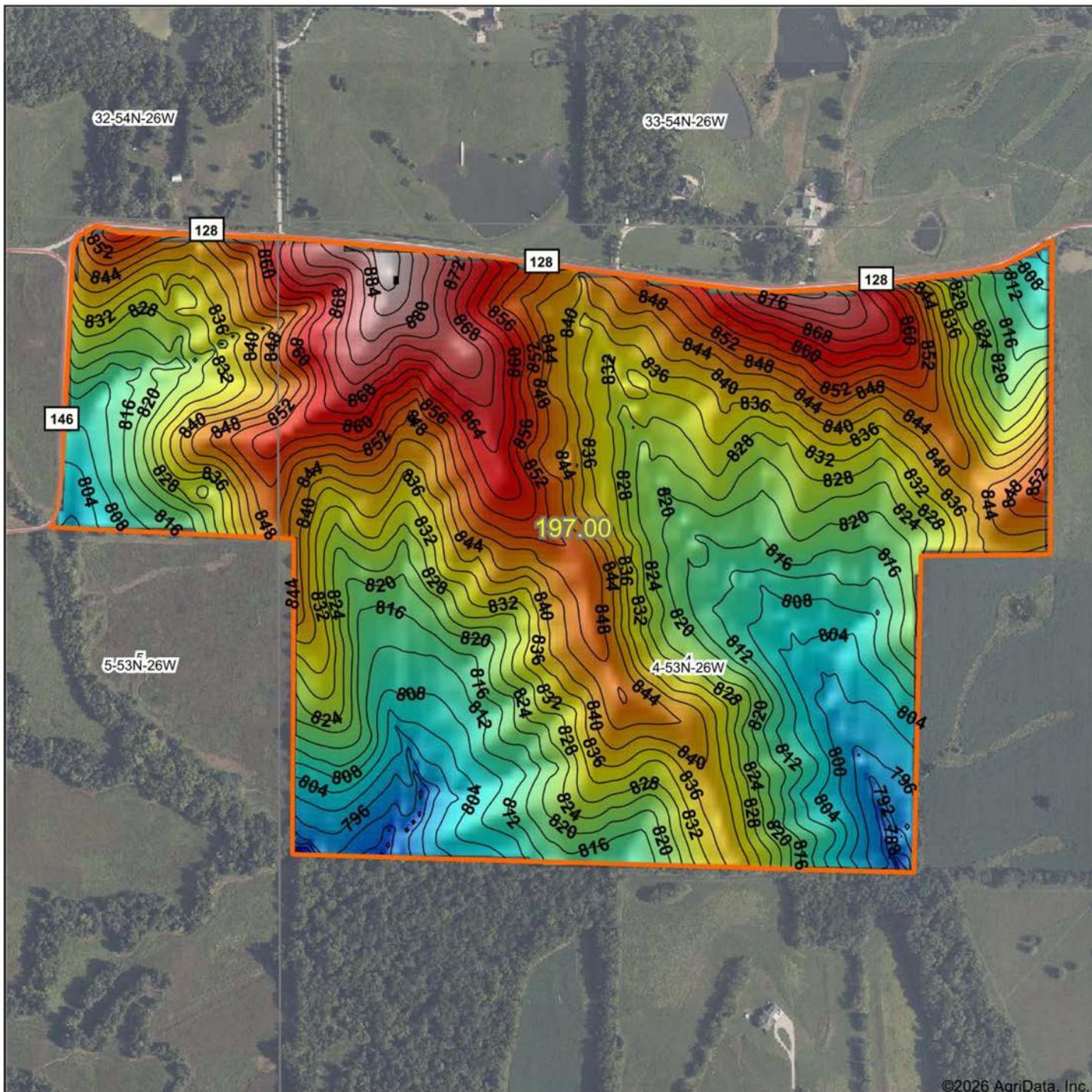
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4-53N-26W
Ray County
Missouri

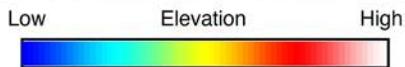


2/17/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 774.1
 Max: 891.4
 Range: 117.3
 Average: 831.8
 Standard Deviation: 20.8 ft



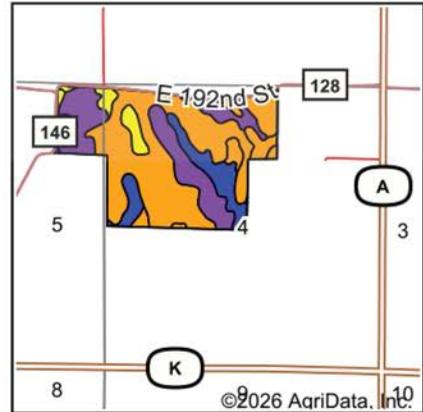
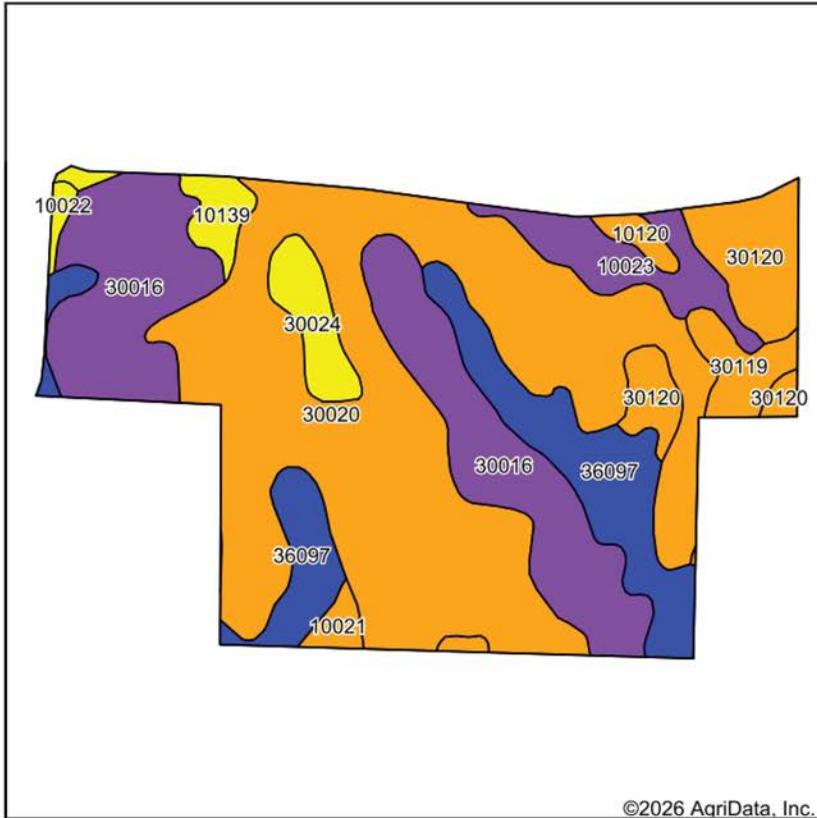
4-53N-26W
 Ray County
 Missouri

Boundary Center: 39° 26' 5.33, -93° 49' 45.24



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Missouri**
 County: **Ray**
 Location: **4-53N-26W**
 Township: **Grape Grove**
 Acres: **197**
 Date: **2/17/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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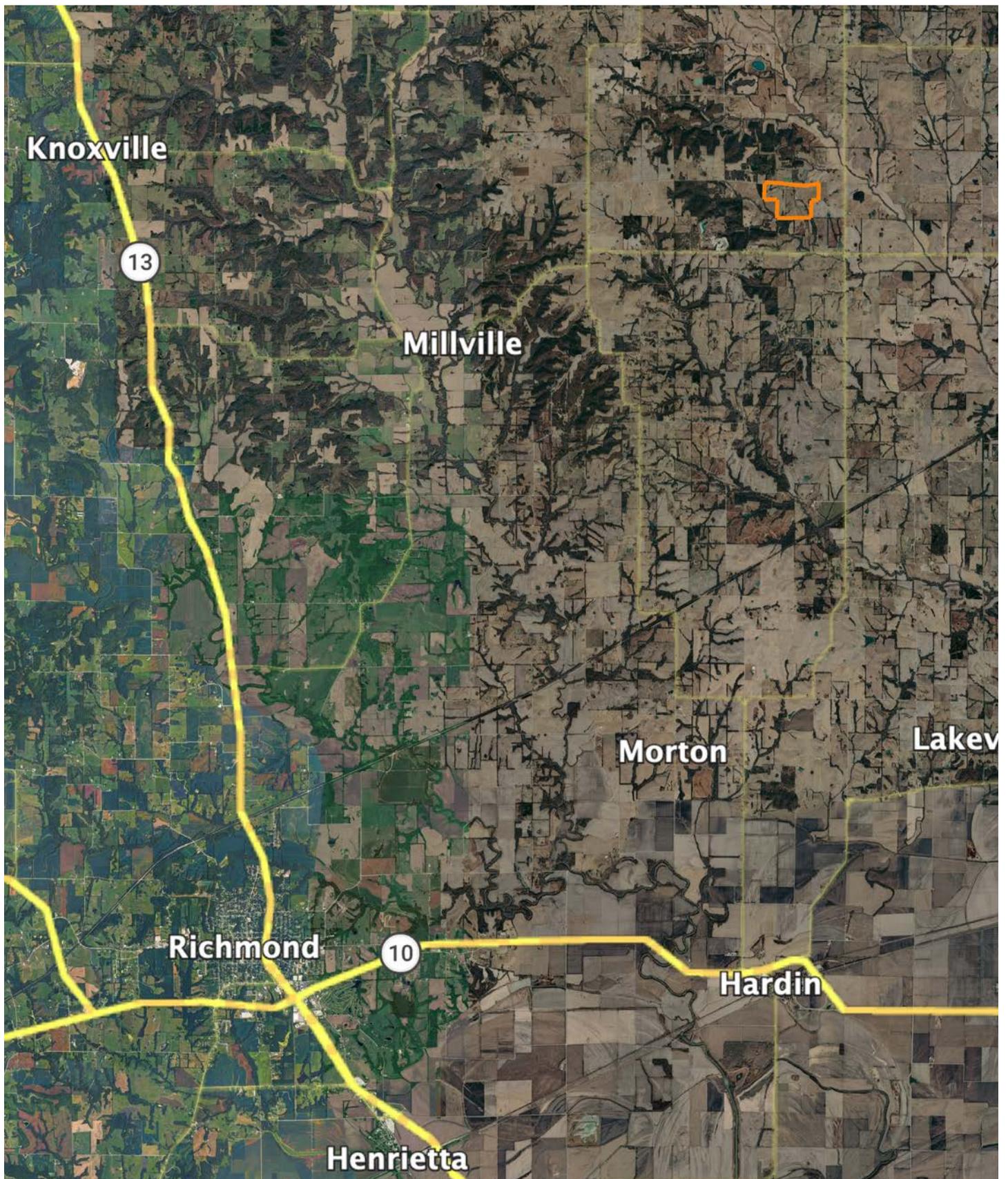
Soils data provided by USDA and NRCS.

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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 |
|-------------------------|---|-------|------------------|----------------------|------------------|------------------|----------------|-------------------|
| 30020 | Armster silty clay loam, 5 to 9 percent slopes, eroded | 90.16 | 45.8% | | Ille | 64 | 64 | 48 |
| 30016 | Armster clay loam, 9 to 20 percent slopes, severely eroded | 41.94 | 21.3% | | Vle | 52 | 52 | 35 |
| 36097 | Zook silty clay loam, 1 to 4 percent slopes, occasionally flooded | 24.81 | 12.6% | | Ilw | 85 | 84 | 67 |
| 30120 | Lagonda silty clay loam, 5 to 9 percent slopes, eroded | 12.67 | 6.4% | | Ille | 70 | 68 | 59 |
| 10023 | Greenton silty clay loam, 9 to 14 percent slopes, severely eroded | 8.95 | 4.5% | | Vle | 49 | 49 | 36 |
| 30024 | Armster loam, 9 to 14 percent slopes, eroded | 5.35 | 2.7% | | IVe | 59 | 59 | 46 |
| 30119 | Lagonda silty clay loam, 2 to 5 percent slopes, eroded | 4.69 | 2.4% | | Ille | 73 | 73 | 58 |
| 10139 | Snead silty clay loam, 5 to 14 percent slopes | 3.73 | 1.9% | | IVe | 48 | 46 | 37 |
| 10021 | Greenton silty clay loam, 5 to 9 percent slopes, eroded | 2.17 | 1.1% | | Ille | 55 | 55 | 45 |
| 10120 | Sharpsburg silt loam, 2 to 5 percent slopes | 1.64 | 0.8% | | Ills | 72 | 72 | 55 |
| 10022 | Greenton silty clay loam, 5 to 9 percent slopes, severely eroded | 0.89 | 0.5% | | IVe | 54 | 54 | 44 |
| Weighted Average | | | | | 3.70 | *n 63.5 | *n 63.2 | *n 47.8 |

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
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MidwestLandGroup.com

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