

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

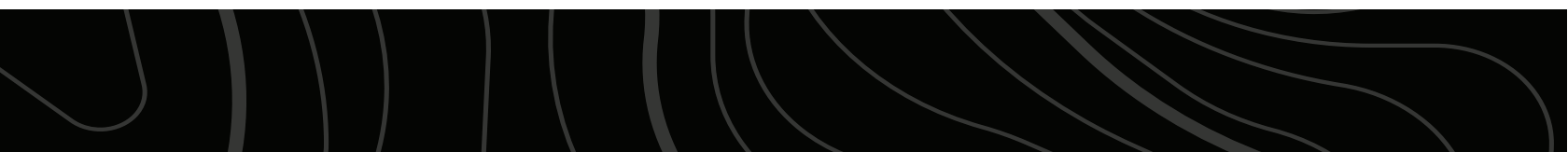
This 4 bed, 1 bath, 2,260 square foot home is one-of-a-kind! The farmhouse is in great condition for its age and features characteristics you simply cannot find in today's homes!



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:



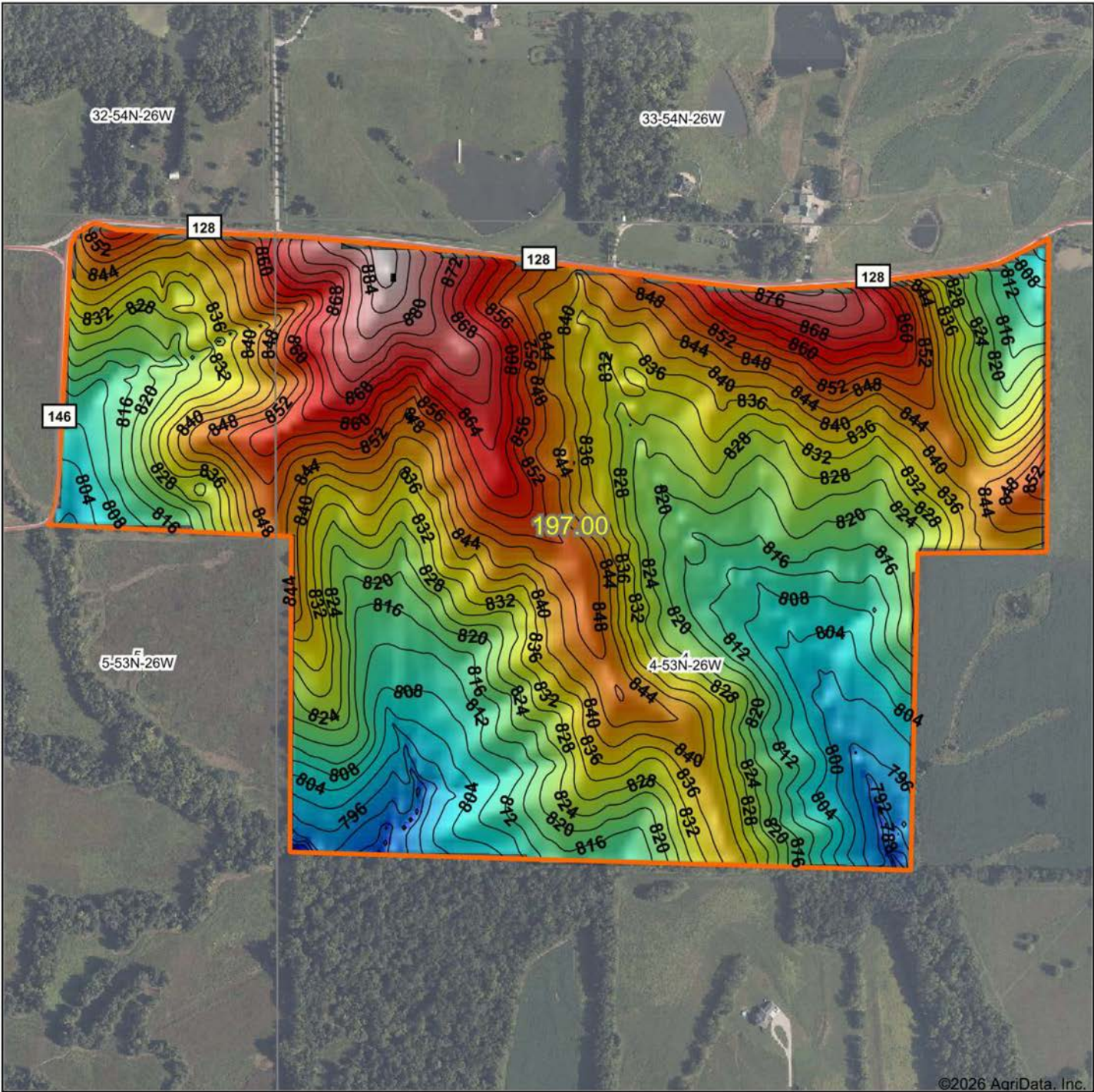
© AgriData, Inc. 2025 www.AgriDataInc.com

4-53N-26W
Ray County
Missouri



2/17/2026

HILLSHADE MAP



©2026 AgriData, Inc.



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



2/17/2026

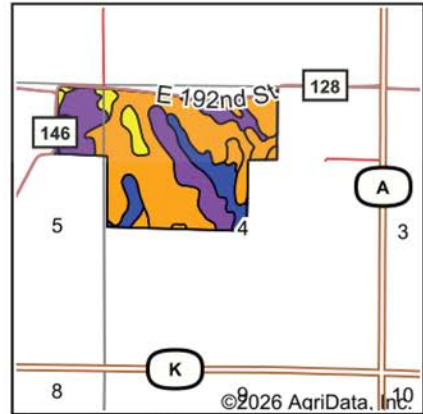
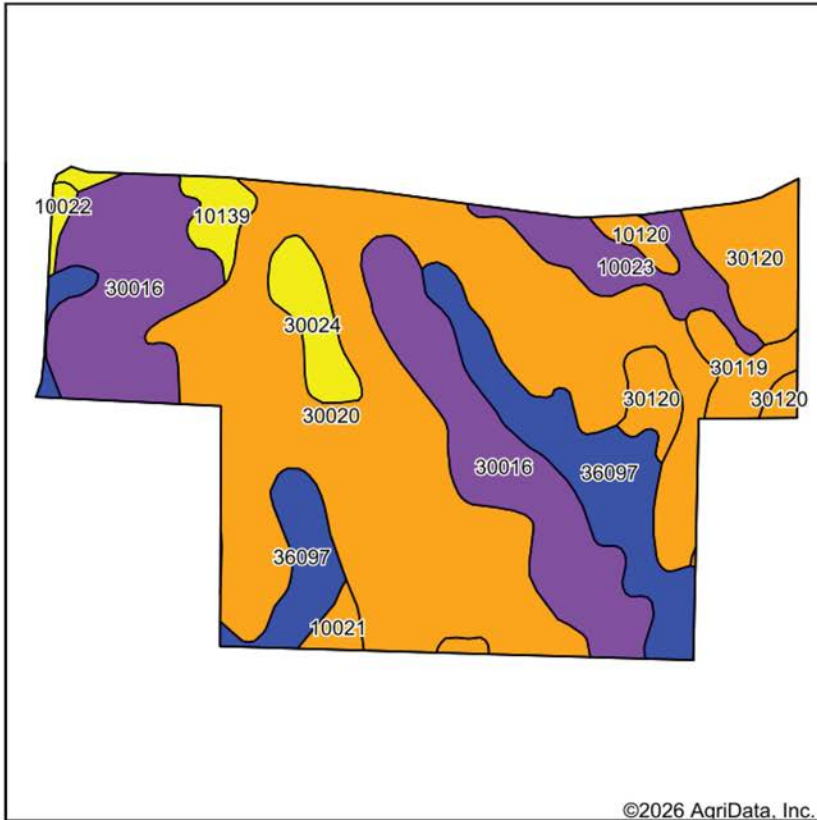
4-53N-26W
 Ray County
 Missouri

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



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

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
 © AgriData, Inc. 2025 www.AgriDataInc.com



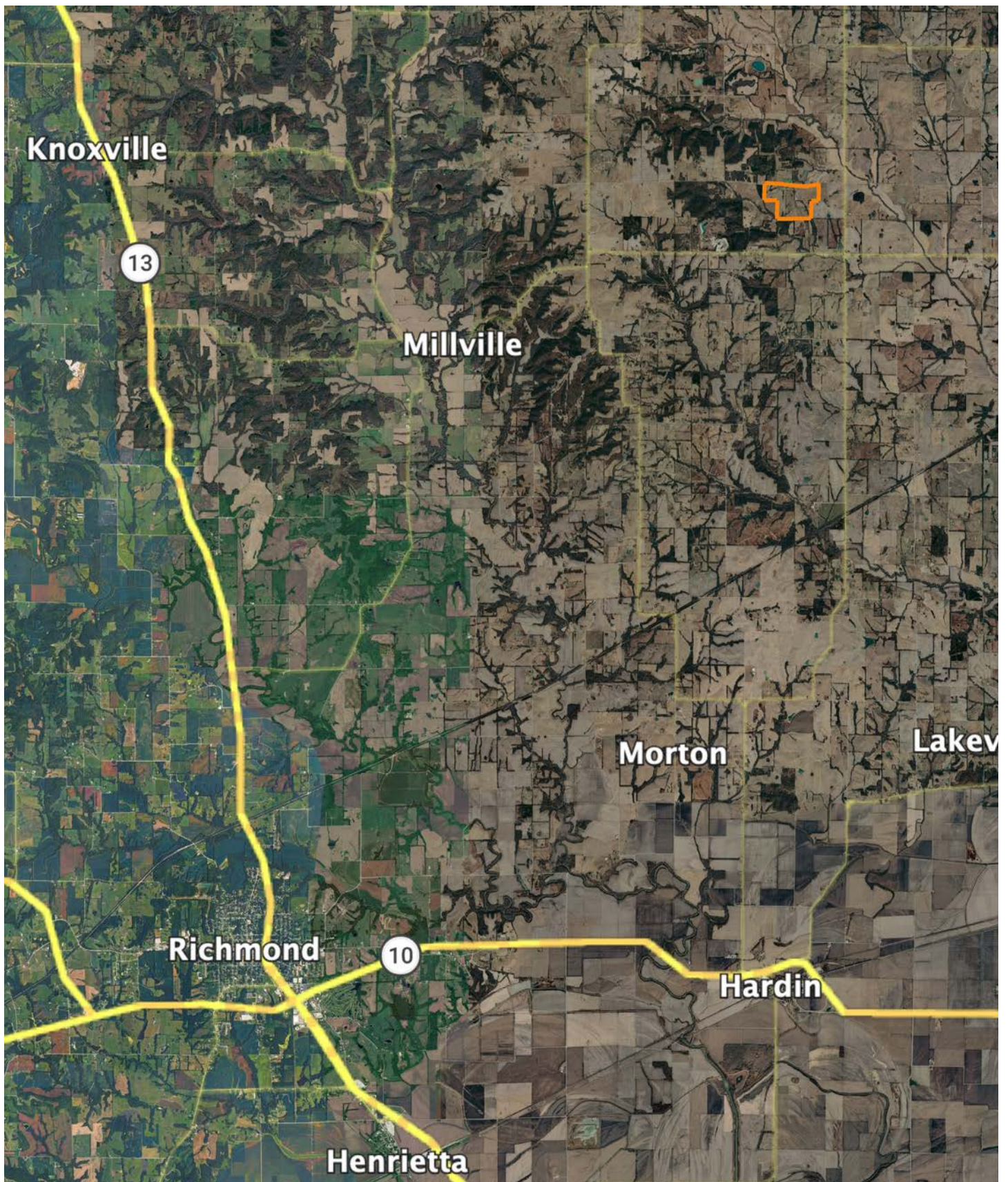
Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.

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

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.