

MIDWEST LAND GROUP PRESENTS



24 ACRES
RAY COUNTY, MO

TBD Rattlesnake Road, Cowgill, Missouri, 64637



MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING RETREAT WITH TIMBER, WILDLIFE, POND, & ELEVATED BUILD SITES

Discover the perfect blend of seclusion, natural beauty, and build potential on this exceptional 24 +/- acre tract in Ray County, just outside Cowgill, Missouri. This stunning property is ideally located just 25 minutes north of Richmond and under an hour from Kansas City, Missouri.

This diverse property features multiple stunning build sites, including a breathtaking location surrounded by warm-season grasses and another tucked deep in the timber for ultimate seclusion. The land is a beautiful mix of approximately 1/3 native grasses and 2/3 mature hardwood timber, offering both scenic views and prime wildlife habitat. A large UTV trail provides easy access to the back portion of the property, where you'll find abundant deer sign, well-defined trails, and excellent hunting opportunities.

The topography on the property has nearly 100 feet of elevation change, creating dramatic views and unique character. Natural features include a nice pond, a wet-weather waterfall, and striking rock outcroppings that add to the property's appeal.

Electric is located at the road, and rural water is located just down the road to the south.

Whether you're looking to build your dream home, establish a hunting retreat, or invest in a scenic piece of Missouri land, this property checks all the boxes. For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **24**

- Cowgill, MO
- 2 miles east of Highway V
- 1.7 miles west of Highway B
- 25 minutes north of Richmond, MO
- 50 minutes northeast of Kansas City, MO
- Multiple beautiful build sites
- Stunning build site surrounded by warm-season grasses
- Ability to build way off the road back in the timber
- Flat ridge running nearly full length of the property
- Electric at the road
- Rural water located down the road to the south
- Beautiful hardwood timber
- Approximately 1/3 native grasses & 2/3 timber
- Large UTV trail to access the far side of the property
- Tons of wildlife sign
- Very evident deer trails
- Massive topography changes
- Pond
- Wet-weather waterfall
- Rock outcroppings
- 100' elevation changes



MULTIPLE BEAUTIFUL BUILD SITES



1/3 NATIVE GRASSES



2/3 TIMBER



LARGE UTV TRAIL



MASSIVE TOPOGRAPHY CHANGES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 29' 3.64, -93° 56' 56.51

0ft 276ft 552ft



Maps Provided By:



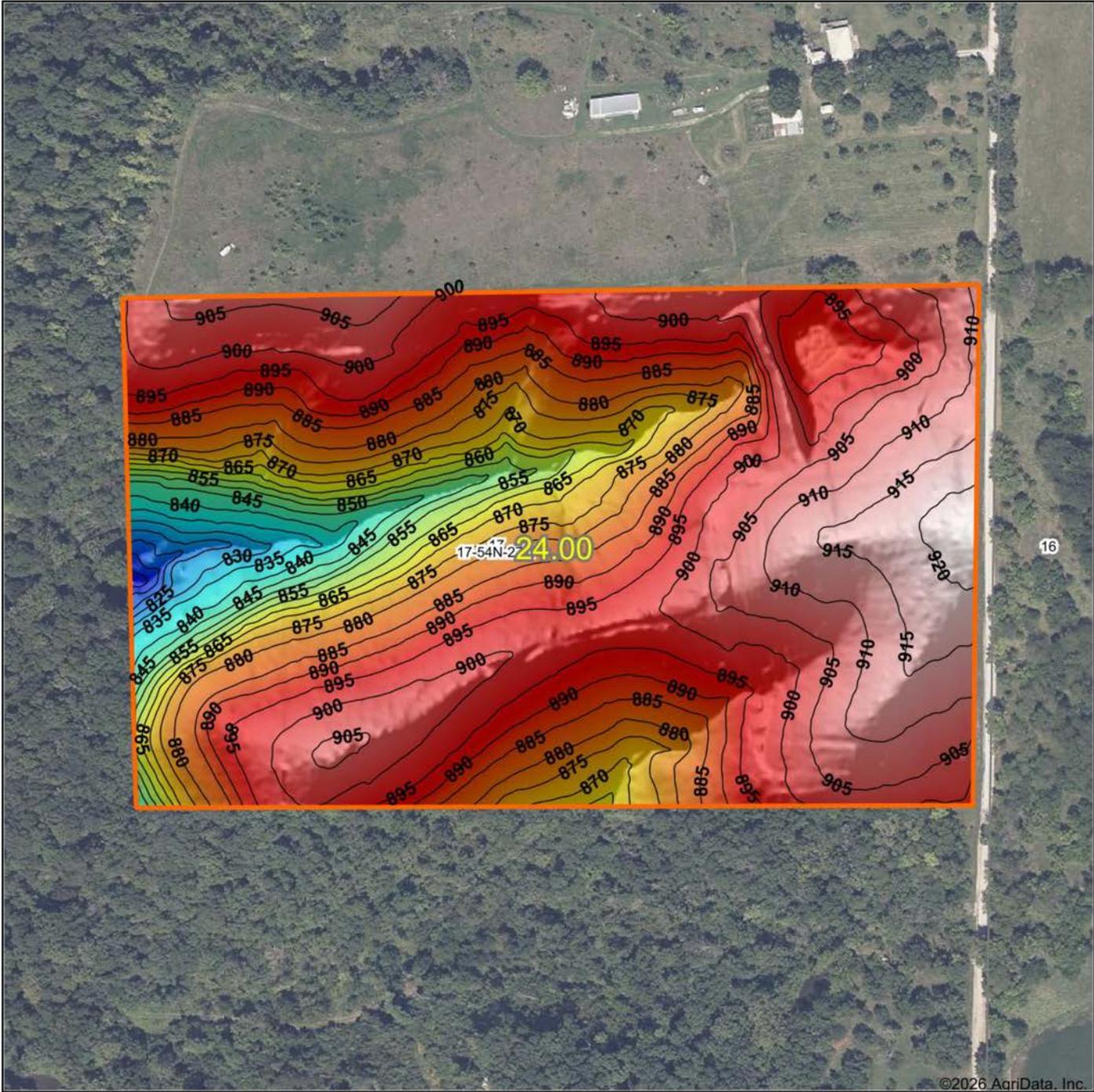
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17-54N-27W
Ray County
Missouri



3/20/2026

HILLSHADE MAP



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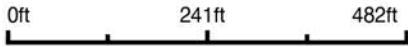


Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 5
 Min: 806.6
 Max: 923.1
 Range: 116.5
 Average: 888.2
 Standard Deviation: 20.77 ft

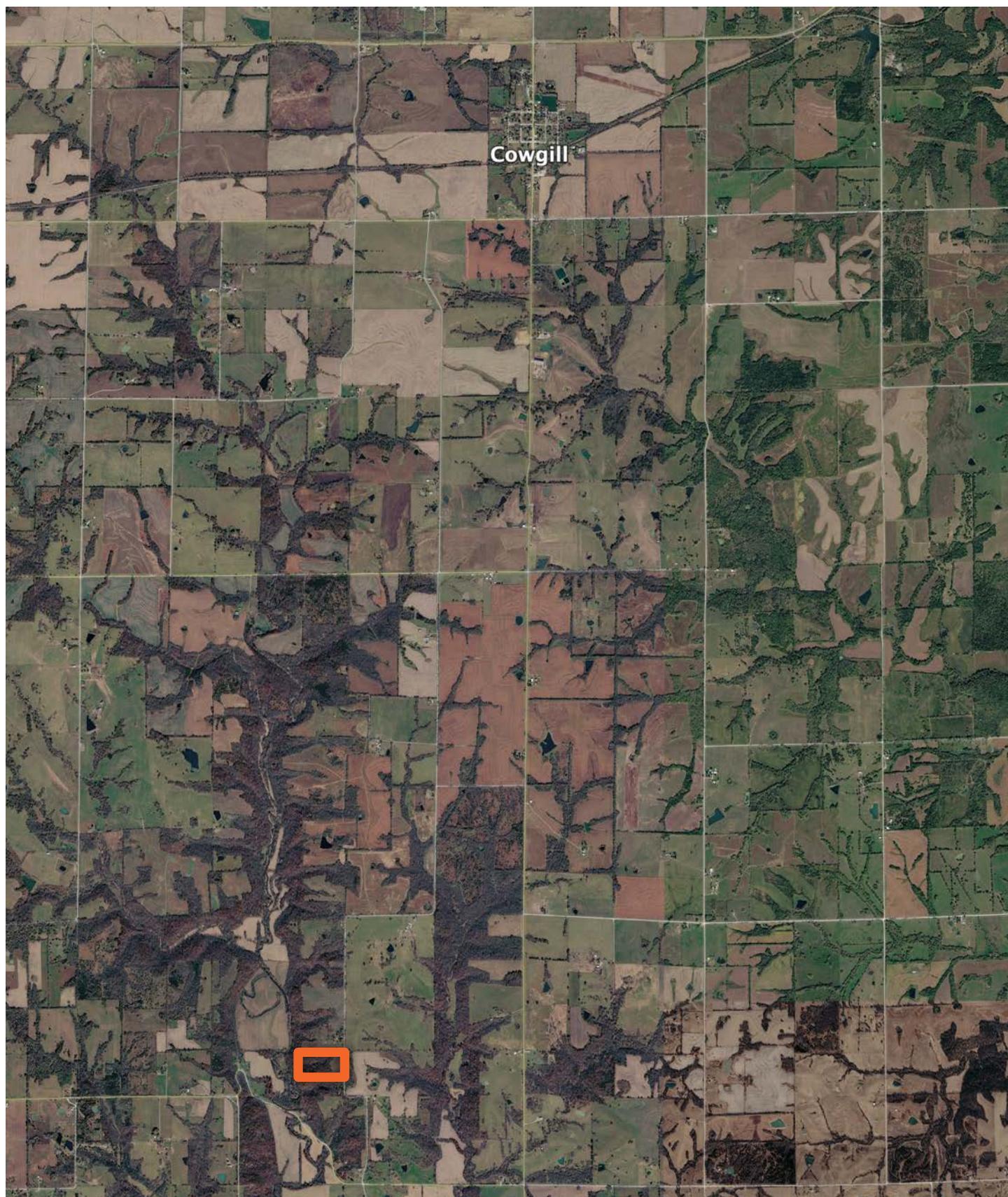


3/20/2026

17-54N-27W
Ray County
Missouri

Boundary Center: 39° 29' 3.64, -93° 56' 56.51

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.



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