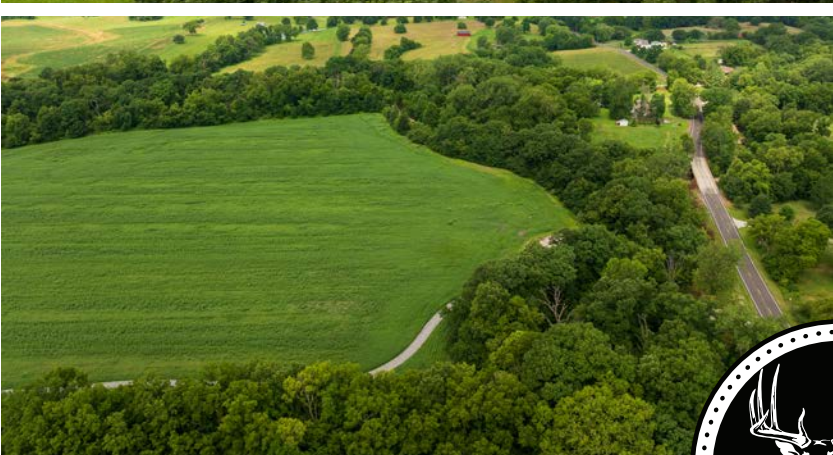


MIDWEST LAND GROUP PRESENTS

3 LOTS AVAILABLE - 64.26 TOTAL ACRES

CLAY COUNTY, MO

TBD NORTHWEST 188TH STREET, HOLT, MISSOURI, 64084



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

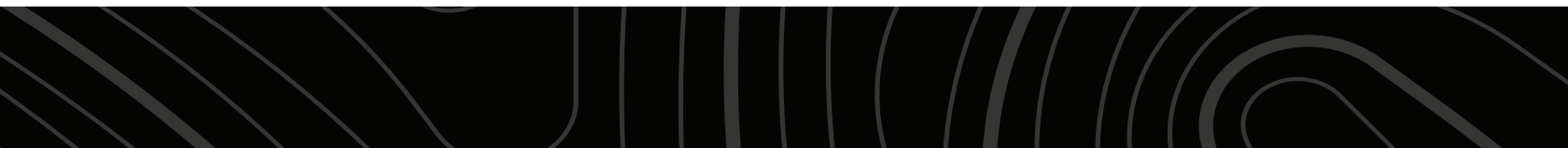
CLEAR CREEK RESERVE PREMIER BUILD SITES WITH CREEK FRONTAGE

Welcome to Clear Creek Reserve, an extraordinary farm featuring 64.26 +/- total acres split into three premier acreage lots ranging in size from 10.6 +/- acres, 21.95 +/- acres, and 31.71 +/- acres, located just northwest of Kearney, Missouri. Offering the perfect blend of privacy, recreation, and convenience, these premier acreage lots are part of a thoughtfully designed property split featuring large acreage homesites.

Clear Creek borders the entire western boundary of each lot, providing a picturesque backdrop, outstanding wildlife habitat, and exceptional recreational opportunities. Frequent whitetail deer and wild turkey make these properties as appealing to

outdoor enthusiasts as they are to those simply seeking a quiet escape.

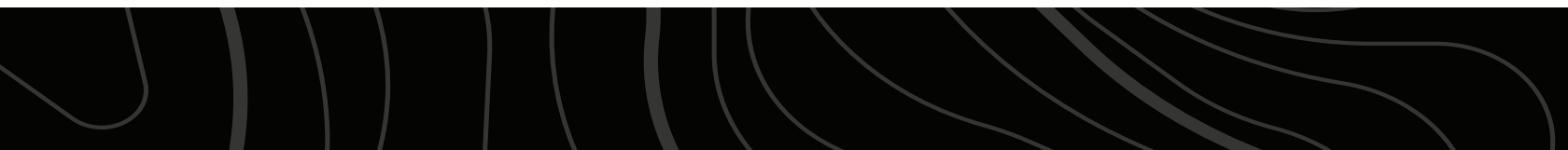
Located in the highly desirable Kearney school district, just 10 minutes from Smithville Lake, 25 minutes from downtown Kansas City, and 35 minutes from Kansas City International Airport, these properties offer the rare opportunity to enjoy the serenity of country living without sacrificing convenience. With electric, public water, and fiber internet available along 188th Street, this premier acreage is ready for your dream build and a lifetime of memories. For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.



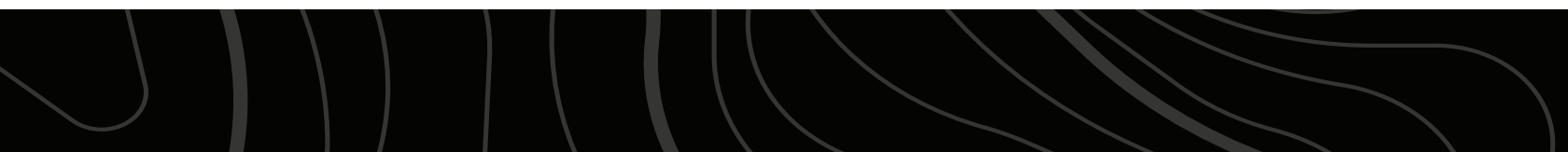
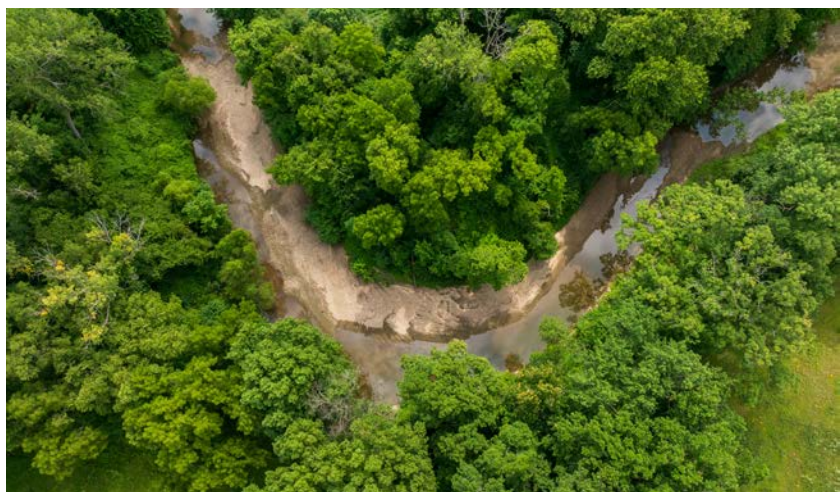
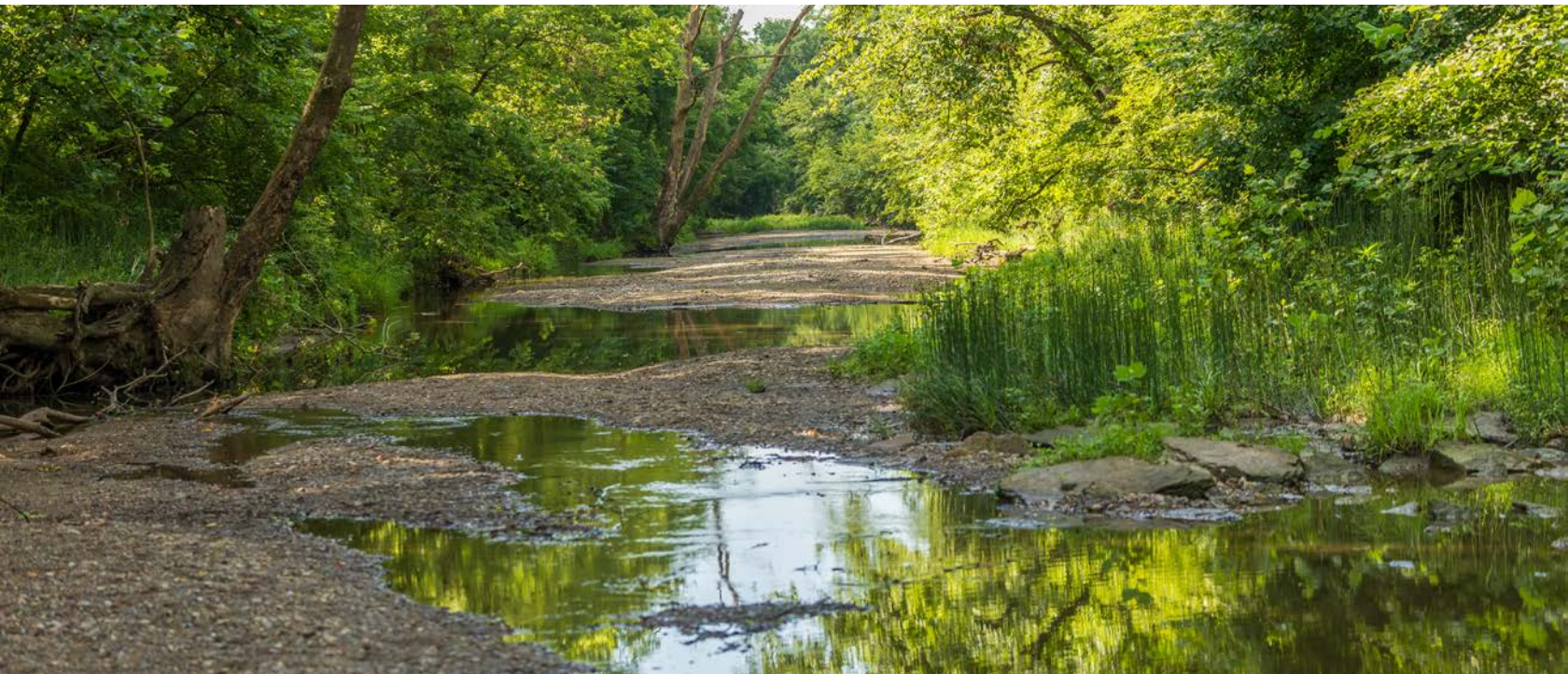
LOT 1 - 10.6 +/- ACRES

COUNTY: **CLAY** | STATE: **MISSOURI**

- Located in the highly sought-after Kearney school district
- Less than 20 minutes to Liberty and 25 minutes to Kansas City
- Approximately 10 minutes to Smithville Lake
- Spectacular views
- Home site with exceptional privacy from the road
- Newly constructed private driveway already in place
- Electric, water, and fiber internet available at the road
- Clear Creek frontage along entire western boundary
- Beautiful timber
- Excellent deer, turkey, and wildlife habitat
- Ideal for a custom home, horse property, or hobby farm
- Hard-surface chip-and-seal road frontage on 188th Street
- Convenient access between Highway C and Highway 33
- Rare combination of seclusion, natural beauty, and convenience to KC



SECLUSION & NATURAL BEAUTY



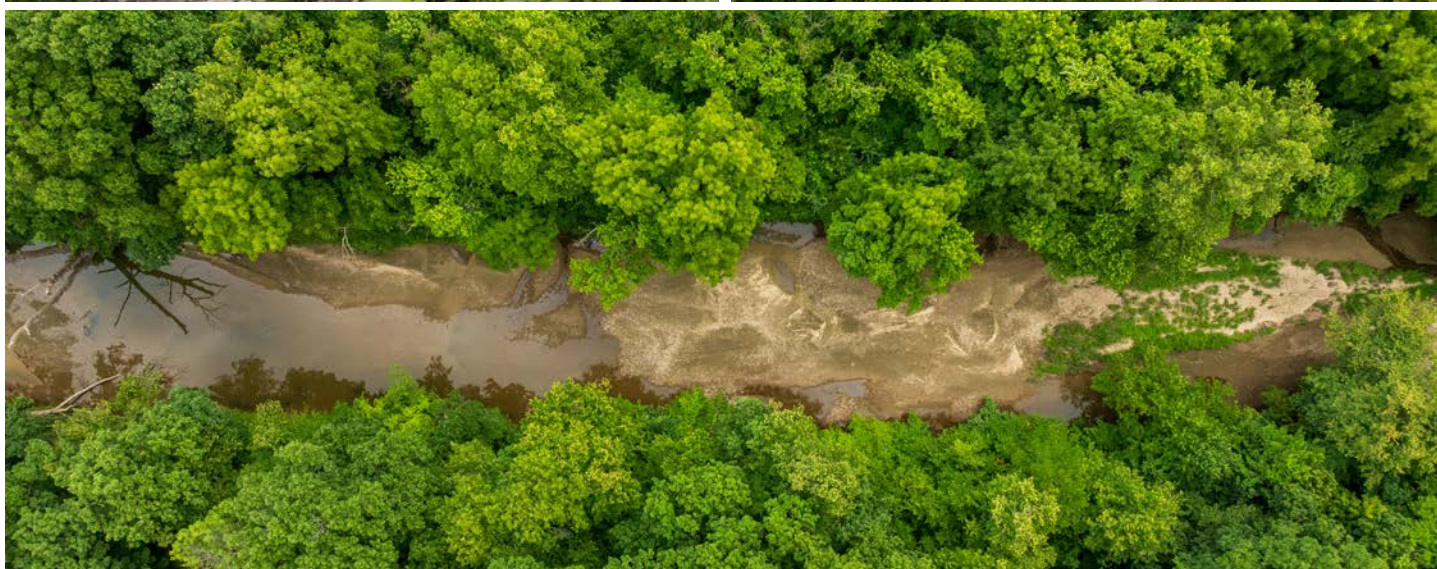
LOT 2 - 21.95 +/- ACRES

COUNTY: **CLAY** | STATE: **MISSOURI**

- Located in the highly sought-after Kearney School District
- Less than 20 minutes to Liberty and 25 minutes to Kansas City
- Approximately 10 minutes to Smithville Lake
- Spectacular panoramic views
- Home site with exceptional privacy
- Newly constructed private driveway already in place
- Electric, water, and fiber internet available at the road
- Utility easements already established along the private drive
- Clear Creek frontage along entire western boundary
- Beautiful mature timber
- Excellent deer, turkey, and wildlife habitat
- Ideal for a custom home, horse property, hobby farm, or recreational retreat
- Hard-surface chip-and-seal road frontage on 188th Street
- Convenient access between Highway C and Highway 33
- Rare combination of seclusion, natural beauty, and convenience to KC



SPECTACULAR PANORAMIC VIEWS



LOT 3 - 31.71 +/- ACRES

COUNTY: **CLAY** | STATE: **MISSOURI**

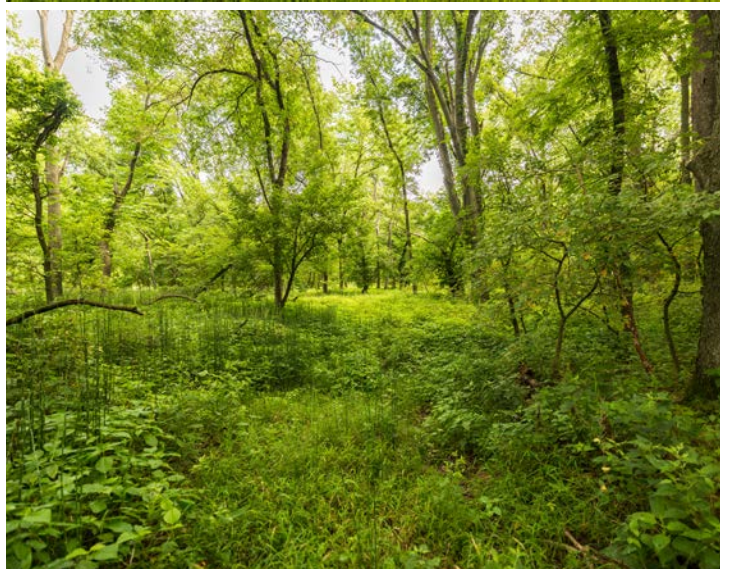
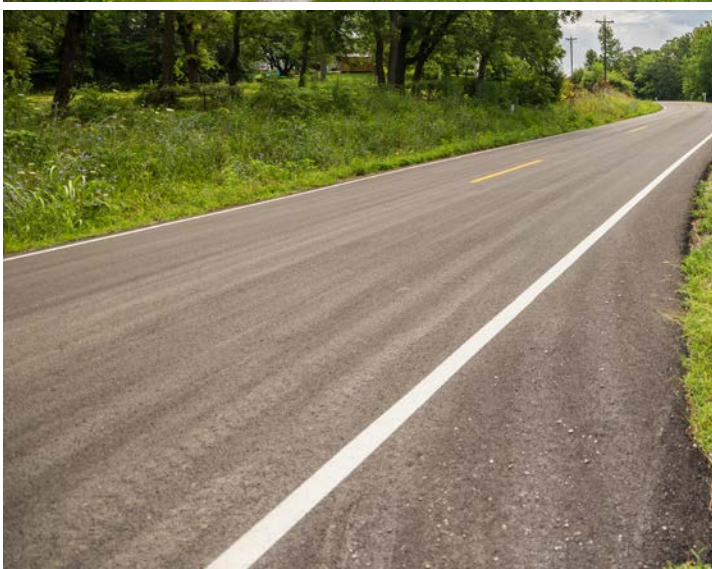
- Located in the highly sought-after Kearney school district
- Less than 20 minutes to Liberty and 25 minutes to Kansas City
- Approximately 10 minutes from Smithville Lake
- Spectacular hilltop homesite with panoramic views
- Home site sits approx. 2,000 feet off the road for exceptional privacy
- Newly constructed approx. 1,700-foot private driveway already in place
- Electric, water, and fiber internet available at the road
- Utility easements already established along the private drive
- Clear Creek frontage along entire western boundary
- Beautiful mature timber and rolling topography
- Excellent deer, turkey, and wildlife habitat
- Ideal for a custom home, horse property, hobby farm, or recreational retreat
- Hard-surface chip-and-seal road frontage on 188th Street
- Convenient access between Highway C and Highway 33
- Rare combination of seclusion, natural beauty, and convenience to KC



HILLTOP HOMESITE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 25' 47.88, -94° 24' 3.97

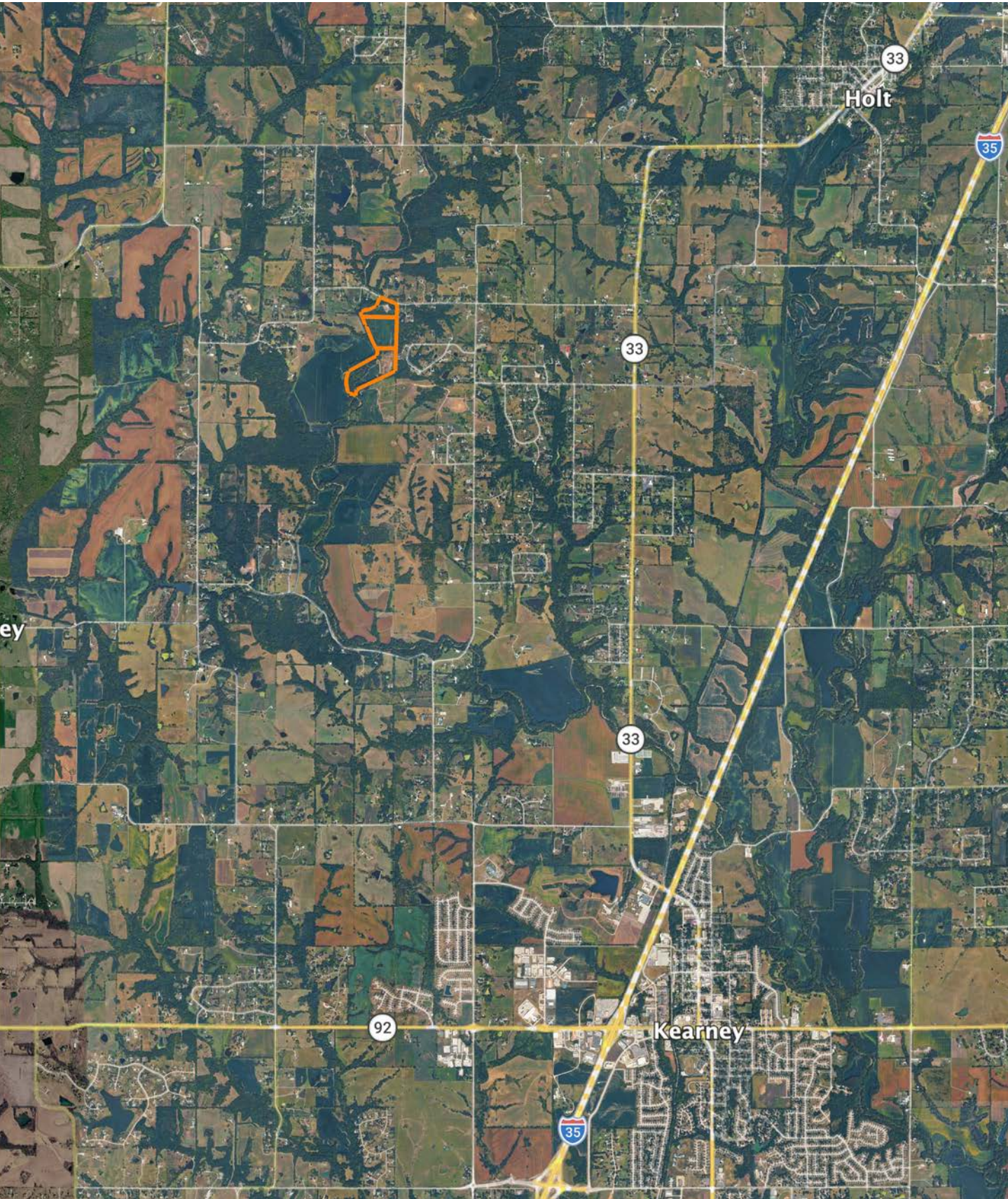
5-53N-31W
Clay County
Missouri

0ft 518ft 1036ft



7/13/2026

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,

LAND AGENT

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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