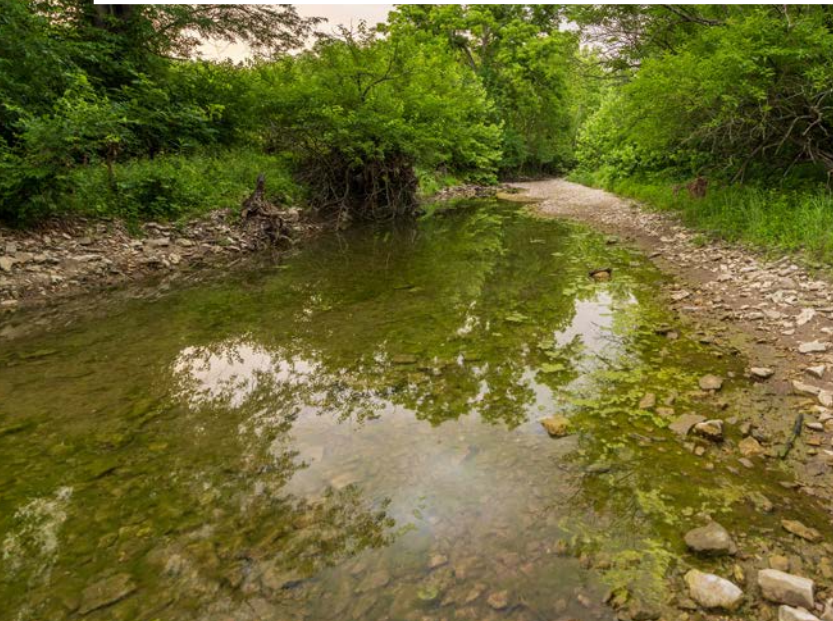


MIDWEST LAND GROUP PRESENTS



47 ACRES
RAY COUNTY, MO

Norris Road, Rayville, Missouri, 64084



MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING ALONG CROOKED RIVER WITH BUILD SITE

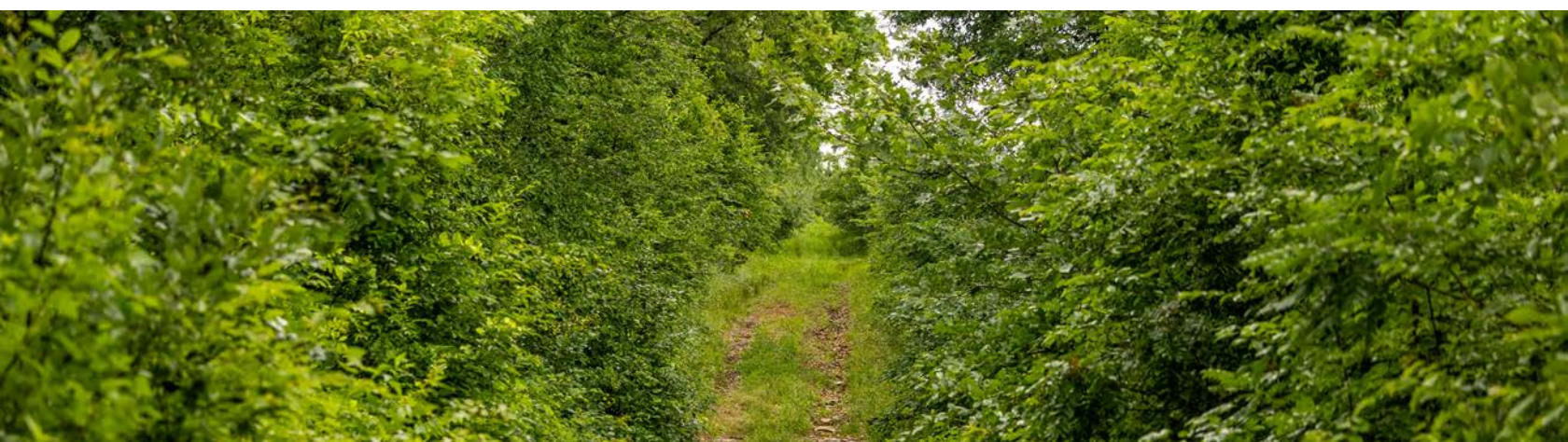
This 47 +/- acres in Ray County won't last long! Offering an outstanding natural design ideal for hunting and recreation with a secluded build site tucked up in the hills overlooking the West Crooked River. The river laces through the center of the farm with large mature timber on all sides, totaling 26 +/- acres of timber, and a balance of 21 +/- acres of grassland split between four separate fields, creating a truly incredible design for an outdoorsman. Beautiful long-lying bottom fields stretch alongside the road and creek, as the road continues across the creek to the east side, allowing for a private drive leading to a build site overlooking the timber and creek bottoms to the west.

One of the best features of this farm is how large it feels and hunts for a smaller acreage tract. Three of the four fields are hidden from the road, tucked deep within the property and surrounded by timber, creating natural pinch points, multiple stand locations, and strategic access routes for varying wind directions. A standout feature is the centrally located two-acre field surrounded

by mature timber, with the West Crooked River bordering its west side. This hidden pocket offers the perfect setup for a food plot with the ability to quietly access a stand by traveling the creek while staying concealed and out of the wind.

Another feature is the agricultural value this property offers. Fully fenced with gated access, this property could be an extension of a livestock operation. The river bottom fields totaling just over 10 acres have an NCCPI of 74 and create productive hay ground or could be used for cropland. The topography of the remaining fields allows every field to be used for hay or cropland and would provide areas of adequate shade for livestock.

The combination of strategic field layout, mature timber, river frontage, and build site potential makes this a dynamite recreational property and investment buy-and-hold opportunity. Whether you're looking for a hunting property, hobby farm, or future homesite within an hour of Kansas City, you do not want to miss out on this one!



PROPERTY FEATURES

COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **47**

- Hunting, recreation and build site potential
- Nearly a 50/50 balance of timber and tillable open acres
- West Crooked River laces through the center of the property
- 21 +/- acres of tillable ground currently used for hay
- 26 +/- acres of mature timber
- Overall NCCPI of 58.1
- Four separate field openings create an ideal hunting design
- Central 2-acre field ideal for food plot development
- Quiet creek access for strategic hunting entry
- Excellent whitetail and turkey hunting
- Picturesque trail system throughout a portion of the timber
- Gorgeous, long-lying, productive river bottom fields
- Fully fenced and gated
- Direct access from Norris Road on each side of the river
- Located approximately one hour from Kansas City
- Located in the Richmond school district
- Located 1.5 miles north of Highway 10 & Highway N at Elkhorn intersection
- Approximately 1,950 feet of Norris Road frontage
- 2026 Estimated real estate taxes: \$200



FOUR SEPARATE FIELD OPENINGS

The river bottom fields totaling just over 10 acres have an NCCPI of 74 and create productive hay ground or could be used for cropland. The topography of the remaining fields allows every field to be used for hay or cropland and would provide areas of adequate shade for livestock.



26 +/- ACRES OF MATURE TIMBER

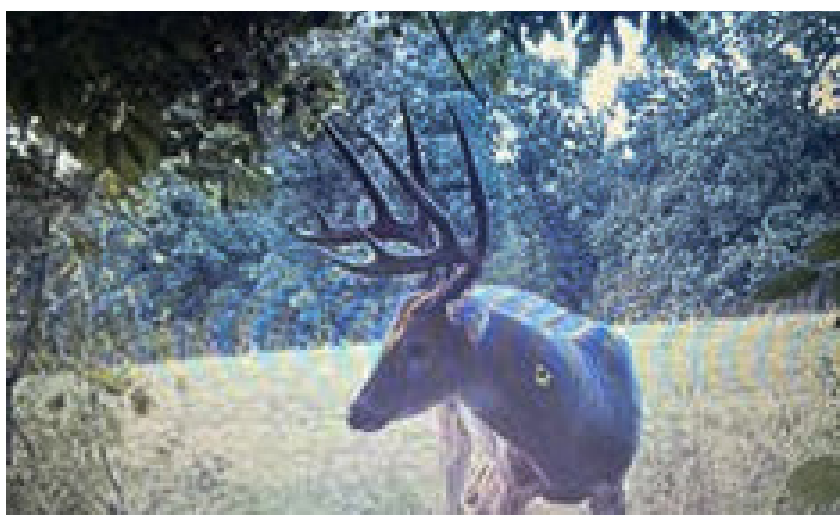


WEST CROOKED RIVER

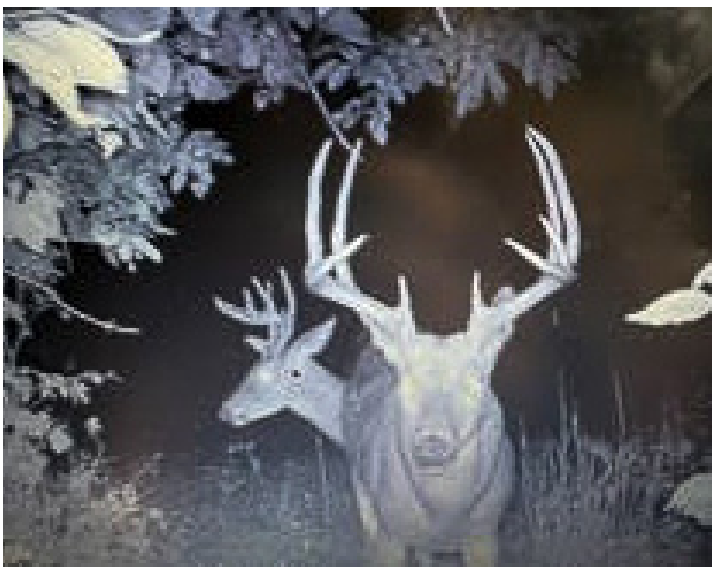


HUNTING POTENTIAL

One of the best features of this farm is how large it feels and hunts for a smaller acreage tract. Three of the four fields are hidden from the road, tucked deep within the property and surrounded by timber, creating natural pinch points, multiple stand locations, and strategic access routes for varying wind directions.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By



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Boundary Center: 39° 19' 54.67, -94° 5' 43.32

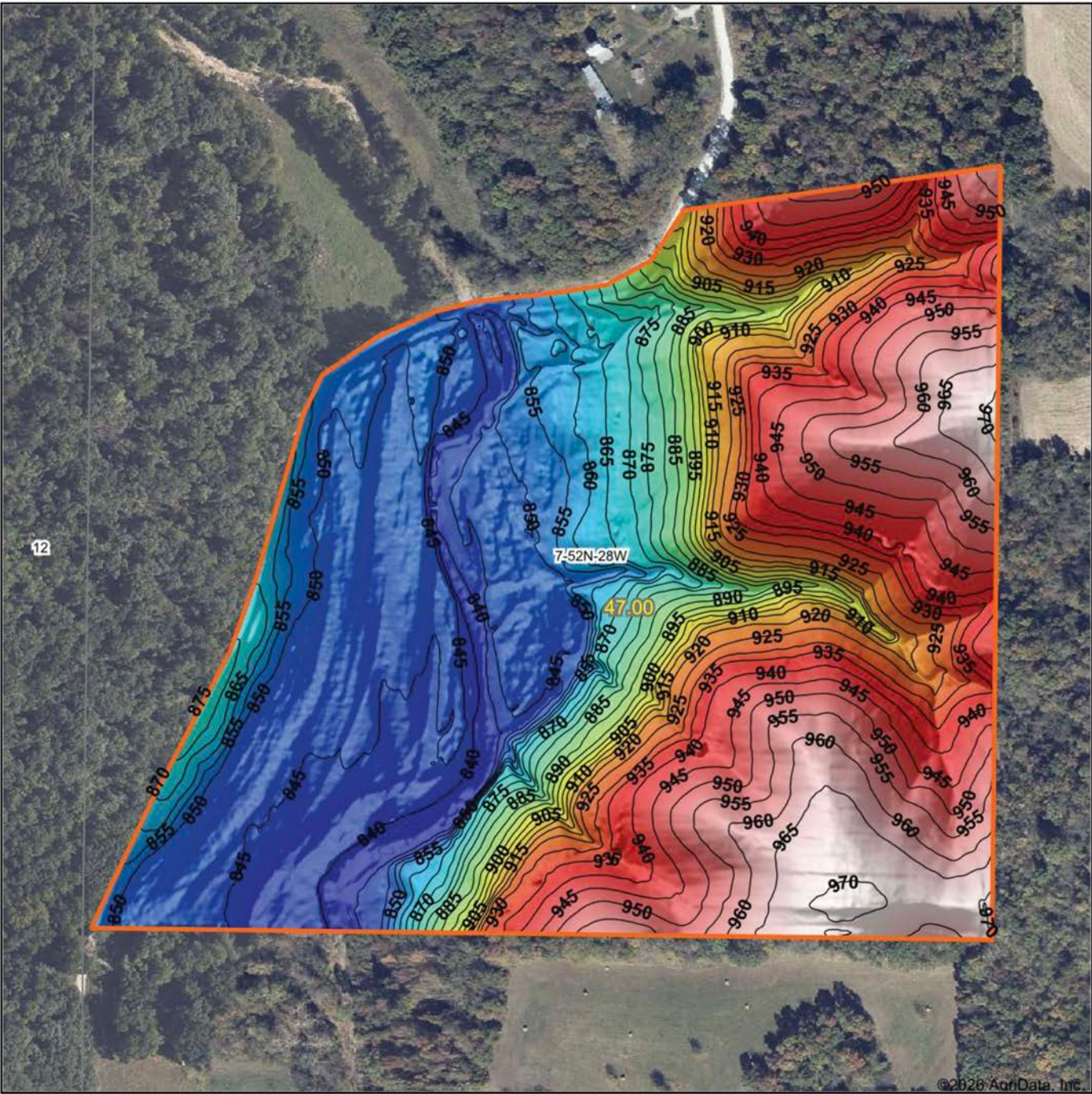
7-52N-28W
Ray County
Missouri

0ft 472ft 944ft



7/1/2026

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 5
Min: 835.2
Max: 971.7
Range: 136.5
Average: 898.8
Standard Deviation: 45.87 ft

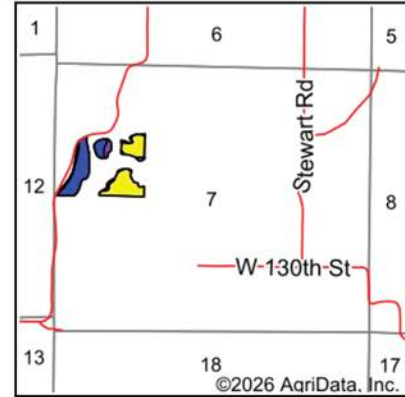
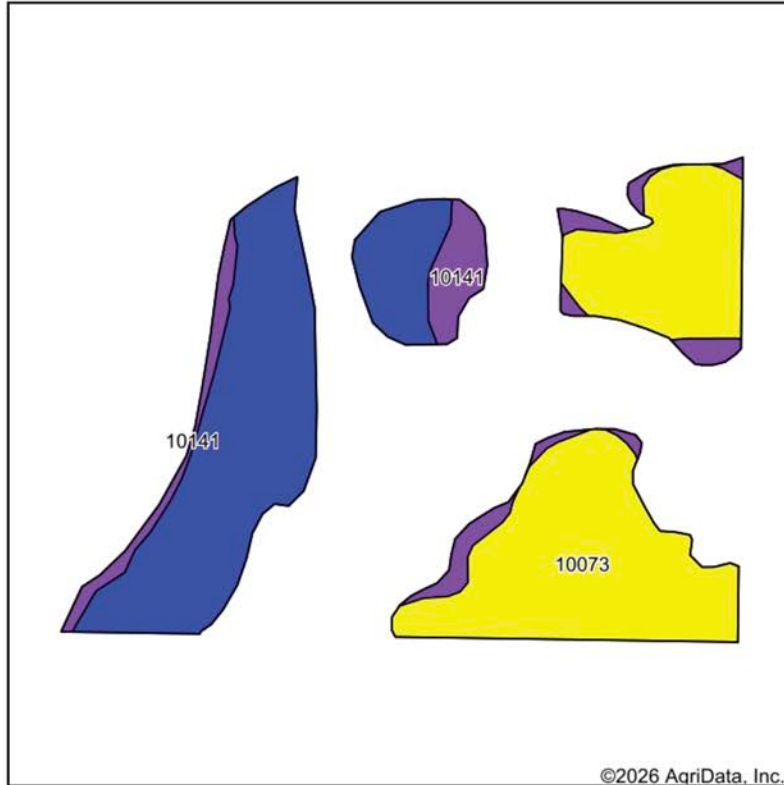


7/1/2026

7-52N-28W
Ray County
Missouri

Boundary Center: 39° 19' 54.67, -94° 5' 43.32

SOILS MAP



State: **Missouri**
 County: **Ray**
 Location: **7-52N-28W**
 Township: **Richmond**
 Acres: **21.17**
 Date: **7/1/2026**



Maps Provided By:



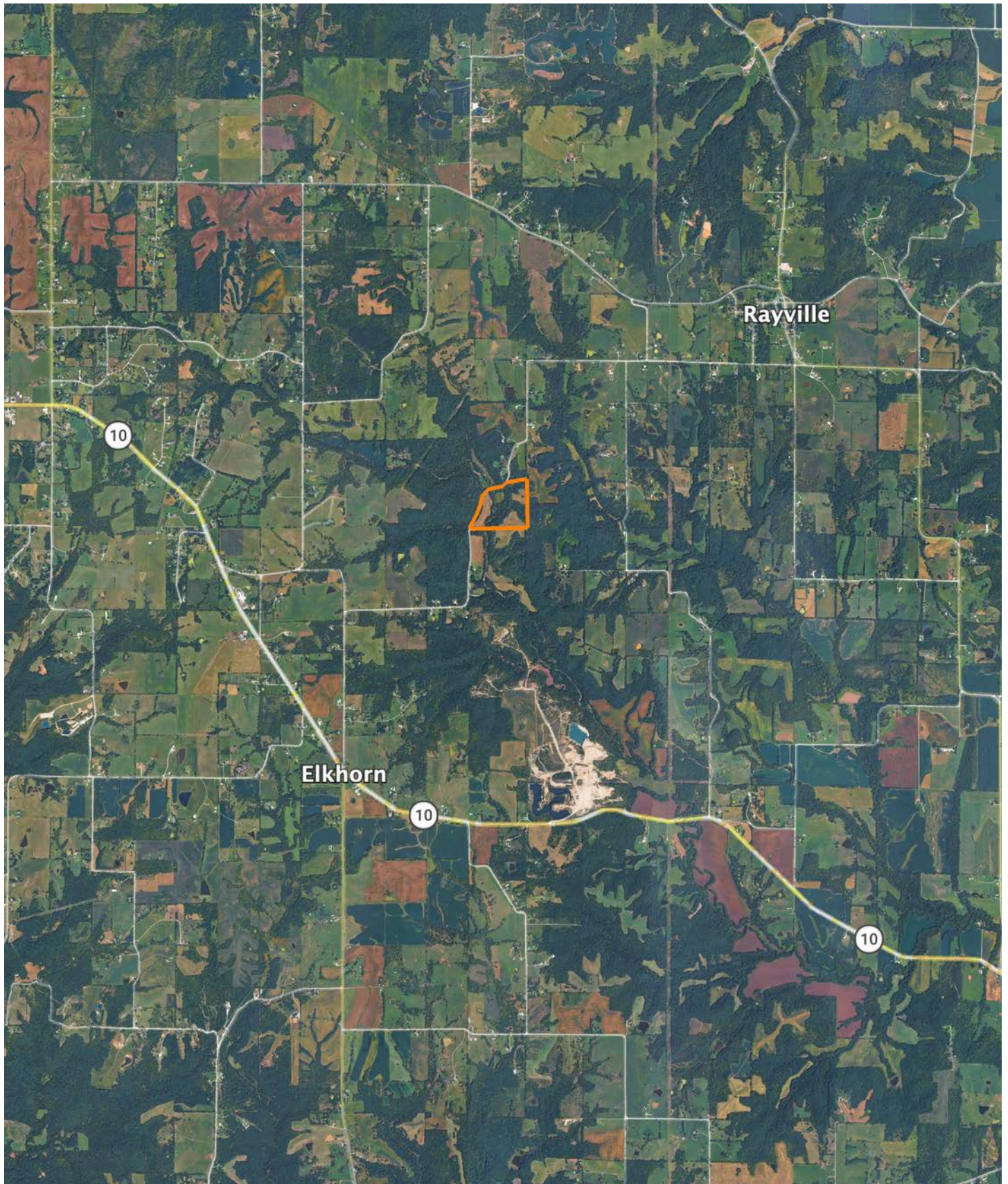
Area Symbol: MO177, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
10073	Ladoga silty clay loam, 5 to 14 percent slopes, severely eroded	10.04	47.4%		IVe	51	51	38
13626	Nodaway silt loam, 1 to 3 percent slopes, occasionally flooded	8.51	40.2%		IIw	74	72	64
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	2.62	12.4%		VIe	34	34	26
Weighted Average					3.44	*n 58.1	*n 57.3	*n 47

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



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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