

MIDWEST LAND GROUP PRESENTS

72 ACRES IN

RAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

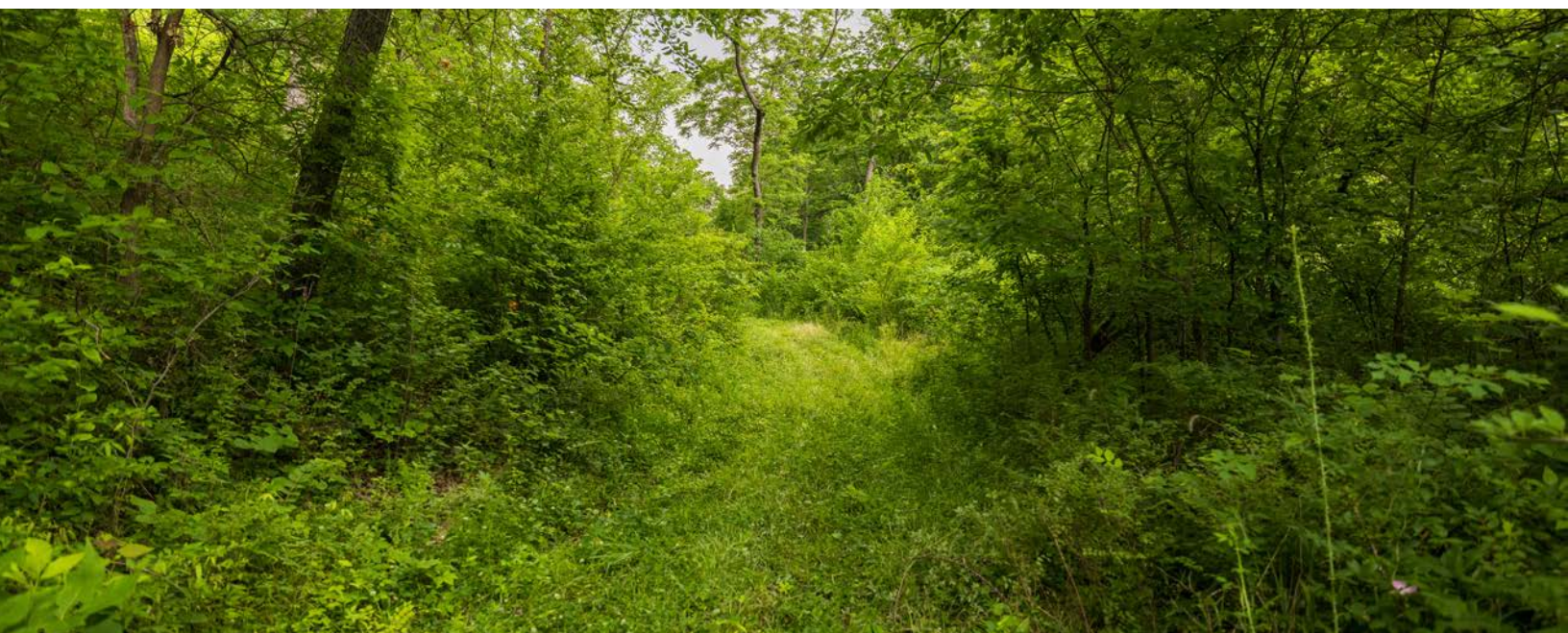
PULLIAM FAMILY FARM

Introducing the Pulliam Family Farm, a gorgeous and highly diverse 72 +/- acre farm nestled along the West Fork of the Crooked River in Ray County, Missouri! Owned by the Pulliam family since the 1960s, this farm has been well maintained and cherished for generations. With an exceptional balance of productive hay ground, mature timber, river frontage, and multiple improvements, including a 3 bedroom farm house, this property offers a new owner a ton of features that would be ideal for a future homestead, recreation, hunting, livestock, and farming. From the moment you enter the property, it's easy to appreciate the versatility, improvements, seclusion, and all the key features this farm has to offer.

The farm is fully fenced and consists of approximately 28.2 acres of tillable ground currently utilized for hay production, with an overall NCCPI rating of 64.5 and fertile bottom fields reaching into the 80s. These productive bottom fields lie level alongside the river and provide for excellent crop or hay ground, while

two additional large hidden fields east of the creek are completely surrounded by timber, offering seclusion, wildlife habitat, and additional opportunities for food plots or farming. The balance of the farm consists of nearly 40 acres of dense mature timber, with access trails throughout, fun for recreational use and creating ample habitat for whitetail deer and turkey. The West Fork of the Crooked River winds through the farm, with a large rock-bottom crossing accessing the east side. The year-round flowing river provides a great place to explore and wade in the water looking for creatures and arrowheads, and it provides a year-round water source for wildlife and considerable value for livestock or farm use.

A two-story farmhouse, 50'x60' pole barn, detached garage, and additional metal storage sheds with utilities are located on the southwest corner of the property. The farmhouse does need some renovations for a permanent home or hunting cabin, but some cosmetic upgrades would go a long ways and make for a comfortable home.



The farmhouse consists of three bedrooms, an enclosed front porch, covered back deck, cinder-block basement under the porch, vinyl siding, metal roofing, central air conditioning, and outdoor security lighting. A detached two-car garage offers concrete flooring, workbenches, and shelving for storage or workshop use. Just beside the house is a metal shed with electricity that has been utilized as a deer and game processing shop, making it an ideal man cave or hunting headquarters. Additional improvements include a white utility/lawn storage shed, a spring-fed well in the front yard, and an enclosed metal hog shed positioned along the creek with both electricity and public water.

For equipment and livestock, the 50'x60' pole barn provides excellent functionality with two oversized

double-door entrances, electricity, water, and an interior farm hydrant. Inside the barn is a dedicated tool room complete with workbenches, which could easily be converted into an equestrian tack room. A 60'x10' lean-to runs the full west side of the barn, offering additional covered storage for equipment, hay, or trailers. Location is ideal with approximately 1,700 feet of Norris Road frontage and is situated just 1.5 miles north of Highway 10 and Highway N at the Elkhorn intersection, offering convenient access while maintaining privacy and seclusion. The Pulliam Family Farm is a special offering: whether you're looking for a hunting retreat, expansion of a livestock operation, equestrian property, or country home, this farm checks all the boxes. Please call Land Broker Will Wiest for additional information and to schedule your private tour!

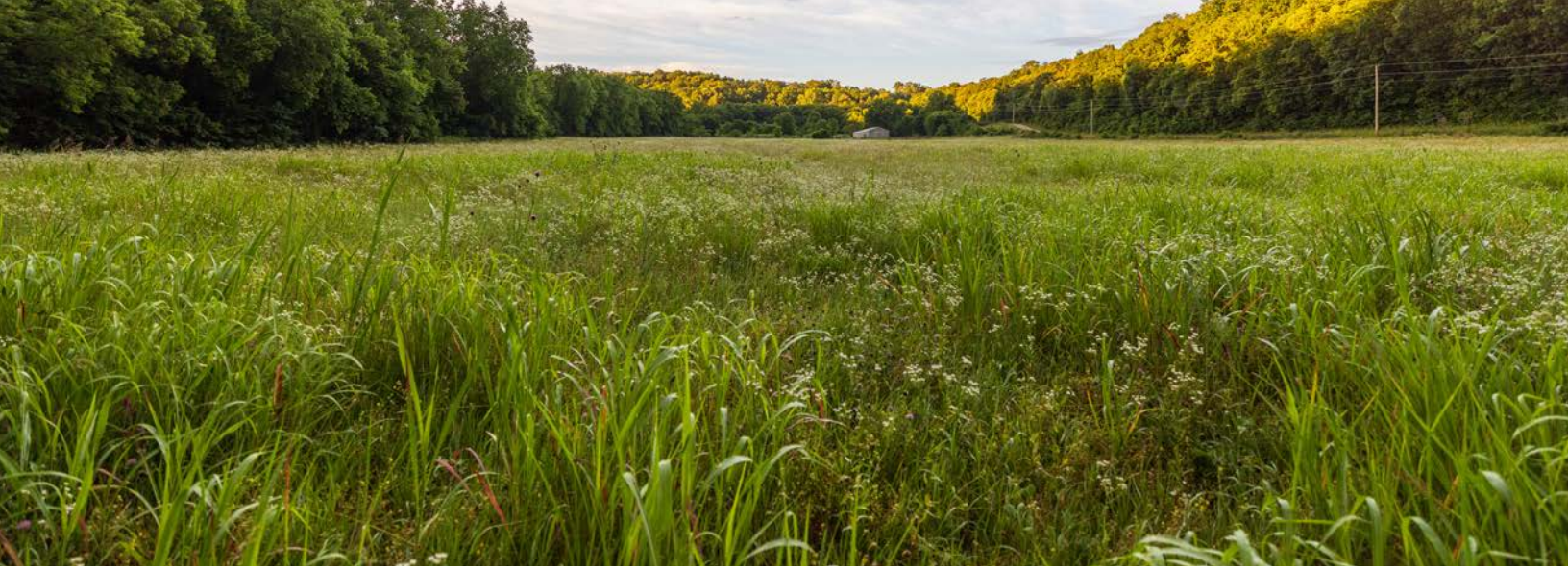
PROPERTY FEATURES

COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **72**

- Approximately 40 acres of dense, mature timber
- 28.2 acres of tillable ground currently used for hay
- Two hidden tillable fields east of the creek surrounded by timber
- West Fork of the Crooked River laces through the farm
- Excellent whitetail and turkey hunting
- Fully fenced
- Gorgeous, productive river bottom fields
- Two-story farmhouse built in 1900
- 3 bedrooms with enclosed porch and covered back deck
- Detached 2-car garage with concrete floors and workbenches
- Metal game processing shop/man cave with electricity
- White utility/lawn storage shed
- Spring-fed well
- Enclosed metal hog shed with electricity and city water
- 50'x60' pole barn with oversized double doors
- Pole barn includes tool room/tack room potential
- 60'x10' lean-to for covered storage
- Pole barn has electricity, water, and interior farm hydrant
- Two PWSD #2 water meters
- Two Platte-Clay Electric Co-Op meters
- Two propane tanks serving the residence
- Overall NCCPI of 64.5
- Fertile bottom fields with NCCPI ratings in the 80s
- Richmond school district
- Located 1.5 miles north of Highway 10 & Highway N at Elkhorn Intersection
- 1,700 feet of Norris Road frontage
- 2026 estimated real estate taxes: \$265

28.2 ACRES OF TILLABLE GROUND

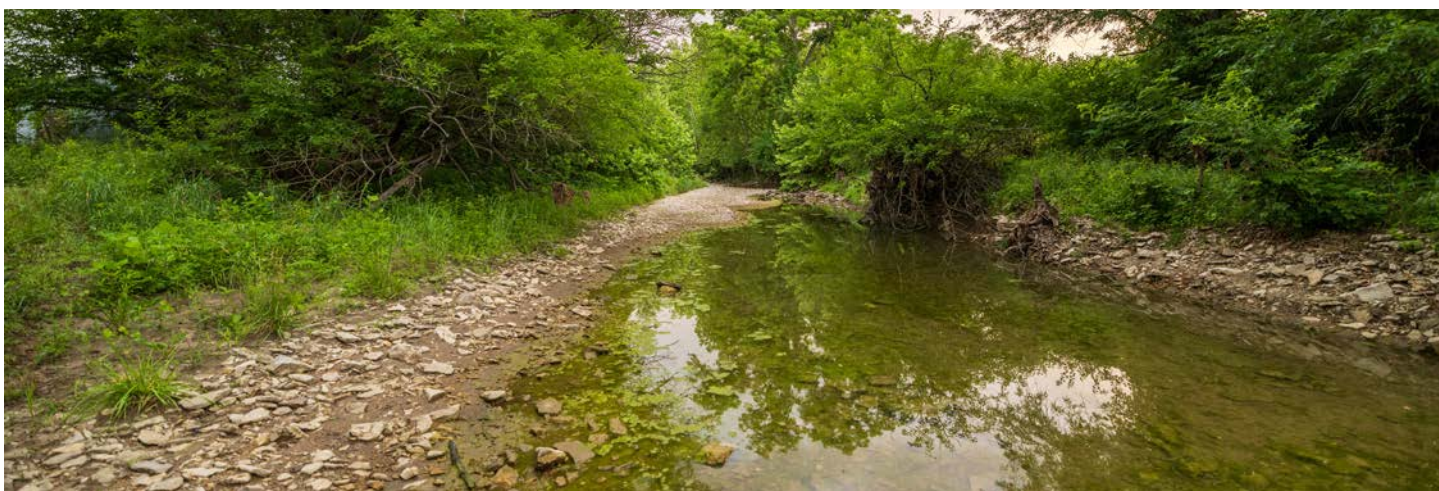
The farm is fully fenced and consists of approximately 28.2 acres of tillable ground currently utilized for hay production, with an overall NCCPI rating of 64.5 and fertile bottom fields reaching into the 80s.



40 ACRES OF DENSE, MATURE TIMBER



WEST FORK OF THE CROOKED RIVER



MULTIPLE OUTBUILDINGS



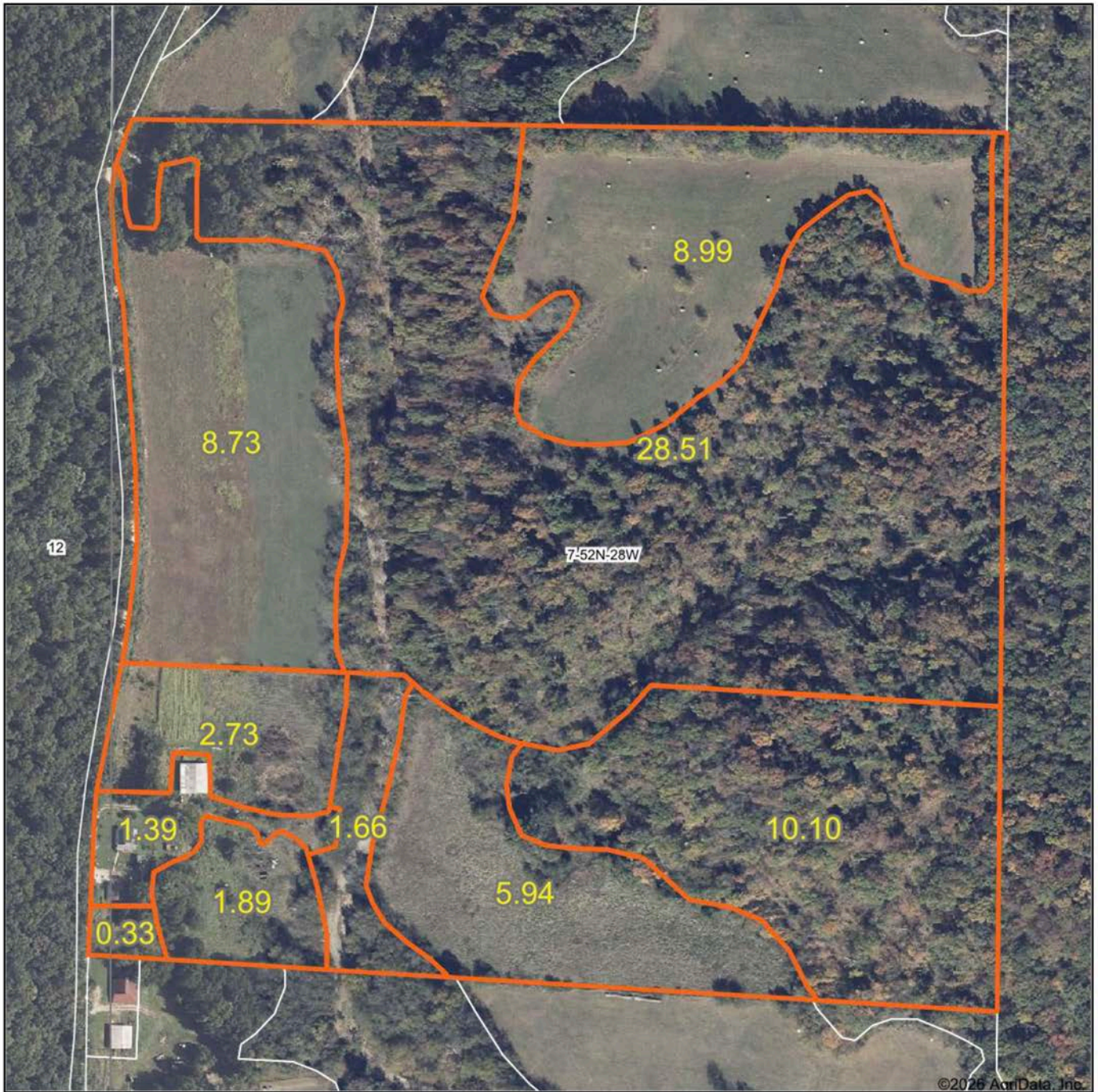
TWO-STORY FARMHOUSE BUILT IN 1900



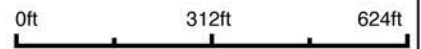
ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 19' 38.4, -94° 5' 43.63



Maps Provided By



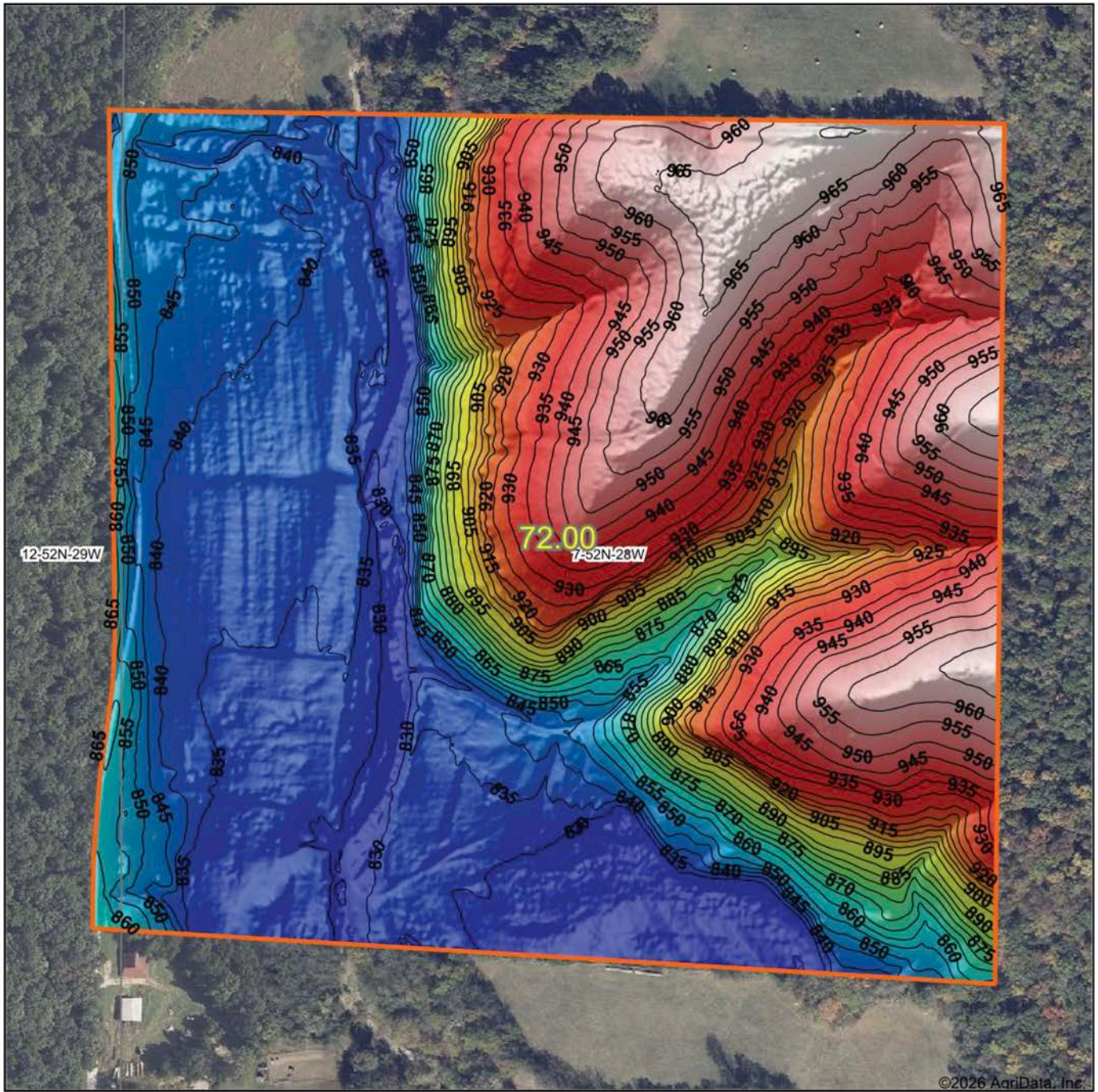
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7-52N-28W
Ray County
Missouri

6/30/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



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Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 5

Min: 824.7

Max: 970.5

Range: 145.8

Average: 887.1

Standard Deviation: 51.15 ft

0ft 318ft 635ft



6/30/2026

7-52N-28W

Ray County

Missouri

Boundary Center: 39° 19' 38.42, -94° 5' 43.67



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surety
CUSTOMIZED ONLINE MAPPING

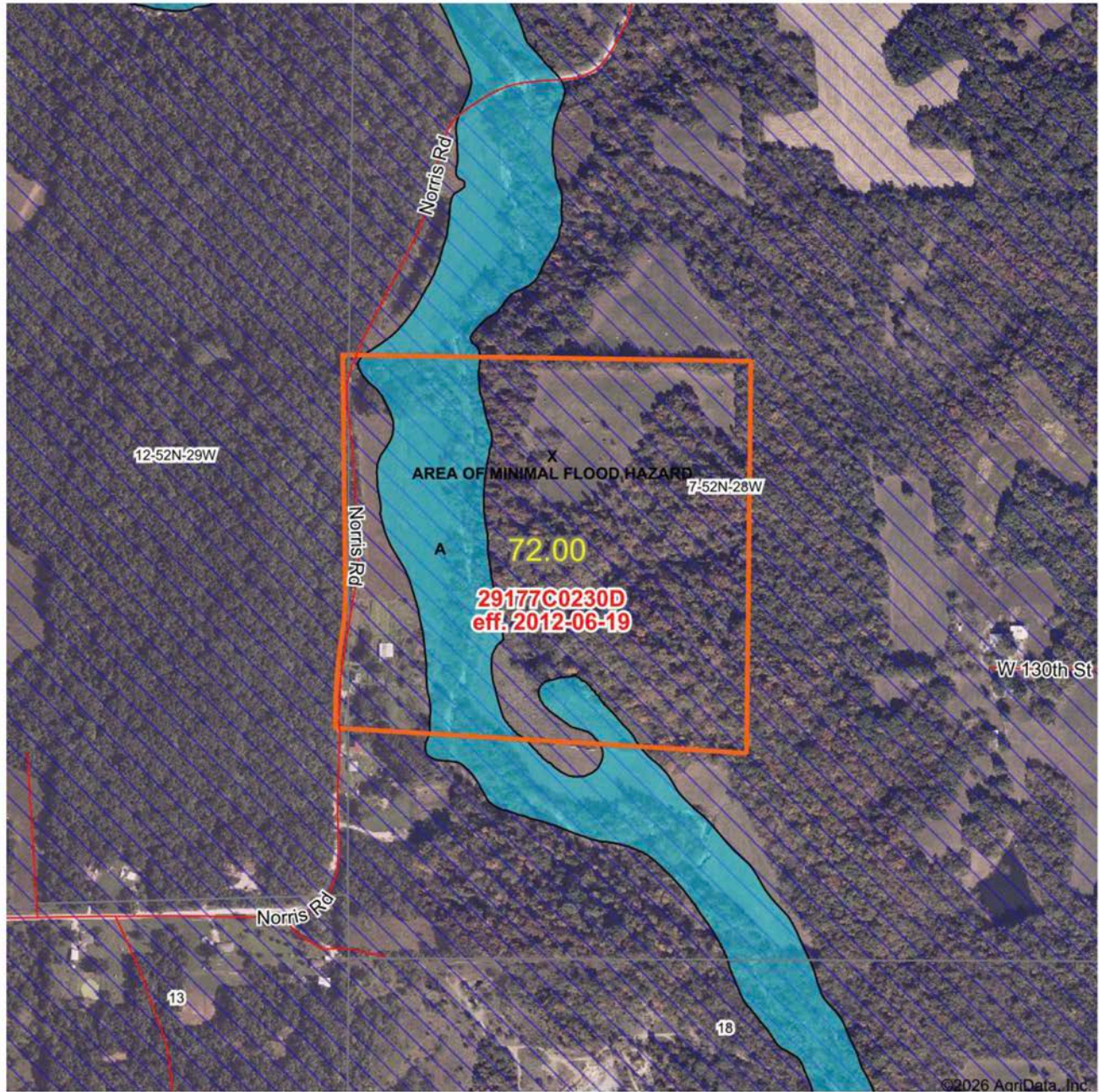
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FEMA MAP

Department of Homeland Security
Federal Emergency Management Agency

OMB Control No. 1660-0040
Expires: 9/30/2023

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF) Form



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:

6/30/2026

Mapped Acres:

72

Actual Acres:

72



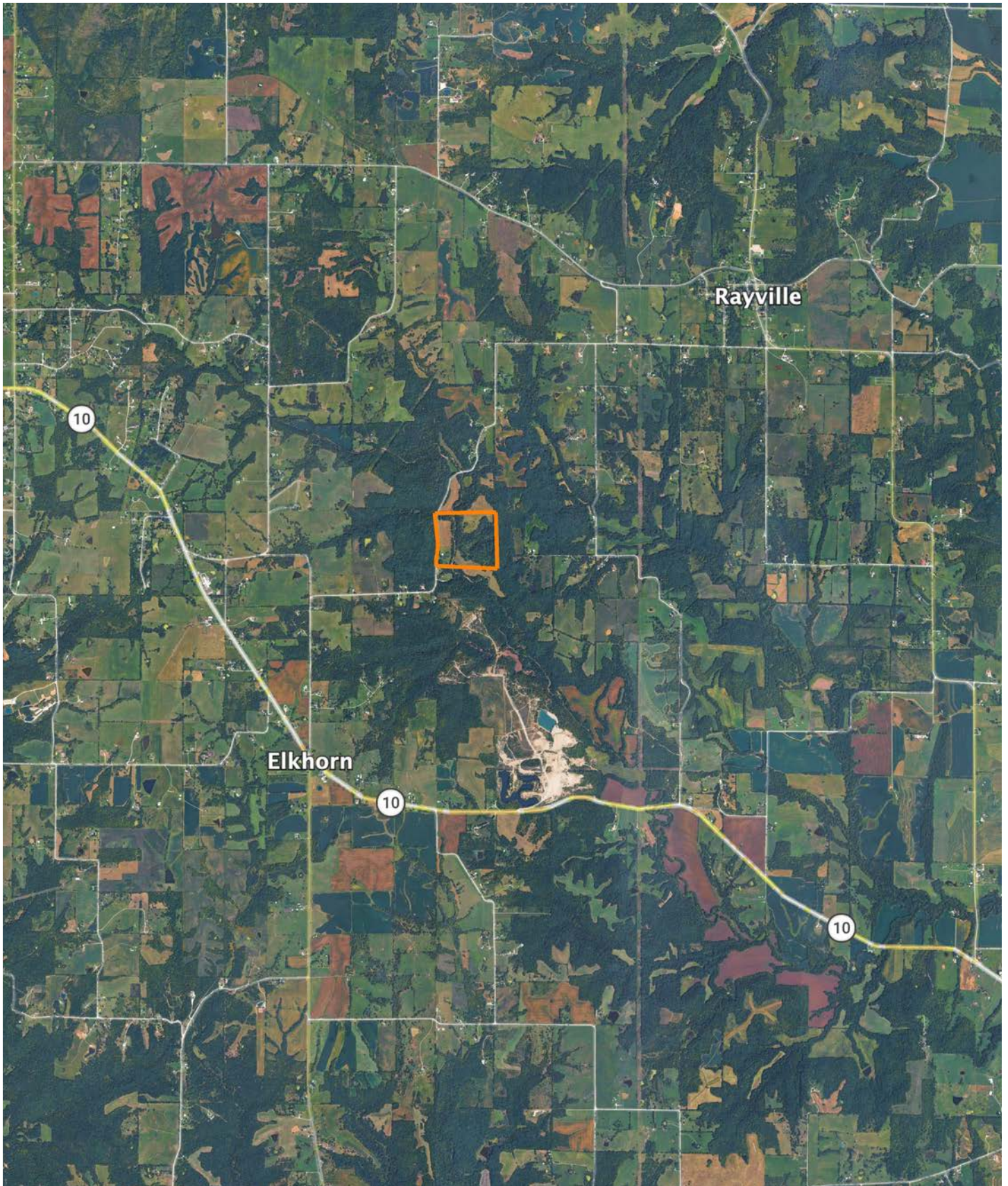
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0ft 979ft 1958ft

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,
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