

MIDWEST LAND GROUP PRESENTS

53.66 ACRES IN

CLAY COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

53.66 +/- ACRES - PREMIER HILLTOP BUILD SITE WITH CLEAR CREEK FRONTAGE

Welcome to this exceptional 53.66 surveyed acre offering in the highly sought-after Kearney School District, combining premium build sites, privacy, natural beauty, and convenient access to Kansas City. Located less than 20 minutes from Liberty, approximately 25 minutes from Kansas City, and just 10 minutes from Smithville Lake, this property offers the rare opportunity to enjoy a secluded country setting without sacrificing convenience.

The property is divided into two tracts consisting of 31.71 +/- acres and 21.95 +/- acres, with the ability to build one home on each parcel. Multiple build sites are available, including a spectacular hilltop homesite positioned approximately a ways off 188th Street, offering panoramic views and exceptional privacy. As you enter the property, you will find another build site near the front of the property.

A newly constructed private driveway is already in place, providing access from 188th Street, which is a hard-surface chip-and-seal road. A recorded shared-use agreement and established utility easements along

the private drive provide a strong foundation for your future plans. Electric, public water, and fiber internet are available at the road, and the local water district has approved each tract for public water access.

Clear Creek borders the entire western boundary, creating a stunning natural backdrop and exceptional wildlife habitat. Mature timber, diverse topography, and abundant deer, turkey, and other wildlife add significant recreational appeal. With no covenants or restrictions, the property offers tremendous flexibility for a custom estate, horse property, hobby farm, recreational retreat, or private family compound.

Conveniently located between Highway C and Highway 33, Clear Creek Reserve offers a rare combination of seclusion, natural beauty, development potential, and proximity to the Kansas City metro. Opportunities with this level of privacy, creek frontage, and build-site potential are increasingly difficult to find.

For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.



PROPERTY FEATURES

COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **53.66**

- 53.66 surveyed acres at Clear Creek Reserve
- 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
- Multiple different build sites
- Spectacular hilltop build site with panoramic views
- Hilltop build site set approx. 2,000 feet off the road for exceptional privacy
- Level build site sits at the front of the property
- Property is split into a 31.71 acre tract and a 21.95 acre tract
- Ability to build one home per parcel
- Newly constructed approx. 1,700 foot private driveway already in place
- Electric, water, and fiber internet available at the road
- The water district has approved each tract for public water access
- Utility easements already established along the private drive
- Private driveway access off 188th Street
- Shared use agreement recorded for the private driveway
- No covenants or restrictions
- Clear Creek frontage along the entire western boundary
- Beautiful mature timber and a very diverse 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



MULTIPLE DIFFERENT BUILD SITES

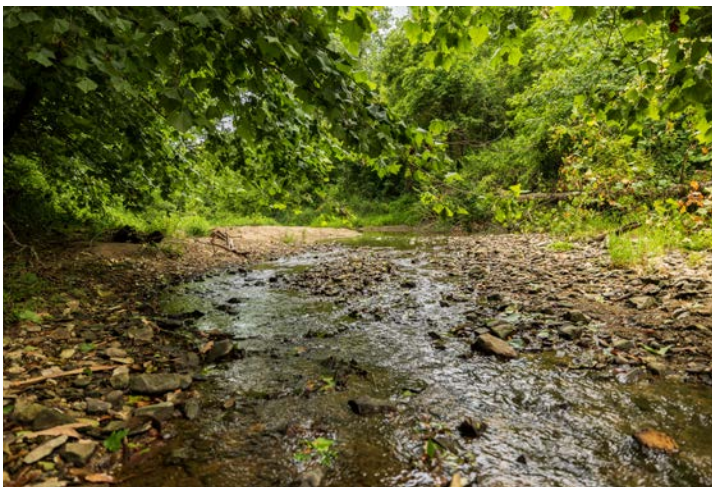
Multiple build sites are available, including a spectacular hilltop homesite positioned approximately a ways off 188th Street, offering panoramic views and exceptional privacy.



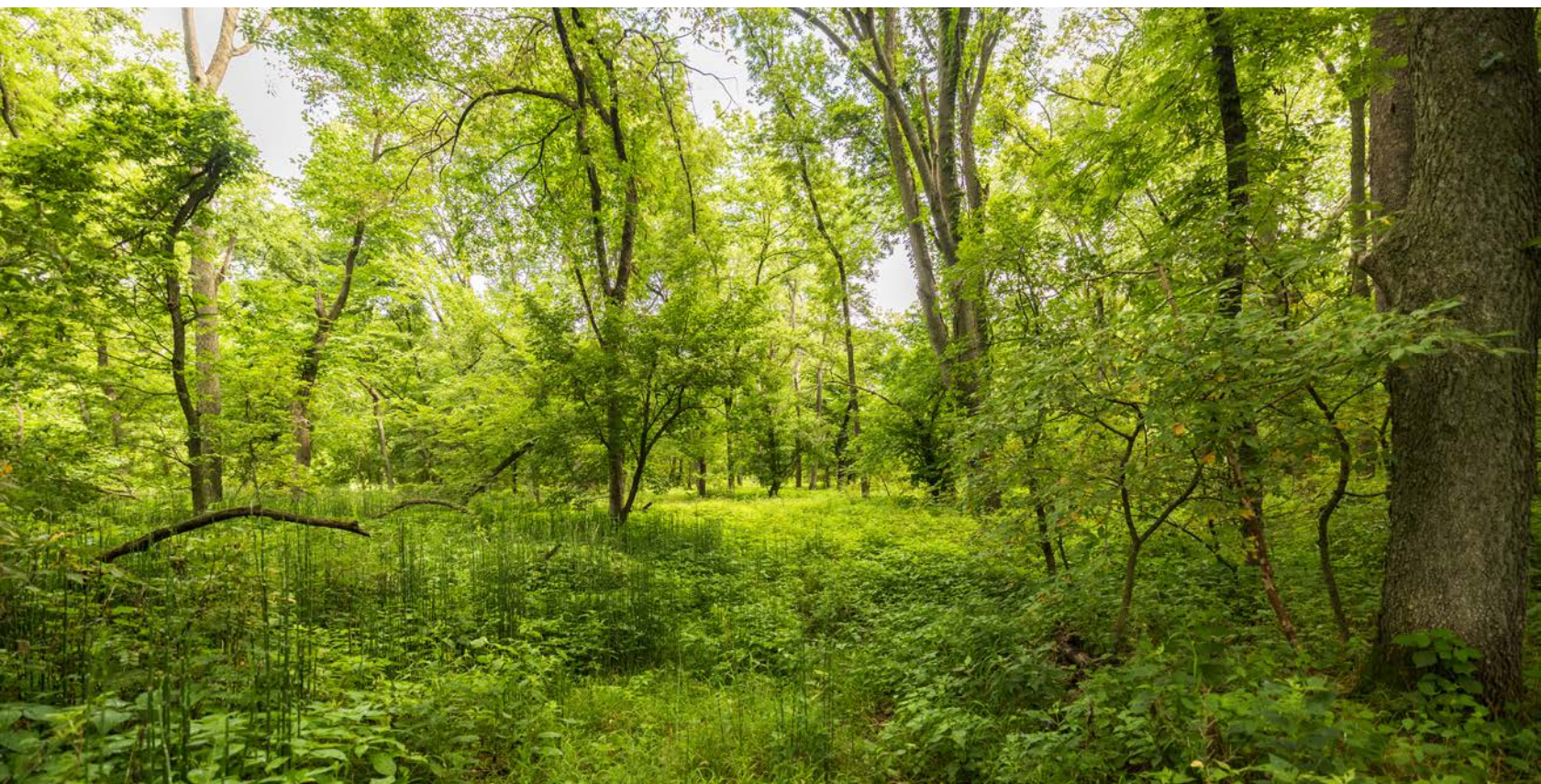
APPROX. 1,700 FOOT PRIVATE DRIVEWAY



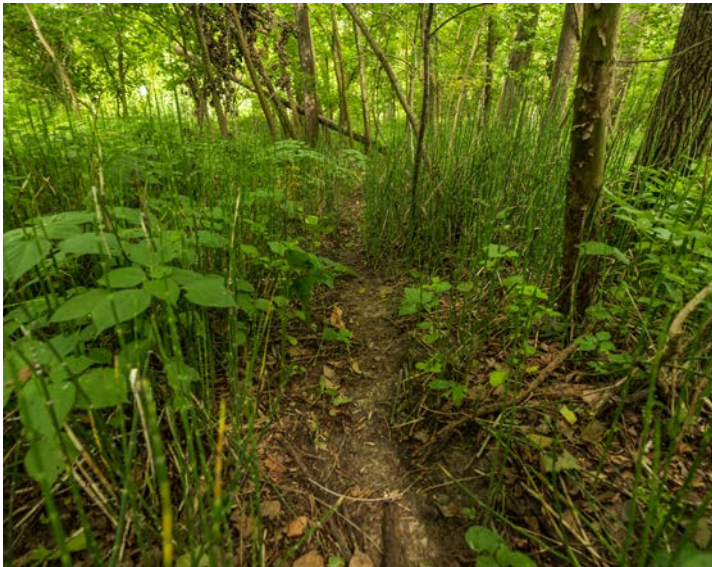
CLEAR CREEK FRONTAGE



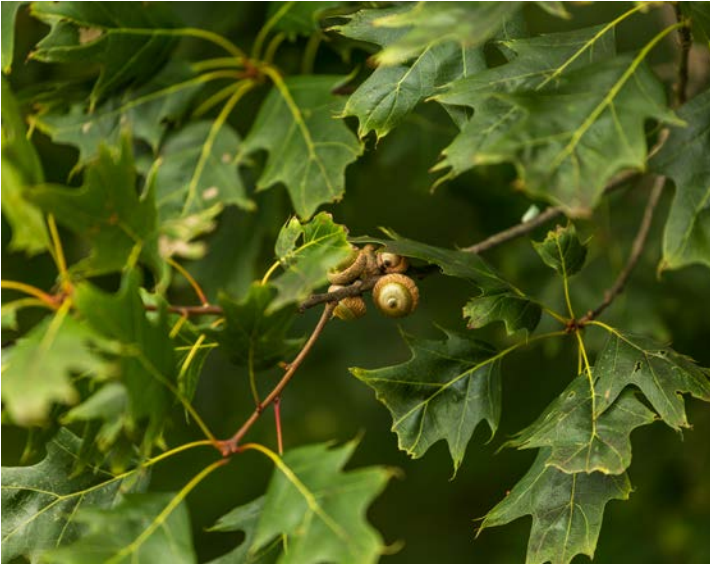
BEAUTIFUL MATURE TIMBER



EXCELLENT WILDLIFE HABITAT



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 25' 44.43, -94° 24' 4.32

0ft 519ft 1037ft



Maps Provided By:



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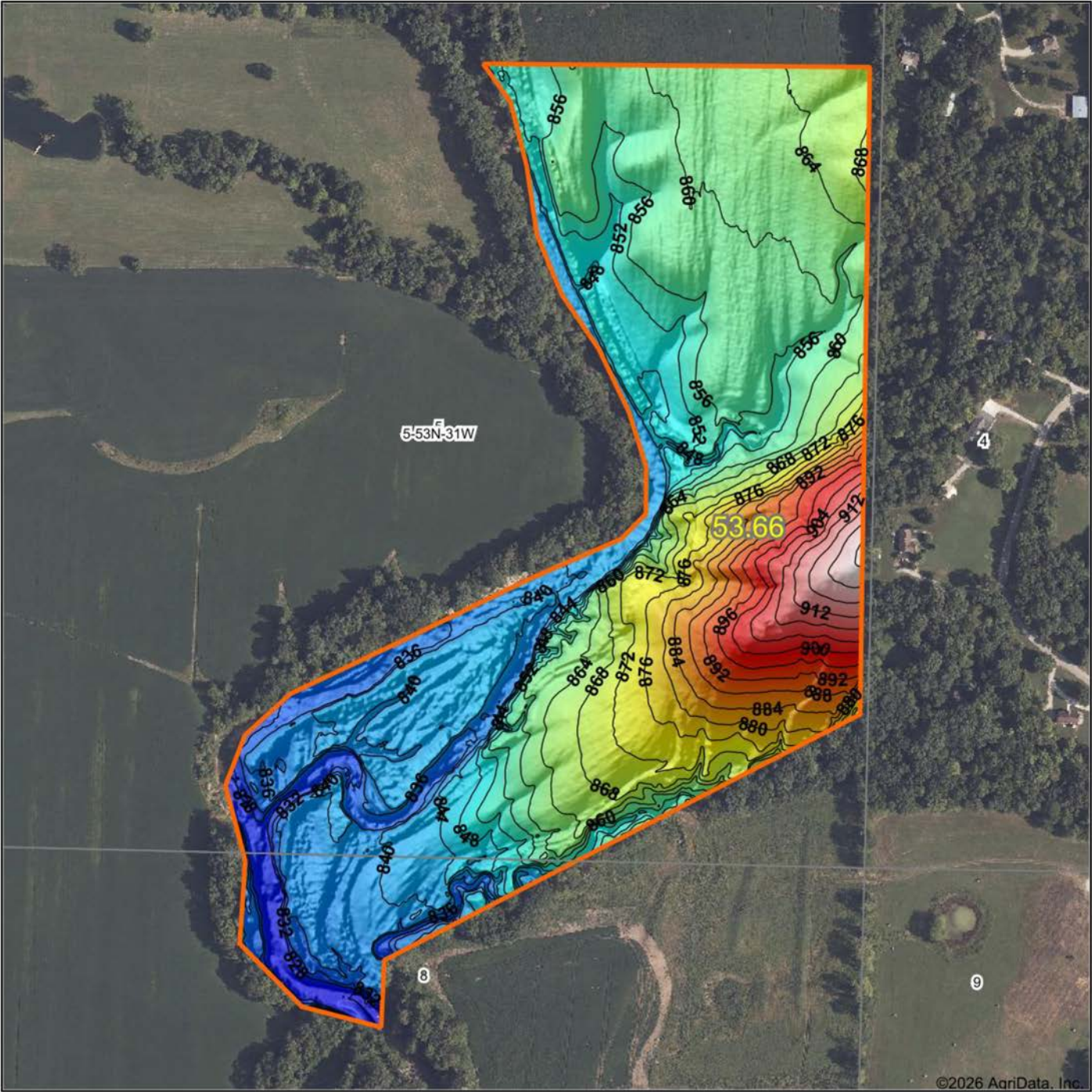
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5-53N-31W
Clay County
Missouri



9/7/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 4

Min: 823.9

Max: 924.7

Range: 100.8

Average: 858.9

Standard Deviation: 19.49 ft

0ft 425ft 850ft



9/7/2026

5-53N-31W
Clay County
Missouri

Boundary Center: 39° 25' 44.43, -94° 24' 4.32

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

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