MIDWEST LAND GROUP PRESENTS

22.44 ACRES IN

RAY COUNTY
MISSOURI

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE RECREATION WITH STUNNING BUILD SITES & UTILITIES AVAILABLE

We are pleased to offer 22.44 +/- surveyed acres in Ray County, Missouri! This property combines scenic build sites, recreational appeal, and excellent development potential. Located in the Excelsior Springs School District, just 10 minutes southeast of Excelsior Springs and approximately 30 minutes east of Liberty, the property offers quick access to Kansas City, with I-435 and Highway 210 less than 30 minutes away. Cooley Lake Conservation Area and Missouri River access are also just minutes from the property.

With road frontage on two sides, water and electric available at the road, a long flat ridge top, and approval for up to three water meters, the property provides excellent flexibility. It has already been surveyed into 17.44 +/- and 5 +/- acre parcels and could potentially be split further or replatted with Ray County P&Z approval. Rolling terrain, beautiful hilltop views, multiple crop fields, and a nice block of timber along the west boundary create several attractive homesites requiring minimal dirt work for walk-out basements. A rare combination of location, views, utilities, and flexibility just outside Excelsior Springs. Please contact Derek Payne at (573) 999-4574 for additional information or to schedule a private showing.

PROPERTY FEATURES

COUNTY: **RAY** | STATE: **MISSOURI** | ACRES: **22.44**

- 22.44 surveyed acres
- Ray County
- Excelsior Springs School District
- 10 minutes southeast of Excelsior Springs, Missouri
- 30 minutes east of Liberty, Missouri
- Quick access to Kansas City
- Less than a 30-minute drive to I435 & Hwy 210
- Located a few minutes from Cooley Lake Conservation Area, Missouri River Access
- Road frontage on 2 sides
- Water and electric are located at the road
- Rolling terrain
- Water district has approved the availability of up to three water meters
- Can be split in multiple different ways with Ray County P&Z approval
- Property has already been surveyed into a 17.44-acre and a 5-acre parcel
- Beautiful build sites with minimal dirt work required for walk-out basements
- Beautiful hilltop views
- Nice timber
- Block of timber along west boundary
- Multiple crop fields

22.44 SURVEYED ACRES

ROAD FRONTAGE ON TWO SIDES

WATER & ELECTRIC AT THE ROAD

BEAUTIFUL BUILD SITES

ROLLING TERRAIN

NICE TIMBER

ADDITIONAL PHOTOS

AERIAL MAP

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 18' 23.16, -94° 8' 21.11

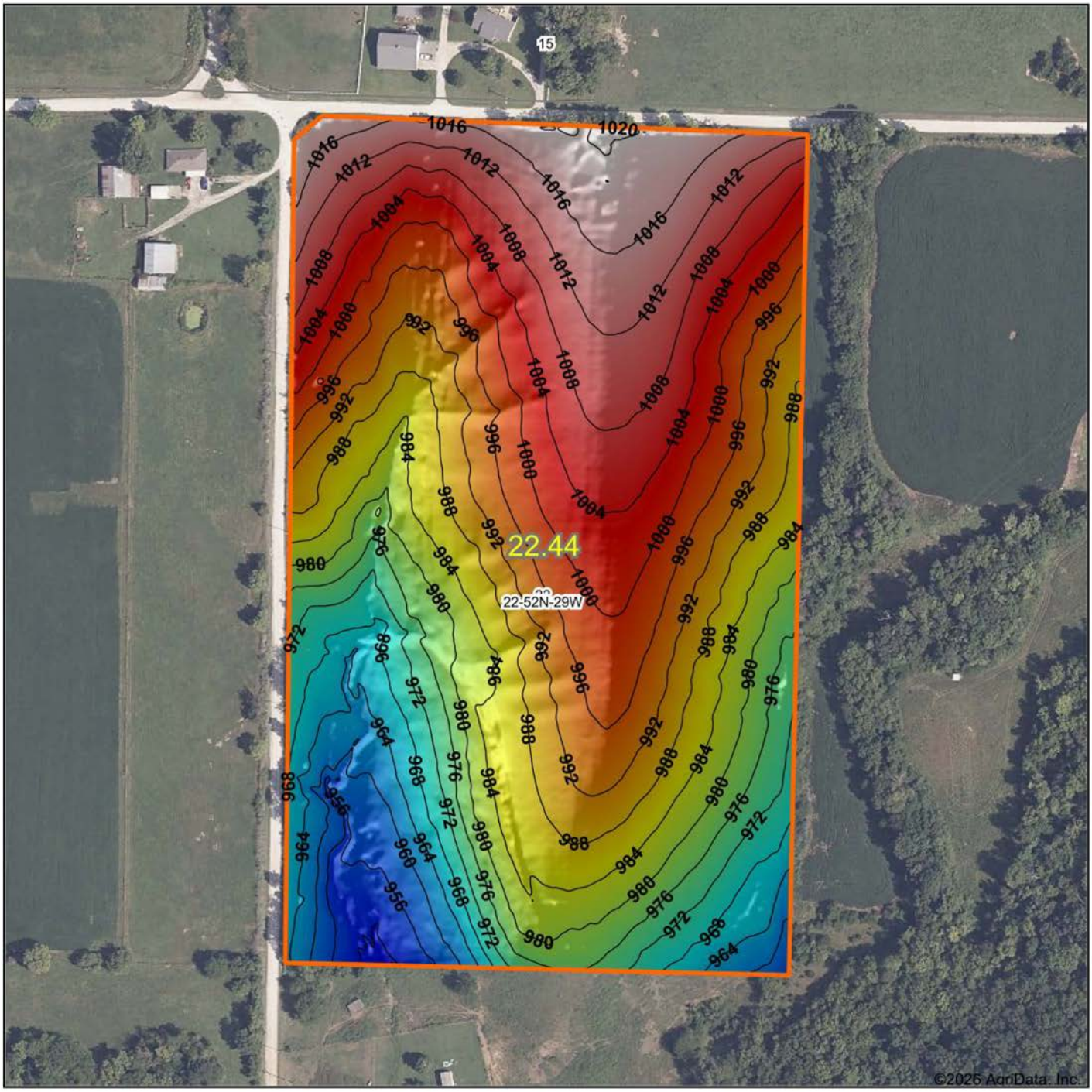
22-52N-29W
Ray County
Missouri

0ft 271ft 543ft

N W E S

9/10/2026

HILLSHADE MAP



Low Elevation High

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	4
Min:	950.3
Max:	1,020.7
Range:	70.4
Average:	990.3
Standard Deviation:	16.6 ft

0ft 233ft 467ft

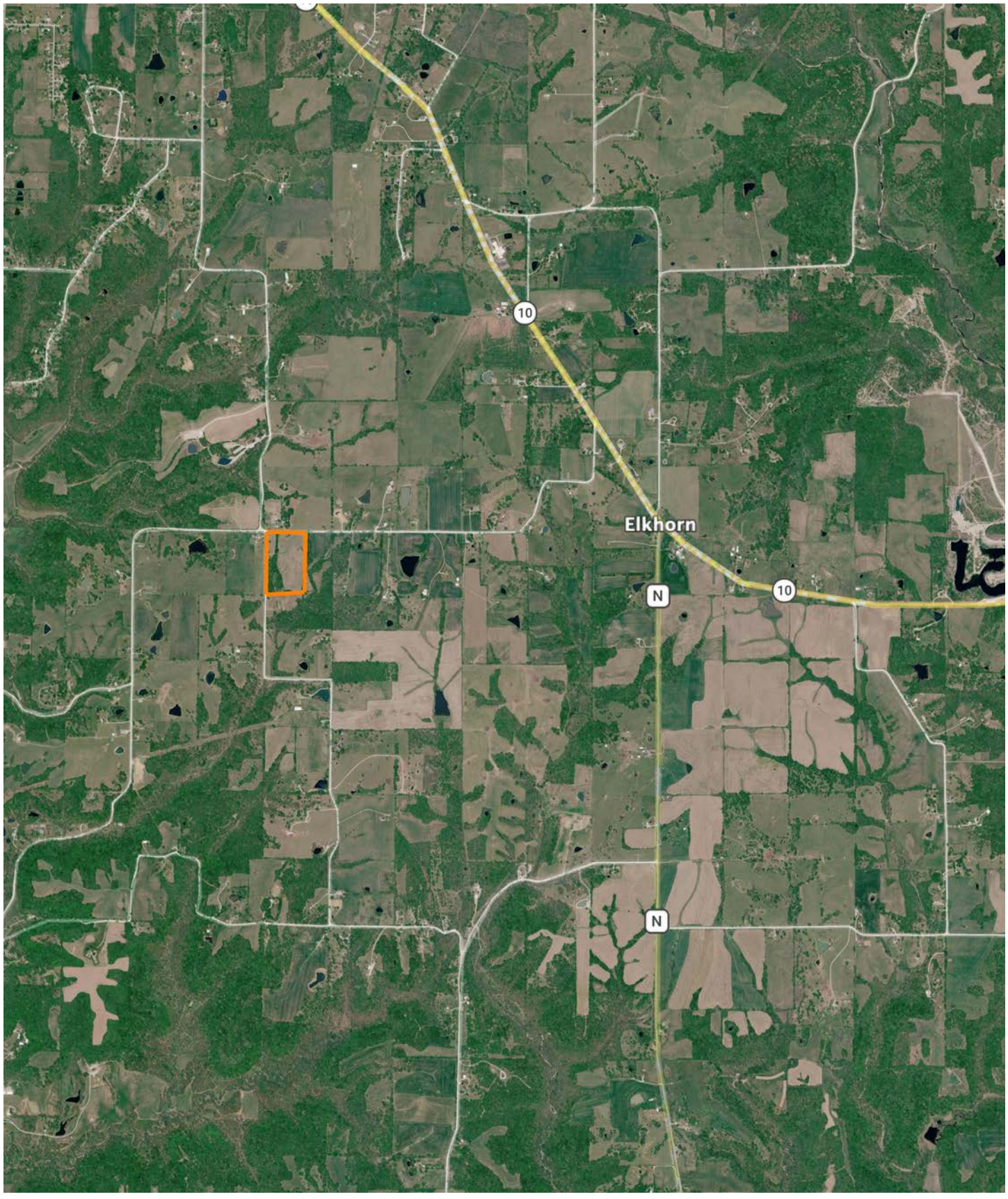
N W E S

9/10/2026

22-52N-29W
Ray County
Missouri

Boundary Center: 39° 18' 23.16, -94° 8' 21.11

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,
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