MIDWEST LAND GROUP PRESENTS

PICTURESQUE RECREATIONAL PROPERTY WITH TREMENDOUS BUILD SITES

30.58 ACRES IN RAY COUNTY, MISSOURI



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PICTURESQUE RECREATIONAL PROPERTY WITH TREMENDOUS BUILD SITES

COUNTY: RAY | **STATE:** MISSOURI | **ACRES:** 30.58

Discover 30.58 surveyed acres in Ray County, Missouri, just north of Orrick and only 25 minutes east of Liberty, Missouri. This exceptional property offers a rare combination of secluded building sites, beautiful hardwood timber, and outstanding recreational opportunities. Multiple hilltop homesites sit well off the road, providing privacy, incredible southern views, and the perfect setting for a custom home or family getaway.

Approximately 40% of the property consists of hay ground, with the remaining 60% in mature oak timber. Three separate fields, big flat ridge tops, and significant elevation changes create a diverse landscape ideal for both recreation and wildlife management. An extensive trail system provides tremendous access to the whole farm. Abundant deer and turkey sign make this an excellent opportunity for the avid outdoorsman.

The property features a newly installed driveway entrance, with electric and fiber internet available at the road. Rural water is located on the opposite side of the road, and the water district has confirmed availability for one water meter. Conveniently located just 3 miles north of Highway 210, this property offers a peaceful, secluded setting while maintaining convenient access to Liberty and the Kansas City area.

Whether you're looking to build your dream home, establish a hunting property, or create a private getaway where you can live, hunt, and manage wildlife, this beautiful acreage offers the space, privacy, and versatility to make it happen. Enjoy breathtaking sunrises, unforgettable sunsets, and the natural beauty with this tremendous opportunity. For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.

PROPERTY FEATURES

- Orrick, MO
- 3 miles north of 210 Highway
- 25 minutes east of Liberty, MO
- 35 minutes east of Kansas City, MO
- Multiple beautiful build sites fully secluded from the road
- Multiple hilltops to build on
- Electric at the road
- Rural water located on the opposite side of the road
- Water district has confirmed the availability of 1 water meter
- Fiber internet located at the road
- New driveway entrance installed
- Beautiful hardwood timber
- Approximately 40% hay ground and 60% oak timber
- 3 completely separate fields
- Large trail and full access through the timber to access the whole farm
- Tremendous amount of deer and turkey sign
- Ability to live, hunt, and manage for wildlife all on the same property
- Large topography changes
- Big flat ridge tops
- Incredible views to the south
- Incredible sunrise and sunsets



DIVERSE LANDSCAPE



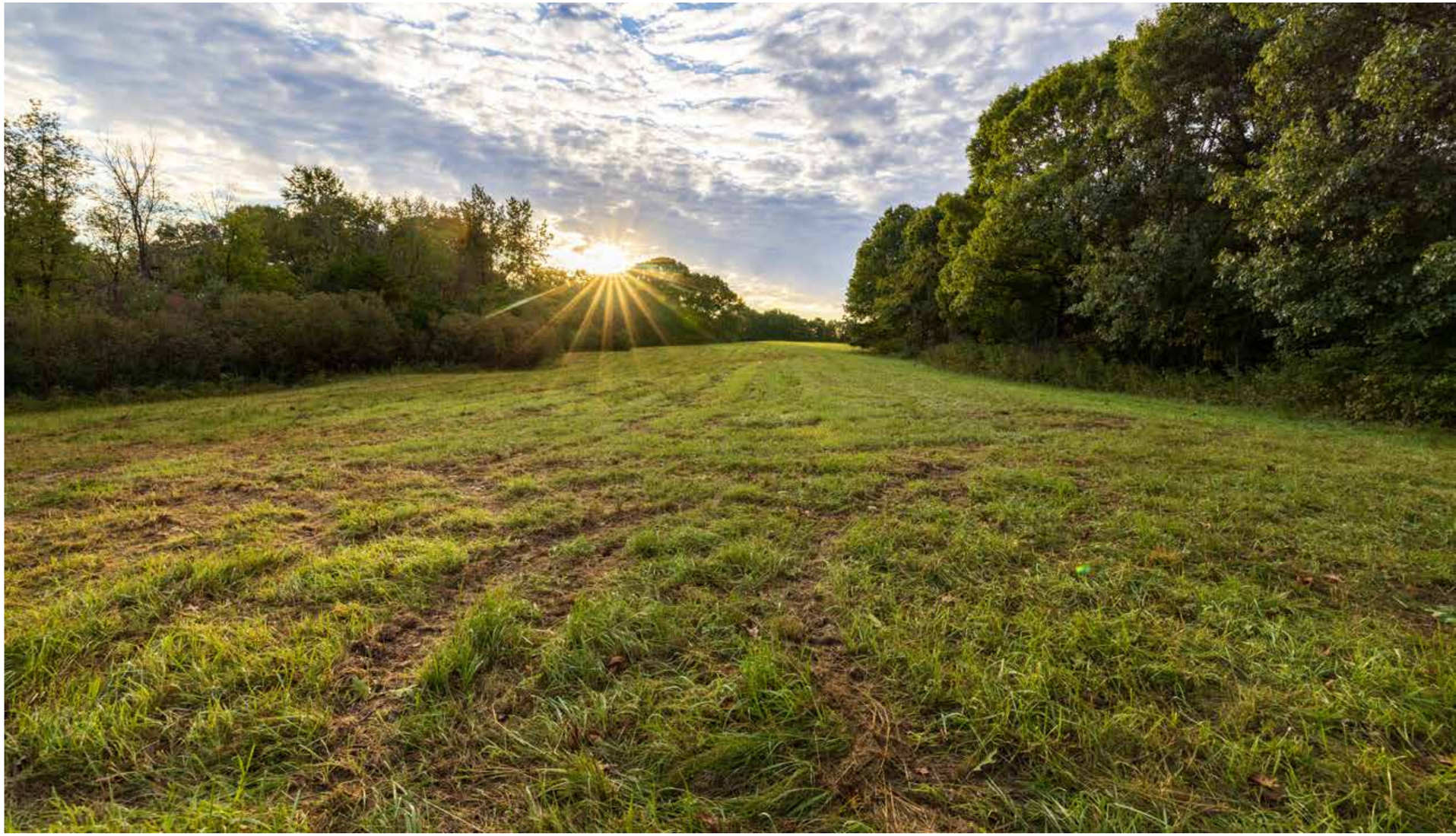


BEAUTIFUL BUILD SITES

Multiple hilltop homesites sit well off the road, providing privacy, incredible southern views, and the perfect setting for a custom home or family getaway.











EXTENSIVE TRAIL SYSTEM





HUNTING POTENTIAL



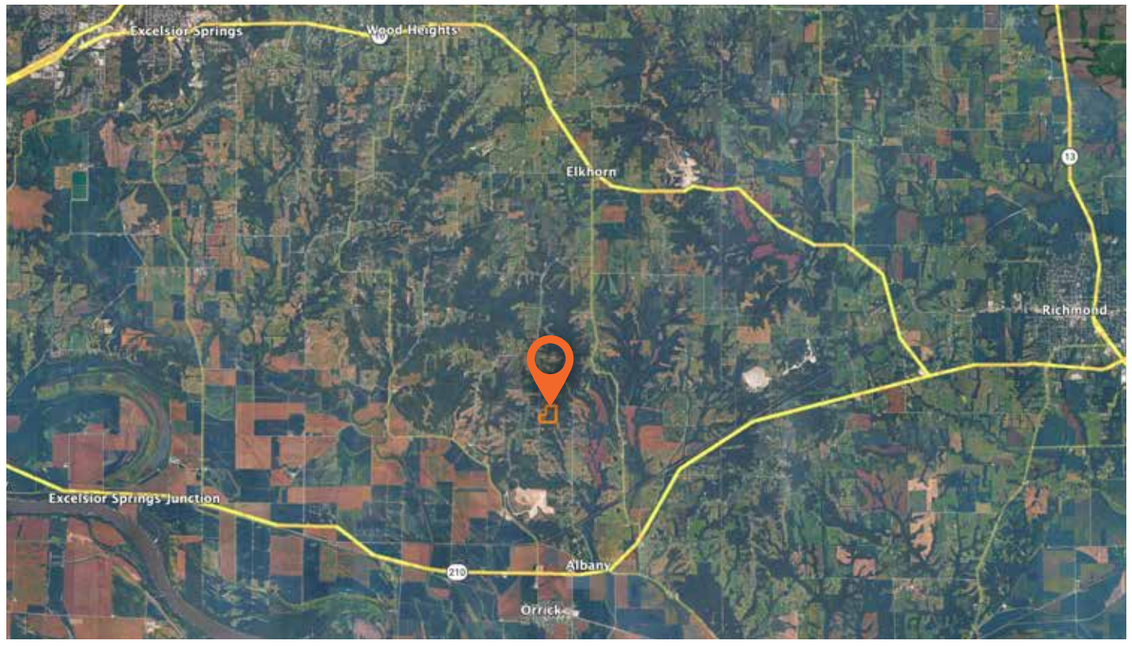




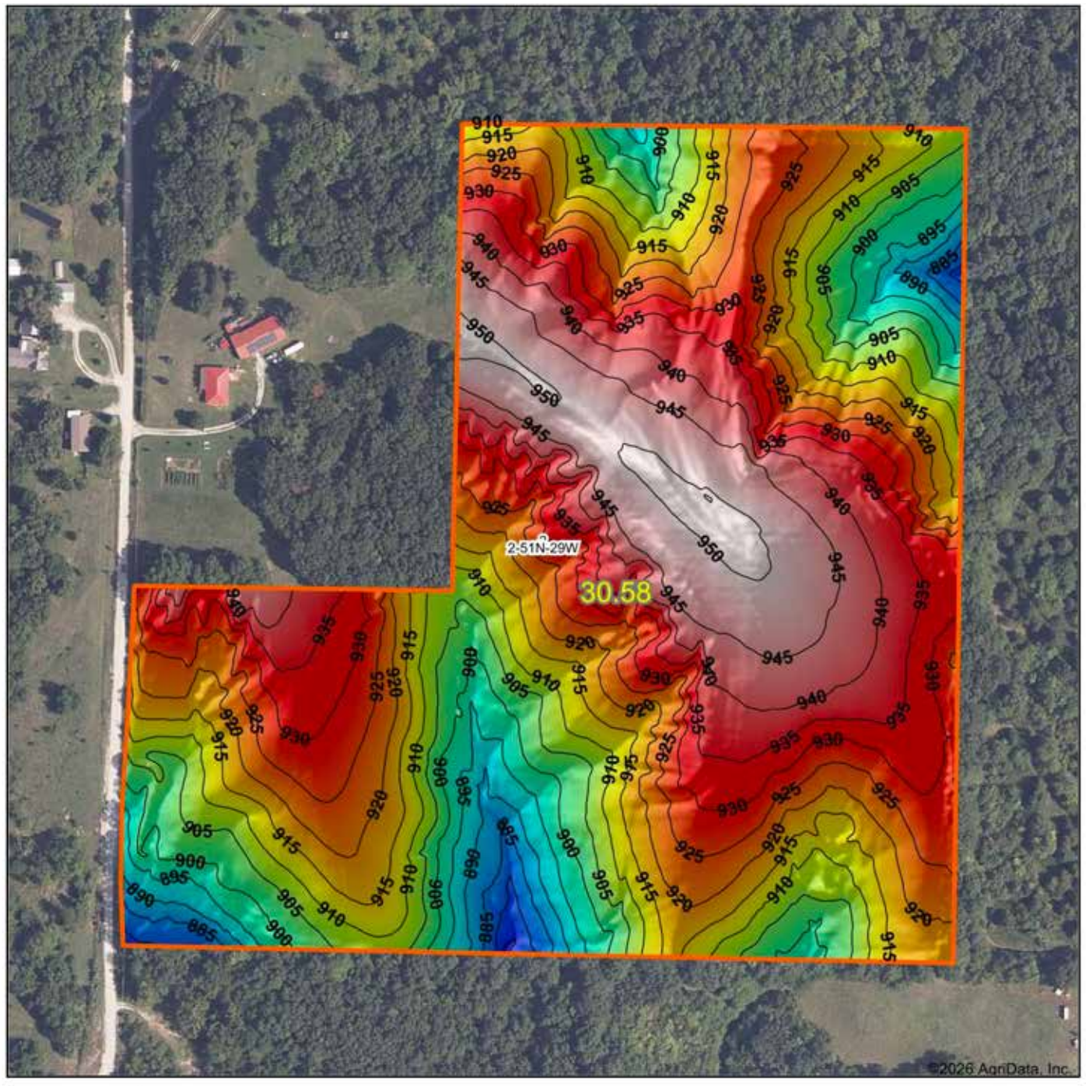


AERIAL MAPS





HILLSHADE MAP



Low Elevation High

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	5
Min:	873.6
Max:	951.5
Range:	77.9
Average:	921.6
Standard Deviation:	16.86 ft

0ft 241ft 482ft

9/28/2026

2-51N-29W
Ray County
Missouri

Boundary Center: 39° 15' 21.31, -94° 7' 29.62

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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