MIDWEST LAND GROUP PRESENTS

LIVESTOCK PASTURE WITH BIG TIMBER & FARMHOUSE

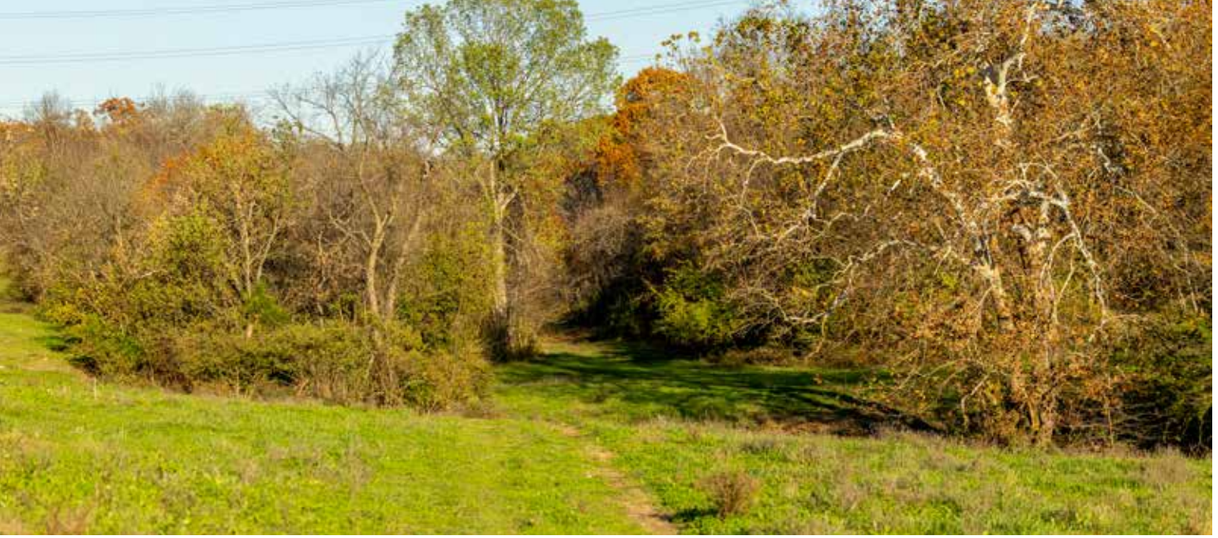
112.5 ACRES IN RAY COUNTY, MISSOURI















LIVESTOCK PASTURE WITH BIG TIMBER & FARMHOUSE

COUNTY: RAY | **STATE:** MISSOURI | **ACRES:** 112.5

Do not overlook this beautiful 112.5 acre farm located just off blacktop Highway C in Ray County, Missouri! Offering an exceptional combination of productive pasture, scenic creek bottoms, five ponds, and mature hardwood timber, this property has something to offer nearly everyone. The farm features an existing farmhouse, a newly constructed summer kitchen, and a detached garage, all tucked away in a secluded setting with existing utilities. One of the property's most attractive qualities is its privacy. Very little of the farm is visible from the road, and you have to tour it to appreciate the character and beautiful landscape once you venture beyond the entrance.

The farm consists of approximately 60 acres of grassland, with the remaining acreage featuring big hardwood timber including huge walnuts and oak trees, winding creek bottoms, rock outcroppings, secluded clover fields, and established trails. The pasture is fully fenced and cross-fenced, providing an excellent setup for livestock and rotational grazing. A newly constructed corral system with a working chute, centrally located for cattle operators. Five pond sites are scattered throughout the farm, including an impressive one-acre pond, providing ample water sources for livestock and wildlife.

The timber on this farm is not ordinary: massive walnut trees, mature oaks, and a diverse mix of native hardwoods that have never been harvested. Large timbered ridgetops roll down to a wet-weather creek, feeding into beautiful creek-bottom clover fields that provide outstanding wildlife habitat. Large rock-bottom creek crossings allow for convenient access with equipment and livestock, while an extensive trail system provides access to nearly every corner of the property. Whether you're hunting, riding ATVs, horseback riding, checking cattle, or simply enjoying the outdoors, the functionality and recreational value are exceptional.

Tucked away in a private setting, the existing improvements offer an excellent foundation for a country residence, weekend retreat, or hunting cabin. The farmhouse is equipped with electricity and public water, while the newly constructed, standalone summer kitchen features full utilities, an enclosed kitchen, and appliances. A detached 16′ x 20′ garage with a concrete floor provides additional space for equipment, tools, or storage. Accessibility is another attractive feature of this property; while touching Highway C, the farmhouse has direct access from County Road 166th, which runs ¼ mile and dead-ends on the property drive. Maintenance on this road is provided by the county, keeping the majority of the property drive freshly graveled and maintained.

Whether you're looking to expand a cattle operation, establish a premier hunting and recreational retreat, or build your dream home surrounded by some of Missouri's most beautiful countryside, this 112.5 acre Ray County farm is a property you will want to experience firsthand. With its diverse landscape, impressive timber, abundant water features, and secluded improvements, this farm is not one to miss! Call Land Broker Will Wiest to schedule a tour.

PROPERTY FEATURES

- 112.5 acres in Ray County, Missouri
- Gorgeous combination of pasture, creek bottoms, and mature hardwood timber
- Approximately 60 acres of established grassland
- Five ponds, including one approximately one acre in size
- Massive walnut trees, mature oaks, and diverse hardwood timber
- Existing farmhouse with electricity and public water
- Newly constructed, standalone summer kitchen with full utilities, enclosed kitchen, and appliances
- Detached 16’ x 20’ garage with concrete floor
- New livestock corral system with working chute
- Fully fenced and cross-fenced for livestock
- Extensive trail system providing access throughout the farm
- Beautiful creek-bottom clover fields
- Wet-weather creek winding through the timber
- Large natural rock-bottom creek crossings for equipment and livestock
- Private, secluded building site with existing utilities
- Excellent potential for cattle, hunting, recreation, or a country residence
- Direct blacktop access from Highway C
- Additional road frontage along County Road 166th Street
- Lawson School District
- 2026 property taxes: $720.30



ESTABLISHED GRASSLAND





FIVE PONDS

Five pond sites are scattered throughout the farm, including an impressive one-acre pond, providing ample water sources for livestock and wildlife.







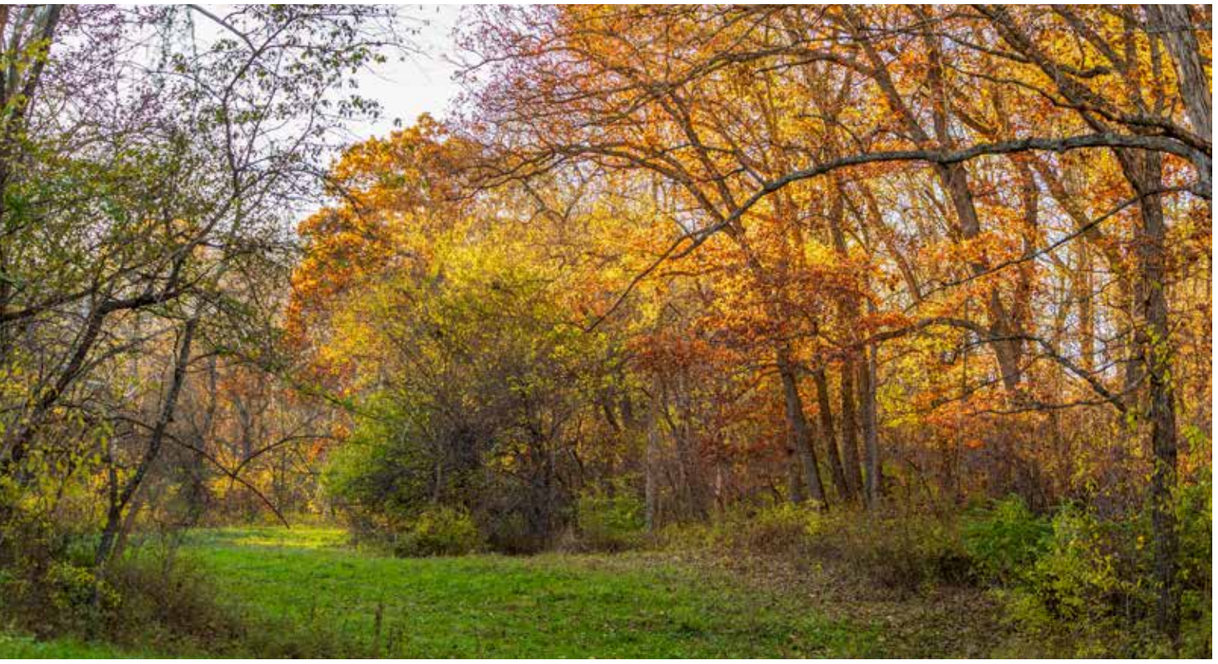






DIVERSE HARDWOOD TIMBER

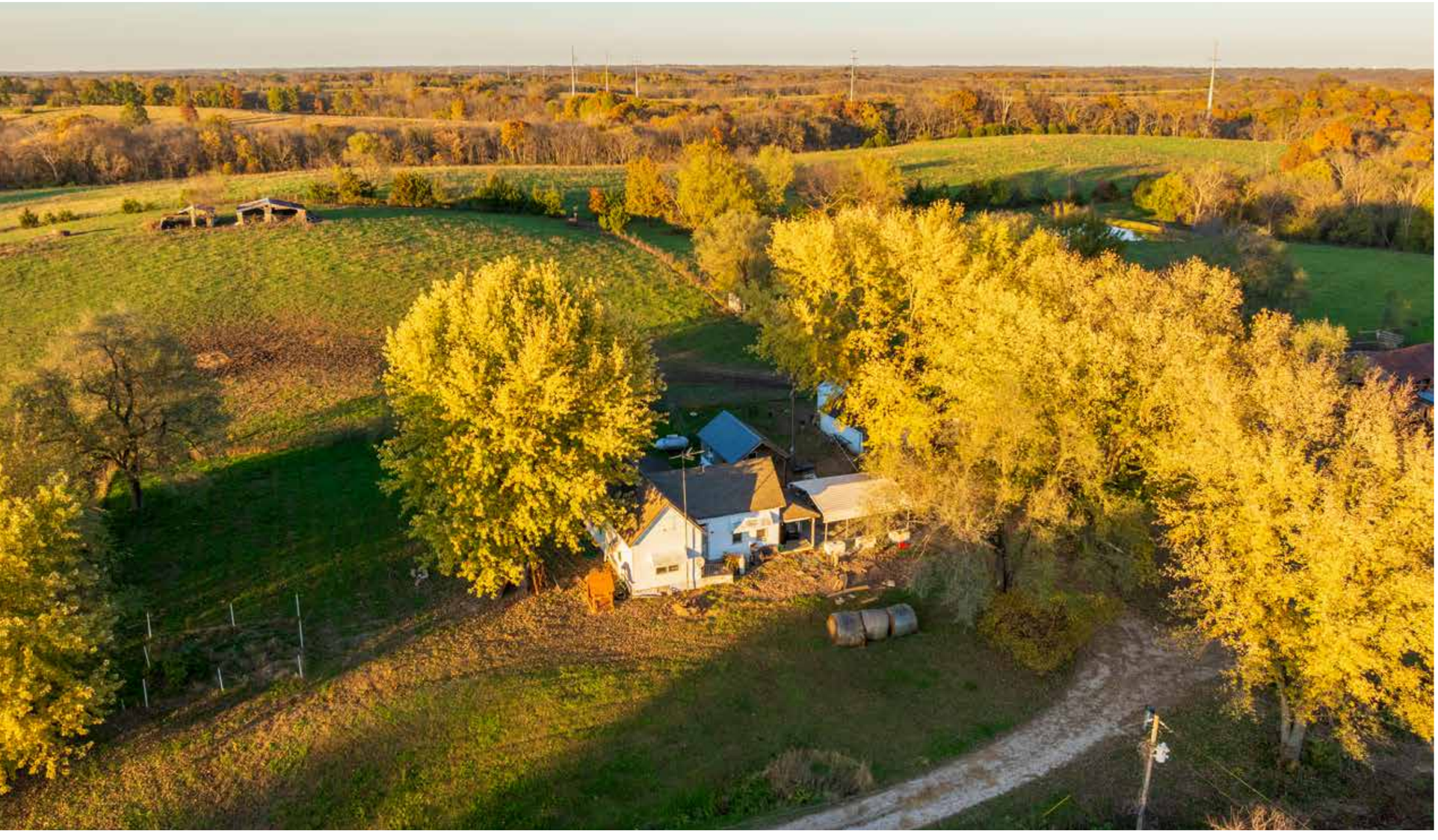














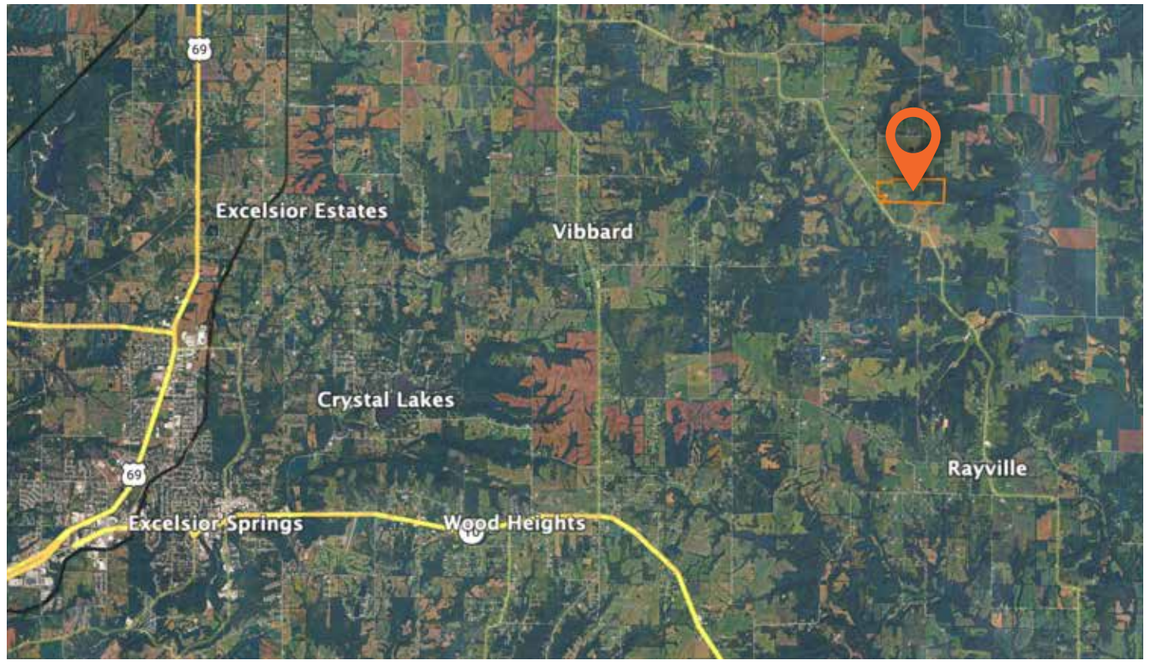




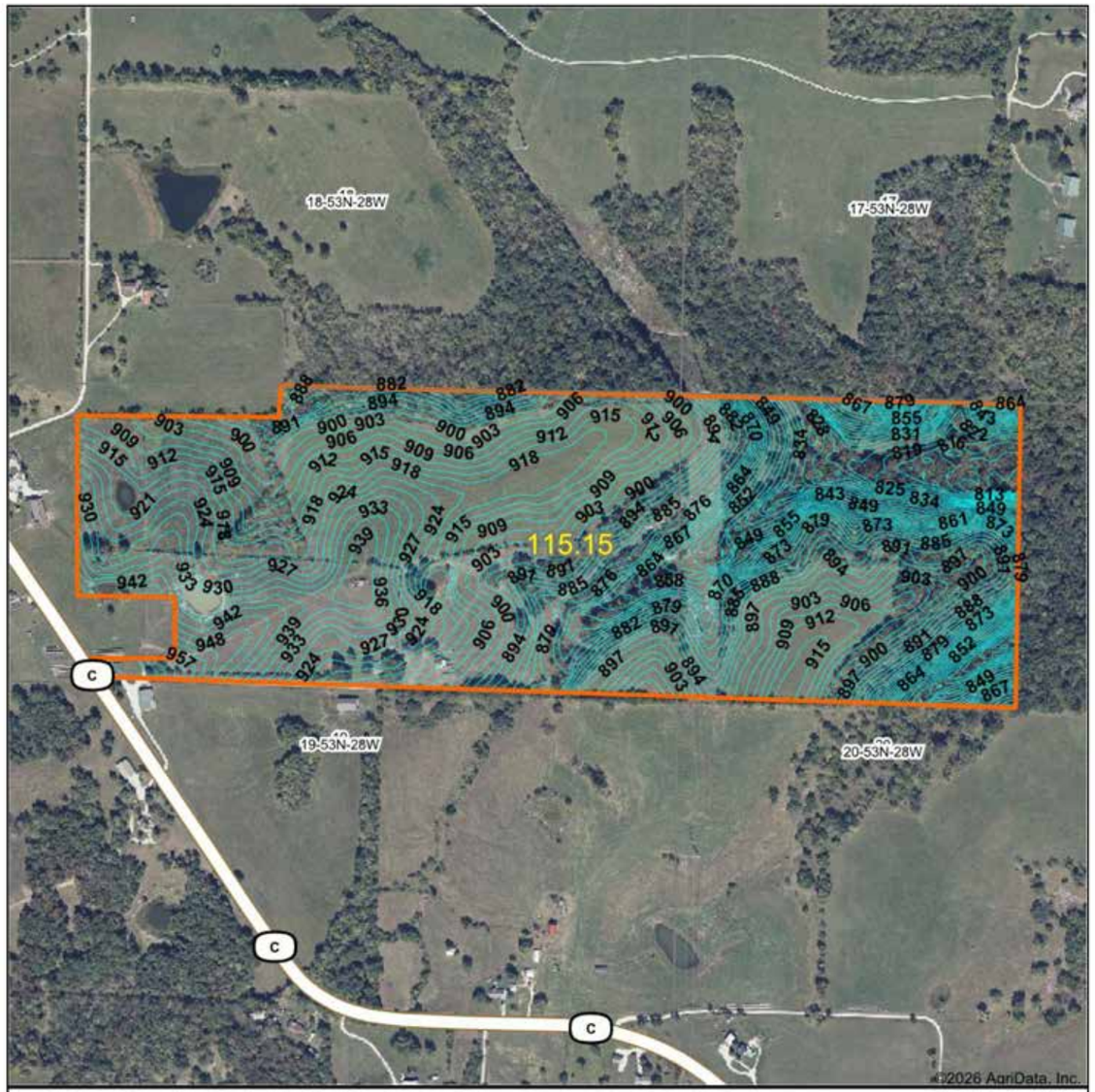


AERIAL MAPS





TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source:	USGS 10 meter dem
Interval(ft):	3.0
Min:	802.8
Max:	973.9
Range:	171.1
Average:	895.5
Standard Deviation:	32.78 ft

0ft 666ft 1332ft

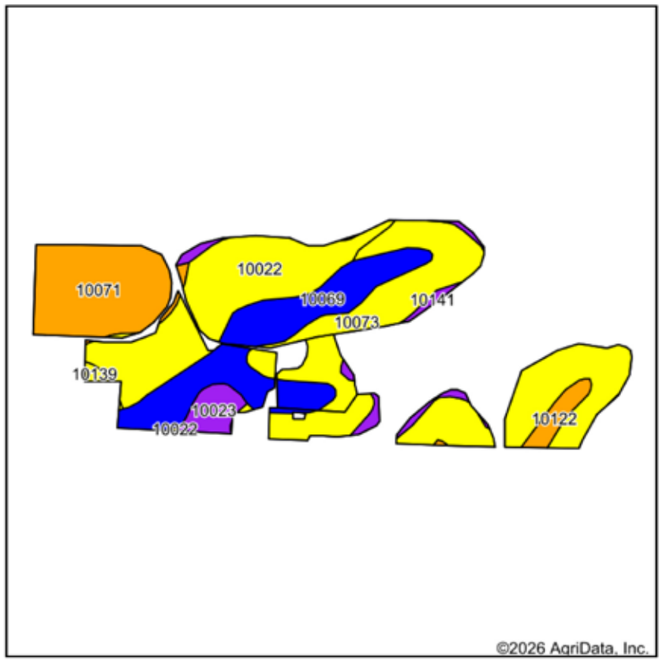
N W E S

11/1/2026

19-53N-28W
Ray County
Missouri

Boundary Center: 39° 23' 35.98, -94° 4' 45.48

SOILS MAP





State: **Missouri**
County: **Ray**
Location: **19-53N-28W**
Township: **Polk**
Acres: **60.5**
Date: **11/1/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

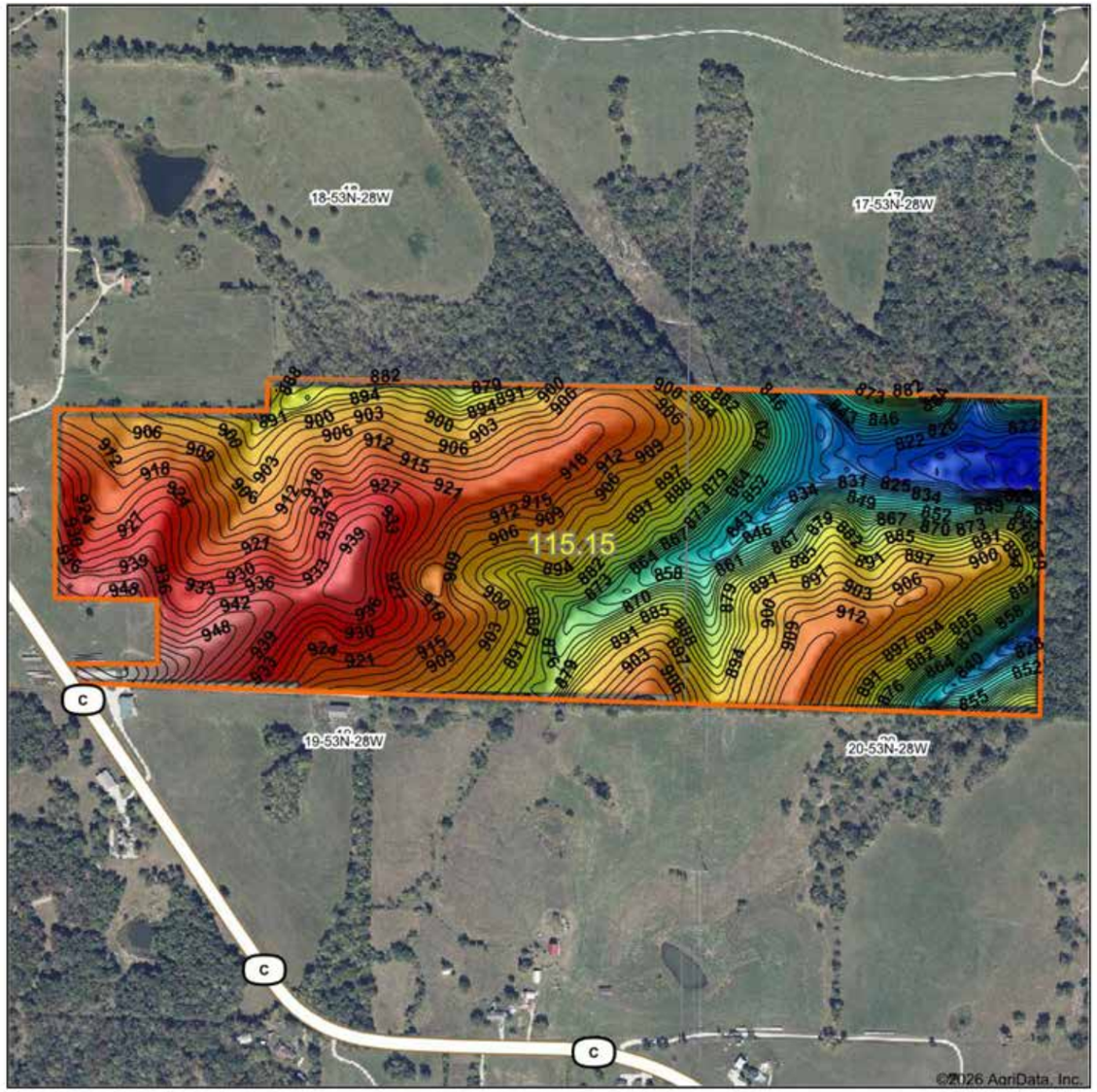
Soils data provided by USDA and NRCS.

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	20.70	34.2%		IVe	51	51	38
10022	Greenton silty clay loam, 5 to 9 percent slopes, severely eroded	13.42	22.2%		IVe	54	54	44
10069	Ladoga silt loam, 2 to 5 percent slopes	11.79	19.5%		IIe	70	70	58
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	9.56	15.8%		IIIe	61	61	49
10023	Greenton silty clay loam, 9 to 14 percent slopes, severely eroded	1.78	2.9%		VIe	49	49	36
10141	Snead-Rock outcrop complex, 14 to 30 percent slopes	1.61	2.7%		VIe	34	34	26
10122	Sharpsburg silt loam, 5 to 9 percent slopes, eroded	1.36	2.2%		IIIe	64	64	47
10139	Snead silty clay loam, 5 to 14 percent slopes	0.28	0.5%		IVe	48	46	37
				Weighted Average	**3.54**	***n 56.7**	***n 56.7**	***n 44.8**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

HILLSHADE MAP



Low Elevation High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 3
Min: 802.8
Max: 973.9
Range: 171.1
Average: 895.5
Standard Deviation: 32.78 ft

0ft 636ft 1272ft

11/1/2026

19-53N-28W
Ray County
Missouri

Boundary Center: 39° 23' 35.98, -94° 4' 45.48

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

Land Broker | Serving MO & IA

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