

118.06+/- Acres in Ray County, MO

\$625,400



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

118+/- Acre Deer Paradise

Location:

- Ray County, MO
- Fronts E192nd Street
- 15+/- Miles North of Richmond
- 50+/- Miles Northeast of Kansas City

Coordinates: 39.43653, -93.92301

Property Information:

- 118.06+/- Surveyed Acres
- Mixture of Hardwoods and Cedar
- 12+/- Acre CRP Field
- CRP Tree Programs
- Potential Build Site

Property Use:

- Deer & Turkey Hunting
- Build Site
- Camping and Trail Riding

Tax Information: TBD

CRP Program:

- 12.17+/- Acres Paying \$156.12 Per Acre. Annual Payment is \$1,900. Expires 09/30/31
- .24+/- Acres Paying \$168.92 Per Acre. Annual Payment \$41.00. Expires 09/30/24
- 7.42+/- Acres Paying \$171.18 Per Acre. Annual Payment \$1,270. Expires 09/30/27



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MILLER
LAND SPECIALIST

C: 816-256-1267

O: 769-888-2522

chad@smalltownproperties.com

4848 Main St. - Flora, MS 39071

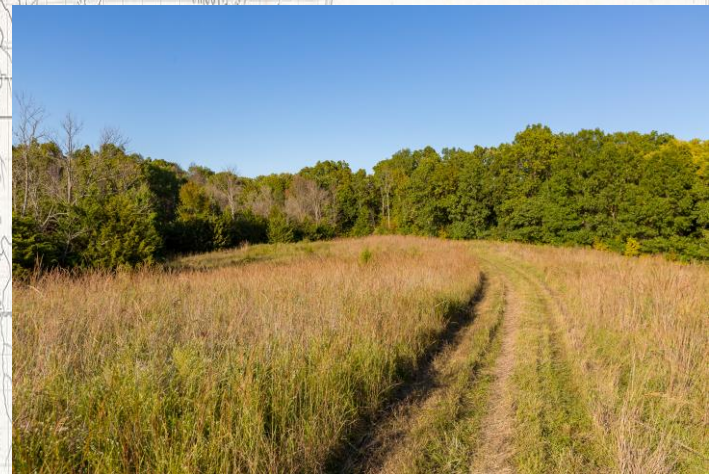
smalltownproperties.com

H
DIAGRAM
OF THE
STATE OF MISSOURI.

*Townships subdivided in whole or in part are marked S
Townships subdivided under the appropriation of 3^d March
1847 the plats of which have been sent to the Commissioner
of the General Land Office and the Registers since October 30th
1847 are marked S
Townships the subdivision of which has been contracted for
under the appropriation of 12th August 1848 are marked X
Townships out of which certain number are to be selected by
The remaining unsurveyed parts of the State in the South East,
and immediately South of the North boundary as established
by the State Commissioners in 1855, are recommended for
surveying in the estimates of funds for the fiscal year 1856-1857.*

*P.B. Gentry
Surveyor of the public lands in
the States of Illinois and Missouri.*

Located 40 miles Northeast of Kansas City sits 118 +/- acres of prime whitetail and turkey hunting. This area of Ray County is known for giant whitetails and holding large numbers of turkeys. Growing up hunting across the road from this farm, I remember hearing about all the great deer. The owner has been planting food plots and practicing quality deer management since the 80's. I personally killed a 169" 8 point with 8 other scorable points, only 1 mile from this property. That's just scratching the surface on what this area has to offer.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

CHAD MILLER
LAND SPECIALIST

C: 816-256-1267

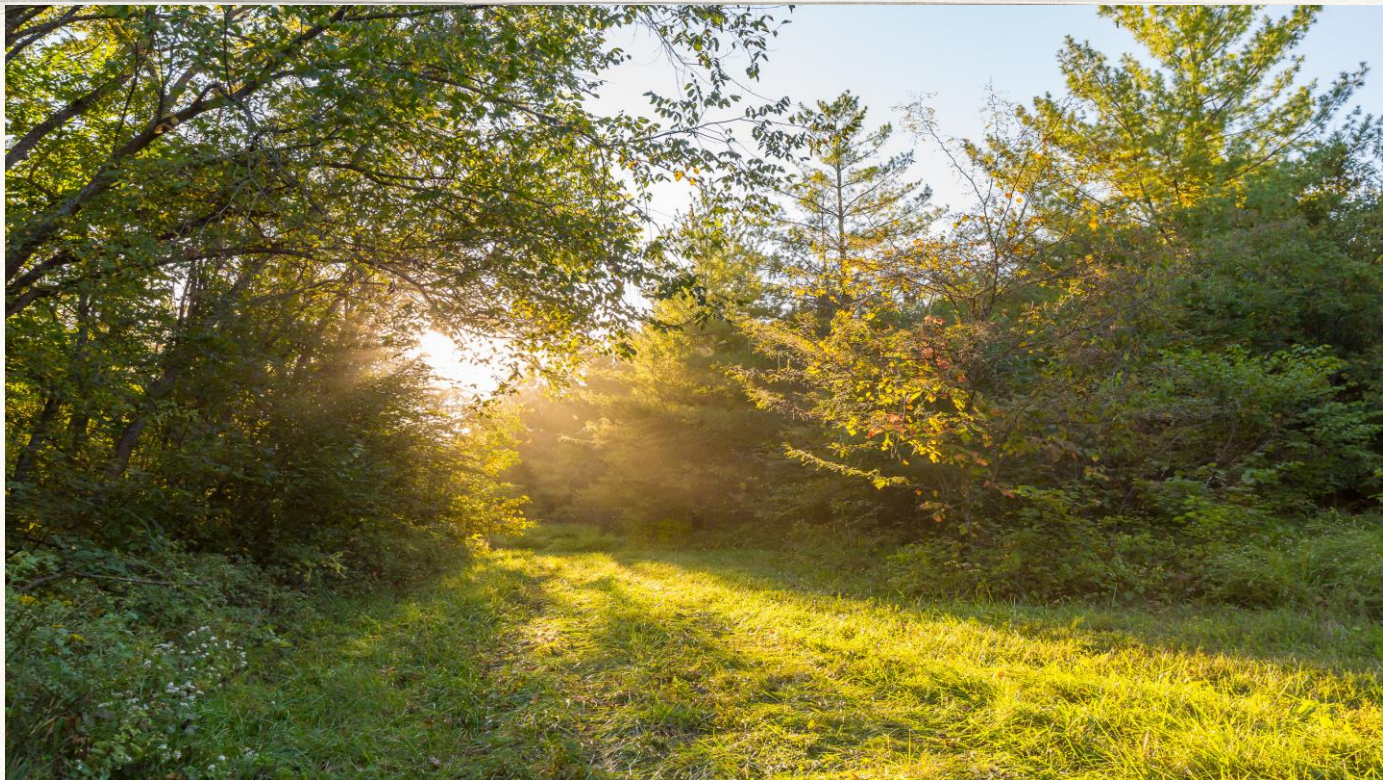
O: 769-888-2522

chad@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



This property consists of beautiful hardwoods with a 12+/- acre CRP field situated in the center of the farm. You will find cedar thickets scattered throughout as well as a few other smaller openings that would make for great archery stand locations. The farm also has an internal trail system, so you can get your UTV or small tractor to the center of the property. Two wet weather creeks that will provide water for those cruising bucks during the rut. Toward the front of the property is a potential build site for the home of your dreams. The build site is set up for a circle drive with a patch of timber between the house and the road, giving it seclusion. If not for a dream home, it would be an excellent location for a cabin.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MILLER
LAND SPECIALIST

C: 816-256-1267

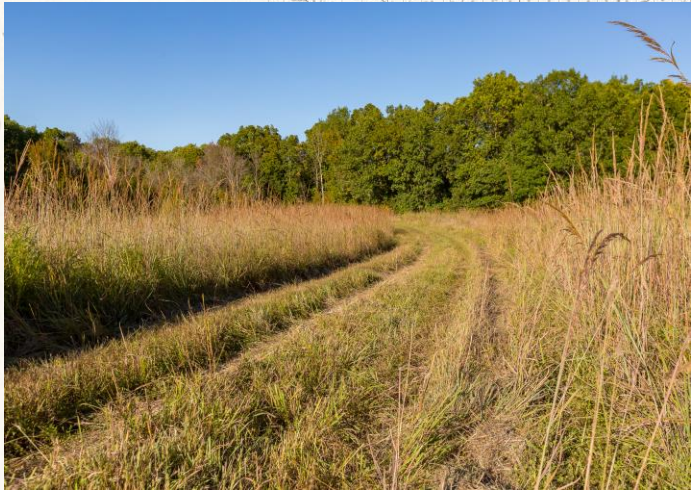
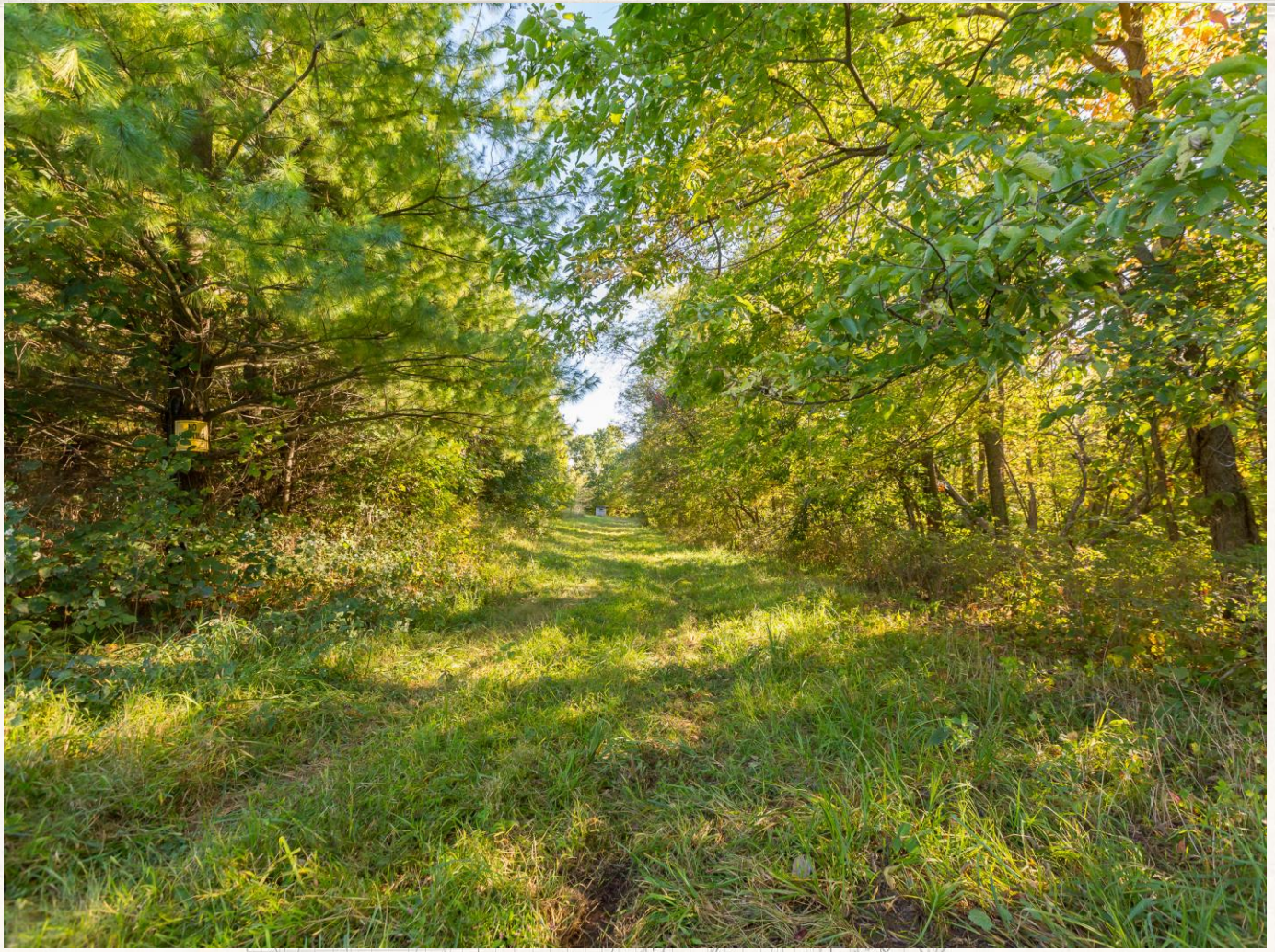
O: 769-888-2522

chad@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

CHAD MILLER
LAND SPECIALIST

C: 816-256-1267

O: 769-888-2522

chad@smalltownproperties.com

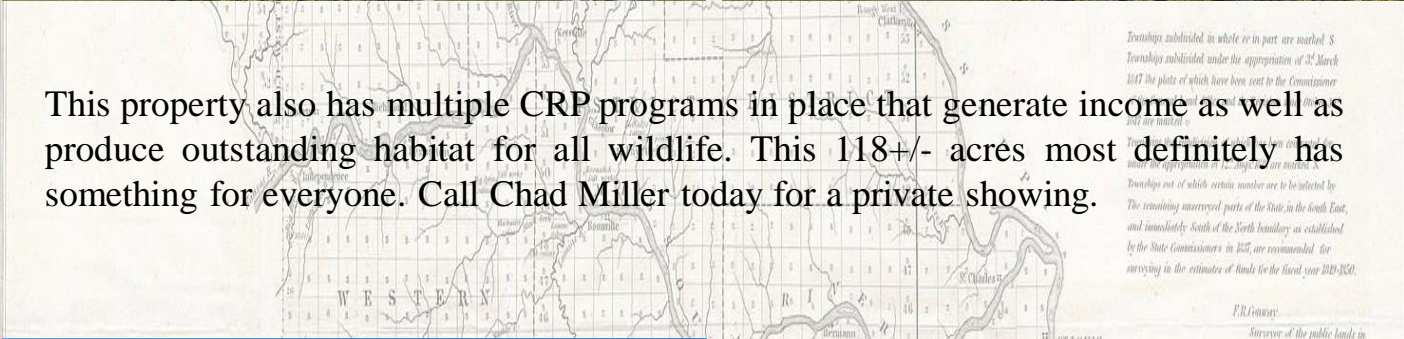
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



This property also has multiple CRP programs in place that generate income as well as produce outstanding habitat for all wildlife. This 118+/- acres most definitely has something for everyone. Call Chad Miller today for a private showing.



*Townships subdivided in whole or in part are marked S
Townships subdivided under the appropriation of S. March
1847 the plats of which have been sent to the Commissioner
and are marked S
Townships not of which certain number are to be selected by
The remaining unsurveyed parts of the State in the South East,
and immediately South of the North boundary as established
by the State Commissioners in 1855, are recommended for
surveying in the estimates of funds for the fiscal year 1850-1850.*

*P.B. Conway
Surveyor of the public lands in*



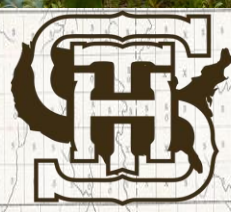
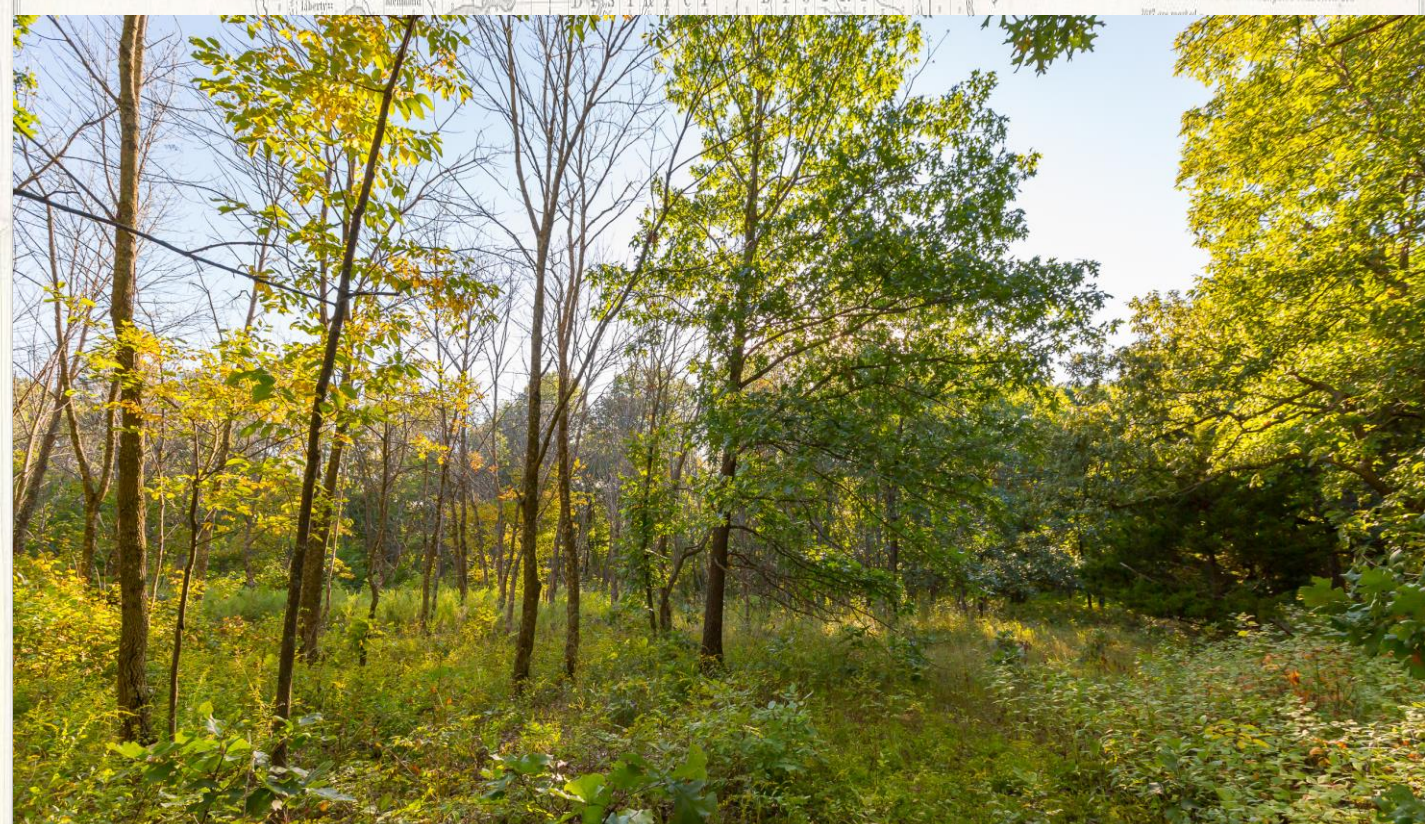
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MILLER
LAND SPECIALIST
C: 816-256-1267
O: 769-888-2522
chad@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

CHAD MILLER
LAND SPECIALIST
C: 816-256-1267
O: 769-888-2522
chad@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



STATE OF MISSOURI



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

CHAD MILLER
LAND SPECIALIST

C: 816-256-1267

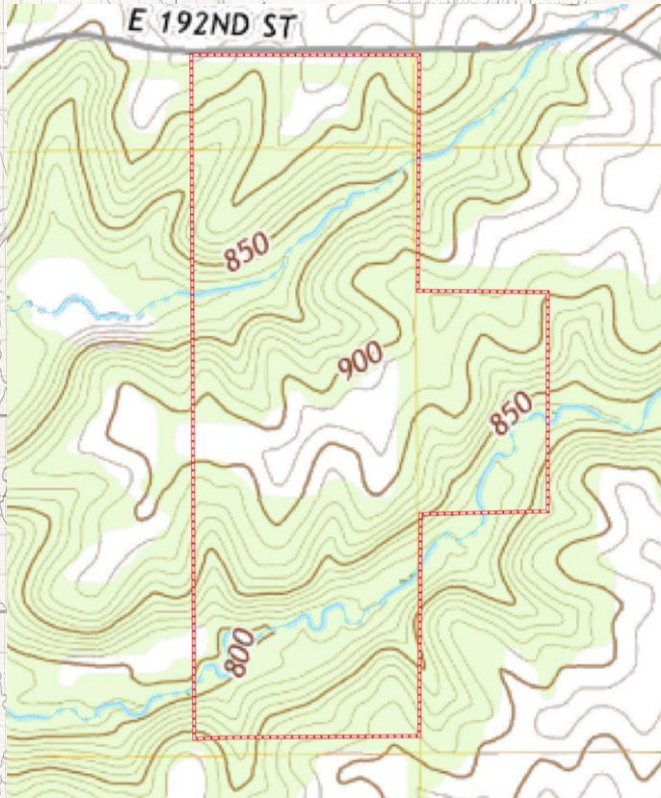
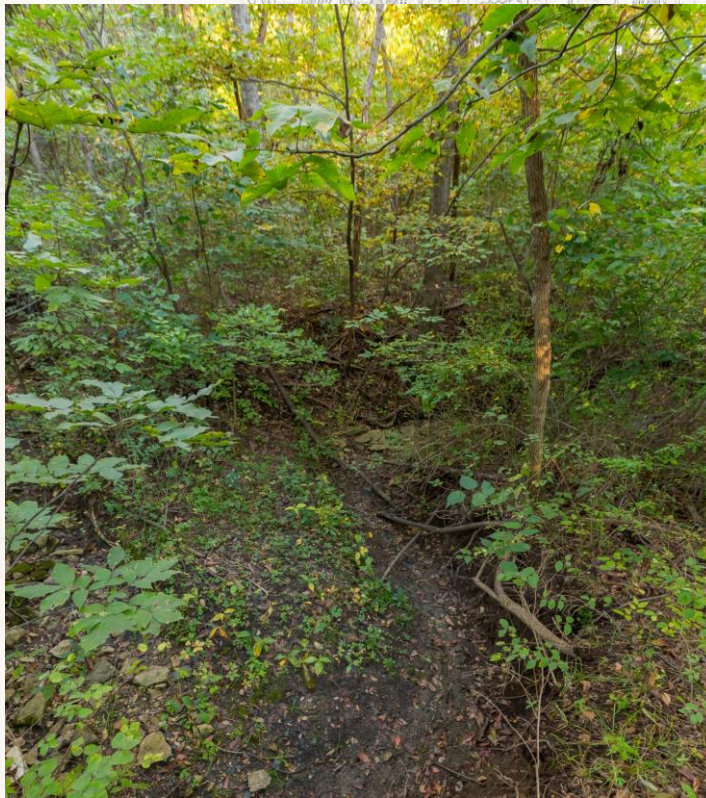
O: 769-888-2522

chad@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

CHAD MILLER
LAND SPECIALIST

C: 816-256-1267

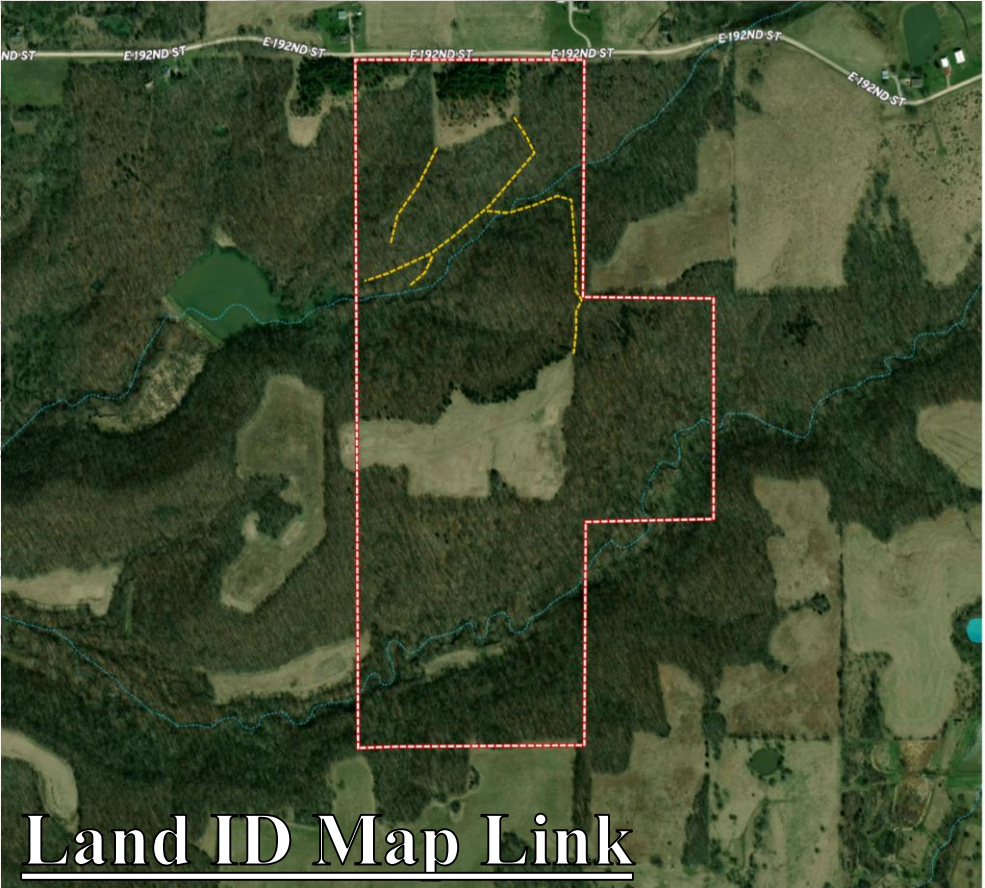
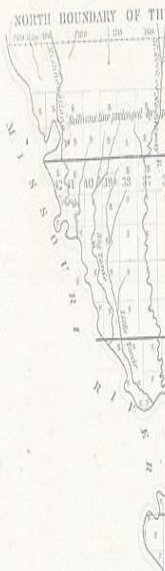
O: 769-888-2522

chad@smalltownproperties.com

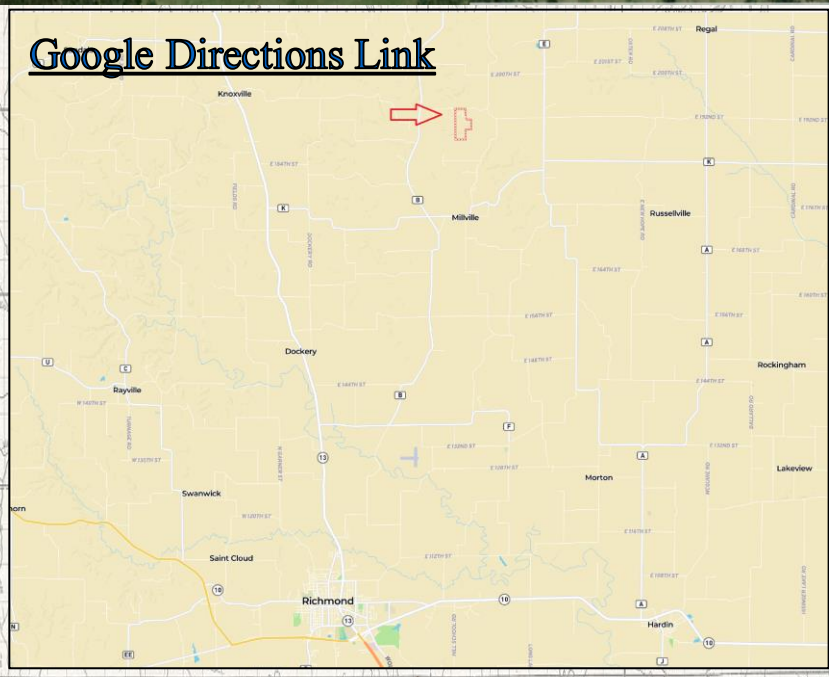
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Land ID Map Link



Google Directions Link

H
GRAM,
THE
MISSOURI.

*in whole or in part, are marked S
under the appropriation of 31 March
to have been sent to the Commissioner
Wiley and the Register since October 30th
view of which has been contrasted for
of 12th Aug 1888 are marked X
to certain number are to be selected by
several parts of the State in the South East
th of the North boundary as established
years in 1855, are recommended for
surveying the same number of lands for the fiscal year 1889-1890.*

*P.B. Conway
Surveyor of the public lands in
the States of Illinois and Missouri.*



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MILLER
LAND SPECIALIST
C: 816-256-1267
O: 769-888-2522
chad@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.