

**Excellent Pasture - Hunting Farm in  
Northern Ray County -  
38850 Knoxville Rd  
Knoxville, MO 64084**

**\$1,095,000**  
175± Acres  
Ray County



## Excellent Pasture - Hunting Farm in Northern Ray County - Knoxville, MO / Ray County

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### **SUMMARY**

**Address**

38850 Knoxville Rd 20274 Hwy 13

**City, State Zip**

Knoxville, MO 64084

**County**

Ray County

**Type**

Hunting Land, Ranches, Timberland, Farms

**Latitude / Longitude**

39.4506192 / -94.0223376

**Acreage**

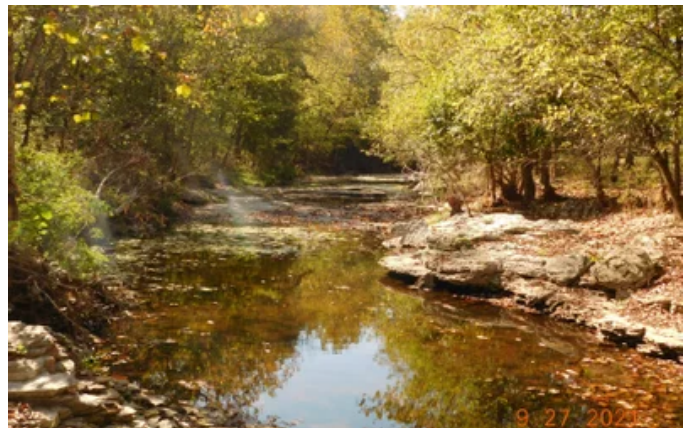
175

**Price**

\$1,095,000

**Property Website**

<https://mossyoakproperties.com/property/excellent-pasture-hunting-farm-in-northern-ray-county-ray-missouri/22441/>



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### **PROPERTY DESCRIPTION**

Excellent Pasture - Hunting farm located in Northern Ray County, MO approx. 6 miles South of Polo... This 175 m/l farm is currently used for livestock but lays well and could easily be converted back to crop ground if desired. With 3 ponds, several springs and Fire Creek running the length of the property north to south this farm will never have a lack of water for your livestock. .... FSA data shows approx. 112 acres as open farmable land!!

There is a mobile home with a separate garage sitting on the north 85 acres that needs some TLC but could possibly be fixed up enough to live in while you build your dream home.. The mobile home is "as-is" and more than likely need to be replaced but it does have all water & electric already on premises. .. Not too many good grass farms come up for sale in this area plus this one is fronted by Hwy 13 making it easily accessible from blacktop.. Property is fenced and cross-fenced and has a fenced hay field currently. Conveniently located just 10 minutes North of Richmond, Mo and only a 40 minute commute to North Kansas City area & Liberty, MO. make this a very desirable location. Beautiful place to build your dream home on the hill overlooking your stocked pond with a view in all directions.

Call Brad to set up your appt. to see .... [816-922-9675](tel:816-922-9675)

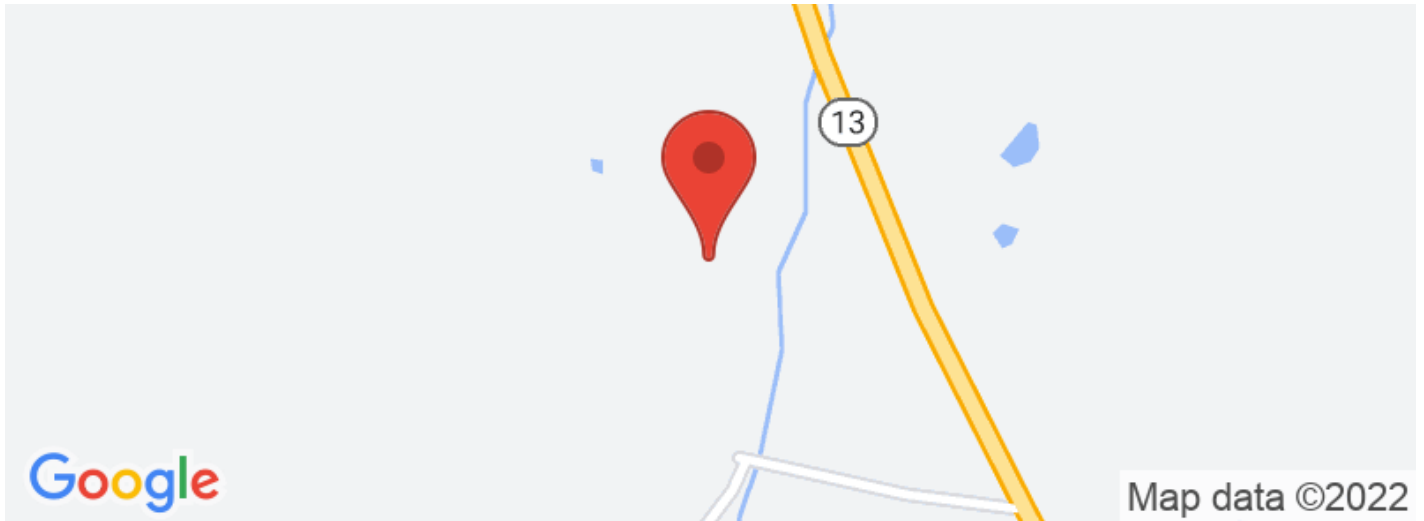


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## Locator Maps





Excellent Pasture - Hunting Farm in Northern Ray County -  
Knoxville, MO / Ray County

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## Aerial Maps



## Excellent Pasture - Hunting Farm in Northern Ray County - Knoxville, MO / Ray County

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### LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

#### Representative

Brad Morrison

#### Mobile

(816) 922-9675

#### Office

(816) 259-5104

#### Email

[bmorrison@mossyoakproperties.com](mailto:bmorrison@mossyoakproperties.com)

#### Address

3709 A Mitchell Avenue

#### City / State / Zip

Saint Joseph, MO 64508

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### NOTES

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Woods N Water Land Co**  
**3709A Mitchell Avenue**  
**St. Joseph, MO 64507**  
**(816) 259-5104**

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