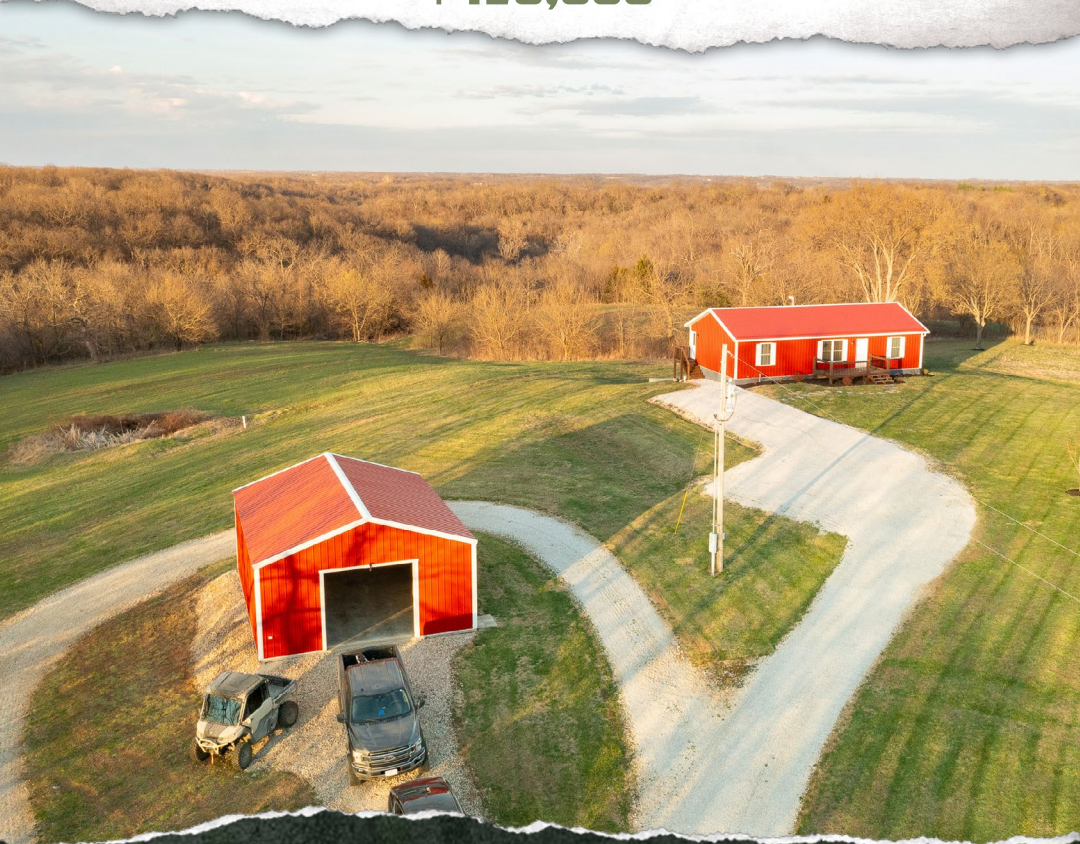




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

30± ACRES WITH A HOME
RAY COUNTY, MO
\$420,000



OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

THE RAY 30

PROPERTY PROFILE

LOCATION:

- 40476 East 180th Street
Richmond, MO 64085
- Ray County
- 9.2± Miles S of Polo
- 10± Miles N of Richmond
- 52± Miles NE of Kansas City

COORDINATES:

- 39.42118, -93.98221

PROPERTY USE:

- Residential
- Hunting/Recreational
- Investment

PROPERTY INFORMATION:

- 30± Total Acres
- 4± Open Acres
- 1,200± SqFt Home
- Built in 2017
- Unfinished Basement
- 30'x24' Shop
- Small Pond
- Owner/Agent

TAX INFORMATION:

- 2024 - \$1,490



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CHAD MILLER

LAND SPECIALIST

C: 816-256-1267

O: 816-577-5206

chad@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE RAY 30

WELCOME TO YOUR DREAM PROPERTY IN RAY COUNTY, MISSOURI. Nestled on 30± acres, approximately ten miles north of Richmond, this homestead offers country living at its finest. At the end of the long gravel driveway, you will find a cozy home and a spacious shop. The front porch of the house is great for enjoying the sunset, and the back deck is the perfect spot to watch the resident deer herd feed in the evenings.

Built in 2017, this 1,200± square foot home offers an open-concept living/kitchen design, ideal for entertaining or relaxing with the family. The three bedrooms and two full bathrooms are sure to accommodate just about any family size. You will find modern laminate flooring and an unfinished basement that could give additional living space and another bedroom. A 30'x24' shop is complete with concrete floors and 120/240v.



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MORE ABOUT THE RAY 30

Surrounding the home, you have 4± open acres with an opportunity for additional income by planting row crops or food plots for the wildlife. With a little clean-up, the 0.25± acre pond can be a great place to spend summer evenings fishing with family and friends.

Whether it's a weekend getaway or a place to raise a family, this country home is sure to please.

**Call Chad Miller today to schedule a private showing
and make 40476 East 180th Street your new address.**

Owner/Agent



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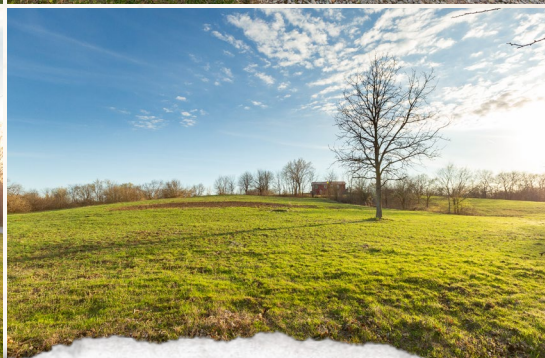
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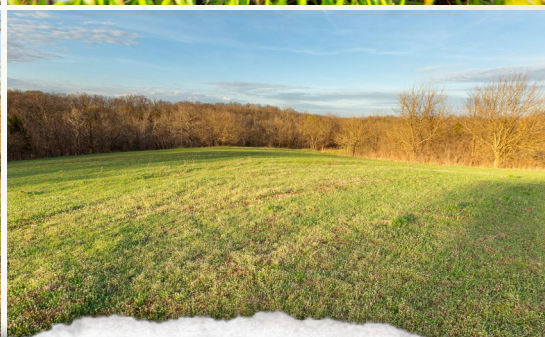
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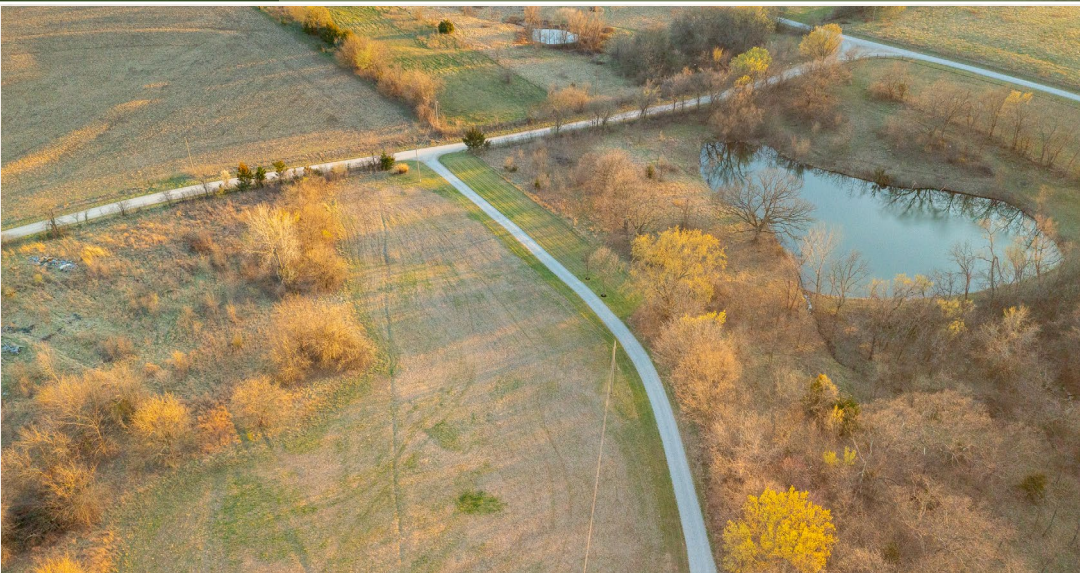
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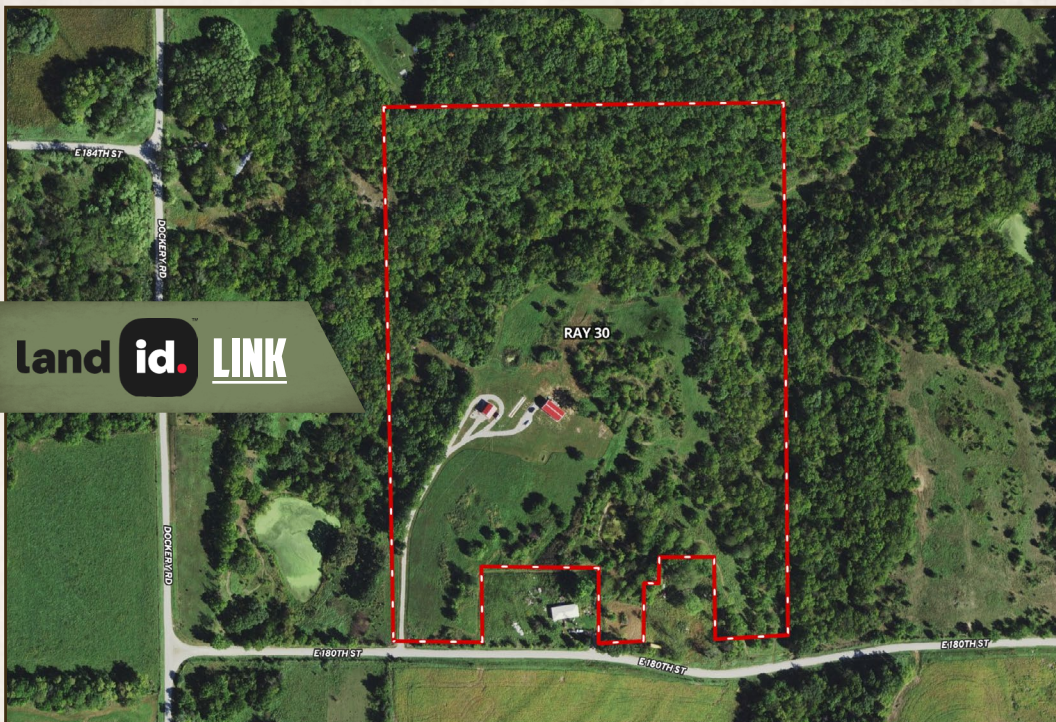
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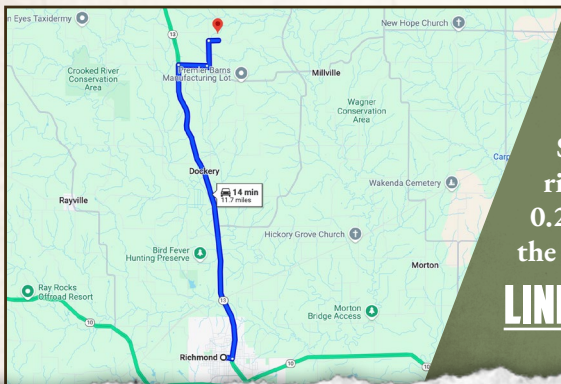
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30 ± ACRES WITH A HOME

RAY COUNTY, MISSOURI



land **id.** LINK



Directions From Richmond, MO: Travel 11 miles north on 13 Highway. Turn right onto E 184th Street and continue 1.1 miles. Turn right onto Dockery Road and proceed 0.2 miles. Turn left on 180th Street and the property will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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