



HIGH POINT
LAND COMPANY



FOR SALE

RAY COUNTY, MISSOURI



660-346-8840 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



87+/- ACRES • RAY COUNTY, MO

LISTING PRICE: \$550,000



DESCRIPTION:

Located in Ray County and just a short drive from the Kansas City metro area, this 87± acre tract is a rare blend of high-quality hunting ground, recreational enjoyment, and income-producing farmland, all wrapped into one.

With the Fishing River forming the northern and eastern boundaries, this property is rich in natural beauty and offers a diverse landscape that supports a wide range of outdoor activities. Whether you're a serious hunter or simply seeking a weekend getaway with recreational upside, this property checks all the boxes.

This farm is a true sportsman's paradise. Approximately two-thirds of the property is in mature timber, including a mix of hardwoods and dense riverbank cover, offering excellent bedding, travel corridors, and natural food sources for wildlife. The deer sign throughout the property is strong, with well-used trails, rubs, and scrapes visible across the tract. The layout supports multiple stand and blind locations, allowing you to effectively hunt different wind directions and seasonal patterns.

From morning bow hunts to afternoon scouting trips, and even off-season activities like hiking, camping, or shed hunting, this property offers year-round recreational potential. The seclusion and natural beauty make it a great retreat for families, friends, or serious hunters looking to invest in a versatile piece of land.

Currently 32± acres is in row crop production. The current owner/operator is open to leasing the farming rights back or entering into a 1/3–2/3 crop share agreement, providing a great opportunity for passive income.

Access is provided via a 25-foot ingress/egress easement along an established field road.



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PROPERTY FEATURES:

- 87± total acres in Ray County, MO
- 32± acres of productive Fishing River bottom ground (Nodaway & Wabash soils)
- Bordered by Fishing River on the north and east sides
- Mature hardwood timber and timbered riverbanks ideal for wildlife habitat
- Excellent whitetail deer hunting with abundant sign and multiple stand locations
- Strong income potential through cash rent or 1/3–2/3 crop share
- Owner/operator open to leasing farming rights back
- Private access via 25' ingress/egress easement on field road
- Conveniently located minutes from the Kansas City metro

PROPERTY ADDRESS:

TBD W 88th St, Orrick, MO 64077

DRIVING DIRECTIONS:

From Orrick, MO: Take Hwy O north to 88 th Street. Go west ¼ mile to the property entrance on the north.





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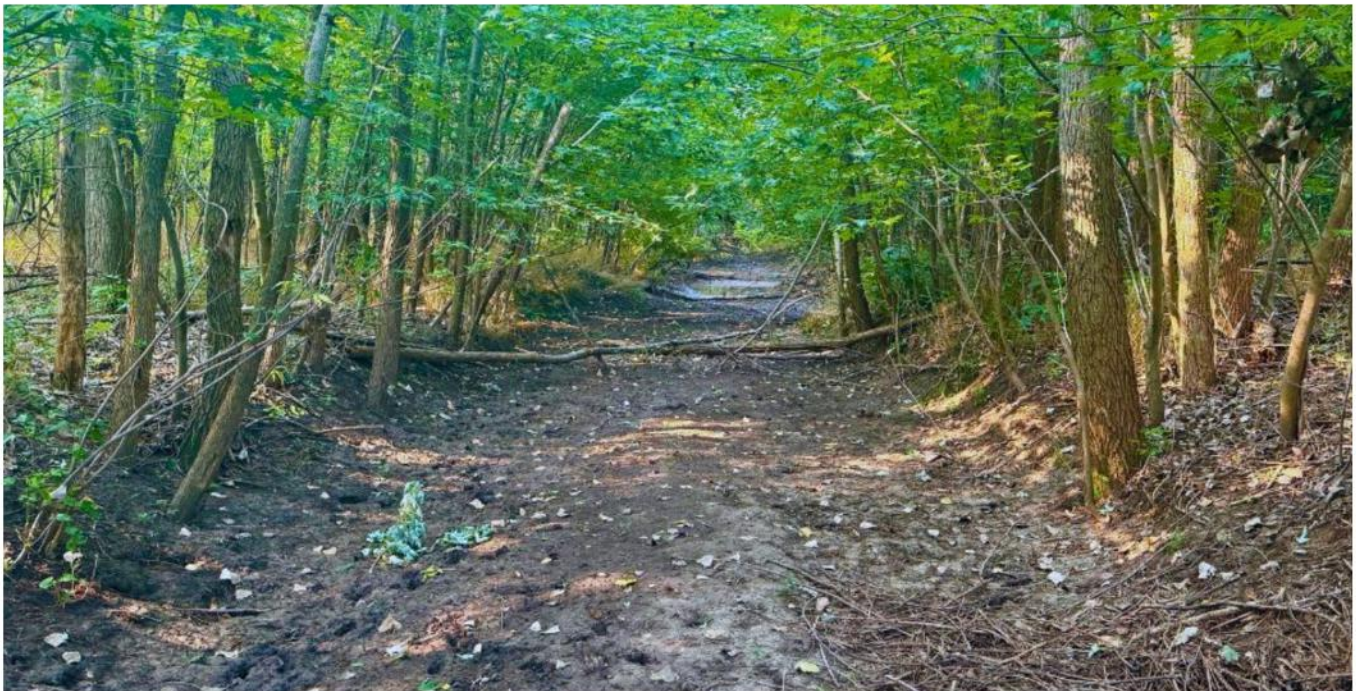
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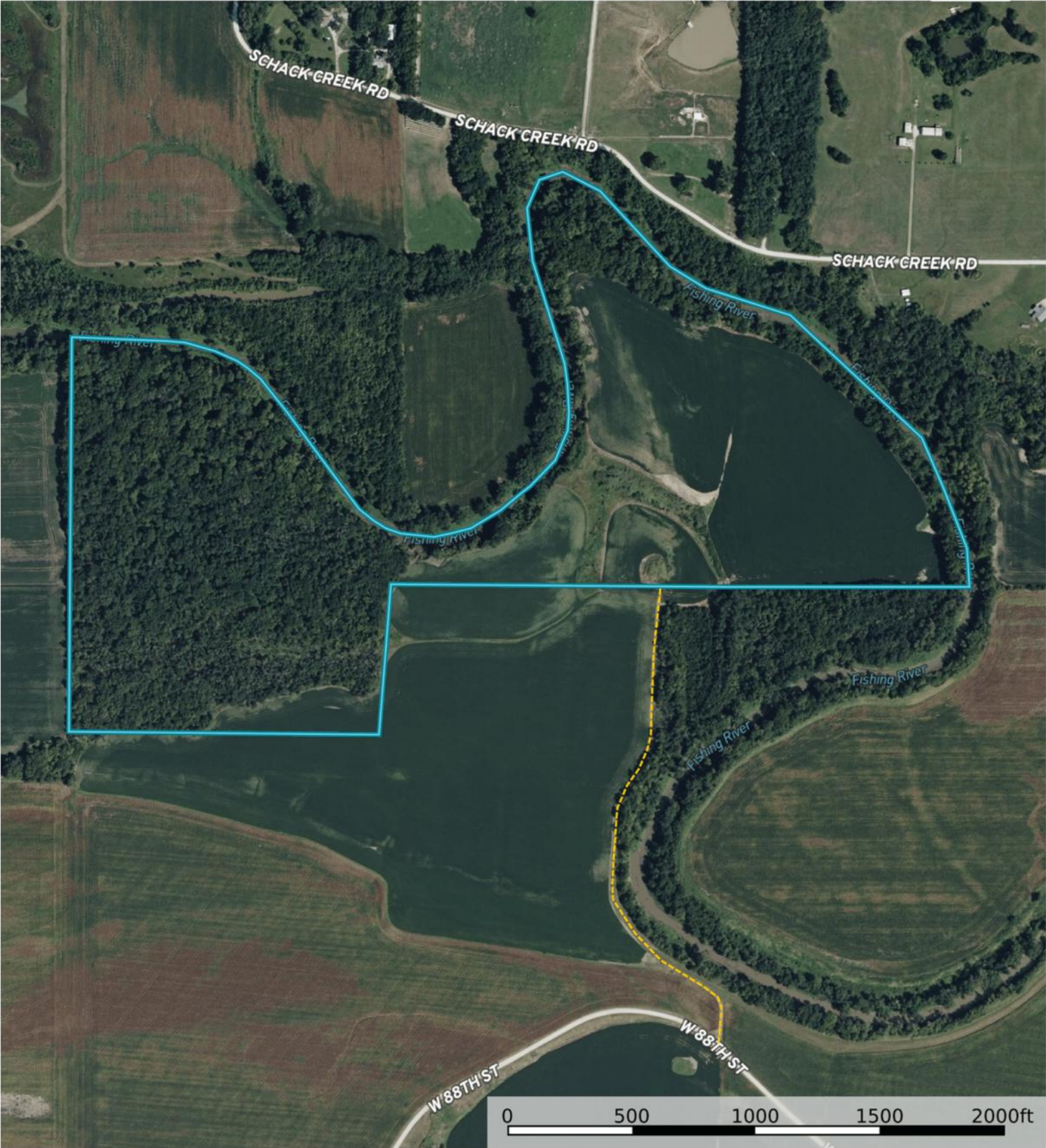


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AERIAL MAP

Tracy

Ray County, Missouri, 87 AC +/-



--- Road / Trail

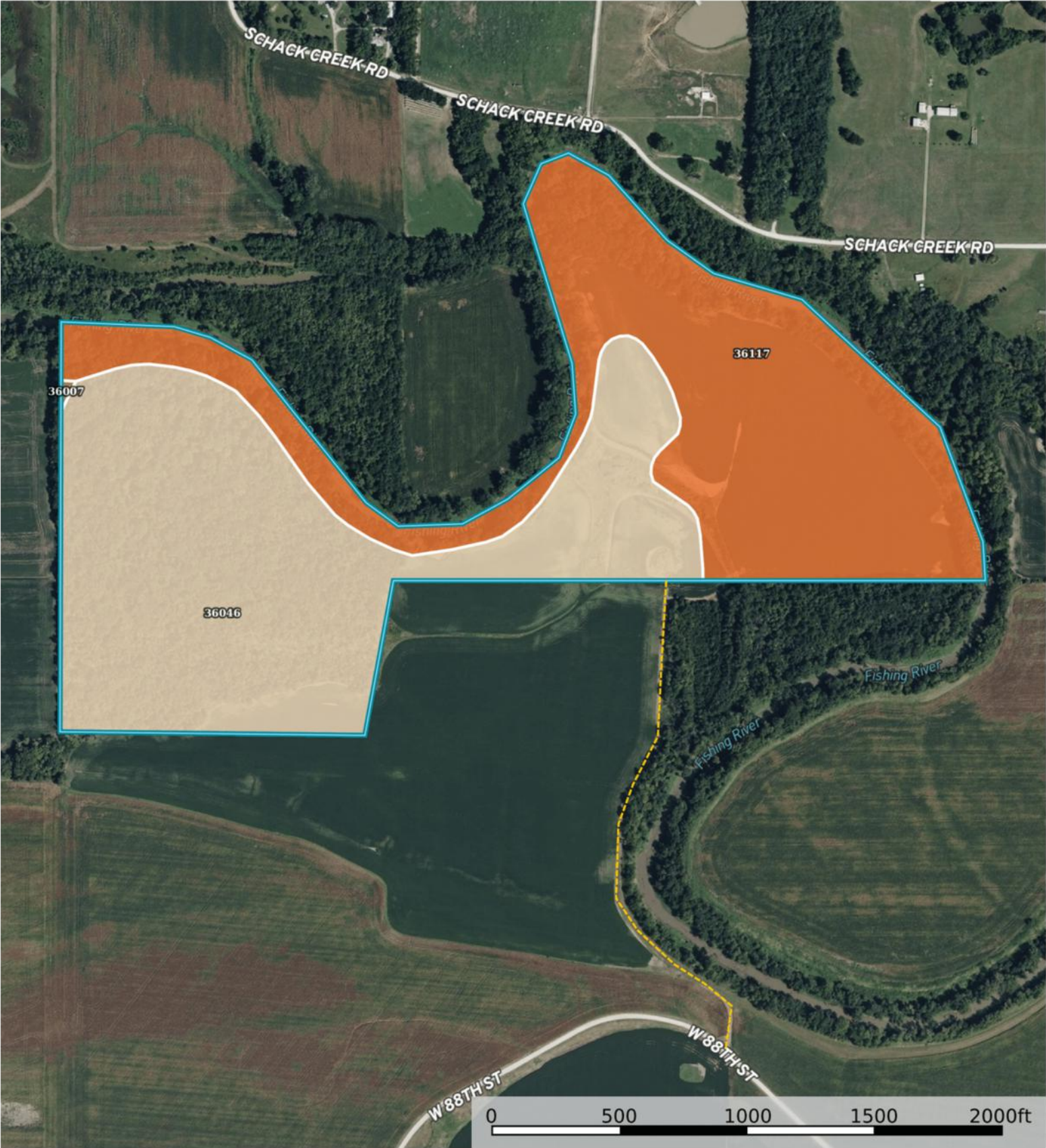


Boundary 1




Tracy
Missouri, AC +/-

SOILS MAP



--- Road / Trail Boundary 1

SOILS MAP

 Boundary 1 87.61 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36046	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	46.79	53.41	0	63	3w
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	40.74	46.5	0	84	2w
36007	Bremer silt loam, 0 to 2 percent slopes, occasionally flooded	0.08	0.09	0	88	3w
TOTALS		87.61(*)	100%	-	72.79	2.53

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

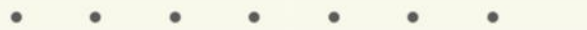
Land, Capability



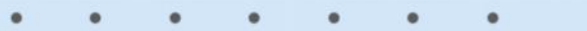
'Wild Life'



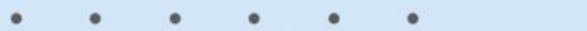
Forestry



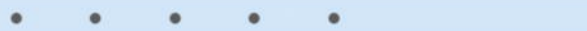
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



JUSTIN POLLARD

660-346-8840

JUSTIN@HIGHPOINTLANDCOMPANY.COM

Justin is a multi-million dollar sales agent with High Point Land Company. Justin has been connecting buyers and sellers for nearly 14 years now and has evolved into one of the top sales agents in the country. Justin specializes in representing clients who are buying and selling farmland, hunting and recreational land all over the country.

Justin has successfully completed numerous real estate transactions on behalf of his clients and has built an extensive network of contacts including investment companies, independent investors and local landowners, as well as real estate agents and brokers across the country. With his real estate knowledge, established contacts, capabilities and a plethora of resources at his disposal, Justin provides unmatched service to his clients.

On a personal level, Justin attended Northwest Missouri State University where he was a member and officer of Alpha Gamma Rho Fraternity. In 2002, Justin graduated with a Bachelor's degree in Animal Science and a minor in Commercial Agriculture. Justin currently resides in Macon with his wife, Megan, and their children, Allison and Rhett. When not assisting buyers and sellers, Justin enjoys spending time with his family, working on the farm, showing livestock, hunting, coaching football and wrestling & attending sporting events.

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



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