

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

BATES COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BUILT HOME WITH AN INCREDIBLE VIEW, OVERBUILT SHOP AND 66 ACRES OF GRASS

Highly tillable farm located just west of Rich Hill in Bates County, Missouri. 80 deeded acres with 72 currently in tillable production, multiple terraces, grass waterways, and a nice pocket of timber make up the remaining balance of the farm. This farm is a strong income-producing property with excellent road frontage and

lies just a ¼ mile off of blacktop State Route WW, 4 miles west of Rich Hill, Missouri. At 90% tillable, this farm is an excellent purchase for the investor or the owner-operator looking to add acres in the area. Call Steve Mott Land Broker with Midwest Land Group at (816) 718-7201 with questions or to arrange a private tour.



PROPERTY FEATURES

PRICE: **\$615,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **80**

- 80 +/- acres located in Bates County, MO
- Located 4 miles west of Rich Hill, MO
- 72 highly productive tillable acres currently in production
- Primarily silt loam soil types
- Strong cash rent offering
- Farming rights are open for 2024
- Remaining balance grass waterways, terraces, and small pocket of timber
- Well-maintained County Road 9508 frontage
- ¼ mile off of State Route WW
- Rural water and electricity available
- 2023 Property taxes were \$204.99



80 +/- ACRES



72 HIGHLY PRODUCTIVE TILLABLE ACRES



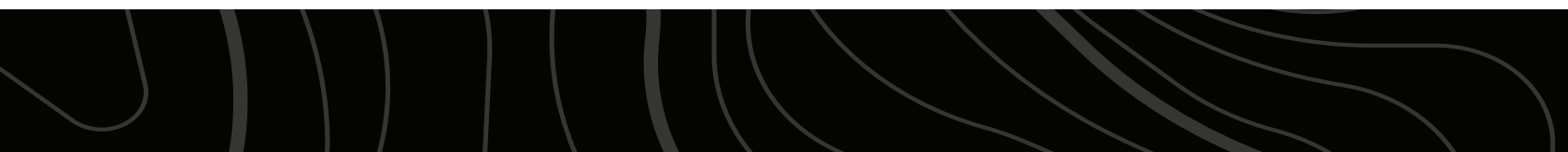
PRIMARILY SILT LOAM SOIL TYPES



WATERWAYS, TERRACES, & TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 4' 54.86, -94° 27' 18.12



Maps Provided By:



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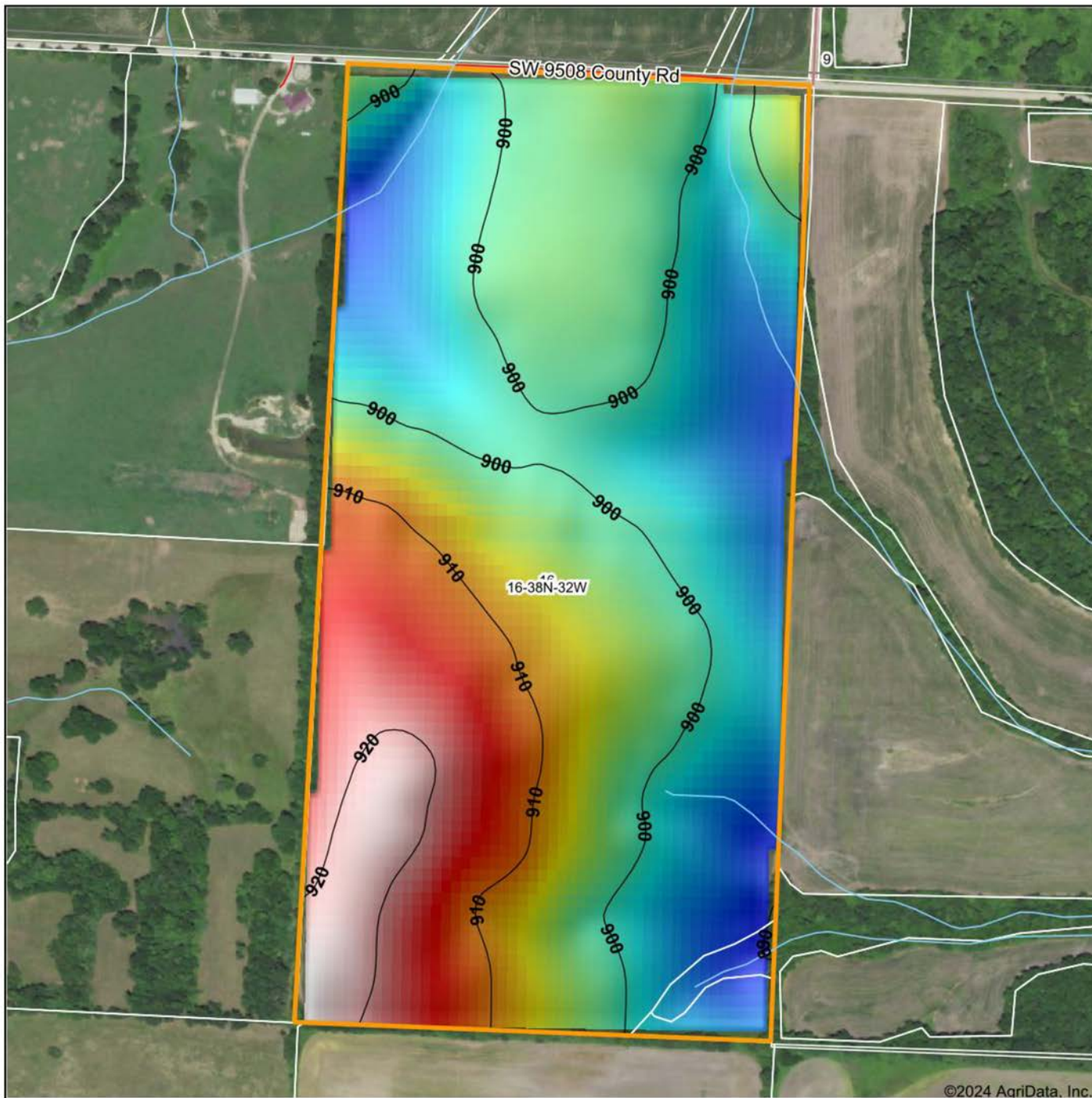
16-38N-32W
Bates County
Missouri



1/5/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 10
Min: 889.2
Max: 922.5
Range: 33.3
Average: 903.0
Standard Deviation: 8.1 ft

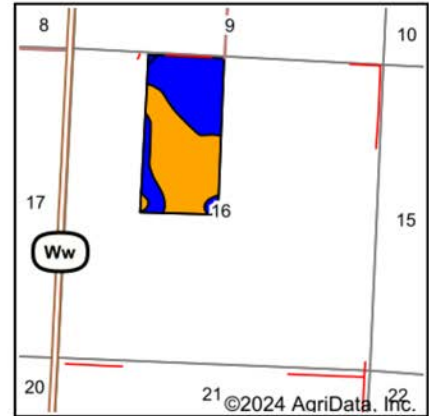
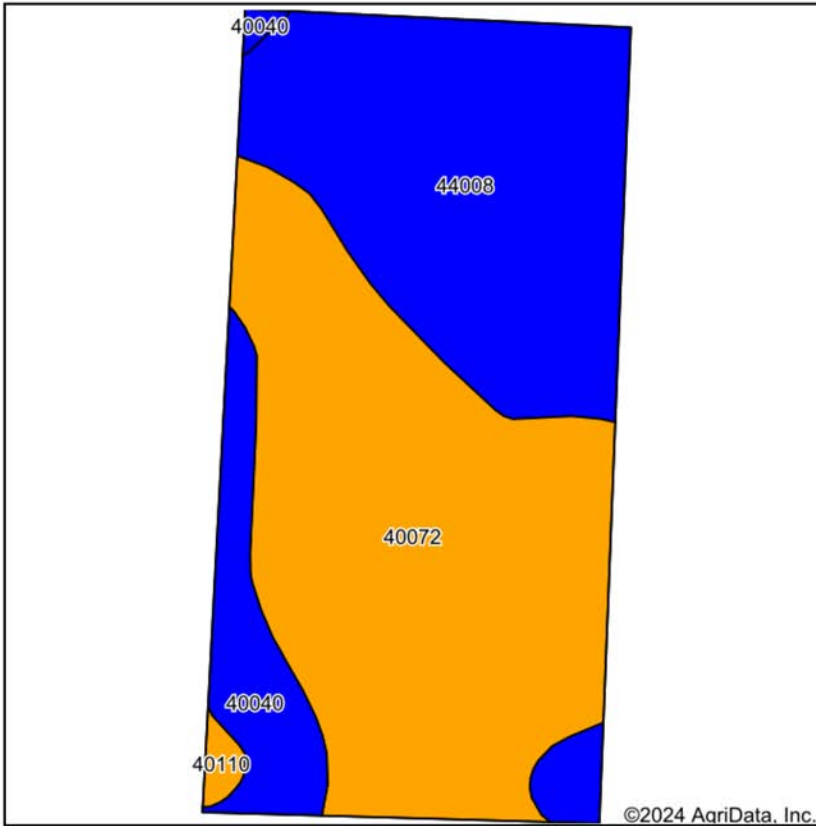


1/5/2024

16-38N-32W
Bates County
Missouri

Boundary Center: 38° 4' 54.84, -94° 27' 18.13

SOIL MAP



State: **Missouri**
 County: **Bates**
 Location: **16-38N-32W**
 Township: **Howard**
 Acres: **79.23**
 Date: **1/5/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO013, Soil Area Version: 27

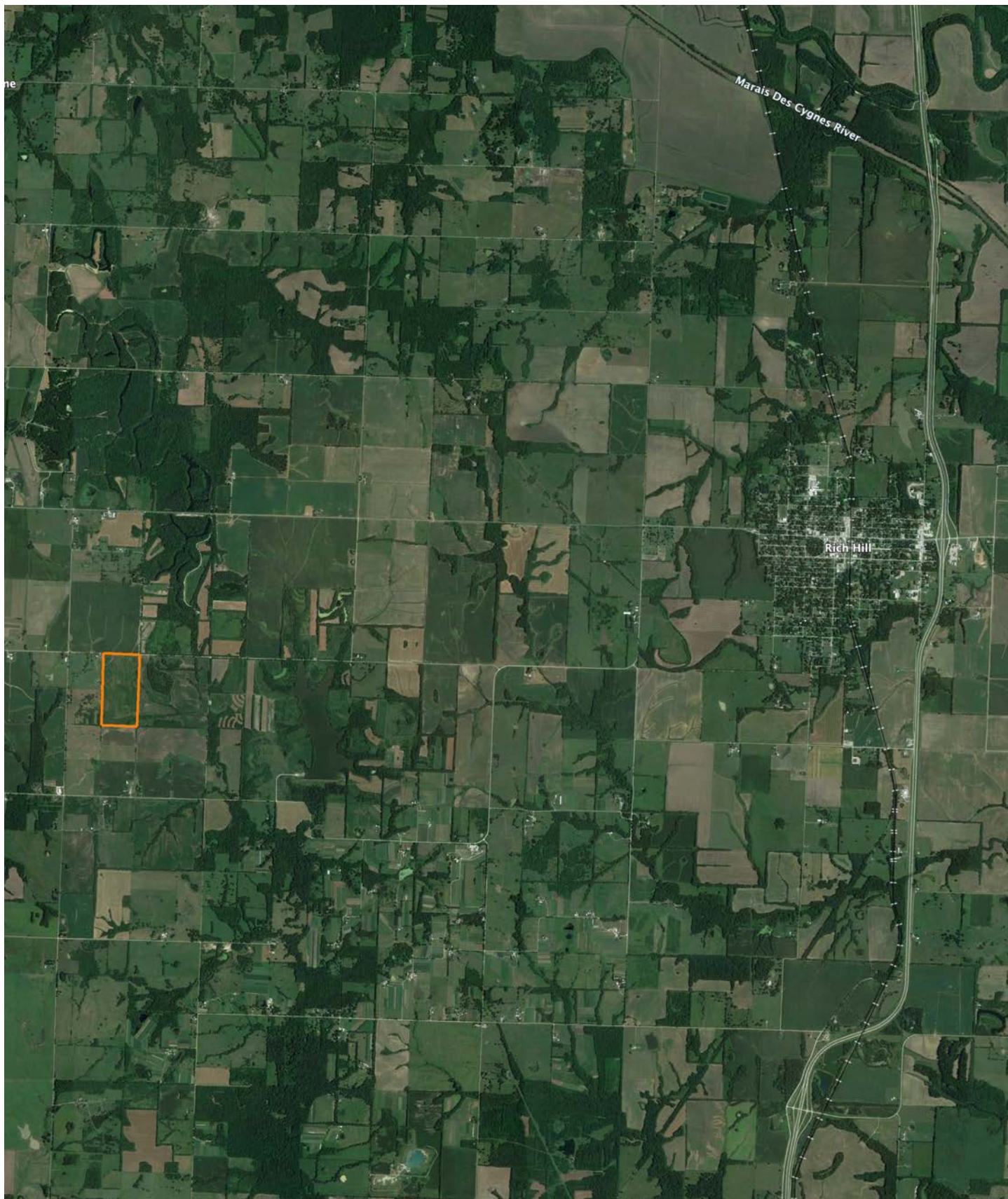
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40072	Kenoma silt loam, 1 to 3 percent slopes	40.91	51.6%		5.7ft. (Lithic bedrock)	IIIe	59	56	58	59
44008	Okemah silt loam, 0 to 2 percent slopes	30.60	38.6%		> 6.5ft.	Ile	77	77	64	66
40040	Bates loam, 1 to 3 percent slopes	7.05	8.9%		2.7ft. (Paralithic bedrock)	Ile	65	65	57	52
40110	Bates loam, 3 to 7 percent slopes, eroded	0.67	0.8%		2.3ft. (Paralithic bedrock)	IIIe	52	52	43	34
Weighted Average						2.52	*n 66.4	*n 64.9	*n 60.1	*n 60.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
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MidwestLandGroup.com

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