

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

# BATES COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

# MIDWEST LAND GROUP IS HONORED TO PRESENT

## READY FOR COMMERCE

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This state-of-the-art 40'x60' commercial building on 5 +/- acres is turn-key ready, simply bring your business and add your brand! Prime location with high interstate visibility. Just 50 minutes from Kansas City. Beautifully designed office and retail spaces, all electric with stained concrete floors, tongue and groove ceilings, 200 amp service, and two 10'x12' insulated overhead doors.

Business owners will appreciate the three-acre open parking lot with lighting and security cameras that stay.

Additional amenities include a kitchen, storage closet, restroom, and secured parking lot with piped fencing and a locking gate.

There are unlimited possibilities for this commercial gem such as marine sales, automotive sales, construction/equipment, sporting goods, electrical or plumbing supply, landscaping, tire sales/repair, power sports, RV/camping, etc... For showing call Brian Rookstool at (816) 804-1076.



# PROPERTY FEATURES

PRICE: **\$449,999** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **5**

- Location
- Paved highway access
- High interstate visibility
- State-of-the-art office building
- Sales offices
- Retail space
- Security cameras
- Large shop
- 2-10'x12' overhead doors
- Tool and storage closet
- 200 amp service
- Three acres of open parking lot with lighting
- Piped perimeter fencing with locking gate
- Gently sloping topography
- Utilities



# STATE-OF-THE-ART OFFICE BUILDING

Just 50 minutes from Kansas City. Beautifully designed office and retail spaces, all electric with stained concrete floors, tongue and groove ceilings, 200 amp service, and two 10'x12' insulated overhead doors.



# PAVED HIGHWAY ACCESS



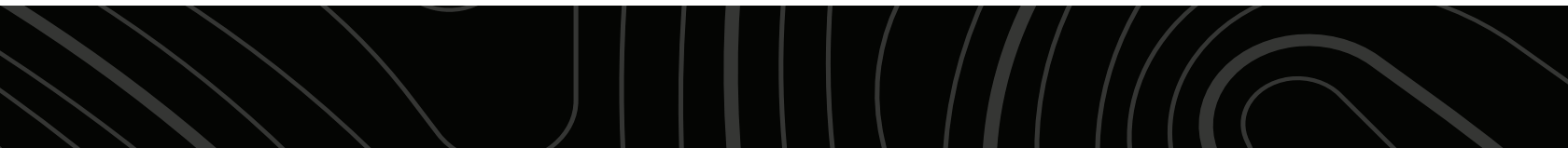
# THREE ACRES OF OPEN PARKING LOT



## 2-10'X12' OVERHEAD DOORS

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"King Field" (50 Acres) and "James Field" (30 Acres) are tucked in the southern portion of the ranch, just south of the lodge.



# PRIME LOCATION



# ADDITIONAL PHOTOS





# AERIAL MAP



Boundary Center: 38° 24' 42.97, -94° 20' 42.15

0ft 218ft 435ft

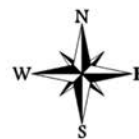


Maps Provided By:



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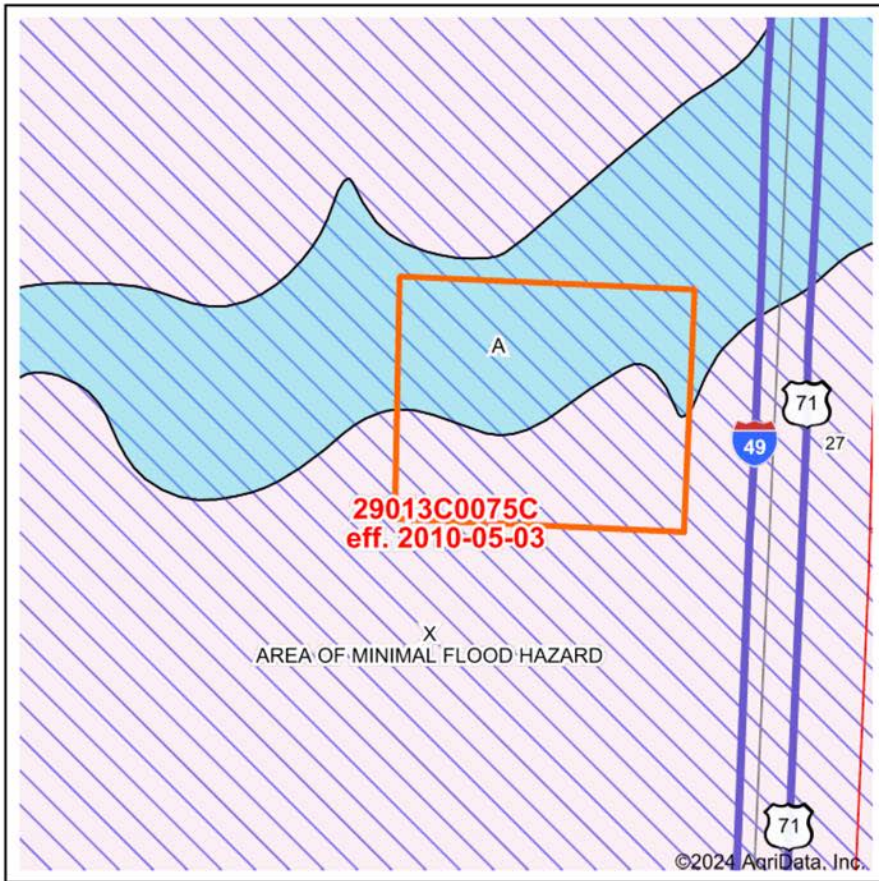
**28-42N-31W**  
**Bates County**  
**Missouri**



1/26/2024

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

# FLOOD ZONE MAP



Map Center: 38° 24' 42.26, -94° 20' 44.36  
 State: MO Acres: 5.18  
 County: Bates Date: 1/26/2024  
 Location: 28-42N-31W  
 Township: Deer Creek



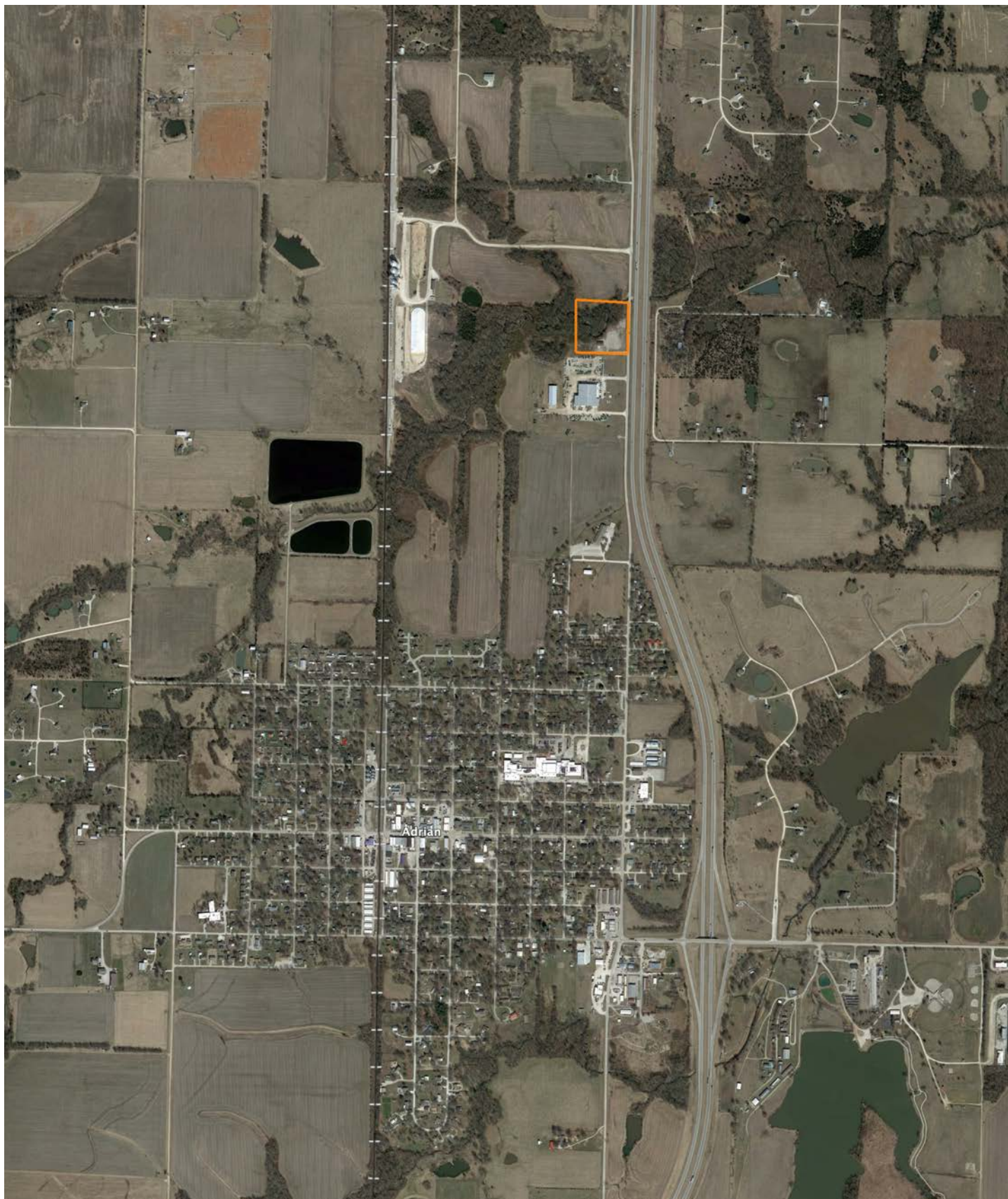
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**surety**  
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Name	Number	County	NFIP Participation	Acres	Percent
BATES COUNTY	290786	Bates	Regular	5.18	100%
<b>Total</b>				5.18	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
A		100-year Floodplain	2.66	51.4%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.52	48.6%	
<b>Total</b>			5.18	100%	
Panel	Effective Date	Acres	Percent		
29013C0075C	5/3/2010	5.18	100%		
<b>Total</b>		5.18	100%		

# OVERVIEW MAP

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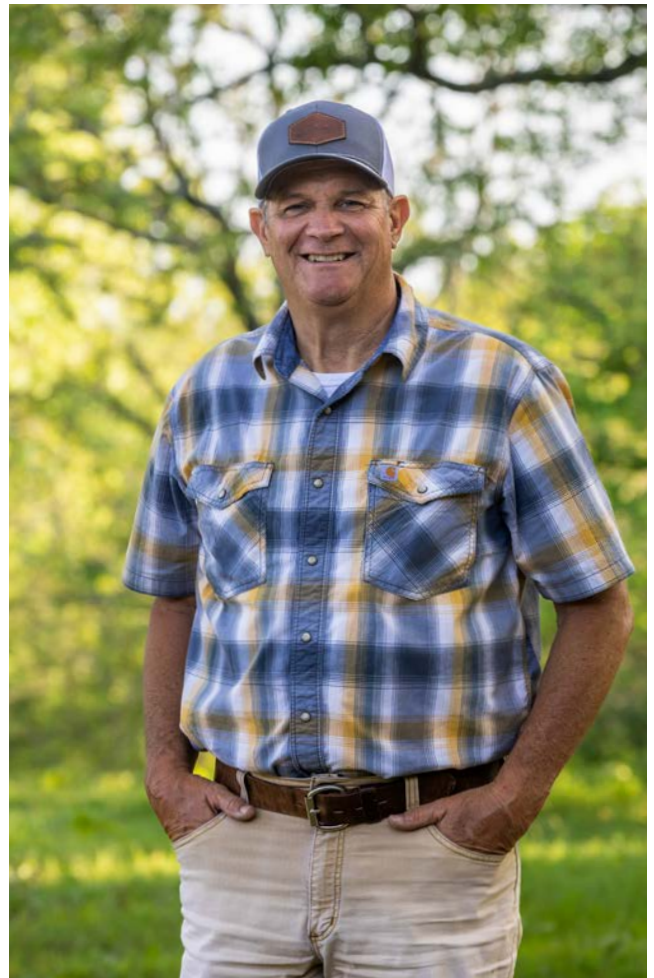


# AGENT CONTACT

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Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and four grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



**BRIAN ROOKSTOOL,**  
LAND AGENT  
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**MidwestLandGroup.com**

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