

MIDWEST LAND GROUP PRESENTS

246 ACRES IN

BATES COUNTY MISSOURI



MidwestLandGroup.com

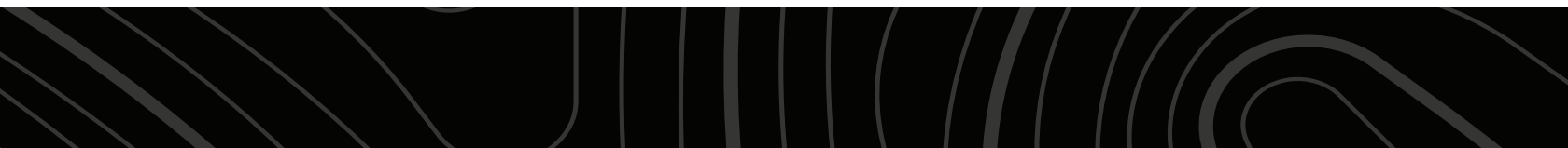
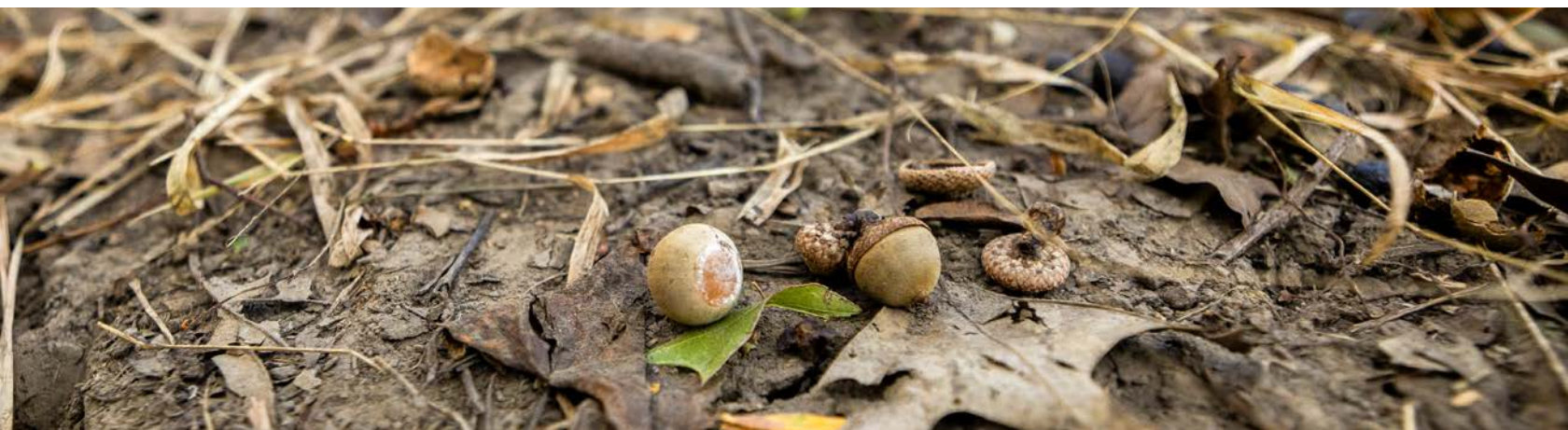
MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM RECREATION FARM NEAR STATE LINE

Located in northwest Bates County, less than $\frac{3}{4}$ of a mile from the Kansas state line, is this incredible 246 +/- acre tract. Positioned in a big buck area, and containing mature timber, open fields, early successional growth, and multiple water sources, the farm is made up of remarkably diverse habitat, providing everything necessary to grow and harvest giant whitetails, as well as turkeys and small game. The terrain varies from sloping to flat, with over 100 feet in total elevation change from ridgetops and hillsides to creek bottom. Surrounded by agriculture and the east side bordered entirely by railroad, the layout, with southern access, approximately a mile of depth, and an extensive trail system, offers exceptional seclusion and huntability for multiple strategies and wind directions. Although trophy whitetails have been taken here and the property is ready to hunt, there has been minimal management implemented, and it offers a blank slate for a plan. Timber stand improvement, food plots, screening/concealed access, and burning are just some of the practices that could be performed here. The 60 +/- acre east field is made up of Class II soils, has

recently been tilled, and with some earthwork could be put into row crop production. Multiple ponds have been cleaned out and tied together to maximize drainage and efficiency.

Providing peaceful privacy and spectacular hilltop views, this farm is ideal for both a primary estate and a recreational getaway. With 3,000 feet of frontage on blacktop State Route Y, power onsite, and water available at the near side of the road, the property offers multiple locations for improvements. Existing amenities include a cabin and double-wide office trailers that are suitable for hunting camp headquarters and/or temporary dwelling(s) while a lodge or home is constructed. Formerly known as Midwest Extreme Park, the property has multiple motocross tracks that could continue to be used for dirt bikes or could be restored to its natural state or reconfigured for other purposes. There are 12 RV power hookups currently in place. The sellers are open to dividing.



PROPERTY FEATURES

PRICE: **\$1,377,600** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **246**

- 246 +/- diverse acres
- 144 +/- wooded acres
- 60 +/- tillable acres
- Diverse habitat
- Varying topography
- Multiple ponds
- Wet-weather creek
- Excellent hunting
- Abundant wildlife
- Trail system
- Build Sites
- Seclusion
- Spectacular views
- Power in-place
- Water available at the road
- Great access
- Blacktop frontage
- Cabin
- Dirt bike tracks
- 12 RV hookups
- Double-wide office trailer(s)
- 40 minutes from Kansas City and Overland Park



HUNTING OPPORTUNITIES

Positioned in a big buck area, and containing mature timber, open fields, early successional growth, and multiple water sources, the farm is made up of remarkably diverse habitat, providing everything necessary to grow and harvest giant whitetails, as well as turkeys and small game.



STATE ROUTE Y ROAD FRONTAGE

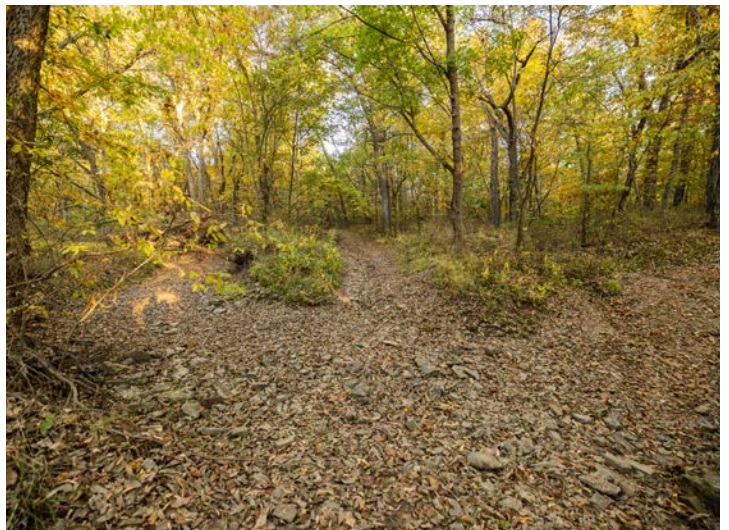


MULTIPLE PONDS



TRAIL SYSTEM

Formerly known as Midwest Extreme Park, the property has multiple motocross tracks that could continue to be used for dirt bikes or could be restored to its natural state or reconfigured for other purposes.



BUILD SITES

With 3,000 feet of frontage on blacktop State Route Y, power onsite, and water available at the near side of the road, the property offers multiple locations for improvements. Existing amenities include a cabin and double-wide office trailers that are suitable for hunting camp headquarters and/or temporary dwelling(s) while a lodge or home is constructed.



AERIAL MAP



Boundary Center: 38° 24' 51.2, -94° 35' 54.09

0ft 867ft 1734ft



Maps Provided By:



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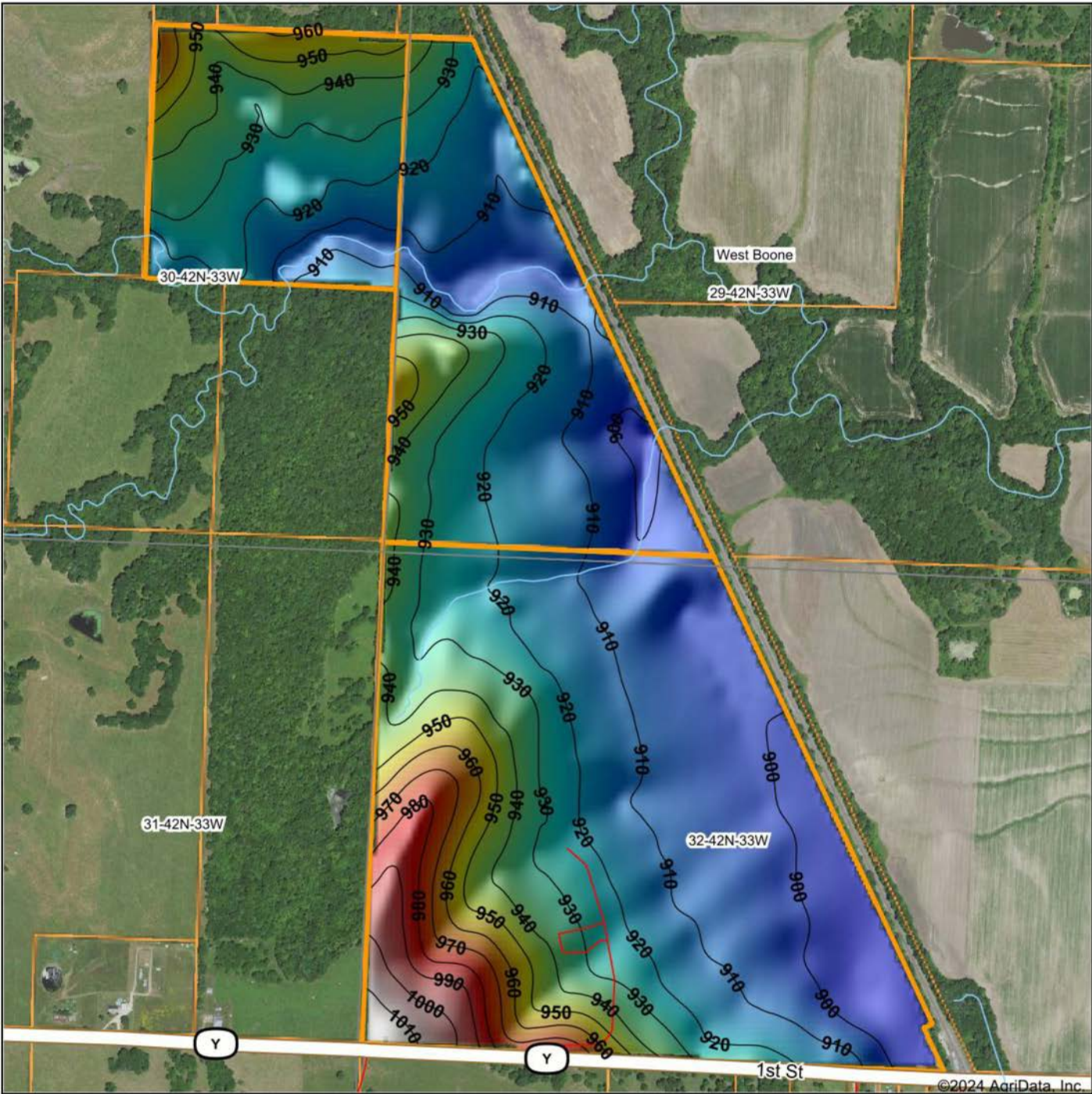
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29-42N-33W
Bates County
Missouri



10/7/2024

HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 10

Min: 890.7

Max: 1,012.7

Range: 122.0

Average: 925.2

Standard Deviation: 23.36 ft

0ft 809ft 1619ft

N
W E
S

10/7/2024

Boundary Center: 38° 24' 51.2, -94° 35' 54.09

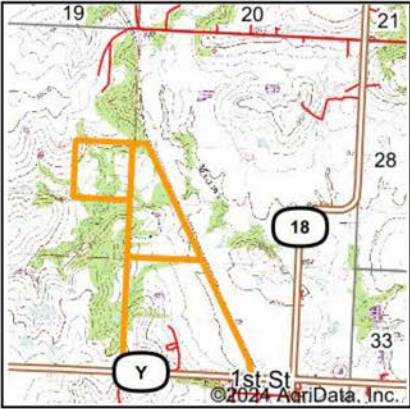
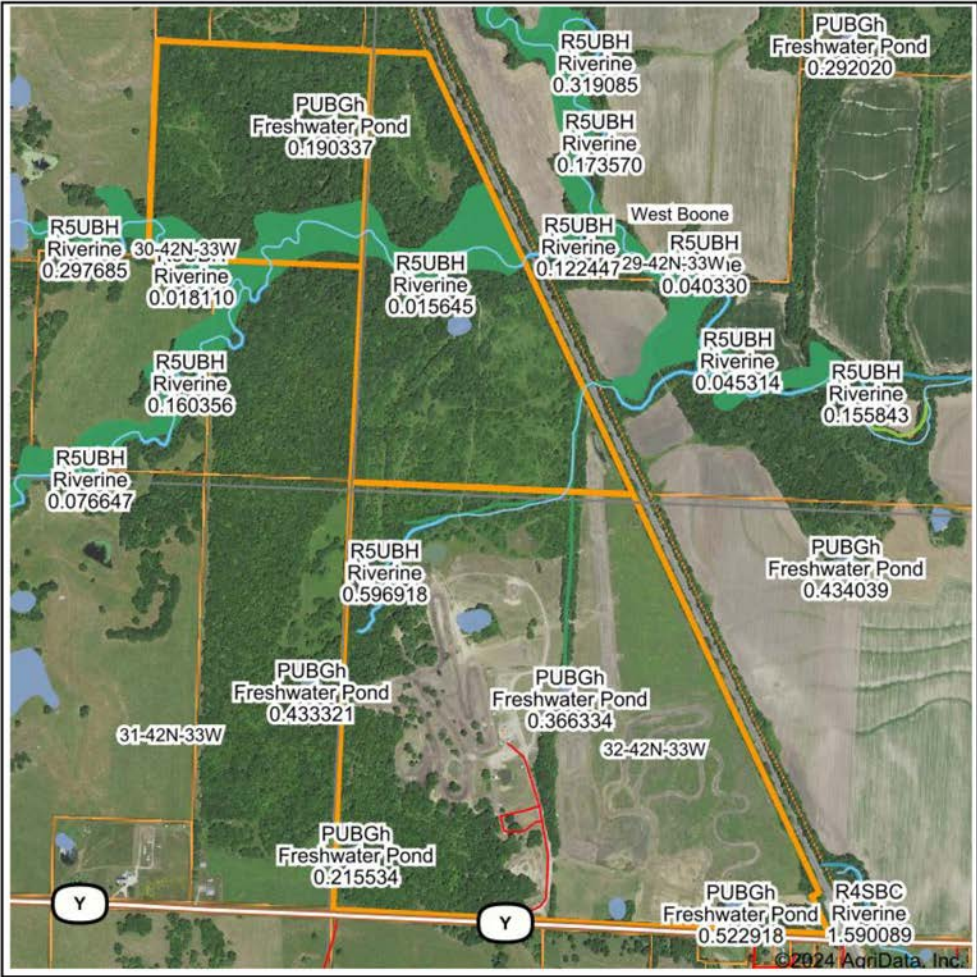
29-42N-33W
Bates County
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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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WETLANDS MAP



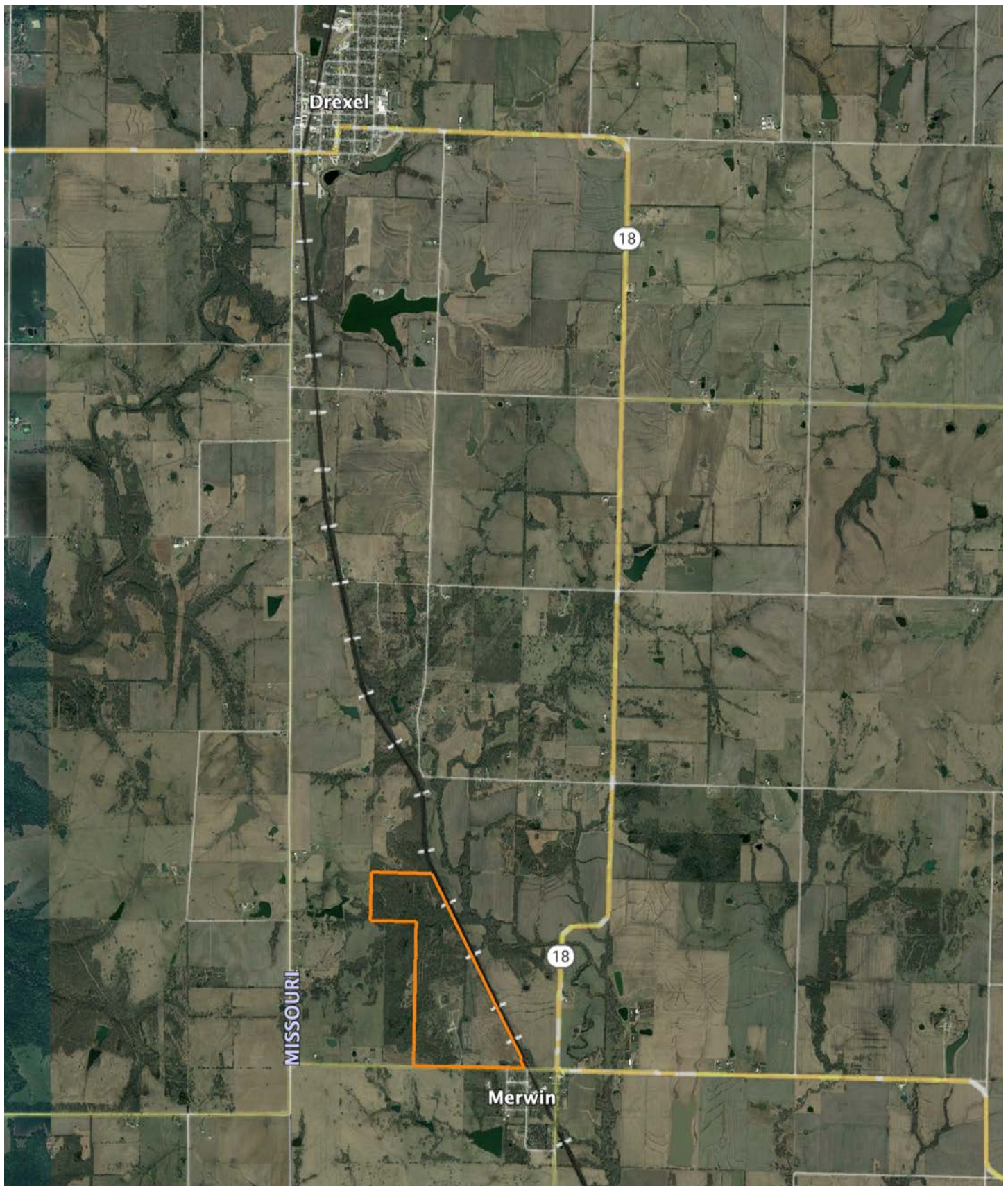
State: **Missouri**
Location: **29-42N-33W**
County: **Bates**
Township: **West Boone**
Date: **10/7/2024**



Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	13.34
PUBGh	Freshwater Pond	2.40
PFO1Ax	Freshwater Forested/Shrub Wetland	1.29
R5UBH	Riverine	0.66
Total Acres		17.69

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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