

MIDWEST LAND GROUP PRESENTS

880 ACRES IN

BATES COUNTY MISSOURI



14546 NE COUNTY ROAD 5313, ADRIAN, MO, 64720

MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE HUNTING AND RANCHING LAND IN WESTERN MISSOURI

When the right combination of grass, timber, and water comes together, land can produce a tremendous amount of life. When it all comes together in a large package, the individual parts function to make the whole even richer and rare, greater than the sum of the individual parts. Such is the case with this 880 +/- acre ranch located a few miles east of Adrian, Missouri in northeastern Bates County. Whether your primary interest is cattle, horses, hunting, or a combination of these things, this property will not disappoint. For starters, all 880 +/- acres are contiguous, separated only by a graveled county road. Of the total acreage, roughly 200 +/- of it is timber, with many mature oaks, walnut, hackberry, hedge, and elm in the upland, and oaks, cottonwoods, and sycamores in the lower elevations near the creeks. Pastures consist mostly of mixed cool-season grasses, with ladino clover and birdsfoot trefoil added as a legume component for optimal nutrition. The ranch is extensively cross-fenced, with no fewer than 14 individual pastures, ideal for managing forage use and ensuring the growth and recovery of the paddocks. In addition to the pasture acreage, approximately 48 +/- acres of brome hay are managed and maintained, producing an average of 100 round bales of high-quality hay annually.

Sixteen ponds provide stock and wildlife with plenty of water, along with numerous pools found along the courses of the 2 or more miles of creeks that flow through the ranch. Soils are ideal for growing plenty of grass, and 84% of the ranch is composed of Class II or Class

III soils, including Eram, Kenoma, Summit, and Verdigris silt loams and silty clay loams, which are all locally well-known for growing grass and grain. About 77 +/- of the ranch's acres are terraced, demonstrating that this land once grew row crops and could do so again as part of a diverse holding.

Structures on the ranch include two homes that offer options as on-site housing for ranch hands or caretakers, weekend lodging for owners and guests, or even nightly rentals for an additional income stream. Seven barns and sheds provide various options for livestock shelter, hay storage, and protection of tractors and equipment from the weather. Welded pipe working pens are set up to simplify sorting, checking, medicating, and separating cattle and other stock. Rural water is available at the main house, which offers another option for watering livestock. With approximately 2 miles of county road frontage, access to the ranch is easy, and 2 or more miles of private roads run through it as well, offering good access throughout the property.

But this ranch isn't just about growing livestock. It's also quite remarkable in its ability to nourish and grow big whitetails and plenty of wild turkeys. The extensive creek bottom habitats, rich soils, and abundant cover make it a producer when it's time to grab the shotgun, bow, or rifle. Dozens of pocket fields and hidden corners provide a tremendous opportunity to develop a truly world-class hunting operation, presenting an ideal

tapestry on which to plant food plots, set up funnels and pinch points, and further develop the potential of this remarkable piece of land. More than 60 +/- acres grow switchgrass, and with just a bit of management could provide outstanding bedding and nesting cover for the local wildlife. Because of the size of this property, a savvy manager could realistically expect to manage their herds and flocks to remain mostly, if not entirely, within the ranch's boundaries. This ability to manage and

regulate hunting pressure could very possibly produce the kind of record book bucks that avid whitetail hunters dream of.

Ranches of this size and character and potential are rarely available in this area. If you'd like to schedule an appointment to see this remarkable property and make it your own, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

PRICE: **\$5,280,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **880**

- 880 +/- acres, all contiguous
- 600 +/- acres of pasture
- 200 +/- acres of timber
- 48 +/- acres of brome hay fields
- 60 +/- acres of switchgrass
- 16 ponds
- 2 + miles of creeks
- 2 + miles of County Road frontage
- 2 homes
- 7 outbuildings
- Many miles of perimeter and interior fencing
- Welded pipe working pens
- Rural water availability
- Electric service at multiple locations
- Dozens of food plot locations and secluded field corners
- Plenty of whitetails and turkeys
- About 40 miles from south Kansas City
- Adrian school district

600 +/- ACRES OF PASTURE



2+ MILES OF CREEKS



200 +/- ACRES OF TIMBER



16 PONDS



7 OUTBUILDINGS

Seven barns and sheds provide various options for livestock shelter, hay storage, and protection of tractors and equipment from the weather.



WELDED PIPE WORKING PENS



2 HOUSES



48 +/- ACRES OF BROME HAY FIELDS



HUNTING OPPORTUNITIES

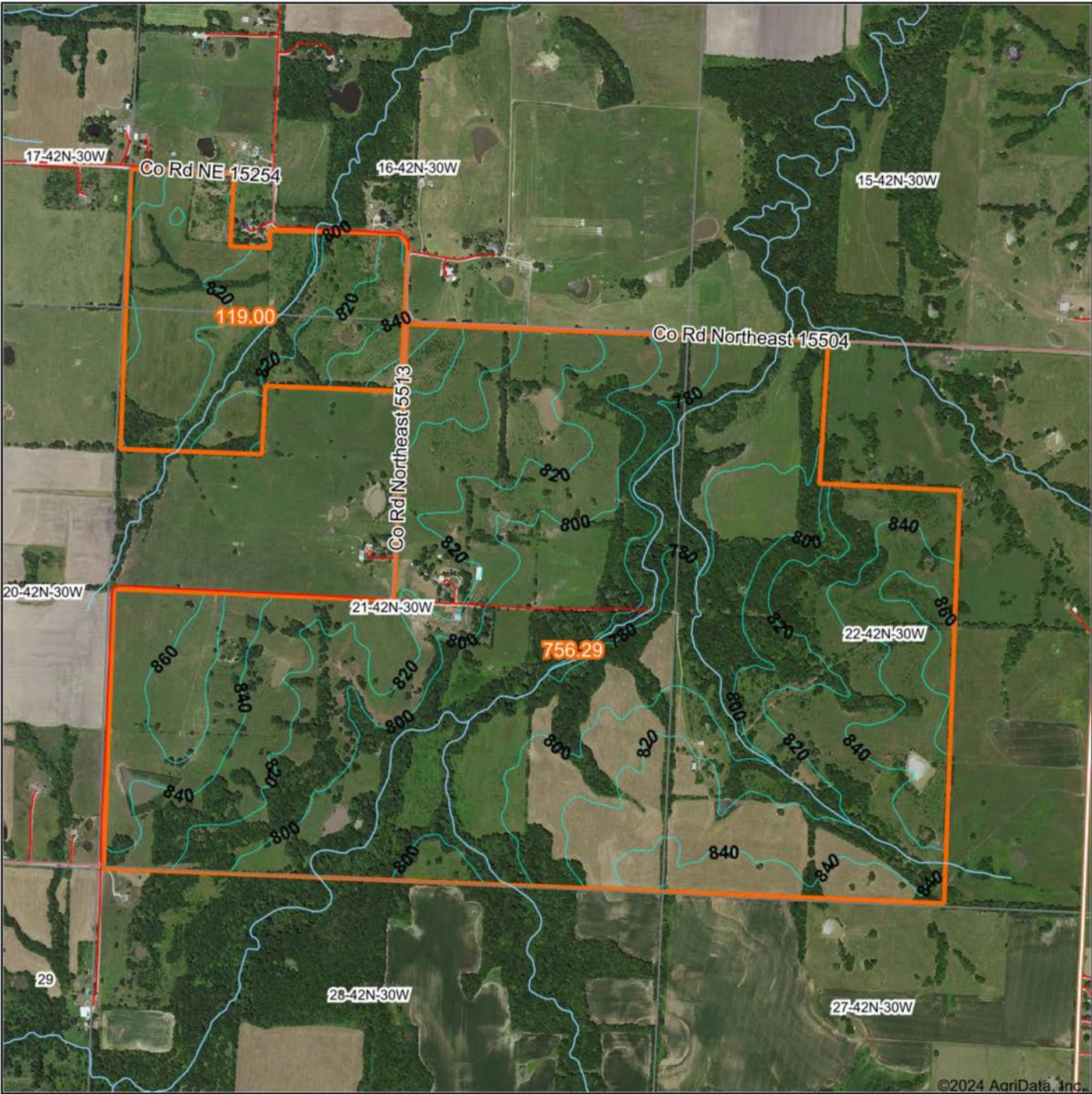
Dozens of pocket fields and hidden corners provide a tremendous opportunity to develop a truly world-class hunting operation, presenting an ideal tapestry on which to plant food plots, set up funnels and pinch points, and further develop the potential of this remarkable piece of land.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 25' 48.96, -94° 14' 14.49

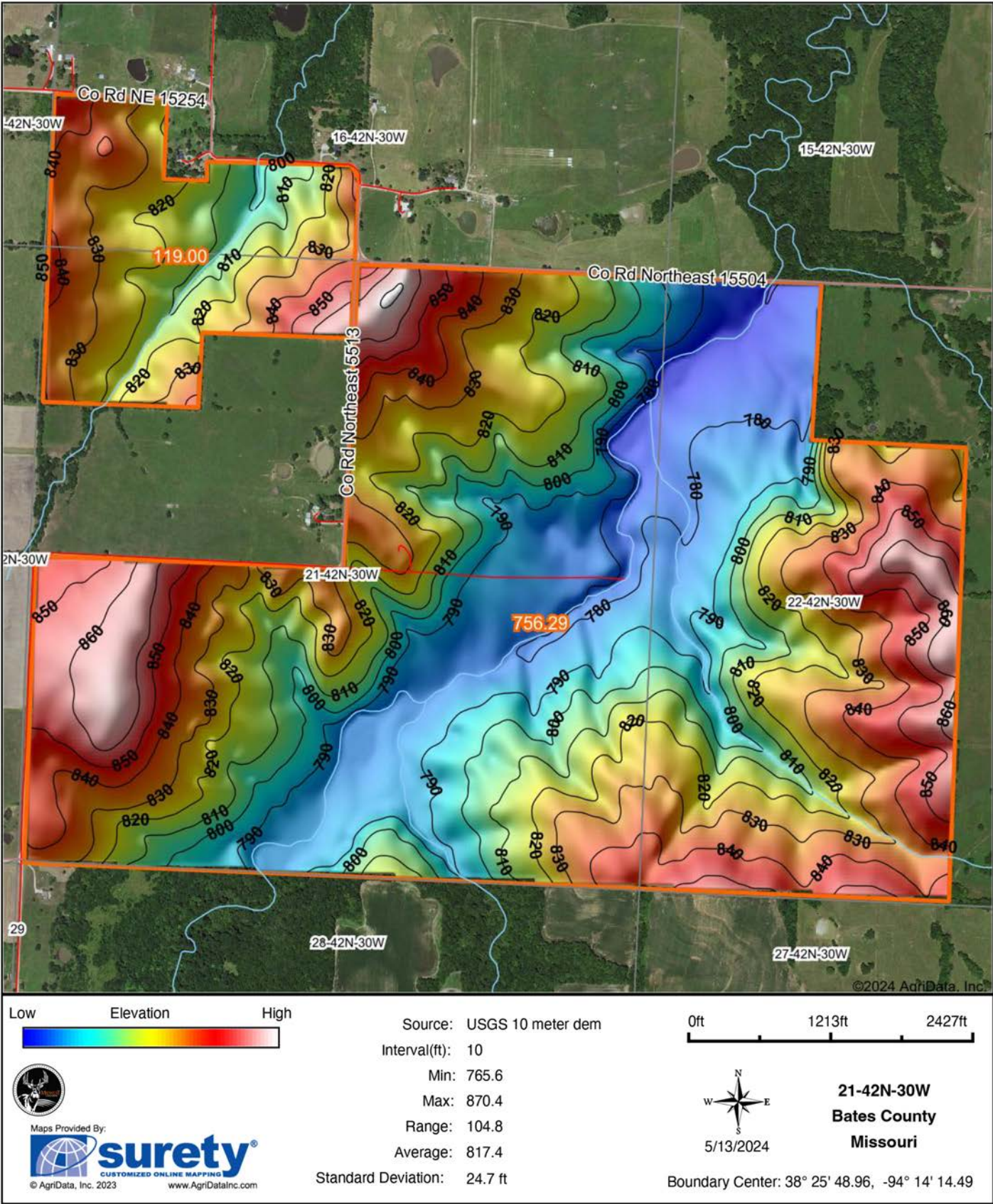
21-42N-30W
Bates County
Missouri

0ft 1468ft 2937ft

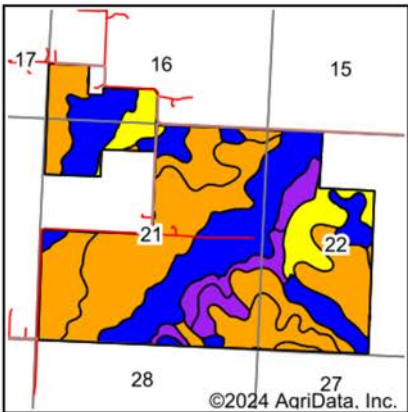
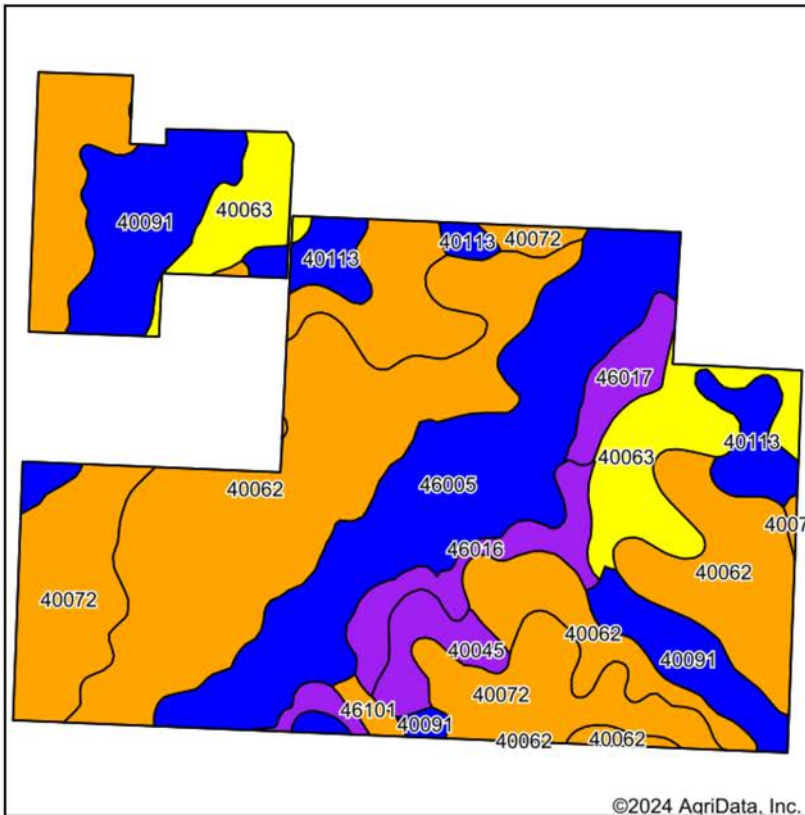


5/13/2024

HILLSHADE MAP



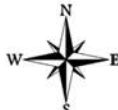
SOILS MAP



State: **Missouri**
County: **Bates**
Location: **21-42N-30W**
Township: **Grand River**
Acres: **875.29**
Date: **5/13/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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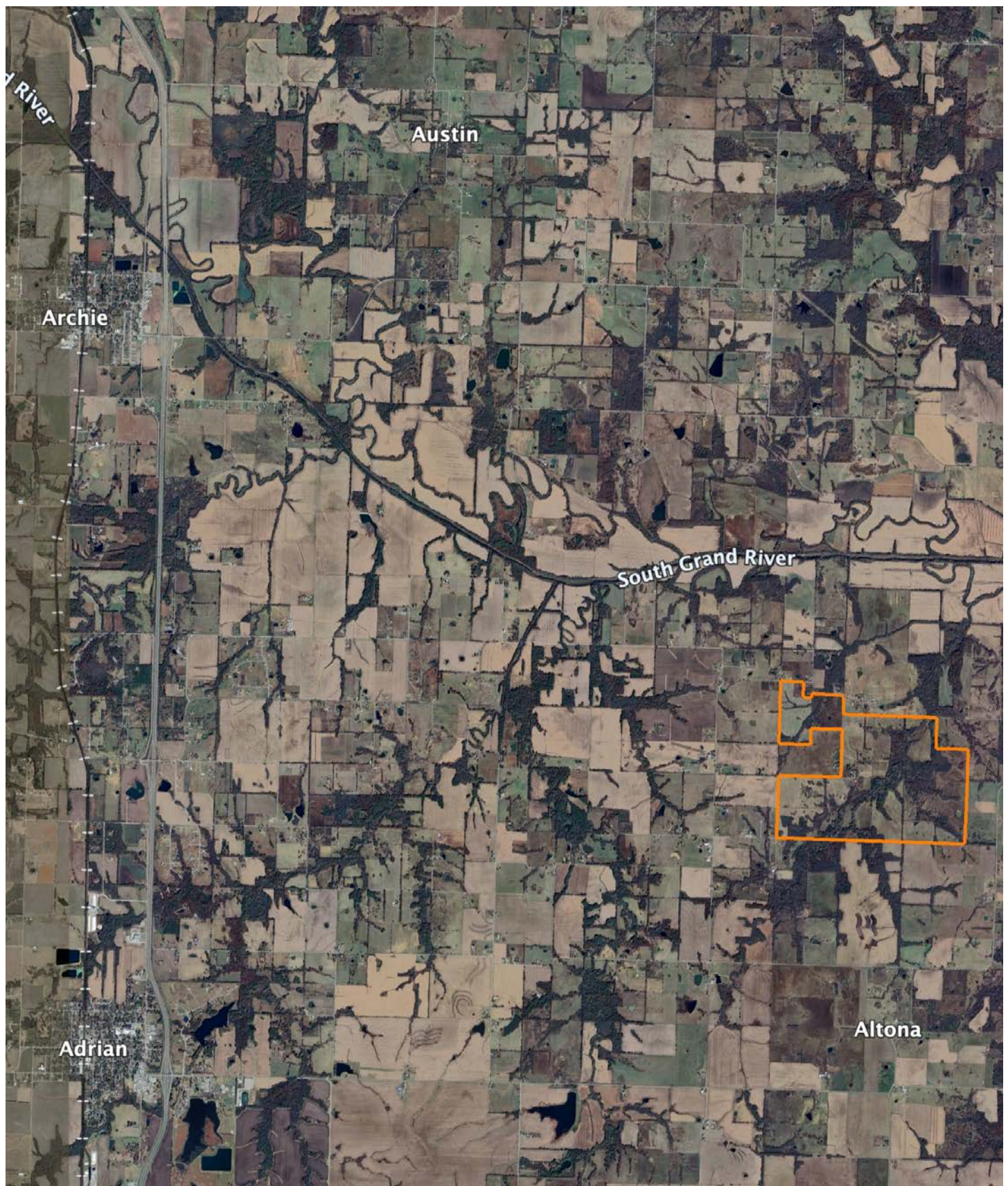


Soils data provided by USDA and NRCS.

Area Symbol: MO013, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40062	Eram silt loam, 2 to 5 percent slopes, eroded	270.74	30.9%		Ille	0	41	41	36	29
40072	Kenoma silt loam, 1 to 3 percent slopes	184.48	21.1%		Ille	3888	59	56	58	59
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	146.75	16.8%		Ilw	7758	82	82	63	75
40091	Summit silty clay loam, 2 to 5 percent slopes	86.71	9.9%		Ile	0	69	65	59	61
40063	Eram silt loam, 5 to 9 percent slopes	72.13	8.2%		IVe	0	73	72	53	50
40113	Bucyrus silty clay loam, 1 to 3 percent slopes	39.33	4.5%		Ile	6108	74	74	58	60
46016	Osage silty clay loam, 0 to 2 percent slopes, frequently flooded	28.08	3.2%		Vw	0	25	12	23	8
40045	Clareson silty clay loam, 2 to 5 percent slopes	18.97	2.2%		VIIs	0	50	50	43	34
46017	Osage silty clay, 0 to 2 percent slopes, frequently flooded	18.22	2.1%		Vw	0	25	14	22	11
40065	Eram-Balltown complex, 5 to 20 percent slopes	5.41	0.6%		VIe	0	41	41	34	26
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	4.47	0.5%		IIIw	0	78	77	64	66
Weighted Average					2.96	2394.6	*n 58.1	*n 56.3	*n 49.4	*n 48.6

OVERVIEW MAP



AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



SCOTT SUDKAMP,
LAND AGENT

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