

MIDWEST LAND GROUP PRESENTS

19 ACRES IN

BATES COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY LIVING NEAR RICH HILL ON 19 +/- ACRES

Here's your chance at a beautiful home on acreage in Bates County just west of Rich Hill, Missouri! This 19 +/- acre property features so many options and possibilities. The blacktop road frontage provides ideal access to the incredibly well-maintained modular home that sits perfectly overlooking the property with amazing views! Watching the sunrise and sunset from the front and back porch will be hard to beat. The three-bedroom, two-bathroom home, features an open floor plan concept with a rustic and charming feel. Complete with a full kitchen and dining area. Also, an oversized two-car garage that is great for extra storage space. This would make for the perfect home to escape the city life and enjoy all that acreage in the country has to offer.

Just like the home, the property has been incredibly maintained and groomed over the years. It features a great mix of open pasture, woods, and a flowing creek. It is fully fenced so raising cows or horses is definitely an option. A mature grove of pecan trees overlooks a hidden field that would set up great for a deer and turkey hunting food plot. Also, a nice mix of hardwoods line the creek where deer are sure to travel. The property features gentle rolling slopes and picturesque views. Talk about a little bit of everything!

Don't miss your chance to enjoy life in the country! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$249,995** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **19**

- Blacktop road access
- Well-maintained 1975 modular home
- 3-bedroom, 2-bathroom
- 1,399 square feet
- 2-car oversized garage
- All electric appliances and HVAC
- Small shed with concrete and electricity
- Storm shelter
- Pasture, woods, and creek
- Fully fenced
- 2024 taxes - \$485
- 8 miles northwest of Rich Hill
- 1 hour 20 minutes to Kansas City



WELL-MAINTAINED 1975 MODULAR HOME

The three-bedroom, two-bathroom home, features an open floor plan concept with a rustic and charming feel. Complete with a full kitchen and dining area.



2-CAR OVERSIZED GARAGE



AMAZING VIEWS



PASTURE

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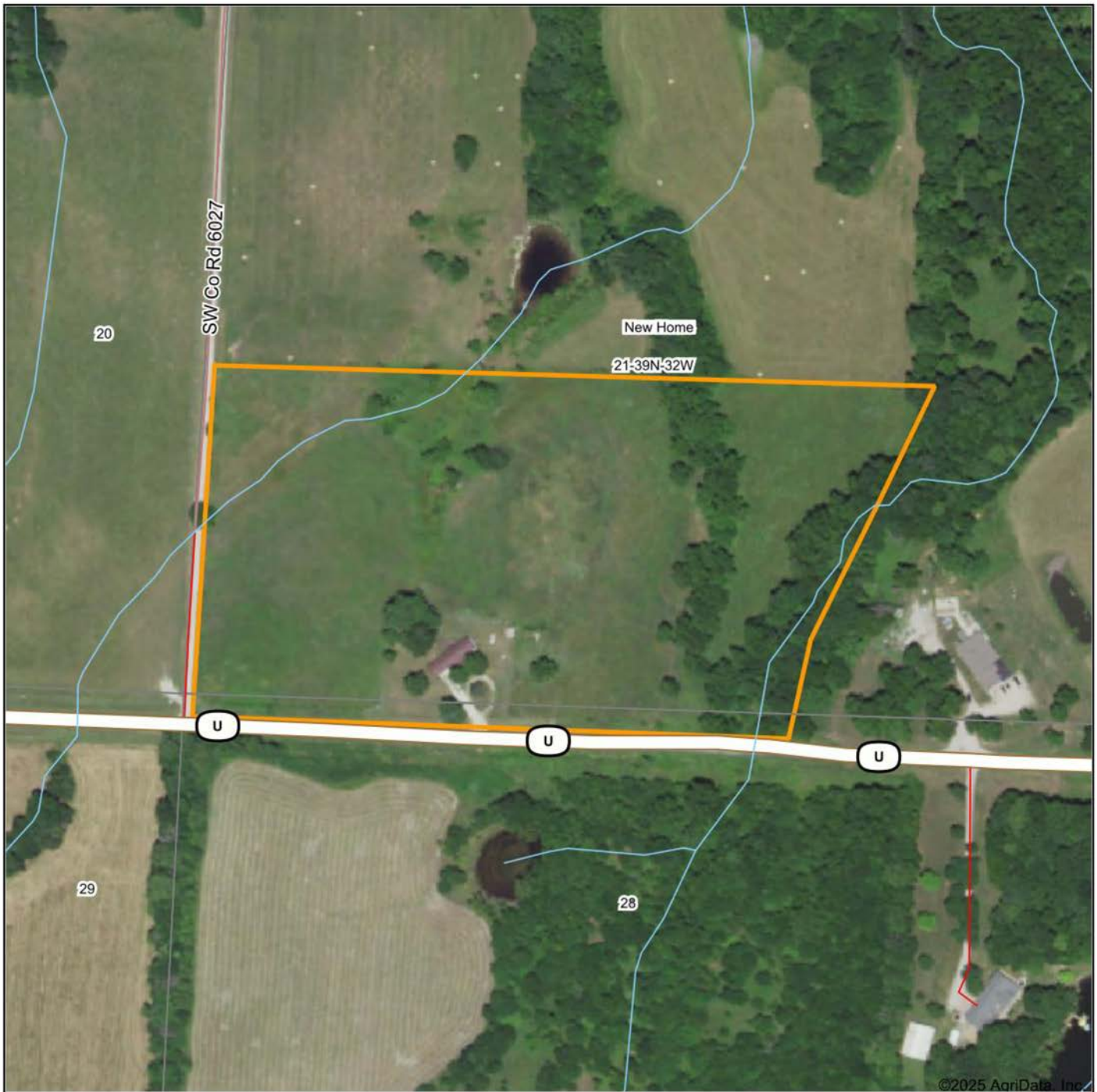
WOODS & CREEK



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 8' 39.76, -94° 27' 23.03

0ft 282ft 564ft



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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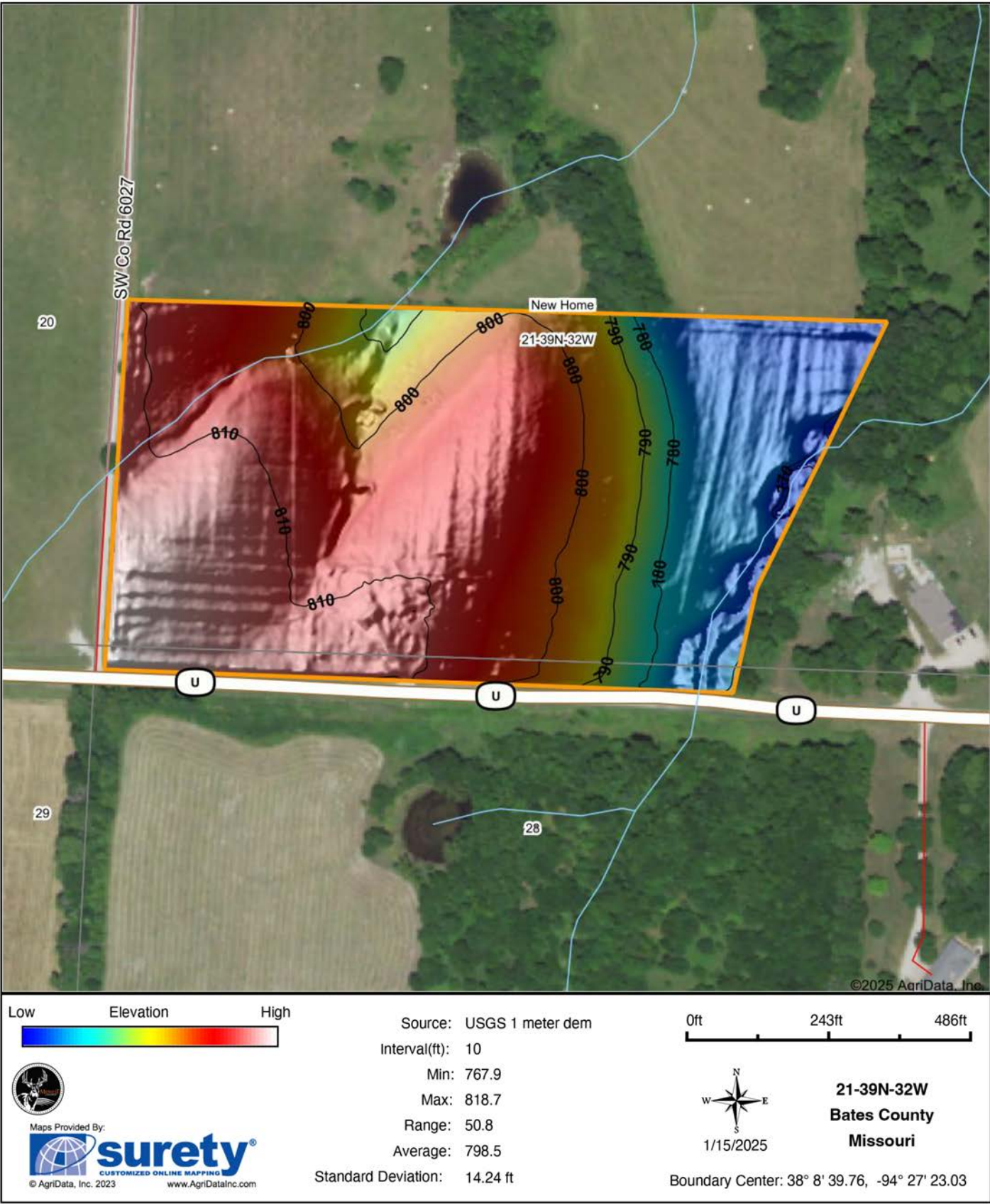
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Bates County
Missouri

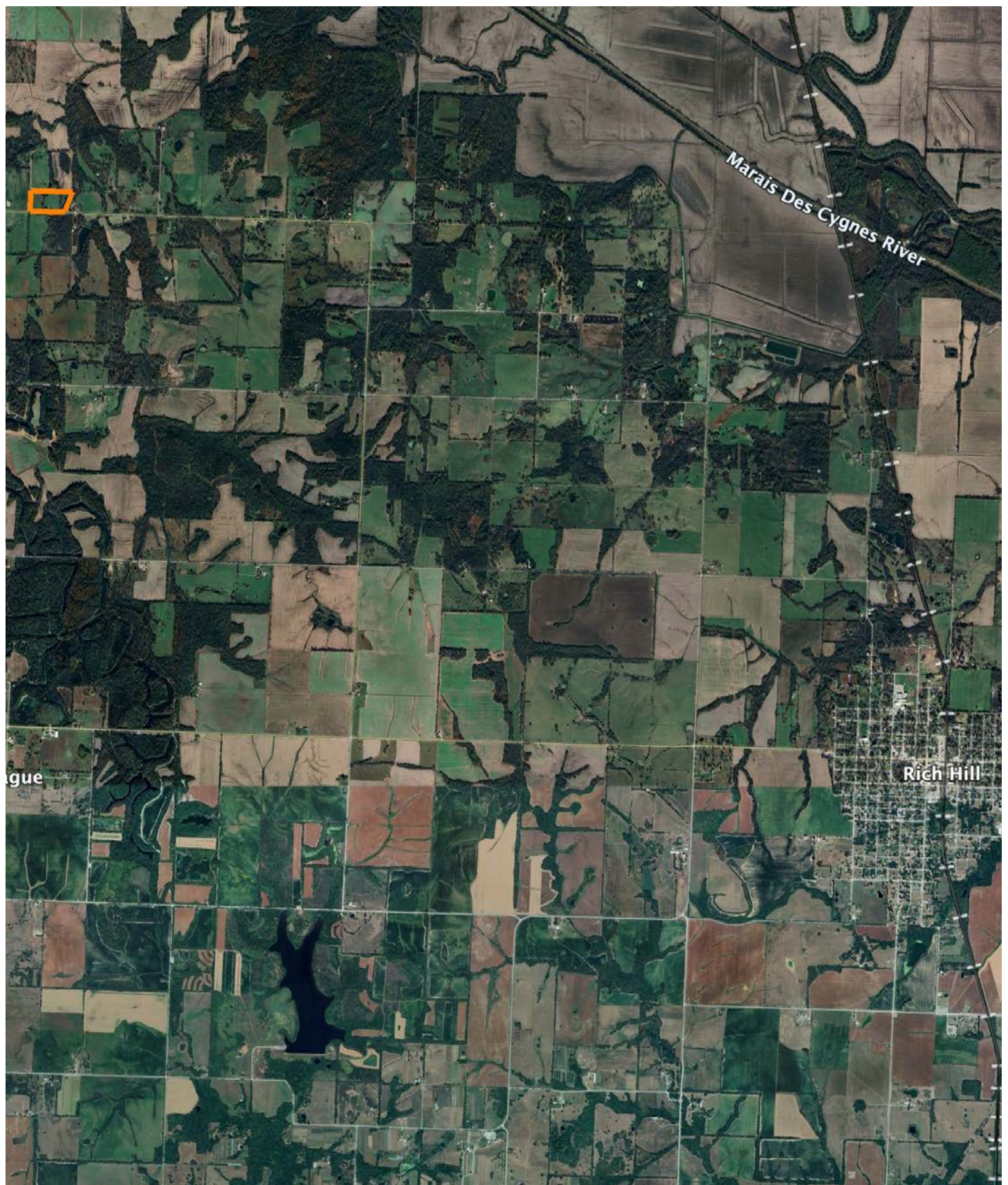


1/15/2025

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

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