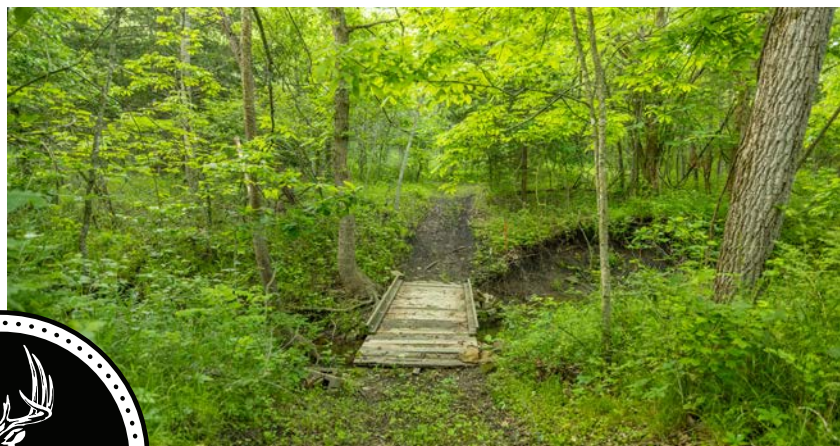


MIDWEST LAND GROUP PRESENTS

33 ACRES

# BATES COUNTY, MO

13325 NE COUNTY ROAD 9003, ADRIAN, MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HOME ON SECLUDED ACREAGE

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Looking for a great weekend getaway or permanent residence? This beautiful acreage has it all! 33 +/- mostly wooded acres located just 1 mile off blacktop in a secluded location with a 1,080 square foot updated manufactured home and shop. Full utilities including electric, rural water, propane, and fiber internet. The property features numerous trails providing easy

access, beautiful timber, a pond, creek, and a shooting range. With all the cover on this property, it hunts extremely well, but it is also located close to Settle's Ford Conservation Area for additional hunting and fishing opportunities. Your piece of paradise awaits! Call Paul Lowry to schedule your private tour today at (816) 500.2513.



# PROPERTY FEATURES

PRICE: **\$330,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **33**

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- 1,080 sq. ft. updated manufactured home
- 3 bed, 2 bath
- Small shop with electric
- Stocked pond
- Fiber optic internet
- Large trail system
- Beautiful timber
- Creek
- Quiet country setting
- Shooting range
- Less than 1 mile off pavement



# 1,080 SQ. FT. UPDATED HOME

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## SMALL SHOP WITH ELECTRIC

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## SHOOTING RANGE

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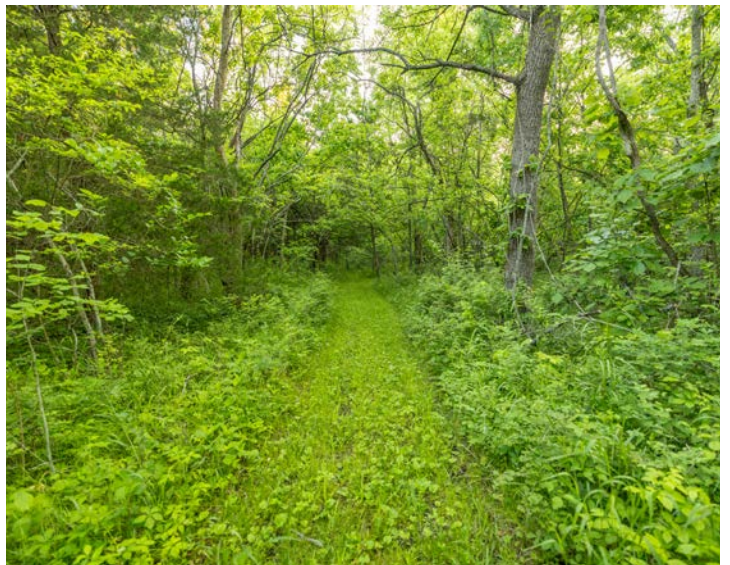
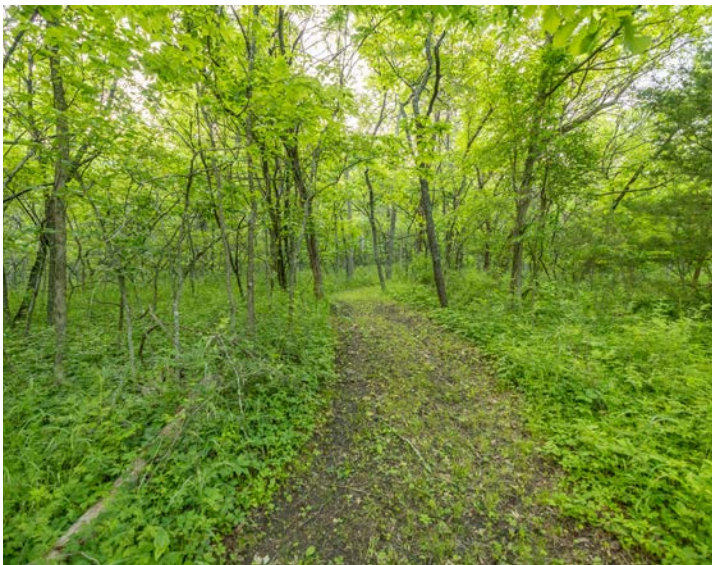
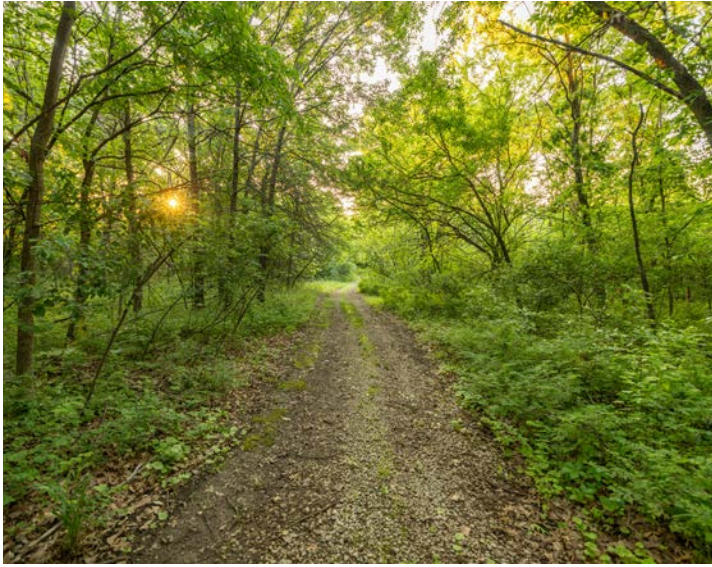
# STOCKED POND & CREEK

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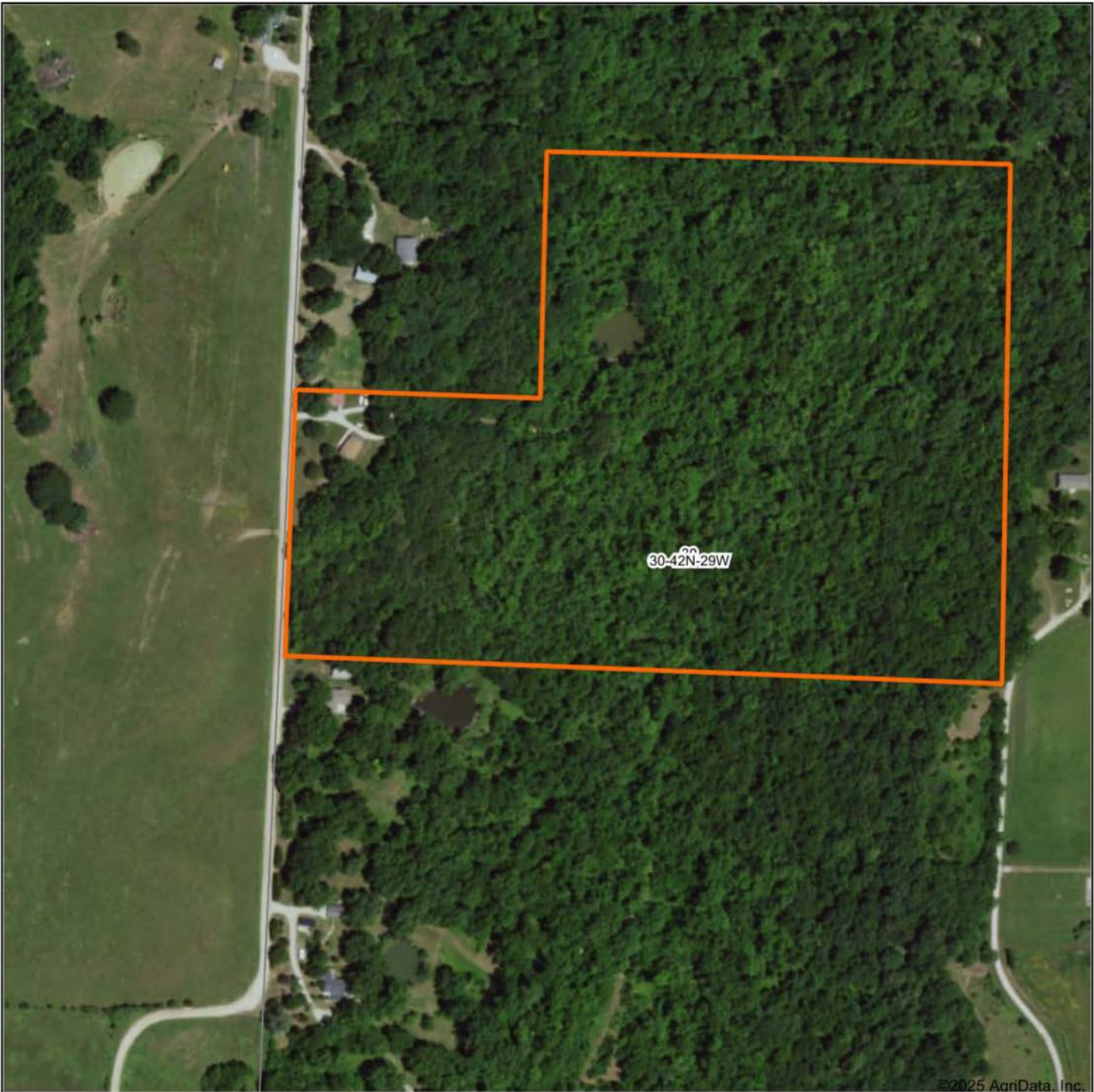


# TRAILS & TIMBER

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# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 24' 39.33, -94° 10' 31.95

0ft 325ft 649ft

**30-42N-29W**  
**Bates County**  
**Missouri**

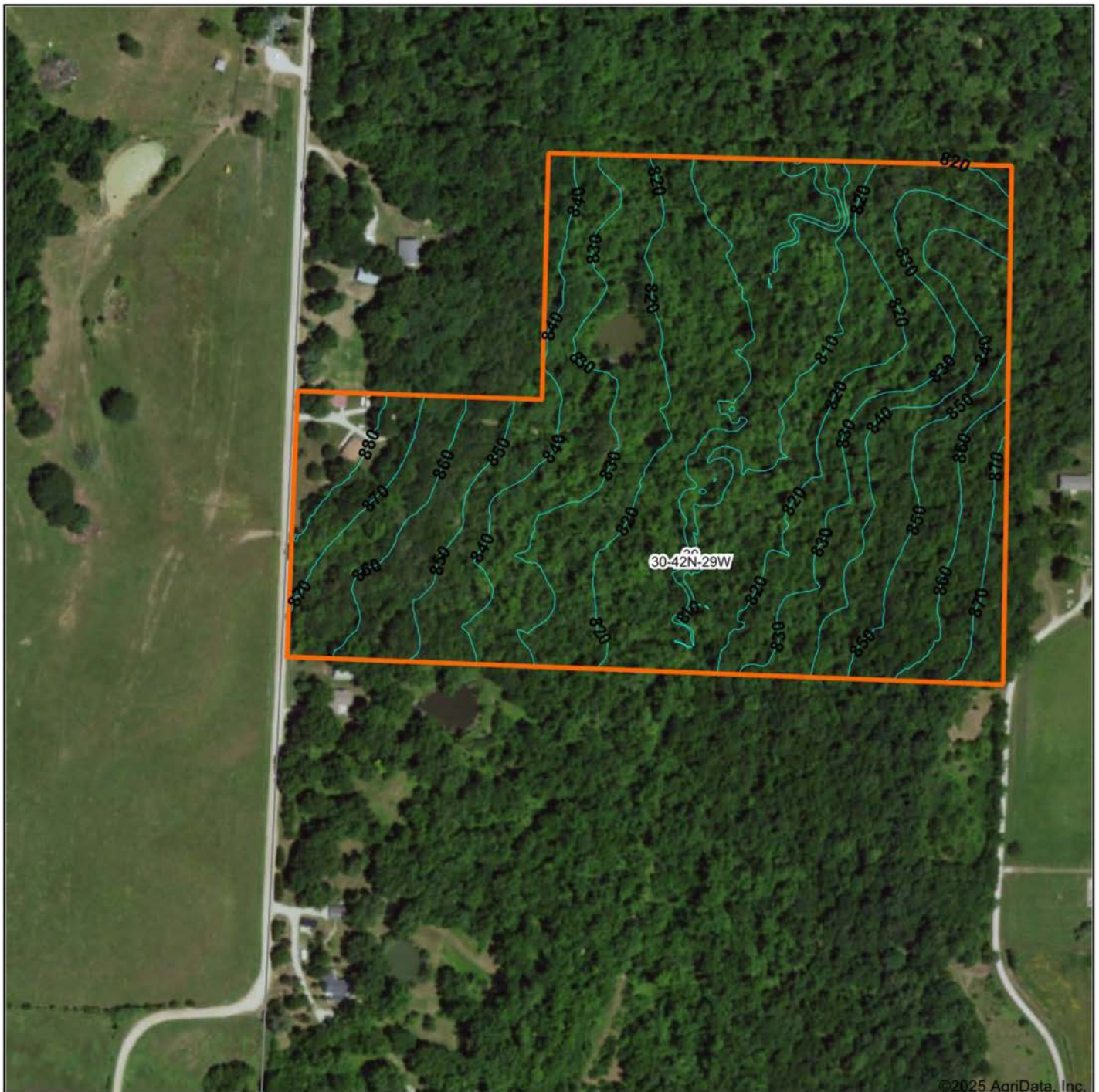


5/19/2025



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

# TOPOGRAPHY MAP



Maps Provided By:



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Boundary Center: 38° 24' 39.33, -94° 10' 31.95

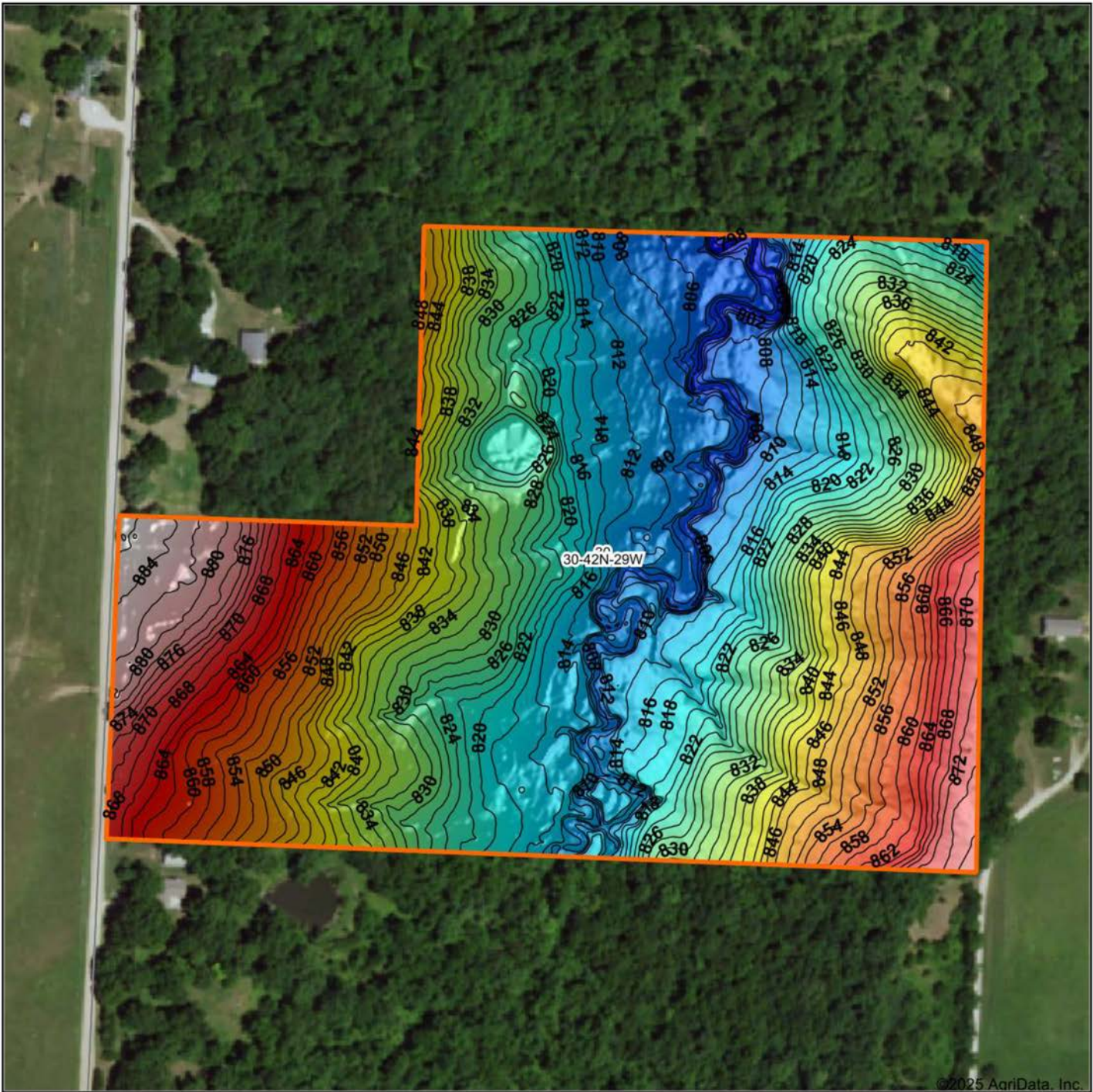
**30-42N-29W**  
**Bates County**  
**Missouri**

0ft 325ft 649ft

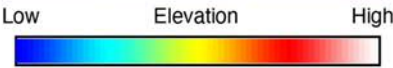


5/19/2025

# HILLSHADE MAP



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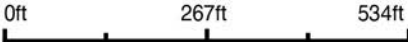
Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 796.1  
Max: 886.7  
Range: 90.6  
Average: 834.3  
Standard Deviation: 21 ft

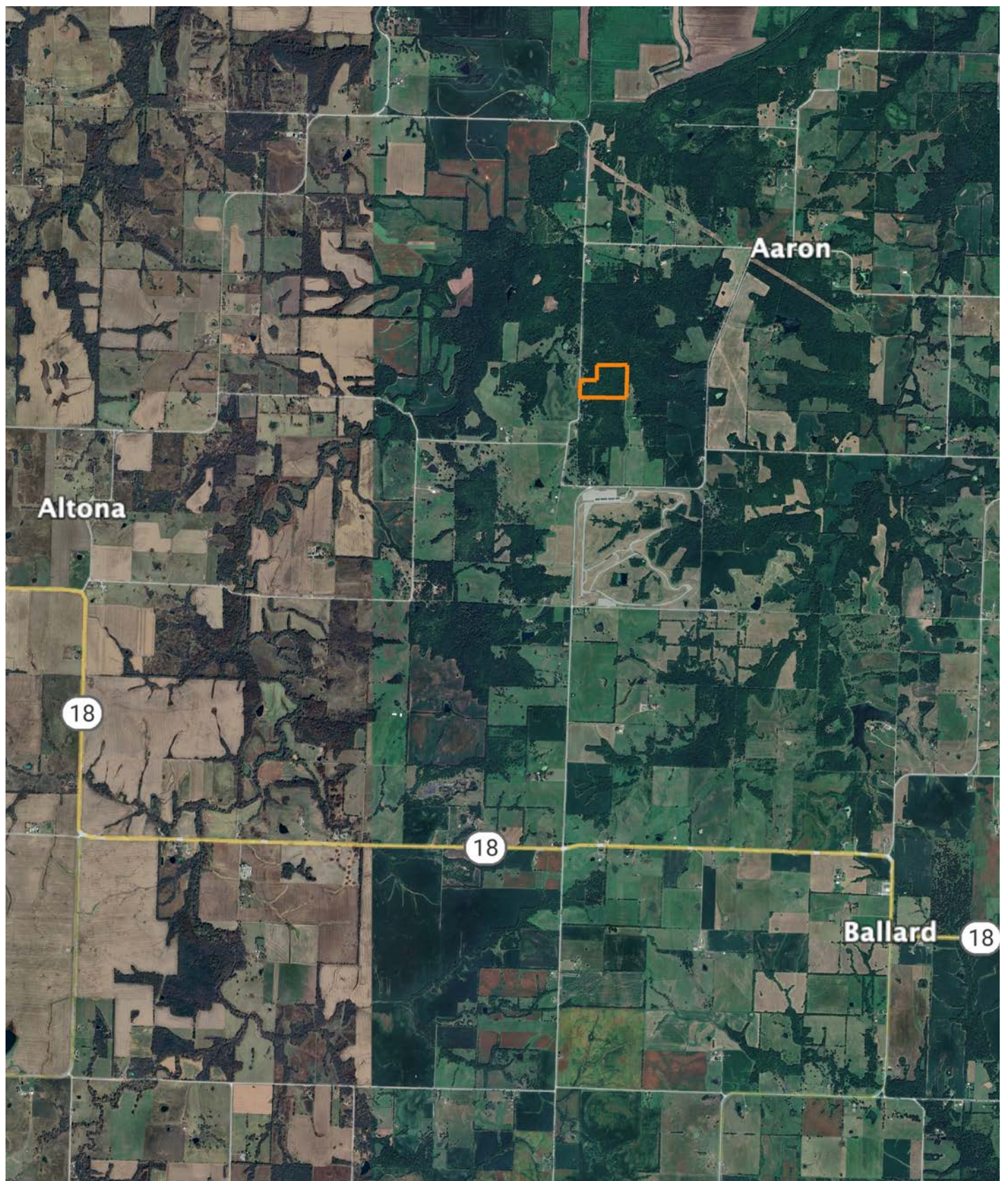


5/19/2025

30-42N-29W  
Bates County  
Missouri

Boundary Center: 38° 24' 39.33, -94° 10' 31.95

# OVERVIEW MAP



# AGENT CONTACT

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



**PAUL LOWRY**, LAND AGENT  
**816.500.2513**

[PLowry@MidwestLandGroup.com](mailto:PLowry@MidwestLandGroup.com)



## MidwestLandGroup.com

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