

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

BATES COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT 80

If you've been looking for a great hunting and recreational property, you have to check out this 80 +/- acres in Bates County, Missouri. Featuring the perfect balance of timber, tillable, and water, this one is truly a sportsman's paradise. The property features roughly 60+ acres of timber/cover, 18 +/- acres of tillable fields, a rock-bottom creek, and a 1/4 acre pond. One of the neatest features of this farm is the hunting layout. A secluded 13 +/- acre field is tucked in the center of the

farm and sets up perfectly for deer and turkey hunting. Multiple gently rolling ridges come together, creating a perfect corridor of terrain for cruising bucks come the fall. The farm boasts an abundance of beaten deer trails, and historic rub/scrape lines are visible as you tour. Check out the pictures, and you will see this one offers it all! Call Steve Mott with Midwest Land Group at (816) 718-7201 with questions or to arrange a private tour.



PROPERTY FEATURES

PRICE: **\$450,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **80**

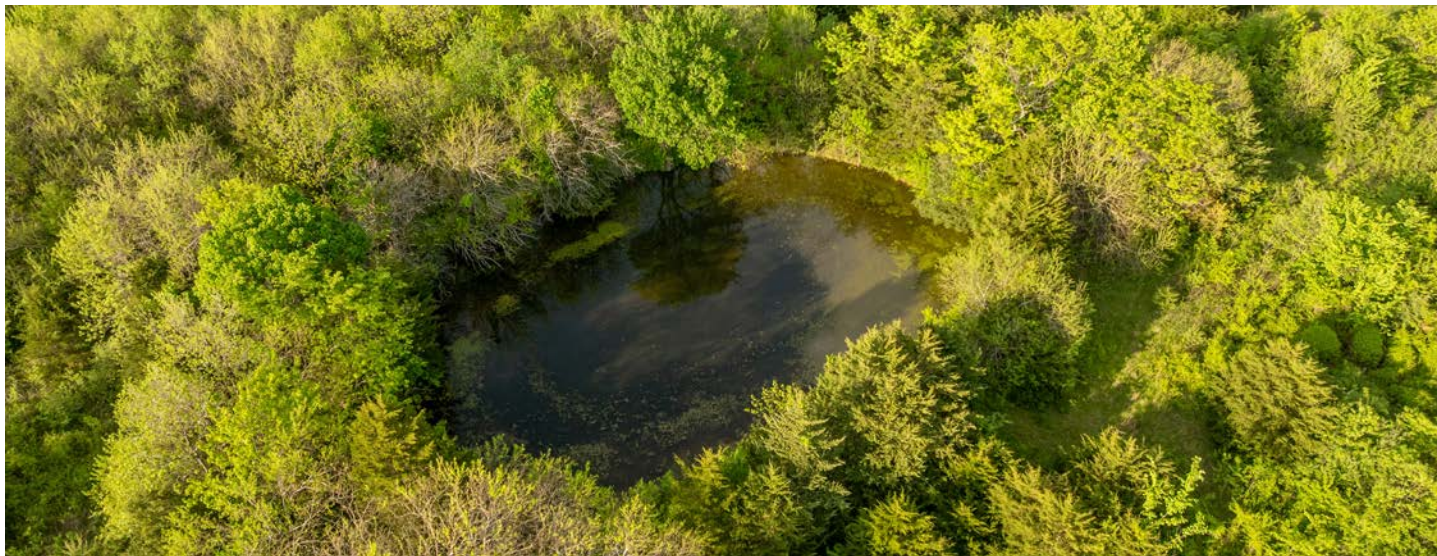
- Beautiful stand of gently rolling timber
- 18 +/- tillable acres tucked within the farm
- 1/4 acre pond
- Rockbottom creek
- Beaten wildlife trails
- Abundance of deer and turkey sign
- Historic rubs and scrapes throughout the farm
- Located on County Road 3508, 1 mile north of U Highway
- Located 2 miles northeast of Foster, MO
- Rural water and electric near southwest corner
- 2024 property taxes were \$91.76



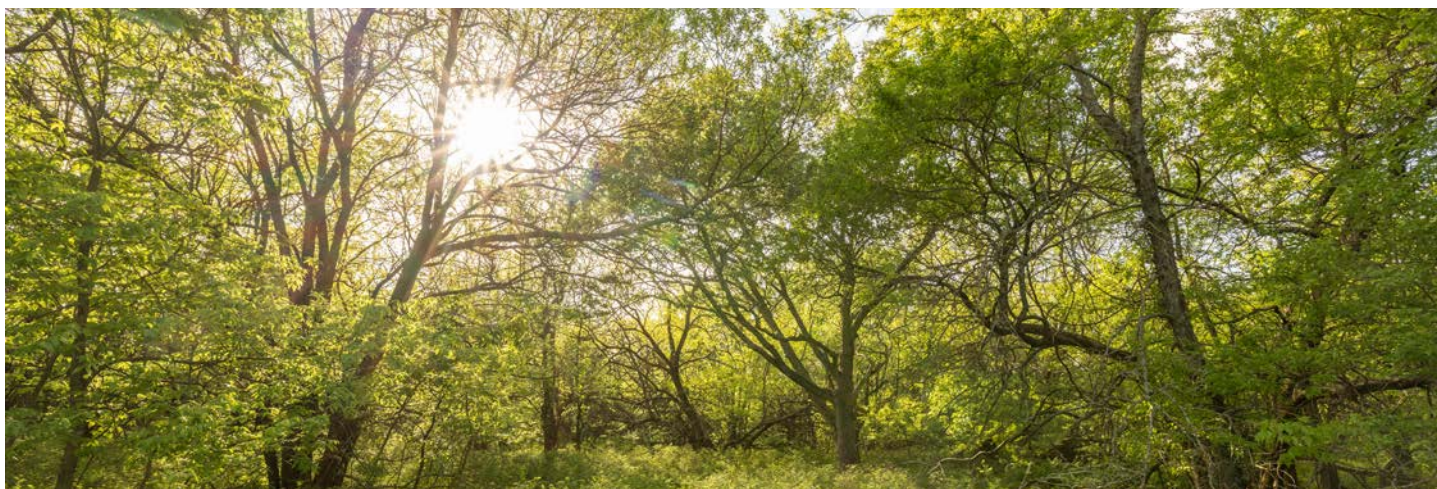
18 +/- TILLABLE ACRES



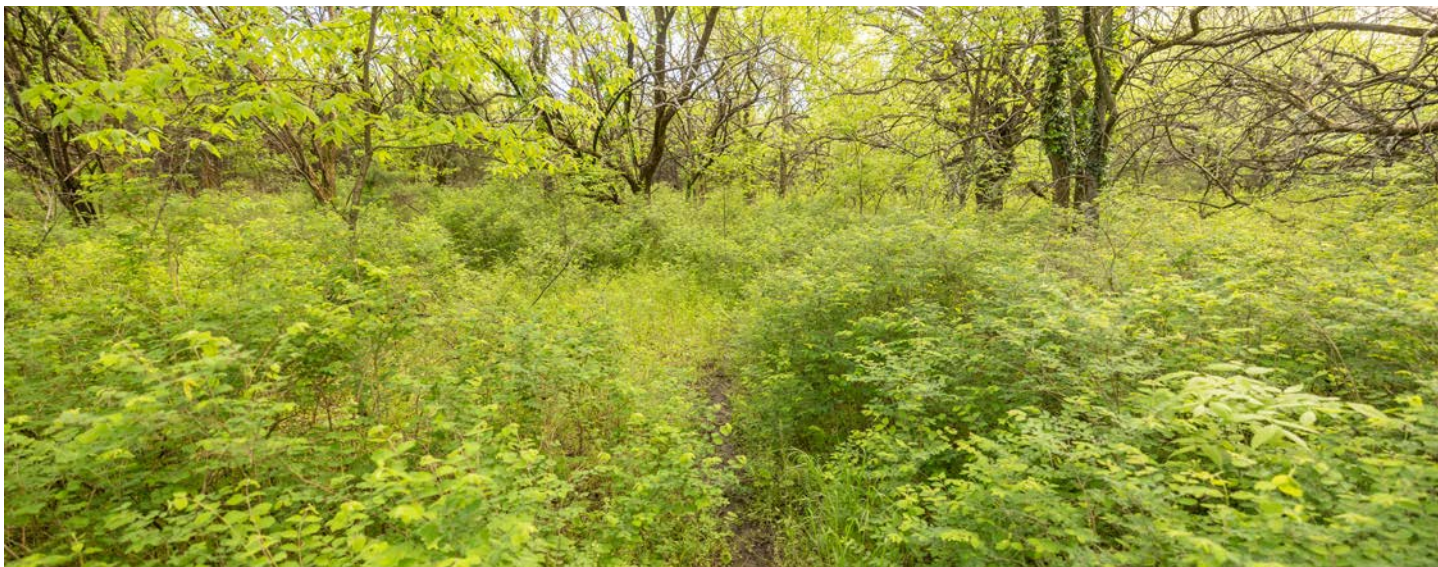
1/4 ACRE POND



GENTLY ROLLING TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 10' 34.78, -94° 28' 22.89

0ft 514ft 1028ft



Maps Provided By:



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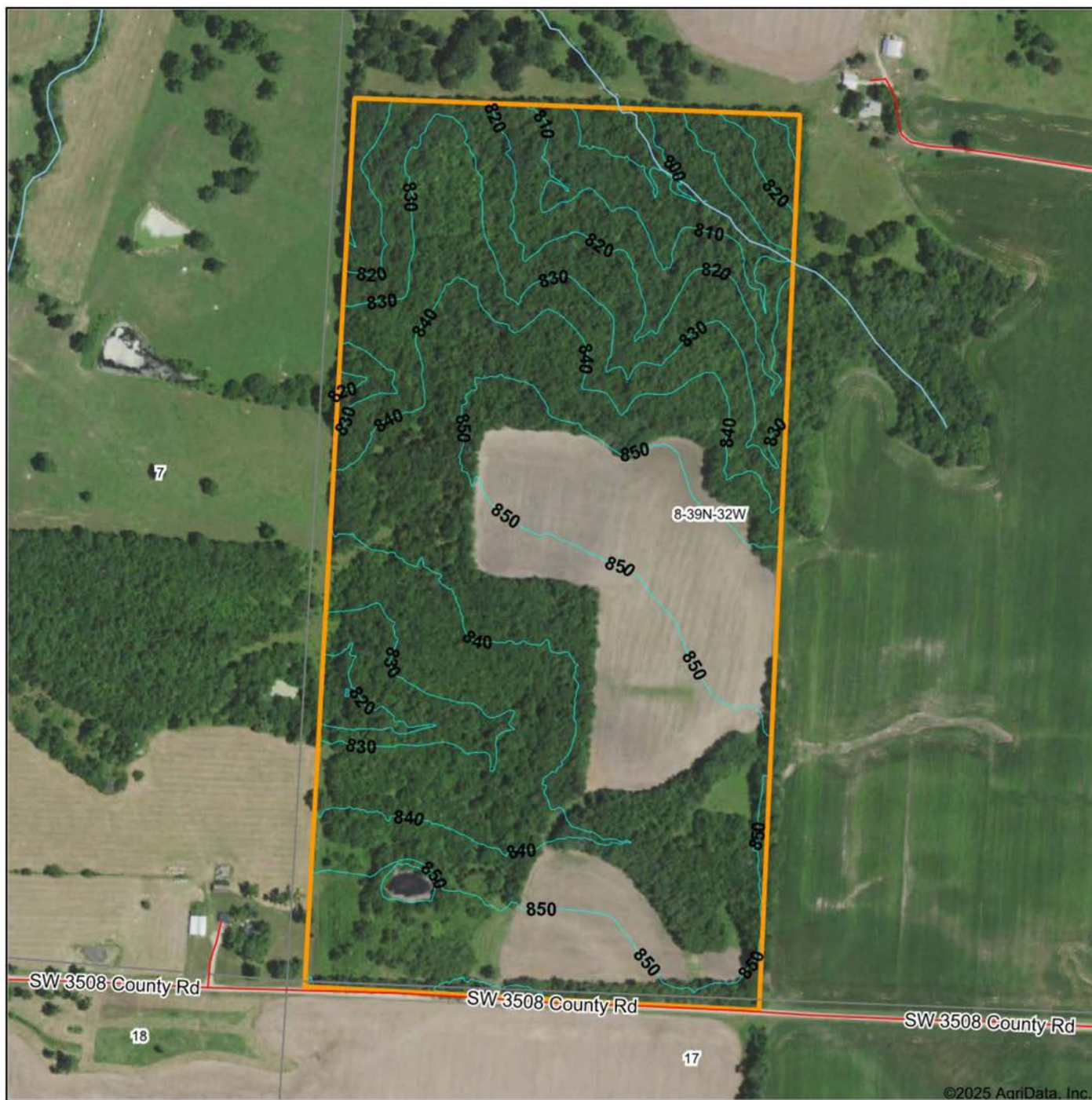
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8-39N-32W
Bates County
Missouri



4/30/2025

TOPOGRAPHY MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 794.3

Max: 861.4

Range: 67.1

Average: 837.9

Standard Deviation: 13.98 ft

0ft 457ft 914ft

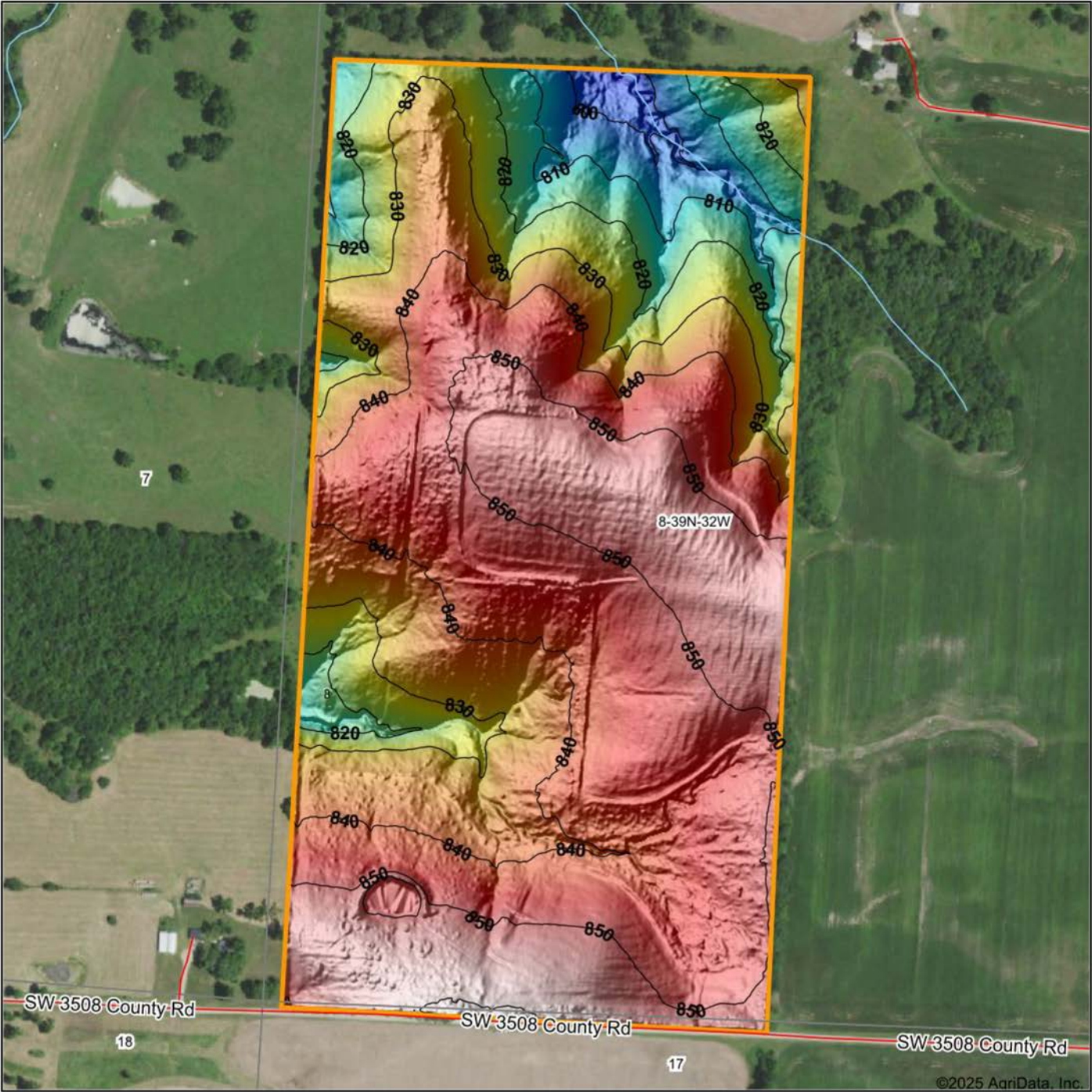


4/30/2025

8-39N-32W
Bates County
Missouri

Boundary Center: 38° 10' 34.78, -94° 28' 22.89

HILLSHADE MAP



Low Elevation High



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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 794.3
Max: 861.4
Range: 67.1
Average: 837.9
Standard Deviation: 13.98 ft

0ft 427ft 854ft

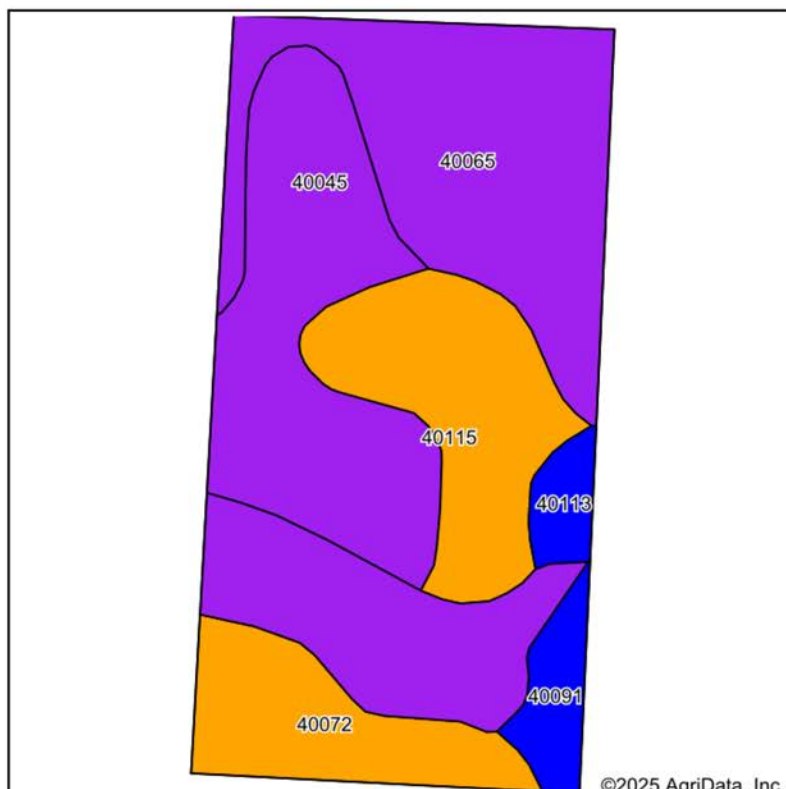


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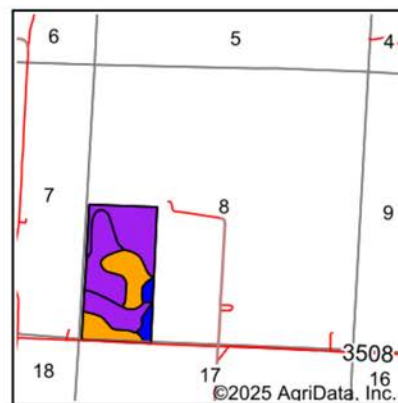
8-39N-32W
Bates County
Missouri

Boundary Center: 38° 10' 34.78, -94° 28' 22.89

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Bates**
 Location: **8-39N-32W**
 Township: **New Home**
 Acres: **79.34**
 Date: **4/30/2025**



Maps Provided By:



Area Symbol: MO013, Soil Area Version: 28

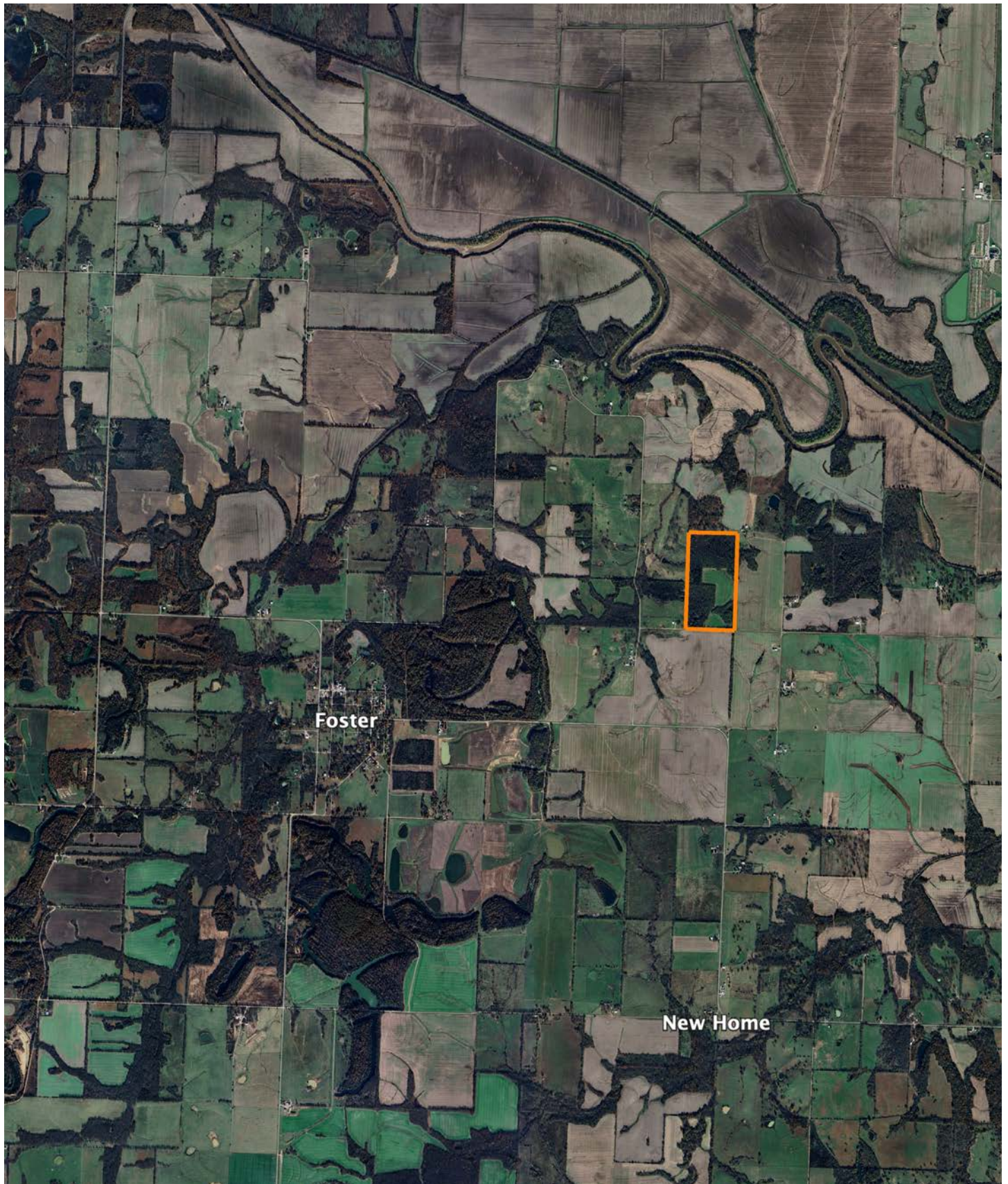
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
40065	Eram-Balltown complex, 5 to 20 percent slopes	33.19	41.8%		2.3ft. (Paralithic bedrock)	Vle	0	41	41	34	26	28
40045	Clareson silty clay loam, 2 to 5 percent slopes	19.56	24.7%		2.3ft. (Lithic bedrock)	Vls	0	50	50	43	34	33
40115	Wagstaff silty clay loam, 1 to 3 percent slopes	12.78	16.1%		2.5ft. (Lithic bedrock)	Ille	4968	52	51	51	43	46
40072	Kenoma silt loam, 1 to 3 percent slopes	8.82	11.1%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	58	59	54
40091	Summit silty clay loam, 2 to 5 percent slopes	3.03	3.8%		> 6.5ft.	Ile	0	69	65	59	61	67
40113	Bucyrus silty clay loam, 1 to 3 percent slopes	1.96	2.5%		5.4ft. (Lithic bedrock)	Ile	6108	74	74	58	60	63
Weighted Average						4.93	1383.3	*n 48.9	*n 48.2	*n 43.2	*n 36.6	*n 37.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



BROKER CONTACT

Midwest Land Group broker Steve Mott has grown up hunting and managing his family farms in Western Missouri. Steve values land ownership and the rewards of managing and owning his own property. An accomplished hunter himself, Steve has harvested many great whitetail bucks and eastern turkeys off of his family farms over the years. A graduate of the University of Central Missouri, Steve and his wife Sarah their daughter Kennedy and twin boys Baylor and Halston reside in Lee's Summit. They enjoy the outdoors, golfing, barbequing and spending time with their friends, family, and their 2 dogs, Dakota and Maci.

Steve still owns and actively manages four farms in Western Missouri. Steve is involved in the Quality Deer Management Association and has earned the Level Two Deer Steward. He is very knowledgeable on agriculture and timber production, government land programs, wildlife habitat and management, planting and establishing foodplots, controlled burns, trail camera surveys and many other aspects of land management. Steve truly enjoys working and helping others achieve their land ownership goals. He understands that investing and purchasing your own property is one of the most important decisions an outdoorsman/landowner will make. Steve is dedicated to ensuring all clients are given first class attention and applies his personal mission statement "treat others as you would want to be treated" to all transactions. Let Steve Mott put his knowledge and dedication to work for you.



STEVE MOTT, LAND BROKER
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SteveMott@MidwestLandGroup.com



MidwestLandGroup.com

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