



MIDWEST LAND GROUP
PRESENTS

BATES COUNTY MISSOURI

126 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL RECREATION AND BUILD SITE

If you are looking for a wonderful build site and recreational property, look no further! These approximately 126 +/- acres are extremely diverse. Beautiful, lush hay fields of cool-season grasses and clover not only provide high-quality hay but also a tremendous amount of food and cover for wildlife. Years ago, the property was part of a large tree planting project, so there are numerous hardwoods, including many oaks that have been planted and are growing at a fast rate. There is a

nice mix of mature timber on the east side with two creeks running through the property. The property has not been hunted for many years, and it shows in the amount of deer and turkey this farm holds. Water, electricity, and fiber internet are all available should you choose to build your dream home or weekend cabin. Close to Cass County but without all the restrictions, and easy access to Interstate 49. Call Paul Lowry to schedule your private tour today at (816) 500-2513.



PROPERTY FEATURES

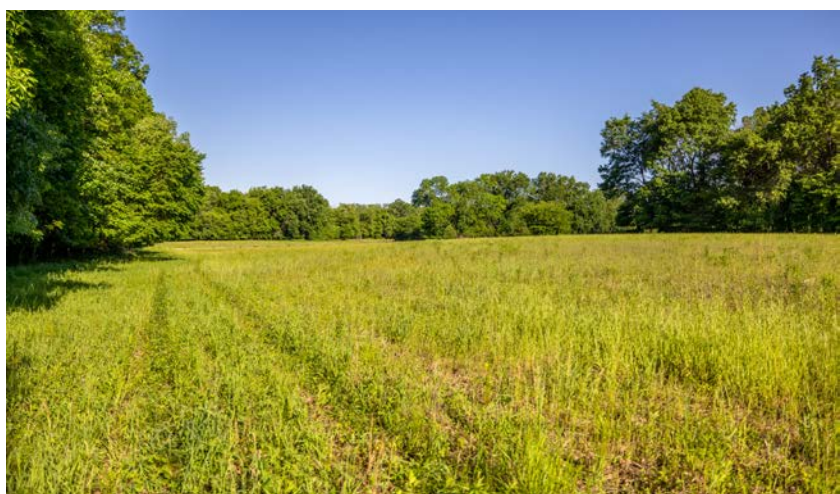
PRICE: **\$1,197,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **126**

- Nice build site
- 2 creeks
- Hardwood tree plantings
- Mature timber
- Wetland development and waterfowl potential
- Water, electricity, and fiber available
- Lush hay fields
- Close access to Interstate 49
- Incredible hunting property
- Very secluded

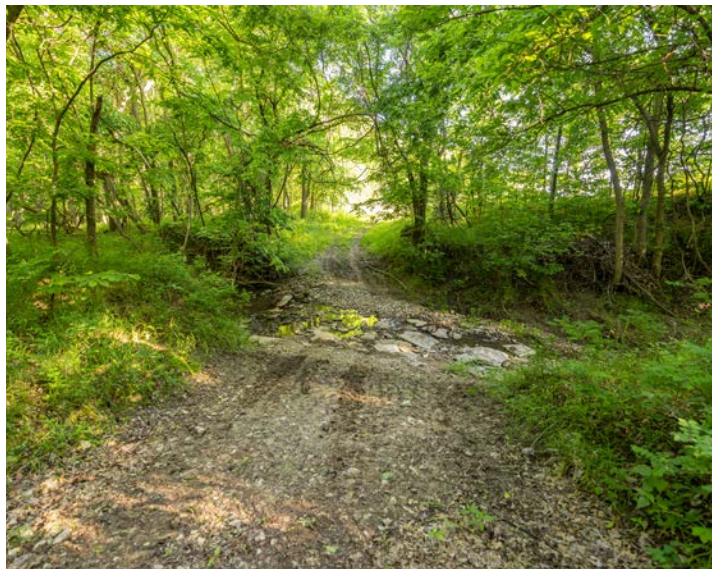
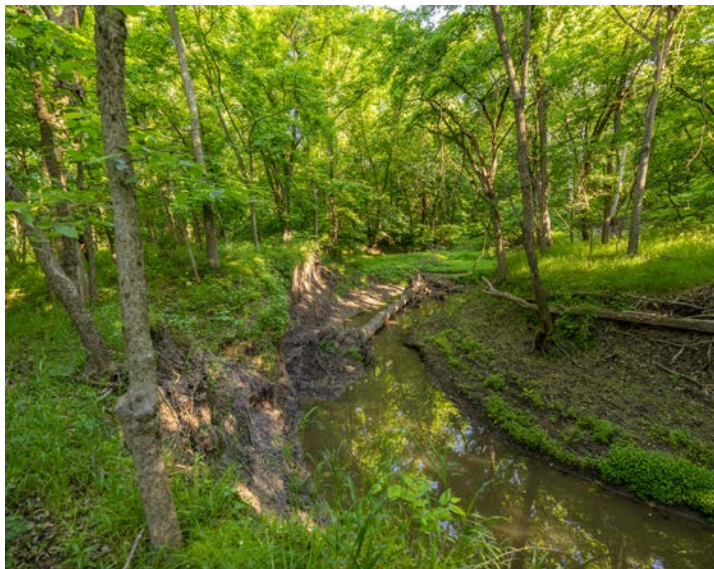


LUSH HAY FIELDS

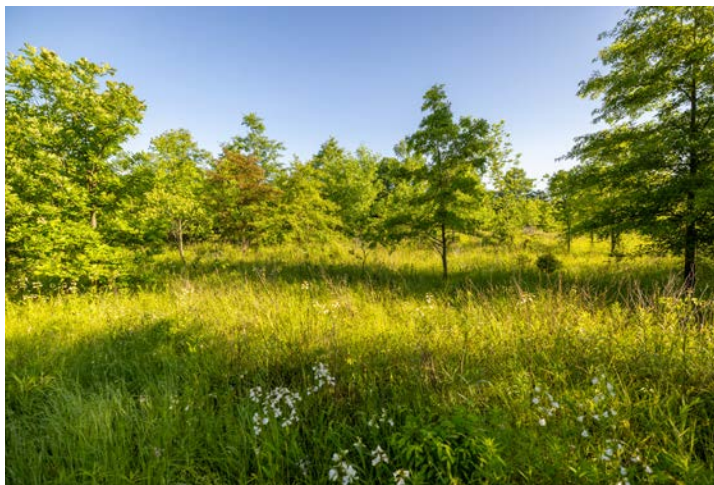
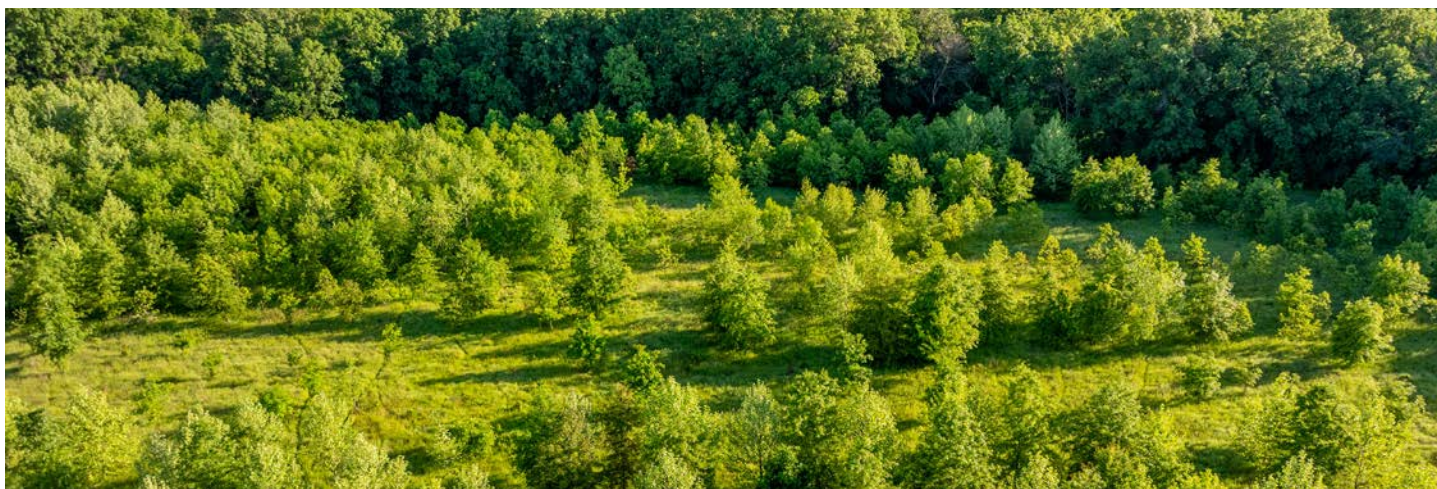
Beautiful, lush hay fields of cool-season grasses and clover not only provide high-quality hay but also a tremendous amount of food and cover for wildlife.



2 CREEKS



HARDWOOD TREE PLANTINGS

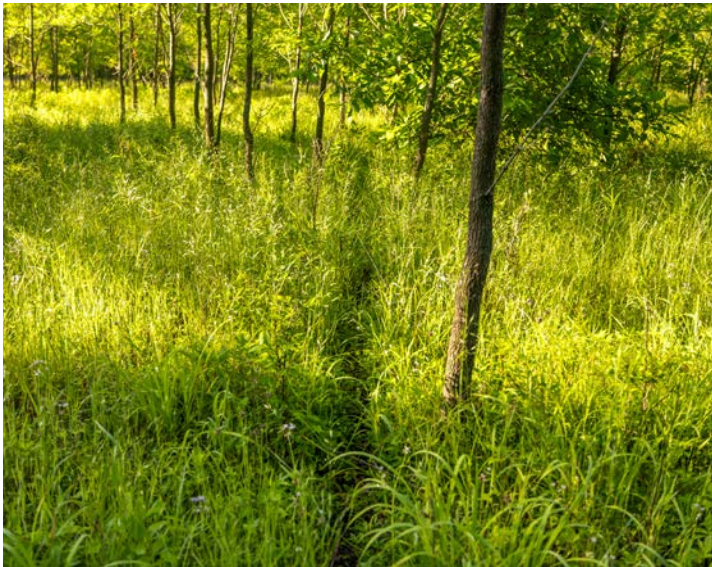


MATURE TIMBER

There is a nice mix of mature timber on the east side with two creeks running through the property. The property has not been hunted for many years, and it shows in the amount of deer and turkey this farm holds.



INCREDIBLE HUNTING PROPERTY



AERIAL MAP



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Maps Provided By:



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Boundary Center: $38^{\circ} 27' 21.73$, $-94^{\circ} 20' 57.46$

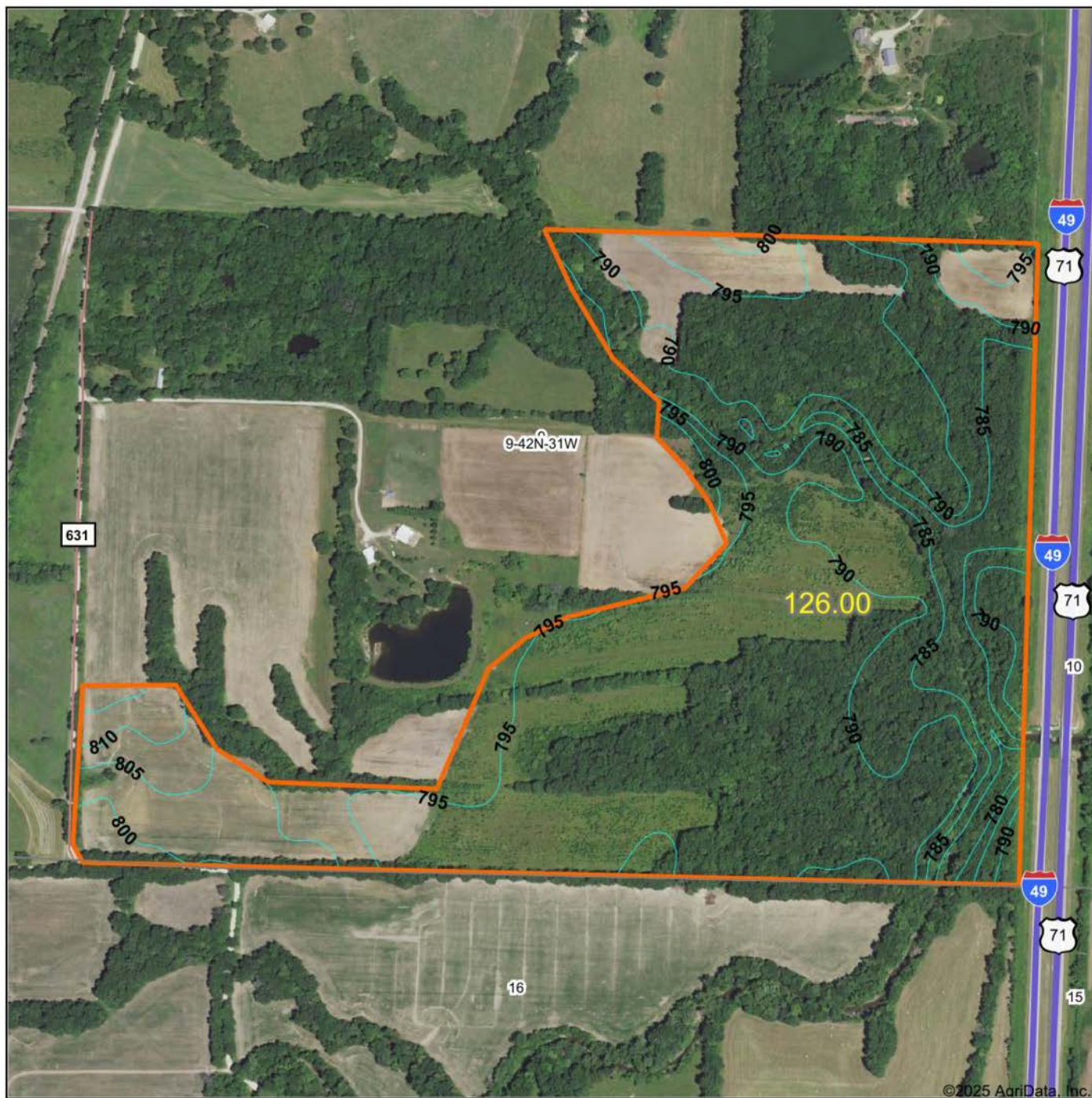
9-42N-31W
Bates County
Missouri

0ft 630ft 1259ft



5/31/2025

TOPOGRAPHY MAP



Boundary Center: 38° 27' 21.73, -94° 20' 57.46

0ft 630ft 1259ft



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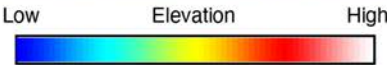
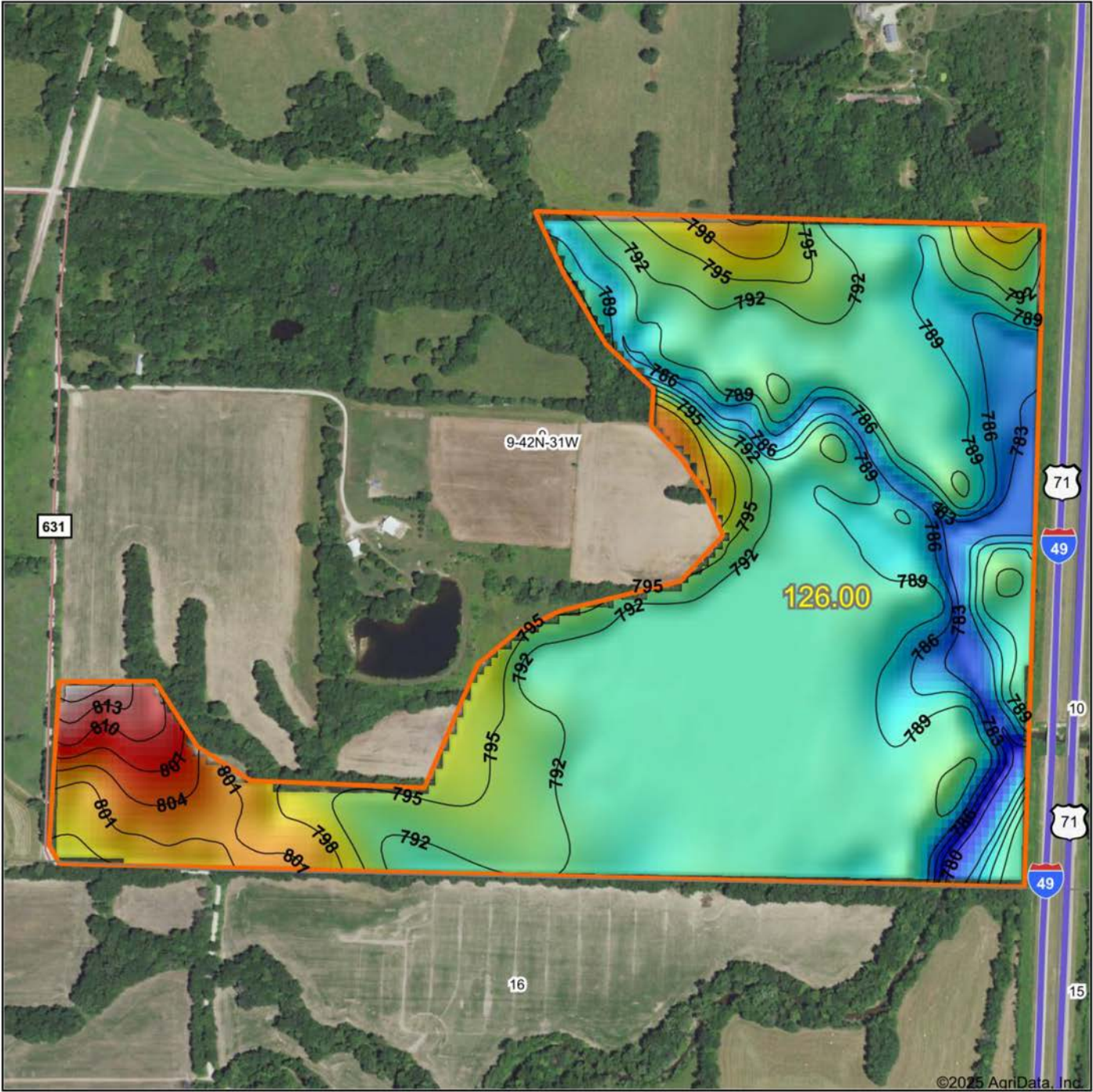
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9-42N-31W
Bates County
Missouri



5/31/2025

HILLSHADE MAP



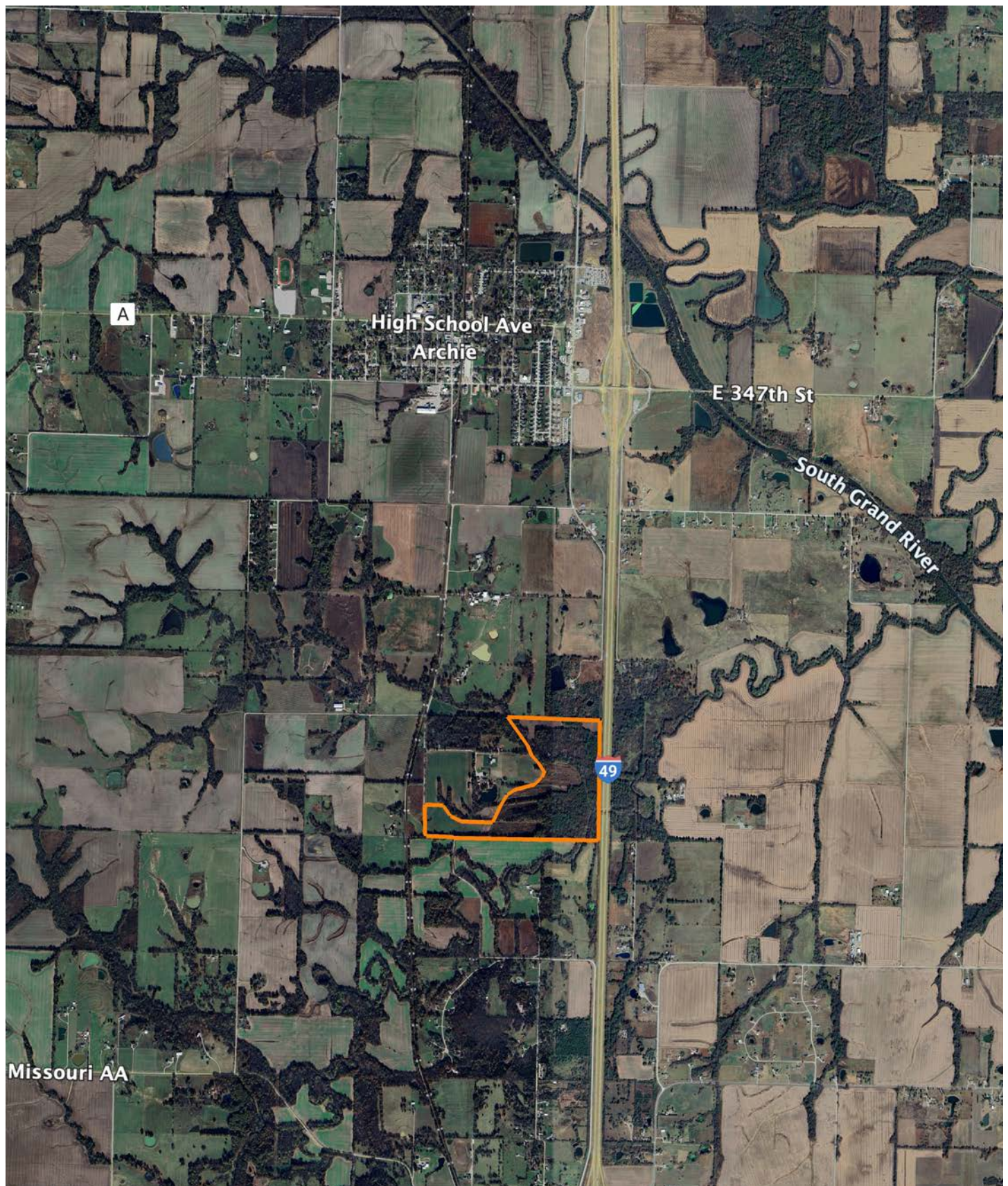
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3
Min: 775.1
Max: 819.9
Range: 44.8
Average: 793.9
Standard Deviation: 5.48 ft



5/31/2025
Boundary Center: 38° 27' 21.73, -94° 20' 57.46
9-42N-31W
Bates County
Missouri

AERIAL 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
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MidwestLandGroup.com

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