

MIDWEST LAND GROUP PRESENTS



16 ACRES  
**BATES COUNTY, MO**

520 Northeast County Road 15504, Archie, Missouri 64725





MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING WITH POND AND SHOP

If you want the secluded country living experience, then look no further! This acreage is located close to the interstate but extremely secluded and surrounded by agriculture. 16 +/- acres located on an over ½ mile long gated driveway. As you pull into the acreage, you can't help but notice the attention to detail. The large graveled driveway is perfect for those with equipment or who may want to run a business from home. The property features a 4-bed, 4-bath home with 4,740 square feet of living space. Low maintenance metal exterior with beautiful landscaping, irrigated yard, irrigated rock landscape beds, and patio firepit. Adjacent, you will

find a large 1,200 square feet detached 2-car garage. If you need a business location or just have a lot of toys, take advantage of the 55'x60' shop with 2,400 square feet, which is fully insulated and full HVAC with a small office and restroom. The large shop features a separate electric meter, perfect for a business. There is also plenty of room on the acreage to fence for livestock, and sitting in the northeast corner, there is a beautiful ¾ acre stocked pond to enjoy. Very peaceful settings with no close neighbors. Call Paul Lowry at (816) 500-2513 to schedule your private tour today.





# PROPERTY FEATURES

COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **16**

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- 4 bedrooms and 4 bathrooms
- 4,740 square feet of living space
- Metal siding and roof
- Main level laundry
- Large basement family room
- Basement wet bar
- Fiber Optic to house and shop
- 40'x60' insulated/HVAC shop with bathroom
- 15'x60' 3 garage bay attached to shop
- 2-car 30'x40' detached garage
- Beautiful landscaping and firepit
- Yard and landscape irrigation system
- ¾ acre stocked pond
- White vinyl fencing
- Electronic gated entrance
- Long secluded driveway
- Close access to Interstate 49





# 4,740 SQUARE FOOT HOME

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The property features a 4-bed, 4-bath home with 4,740 square feet of living space. Low maintenance metal exterior with beautiful landscaping, irrigated yard, irrigated rock landscape beds, and patio firepit.





# INTERIOR PHOTOS





# STOCKED POND

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# FENCING AND GATED ENTRANCE

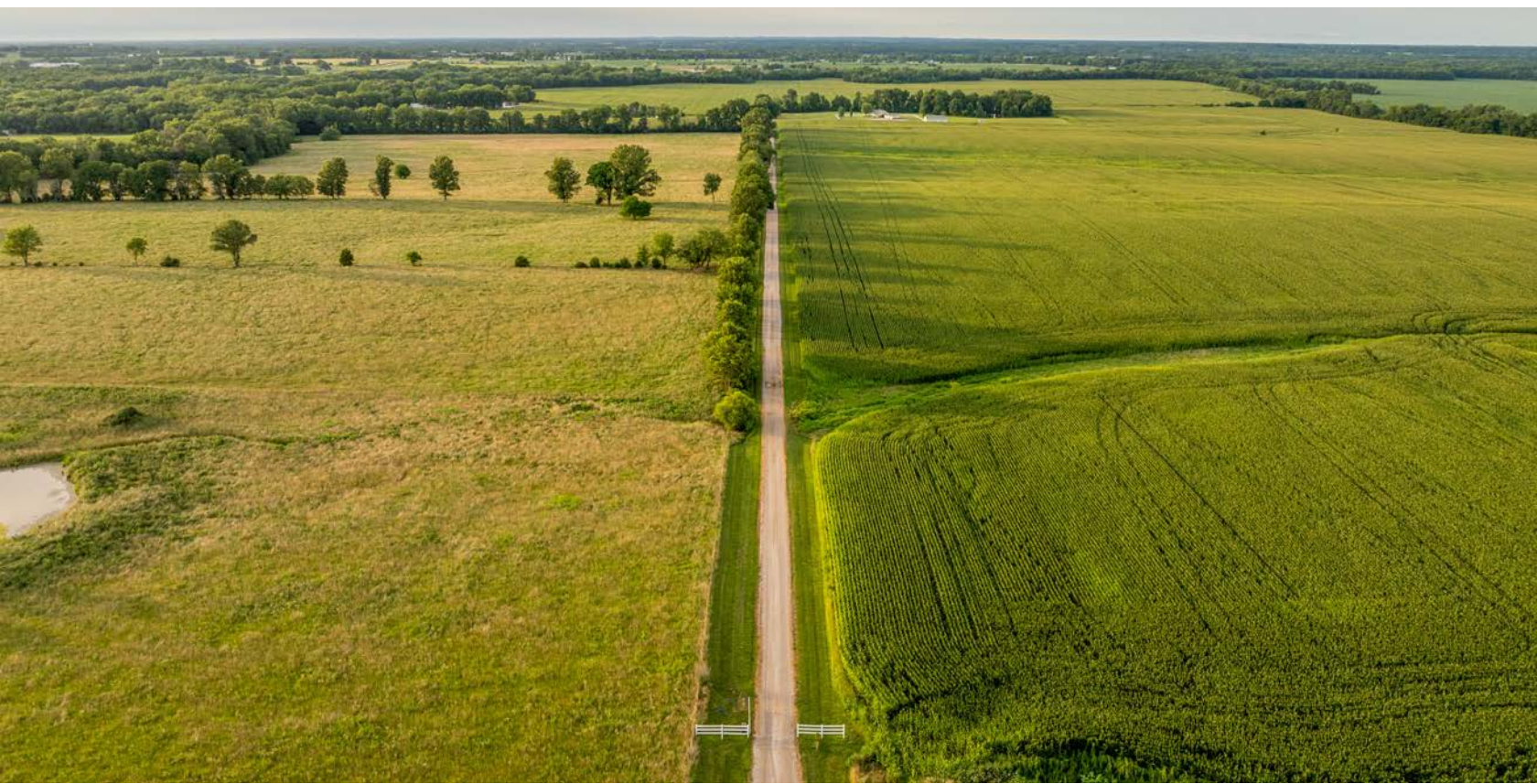
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# LONG SECLUDED DRIVEWAY

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# SHOP WITH GARAGE BAY

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If you need a business location or just have a lot of toys, take advantage of the 55'x60' shop with 2,400 square feet, which is fully insulated and full HVAC with a small office and restroom. The large shop features a separate electric meter, perfect for a business.





# AERIAL MAP



Boundary Center: 38° 26' 59.66, -94° 19' 53.81

0ft 614ft 1228ft

**15-42N-31W**  
**Bates County**  
**Missouri**



Maps Provided By:



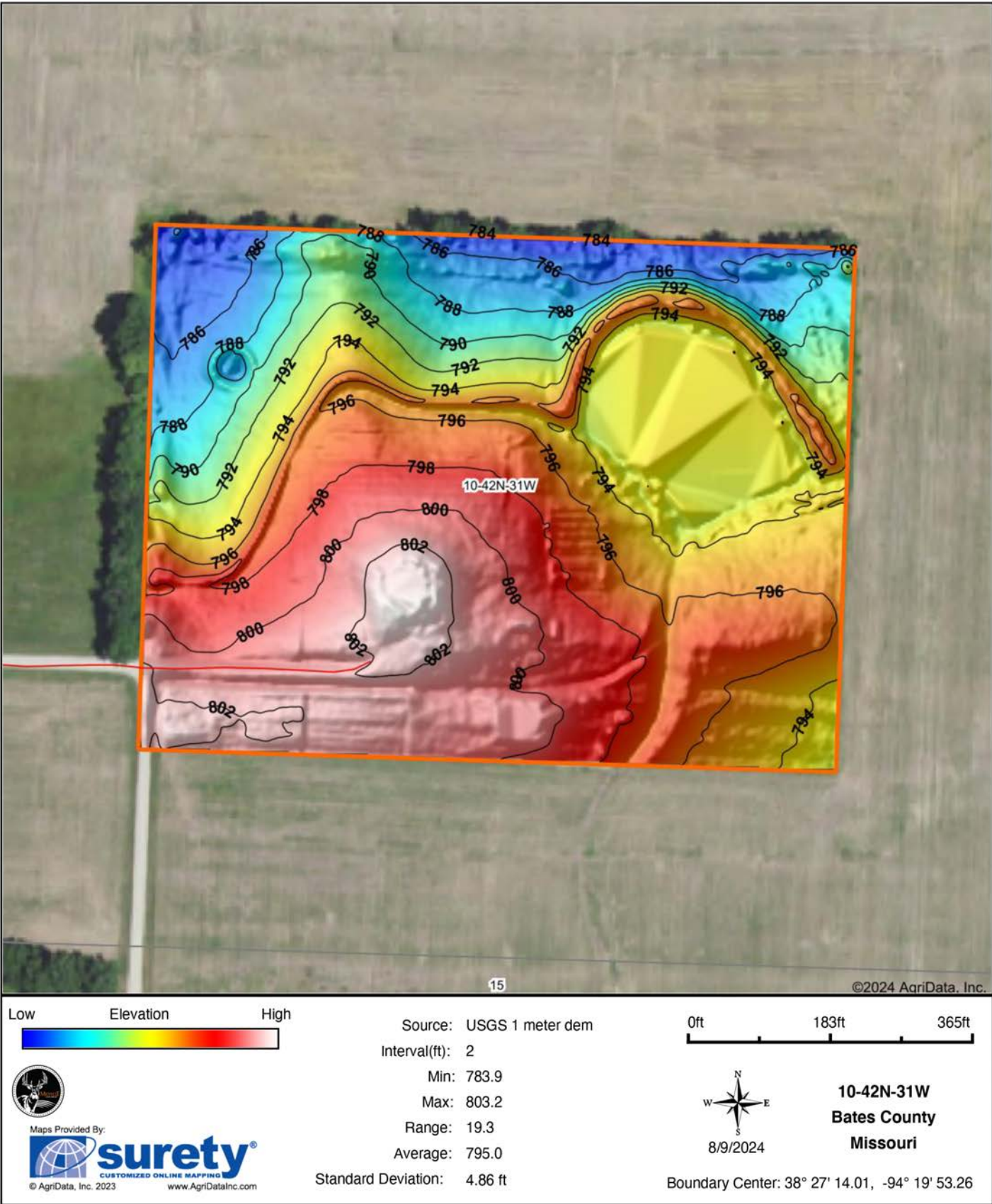
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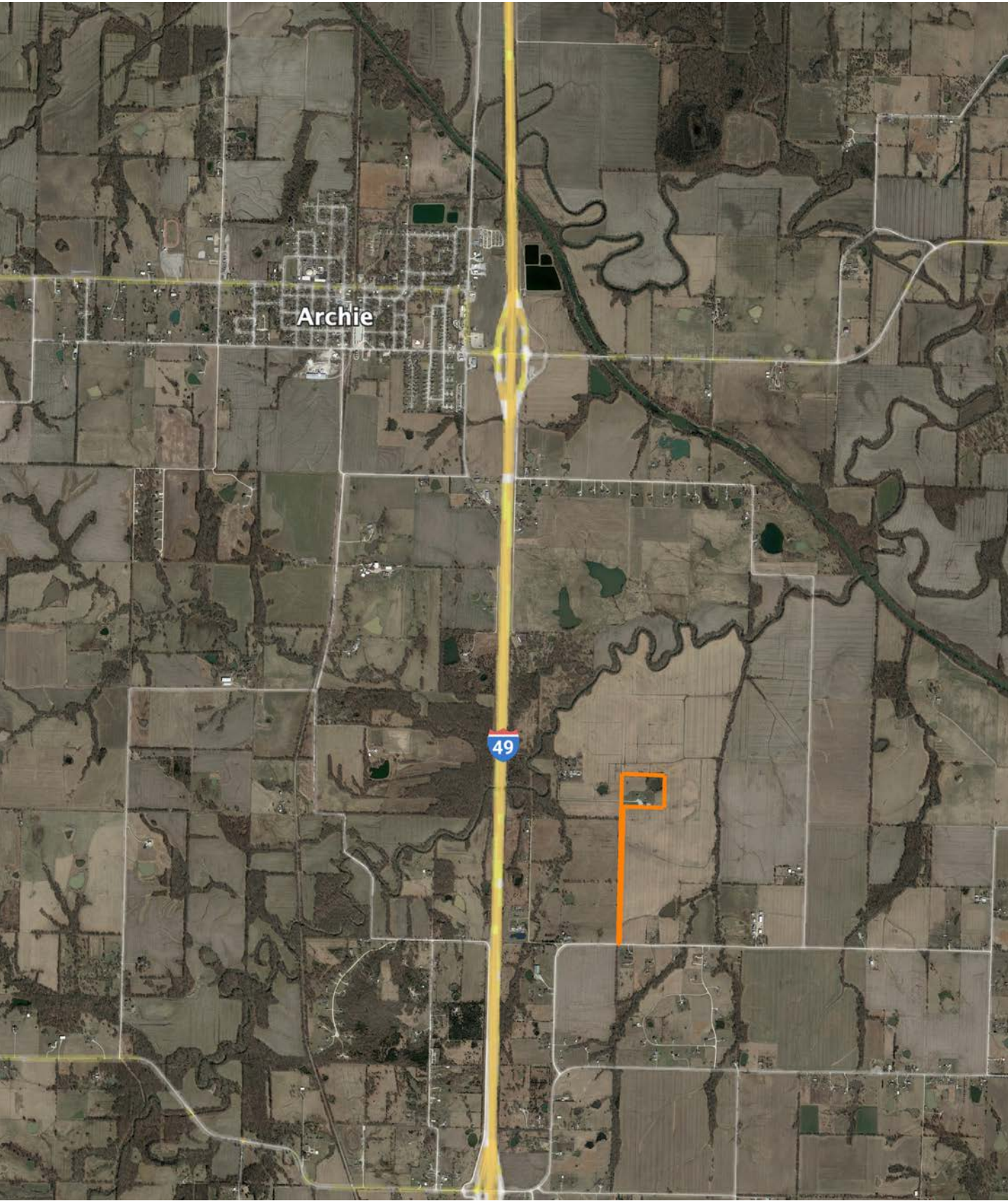


# HILLSHADE MAP





# 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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