

MIDWEST LAND GROUP PRESENTS



BATES COUNTY, MO

125 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

9,187 SQUARE FEET CUSTOM HOME ON 125 ACRES

Situated south of Kansas City is this one-of-a-kind property with more amenities than we can possibly list. Midwest Land Group is honored to present 125 beautifully diverse acres with two homes and multiple new outbuildings. The primary residence is a newly constructed 9,187 square feet custom-built home with 4 bedrooms, 5 full baths, and 2 half baths. Every attention to detail has been thought out in the design of this home.

Offering the most luxurious amenities you will find in the most secluded country setting. Smart home connections throughout, pool, pool house, lanai, sauna, large theater room, steam shower, whole house generator, elevator, whole house water purification system, and a huge master are just a few amenities that will take your breath away. A home you usually find in some of the highest-end neighborhoods surrounding Kansas City is now available in a secluded country setting.

The second home is a 2,600 square feet, true timber frame home that has a rustic open floor concept and would make an incredible entertaining area and guest suite. The 40'x60' insulated shop also has heated

concrete floors, a bathroom, and a separate room that would make a nice office with an outdoor dog run.

There is a newly constructed 28'x30' metal building with drive-through doors that would make a nice storage area for boats and other pond toys. Speaking of the pond, this 2.5-acre, 26-foot-deep custom-built pond is loaded with fish and has been stocked with largemouth bass, crappie, channel catfish, bluegill, yellow perch, and walleye. There have been some giant fish caught over the years. Another 28'x30' shop has recently been constructed north of the house with electric and water, plumbed and framed for a bathroom. A large greenhouse and chicken coop are located adjacent. There is no lack of storage on the property, and 2 of the 3 outbuildings have upgraded textured metal siding.

Excellent deer and turkey numbers with potential for development of a nice wetland. The amenities this property has to offer are too many to list. You have to see this one-of-a-kind property to truly appreciate everything it has to offer. Call Paul Lowry at (816) 500-2513 to schedule your private tour today.



PROPERTY FEATURES

PRICE: **\$4,887,500** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **125**

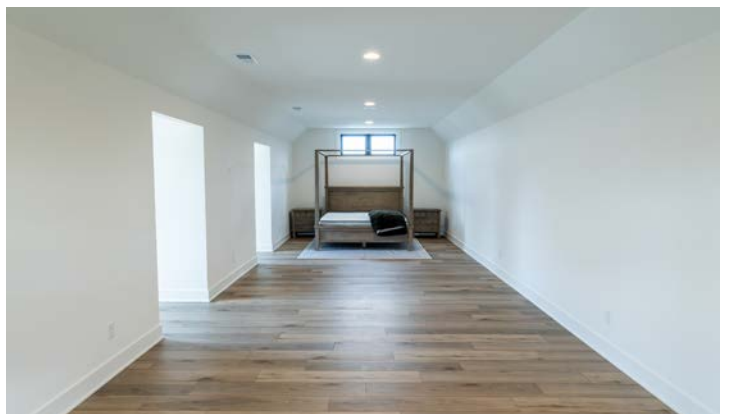
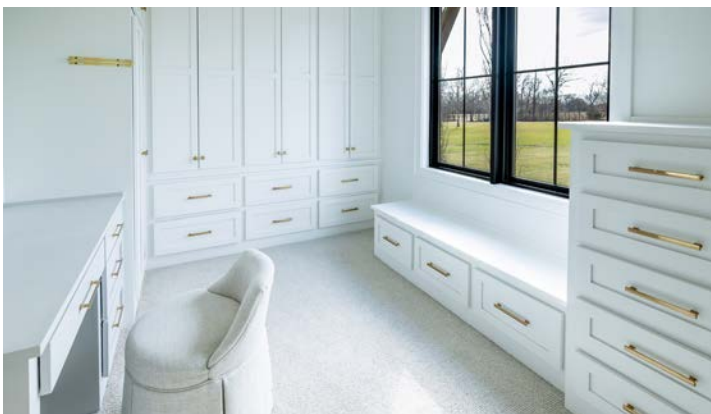
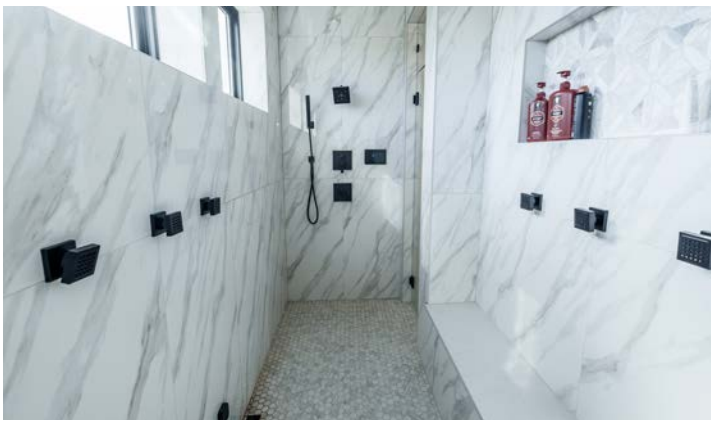
- 9,187 square feet, newly constructed custom home
- 4 bedroom, 5 full bathrooms, 2 half baths
- Sauna, theater room, exercise room, wine room
- Full smart home connection inside and out
- Massive master bedroom and bath
- His/hers closets
- Steam shower, heated towel drawer, large vanities
- Large 3-car garage with full HVAC and dog washing station
- Wired for an electric vehicle charger
- Additional 2,600 square feet timber frame home
- 18x36 Shotcrete pool, heated and cooled
- 2 large pool decks
- Outdoor kitchen next to the pool
- Pool house with kitchen
- Heated Lanai with tv and fireplace
- Two 28'x30' new outbuildings with textured metal siding
- 40'x60' insulated shop with HVAC and wifi
- Greenhouse and chicken coop
- Amazing views
- Incredible hunting property
- 2.5-acre, deep and fully stocked pond
- Bass, crappie, catfish, bluegill, perch, and walleye
- Lush hay ground
- Electronic gated entrance
- Close access to Interstate 49



9,187 SQUARE FEET HOME



4 BEDROOMS AND 5 FULL BATHROOMS



SAUNA AND EXERCISE ROOM



THEATER AND WINE ROOM



LARGE 3 CAR GARAGE



HEATED LANAI



POOL, OUTDOOR KITCHEN, AND DECKS



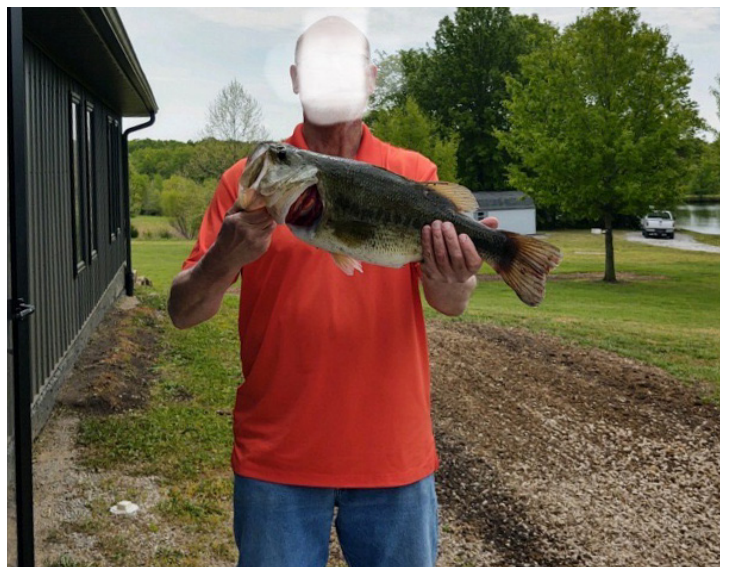
ADDITIONAL TIMBER FRAME HOME



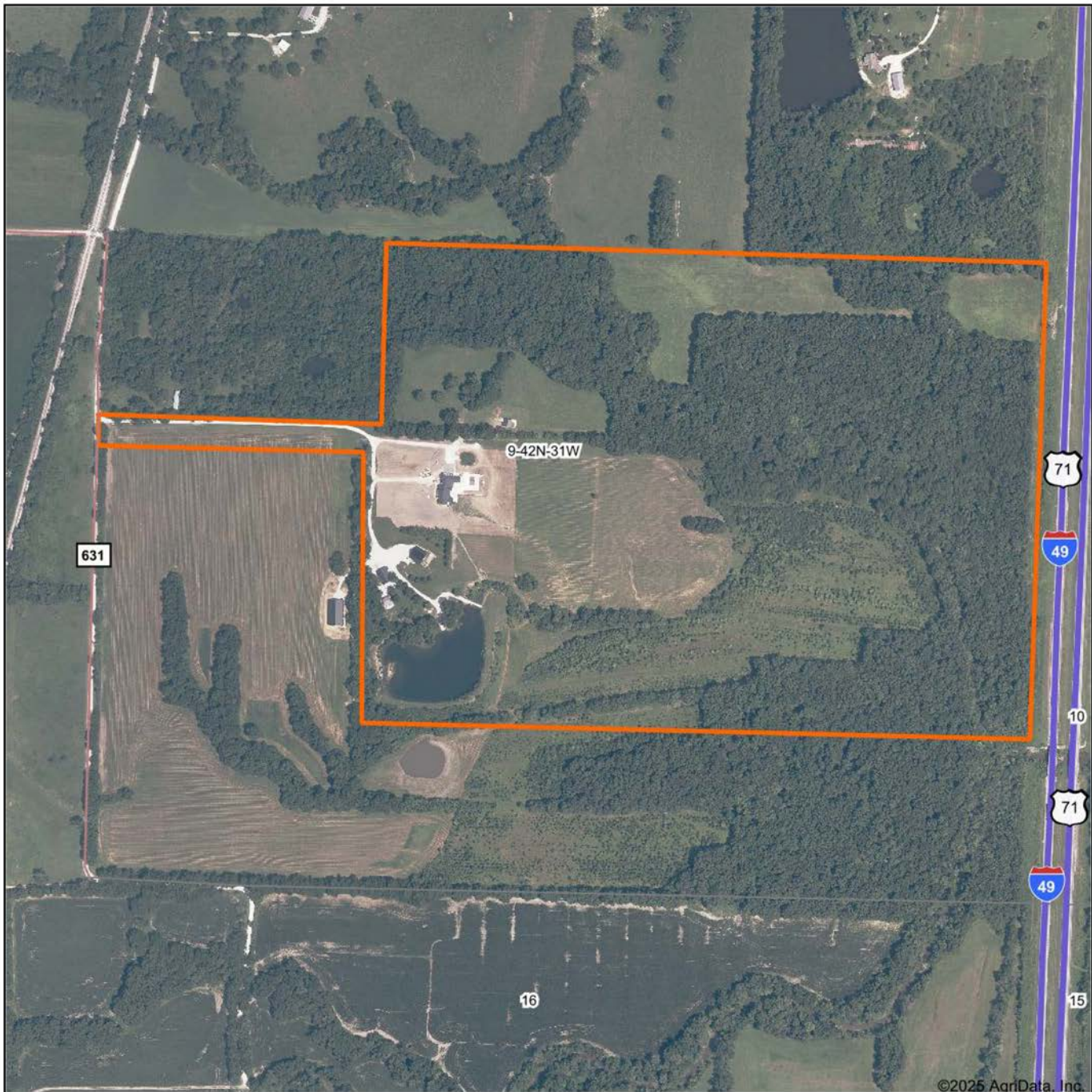
OUTBUILDINGS



125 +/- ACRES



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 27' 25.14, -94° 20' 57.32

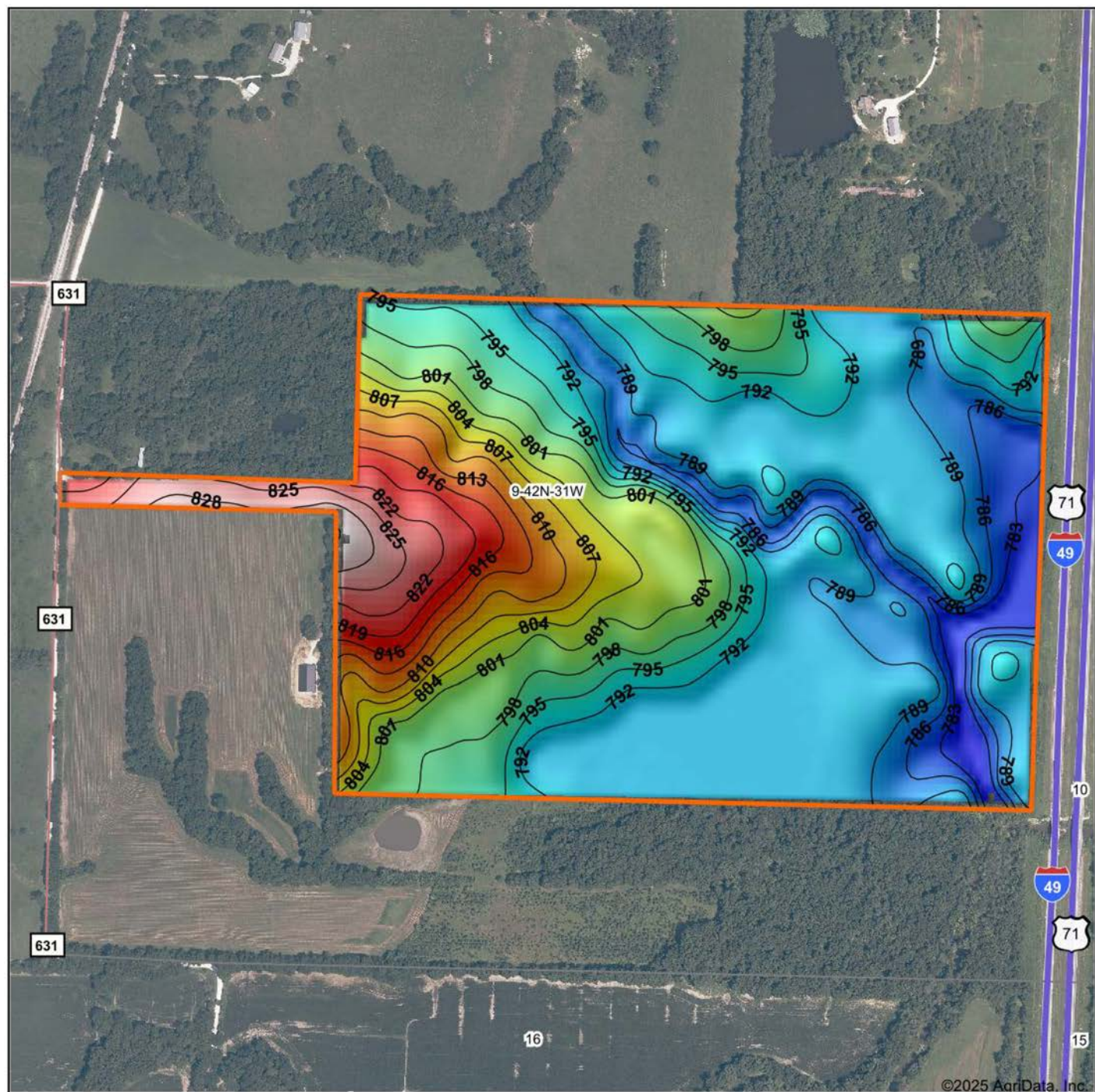
9-42N-31W
Bates County
Missouri

0ft 634ft 1267ft



7/22/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3

Min: 775.4

Max: 831.5

Range: 56.1

Average: 799.1

Standard Deviation: 10.47 ft

0ft 607ft 1214ft

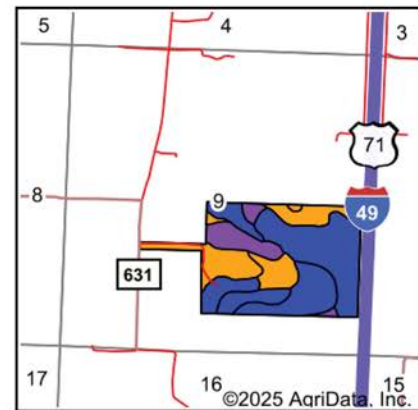
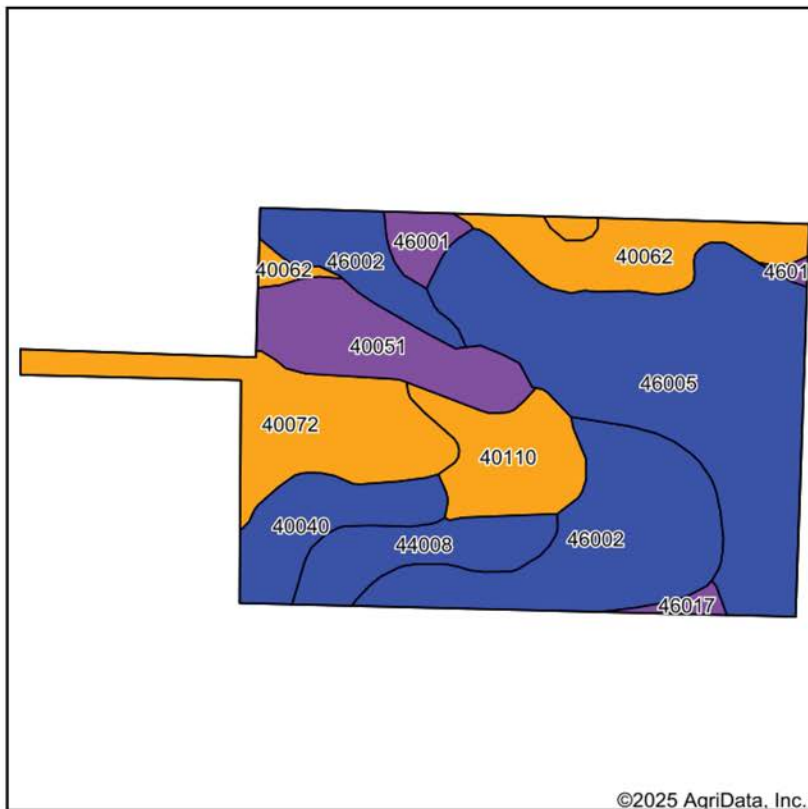


7/22/2025

9-42N-31W
Bates County
Missouri

Boundary Center: 38° 27' 25.14, -94° 20' 57.32

SOIL MAP



State: **Missouri**
 County: **Bates**
 Location: **9-42N-31W**
 Township: **Deer Creek**
 Acres: **125**
 Date: **7/22/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

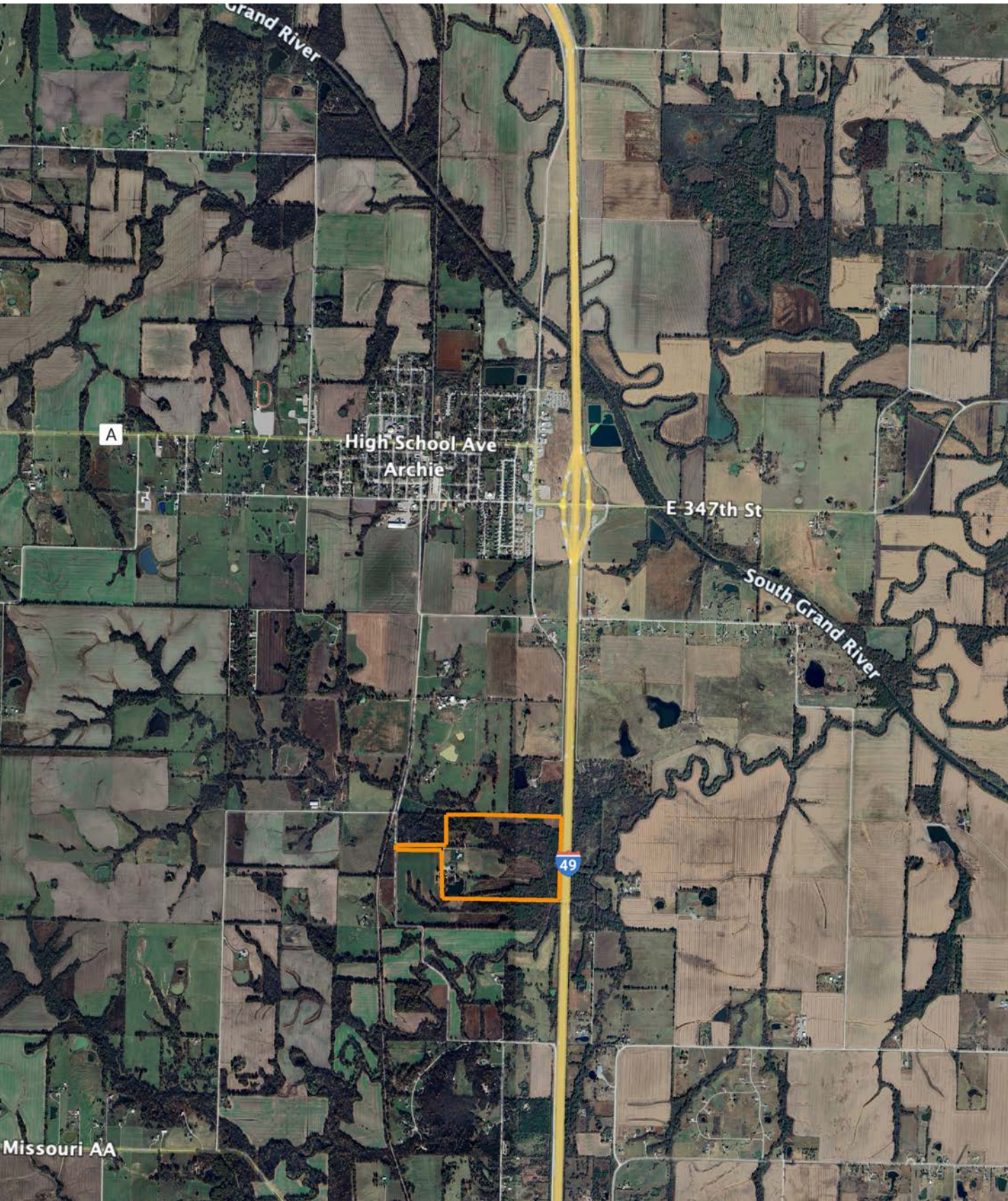
Area Symbol: MO013, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	36.52	29.2%		IIw	7758	82	82	75
46002	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	24.72	19.8%		IIw	8100	85	85	80
40072	Kenoma silt loam, 1 to 3 percent slopes	15.79	12.6%		IIIe	3888	59	56	59
40051	Coweta loam, 5 to 14 percent slopes	10.60	8.5%		VIIs	0	37	37	24
40062	Eram silt loam, 2 to 5 percent slopes, eroded	10.12	8.1%		IIIe	0	41	41	29
40110	Bates loam, 3 to 7 percent slopes, eroded	8.58	6.9%		IIIe	4886	52	52	34
40040	Bates loam, 1 to 3 percent slopes	7.63	6.1%		Ile	4735	65	65	52
44008	Okemah silt loam, 0 to 2 percent slopes	7.54	6.0%		Ile	0	77	77	66
46001	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	2.28	1.8%		Vw	8048	63	63	52
46017	Osage silty clay, 0 to 2 percent slopes, frequently flooded	1.22	1.0%		Vw	0	25	14	11
Weighted Average					2.70	5130.8	*n 68.3	*n 67.8	*n 60.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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
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MidwestLandGroup.com

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