

MIDWEST LAND GROUP PRESENTS



BATES COUNTY, MO

5 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ELEGANT 2 STORY HOME & OUTBUILDINGS ON BLACKTOP

Nestled on 5 scenic acres east of Passaic on blacktop State Route D, this impressive 4 bedroom, 3 bath home offers the perfect blend of comfort, style, and functionality. Boasting 2,677 square feet across two stories, the home features high ceilings, hardwood floors, and detailed wood trim throughout, creating a spacious, light-filled layout. The main floor offers a large master suite and an open-concept kitchen complete with granite countertops, custom cabinetry, and a walk-in pantry. The upper level includes a loft-style common area and three generously-sized bedrooms, perfect for family or guests. A walk-up unfinished basement offers flexibility for future expansion or storage, and the two-car garage adds

practical convenience. Outside, enjoy the manicured lawn and a large, partially-covered deck, perfect for relaxing or hosting. A solar panel system adds energy efficiency and long-term value.

For those with livestock or hobby farm dreams, the property is set up with two barns, a hay shed, and a welded pipe working system. The soil is very fertile, and outside the lawn, the ground is currently farmed. All of this is located in a quiet country setting just 50 minutes from the KC Metro, and is within the Ballard School District. This well-maintained property checks all the boxes for rural living with modern convenience. Don't miss your chance to make it yours!



PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **5**

- 5 acres
- 4 bedroom, 3 bath home
- 2,677 sq. ft.
- 2-story floor plan
- Large master suite
- Spacious kitchen
- Granite tops
- Custom cabinets
- Walk-in pantry
- Wood trim throughout
- Formal dining room
- 3 sizable bedrooms upstairs
- Loft common space
- High ceilings
- Hardwood floors
- Unfinished walkup basement
- 2-car garage
- Partially-covered, large deck
- Manicured lawn
- 2 barns
- Hay shed
- Welded pipe working system
- Solar panel system
- Paved road
- Agricultural area
- 50 minutes from KC Metro
- Ballard School District



4 BEDROOM, 3 BATH HOME



SPACIOUS KITCHEN



LARGE MASTER SUITE



MANICURED LAWN



2 BARNES & HAY SHED



LIVESTOCK SET UP



AERIAL MAP



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Boundary Center: 38° 19' 1.06, -94° 8' 59.69

0ft 135ft 269ft



Maps Provided By:



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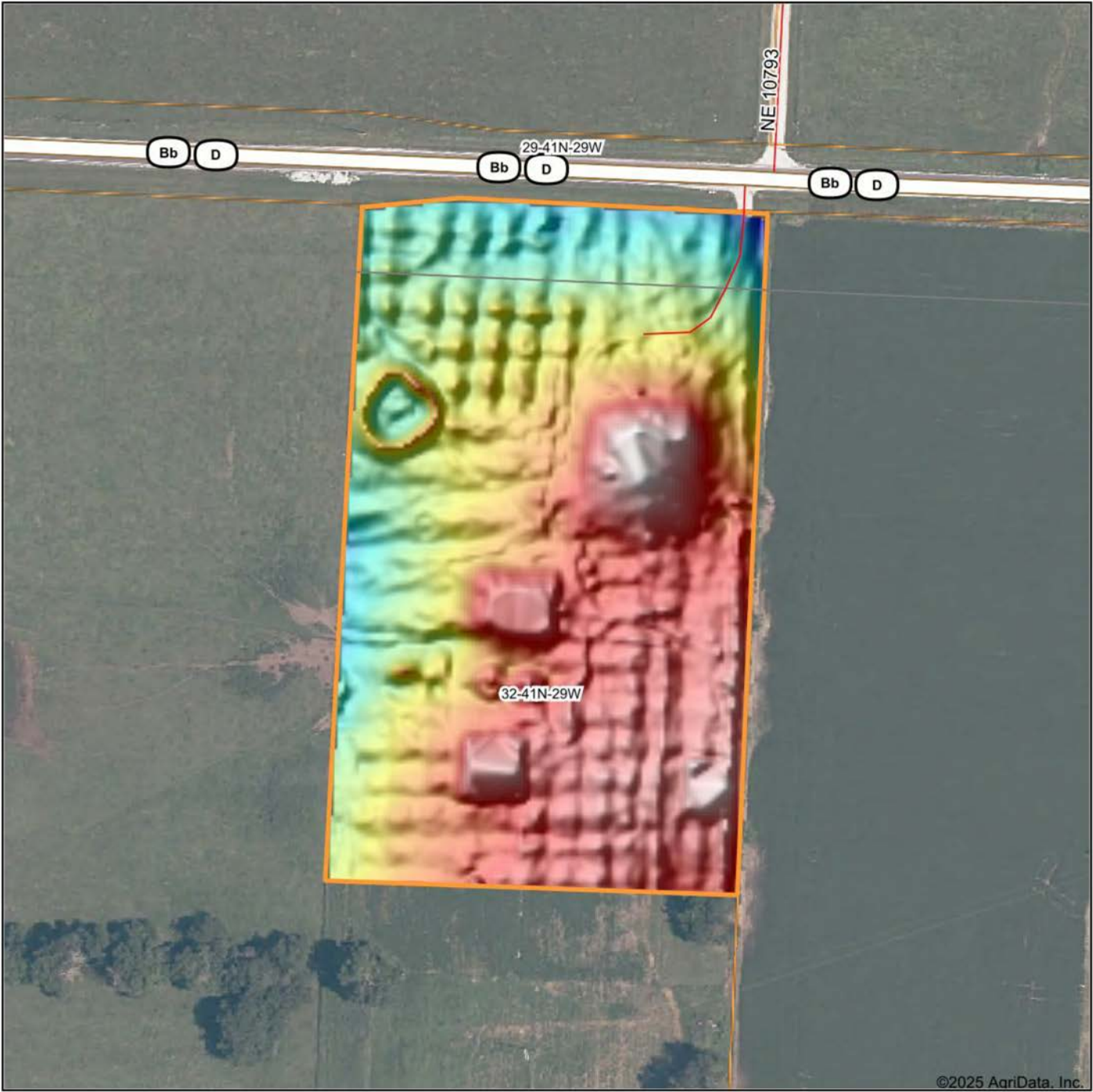
www.AgriDataInc.com

32-41N-29W
Bates County
Missouri



7/16/2025

HILLSHADE MAP

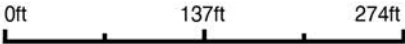


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 920.8
Max: 928.0
Range: 7.2
Average: 925.1
Standard Deviation: 1.48 ft

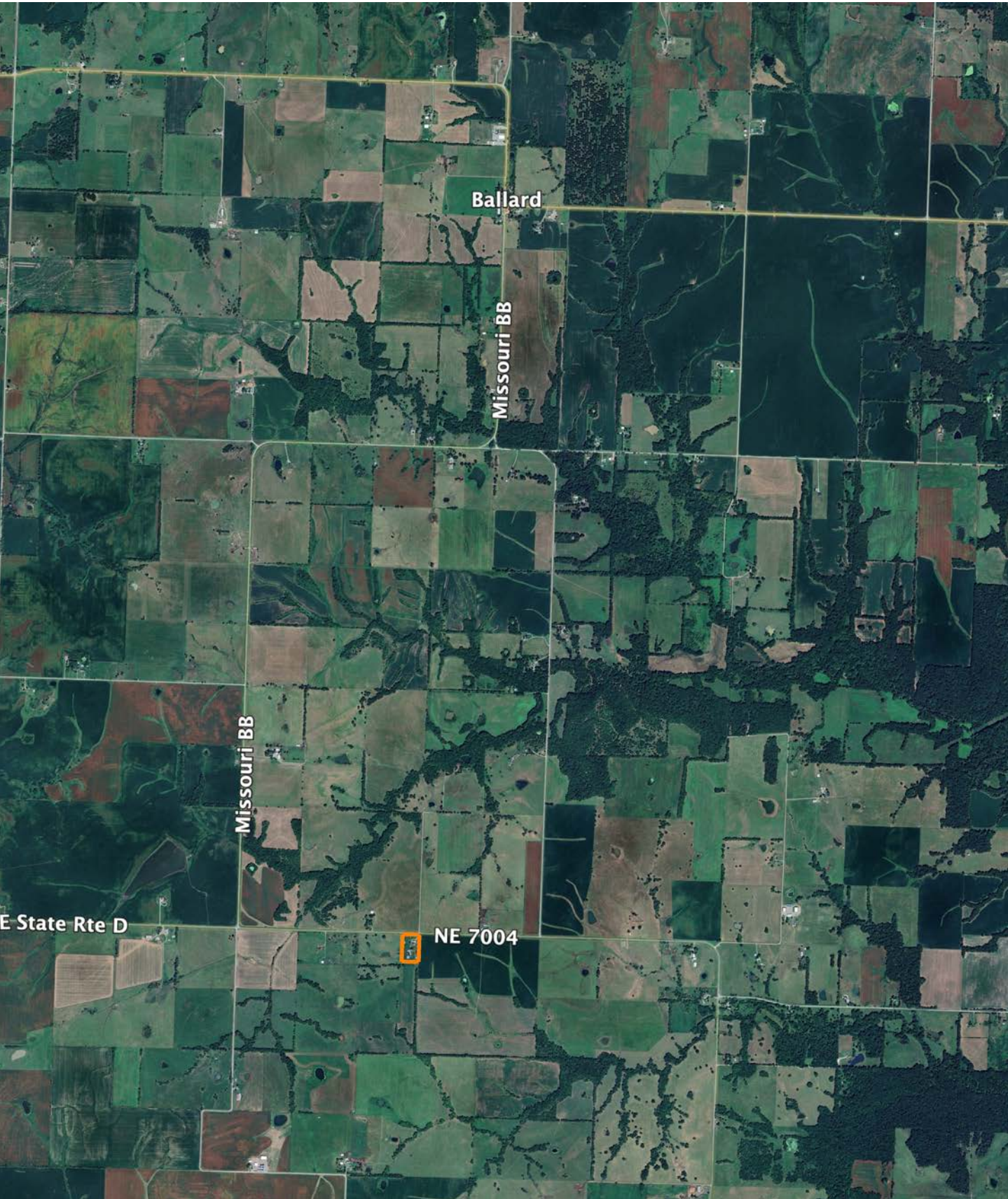


7/16/2025

32-41N-29W
Bates County
Missouri

Boundary Center: 38° 19' 1.06, -94° 8' 59.69

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After five years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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