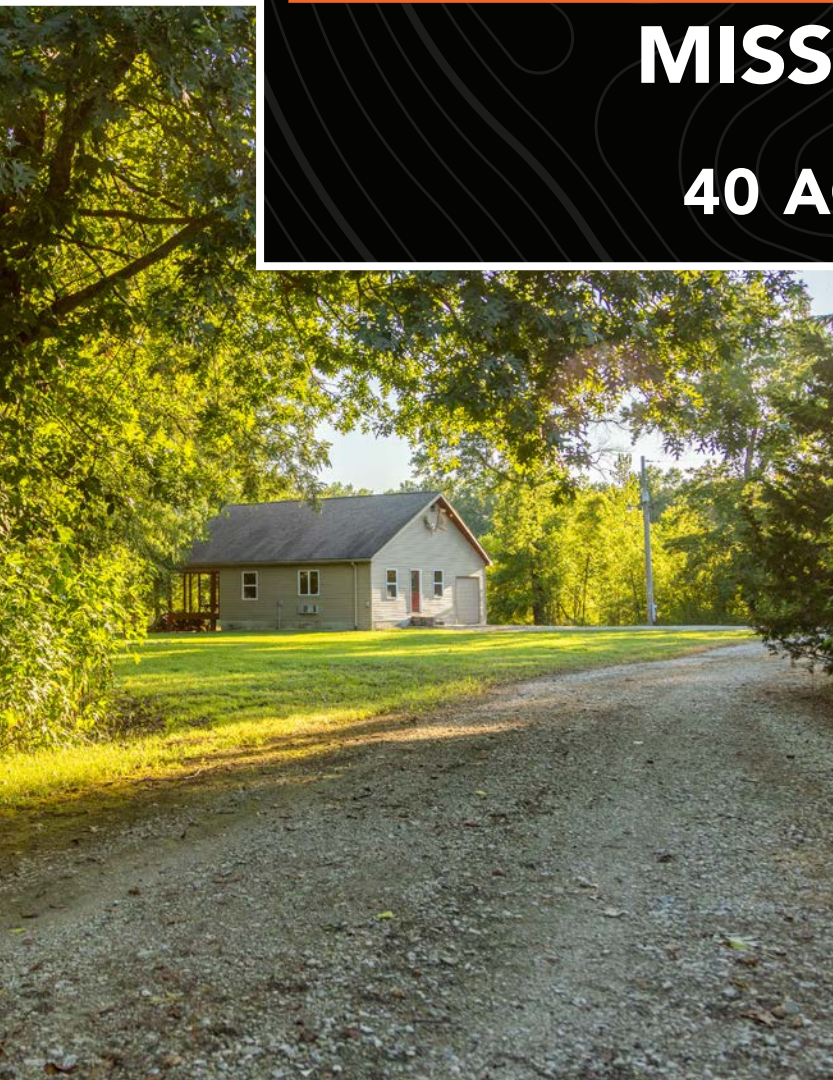




MIDWEST LAND GROUP
PRESENTS

BATES COUNTY MISSOURI

40 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

DREAM 40 WITH CABIN - ONE HOUR FROM KANSAS CITY

This 40 +/- acre property in Bates County, Missouri, literally has it all! It is conveniently located just an hour south of Kansas City and under a mile from Highway CC. Talk about a great location!

As you enter the property, you are greeted by a perfect getaway cabin! The cozy cabin features a bedroom, bathroom, full kitchen, living room, large loft, and is complete with rural water, electric, and a septic system. It also features an attached garage that is super handy for storing equipment. Enjoy the back porch views overlooking the fire pit area and pond. Speaking of the pond, you will have trouble keeping the hooks baited fast enough for your kids or grandkids. It's loaded with bass and bluegill!

Just south of the cabin, you can hop on one of the numerous UTV trails that provide amazing access throughout the entire farm! This property is set up incredibly for deer and turkey hunting! It features creeks, mature hardwoods, bedding thickets, and a 7 +/- acre tillable field. You couldn't ask for a better 40-acre parcel!

Enjoy endless opportunities for fun with weekend getaways, trail riding, exploring creeks, pond fishing, and amazing deer and turkey hunting. Properties of this size and makeup within an hour of Kansas City are super hard to come by. Make your dream a reality and contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

PRICE: **\$399,400** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **40**

- Amazing cabin
- Electricity, rural water, septic system
- Fishing pond and creeks
- UTV trail system
- Mature hardwoods
- 7 +/- acre tillable field
- Deer and turkey hunting
- 1 hour to Kansas City
- Under a mile to Highway CC
- 7 miles to La Cygne Lake



PERFECT GETAWAY CABIN

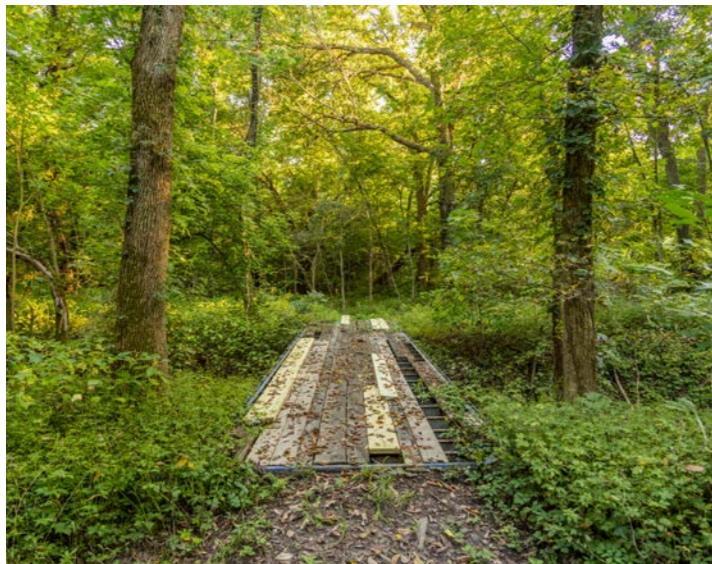
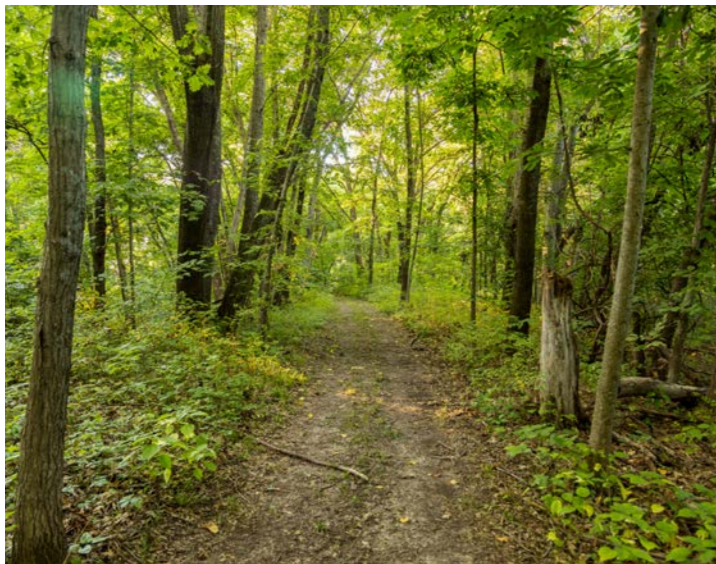
The cozy cabin features a bedroom, bathroom, full kitchen, living room, large loft, and is complete with rural water, electric, and a septic system.



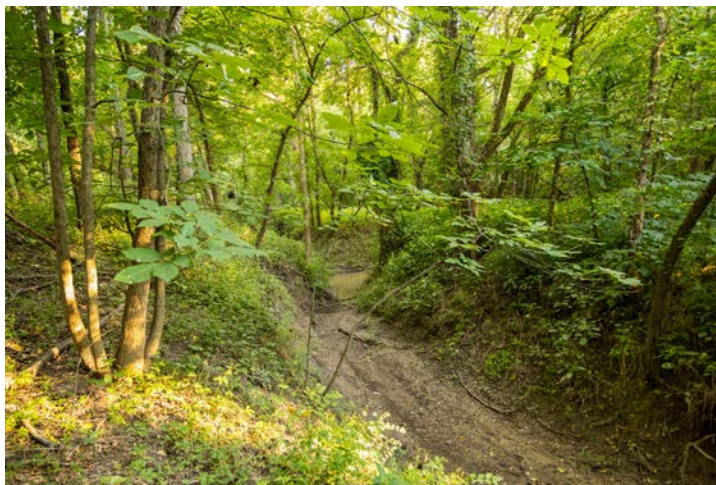
INTERIOR PHOTOS



UTV TRAIL SYSTEM



FISHING POND AND CREEK



7 +/- ACRE TILLABLE FIELD



DEER AND TURKEY HUNTING

This property is set up incredibly for deer and turkey hunting! It features creeks, mature hardwoods, bedding thickets, and a 7 +/- acre tillable field.



AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 38° 21' 10.37, -94° 31' 21.99

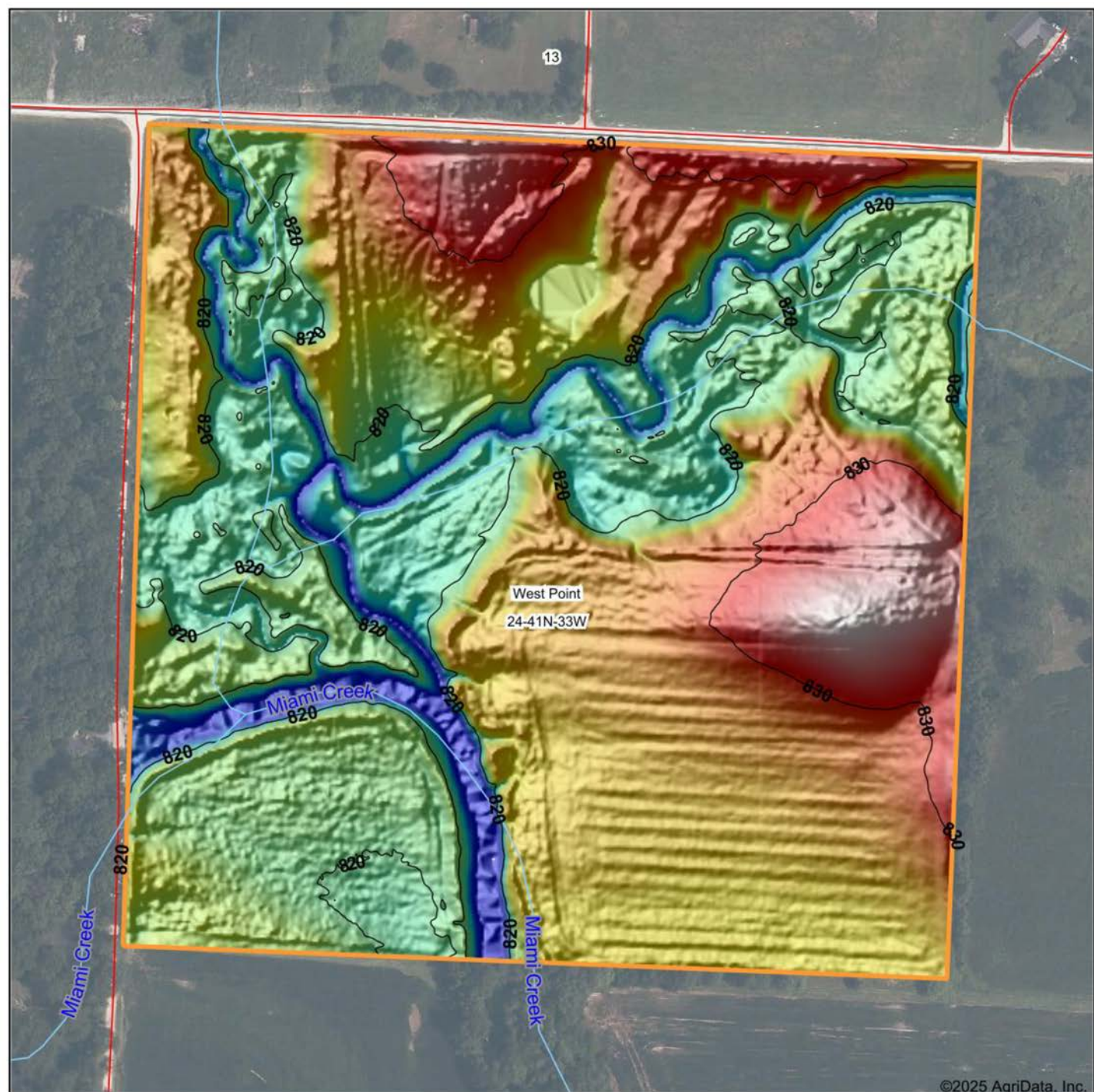
24-41N-33W
Bates County
Missouri

0ft 458ft 916ft



6/30/2025

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10

Min: 810.5

Max: 837.3

Range: 26.8

Average: 823.5

Standard Deviation: 5.09 ft

0ft 243ft 485ft

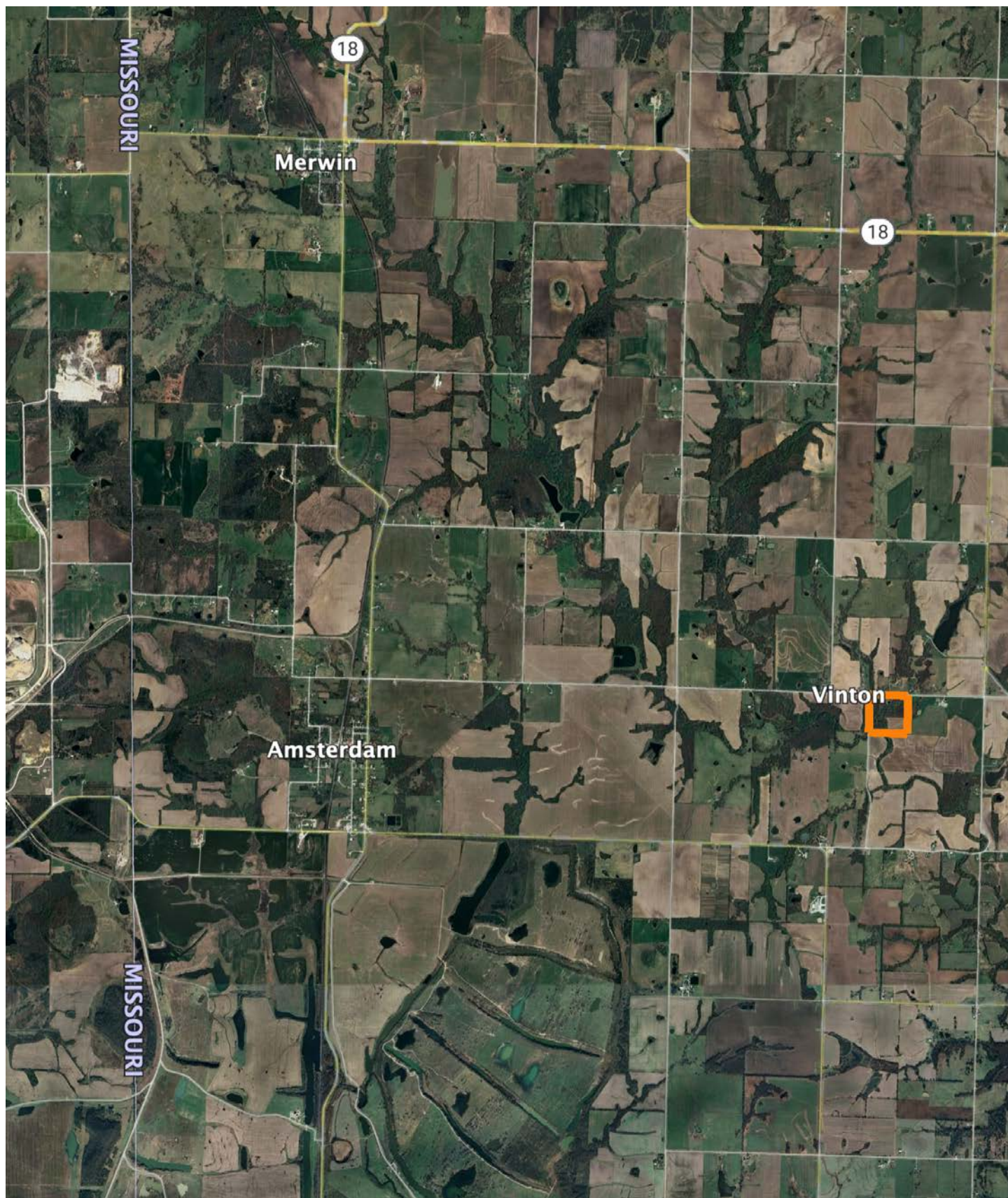


6/30/2025

24-41N-33W
Bates County
Missouri

Boundary Center: 38° 21' 10.37, -94° 31' 21.99

OVERVIEW MAP



AGENT CONTACT

Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



SKYLER WIRSIG

LAND AGENT

816.500.0168

SWirsig@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.