

MIDWEST LAND GROUP PRESENTS

90 ACRES IN

BATES COUNTY MISSOURI



3497 SOUTHWEST COUNTY ROAD 1067, BUTLER, MO 64730

MIDWEST LAND GROUP IS HONORED TO PRESENT

MASSIVE SHOP, HOME, BUNKHOUSE, AND ROW CROP PRODUCTION

Additional acreage available! Customize the acreage you want to buy! Sellers are willing to sell the improvements and 12.71 acres separately as well! Are you looking for additional row crop acres to add to your operation, a good investment, a nice homestead, additional living facilities for hired hands, and/or a massive shop for your operation? If so, look no further than this 90 +/- acre row crop farm that lies between Butler, Missouri, and Rich Hill, Missouri, west of the interstate! Located just off the road along a large circular driveway sits a nearly 1,500-square-foot 3-bed 2-bath manufactured home in a very picturesque setting featuring massive mature trees throughout the yard and a warm country homestead feel!

Located near the home, you will find a 720 +/- square foot bunkhouse/cabin, 20'x24' detached garage, 20'x78' lean-to shed, portable garden shed, and a massive 60'x120'x18' red iron shop! The bunkhouse features one full bathroom, a full kitchen, 1 1-car attached garage, and a 40' long covered front porch. The west half of the massive 60'x120'x18' shop has a 4' tall stem wall all the way around, dirt floor, electricity, and a massive 16'x26' hangar-style door. The east end of the shop also has

a 16'x26' hangar-style door, along with a walk-in door and two 10'x10' garage doors. This end of the shop is fully insulated with heat, electricity, water, floor drains, a mezzanine for storage, 2 full bathrooms, and a bunk room/office. On the roof of the shop, you will find solar panels to help supplement the electric usage.

The Marais Des Cygnes River flows along the west boundary of this farm. The row crop ground lies on the east and west sides of Southwest County Road 1607, providing easy access to the farm. The row crop ground is mostly all Kenoma silt loam soil and lies very well! The 2025 soybean crop looks great and should yield nicely in the coming months. There are approximately 84 FSA tillable acres currently in production. This acreage is open for the 2026 crop year and will not have a lease in place unless the new owner wants one. However, the sellers have made it clear that they would love the opportunity to farm this acreage as they will be farming close by. The sellers are offering an annual cash rent of \$175/tillable acre. You do not want to miss out on this opportunity! Contact Derek Payne (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$1,058,600** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **90**

- 90 +/- acres
- Can purchase additional acreage or less acreage
- Bates County, MO
- Butler, MO
- Butler R-5, MO School District
- Located 10 minutes south of Butler, MO
- Located 50 minutes South Of Kansas City, MO
- Approximately 84 FSA tillable acres
- Crop ground open for 2026
- Sellers willing to rent crop ground at \$175/tillable acre
- 1,500 +/- square-foot 3-bed 2-bath home
- Screened-in porch
- Mud room
- Fiber internet located at the road
- 720 +/- square-foot bunkhouse/cabin
- Bunkhouse/cabin has a full kitchen and 1 full bathroom
- Large 40' long covered porch
- 1 car attached garage to bunkhouse/cabin
- Massive 60'x120'x18' red iron shop
- 60'x60' portion of the shop has insulation, heat, water, electricity, and concrete
- Office and 2 full bathrooms in the shop
- 16'x26' Hangar door and two 10'x10' garage doors
- Mezzanine is a shop for storage
- Remaining 60'x60' portion of shop with electricity, 4'concrete stem wall, and dirt floor
- 20'x78' three-sided shed
- Portable garden shed
- 20'x24' detached garage
- Newer grain bin
- Newer bulk bin
- Large gravel driveway and circular drive
- Solar panels on top of the shop



3-BED, 2-BATH HOME

Located just off the road along a large circular driveway sits a nearly 1,500-square-foot 3-bed 2-bath manufactured home in a very picturesque setting featuring massive mature trees throughout the yard and a warm country homestead feel!



NEWER GRAIN AND BULK BIN



BUNKHOUSE/CABIN



CROP GROUND OPEN FOR 2026

The row crop ground is mostly all Kenoma silt loam soil and lies very well! The 2025 soybean crop looks great and should yield nicely in the coming months. There are approximately 84 FSA tillable acres currently in production.



MULTIPLE OUTBUILDINGS

Located near the home, you will find a 20'x24' detached garage, 20'x78' lean-to shed, portable garden shed, and a massive 60'x120'x18' red iron shop!



AERIAL MAP



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Boundary Center: 38° 10' 35.11, -94° 22' 52.5

0ft 857ft 1713ft



Maps Provided By:



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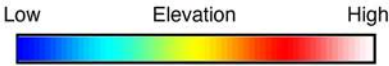
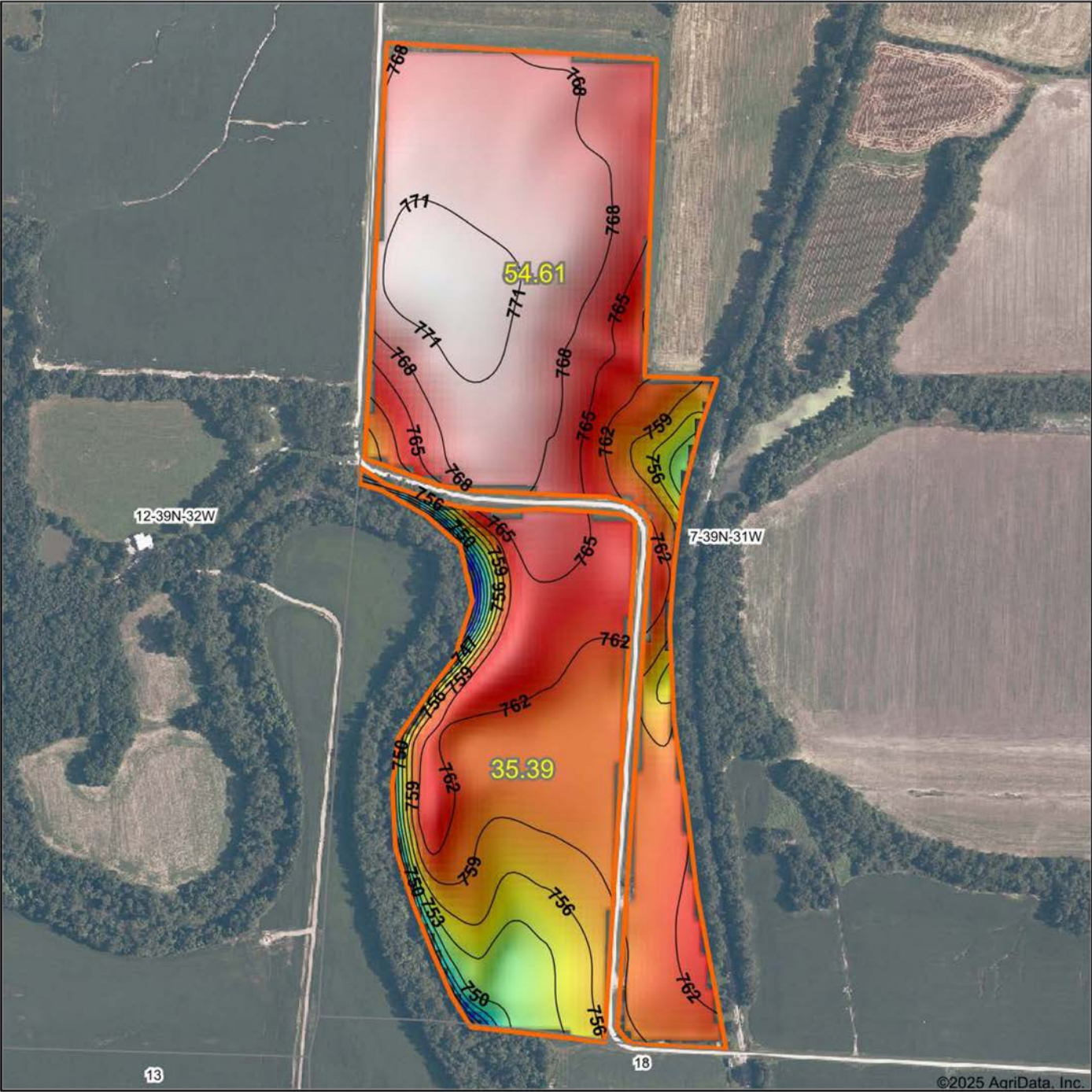
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7-39N-31W
Bates County
Missouri



10/21/2025

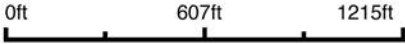
HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3
Min: 731.5
Max: 771.1
Range: 39.6
Average: 764.0
Standard Deviation: 6.04 ft

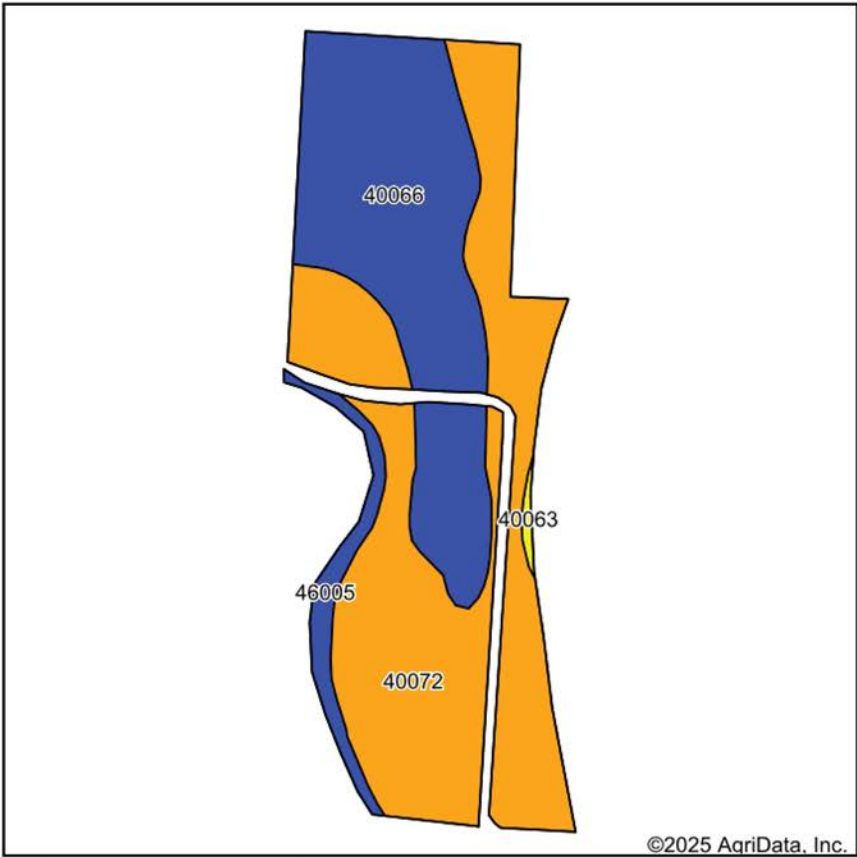


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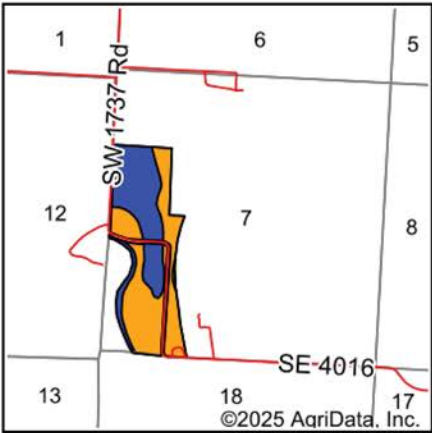
7-39N-31W
Bates County
Missouri

Boundary Center: 38° 10' 35.11, -94° 22' 52.5

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Bates**
Location: **7-39N-31W**
Township: **Lone Oak**
Acres: **90**
Date: **10/21/2025**



Maps Provided By:



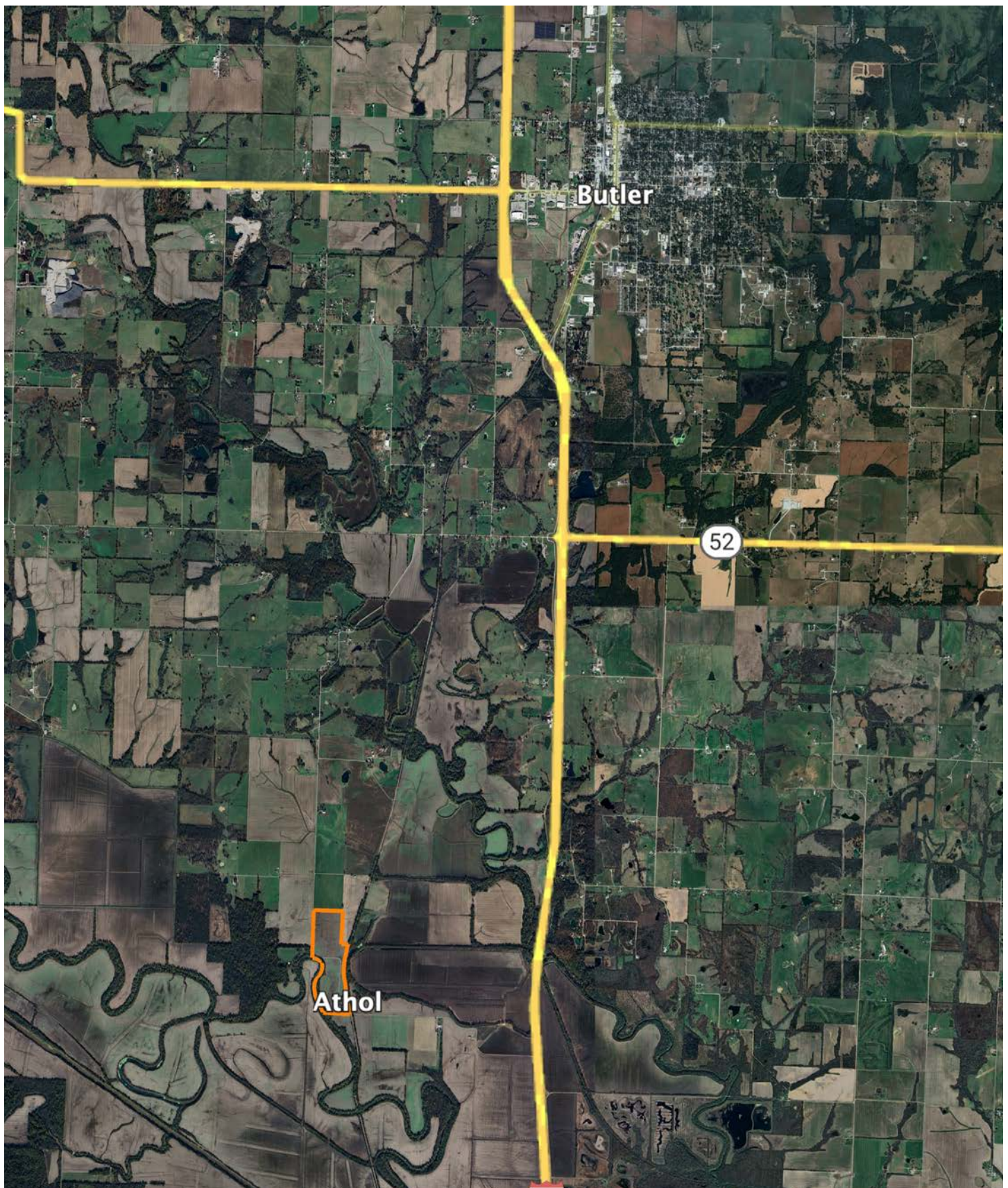
Area Symbol: MO013, Soil Area Version: 29

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
40072	Kenoma silt loam, 1 to 3 percent slopes	50.00	55.6%		IIIe	3888	59	56	59
40066	Hartwell silt loam, 0 to 1 percent slopes	35.30	39.2%		IIw	0	80	80	74
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	4.26	4.7%		IIw	7758	82	82	75
40063	Eram silt loam, 5 to 9 percent slopes	0.44	0.5%		IVe	0	73	72	50
Weighted Average					2.57	2527.2	*n 68.4	*n 66.7	*n 65.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

573.999.4574

DPayne@MidwestLandGroup.com



MidwestLandGroup.com

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