

MIDWEST LAND GROUP PRESENTS

12.71 ACRES IN

BATES COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE 60'X120'X18' SHOP, HOME, BUNKHOUSE, AND ROW CROP

Additional acreage available! Are you looking for a nice place to call home, additional living facilities for hired hands, or a massive shop for your operation? If so, look no further than this 12.71 +/- acre property that lies between Butler, Missouri, and Rich Hill, Missouri, west of the interstate! Located just off the road along a large circle 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.

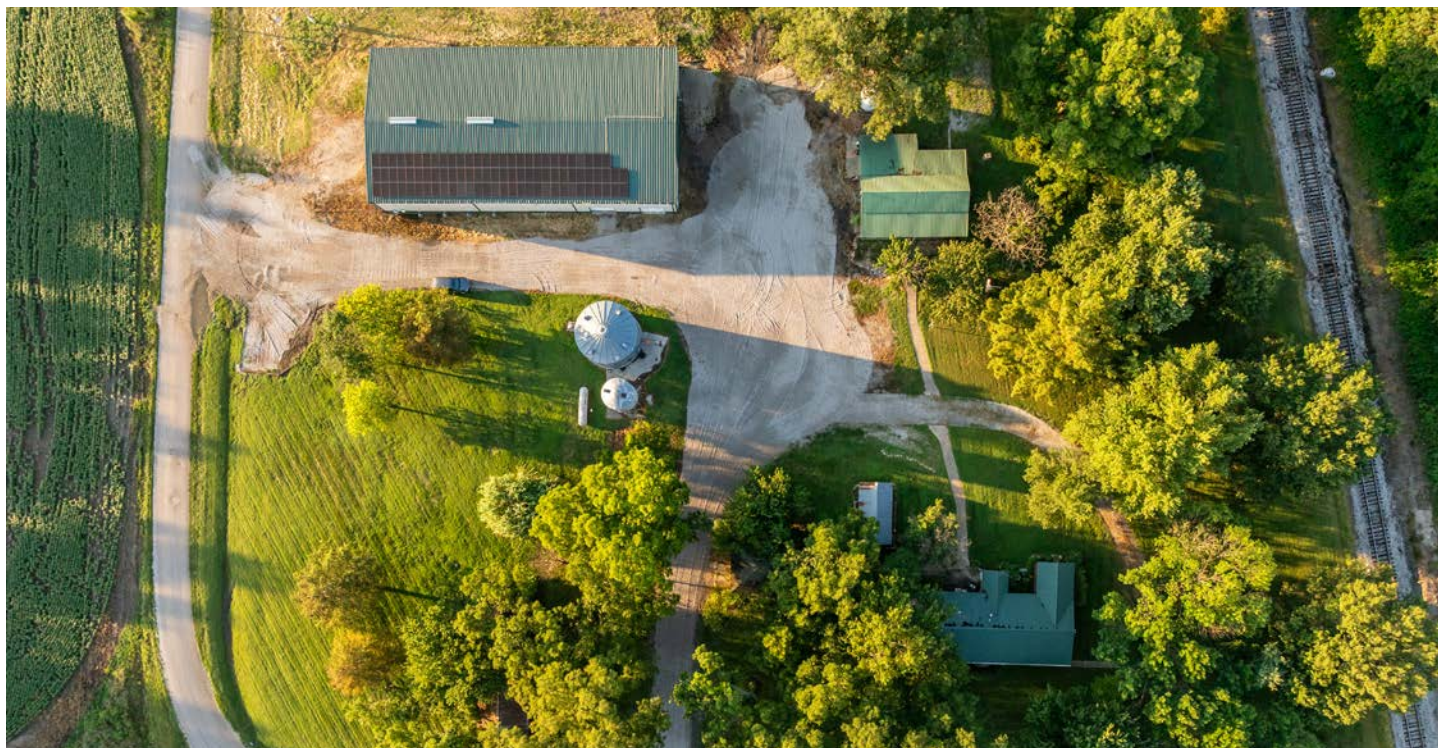
On the north end of the property, there are approximately 5.5 acres currently in row crop production that lie along SW County Road 1607, providing easy access to the farm ground. This acreage could easily be fenced in for livestock as well. If you want it farmed, this acreage is open for the 2026 crop year and will not have a lease in place unless the new owner wants one. However, the sellers would love the opportunity to farm this acreage as they will be farming next door to it. The sellers are offering an annual cash rent of \$175/tillable acre. You do not want to miss out on this opportunity! For additional information or to schedule a private showing, please contact Derek Payne (573) 999-4574.



PROPERTY FEATURES

PRICE: **\$329,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **12.71**

- 12.71 +/- acres
- Can purchase additional 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 5.5 acres in crops
- Tillable ground open for 2026
- Sellers will rent tillable acres at \$175/acre
- 1,500 +/- sq. ft. 3 bed, 2 bath home
- Screened-in porch
- Mud room
- Fiber internet located at the road
- 720 +/- sq. ft. bunkhouse/cabin
- Bunkhouse/cabin has 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 shop has insulation, heat, water, electric, concrete
- Office & 2 full bathrooms in shop
- 16'x26' hangar door and two 10'x10' garage doors
- Mezzanine in 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 circle drive
- Solar panels on top of the shop



12.71 +/- ACRES



APPROXIMATELY 5.5 ACRES IN CROPS



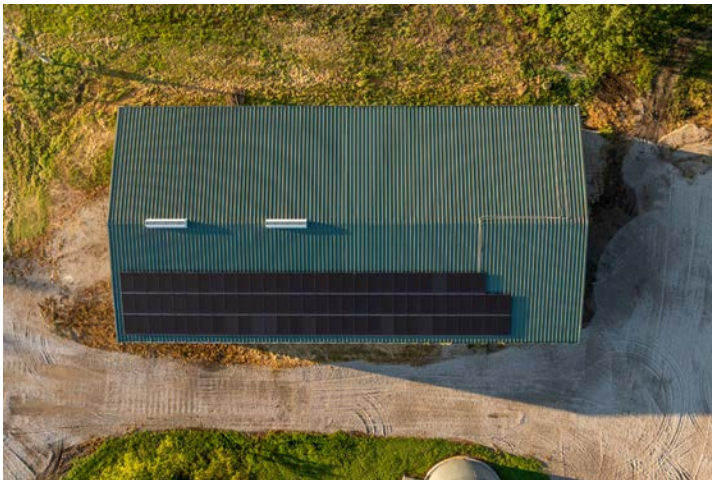
720 +/- SQ. FT. BUNKHOUSE/CABIN



1,500 +/- SQ. FT. 3 BED, 2 BATH HOME



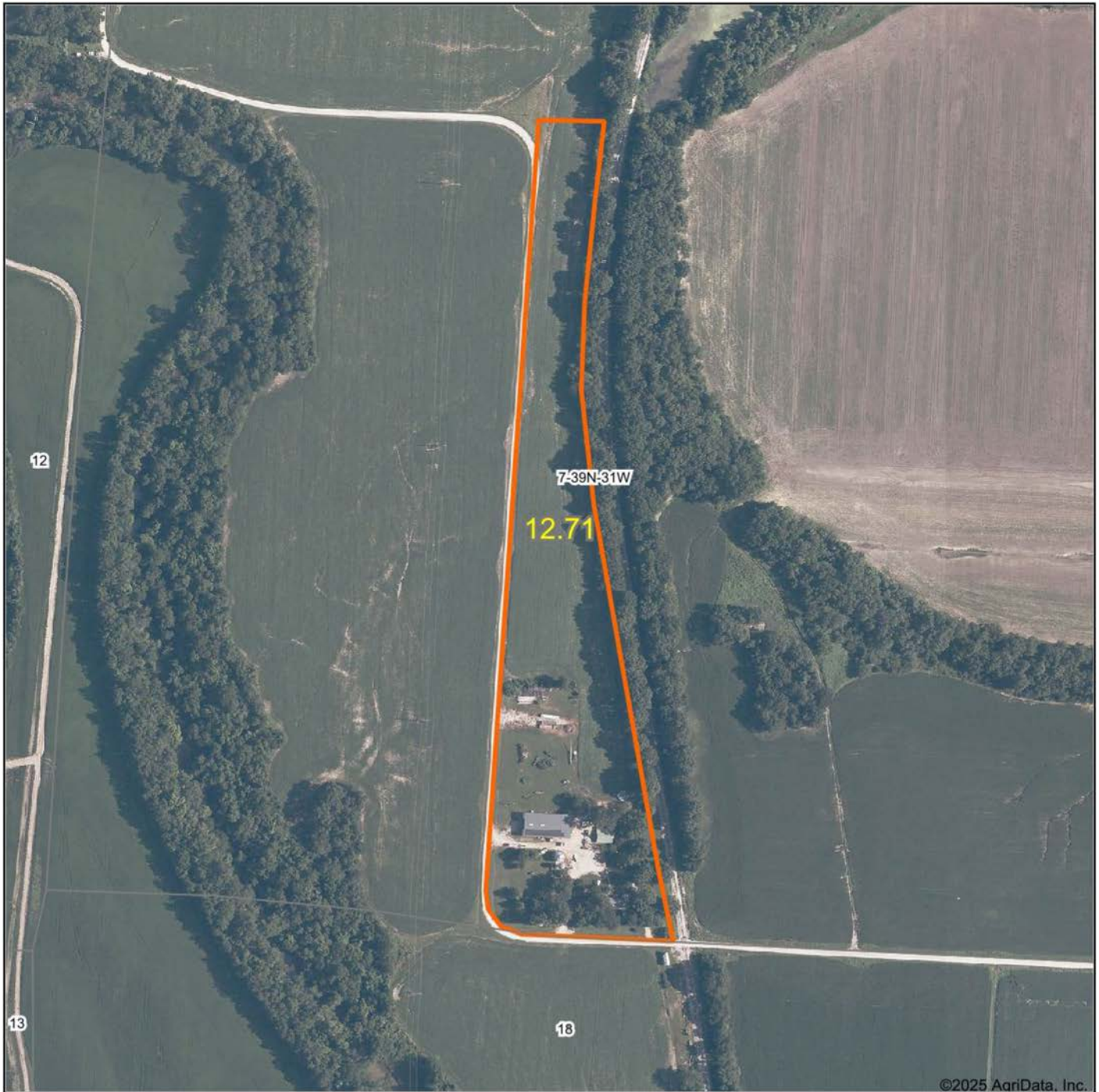
MASSIVE 60'X120'X18' RED IRON SHOP



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 10' 26.21, -94° 22' 45.98

0ft 403ft 806ft



Maps Provided By:



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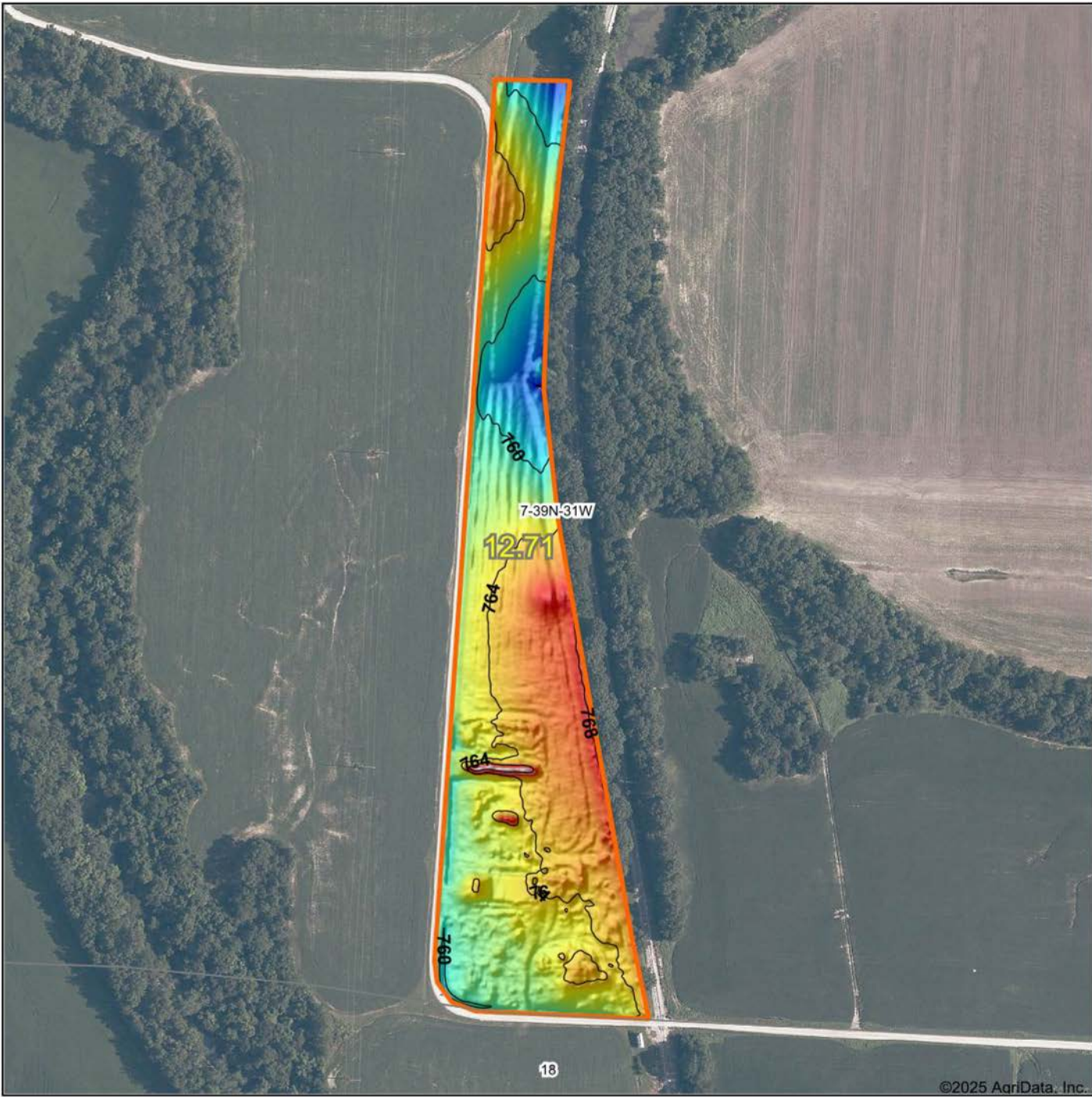
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7-39N-31W
Bates County
Missouri



9/18/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 4
Min: 755.9
Max: 770.9
Range: 15.0
Average: 763.0
Standard Deviation: 2.26 ft

0ft 353ft 706ft

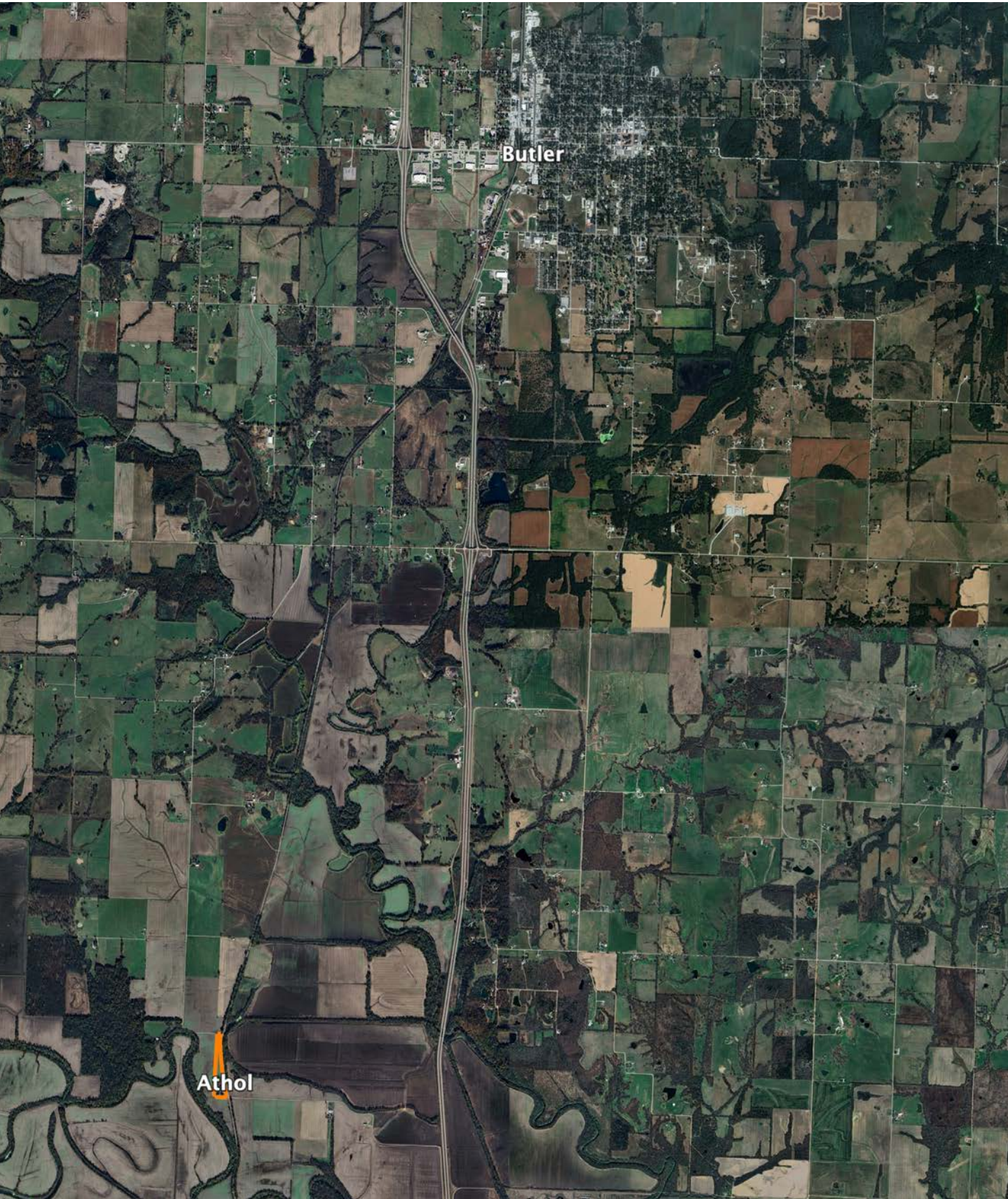


9/18/2025

7-39N-31W
Bates County
Missouri

Boundary Center: 38° 10' 26.21, -94° 22' 45.98

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

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