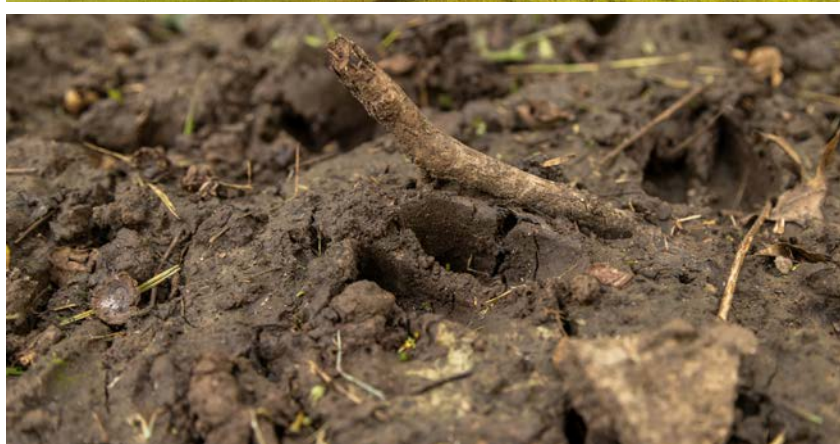


MIDWEST LAND GROUP PRESENTS



BATES COUNTY, MO

77 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

77 ACRES AND BARNDOMINIUM

Your piece of paradise awaits in northern Bates County! Gated entrance with a long gravel drive to a new barndominium overlooking a stocked pond with trophy bass. The barndominium is approximately 1,380 square feet with 2 bedrooms, 1.5 baths, and comes fully furnished with fiber internet, a washer and dryer, and a full kitchen. There is a two-car attached garage and an additional finished loft above the garage that also has HVAC for storage or is perfect for a bunk room. If you need more room, the garage could easily be converted to additional living space or bedrooms. The property is fully fenced with a nice mix of timber, pasture/hay

ground, and two stocked ponds. Put in a few food plots or convert the hay fields to alfalfa, and this one is dynamite! The deer and turkey hunting is incredible, but this would also be a great farm to raise livestock, or that hobby farm you have always looked for. A perfect weekend getaway with all the comforts of home, or the perfect opportunity to call this your forever home. Set up and ready to go! Less than an hour from Overland Park and the KC Metro, but so secluded and quiet, you will get lost in the beauty it has to offer. Call Paul Lowry to schedule your private tour today at (816) 500-2513.



PROPERTY FEATURES

PRICE: **\$750,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **77**

- 1,380 sq. ft. barndominium
- 2 car garage
- Additional loft with HVAC
- Fully furnished
- Hickory cabinets
- 2 bed, 1.5 bath
- 2 stocked ponds
- Fiber Internet
- Electric car charger compatible
- Outdoor patio overlooking pond
- Beautiful timber
- 22 +/- acres hay/pasture
- Fully fenced
- Gated entrance



1,380 SQ. FT. BARNDOMINIUM

The barndominium is approximately 1,380 square feet with 2 bedrooms, 1.5 bath and comes fully furnished with fiber internet, washer and dryer, and full kitchen.



ADDITIONAL INTERIOR PHOTOS



2 CAR GARAGE



PATIO OVERLOOKING POND



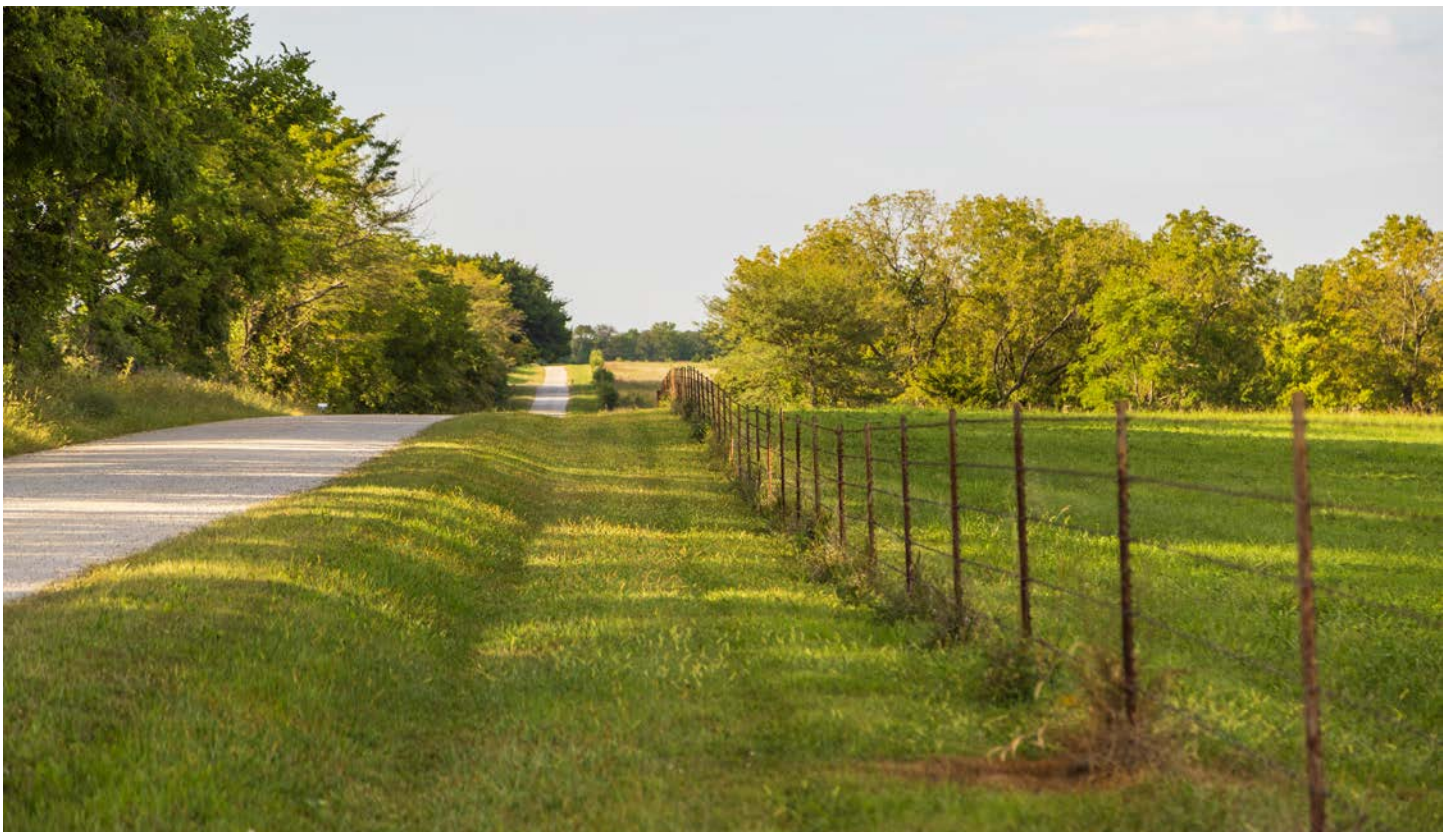
TWO PONDS



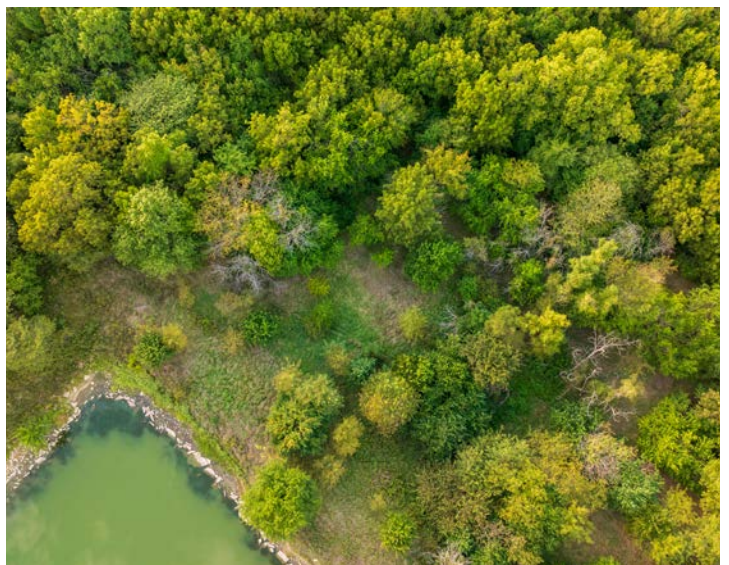
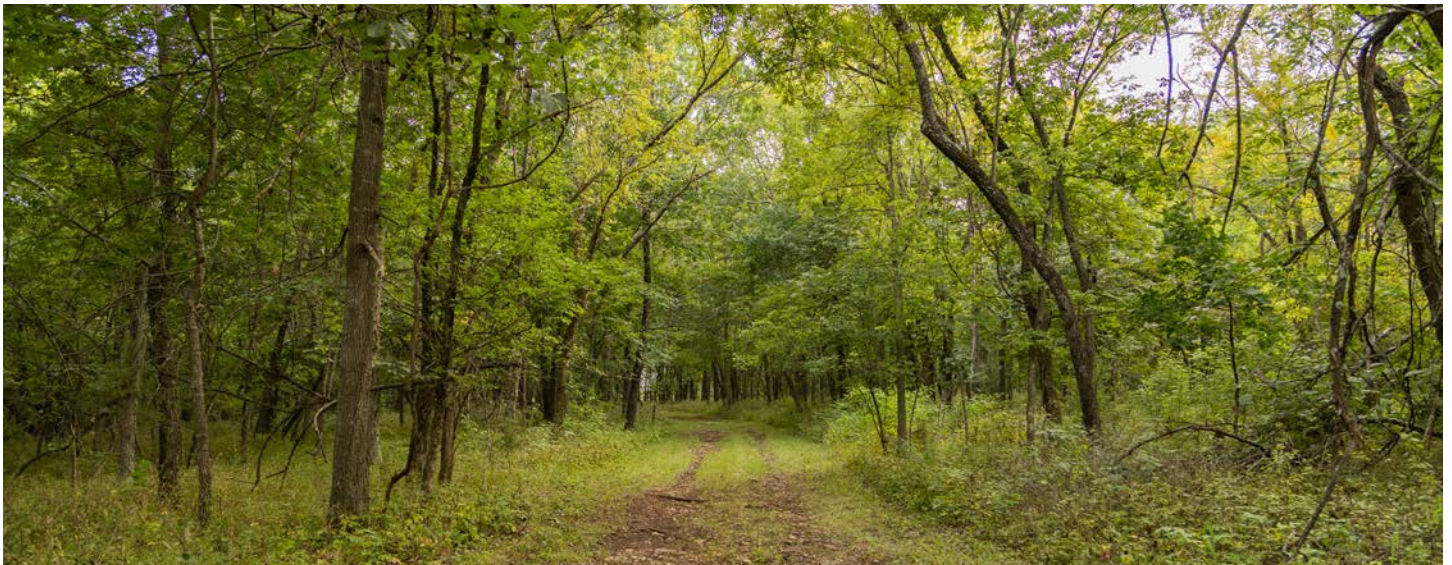
GATED ENTRANCE



FULLY FENCED



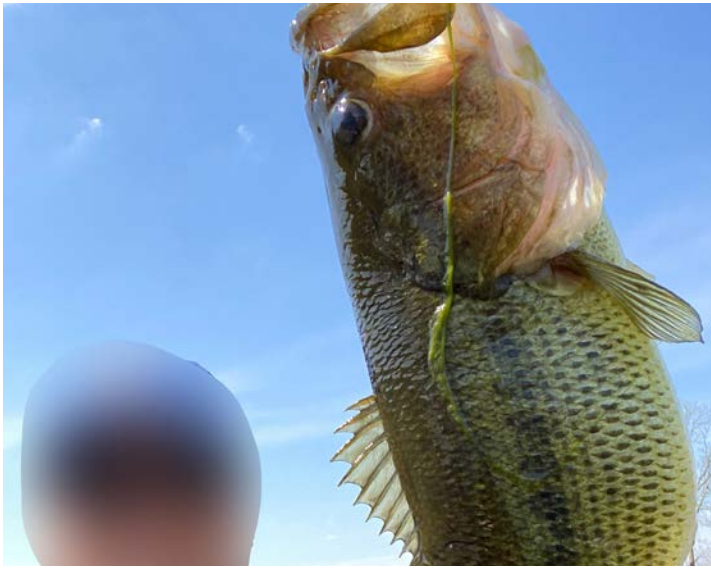
BEAUTIFUL TIMBER



22 +/- ACRES HAY/PASTURE



TRAIL CAM, HARVEST, & FISHING PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 38° 26' 6.52, -94° 31' 22.05

0ft 461ft 923ft



Maps Provided By:



© AgriData, Inc. 2023

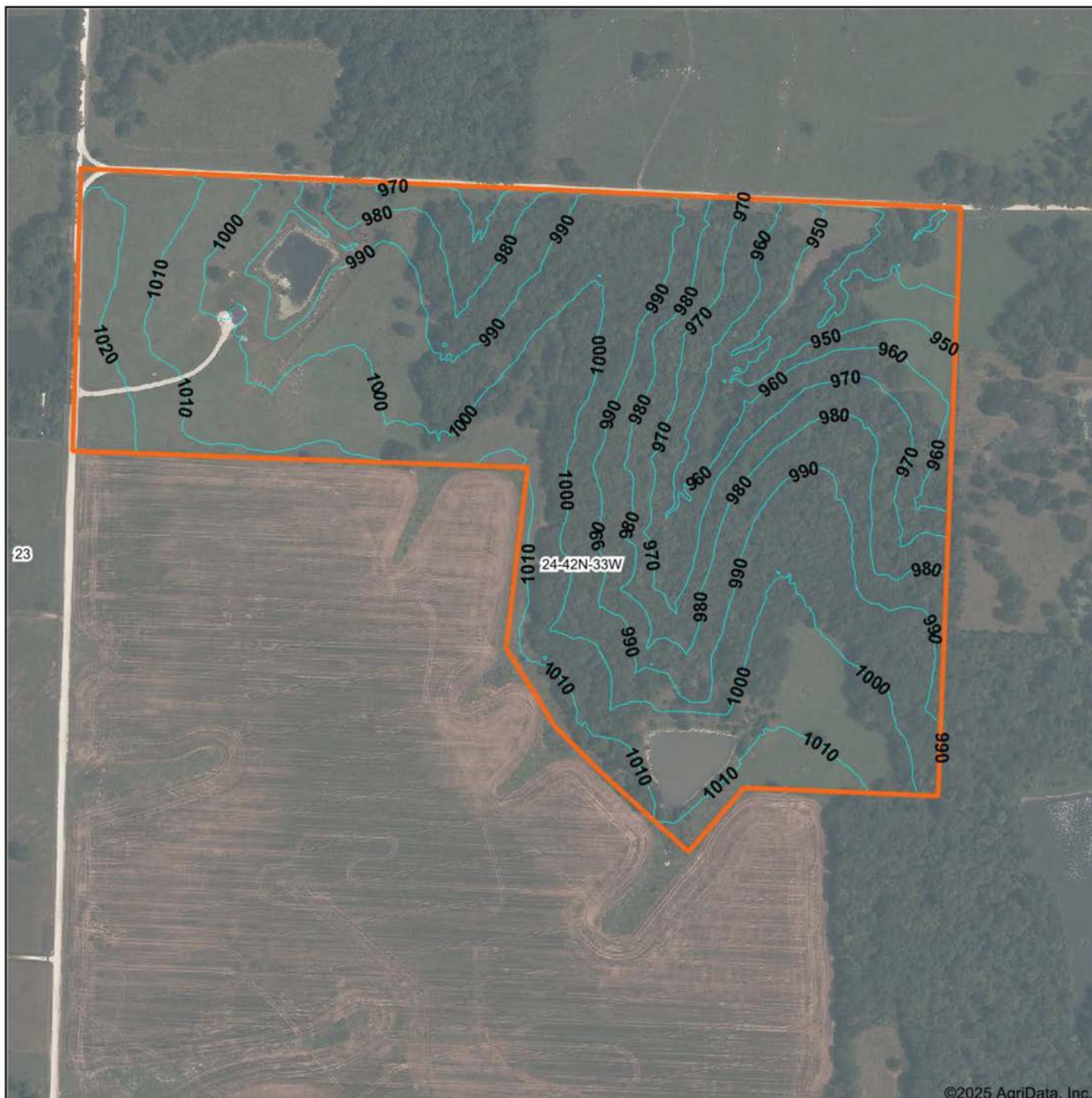
www.AgriDataInc.com

24-42N-33W
Bates County
Missouri



9/3/2025

TOPOGRAPHY MAP



Boundary Center: 38° 26' 6.52, -94° 31' 22.05

0ft 461ft 923ft



Maps Provided By:



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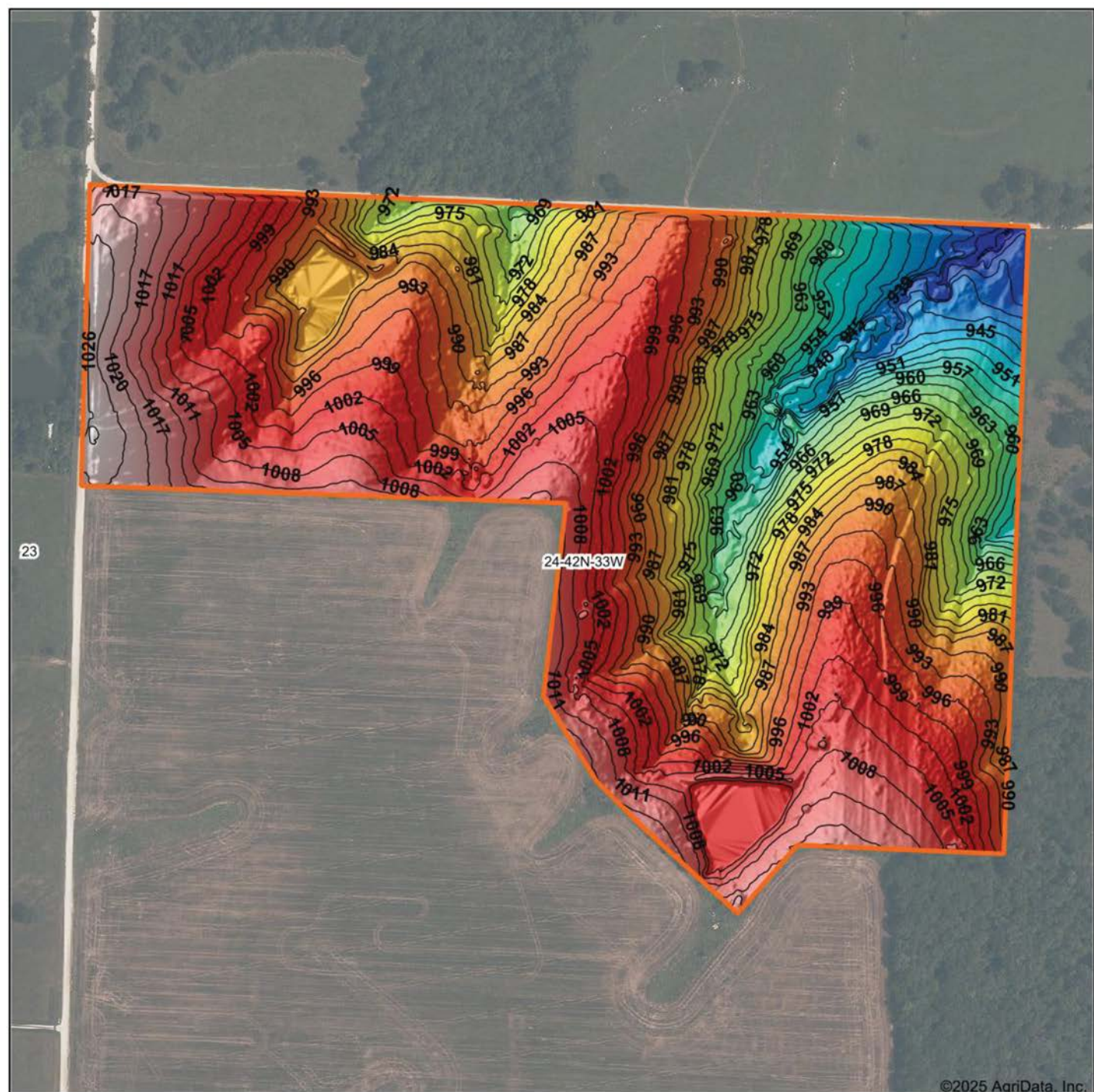
www.AgriDataInc.com

24-42N-33W
Bates County
Missouri

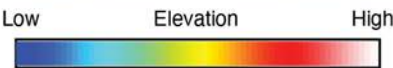


9/3/2025

HILLSHADE MAP



©2025 AgriData, Inc.



Maps Provided By:



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www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 926.6

Max: 1,026.8

Range: 100.2

Average: 989.2

Standard Deviation: 20.28 ft

0ft 429ft 858ft



9/3/2025

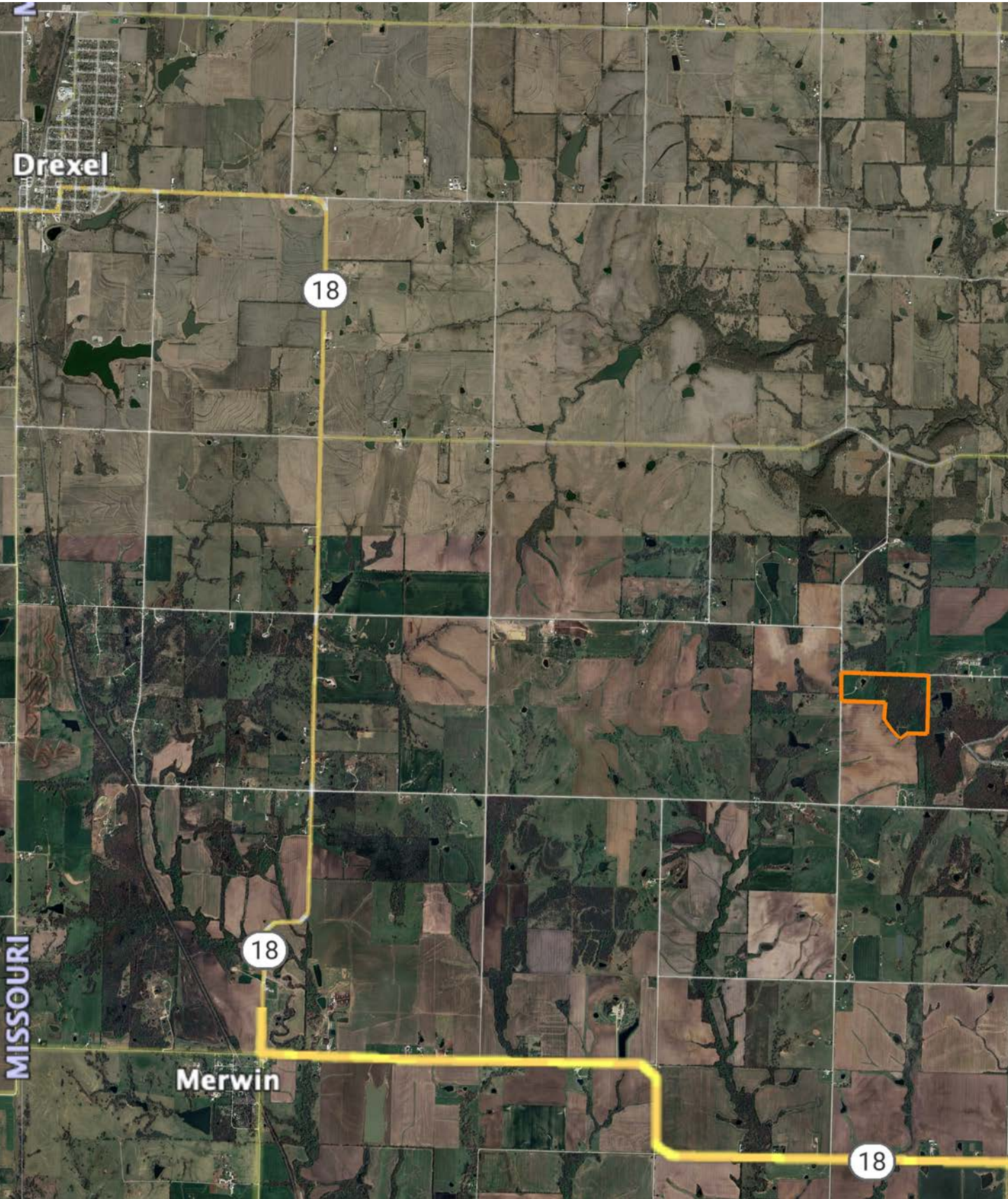
24-42N-33W

Bates County

Missouri

Boundary Center: 38° 26' 6.52, -94° 31' 22.05

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
816.500.2513

PLowry@MidwestLandGroup.com



MidwestLandGroup.com

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