

MIDWEST LAND GROUP PRESENTS

82.48 ACRES IN

BATES COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROW CROP, PASTURE, FEEDLOT, & HOMESTEAD

Additional acreage available! Midwest Land Group is extremely proud to present this 82.48 +/- acre combination farm! If you're looking for row crop, pasture, a feedlot with working facilities, a scale, livestock barns, machine sheds, and a home, look no further! This farm lies between Butler, Missouri, and Rich Hill, Missouri, west of the interstate! Located at the end of a 2,000' long driveway sits a nearly 3,000 square foot, 4-bed, 3-bath home in a very quiet and picturesque setting! The home overlooks the entire farm, the pond, the feedlot, and the remaining row crop acreage with views for miles!

Split off the main driveway, you will find an additional 860' long driveway leading to another home site where a newer manufactured home recently sat. Water and electricity are still at this location and could easily hook back up to another home!

Located in the northeast corner of the farm, you will find the heartbeat of the property, a nearly 20 +/- acre feedlot! The feedlot is fenced in and divided with steel pipe and continuous panels. The feedlot has multiple large Johnson automatic waterers strategically placed, a scale and scale house, and a very nice cattle working facility under a roof, along with a loading chute. All the waterers are believed to be supplied by the pump house located just north of the pond. There are approximately 1,000'+ of concrete feed bunks, allowing a tremendous amount of cattle to be fed at one time, maximizing the efficiency of the feedlot. Each alleyway has feed bunks

on both sides and a cul-de-sac at the end to easily turn around. Most all of the bunks have a concrete apron in front of them for the cattle to stand on. Attached to the feedlot are multiple fenced pastures with good grass for grazing additional cattle, horses, or any other livestock.

The farm features a nice 36'x53' shop with concrete floors, water, and electricity! Additionally, the farm features a 30'x60', 50'x68', and a 40'x60' machine shed and livestock barns. The cattle working facility is located inside an additional 20'x60' building, allowing the ability to work cattle in all weather conditions. Inside this barn, you will find concrete, electricity, and an office where you can keep your medicine and supplies so they are protected and located close by.

As you pull down the long driveway, you'll notice approximately 29 +/- acres of row crop ground. 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 the additional acreage next door. The sellers are offering an annual cash rent of \$175/tillable acre. There are seven grain bins on the farm (three larger and four smaller), and one bulk bin. You do not want to miss out on this opportunity! For additional information or to schedule a private showing, please contact Derek Payne at (573) 999-4574.

PROPERTY FEATURES

PRICE: **\$789,000** | COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **82.48**

- 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 29 +/- acres in crops
- Crop lease open for 2026
- Seller willing to rent back tillable acres at \$175/acre
- Nearly 3,000 sq. ft. 4-bed, 3-bath home
- 1 car attached garage
- 2 offices
- Finished basement
- Home sets nearly 2,000' off the road on a hilltop overlooking the farm
- Pond
- 36'x53' shop with water, electric, and concrete
- 30'x60' three-sided
- 50'x68' three-sided machine shed
- 40'x60' two-sided
- 20'x60' barn with cattle working facility, water, and electric
- 20 +/- acre feedlot
- Steel pipe fencing & continuous panels
- Barbed wire fencing
- Loading chute
- Scale & scale house
- Multiple Johnson waterers
- Pump house to pump pond water
- Quick-fill water station for spray tanks
- 1,000'+ of concrete feed bunks
- Multiple fenced-in paddocks
- Multiple grain bins
- Bulk bin
- Slurry tank



3,000 SQ. FT., 4 BED, 3 BATH HOME



29 ACRES OF ROW CROP GROUND



20 +/- ACRE FEEDLOT



POND



36'X53' SHOP



OUTBUILDINGS & BINS



SCALE & SCALE HOUSE



1,000'+ OF CONCRETE FEED BUNKS



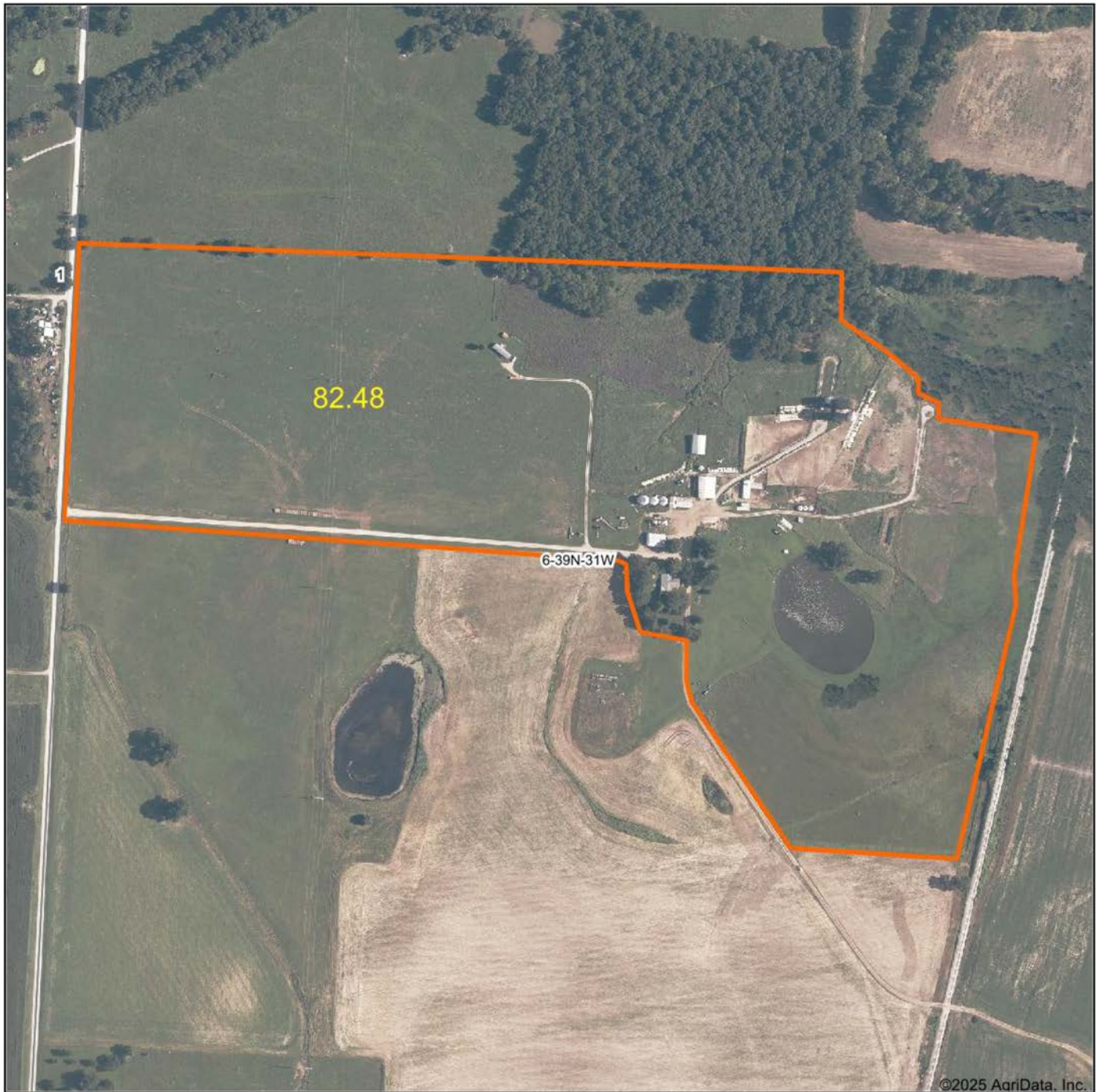
FENCING



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 38° 11' 50.86, -94° 22' 38.53

0ft 506ft 1012ft



Maps Provided By:



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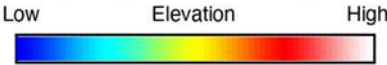
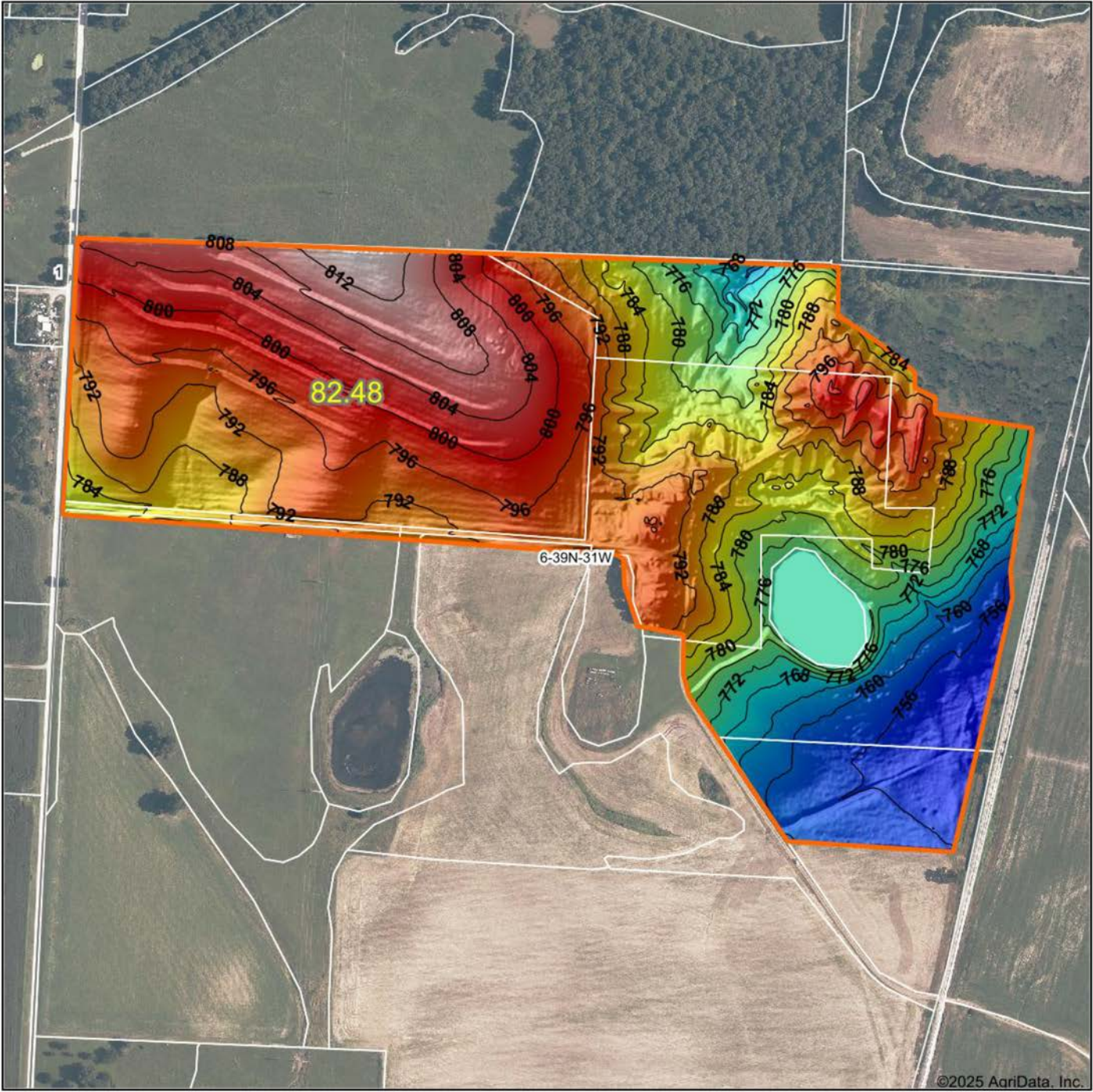
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6-39N-31W
Bates County
Missouri

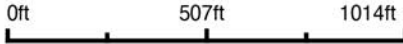


9/18/2025

HILLSHADE MAP



Source: USGS 1 meter dem
Interval(ft): 4
Min: 752.6
Max: 815.5
Range: 62.9
Average: 786.4
Standard Deviation: 15.19 ft



6-39N-31W
Bates County
Missouri

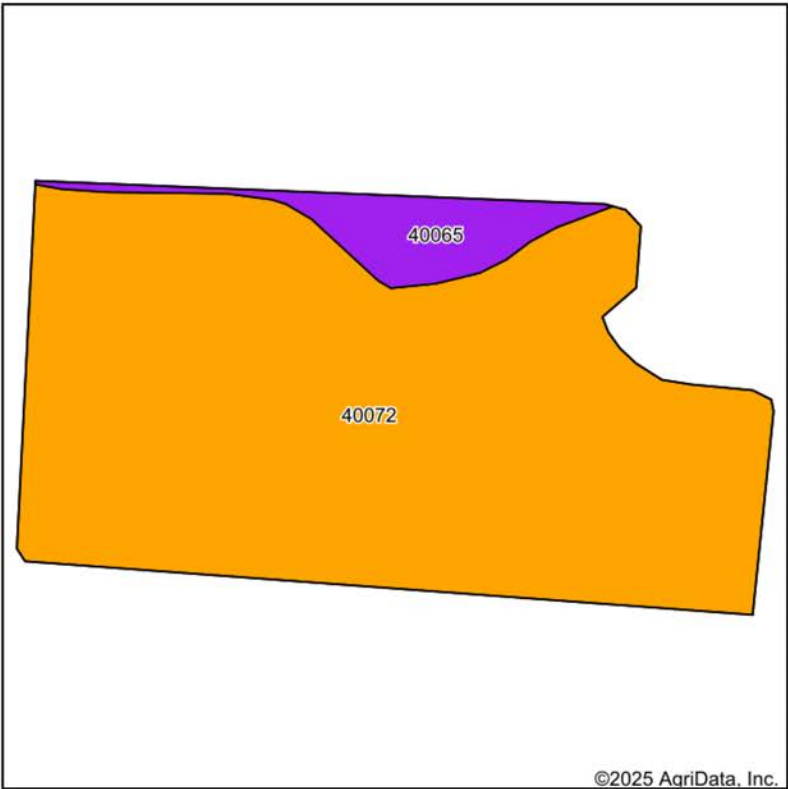
Boundary Center: 38° 11' 50.86, -94° 22' 38.53



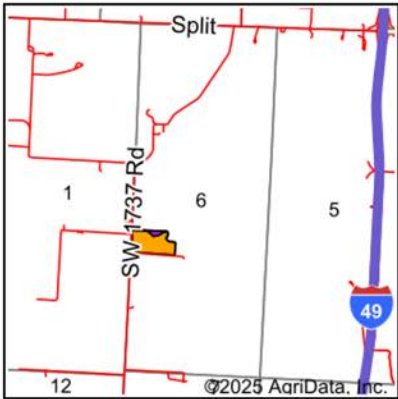
Maps Provided By:
surety
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Bates**
Location: **6-39N-31W**
Township: **Lone Oak**
Acres: **29.25**
Date: **9/18/2025**



Maps Provided By:



Area Symbol: MO013, Soil Area Version: 28

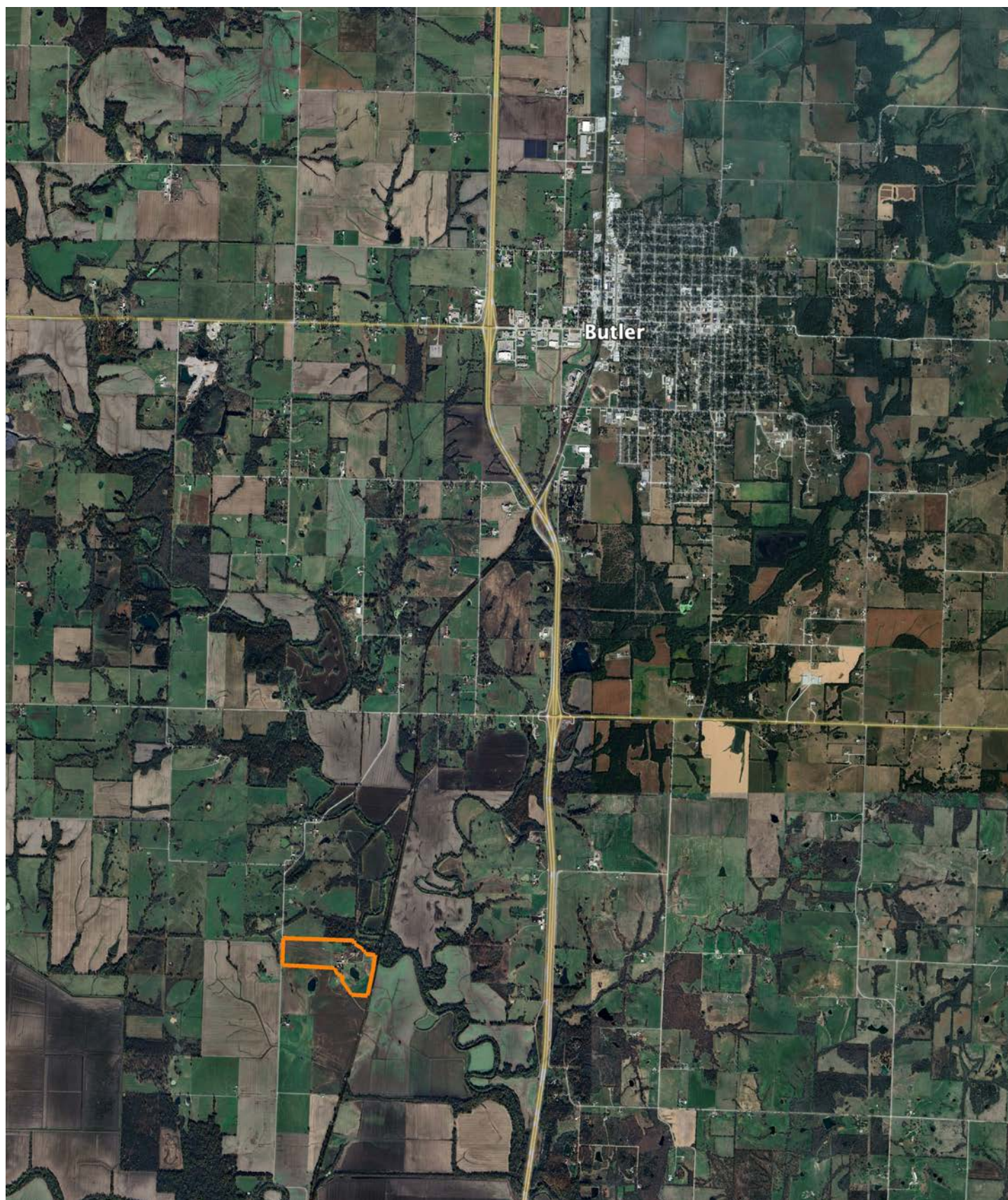
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
40072	Kenoma silt loam, 1 to 3 percent slopes	27.12	92.7%		IIIe	3888	59	56	59
40065	Eram-Balltown complex, 5 to 20 percent slopes	2.13	7.3%		VIe	0	41	41	26
Weighted Average					3.22	3604.9	*n 57.7	*n 54.9	*n 56.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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