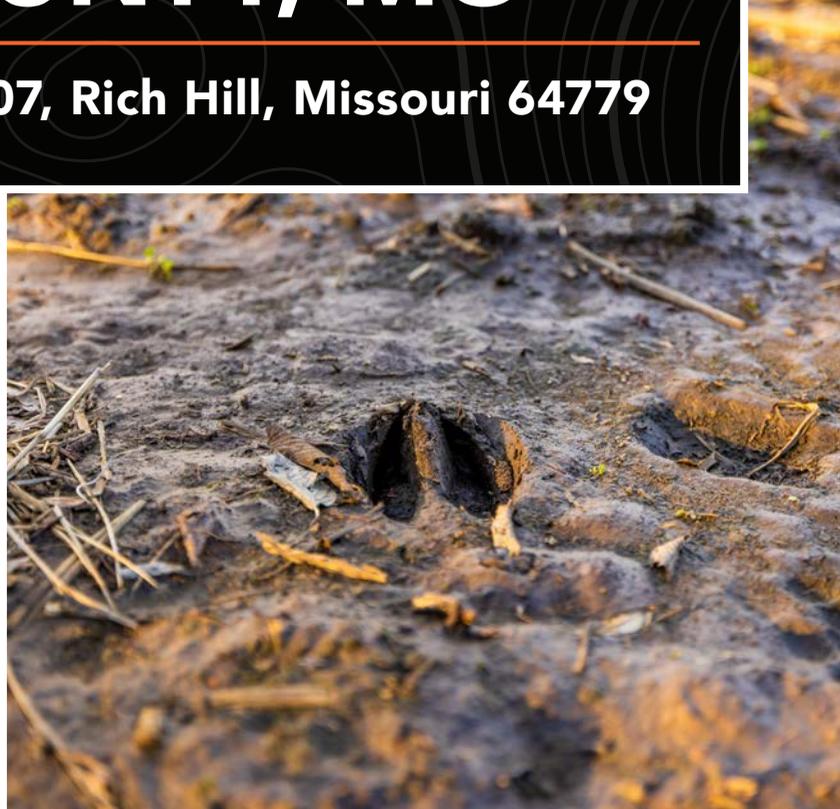


MIDWEST LAND GROUP PRESENTS



40 ACRES
BATES COUNTY, MO

Southwest County Road 4007, Rich Hill, Missouri 64779

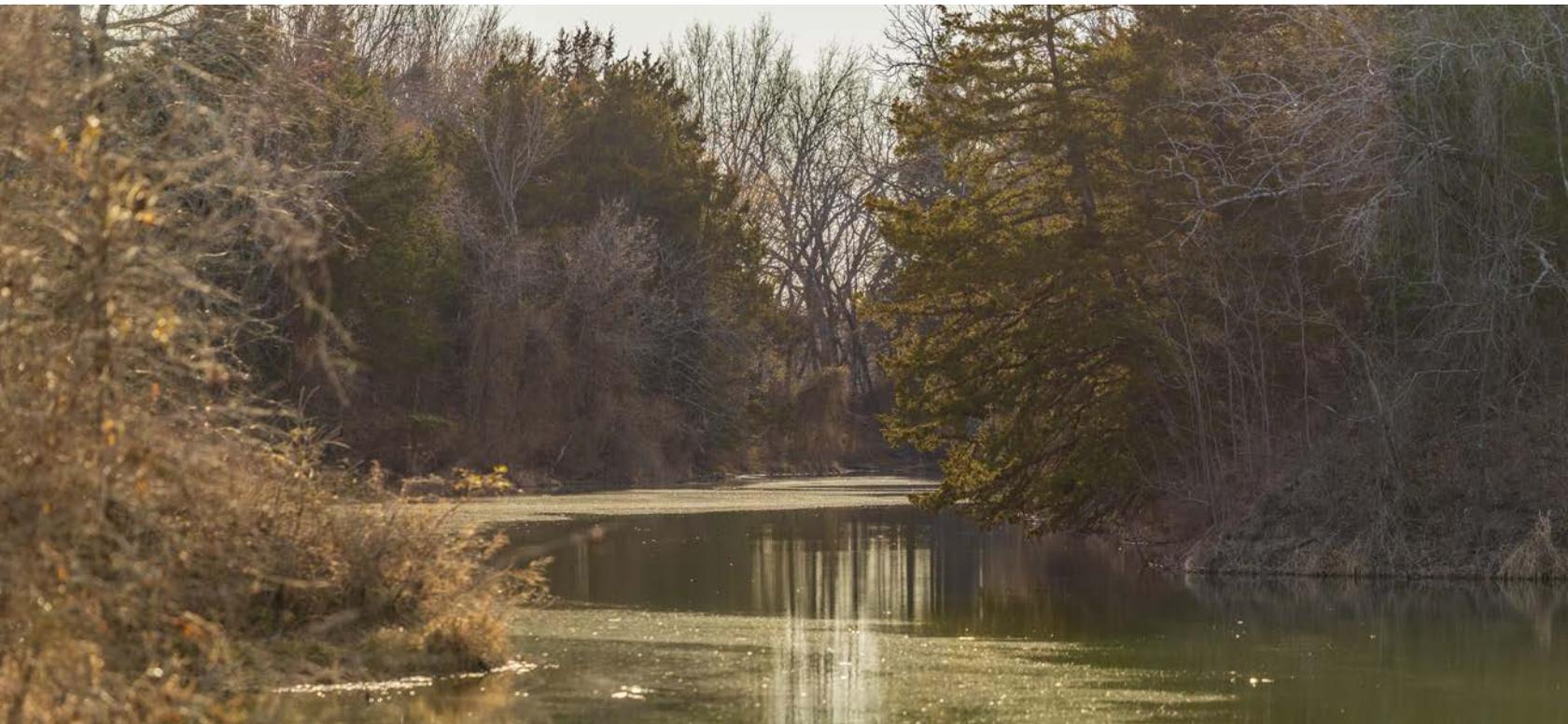


MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING BUILD SITE WITH TWO PRIVATE STRIP PITS AND UTILITIES

What more could one ever want in a parcel this size? This 40 +/- acre property will blow your mind with all it has to offer! Located just a few minutes west of Rich Hill, Missouri, and only 1/2 mile south of Highway A, sits one of the most diverse recreational farms you will ever come across in western Missouri! As you pull into the farm, you will notice the highly manicured hay field, beautiful build site, and current camp site. The campsite is outfitted with a large RV carport to protect your RV, a rural water meter, 2 hydrants, an electric meter, 50 and 30 amp RV hook-ups, a large rock-lined well/concrete top, and a semi-trailer for dry storage. Beyond the campsite, you will find two strip pits in great shape and full of fish! These pits have numerous areas where you can fish from the banks without needing a boat, kayak,

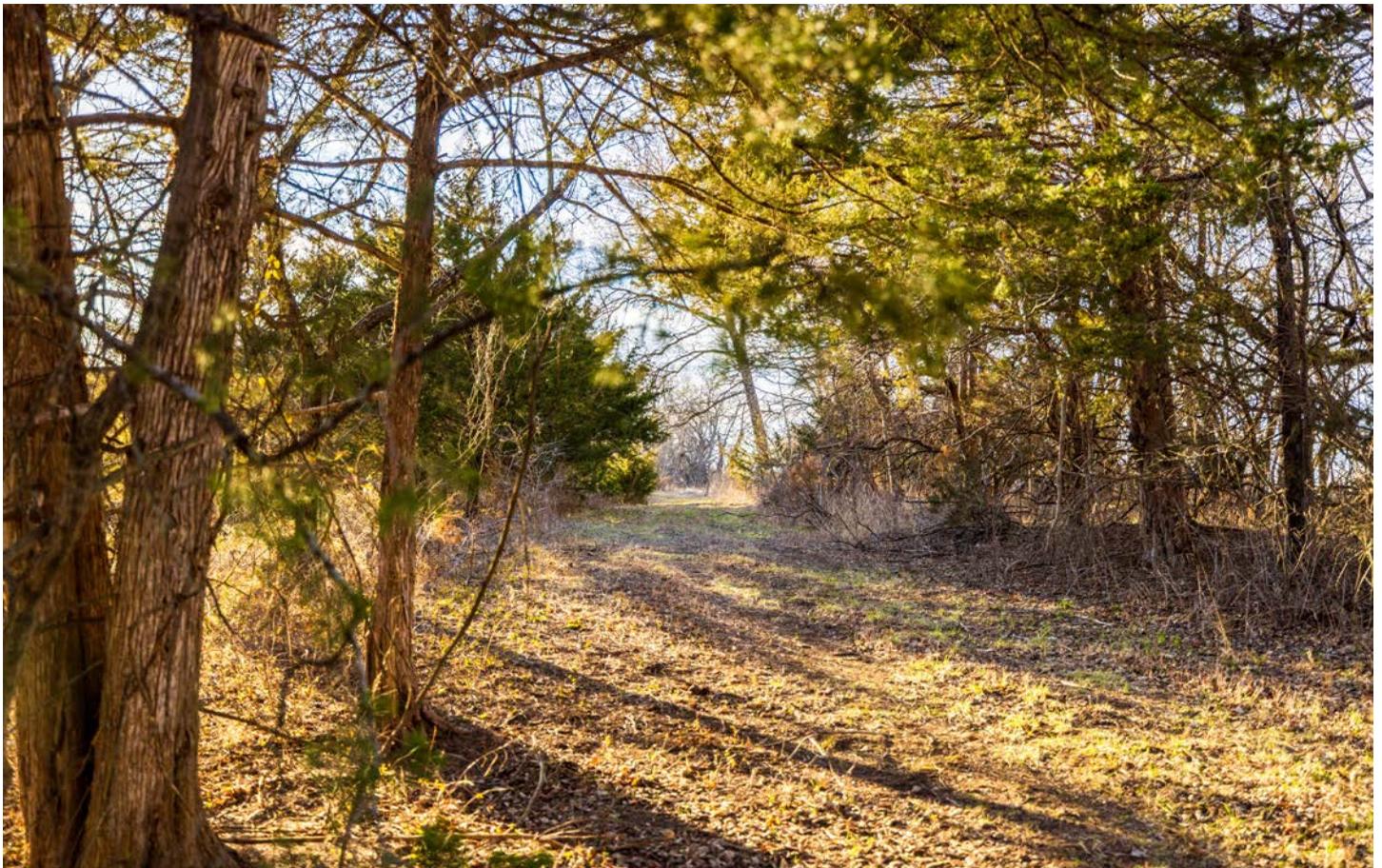
or canoe to enjoy the water. It is extremely rare to find a farm this size that does not share the strip pits with any neighboring farms! On the west and south boundaries, you'll find two crop fields totaling approximately 10 acres of row crop production. The tenant is willing to continue, or you can convert these areas to native grasses, providing additional cover for wildlife. The farm is surrounded by ag fields and row crop production. Beyond the south and west boundaries, you'll find the Harmony Mission Lake Conservation Area providing adjoining recreational opportunities! This farm is fully accessible with an extensive trail system! This area of Bates County is known for large whitetail, and it is evident why when touring the area. Don't miss out on an opportunity of a lifetime, call today!



PROPERTY FEATURES

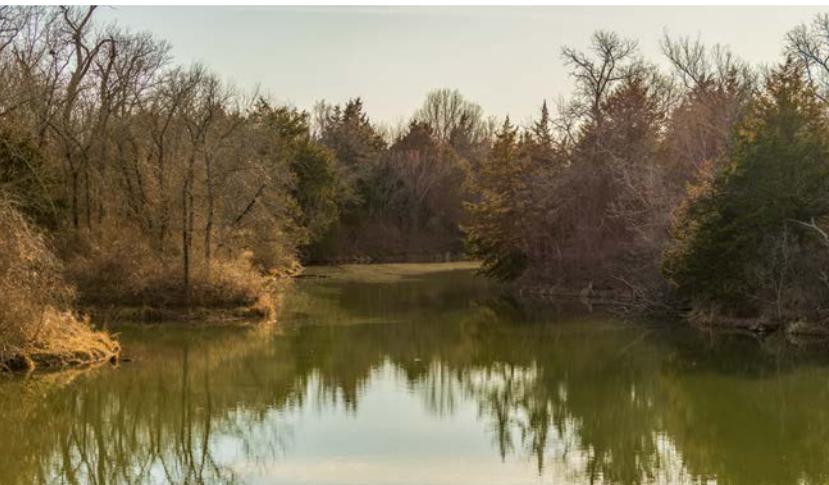
COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **40**

- Rich Hill School District
- 5 minutes west of Rich Hill, MO
- 1 hour south of Kansas City, MO
- 1/2 mile south of A Highway
- Farm is fully accessible with an extensive trail system
- Two private strip pits 100% owned
- Both pits are full of fish
- Multiple areas to fish from the banks
- Nice driveway entrance with cable
- Water meter in place
- 2 hydrants
- Large rock lined well/concrete top
- Electric meter
- 50 and 30 amp RV hook-ups
- Fiber located at the road
- Large RV carport
- Semi-trailer for storage
- Beautiful build site overlooking the first of two strip pits
- Clean hay field along the road
- Two crop fields totaling approximately 10 +/- acres
- Crop fields could be converted to wetlands
- Crop fields would make great cover if converted to native grasses
- Farm is surrounded by row crops
- Harmony Mission Lake Conservation Area on the west and south sides
- Peabody Conservation Area located 1 mile west



TWO PRIVATE STRIP PITS

These pits have numerous areas where you can fish from the banks without needing a boat, kayak, or canoe to enjoy the water. It is extremely rare to find a farm this size that does not share the strip pits with any neighboring farms!



LARGE RV CARPORT

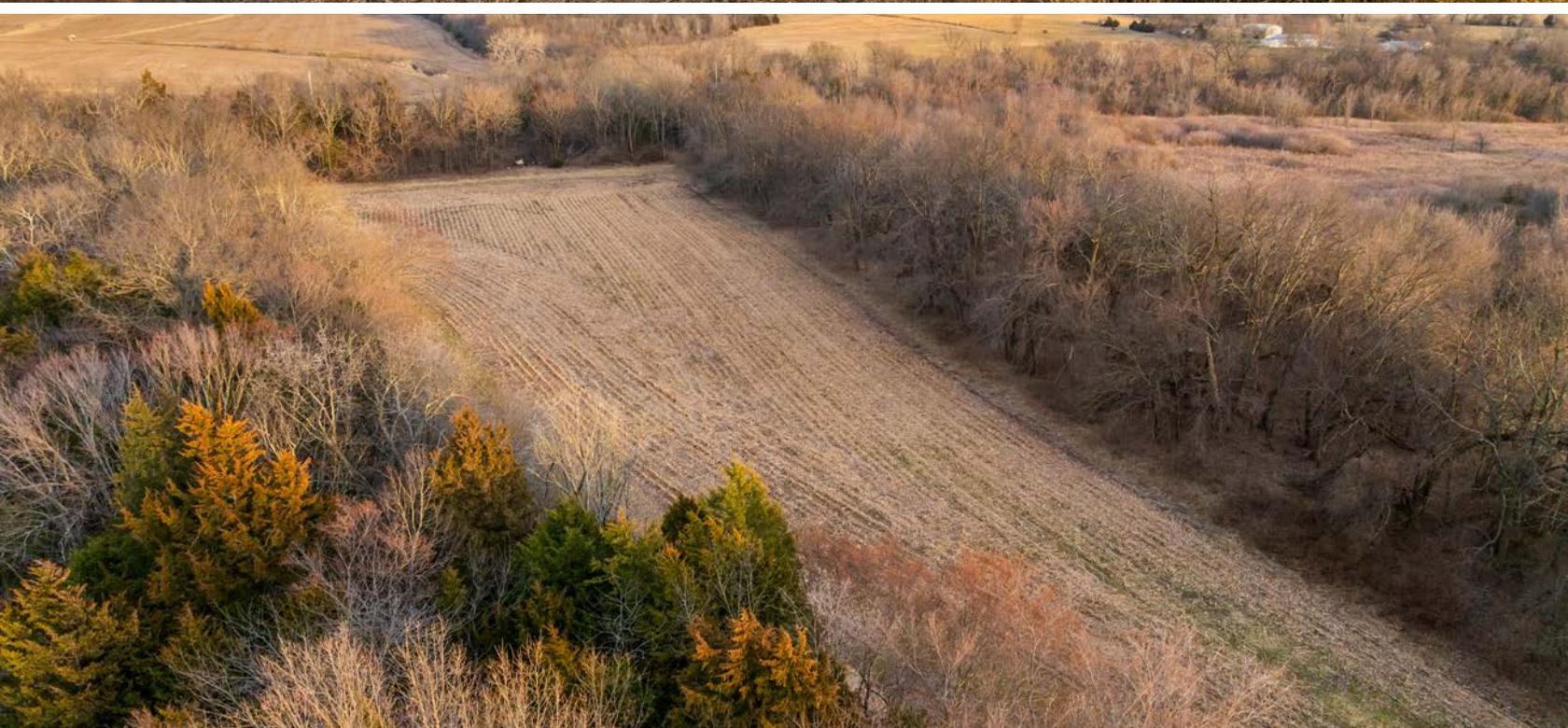


BUILD SITE



TWO CROP FIELDS

On the west and south boundaries, you'll find two crop fields totaling approximately 10 acres of row crop production. The tenant is willing to continue, or you can convert these areas to native grasses, providing additional cover for wildlife. The farm is surrounded by ag fields and row crop production.

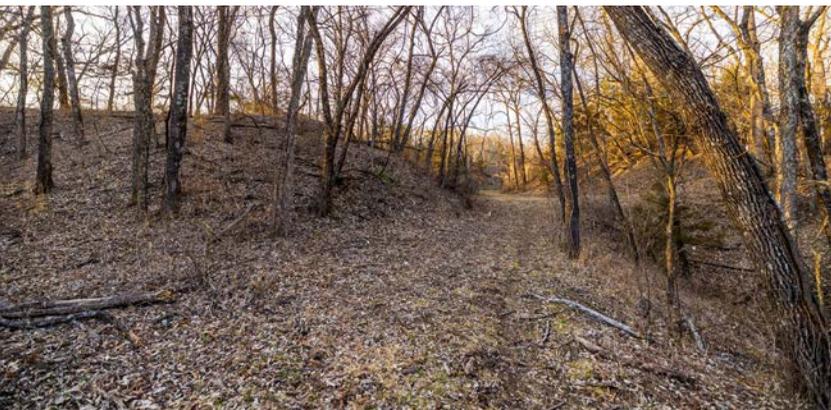


HUNTING OPPORTUNITIES

This area of Bates County is known for large whitetail, and it is evident why when touring the area.



EXTENSIVE TRAIL SYSTEM



5 MINUTES WEST OF RICH HILL



AERIAL MAP



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Boundary Center: 38° 5' 25.4, -94° 25' 38

0ft 282ft 564ft



Maps Provided By:



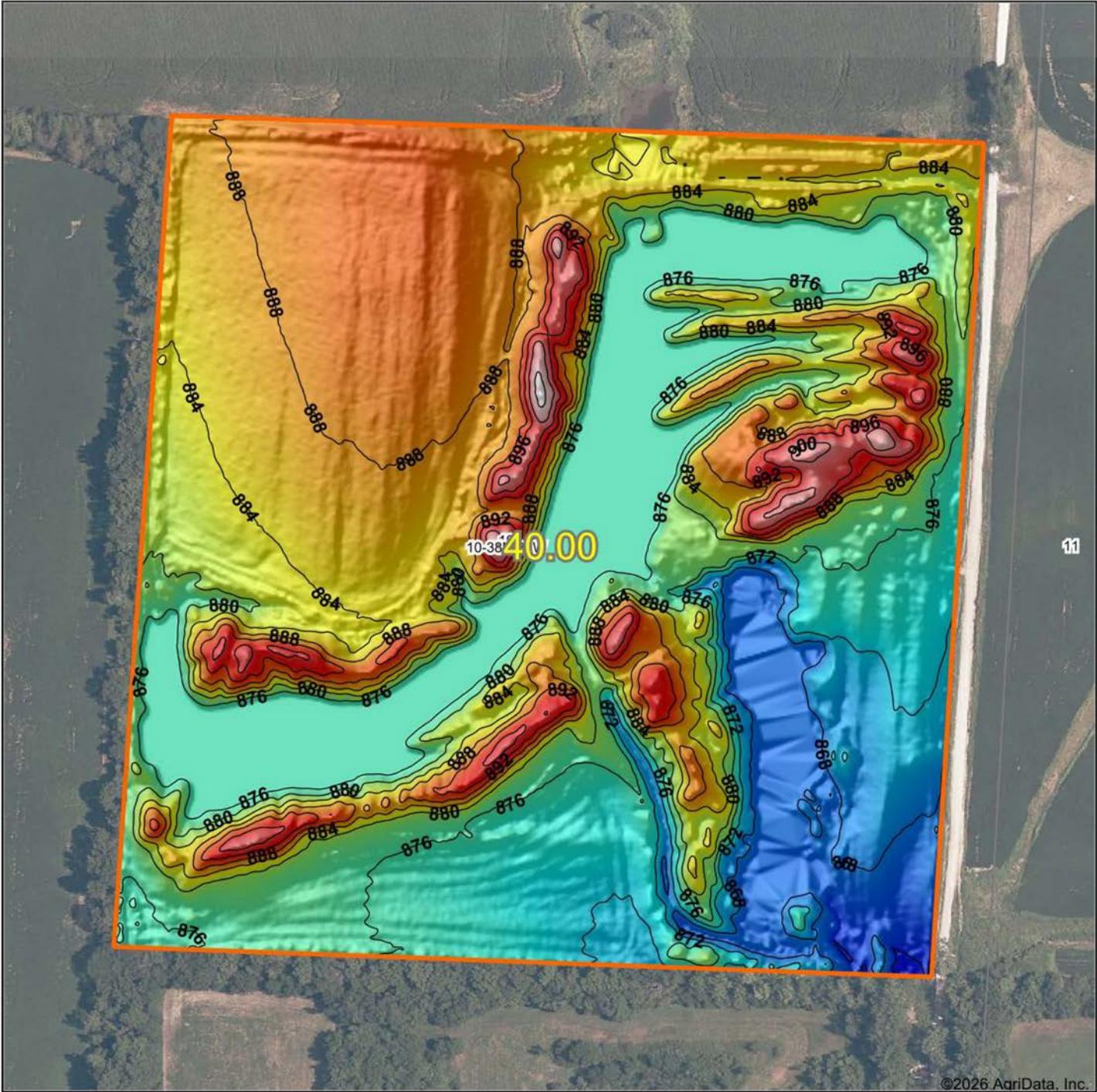
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10-38N-32W
Bates County
Missouri



2/9/2026

HILLSHADE MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 4
 Min: 862.6
 Max: 905.0
 Range: 42.4
 Average: 881.1
 Standard Deviation: 7.78 ft



2/9/2026

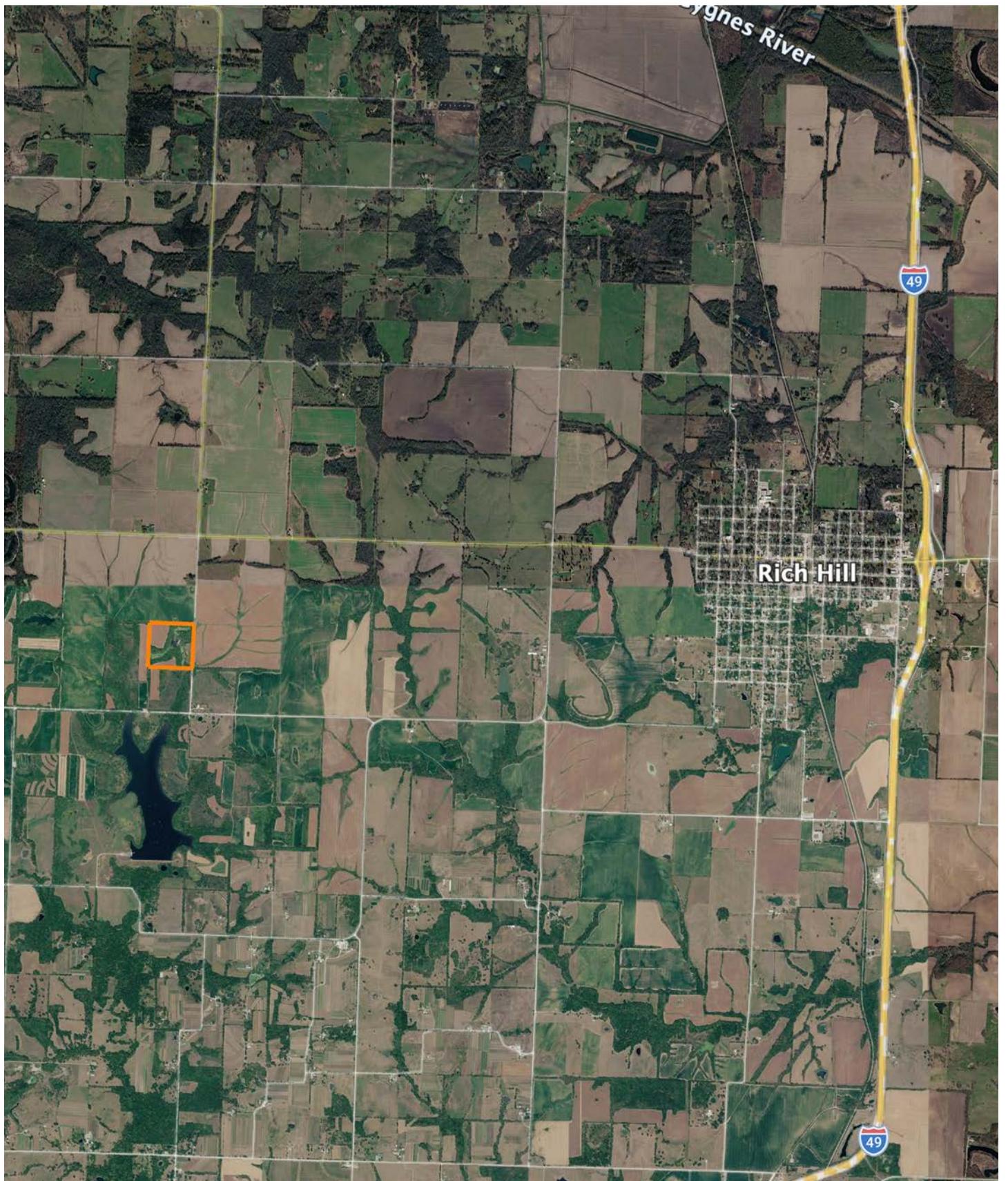
10-38N-32W
Bates County
Missouri

Boundary Center: 38° 5' 25.4, -94° 25' 38



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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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