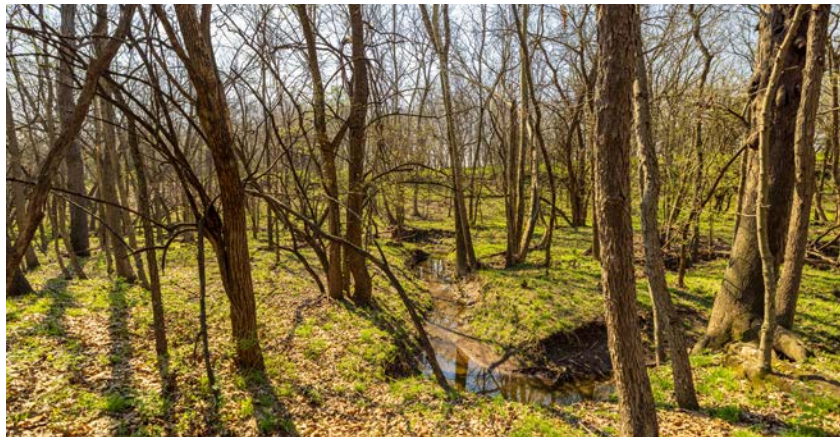


MIDWEST LAND GROUP PRESENTS



BATES COUNTY, MO

2,425 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE BETTELS RANCH - A 2,425 +/- ACRE LEGACY SPORTING & INVESTMENT RANCH WITH EXCEPTIONAL WATER RESOURCES

Large, contiguous land holdings within close proximity to major metropolitan areas are increasingly scarce. The Bettels Ranch represents one of the most significant and compelling recreational and investment ranch offerings to come to market near Kansas City in recent years—defined by its scale, exceptional water resources, and diverse wildlife habitat.

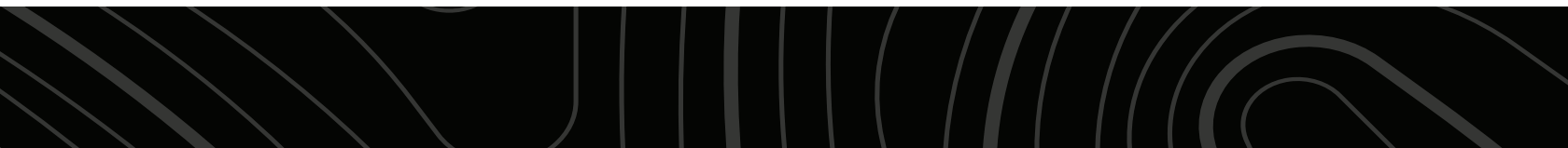
Spanning 2,425 acres, the ranch is ideally positioned just 45 minutes south of Overland Park, a mere seven miles from U.S. Highway 69, and is easily accessed via paved State Route Y and State Route J. With access from four sides and an extensive internal road and trail system, the property offers outstanding accessibility while maintaining the privacy and seclusion expected of a premier ranch.

The defining feature of the Bettels Ranch is its remarkable water footprint, creating a rare combination of recreational opportunity and natural beauty. The

property includes nine deep strip-pit lakes totaling approximately 129 surface acres, along with sixteen additional lakes and ponds totaling roughly 116 surface acres. These waters provide outstanding trophy bass and crappie fishing and create ideal conditions for year-round outdoor enjoyment.

The ranch lies within a highly regarded wildlife corridor and supports abundant populations of whitetail deer, wild turkey, and waterfowl. Its proximity to major regional water resources—including La Cygne Reservoir, the Marais des Cygnes River, and the Marais des Cygnes Waterfowl Area and National Wildlife Refuge—further enhances its appeal as a premier destination for serious sportsmen.

Waterfowl hunting is a standout feature, with the ranch consistently holding strong numbers of ducks due to its combination of open water, marsh habitat, and surrounding agricultural influence. The diversity of



habitat—including timbered areas, creek corridors, and wetland environments—creates excellent conditions for both big game and bird hunting.

A structured hunting lease in place through 2028 provides immediate income, generating \$62,500 annually in 2026 with scheduled increases, while still allowing the landowner to retain personal hunting and fishing rights for family and guests.

Beyond its recreational appeal, the Bettels Ranch is a highly functional working property with multiple established income streams.

Approximately 1,850 acres are divided into 23 pastures, supporting an estimated 800 head of cattle. The ranch is well-fenced and supported by abundant water sources throughout, allowing for efficient livestock management. The seller would consider leasing back a substantial portion of the grazing acreage, offering immediate and reliable income potential.

The property also includes 150 acres of tillable ground, partially irrigated, currently generating \$25,000 annually

in cash rent. Additional pasture leases contribute further income, while an existing tenant participates in ongoing improvements to the ranch.

Infrastructure supporting the ranch includes a 55'x100' Quonset building for equipment and hay storage, as well as a 30'x40' metal building suitable for additional storage or operational use. An extensive internal road network provides efficient access throughout the property.

The ranch also benefits from a manure application agreement with a neighboring operator, enhancing soil fertility and long-term productivity across portions of the property.

With its rare combination of expansive water resources, proven recreational excellence, strong income potential, and close proximity to the Kansas City metro, the Bettels Ranch stands as a premier opportunity for the discerning buyer seeking a legacy-caliber recreational and investment property in the Midwest.



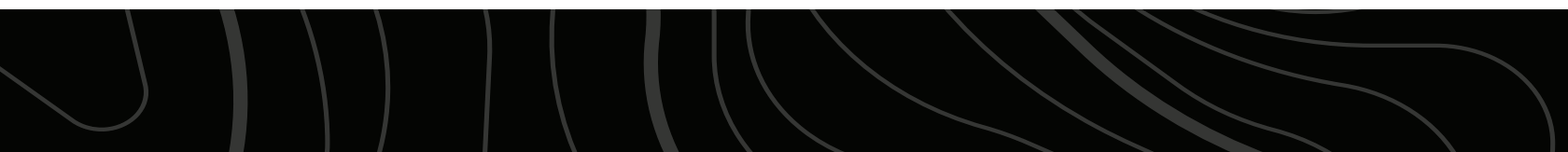
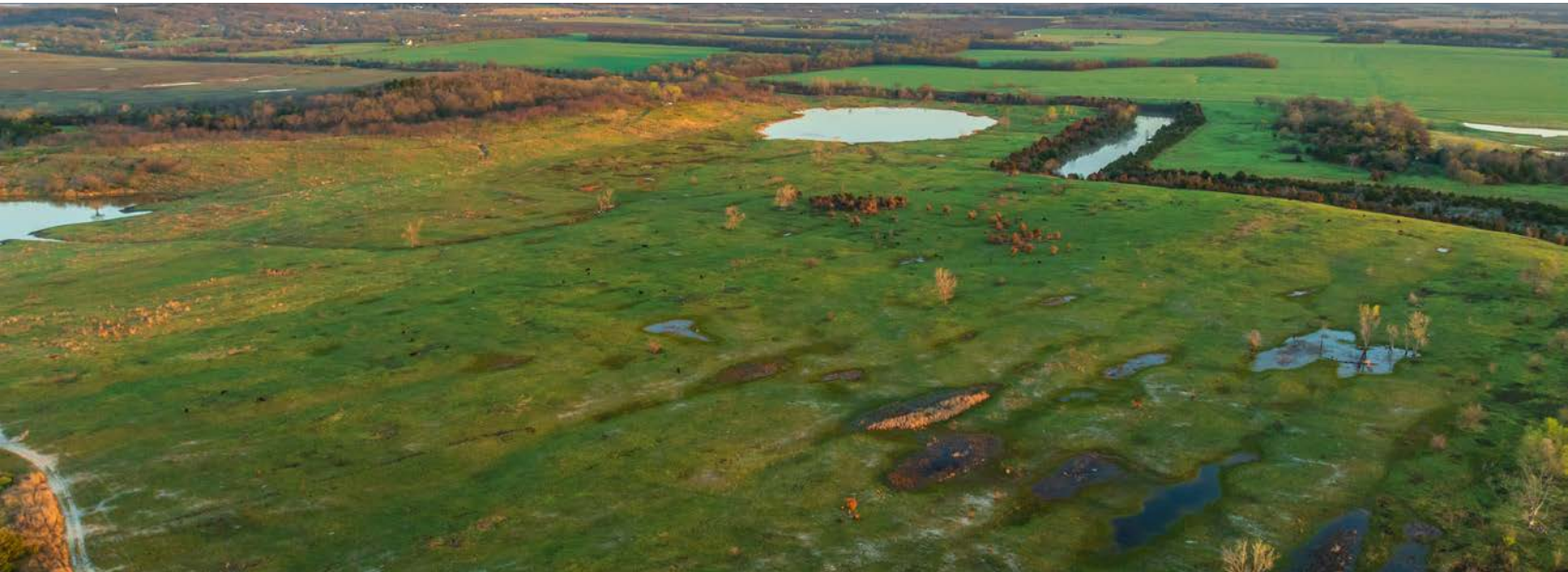
PROPERTY FEATURES

COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **2,425**

- Rare large contiguous holding close to the Kansas City Metro
- 45 minutes from Overland Park
- Seven miles from 69 Highway
- Accessible from paved State Route Y
- Access on four sides
- Extensive internal road and trail system
- 23 pastures totaling 1,850 acres
- Capacity of approximately 800 head of cattle
- Good fences
- Abundant water sources
- Seller would consider renting a considerable portion back in a grazing lease
- Expansive water footprint
- Nine deep strip pit lakes totaling 129 +/- surface acres of water
- 16 other lakes and ponds totaling 116 +/- surface acres of water
- Trophy bass and crappie fishing
- Waterfowl hunting
- Holds a significant number of ducks
- 4-1/2 miles from La Cygne Reservoir
- 5 miles from the Marais Des Cygnes River
- 6 miles from Marais Des Cygnes Waterfowl Area and National Wildlife Refuge
- Diverse wildlife habitat
- Wooded portions
- Creek
- Waterfowl marsh
- Rich hunting and fishing history
- Deer, turkeys, waterfowl
- Hunting lease through 2028
- Landowner retains personal hunting and fishing rights for himself, family, and four guests
- \$62,500 in 2026, and increases annually
- Club lease; online reservation system
- Ability to terminate
- 150 tillable acres
- Partially irrigated
- Irrigation pump and pivot included
- John Deere 4045 with Monarch pump
- Cash rented for \$25,000 annually; year-to-year lease
- Tenant participates in farm improvements
- 95 acres of pasture rented by a farm tenant at \$65/acre
- 55 +/- acres of pasture rented by additional tenant at \$85/acre
- 55'x100' Quonset structure
- Machine shed and hay storage
- 30'x40' metal building
- Hog manure agreement with neighboring landowner
- Landowner gets manure for free
- Neighboring operator is required to pump a minimum of 75 acres annually
- Some years, they have pumped up to 200 acres
- Tenant farmer pays 75% of the market value for manure from the neighbor
- Landowner has water rights on the neighboring strip pit lake
- Property has been surveyed
- County assessor's office is currently making corrections to property line discrepancies
- Lease and Agreement information available upon request

23 PASTURES

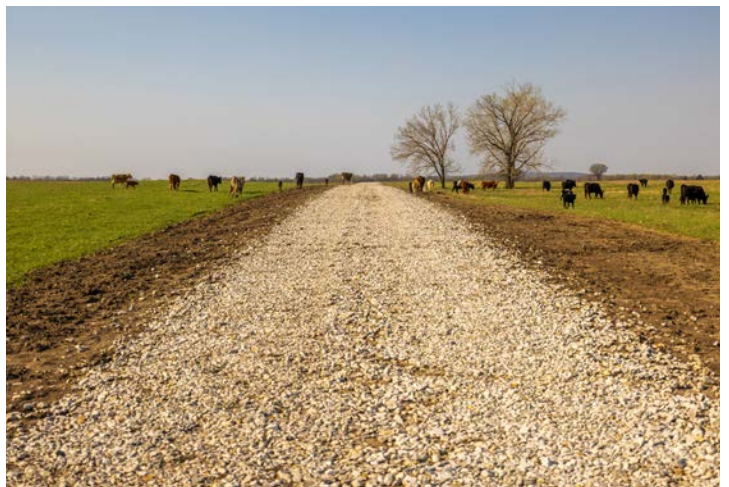
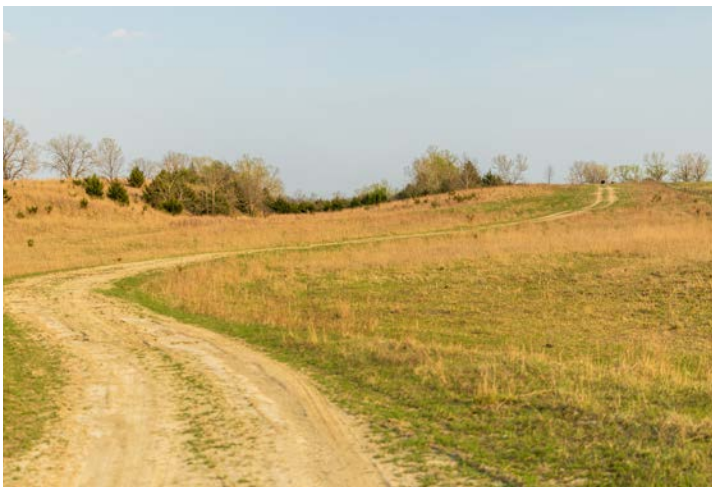
Approximately 1,850 acres are divided into 23 pastures, supporting an estimated 800 head of cattle. The ranch is well-fenced and supported by abundant water sources throughout, allowing for efficient livestock management.



GOOD FENCES

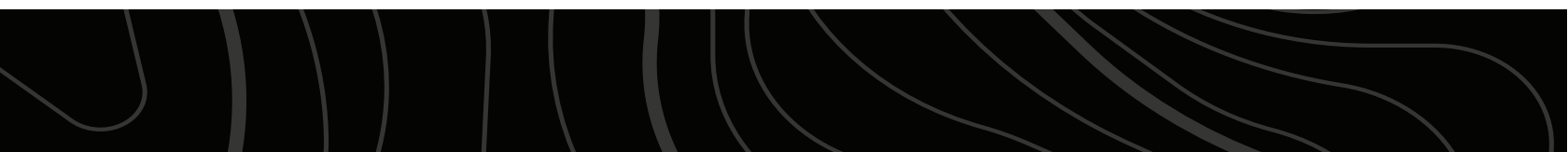


INTERNAL ROAD AND TRAIL SYSTEM



MUTLIPLE OUTBUILDINGS

Infrastructure supporting the ranch includes a 55'x100' Quonset building for equipment and hay storage, as well as a 30'x40' metal building suitable for additional storage or operational use.



ABUNDANT WATER SOURCES

The property includes nine deep strip-pit lakes totaling approximately 129 surface acres, along with sixteen additional lakes and ponds totaling roughly 116 surface acres.



150 TILLABLE ACRES



IRRIGATION PUMP AND PIVOT INCLUDED



RICH HUNTING AND FISHING HISTORY

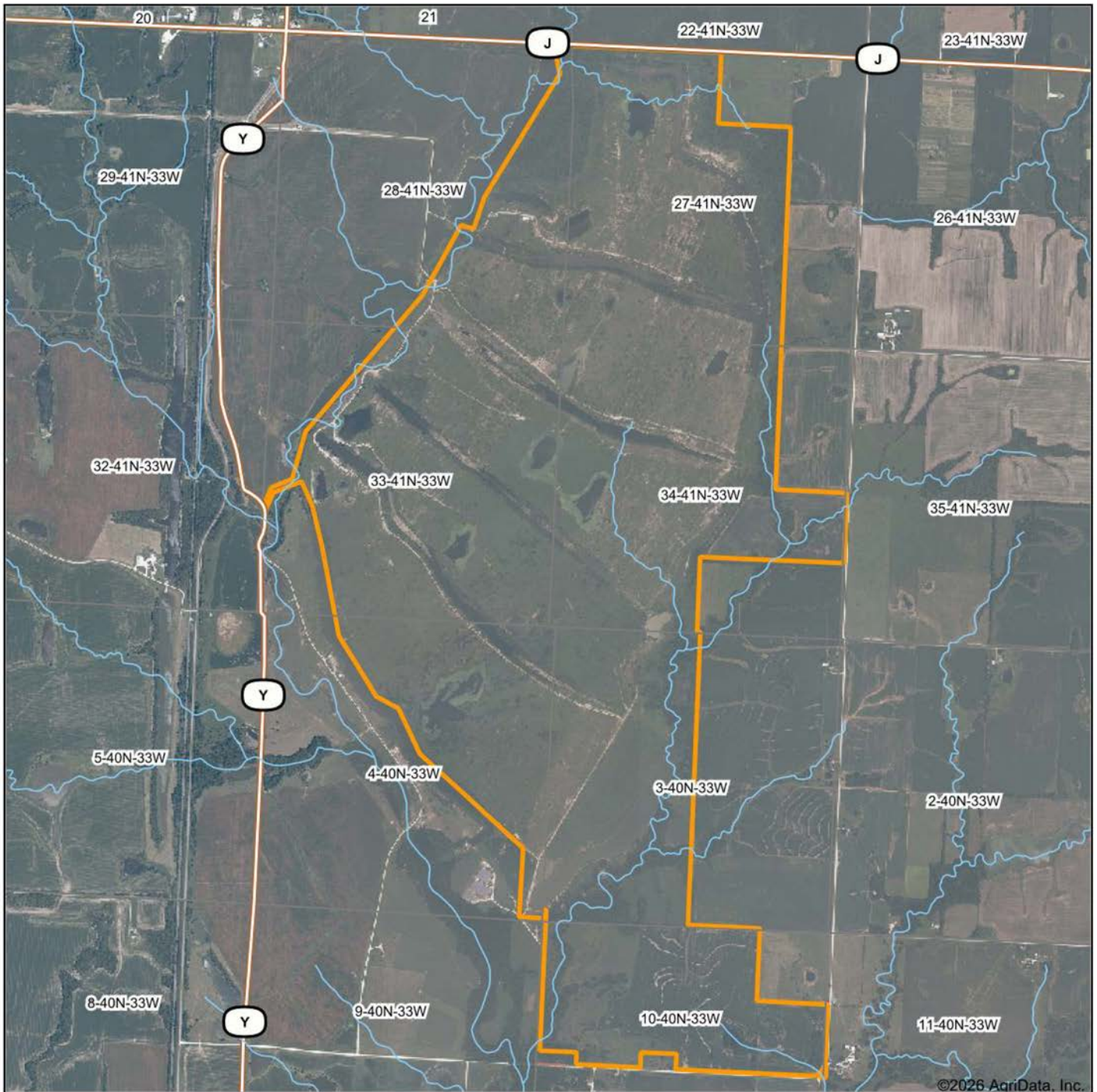
The ranch lies within a highly regarded wildlife corridor and supports abundant populations of whitetail deer, wild turkey, and waterfowl. Waterfowl hunting is a standout feature, with the ranch consistently holding strong numbers of ducks due to its combination of open water, marsh habitat, and surrounding agricultural influence.



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 38° 18' 56.71, -94° 34' 4.09

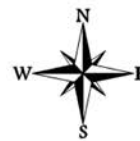


Maps Provided By:



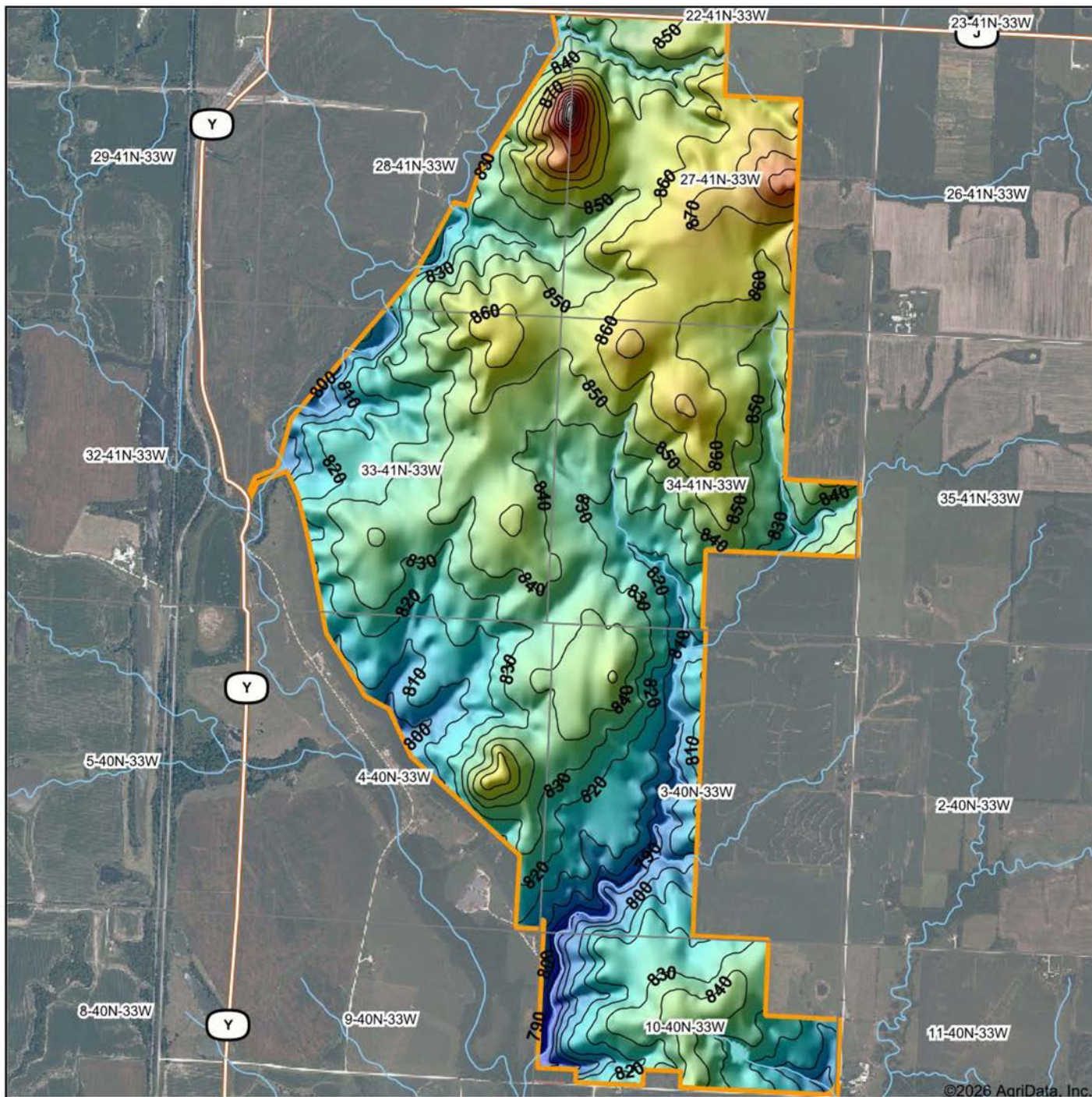
© AgriData, Inc. 2025 www.AgriDataInc.com

34-41N-33W
Bates County
Missouri



3/17/2026

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 775.1
 Max: 958.8
 Range: 183.7
 Average: 839.0
 Standard Deviation: 21.95 ft

0ft 2693ft 5385ft

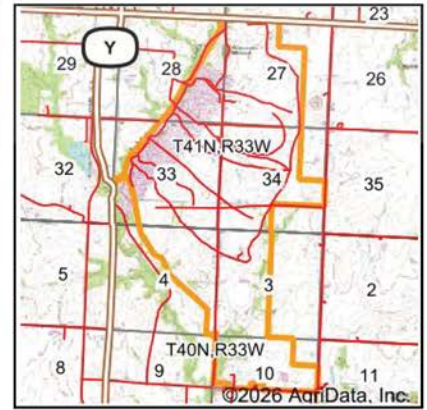
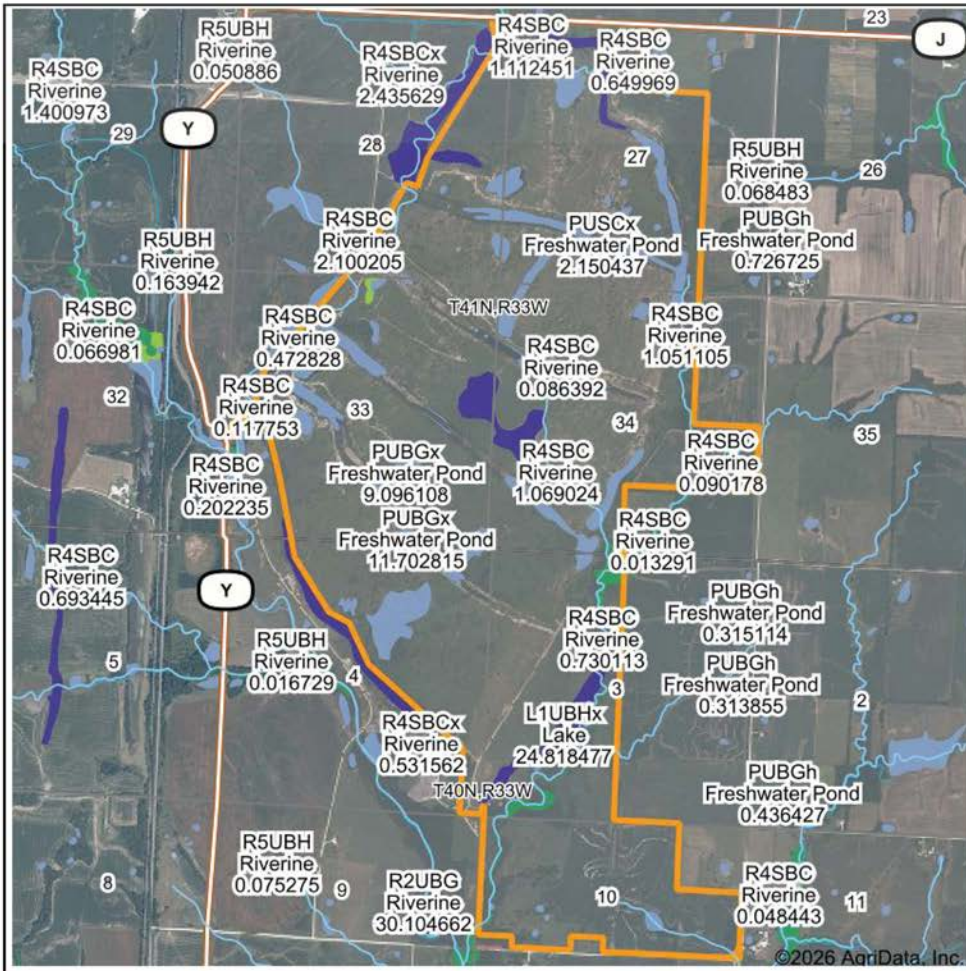


3/17/2026

34-41N-33W
Bates County
Missouri

Boundary Center: 38° 18' 56.71, -94° 34' 4.09

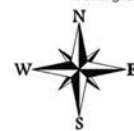
WETLANDS MAP



State: **Missouri**
 Location: **34-41N-33W**
 County: **Bates**
 Township: **West Point**
 Date: **3/17/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

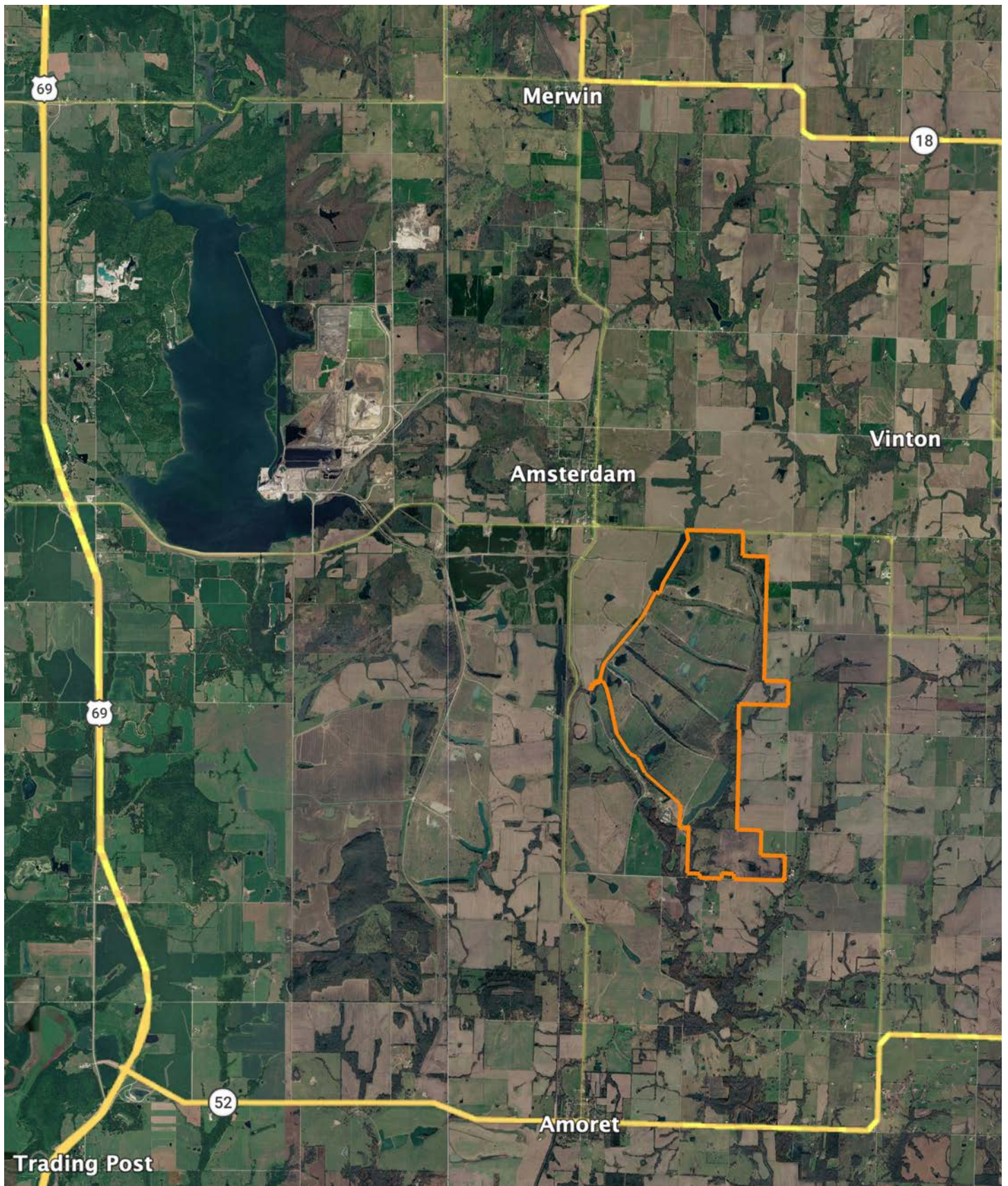


0ft 3959ft 7919ft

Classification Code	Type	Acres
PUBGx	Freshwater Pond	173.11
L1UBHx	Lake	65.36
PFO1A	Freshwater Forested/Shrub Wetland	18.02
R4SBC	Riverine	9.65
L1UBHh	Lake	4.76
PUBGh	Freshwater Pond	4.76
PUBFx	Freshwater Pond	3.10
PUSCx	Freshwater Pond	2.15
PEM1Cx	Freshwater Emergent Wetland	1.72
R4SBCx	Riverine	0.40
R5UBH	Riverine	0.09
Total Acres		283.12

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties, and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



BEN EWBANK, LAND BROKER
816.820.2345
BEwbank@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.