

MIDWEST LAND GROUP PRESENTS

71.6 ACRES IN

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# BATES COUNTY MISSOURI



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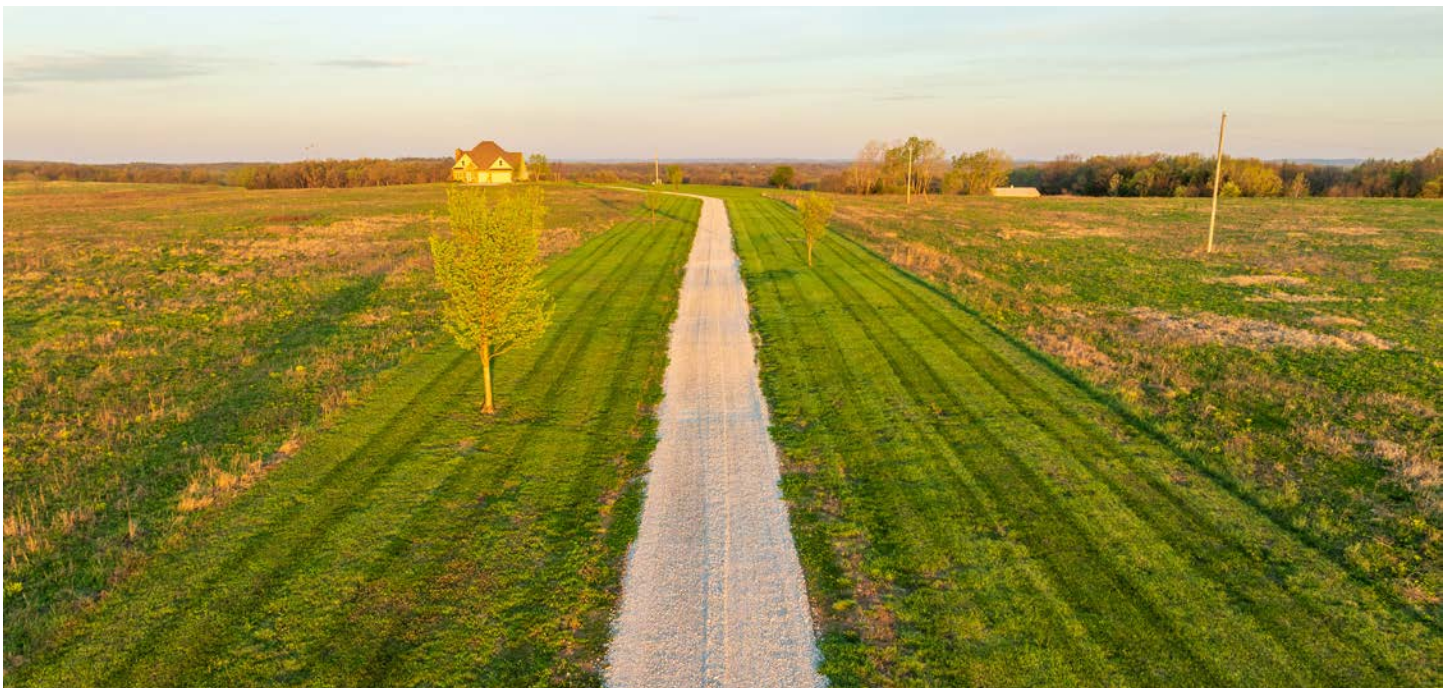
# DREAM COUNTRY HOME ON 71.6 +/- ACRES IN BATES COUNTY

Escape the city life and live on 71.6 +/- acres that look like a setting from a magazine. You will fall in love with the 1,000+ foot driveway access to the house that sits perfectly overlooking the property. Enjoy the sunrise and sunset views that literally go on for miles. The gently rolling land mainly consists of amazing pasture ground along with a 5 +/- acre patch of timber. It gets even better with a 2.5 +/- acre spring-fed pond that is loaded with fish! The land offers it all and the real possibility of making it your very own country homestead.

The 5 bedroom, 4.5 bathroom house was built in 2005 and offers plenty of space for the family and entertainment. It's a must-see! The main level features a living room with a fireplace, vaulted ceilings, formal dining room, oversized eat-in kitchen, and a massive

master suite. The upstairs includes 4 spacious bedrooms, 2 bathrooms, and an additional large play or storage room. The full walkout basement offers plenty of storage space and is currently framed as a separate studio apartment-style living quarters for guests or in-laws. Another awesome feature is the oversized 5-car garage offering plenty of room for vehicles, gear, or a workshop. Don't forget about the incredible deck off the main level with amazing scenic views. Another bonus is the 30'x50' outbuilding that will come in handy for storing farm equipment and other fun toys. This property checks all the boxes!

Make your dream of living in the country a reality and contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



# PROPERTY FEATURES

COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **71.6**

- 71.6 +/- acres
- 1.5-story home built in 2005
- 5 bedrooms, 4.5 bathrooms
- 3,500 +/- square feet
- Huge master suite with private deck
- Spacious eat-in kitchen
- Open with vaulted ceilings
- Fireplace
- Full walkout basement
- Oversized 5-car garage
- Huge deck with amazing views
- 30'x50' outbuilding
- 2.5 +/- acre spring-fed pond with fish
- Rolling pasture
- 5 +/- acres of woods
- 20 minutes to Rich Hill and Butler
- 20 minutes to Pleasanton
- 45 minutes to Overland Park/Kansas City



# 1.5-STORY HOME

The 5 bedroom, 4.5 bathroom house was built in 2005 and offers plenty of space for the family and entertainment.



# 5 BEDROOMS, 4.5 BATHROOMS



# HUGE DECK WITH AMAZING VIEWS

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# 5-CAR GARAGE

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# 30'X50' OUTBUILDING

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# 5 +/- ACRE PATCH OF TIMBER

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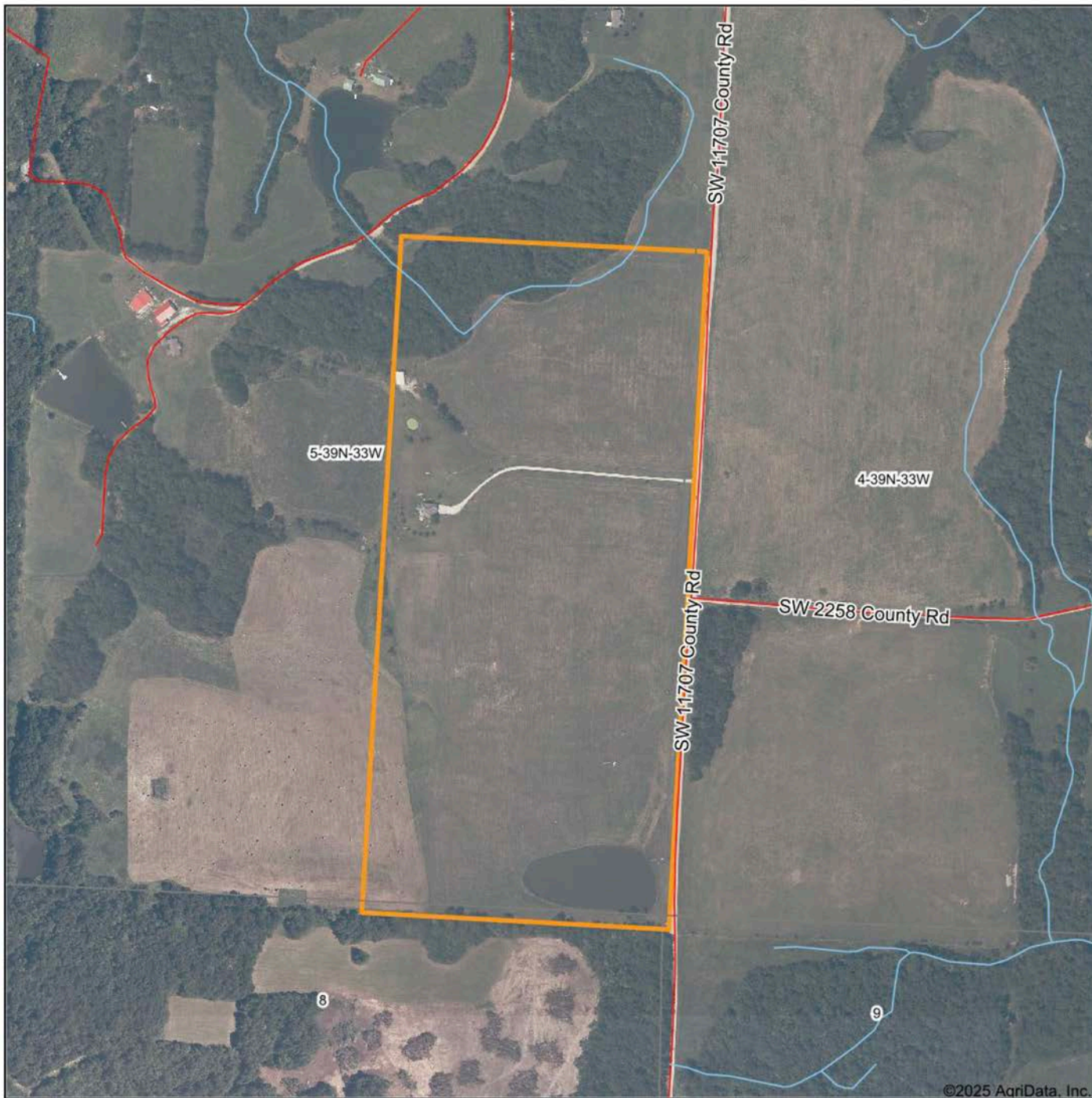


# SPRING-FED POND

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# AERIAL MAP



Boundary Center: 38° 11' 34.78, -94° 34' 7.64



Maps Provided By:

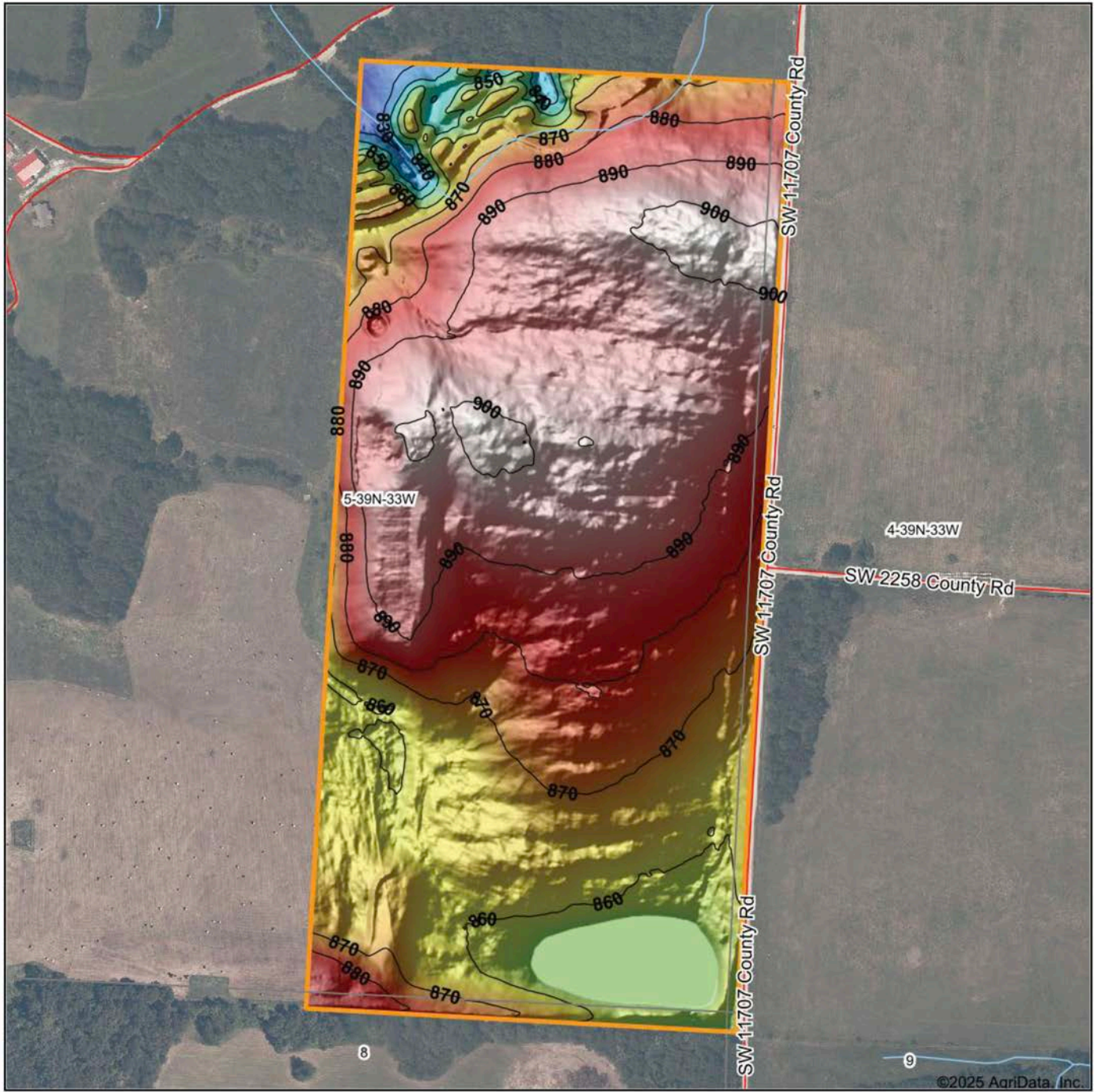


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**5-39N-33W**  
**Bates County**  
**Missouri**



# HILLSHADE MAP



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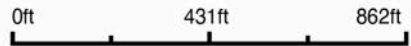


Maps Provided By:



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Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 820.5  
 Max: 902.6  
 Range: 82.1  
 Average: 878.2  
 Standard Deviation: 16.21 ft



**5-39N-33W**  
**Bates County**  
**Missouri**

Boundary Center: 38° 11' 34.78, -94° 34' 7.64

# OVERVIEW MAP



# AGENT CONTACT

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Skyler Wirsig is a seasoned steward of the land with a firm focus on developing and managing agricultural properties. Over 15 years, he has gained invaluable experience filming and hunting for the Outdoor Channel's Heartland Bowhunter, which has earned several accolades under his watch.

Hailing from Kansas City, Missouri, Skyler graduated from William Jewell College with degrees in Business Administration and Critical Thought & Inquiry. His previous role as an operations manager, handling sales and customer relationships across 20 countries, enhances his effectiveness as a real estate agent.

A dedicated sportsman, Skyler proudly holds the Archery Missouri State Record for an 8-point whitetail. Despite his professional accomplishments, he remains approachable, enjoying fishing, sports, and travel with his family. Skyler also volunteers for the Wounded Warriors in Action Foundation. Residing on his farm in Grain Valley, Missouri, with his wife and sons, Skyler brings a wealth of expertise and a down-to-earth attitude to land sales in the Midwest.



**SKYLER WIRSIG**

LAND AGENT

**816.500.0168**

[SWirsig@MidwestLandGroup.com](mailto:SWirsig@MidwestLandGroup.com)



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