

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

BATES COUNTY MISSOURI



16223 NORTHWEST COUNTY ROAD 701 ARCHIE, MO 64725

MIDWEST LAND GROUP IS HONORED TO PRESENT

RESORT-STYLE LUXURY ESTATE ON 20 +/- ACRES

Situated just south of Kansas City, this one-of-a-kind luxury estate offers an exceptional blend of architectural sophistication, resort-style amenities, and peaceful country privacy. Offered with approximately 20 private acres, buyers also have the unique opportunity to purchase up to 80 contiguous acres, creating an extraordinary private estate, equestrian property, or recreational retreat.

The 9,187 square foot custom-built residence reflects uncompromising attention to detail. The home features four bedrooms, five full bathrooms, and two half baths, seamlessly combining refined craftsmanship with advanced smart-home technology inside and out.

Resort-style amenities include a heated and cooled 18'x36' shotcrete pool, pool house with kitchen, outdoor kitchen, heated lanai with fireplace and television, sauna, steam shower, private theater room, wine room, and dedicated exercise space. The expansive primary suite offers a spa-like retreat with his-

and-her closets, steam shower, heated towel drawer, oversized vanities, and design elements rarely found in luxury homes.

Additional features include a whole-house generator, elevator, whole-house water purification system, and a three-car garage with full HVAC, electric vehicle charging capability, and a dog washing station. Supporting improvements include a 28'x30' shop with electric and water that has been spray foam insulated and interior finished, along with a greenhouse and chicken coop on concrete pads for those seeking a more self-sufficient lifestyle.

An electronic gated entrance, scenic views, and a quiet rural setting complete this exceptional offering, all while remaining in close proximity to Interstate 49 for convenient regional access. Whether you choose the included 20 acres or expand to as many as 80 contiguous acres, this is a rare opportunity to own one of the Kansas City region's premier luxury country estates.

PROPERTY FEATURES

COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **20**

- 9,187 square feet of newly constructed custom home
- 4 bedroom, 5 full bathrooms, 2 ½ baths
- Sauna, theater room, exercise room, wine room
- Full smart home connection inside and out
- Massive master bedroom and bath
- His/hers closets
- Steam shower, heated towel drawer, large vanities
- Large 3-car garage with full HVAC and dog washing station
- Wired for an electric vehicle charger
- 18'x36' shotcrete pool, heated and cooled
- 2 large pool decks
- Outdoor kitchen next to the pool
- Pool house with kitchen
- Heated Lanai with TV and fireplace
- 28'x30' new outbuildings with textured metal siding
- Greenhouse and chicken coop
- Amazing views
- Electronic gated entrance
- Close access to Interstate 49

NEWLY CONSTRUCTED HOME

A newly constructed 9,187 square-foot custom-built home with 4 bedrooms, 5 full baths, and 2 ½ baths. Every attention to detail has been thought out in the design of this home. Offering the most luxurious amenities you will find in the most secluded country setting.



EXERCISE ROOM



THEATER ROOM



SAUNA



SHOP, GREENHOUSE, AND CHICKEN COOP

A 28'x30' shop has recently been constructed North of the house with electric and water, plumbed and framed for a bathroom, with textured metal siding. A large greenhouse and chicken coop are located adjacent on concrete pads for those who prefer to be more self-sufficient.



OUTDOOR RECREATION

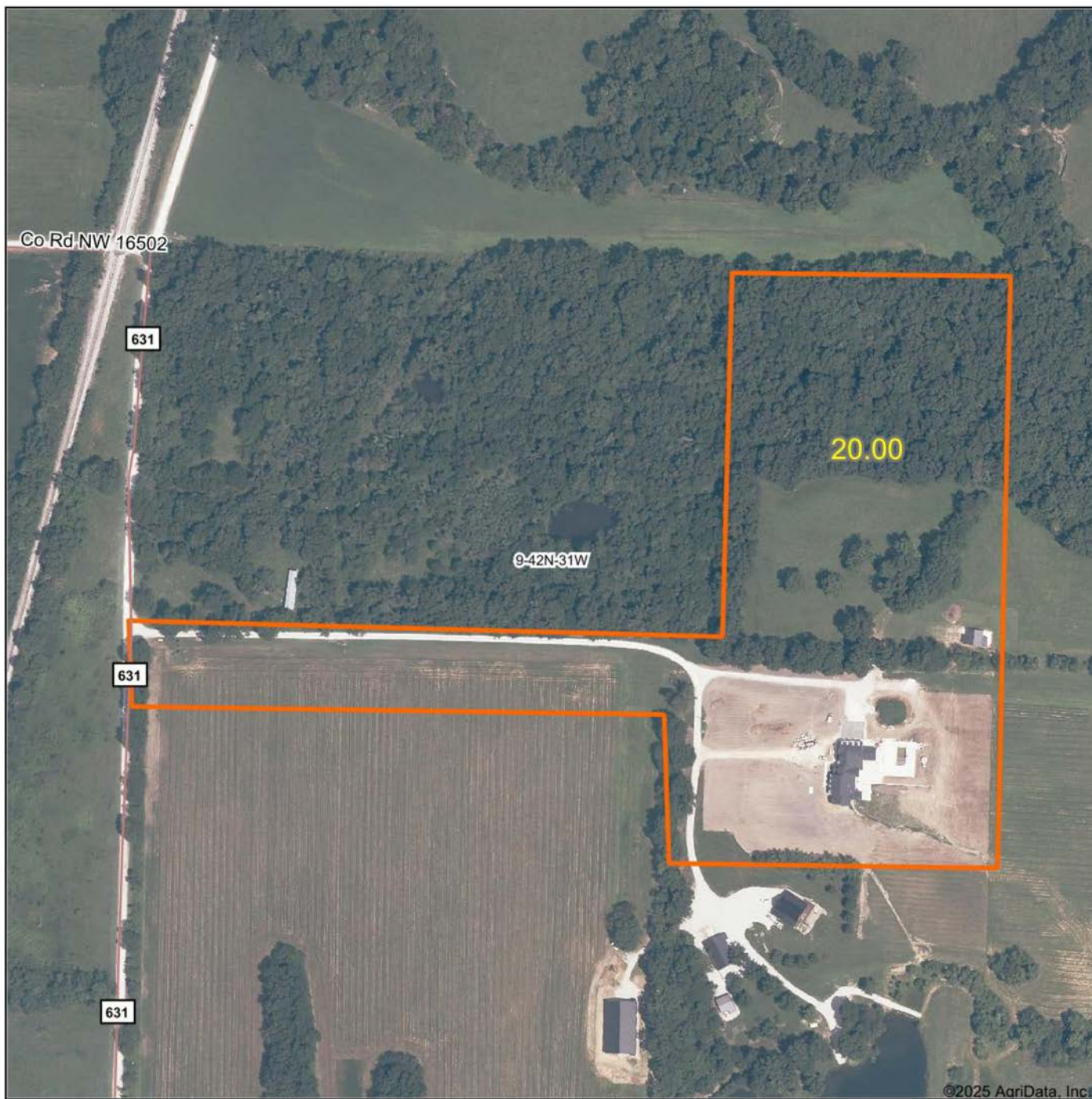
Relax and entertain with a heated pool, outdoor kitchen, pool house, and cozy lanai with fireplace and TV.



ADDITIONAL INTERIOR PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 38° 27' 29.07, -94° 21' 10.73

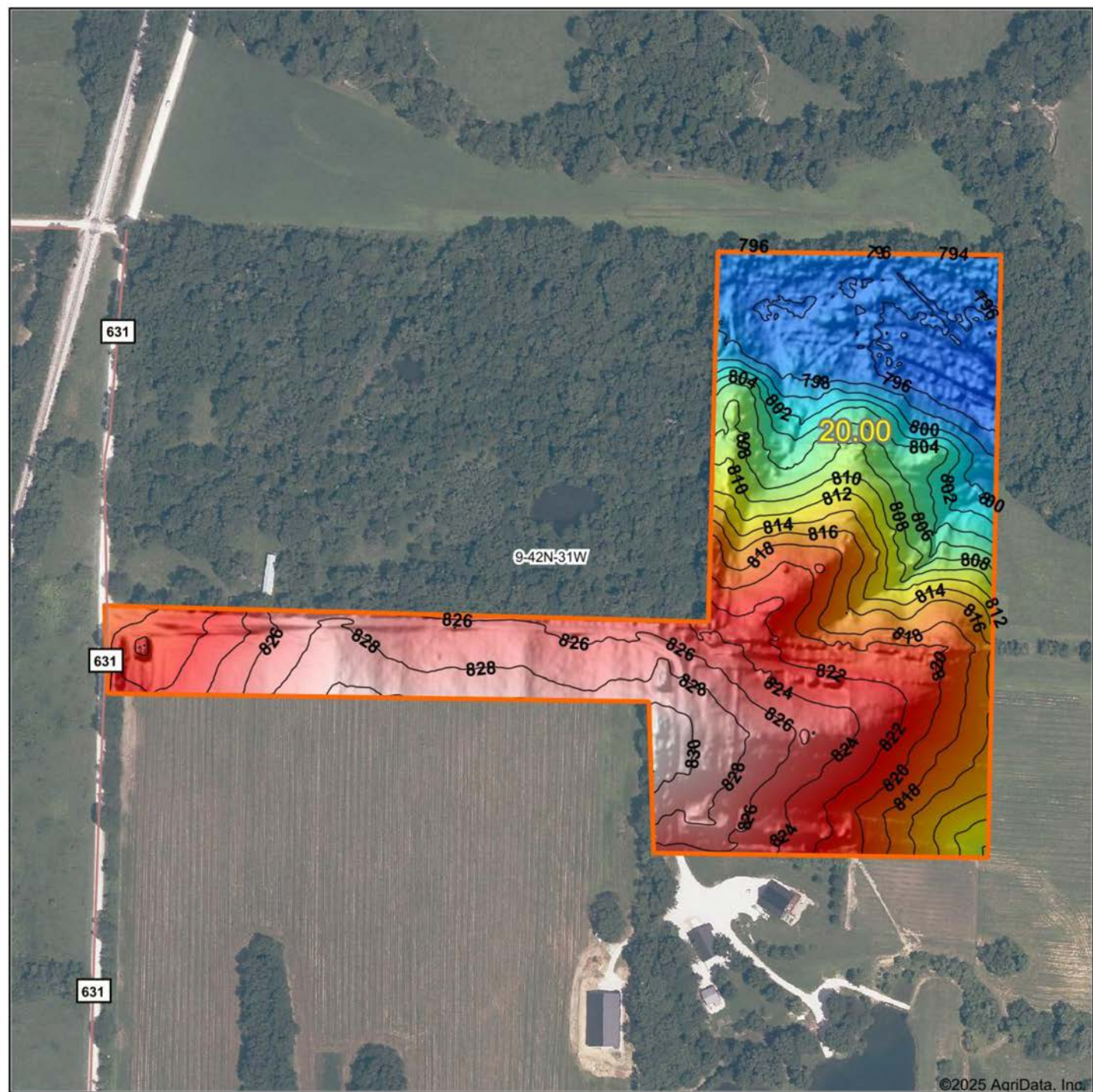
9-42N-31W
Bates County
Missouri

0ft 309ft 618ft



9/22/2025

HILLSHADE MAP



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Source: USGS 1 meter dem

Interval(ft): 2

Min: 791.8

Max: 831.9

Range: 40.1

Average: 815.1

Standard Deviation: 11.55 ft

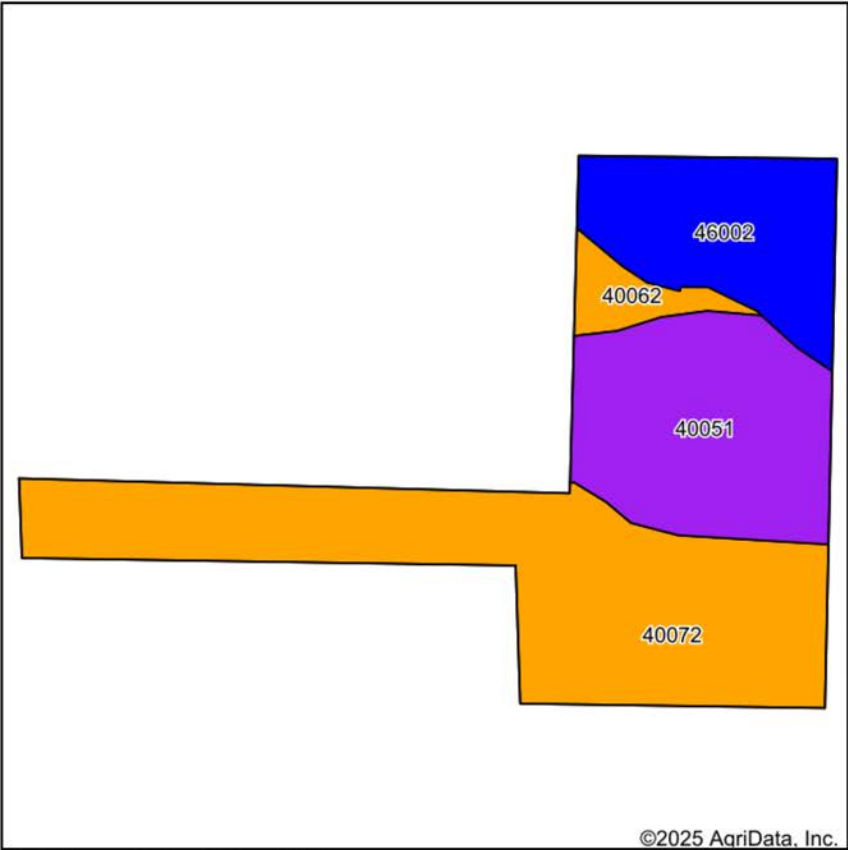


9/22/2025

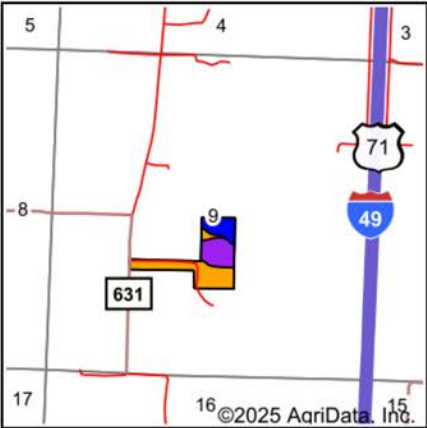
9-42N-31W
Bates County
Missouri

Boundary Center: 38° 27' 29.07, -94° 21' 10.73

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Bates**
Location: **9-42N-31W**
Township: **Deer Creek**
Acres: **20**
Date: **9/22/2025**



Maps Provided By:



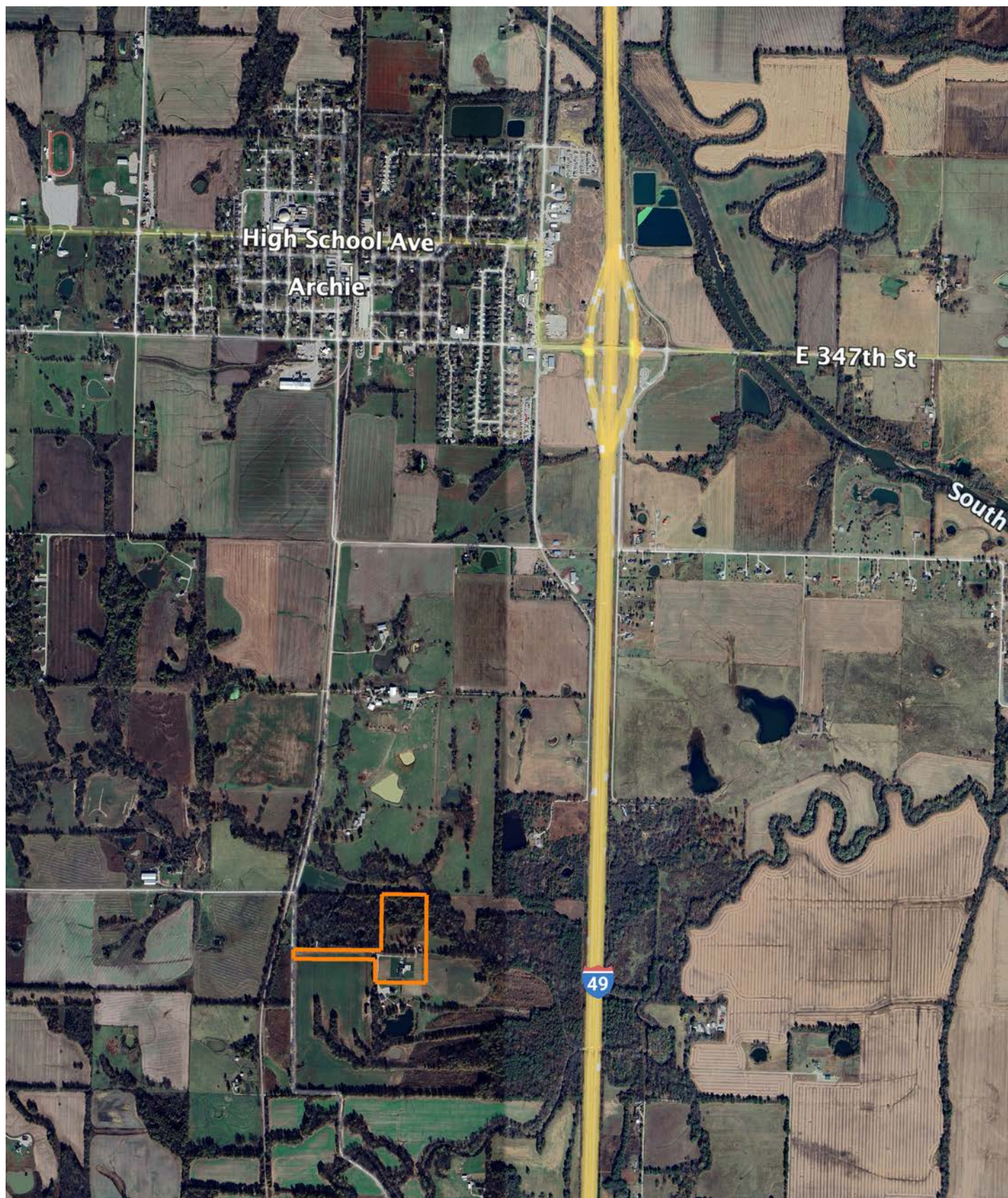
Area Symbol: MO013, Soil Area Version: 28

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	9.93	49.8%		Ille	3888	59	56	59
40051	Coweta loam, 5 to 14 percent slopes	5.46	27.3%		Vls	0	37	37	24
46002	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	3.80	19.0%		Ilw	8100	85	85	80
40062	Eram silt loam, 2 to 5 percent slopes, eroded	0.81	4.0%		Ille	0	41	41	29
Weighted Average					3.63	3469.4	*n 57.2	*n 55.7	*n 52.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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