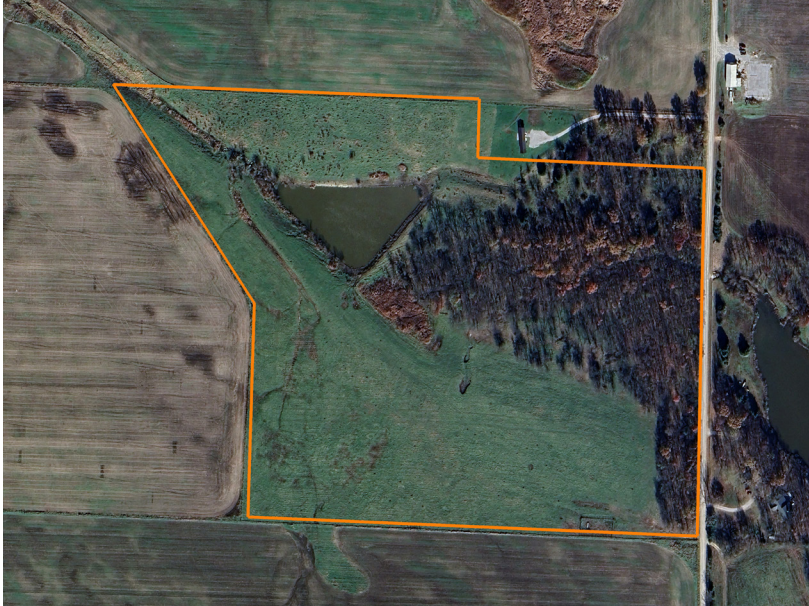


LAND FOR SALE

# BEAUTIFUL COMBINATION TRACT WITH DIVERSE FEATURES

COUNTY: **BATES**  
STATE: **MISSOURI**  
ACRES: **42**



## PROPERTY FEATURES

- 25 +/- acres open pasture
- 12 +/- acres wooded valley
- 1.6-acre stocked pond
- Wildlife
- Wet-weather creek
- Rolling topography
- Livestock-ready
- Beautiful homesites
- Outside city limits
- Minutes from 69 Highway
- 1.5 miles from blacktop
- 45 minutes from Overland Park
- Under an hour from Kansas City

For more information, contact:

**BEN EWBank**, Land Broker

**816.820.2345** | [BEwbank@MidwestLandGroup.com](mailto:BEwbank@MidwestLandGroup.com)

**MidwestLandGroup.com**

