

MIDWEST LAND GROUP PRESENTS

38 TOTAL ACRES

BATES COUNTY, MO

2354 NW COUNTY ROAD 1502, BUTLER, MISSOURI, 64730



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEWLY RENOVATED HOME & MIXED 38 +/- ACRE FARM

If you have been looking for peace and serenity outside of city limits, this is your place. The newly renovated 5 bedroom, 3 bath home sits tucked away in a pecan orchard just outside of Butler, Missouri. The new hardwood flooring, bathrooms, and carpet make this home move in ready. A stunning master bedroom and attached full bath are the perfect place to relax after a hard day's work and spacious enough for two people to get ready in the morning. The open living area with great natural lighting, large kitchen, and walk-out basement gives plenty of room to play, relax, or host guests. The basement has two finished bedrooms and two non-conforming rooms perfect for an office, playroom for kids, or a home gym. The deck out back is

perfect for watching the deer and turkey roam through the backyard, and the large pond is a great place to cast a line to chase that big largemouth bass during the summer.

Outside is a large 34'x60' workshop with a 1/2 bathroom next to the house, which is perfect for a man cave, woodworker, welder, or fabricator in the family. The stand-alone single-car garage is a great place for storage of a UTV, boat, or an extra vehicle. The 42'x28' barn out back provides just the right space needed for livestock, tractors, and equipment to serve your homestead. With Butler being just 5 minutes away, you have great access to food, fuel, and entertainment.



TRACT 1 - 38 +/- ACRES

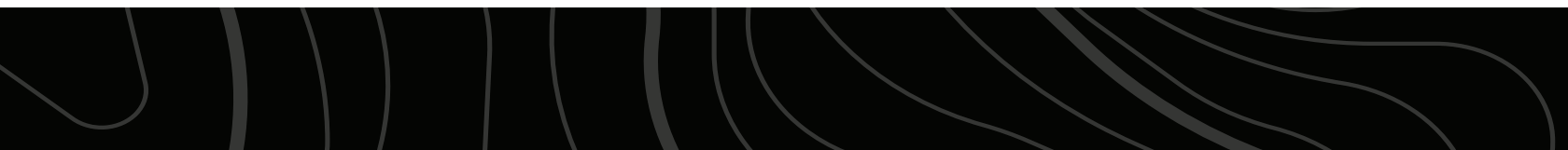
- 5 bed, 3 bath, 2,648 sq. ft. home with walkout basement
- Attached single-car garage
- 38 +/- acres
- 42'x28' barn
- 34'x60' workshop with 1/2 bath
- Detached single-car garage
- Large pond
- Pecan orchard
- Deck
- High-speed fiber
- Less than 4 miles from Butler and Interstate 49
- 1 hour to Kansas City

TRACT 2 - 33 +/- ACRES

- 33 +/- acres
- 13+ acres of pasture ground
- Trail system
- Pecan orchard
- Road frontage on 2 sides
- Rural water at road
- Electricity at road
- High-speed fiber at road
- Less than 4 miles from Butler and Interstate 49
- 1 hour to Kansas City

TRACT 3 - 5 +/- ACRES

- 5 bed, 3 bath, 2,648 sq. ft. home with walkout basement
- Attached single-car garage
- 5 +/- acres
- 42'x28' barn
- 34'x60' workshop with 1/2 bath
- Detached single-car garage
- Large pond
- Pecan orchard
- Deck
- High-speed fiber
- Less than 4 miles from Butler and Interstate 49
- 1 hour to Kansas City

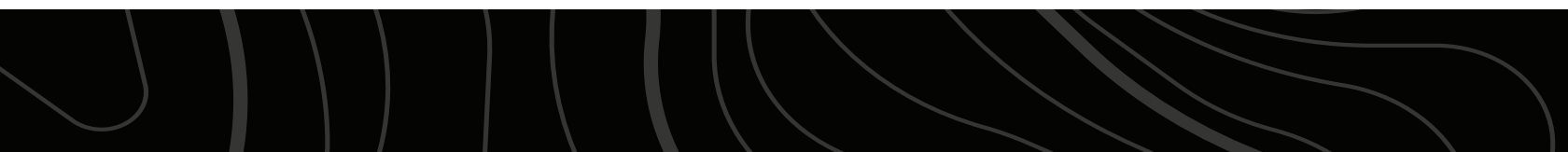


TRACT 1 - 38 +/- ACRES



TRACT 2 - 33 +/- ACRES

This 33 +/- acres is mixed with both timber and over 13 acres of tillable ground, currently planted with abundant grass for livestock and hay production that yielded over 50 bales in 2025.



TRACT 3 - 5 +/- ACRES

If you have been looking for peace and serenity outside of city limits, this is your place. The newly renovated 5 bedroom, 3 bath home sits tucked away in a pecan orchard just outside of Butler, Missouri. The new hardwood flooring, bathrooms, and carpet make this home move in ready.



ADDITIONAL INTERIOR PHOTOS



AERIAL MAP - 38 ACRES



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Boundary Center: 38° 14' 42.41, -94° 23' 36.22

0ft 274ft 549ft



Maps Provided By:



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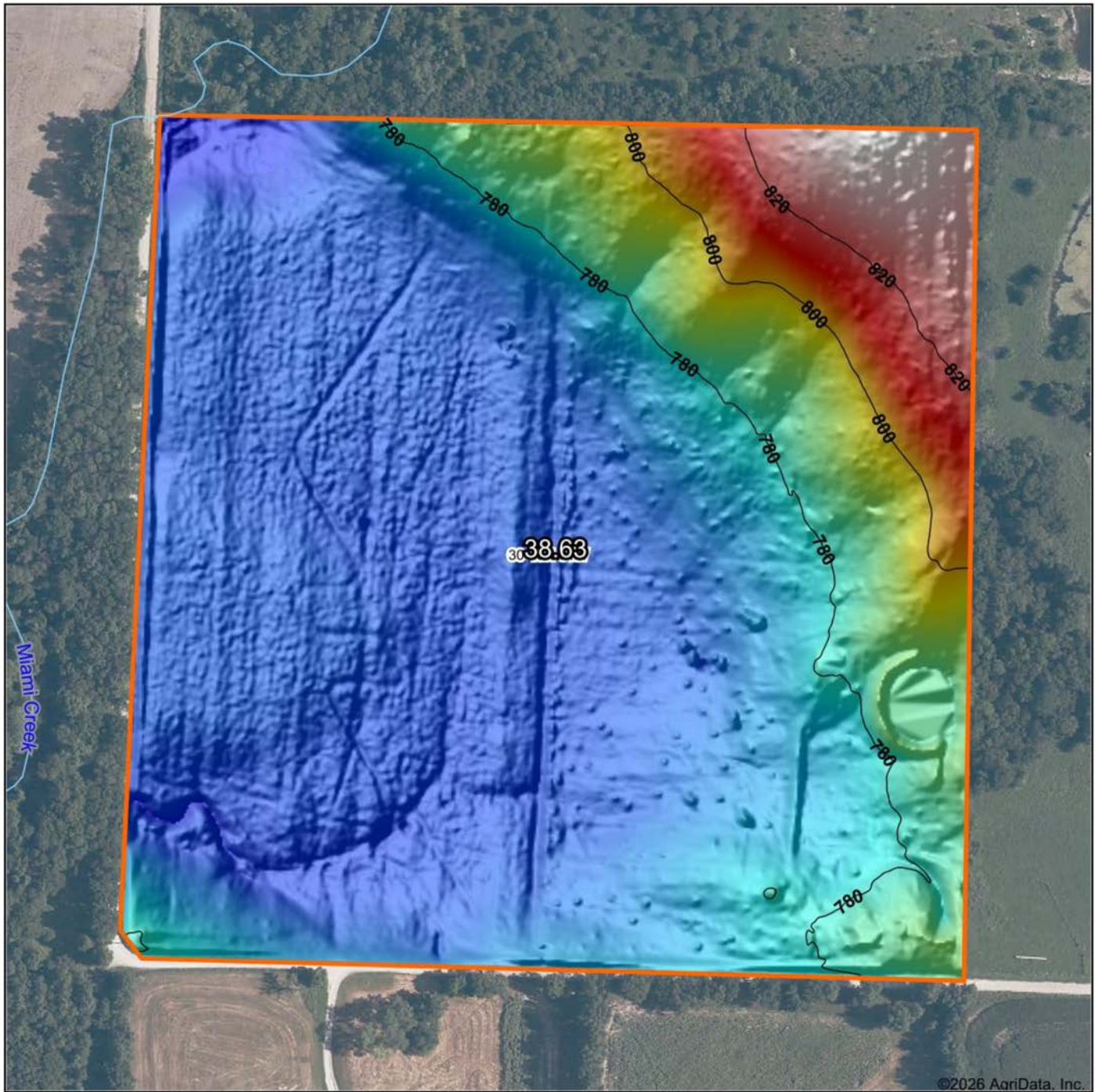
www.AgriDataInc.com

30-40N-31W
Bates County
Missouri



6/12/2026

HILLSHADE MAP - 38 ACRES



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 20

Min: 760.4

Max: 831.0

Range: 70.6

Average: 776.1

Standard Deviation: 16.27 ft



6/12/2026

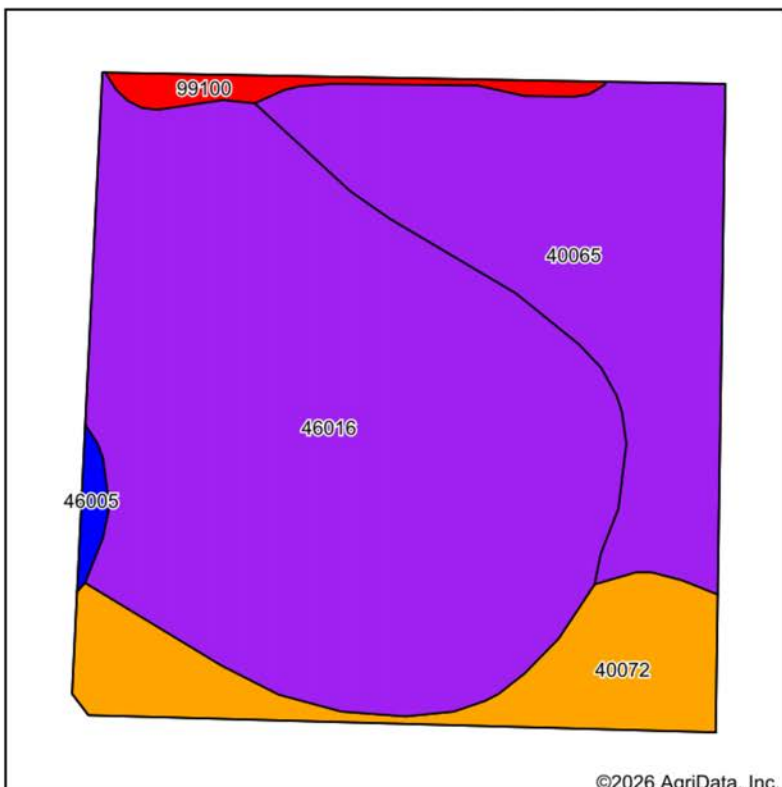
30-40N-31W

Bates County

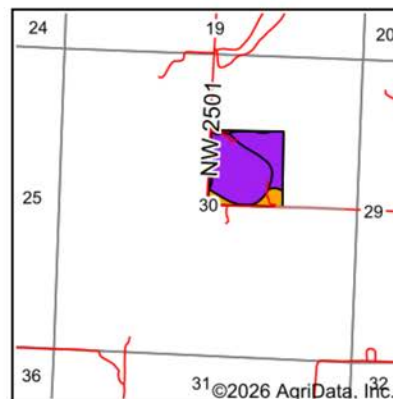
Missouri

Boundary Center: 38° 14' 42.41, -94° 23' 36.22

SOILS MAP - 38 ACRES



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Bates**
 Location: **30-40N-31W**
 Township: **Mount Pleasant**
 Acres: **38.63**
 Date: **6/12/2026**



Maps Provided By:



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Area Symbol: MO013, Soil Area Version: 29

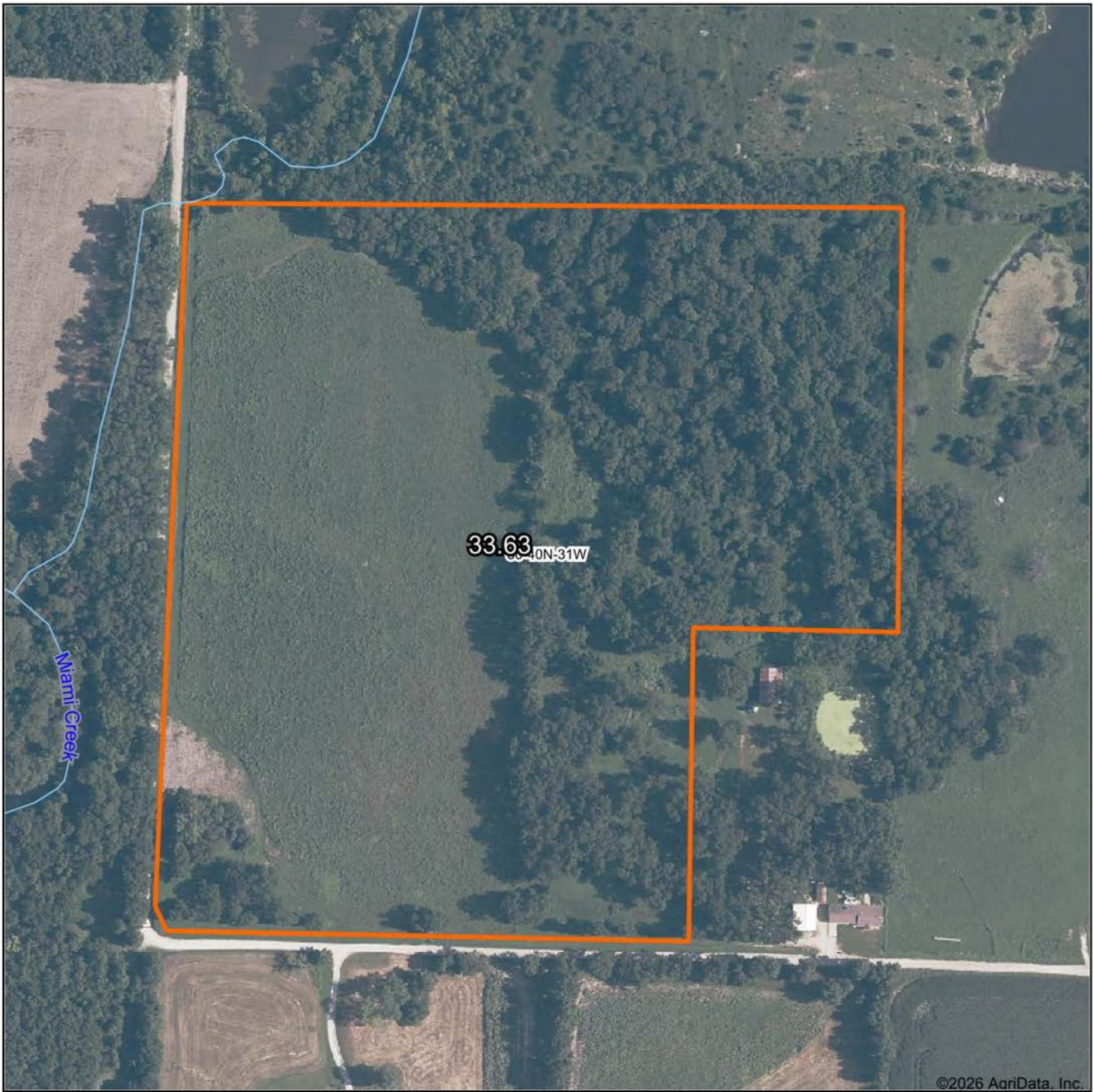
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
46016	Osage silty clay loam, 0 to 2 percent slopes, frequently flooded	23.03	59.6%		Poorly drained	Vw	25
40065	Eram-Balltown complex, 5 to 20 percent slopes	10.26	26.6%		Moderately well drained	Vle	41
40072	Kenoma silt loam, 1 to 3 percent slopes	4.30	11.1%		Moderately well drained	Ille	59
99100	Pits, gravel and quarry	0.75	1.9%			VIII	
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.29	0.8%		Well drained	Ilw	82
Weighted Average						5.08	*n 33

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AERIAL MAP - 33 ACRES



©2026 AgriData, Inc.

Boundary Center: 38° 14' 42.58, -94° 23' 36.12

0ft 274ft 549ft



Maps Provided By:



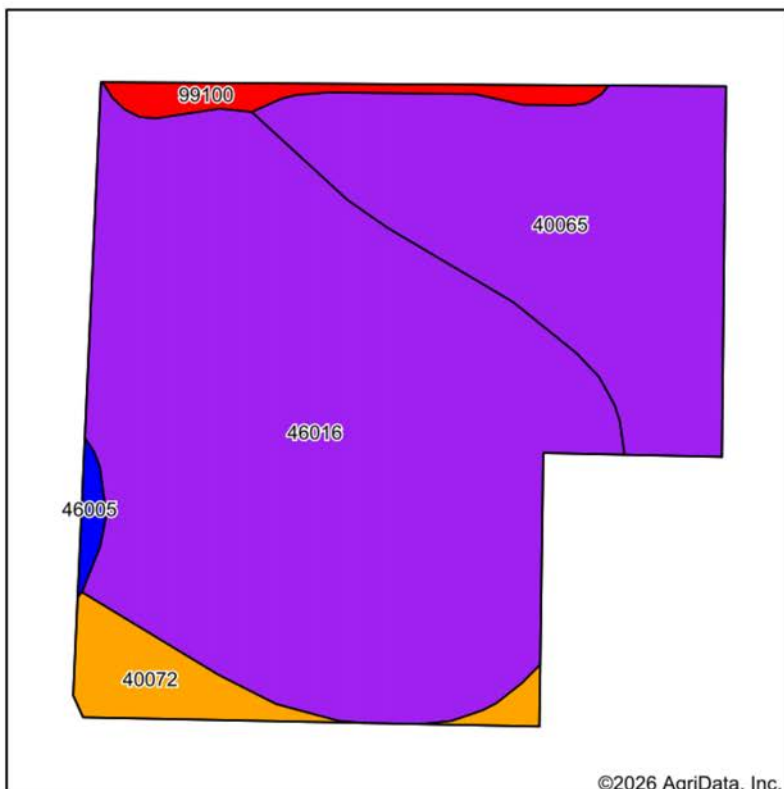
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30-40N-31W
Bates County
Missouri

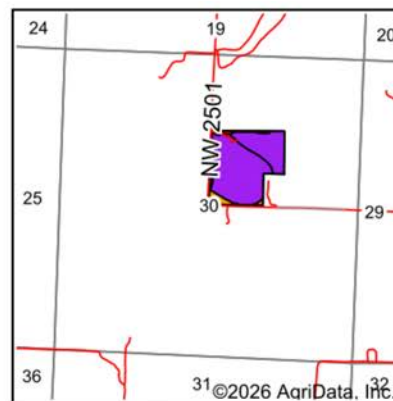


6/12/2026

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 County: **Bates**
 Location: **30-40N-31W**
 Township: **Mount Pleasant**
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Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
46016	Osage silty clay loam, 0 to 2 percent slopes, frequently flooded	21.86	65.0%		Poorly drained	Vw	25
40065	Eram-Balltown complex, 5 to 20 percent slopes	9.09	27.0%		Moderately well drained	Vle	41
40072	Kenoma silt loam, 1 to 3 percent slopes	1.61	4.8%		Moderately well drained	lile	59
99100	Pits, gravel and quarry	0.83	2.5%			VIII	
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.24	0.7%		Well drained	llw	82
Weighted Average						5.23	*n 30.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AERIAL MAP - 5 ACRES



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Boundary Center: 38° 14' 38.79, -94° 23' 30.15

0ft 274ft 549ft



Maps Provided By:



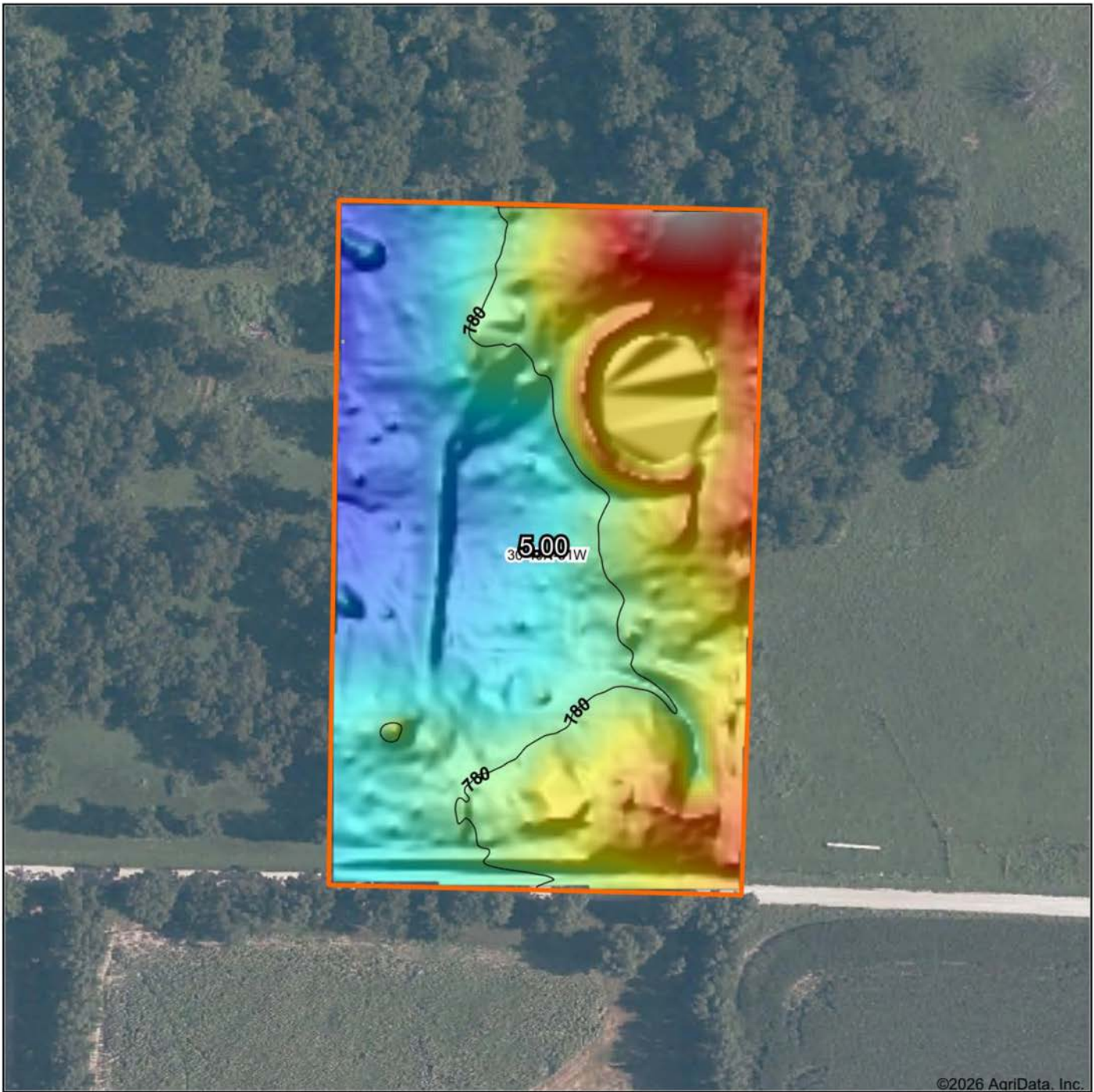
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Low Elevation High



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Standard Deviation: 5.28 ft

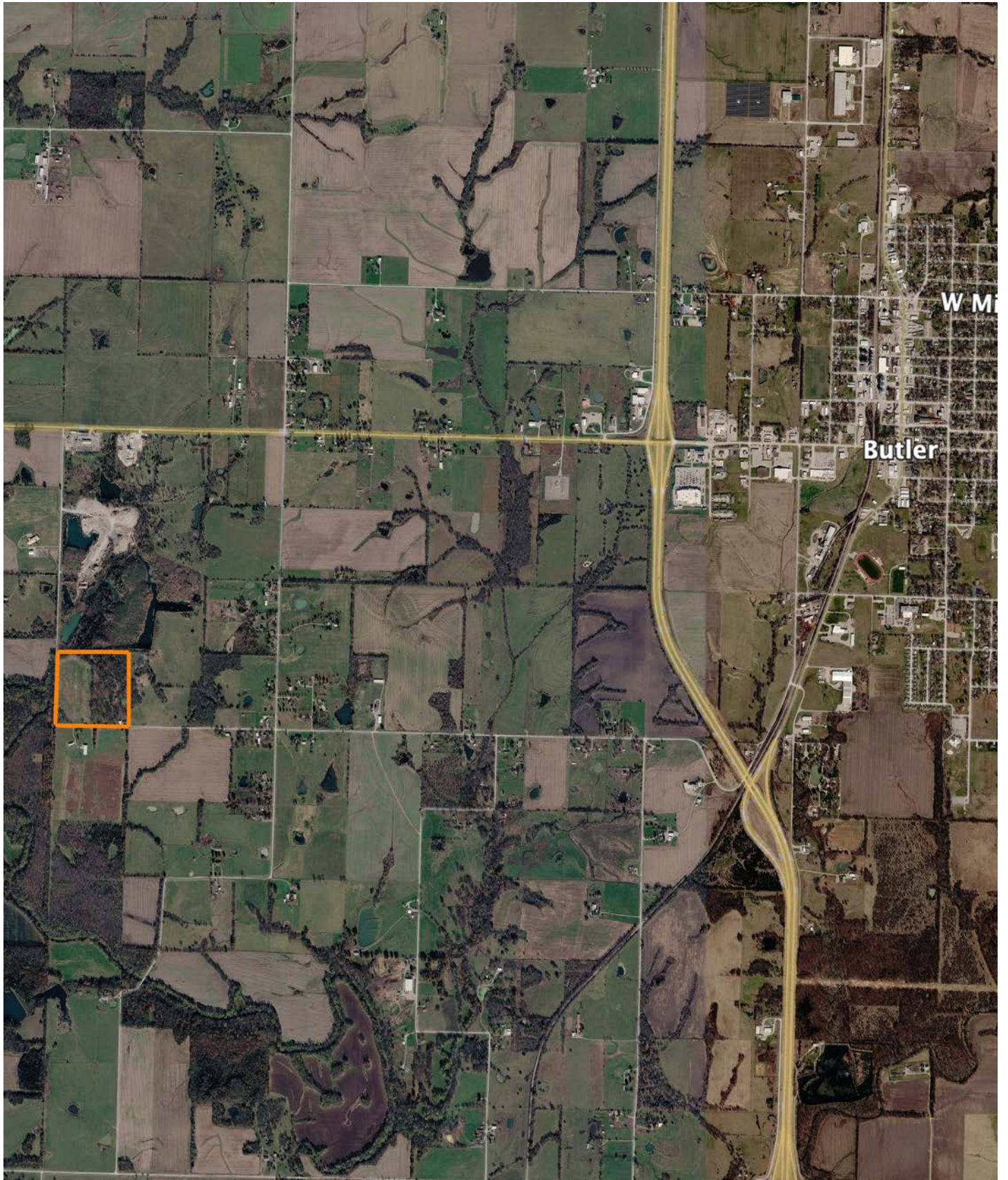


6/12/2026

30-40N-31W
Bates County
Missouri

Boundary Center: 38° 14' 38.79, -94° 23' 30.15

OVERVIEW MAP



AGENT CONTACT

Raised on a farm in Texas, Andy Unruh developed a passion for land from an early age. From working the soil alongside his family to chasing whitetails and Rio Grande turkeys in the Texas Panhandle, he learned firsthand the value of rural property, wildlife habitat, and sustainable land management. That passion has only grown, now driving him to help others find their perfect piece of land.

His journey into land sales began with a personal investment—buying, living on, and later selling his own piece of land through Midwest Land Group. That experience opened his eyes to the security land offers, its ability to provide food and income, and the joy of waking up to wildlife right outside his door. Now, as a land agent, he is committed to helping buyers and sellers navigate every step of the process with the same level of care and expertise that made his own land transactions so rewarding.

With over a decade of experience owning and operating a regionally recognized coffee company, Andy understands sales, marketing, and, most importantly, the value of relationships. Whether working with small business owners or national brands, he knows that success comes from putting clients first—an approach he carries into real estate. His expertise in farming, hunting leases, habitat management, and regenerative agriculture gives him a unique ability to help buyers find the right land for their needs, whether for recreation, hunting, or investment. He would be honored to help you find your dream property or get top value for the land you're selling.



ANDY UNRUH

LAND AGENT

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