

MIDWEST LAND GROUP PRESENTS

28 ACRES IN

BATES COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

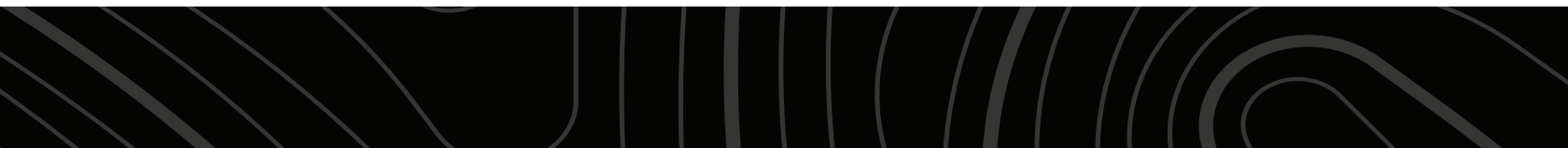
28 +/- ACRE HUNTING HONEY HOLE - DEER, TURKEY, WATERFOWL

Here's your chance to own small acreage loaded with options! This 28 +/- acre property sits just three miles northwest of Rockville in Bates County, Missouri. It is conveniently located along a quiet gravel road and just under a mile east of Highway W.

This is the spot if you are looking for a hunting honey hole! It offers a perfect mix of open ground, mature hardwoods, creek, and ponds. The open pasture ground could be converted to tillable and sets up well for food plots with longer shot opportunities while deer hunting. Follow the trails in the woods along the creek for great bowhunting access to stand locations. Imagine the big bucks cruising the creek bottoms during the rut!

The giant trees along the creek offer awesome turkey roost spots, and the secluded portions of the field set up well for gobbler strut zones. Hunting waterfowl is a real possibility with ponds in place and access to water with the year-round creek. Camp Branch Creek runs along the northwest corner and southern boundary. A few improvements could turn this place into something special for hunting ducks and geese. Talk about an outdoor paradise!

Small acreage parcels loaded with so many hunting options don't come around often. Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

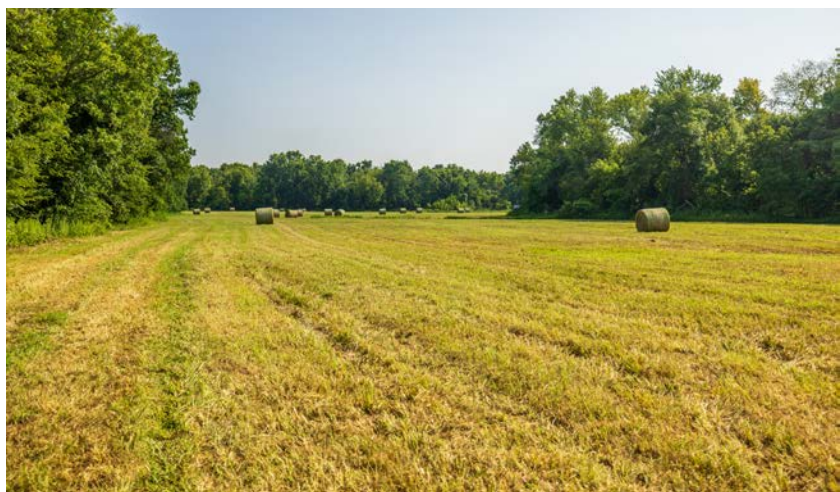
COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **28**

- Under a mile off Highway W
- Quiet gravel road frontage
- Rural water and electricity along the road
- 7 +/- acres pasture
- Food plot opportunities
- Mature hardwoods
- Year-round creek
- Two small ponds
- ATV trails
- Deer hunting
- Turkey hunting
- Waterfowl hunting
- 1 hour 30 minutes to Kansas City area
- 3 miles to Rockville
- 15 miles east of Rich Hill



7 +/- ACRES OF PASTURE

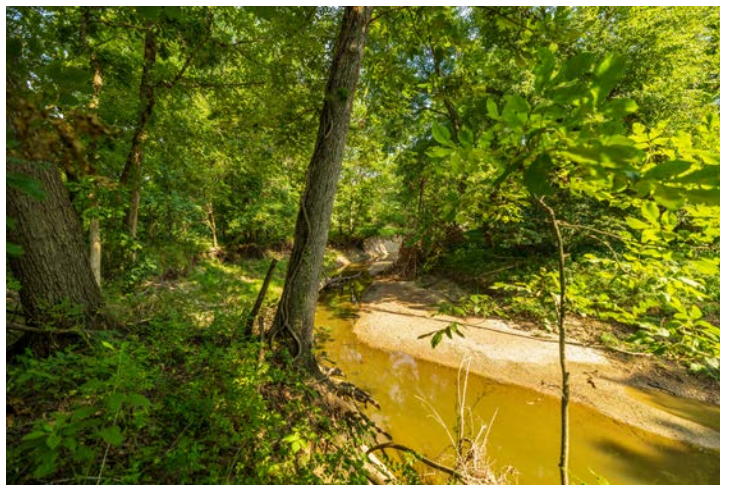
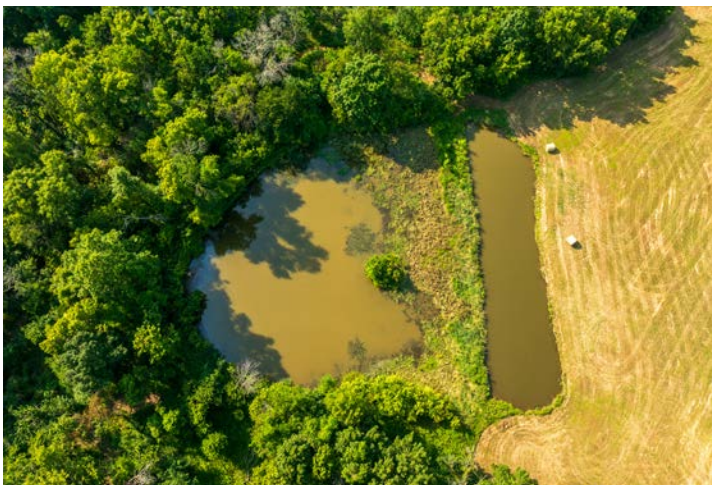
The open pasture ground could be converted to tillable and sets up well for food plots with longer shot opportunities while deer hunting.



QUIET GRAVEL ROAD FRONTAGE

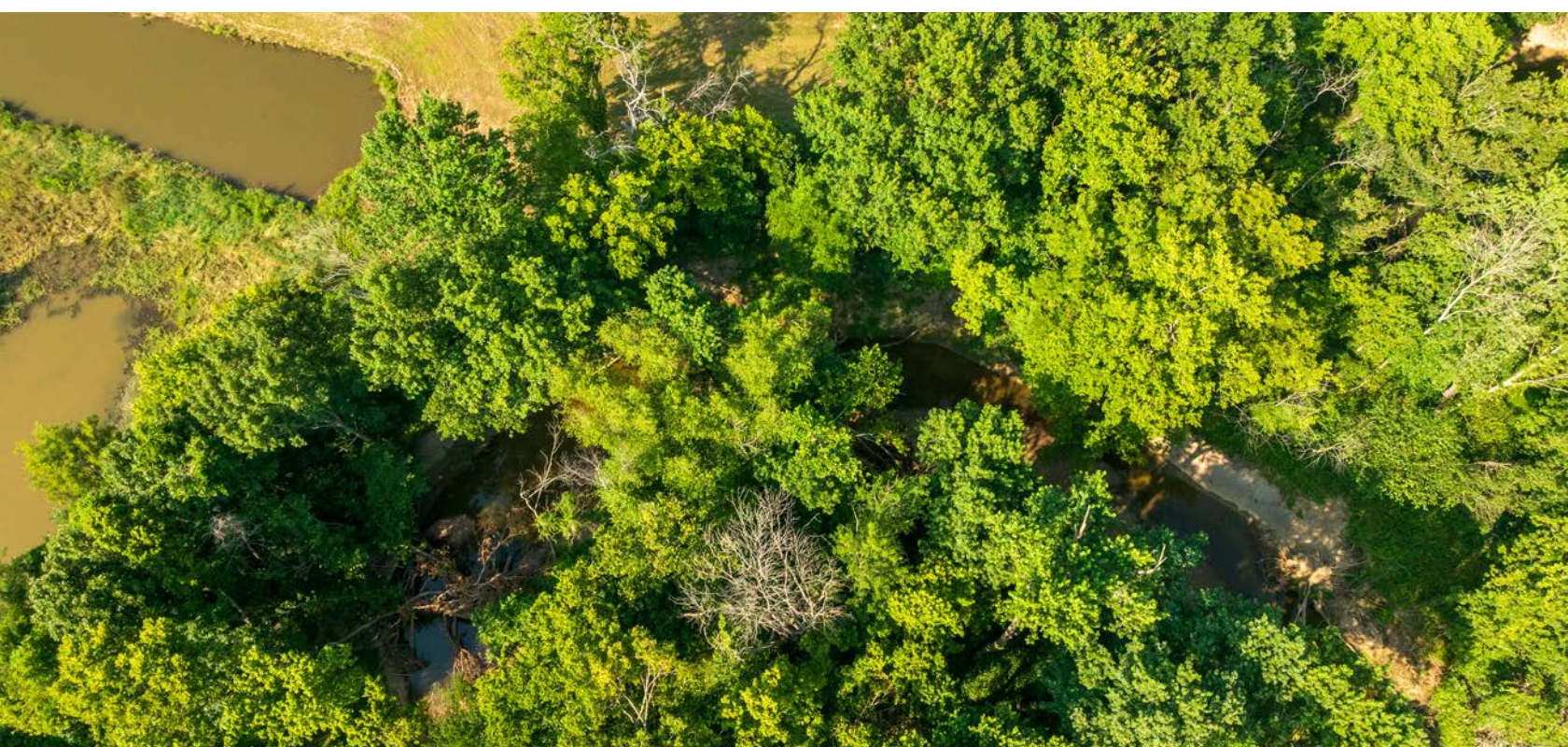


TWO SMALL PONDS & YEAR-ROUND CREEK



MATURE HARDWOODS

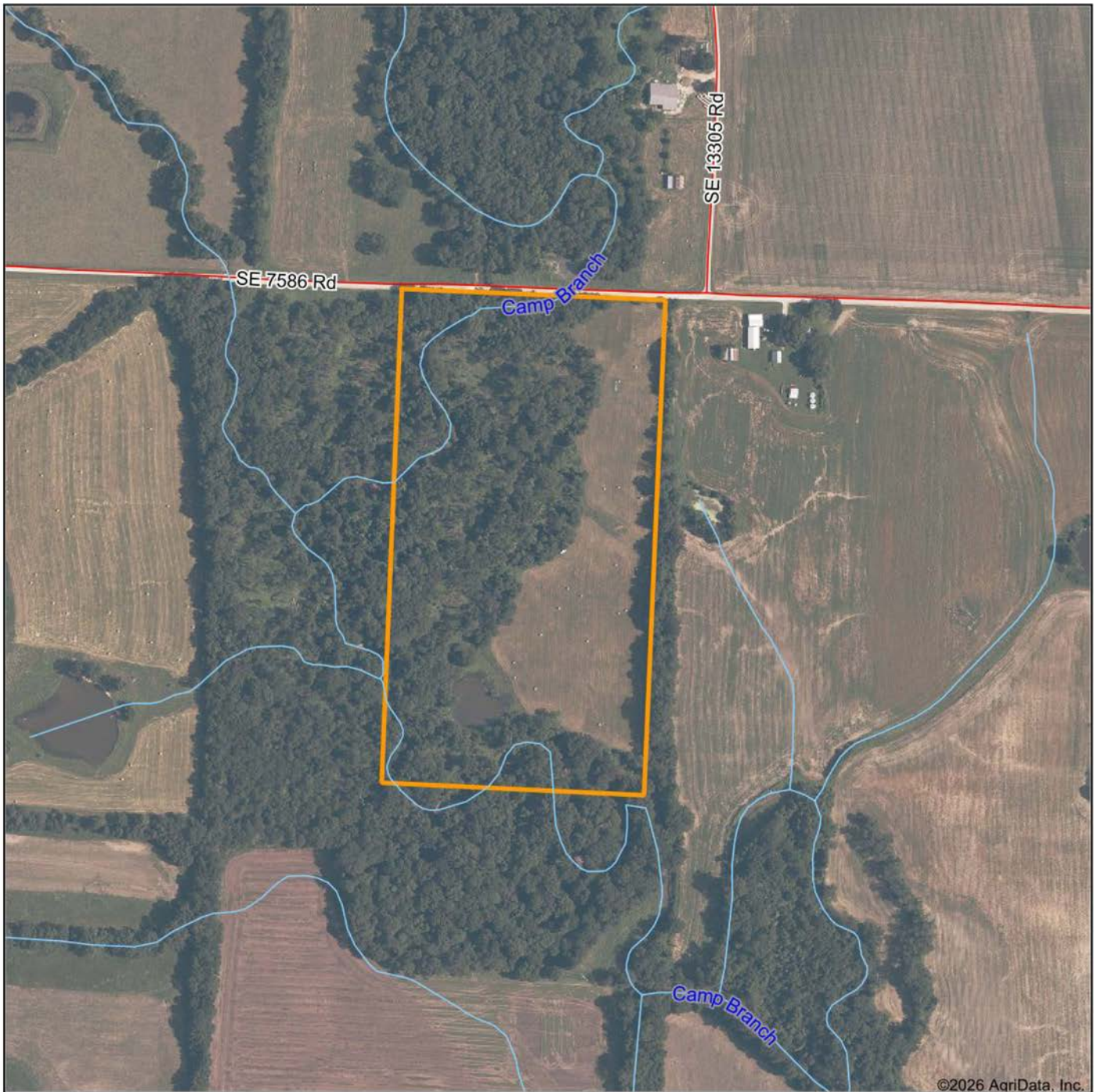
The giant trees along the creek offer awesome turkey roost spots, and the secluded portions of the field set up well for gobbler strut zones.



TRAIL CAMERA PHOTOS



AERIAL MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

Boundary Center: 38° 6' 12.65, -94° 6' 44.36

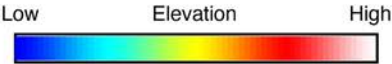
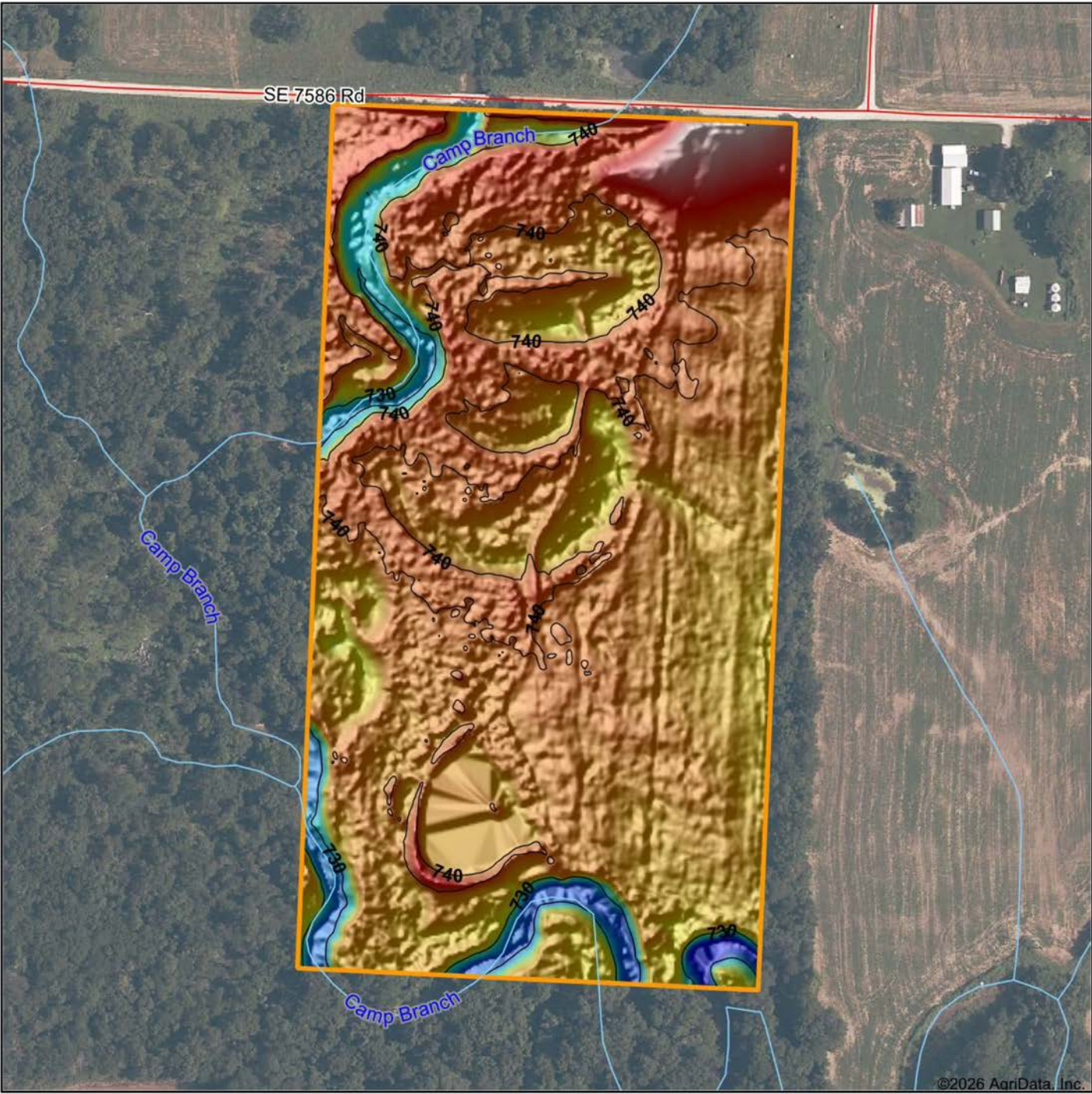
4-38N-29W
Bates County
Missouri

0ft 454ft 909ft



6/15/2026

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 724.7
Max: 748.3
Range: 23.6
Average: 738.7
Standard Deviation: 3.15 ft

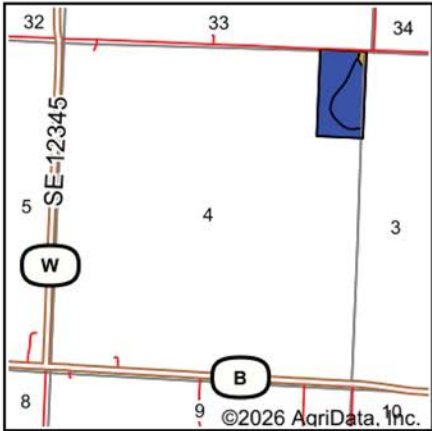
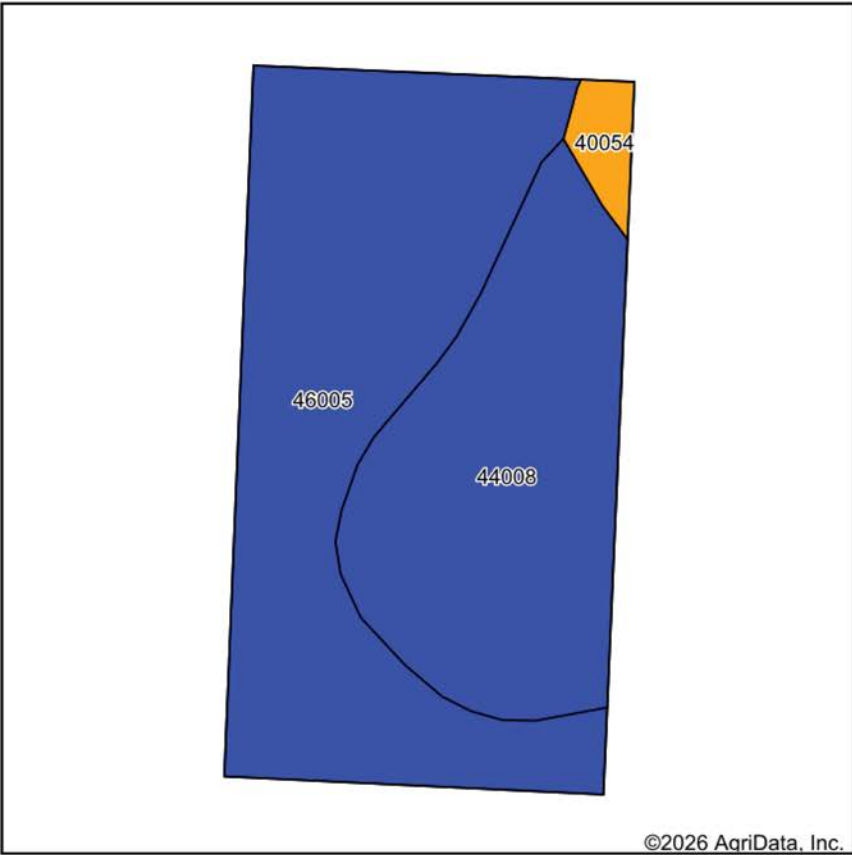


6/15/2026

4-38N-29W
Bates County
Missouri

Boundary Center: 38° 6' 12.65, -94° 6' 44.36

SOILS MAP



State: **Missouri**
County: **Bates**
Location: **4-38N-29W**
Township: **Rockville**
Acres: **25.61**
Date: **6/15/2026**



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



Area Symbol: MO013, Soil Area Version: 29										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	14.67	57.2%		> 6.5ft.	IIw	7758	82	82	75
44008	Okemah silt loam, 0 to 2 percent slopes	10.26	40.1%		> 6.5ft.	IIe	0	77	77	66
40054	Deepwater silt loam, 2 to 5 percent slopes, eroded	0.68	2.7%		> 6.5ft.	IIIe	0	78	78	71
Weighted Average						2.03	4444	*n 79.9	*n 79.9	*n 71.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

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



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, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.