

MIDWEST LAND GROUP PRESENTS



BATES COUNTY, MO

130 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RESORT-STYLE LUXURY ESTATE ON 130 +/- ACRES

An extraordinary 130 +/- acre private estate offering two residences, resort-style amenities, extensive improvements, and exceptional privacy—all within convenient reach of Kansas City.

The centerpiece of the property is a newly constructed 9,187 square foot custom residence featuring 4 bedrooms, 5 full baths, and 2 half baths. Designed with uncompromising attention to detail, the home combines refined craftsmanship with advanced smart-home technology and an exceptional collection of amenities.

The resort-style outdoor living area features a heated and cooled 18'x36' Shotcrete pool, pool house, outdoor kitchen, and heated lanai with fireplace and television. Inside, enjoy a private theater, wine room, exercise room, sauna, steam shower, and elevator. The expansive primary suite provides a true private retreat with his-and-hers closets, steam shower, heated towel drawer, oversized vanities, and carefully considered details throughout. Additional features include a whole-house generator, whole-house water purification system, and a three-car climate-controlled garage with EV charging and a dog wash station.

Privately situated beyond the main residence is a beautifully constructed 2,600 square foot timber-

frame home featuring 1 bedroom, 2 baths, dramatic timber architecture, and numerous recent upgrades—ideal for guests, extended family, or multigenerational living.

The estate also includes a 40'x60' climate-controlled shop with a half bath and fiber internet, a newly constructed 28'x30' shop with electric and water, and an additional 28'x30' building overlooking the pond for recreational and equipment storage. A greenhouse and chicken coop on concrete pads complement the property's country lifestyle.

A 2.5 acre, approximately 26 foot deep stocked pond with a private boat launch provides fishing and recreation, while the surrounding acreage offers sweeping views, abundant wildlife, and remarkable privacy.

Electronic gated access and a peaceful rural setting create the feeling of a secluded retreat, while convenient access to Interstate 49 keeps Kansas City within easy reach.

Rarely does a property combine this level of residential luxury, acreage, privacy, recreation, and versatility in one offering. This is an opportunity to own a true private estate and legacy property just south of Kansas City. Private showings by appointment.

PROPERTY FEATURES

COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **130**

- 9,187 sq. ft. newly constructed custom home
- 4 bedroom, 5 full bathrooms, 2 half baths
- Sauna, theater room, exercise room, wine room
- Full smart home connection inside and out
- Steam shower, heated towel drawer, large vanities
- Large 3-car garage with full HVAC and dog washing station
- Wired for electric vehicle charger
- 18'x36' Shotcrete pool, heated and cooled
- 2 large pool decks
- Outdoor kitchen next to the pool
- Pool house with kitchen and 1/2 bath
- Heated lanai with tv and fireplace
- 2,600 sq. ft. updated timber frame home
- 2 new 28'x30' outbuildings with textured metal siding
- 40'x60' insulated shop with HVAC and 1/2 bath
- Greenhouse and chicken coop
- 2.5 acre stocked pond with boat launch
- Amazing views
- Electronic gated entrance
- Close access to Interstate 49



NEWLY-CONSTRUCTED CUSTOM HOME

The primary residence is 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.



MASSIVE MASTER BEDROOM AND BATH



4 BEDROOM, 5 FULL BATHROOMS, 2 ½ BATHS



RESORT-STYLE AMENITIES



2,600 SQ. FT. TIMBER FRAME HOME

The second home is a 2,600 square foot, true Timber Frame home that has that rustic open floor concept and would make an incredible entertaining area and guest suite.



18'X36' SHOTCRETE POOL



POOL HOUSE & OUTDOOR KITCHEN



40'X60' INSULATED SHOP



2 - 28'X30' NEW OUTBUILDINGS



INCREDIBLE HUNTING PROPERTY



2.5 ACRE, DEEP AND FULLY STOCKED POND

Speaking of the pond, this 2.5-acre, 26' deep custom-built pond is loaded with fish and has been stocked with largemouth bass, crappie, channel catfish, bluegill, yellow perch, and walleye.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 38° 27' 25.04, -94° 20' 57.36

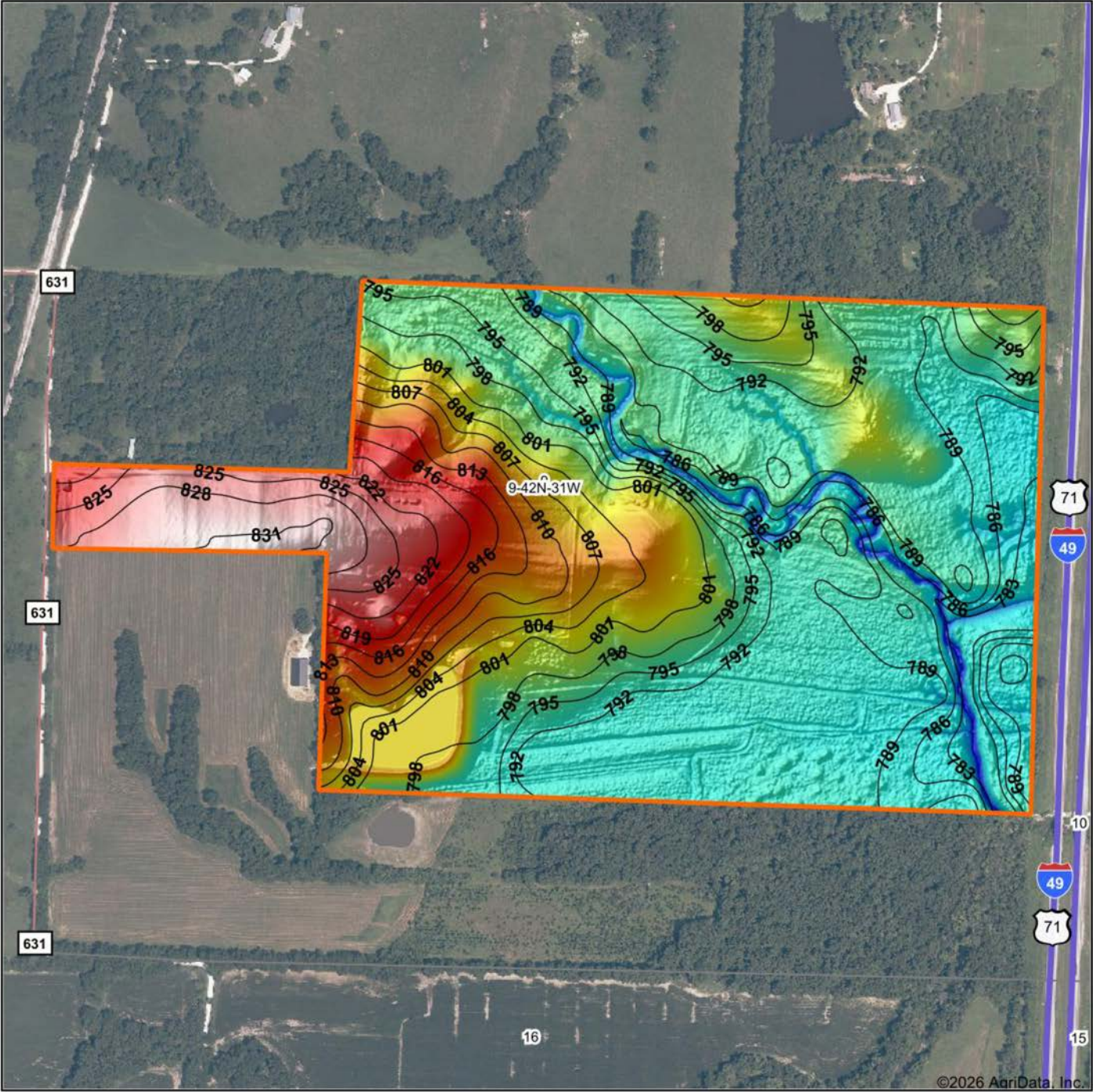
9-42N-31W
Bates County
Missouri

0ft 610ft 1221ft



8/27/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3
Min: 775.4
Max: 833.4
Range: 58.0
Average: 800.3
Standard Deviation: 11.78 ft

0ft 600ft 1201ft

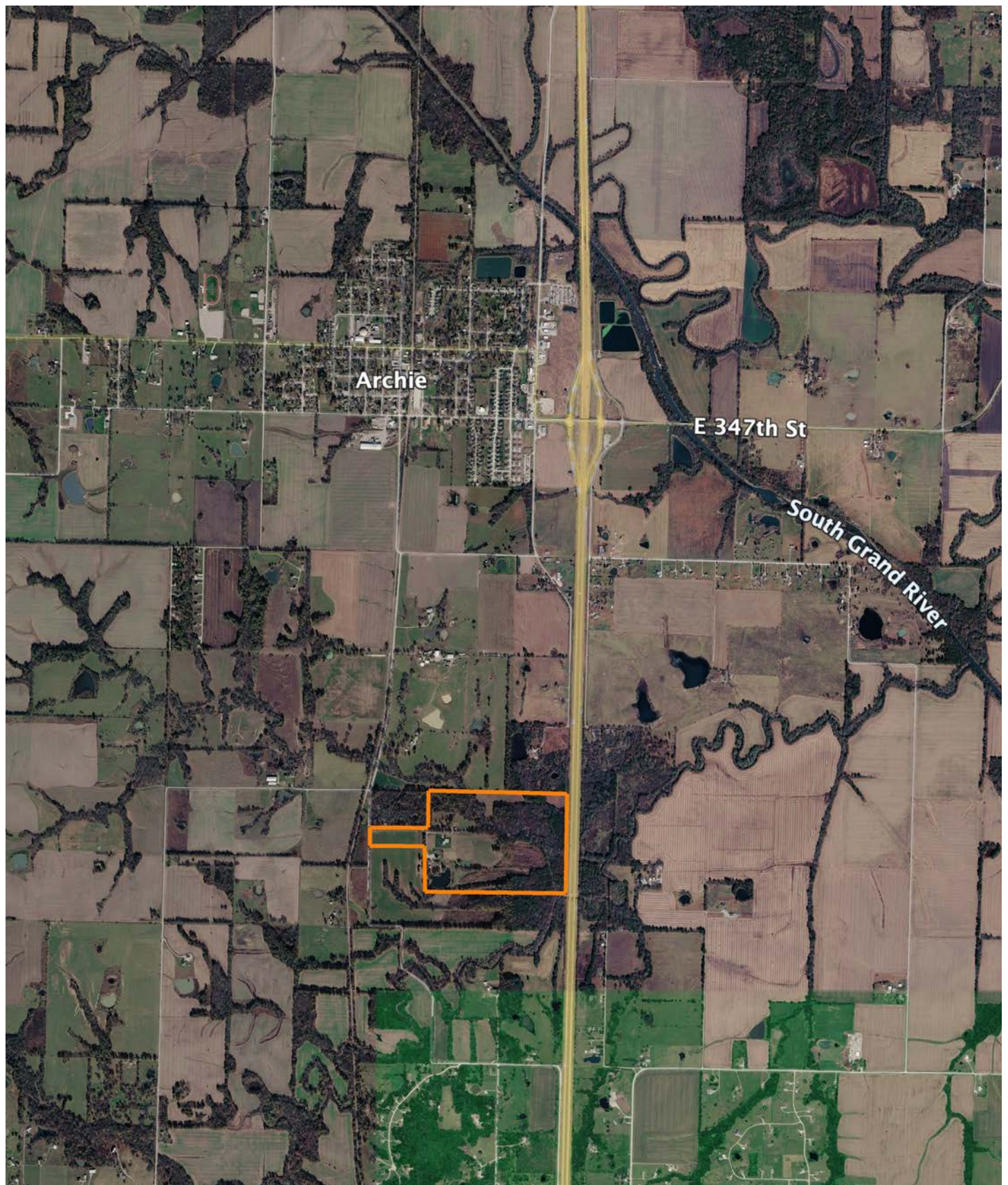


8/27/2026

9-42N-31W
Bates County
Missouri

Boundary Center: 38° 27' 25.04, -94° 20' 57.36

AERIAL 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.



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