

MIDWEST LAND GROUP PRESENTS

19.5 ACRES

BATES COUNTY, MO

14769 NE STATE ROUTE E, ADRIAN, MISSOURI 64720



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURNKEY 19.5 +/- ACRE FARM WITH 2 HOMES, SHOP, POND, AND LIVESTOCK SETUP

Experience the best of country living with this exceptional 19.5 +/- acre property just outside Adrian, Missouri. The main home is a spacious 3 bedroom, 2 bath manufactured home on a full basement, with a comfortable living area, functional kitchen, and dining space, plus room to expand or add your own touch. Outdoors, enjoy a deck with an above-ground pool and tiki bar, perfect for summer gatherings.

The second home, near the front of the property, is a 2 bedroom, 1 bath rental home with its own kitchen,

dining, living area, and laundry, making it great for extended family or additional income.

The land is fenced and cross-fenced with pasture, a pond, an automatic livestock waterer, a machine shop with a gravel floor, and a chicken coop/shed. Mature fruit trees, including peach, pear, and apple, add seasonal charm. It's a rare setup that offers versatility, space, and rural tranquility.



PROPERTY FEATURES

COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **19.5**

- Half a mile off I-49
- 45 minutes to Kansas City
- 25 minutes to Belton
- 10 minutes to Harrisonville
- Blacktop road frontage
- Fenced and cross-fenced 19.5 +/- acres
- Main 3 bed, 2 bath manufactured home on a basement
- Separate 2 bedroom, 1 bath rental home
- Rental income potential
- Pond and automatic livestock waterer
- Large machine shop with gravel floor
- Chicken coop/shed
- Above-ground pool with deck and tiki bar
- Fruit trees including peach, pear, and apple
- Wildlife including abundant deer & turkey
- Suitable for livestock
- Peaceful rural setting near Adrian, just inside Bates County



3 BED, 2 BATH MANUFACTURED HOME

The main home is a spacious 3 bedroom, 2 bath manufactured home on a full basement, with a comfortable living area, functional kitchen, and dining space, plus room to expand or add your own touch.



SEPARATE 2 BEDROOM, 1 BATH HOME

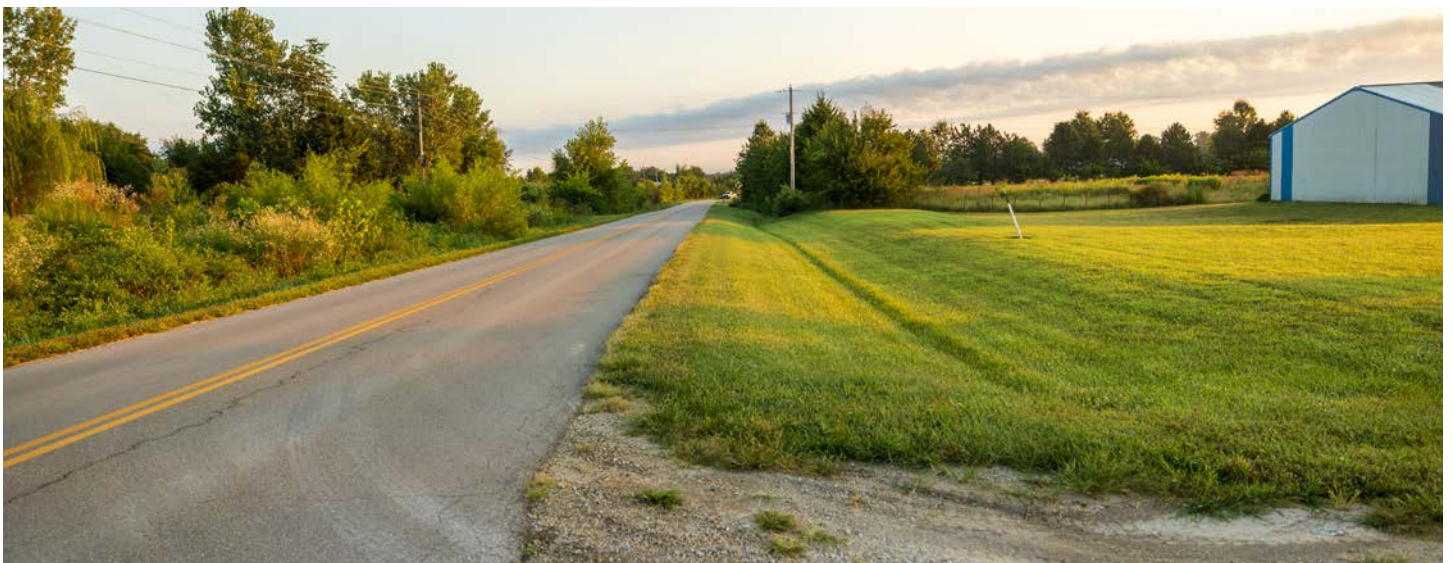
The second home, near the front of the property, is a 2 bedroom, 1 bath rental home with its own kitchen, dining, living area, and laundry, making it great for extended family or additional income.



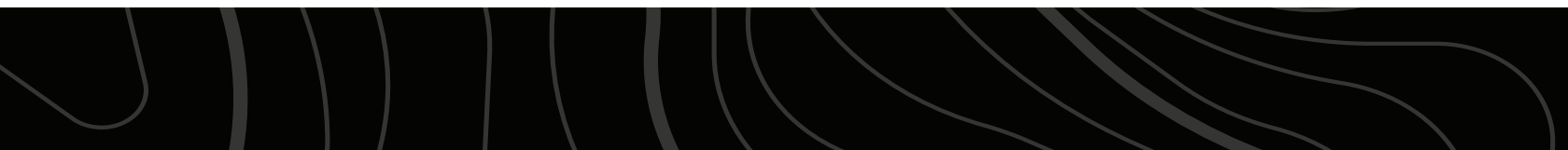
FENCED & CROSS-FENCED 19.5 +/- ACRES



BLACKTOP ROAD FRONTAGE



ABOVE-GROUND POOL, DECK, & TIKI BAR



ADDITIONAL PHOTOS



243

E

Co Rd NE 15004

E

E

870

860

850

840

830

22-42N-31W

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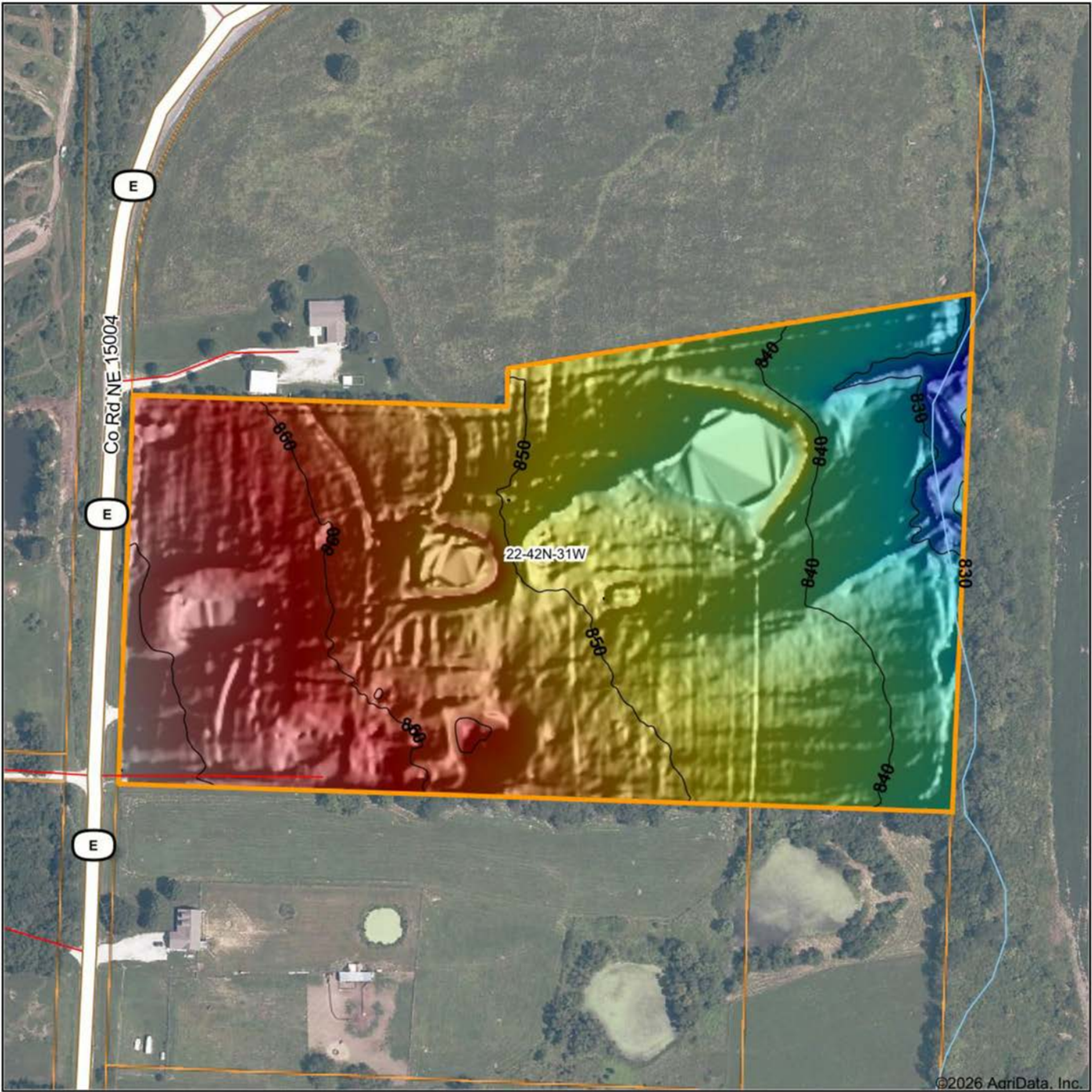
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Standard Deviation: 11.32 ft

22-42N-31W
Bates County
Missouri

Boundary Center: 38° 26' 6.61, -94° 20' 9.42

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 819.9

Max: 876.3

Range: 56.4

Average: 850.4

Standard Deviation: 11.32 ft

0ft 238ft 477ft

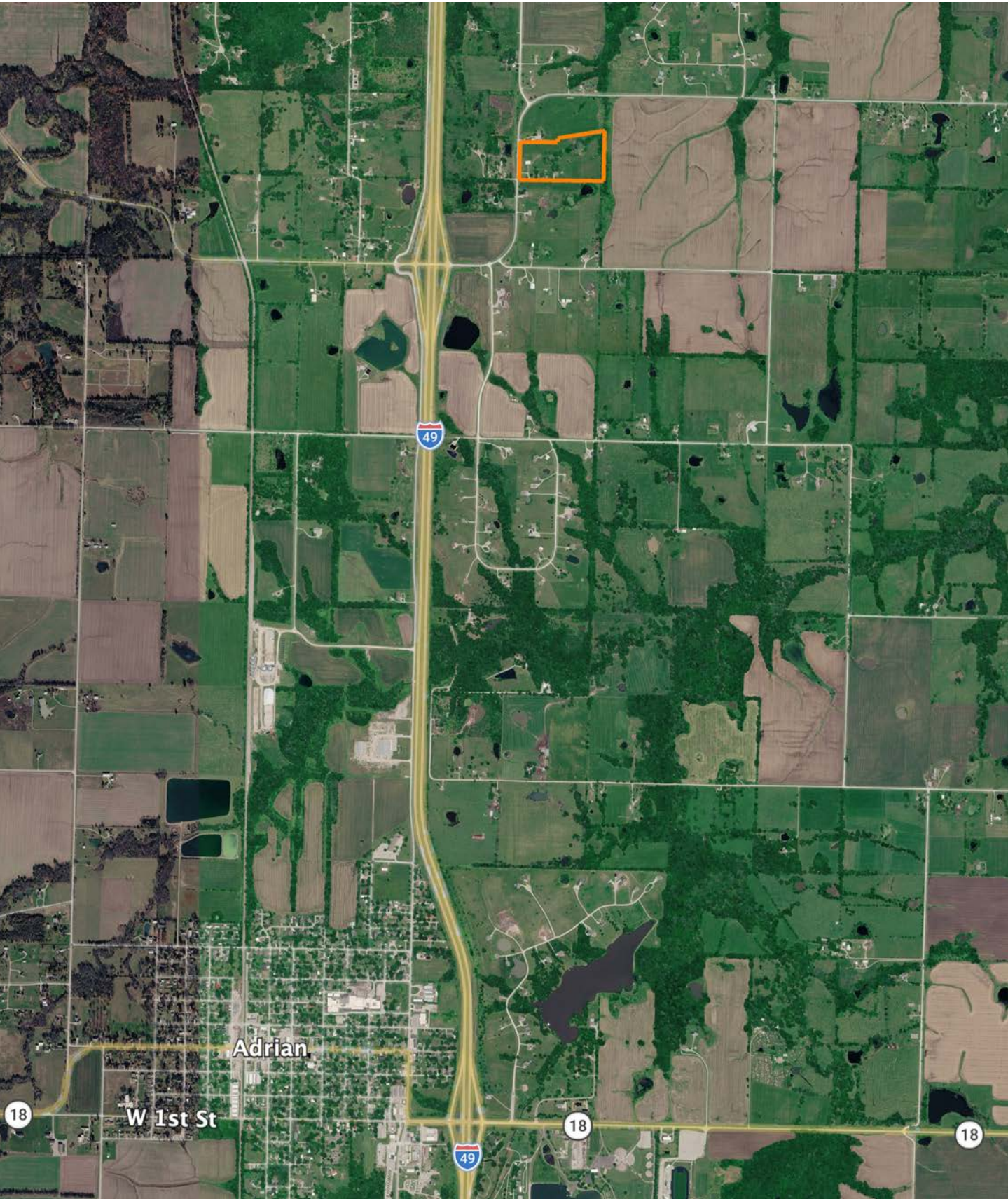


8/19/2026

22-42N-31W
Bates County
Missouri

Boundary Center: 38° 26' 6.61, -94° 20' 9.42

OVERVIEW MAP



AGENT CONTACT

A true outdoorsman, Dalton grew up spending summers on his family's farm in Liberal, Missouri, where days were filled with baling hay, feeding cattle, and learning the value of hard work. Those early experiences, paired with countless hunting trips with his dad, sparked a lifelong love for the land that continues to guide him today.

Whether he's hunting, fishing, or riding his RZR, Dalton's happiest moments are spent outdoors - often with his wife, Kinlie, and their son, Colson. Dalton's extensive experience in land management, from planting food plots to understanding soil, timber, and water systems, allows him to help clients see both the recreational and agricultural value of their property.

Before joining Midwest Land Group, Dalton built his career on providing clients with exceptional service and quality results. He takes pride in doing every job right, even if it means going the extra mile—a principle he carries into every land transaction. Known for his honesty, loyalty, and work ethic, Dalton is dedicated to delivering top-notch service while helping clients achieve their land goals with confidence.



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