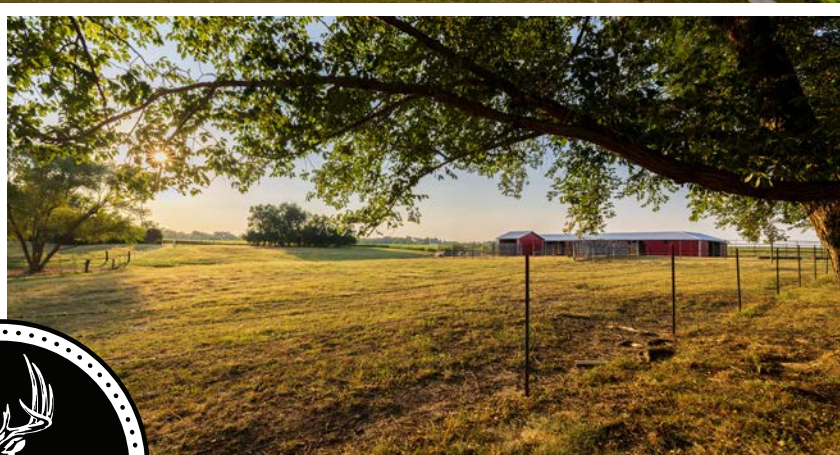


MIDWEST LAND GROUP PRESENTS

24 ACRES  
**BATES COUNTY, MO**

4002 SSR-BB, BUTLER, MISSOURI 64730



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 24 +/- ACRE LIVESTOCK-READY FARM WITH HOME AND BARN EAST OF BUTLER

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Located just east of Butler, Missouri, this 24 +/- acre property offers the ideal setup for a hobby farm, livestock operation, or country homestead. The 3 bedroom home includes a finished basement with a fourth non-conforming bedroom, plus a two-car attached garage.

The home sits well off the road, with great views overlooking a beautiful stocked pond and a peaceful country setting. A wooded draw runs through the middle of the property, adding character and privacy.

This acreage is thoughtfully set up for livestock, with excellent fencing and cross-fencing, great pasture, four automatic waters, and multiple barns and shelters. The property also includes a working and loading chute ready to go, adding convenience for livestock handling. One barn could easily be converted into horse stalls, making it well-suited for equine use. Currently used for lambs, this farm would also accommodate horses, cattle, goats, or other livestock with ease.



# PROPERTY FEATURES

COUNTY: **BATES** | STATE: **MISSOURI** | ACRES: **24**

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- Blacktop road frontage
- 3 bedroom home with finished basement
- 4th non-conforming bedroom
- 2-car attached garage
- Excellent fencing and cross-fencing
- Great pasture ground
- 4 automatic livestock waters
- Multiple barns and livestock shelters
- Working and loading chute
- Stocked pond with channel catfish
- Wooded draw running through the property
- House situated well off the road with clean fence rows and great country views
- 15 minutes to Butler
- Just over an hour to Kansas City



# 3 BEDROOM HOME

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The home sits well off the road, with great views overlooking a beautiful stocked pond and a peaceful country setting.



# MULTIPLE BARNS & LIVESTOCK SHELTERS



# GREAT PASTURE GROUND

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## STOCKED POND

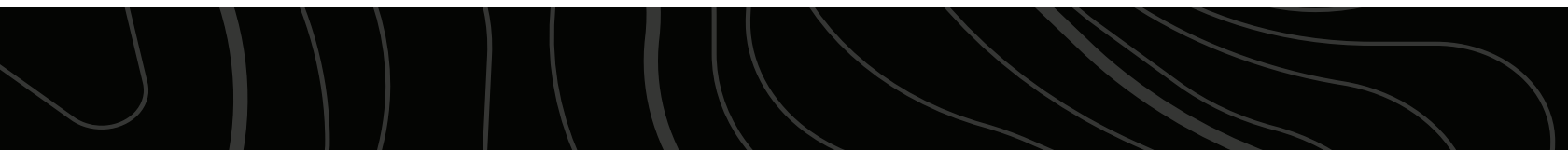
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# WOODED DRAW

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A wooded draw runs through the middle of the property, adding character and privacy.



# AERIAL MAP



Maps Provided By:



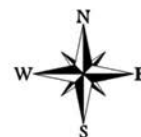
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Boundary Center: 38° 16' 24.27, -94° 8' 7.24

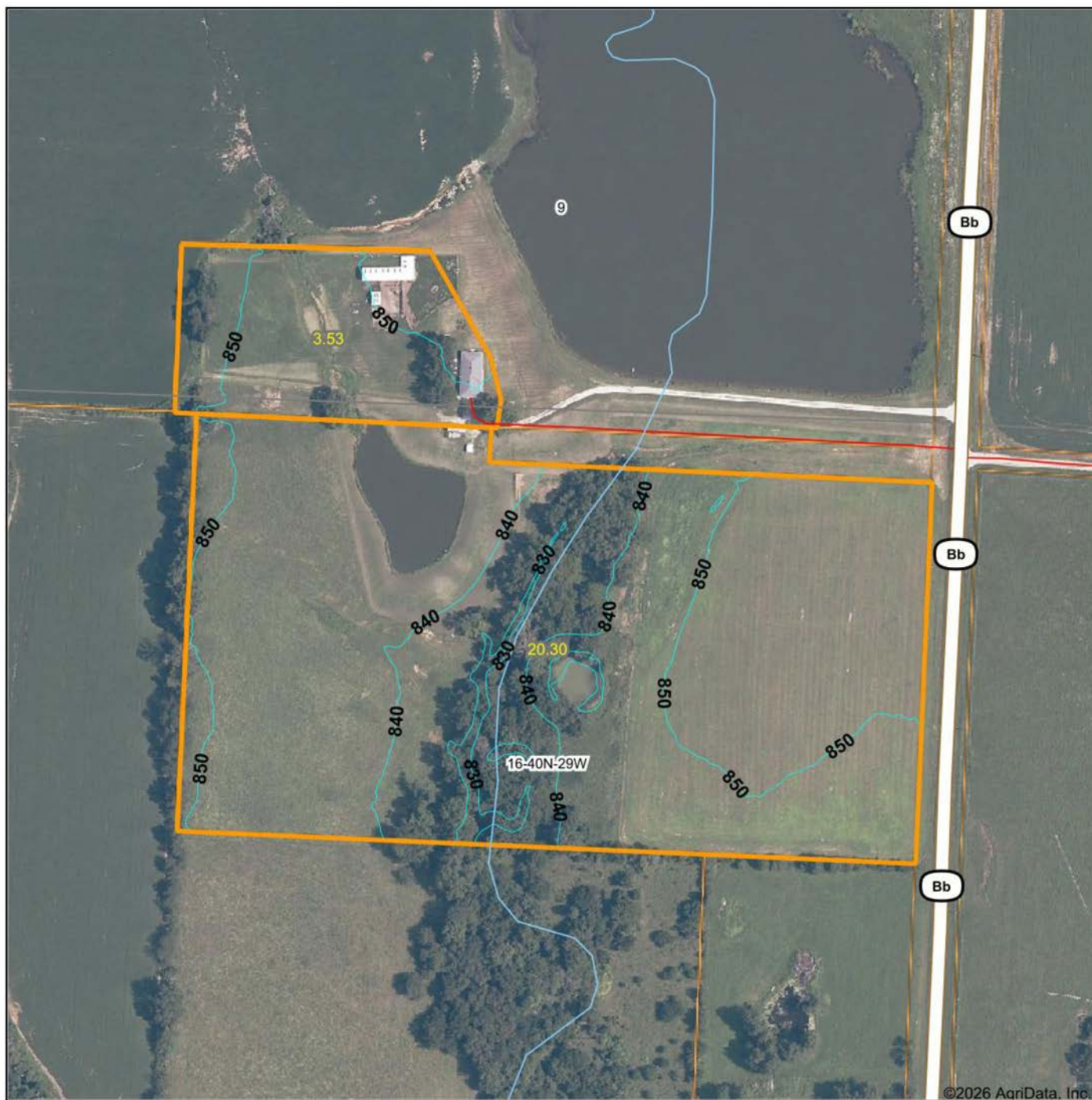
**16-40N-29W**  
**Bates County**  
**Missouri**

0ft 280ft 560ft



8/18/2026

# TOPOGRAPHY MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 826.5

Max: 855.9

Range: 29.4

Average: 845.8

Standard Deviation: 6.27 ft

0ft 271ft 542ft

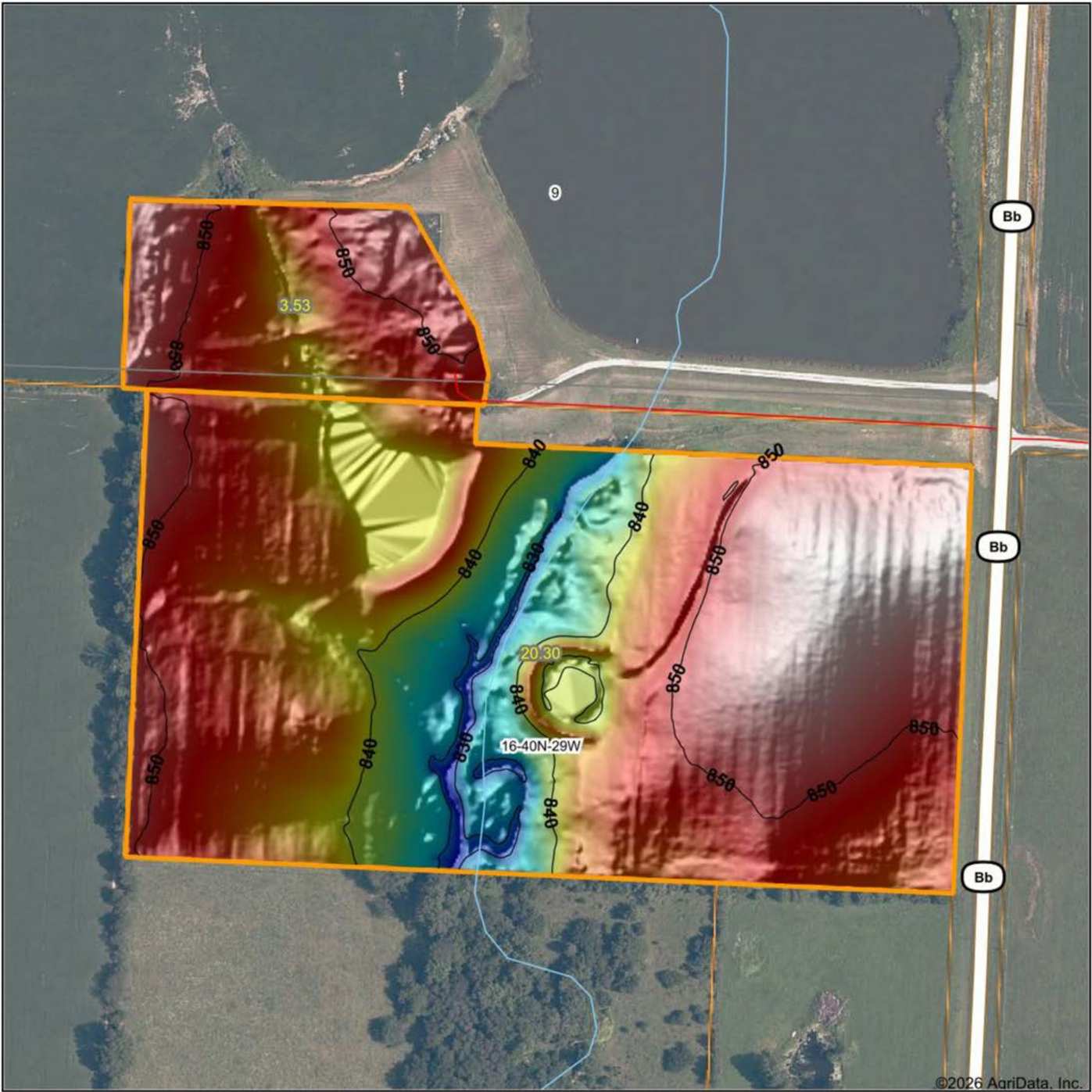


8/18/2026

**16-40N-29W**  
**Bates County**  
**Missouri**

Boundary Center: 38° 16' 24.27, -94° 8' 7.24

# HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 826.5  
Max: 855.9  
Range: 29.4  
Average: 845.8  
Standard Deviation: 6.27 ft

0ft 241ft 482ft

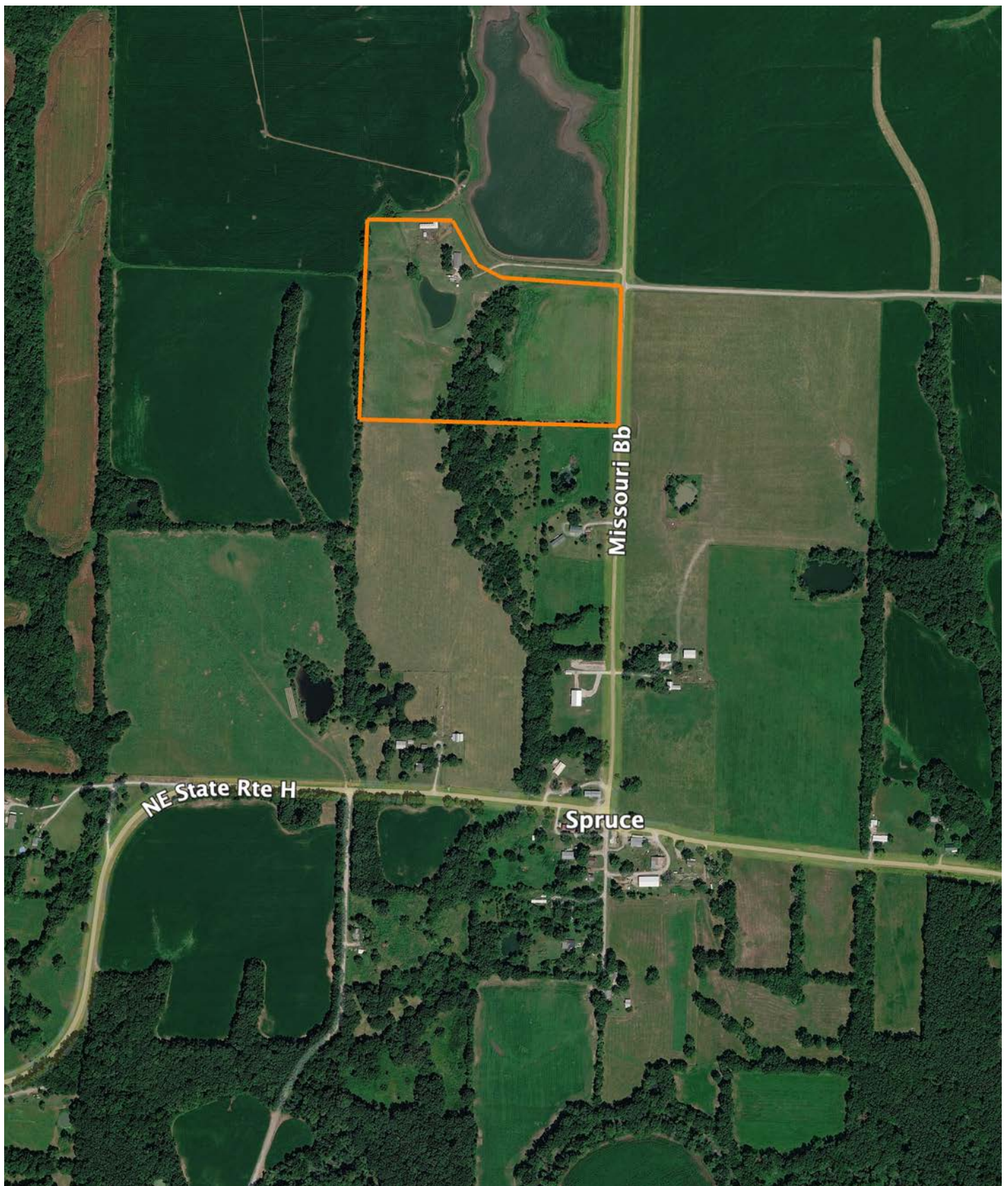


8/18/2026

**16-40N-29W**  
**Bates County**  
**Missouri**

Boundary Center: 38° 16' 24.27, -94° 8' 7.24

# OVERVIEW MAP



# AGENT CONTACT

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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.



**DALTON HAYNES,** LAND AGENT  
**660.864.0789**  
DHaynes@MidwestLandGroup.com



## MidwestLandGroup.com

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