

M I D W E S T L A N D G R O U P

40 +/- ACRES WITH PASTURE, TILLABLE, WOODS, & CREEK

40 ACRES | BATES COUNTY | MISSOURI



T H E T R U S T E D L E A D E R I N L A N D S A L E S



40 +/- ACRES WITH PASTURE, TILLABLE, WOODS, & CREEK

COUNTY: BATES | **STATE:** MISSOURI | **ACRES:** 40

This versatile 40 +/- acre property has endless possibilities. It is set up perfectly for a family farm and an incredible home build site with amazing views! It is conveniently located in Bates County, approximately 10 miles from Butler and Adrian, Missouri.

an ideal build site, along with amazing views of the property. Beyond the creek, you will find wooded areas and thick cover that are perfect for holding deer and other wildlife. It gets even better with a 4 +/- acre tillable field that sets up awesome for deer hunting!

The south half of the property mainly consists of fenced pasture ground. Perfect for your livestock needs. The pasture is split with a nice tree line and a wet weather creek. Rural water and electricity are available along the road, making this

Perfect country settings for a family farm with so many possibilities this close to the Kansas City area are highly sought after. This is as fine as they come! Contact Skyler Wirsig at (816) 500-0168 for more information or to schedule a showing.



PROPERTY FEATURES

- 40 +/- acres
- Fenced pasture
- Wet-weather creek
- Woods and dense cover
- 4 +/- acres tillable
- Potential build site(s)
- Rural water along the road
- Electricity along the road
- 9 miles to Adrian
- 10 miles to Butler
- 30 minutes to Harrisonville
- 1 hour to Kansas City Area

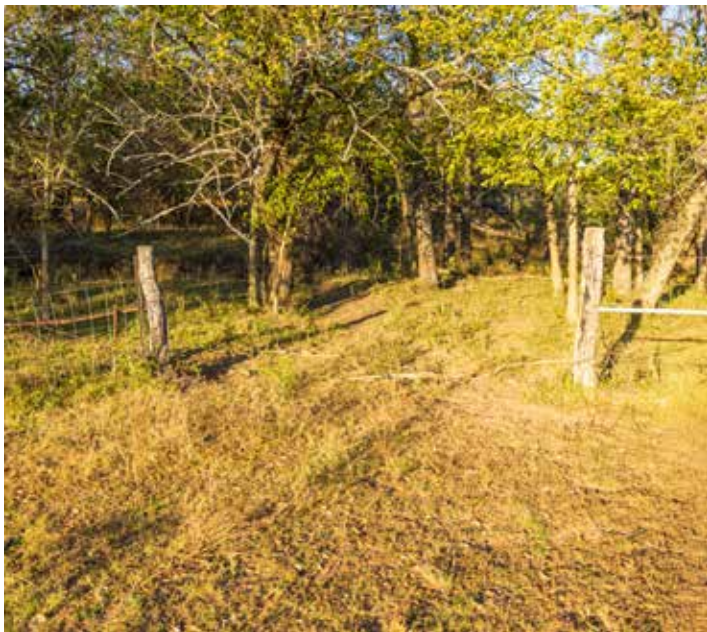


40 +/- ACRES

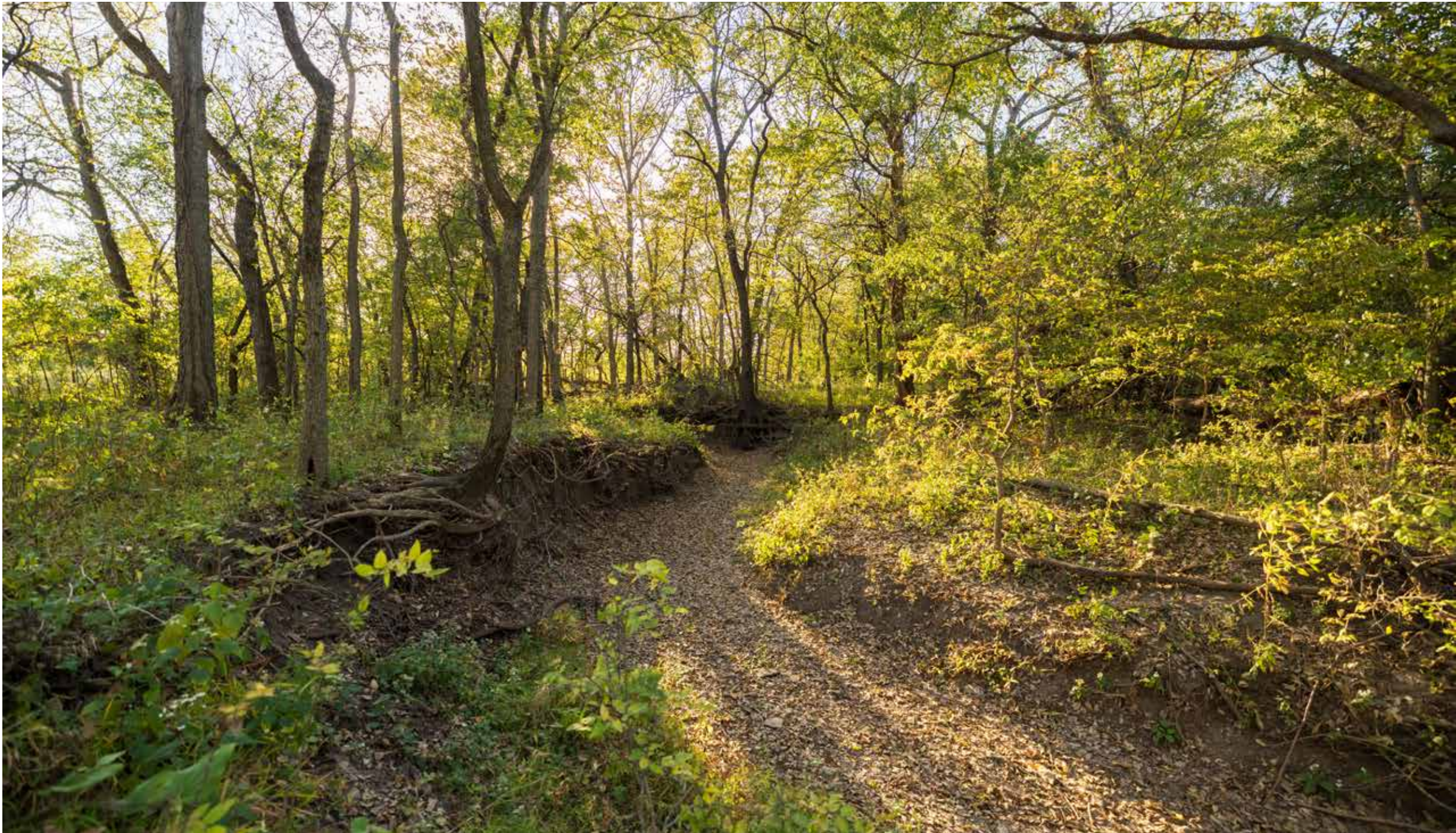


FENCED PASTURE

The south half of the property mainly consists of fenced pasture ground. Perfect for your livestock needs.



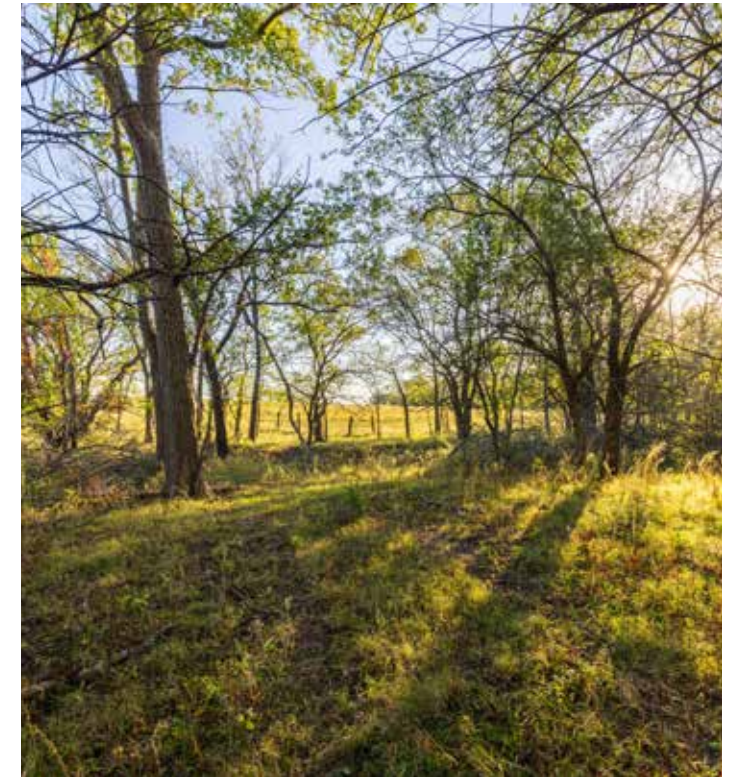
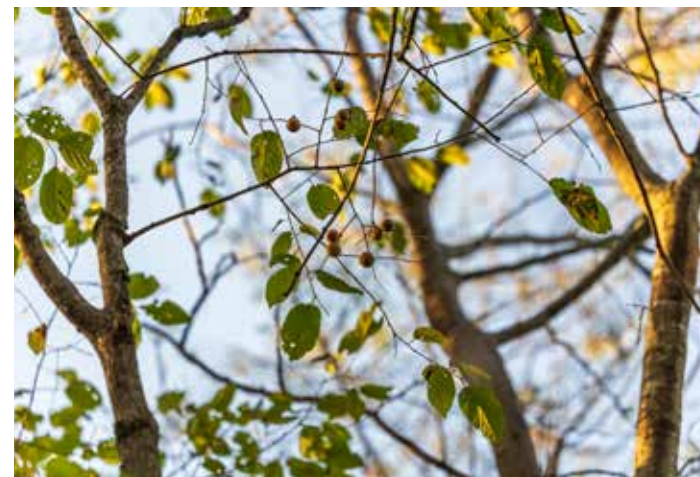
WET-WEATHER CREEK



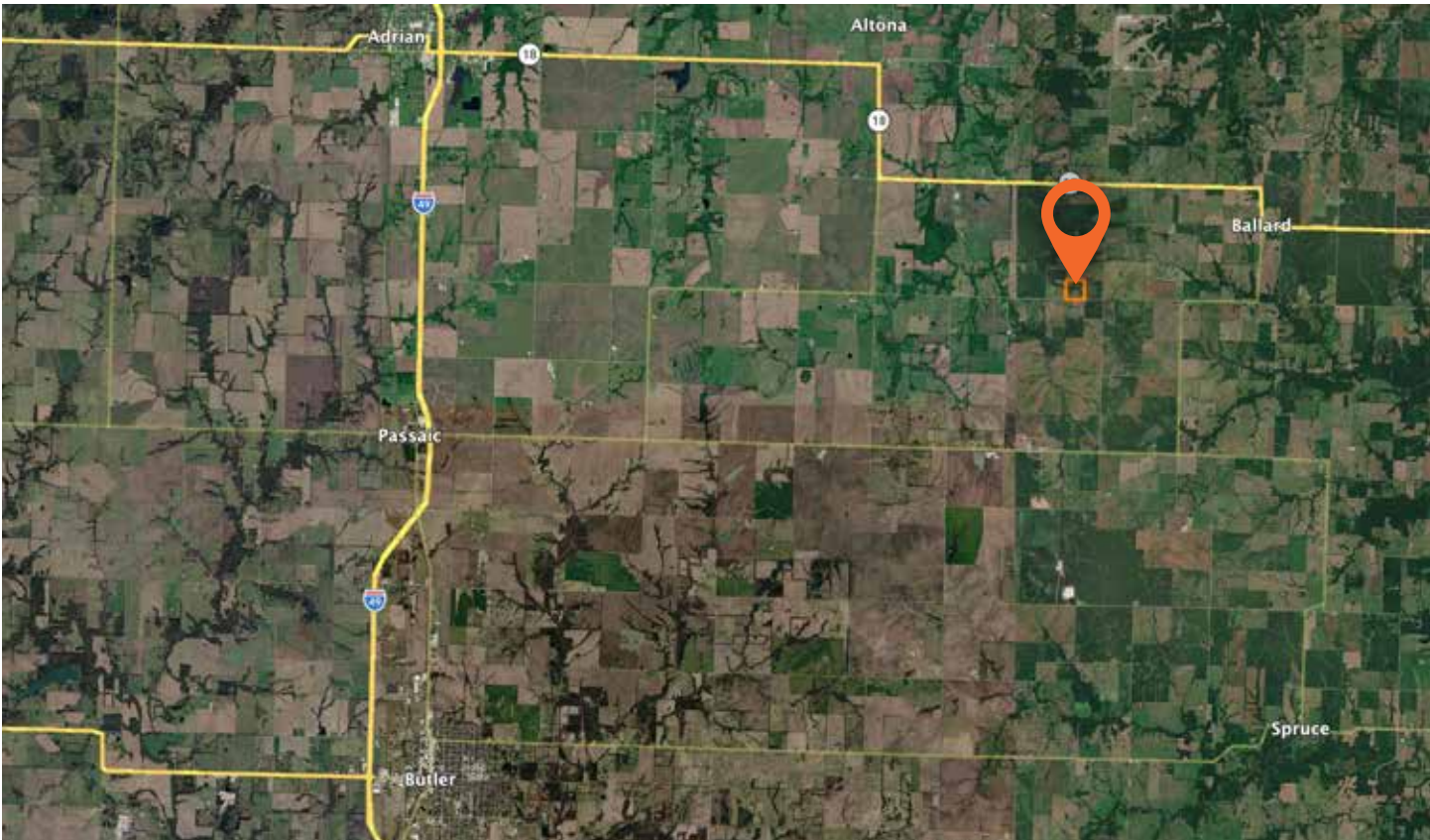


WOODS AND DENSE COVER

Beyond the creek, you will find wooded areas and thick cover that are perfect for holding deer and other wildlife. It gets even better with a 4 +/- acre tillable field that sets up awesome for deer hunting!



OVERVIEW MAPS



AERIAL MAP





Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 38° 20' 57.77, -94° 11' 15.92

13-41N-30W
Bates County
Missouri

0ft 399ft 797ft

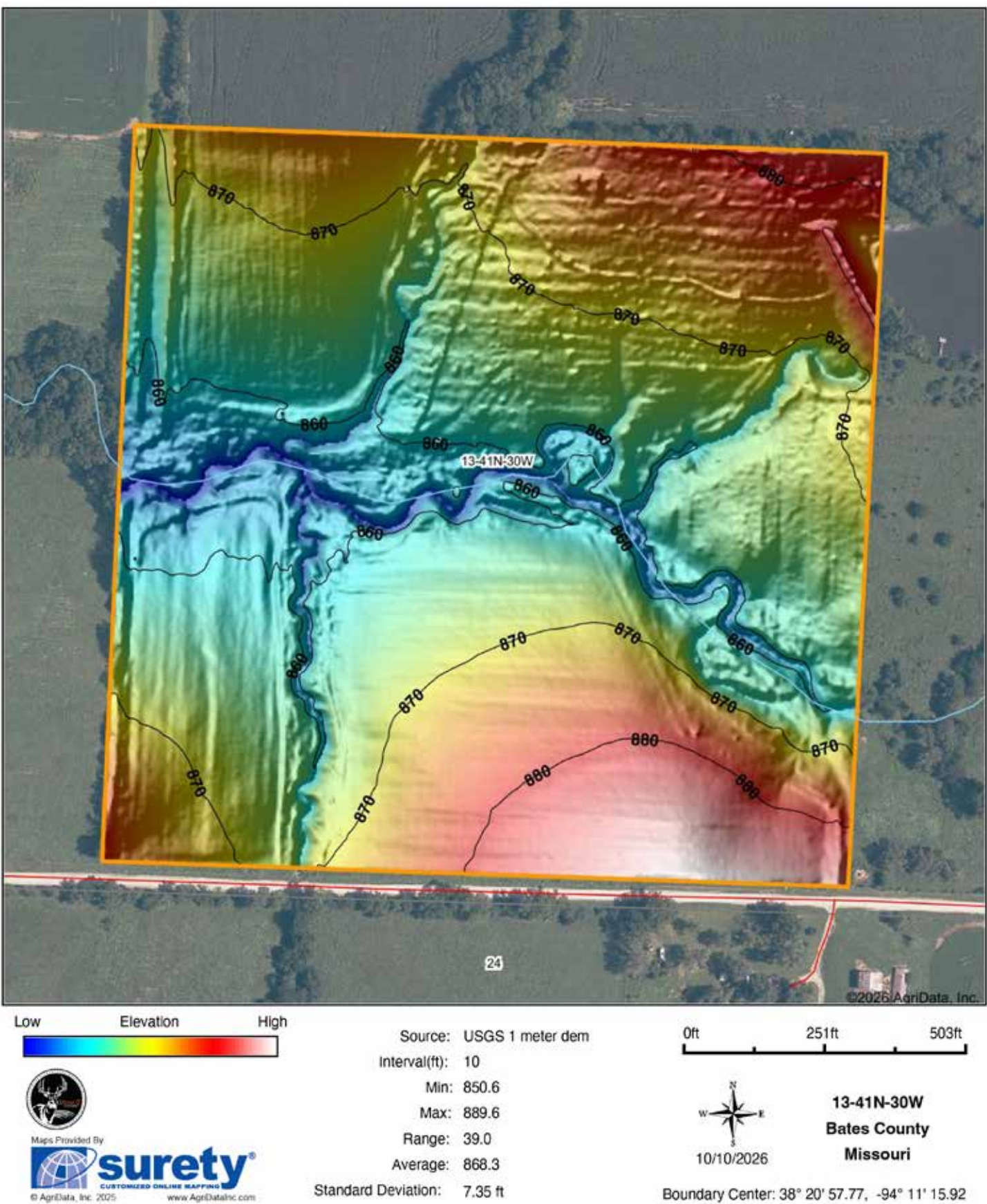


10/10/2026

TOPOGRAPHY MAP



HILLSHADE 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

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