



MIDWEST LAND GROUP PRESENTS

THE BETTELS RANCH



2,191 ACRES
BATES COUNTY
MISSOURI











THE BETTELS RANCH – LEGACY SPORTING & INVESTMENT RANCH WITH WATER RESOURCES AND LUXURY LODGE

COUNTY: BATES | **STATE:** MISSOURI | **ACRES:** 2,191

Large, contiguous land holdings within close proximity to major metropolitan areas are increasingly scarce. The Bettels Ranch represents one of the most significant and compelling ranch offerings to come to market near Kansas City in recent years. Defined by its extraordinary water resources, diverse wildlife habitat, stunning natural beauty, luxury accommodations, and agricultural productivity, this remarkable property embodies the qualities of a true legacy ranch.

Spanning approximately 2,191 acres, the ranch is ideally positioned just 45 minutes south of Overland Park and seven miles from U.S. Highway 69. With multiple access points on two sides and an extensive internal road and trail system, the property offers excellent accessibility while maintaining exceptional privacy and seclusion. Rolling terrain and elevated vistas provide breathtaking panoramic views across expansive lakes, timbered corridors, and sweeping grasslands. The sheer scale and diversity of the landscape create a setting unlike virtually anything else in the region.

Exceptional Water & Recreation

Among the most distinguishing features of the Bettels Ranch is its extraordinary water footprint. Six deep strip-pit lakes encompass approximately 94 surface acres, complemented by eighteen additional lakes and ponds totaling approximately 110 surface acres. Collectively, more than 200 surface acres of water contribute to the ranch's striking beauty while providing exceptional trophy bass and crappie fishing and outstanding waterfowl hunting opportunities.

The ranch lies within a highly productive wildlife corridor and boasts a rich hunting and fishing history. Wooded acreage, frontage along Mulberry Creek, expansive grasslands, and diverse aquatic habitat support abundant populations of whitetail deer, wild turkey, and waterfowl. The property consistently holds significant numbers of ducks, benefiting from its proximity to La Cygne Reservoir, the Marais des Cygnes River, and the Marais des Cygnes Waterfowl Area and National Wildlife Refuge, all located within six miles of the ranch.

A structured hunting lease in place through 2028 generates $62,500 in 2026, with scheduled annual increases. The arrangement allows the landowner to retain personal hunting and fishing privileges for themselves, family, and four guests, while provisions for termination offer flexibility for future ownership.

Exceptional Luxury Residence

Complementing the ranch's remarkable landscape is a beautifully appointed, approximately 5,000 square foot luxury log home. Constructed in 2008 and meticulously designed, this one-owner residence combines timeless rustic architecture with tasteful, sophisticated finishes. Vaulted ceilings, an oversized fireplace, a beautiful loft, and generous living spaces create an inviting atmosphere befitting the surrounding property.

The home features five bedrooms and four-and-a-half bathrooms, highlighted by an expansive main-level master suite, private bathroom accommodations for each bedroom, and spacious walk-in closets. Additional living spaces include a sunroom, private office, and a large bonus room above the attached garage. Laundry hookups on two levels provide added convenience, while a substantial, partially framed walkout basement offers considerable potential for additional finished living space.

Recent improvements include a new roof and an expansive new deck, providing an inviting setting to relax and appreciate the beauty of the ranch. The residence also features an overbuilt foundation, safe room, county water service, an attached three-car garage, and an additional below-grade garage. A detached three-car garage with guest quarters provides further accommodations for visiting family and friends.



Productive Working Ranch

Beyond its exceptional recreational and residential appeal, the Bettels Ranch is a highly functional working cattle operation. Twenty-seven pastures, totaling approximately 1,600 acres, as well as fencing and abundant, strategically distributed water sources support an estimated carrying capacity of approximately 800 head of cattle. The ranch's layout and extensive internal infrastructure facilitate efficient livestock management and rotational grazing.

The seller would consider leasing back a substantial portion of the grazing acreage, presenting an attractive opportunity for a new owner to generate additional income while maintaining the ranch's agricultural productivity.

The property also features approximately 150 tillable acres, a portion of which is irrigated, generating $25,000 annually through an established year-to-year cash rental agreement. The irrigation pump and pivot are included in the offering. Additional pasture leases contribute approximately $10,850 in annual revenue, while an existing farm tenant participates in ongoing property improvements.

Established Income & Infrastructure

Existing hunting, farming, and pasture leases represent approximately $98,350 in annual gross rental income for 2026, exclusive of any potential grazing leaseback arrangement.

The ranch further benefits from a manure application agreement with a neighboring livestock operator, providing valuable soil fertility enhancements at no cost to the landowner. The agreement requires annual application across a minimum of 75 acres, with historical applications encompassing as many as 200 acres in a single year. Water rights to a neighboring strip-pit lake further complement the property's extensive water resources.

Additional improvements include a 30′ x 40′ metal building and an extensive network of internal roads and trails. The property has been surveyed, with the county assessor's office currently addressing property boundary discrepancies. Detailed lease and agreement information is available upon request.

A Legacy Ownership Opportunity

Few properties offer such an extraordinary combination of scale, scenic beauty, expansive water resources, premier recreational opportunities, luxury living, and established agricultural productivity within such close proximity to a major metropolitan area. Whether envisioned as a private sporting retreat, a distinguished country estate, a productive working ranch, or a diversified, income-producing land investment, the Bettels Ranch presents an exceptional opportunity to acquire a property of enduring value and generational appeal.

The seller is also receptive to offers on the residence with a smaller acreage configuration.

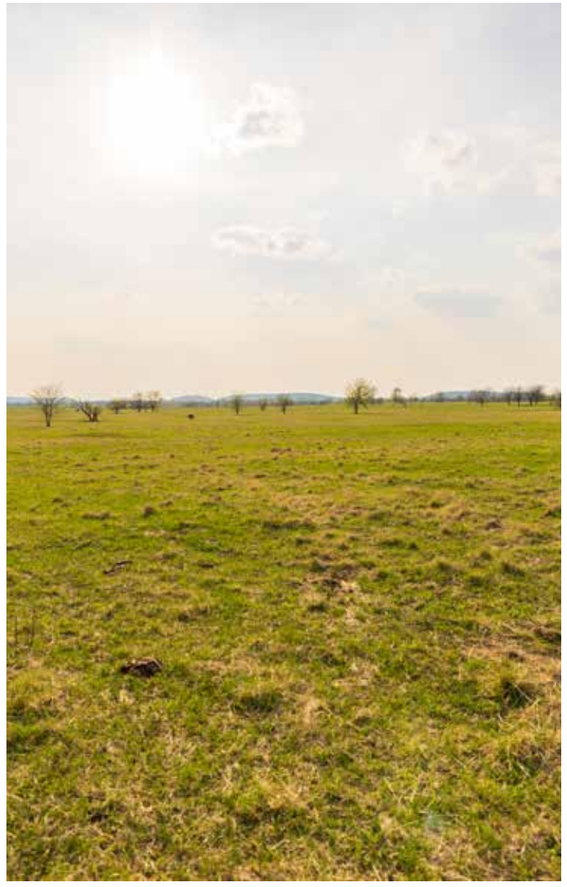
PROPERTY FEATURES

- **2,191 +/- acres**
- **Rare large contiguous holding close to Kansas City Metro**
- **Access on two sides**
- **Extensive internal road and trail system**
- **27 pastures totaling approximately 1,600 acres**
  - Carrying capacity of approximately 800 head of cattle
  - Good fences
  - Abundant water sources
  - Seller would consider renting a considerable portion back in a grazing lease
- **Expansive water footprint**
  - Six, deep strip pit lakes totaling 94 +/- surface acres of water
  - 18 other lakes and ponds totaling 110 +/- surface acres of water
  - Trophy bass and crappie fishing
- **Waterfowl hunting**
- **Diverse wildlife habitat**
  - Wooded portions
  - Mulberry Creek frontage
  - Rich hunting and fishing history
- **5,000 sq. ft. luxury log home**
  - 5 beds, 4.5 baths
  - One owner
  - Constructed 2008
  - Expansive main level master suite
  - Private bathrooms with each bedroom
  - Sun room
  - Beautiful loft
  - Oversized fireplace
  - Large bonus room over attached garage
  - Laundry hookups on two levels
  - Large unfinished walkout basement; partially framed
  - New roof
  - New large deck
  - Safe room
  - Attached 3-car garage
  - 1-car below-grade garage
  - Detached 3-car garage with guest quarters
  - Overbuilt foundation
  - County water
- **Hunting lease through 2028**
  - Landowner retains personal hunting and fishing rights for himself, family, and four guests
  - $62,500 in 2026, and increases annually
  - Club lease; online reservation system
  - Ability to terminate
- **150 tillable acres**
  - Partially irrigated
    - Irrigation pump and pivot included
  - Cash-rented for $25,000 annually; year-to-year lease
    - Tenant participates in farm improvements
- **95 acres of pasture rented by farm tenant at $65/acre**
- **55 +/- acres of pasture rented by additional tenant at $85/acre**
- **30′ x 40′ metal building**
- **Hog manure agreement with neighboring landowner**
  - Landowner gets manure for free
    - Neighboring operator required to pump a minimum of 75 acres annually
  - Tenant farmer pays 75% of market value for manure from neighbor
- **Landowner has water rights on neighboring strip pit lake**
- **Property has been surveyed**
  - County assessor's office is currently making corrections to property line discrepancies
- **Lease and Agreement information available upon request**
- **Seller is open to offers on house with smaller acreage**

27 PASTURES

Twenty-seven pastures, totaling approximately 1,600 acres, as well as fencing and abundant, strategically distributed water sources support an estimated carrying capacity of approximately 800 head of cattle.

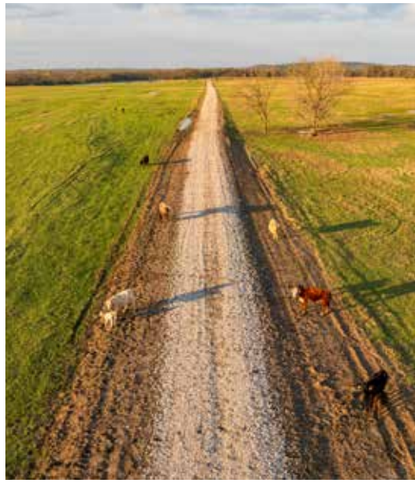
















LUXURY LODGE HOME

Complementing the ranch's remarkable landscape is a beautifully appointed, approximately 5,000 square foot luxury log home.

























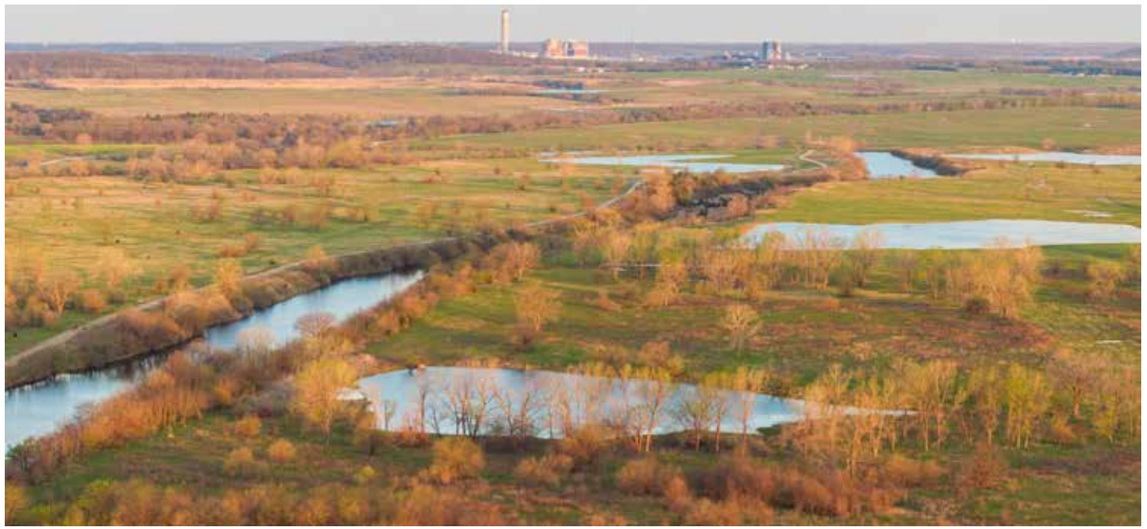
















EXPANSIVE WATER FOOTPRINT

Six deep strip-pit lakes encompass approximately 94 surface acres, complemented by eighteen additional lakes and ponds totaling approximately 110 surface acres.















RICH HUNTING & FISHING HISTORY

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150 TILLABLE ACRES

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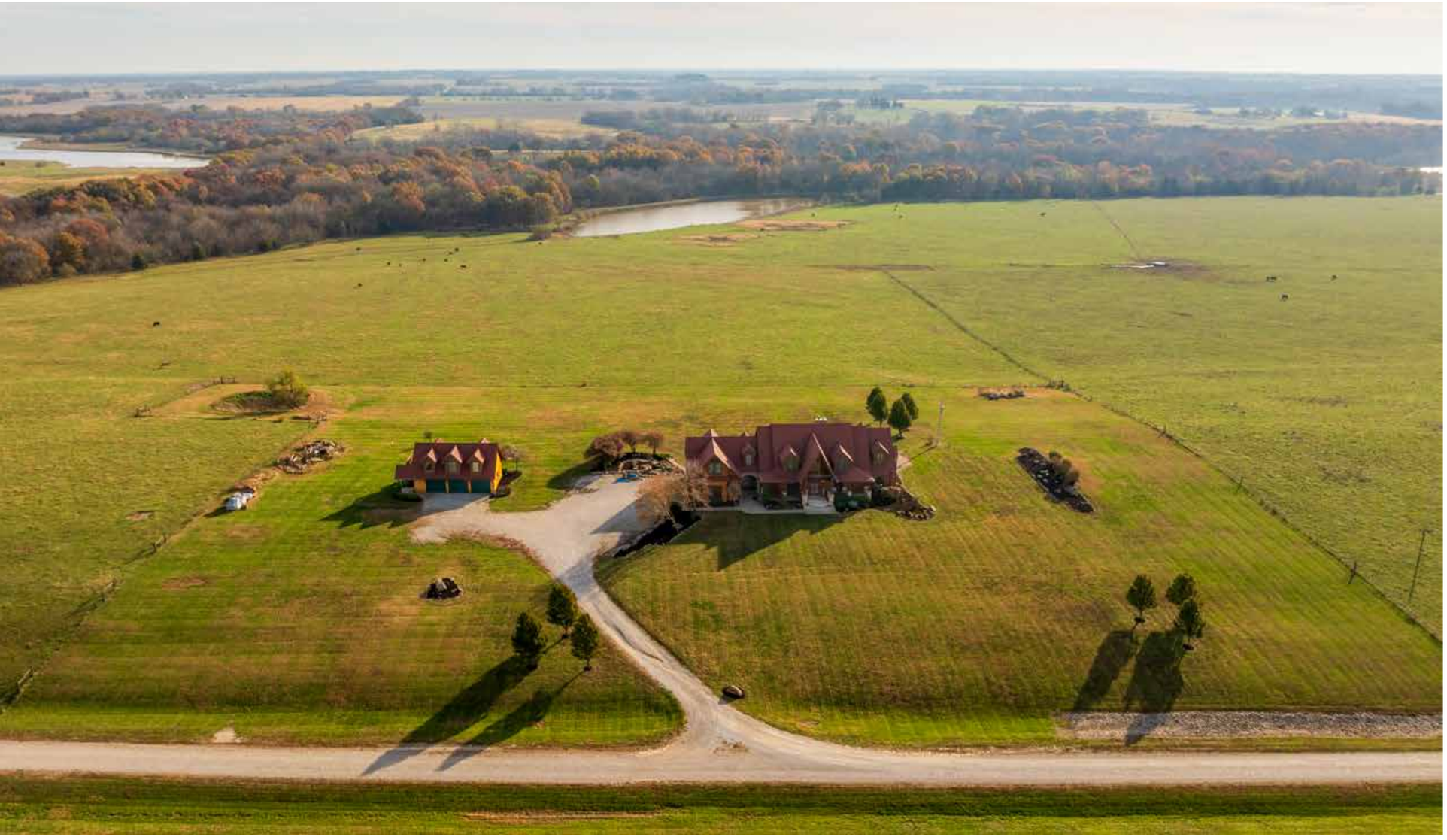




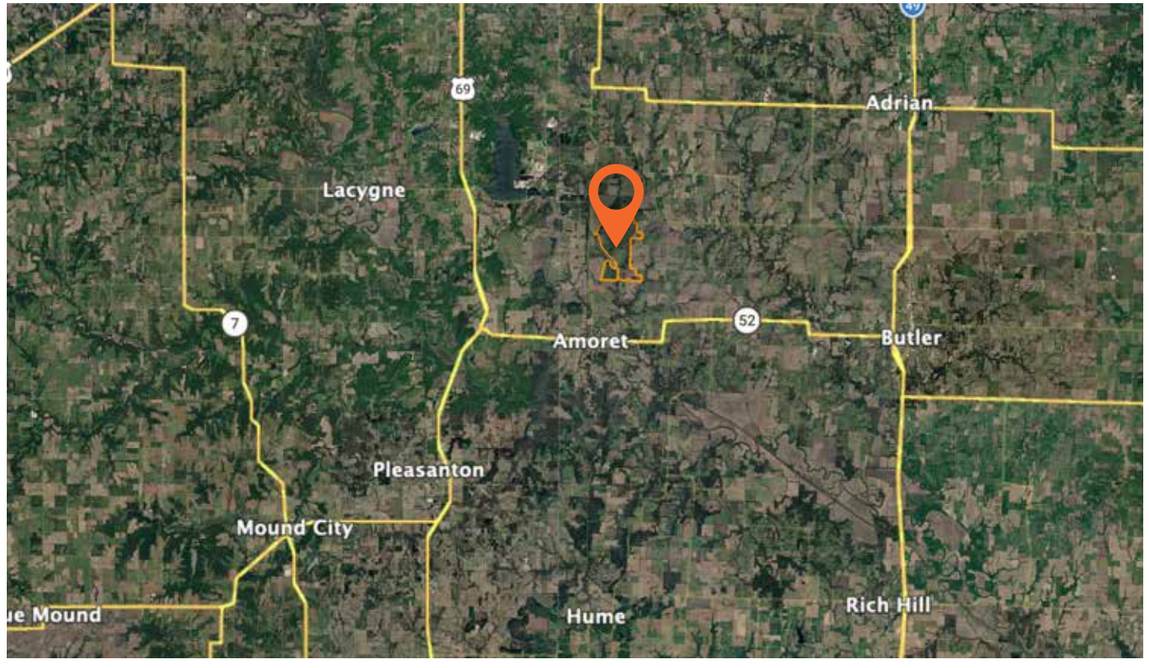




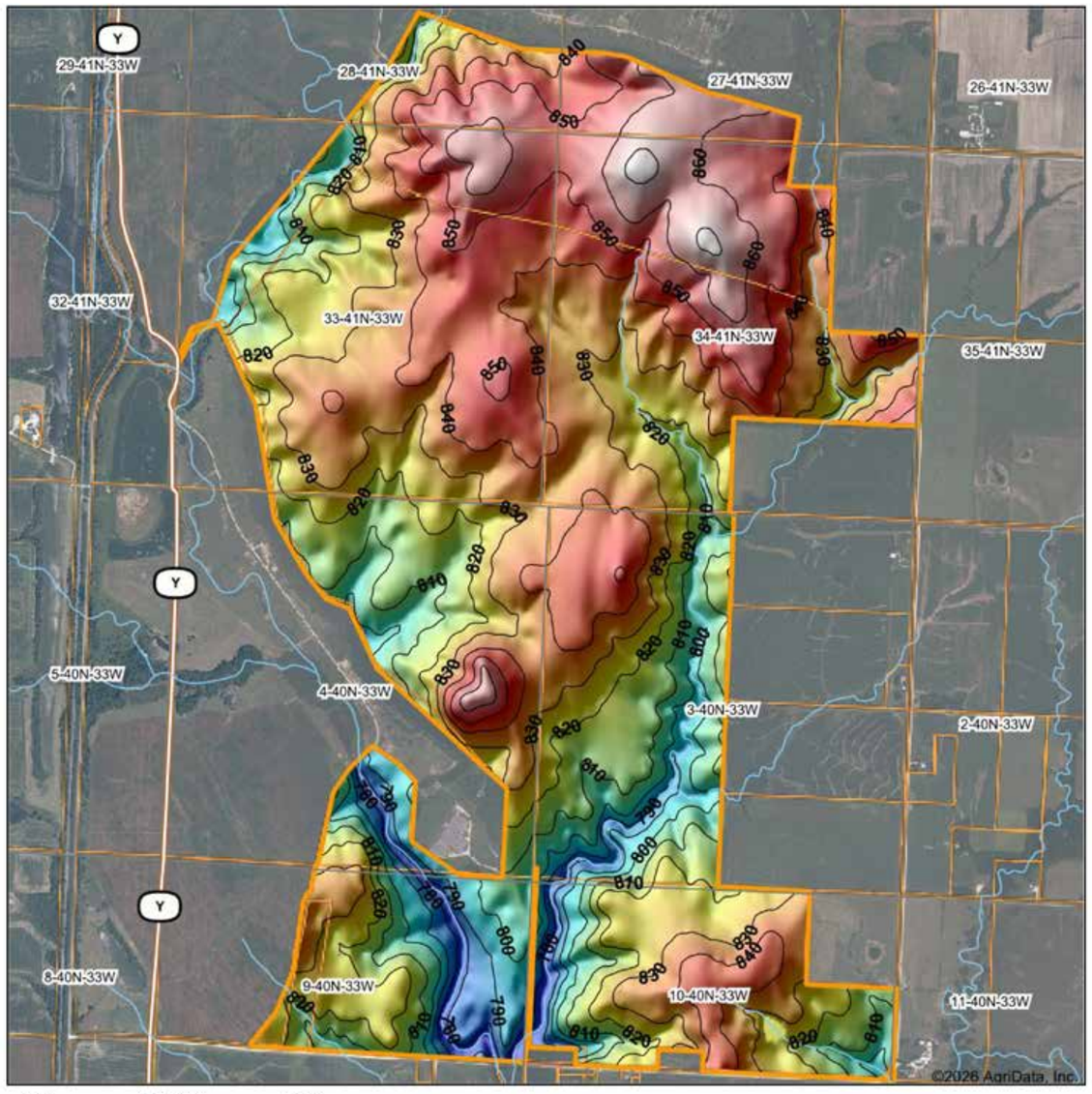


AERIAL MAPS





HILLSHADE MAP



BROKER CONTACT

Serving Western Missouri and Eastern Kansas, Ben brings a wealth of knowledge and passion to his role. After several years in the industry, he has experience selling a wide variety of types of land and rural properties and has developed an intimate understanding of the market's nuances, navigating various market conditions successfully.

Ben holds a Bachelor of Science in Technology, specializing in Construction Management, from Pittsburg State University. His professional background in estimating and project management equips him with the skills to accurately evaluate properties and communicate effectively with clients. He frequently demonstrates the willingness and expertise to problem-solve and utilize marketing strategies such as subdividing and other creative solutions for optimizing the values of properties.

Growing up in Raymore, Missouri, he developed a love for hunting and fishing, spending time in the outdoors throughout several counties across western Missouri. His extensive hunting experience, love for the outdoors, and personal connection to land ownership enhance his expertise. As a top-performing agent with various accolades, Ben's consistent sales record speaks volumes about his commitment and proficiency.

Outside of work, Ben enjoys hunting, fishing, cooking, and spending time with his wife Sara, and their four children. Clients seeking to sell or buy property in Missouri and Kansas can trust Ben's dedication and market insight to achieve real estate goals.



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