MIDWEST LAND GROUP PRESENTS

2 OFFERINGS OF INVESTMENT PROPERTY IN BATES COUNTY

37 TOTAL ACRES IN BATES COUNTY, MISSOURI



MIDWEST LAND GROUP

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TRACT #1 - C-3 COMMERCIAL LAND WITH INTERSTATE FRONTAGE IN BUTLER, MISSOURI

COUNTY: BATES | **STATE:** MISSOURI | **ACRES:** 20

This property south of Kansas City in Bates County, Missouri, represents a great opportunity for commercial development. At 20 +/- acres, it offers tremendous traffic exposure, with over 1,300' of frontage along US Interstate 49. Traffic volume reports by the Missouri Department of Transportation show daily traffic volumes of >17,000 vehicles per day, including over 10,000 passenger cars and over 2,600 semi-trucks. There are two road accesses into the parcel, including one that's just 650' from the northbound I-49 ramp and 1,100' from the south-bound ramp. This property is zoned C-3 Commercial, allowing for uses including hotels/motels, retail stores, office buildings, banks, fuel stations, warehouses, venues, restaurants, and rental storage units.

Electric service and fiber-optic service lines are on-site, as well as natural gas. This land is quite buildable, with slopes of 1-3%. Butler, Missouri, is the county seat of Bates County and is situated just 45 minutes from south Kansas City, Missouri. All in all, this land provides a wonderful opportunity for investment and construction of multiple business classes. To schedule an appointment to see this property, call Land Agent Scott Sudkamp at (417) 321-5427 today.

PROPERTY FEATURES

- C-3 Zoned Commercial Land
- Allowable uses: hotels, retail shops, office buildings, fuel stations, warehouses, restaurants, rental storage units, etc.
- Multiple access points
- South access is <1,200' from I-49
- Power on-site
- Natural gas on-site
- Fiber optic internet on-site
- Good traffic volume - >17,000 cars/trucks per day
- Land is flat/gently sloping, with 1-3% grade
- 17 +/- acres R-2 residential land is also available
- 45 minutes from South Kansas City





C-3 ZONED COMMERCIAL LAND





INVESTMENT OPPORTUNITIES





TRACT #2 - BATES COUNTY RESIDENTIAL DEVELOPMENT LAND

COUNTY: BATES | **STATE:** MISSOURI | **ACRES:** 17

This acreage at the west end of Butler, Missouri, has loads of potential for the builder or investor looking for a blank slate opportunity to develop single-family housing from the ground up. With approximately 17 acres, this parcel is ready to build with a minimal amount of clearing and grade work. Electric service and fiber-optic service lines are on-site, and natural gas and water are nearby. This land is quite buildable, with slopes of 1-3%.

The city plat shows four road accesses into the parcel, including one on Ft. Scott Street that's just 650' from the northbound I-49 ramp and 1,100' from the southbound ramp, one coming from the east off of Sunset Drive, and two from the north off of W. Mill Street. This property is zoned as an R-2 Single Family Residential District, allowing for uses including higher-density single-family homes, schools and nursery schools, and permitted home-based businesses.

Butler, Missouri, is the county seat of Bates County and is situated just 45 minutes from south Kansas City, Missouri. This land provides a wonderful opportunity for investment and development of Butler's newest residential area. To schedule an appointment to see this property, call Land Agent Scott Sudkamp at (417) 321-5427 today.

PROPERTY FEATURES

- R-2 zoning district for single-family residential homes
- Allowable uses: higher-density single-family homes, nursery schools, certain home-based businesses
- Minimum lot size of 8,000 square feet
- Multiple access points
- South access is <1,200' from I-49
- Power on-site
- Natural gas nearby
- Fiber optic internet on-site
- Public water and sewer nearby
- Land is flat/gently sloping, with 1-3% grade
- 20 +/- acres of C-3 Commercial land is also available
- 45 minutes from South Kansas City
- Butler schools





R-2 RESIDENTIAL LAND





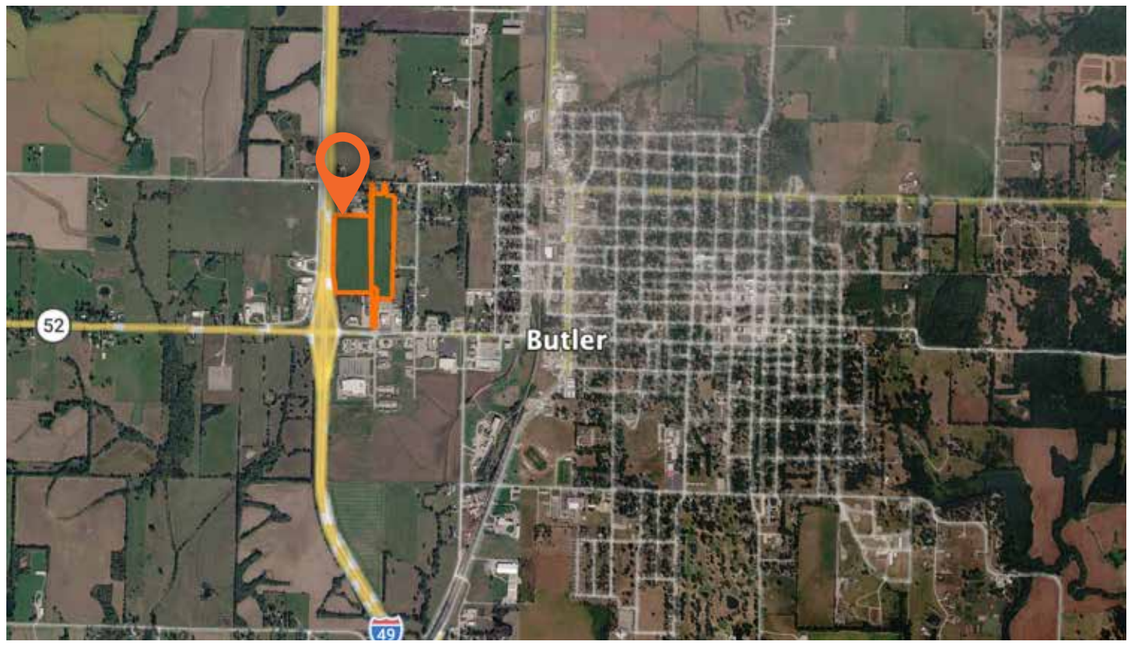
MULTIPLE ACCESS POINTS



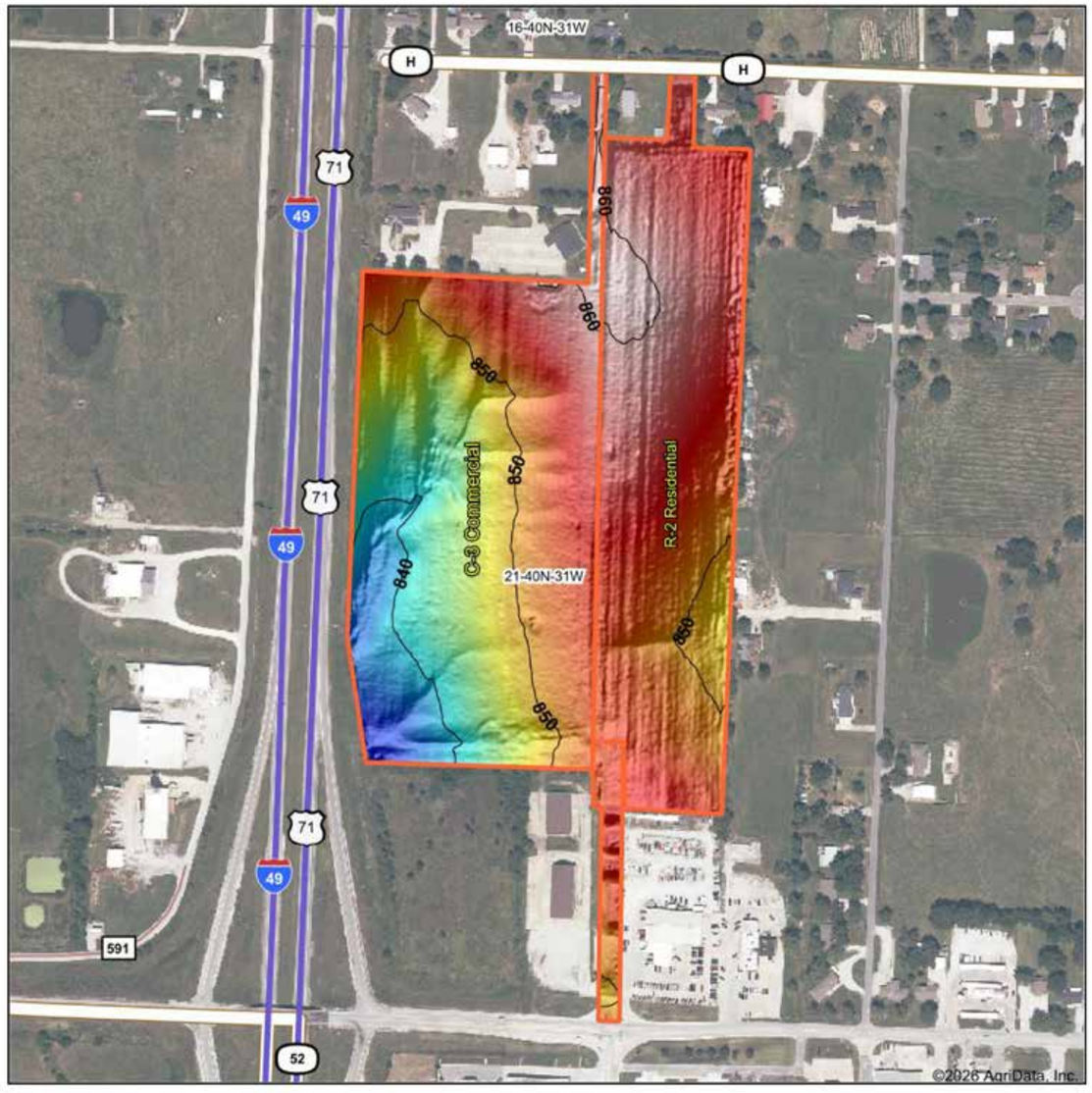


AERIAL MAPS





HILLSHADE MAP



Low Elevation High

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	10
Min:	833.5
Max:	861.7
Range:	28.2
Average:	850.9
Standard Deviation:	6.23 ft

0ft 422ft 844ft

N W E S

11/16/2026

21-40N-31W
Bates County
Missouri

Boundary Center: 38° 15' 38.58, -94° 21' 20.77

AGENT CONTACT

For as long as he can remember, Scott Sudkamp has loved the land. Whether hunting, fishing, camping, or exploring, he's always been intrigued by prairies and rivers and wild places. His passion for wildlife and habitat led him to pursue degrees in environmental biology and wildlife management from Eastern Illinois University and Southern Illinois University. Following college, he spent nearly 20 years working as a wildlife biologist in Texas and Missouri as a public land manager and private land conservationist. He has an extensive background in managing wetlands, grasslands, and woodlands, and is well-versed in manipulating the land to benefit wildlife, including whitetails, ducks, wild turkeys, and upland game. His expertise managing land and wildlife gives him a unique perspective for understanding the land and recognizing its capabilities and potential.

Scott is a man of faith and serves as an elder and teacher at his church, and enjoys helping people pursue and realize their dreams. He and his wife Tina have been married for 30 years and raised their family on a farm in Vernon County, Missouri. He is an avid hunter and enjoys crisp November mornings bowhunting whitetails, sunrises on the marsh hunting mallards, and following bird dogs around in pursuit of pheasants, grouse, and quail. Scott loves guiding his clients through the buying and selling process and helping them achieve their goals and dreams. With his diverse background in land management and land sales, he's ready to go to work for you. Give him a call today.



SCOTT SUDKAMP

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