

MIDWEST LAND GROUP PRESENTS

159 ACRES IN

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# VERNON COUNTY MISSOURI



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# FANTASTIC WESTERN MISSOURI RECREATIONAL FARM WITH INCOME

What's better than a dynamite western Missouri hunting farm? How about a dynamite western Missouri hunting farm with tillable income potential? Situated just a few miles east of Nevada in central Vernon County, this amazing farm offers tremendous potential at an attractive price. From the moment you step out of the truck, you'll begin to notice all the right features in all the right places. This farm offers gently sloping terrain features and is very aesthetically pleasing. Hardwood timber stands are dominated by oaks, with a diversity of tree species and sizes. Patches of cedars and dense bedding cover are scattered throughout the timber, as are pockets of native prairie with numerous native grasses and forbs. Secluded ag fields would be perfect for food plots, with room and a farm layout to create even more. Funnels and pinch points dictate deer movement and provide many locations perfect for hanging stands for different winds. Ponds and creeks are well-distributed and surrounded by security cover, providing good watering sites for the many whitetails and wild turkeys that call this farm home.

For buyers seeking some income from the farm, approximately 49 acres are tillable. These tillable fields are primarily Parsons, Barden, and Barco loams and silt loams, and with the entire farm consisting of Class 2 and Class 3 soils, you know it can grow the groceries to produce quality food and healthy animals. Another great feature of the farm is the ease of access. County roads run along three sides of the property and offer prime opportunities for slipping into a stand no matter the wind direction. And for buyers looking for a bit more room to roam, additional acreage is available.

Recreational farms of this caliber don't come along often, and with all this tract has to offer, you won't be disappointed. If you'd like to know more about this amazing property, or if you'd like to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427 today.





# PROPERTY FEATURES

PRICE: **\$695,400** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **159**

- Perfect mix of timber and open land
- Diverse hardwood timber with pockets of cedar
- Tillable income potential
- Secluded food plot locations
- Several existing trails
- Class 2 and Class 3 soils throughout
- Great access
- Many pinch points and funnels
- Well distributed water
- Utilities at the road
- Old homestead
- Northeast Vernon County schools
- Additional acreage available





# PERFERCT MIX OF TIMBER AND OPEN LAND

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# GREAT HUNTING

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# TILLABLE INCOME POTENTIAL

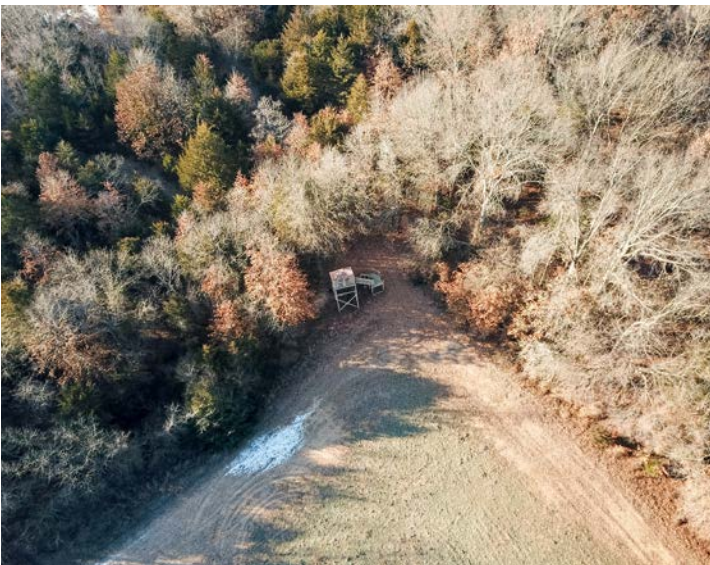
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# ADDITIONAL PHOTOS

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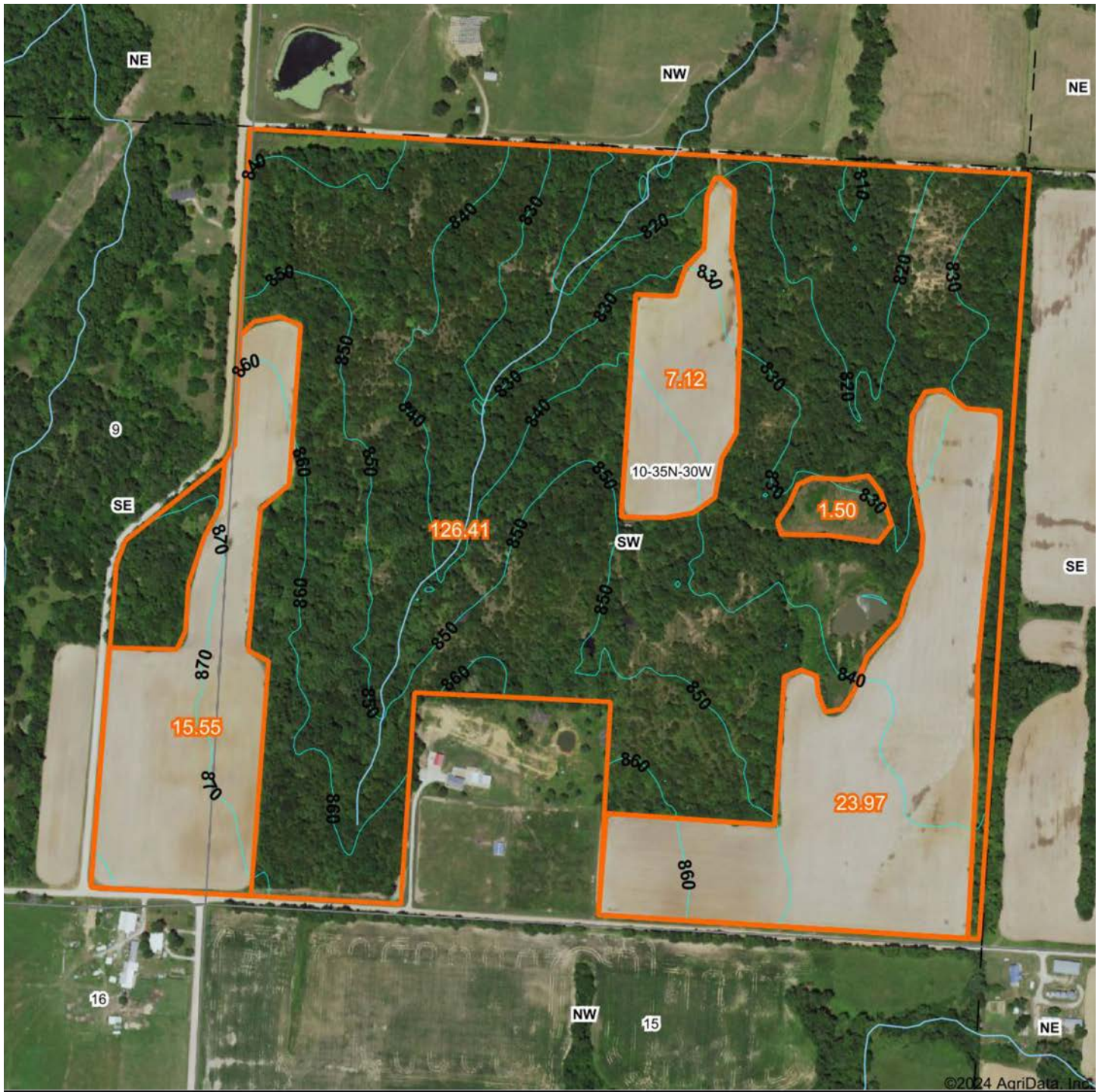
# AERIAL MAP

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# TOPOGRAPHY MAP



Boundary Center: 37° 49' 19.48, -94° 13' 55.14



Maps Provided By:



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10-35N-30W  
Vernon County  
Missouri



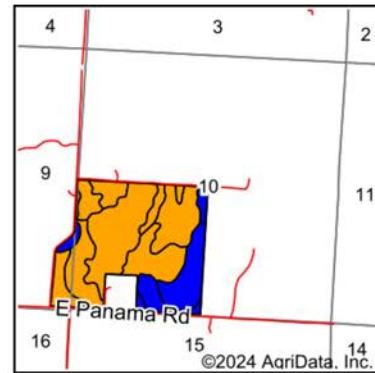
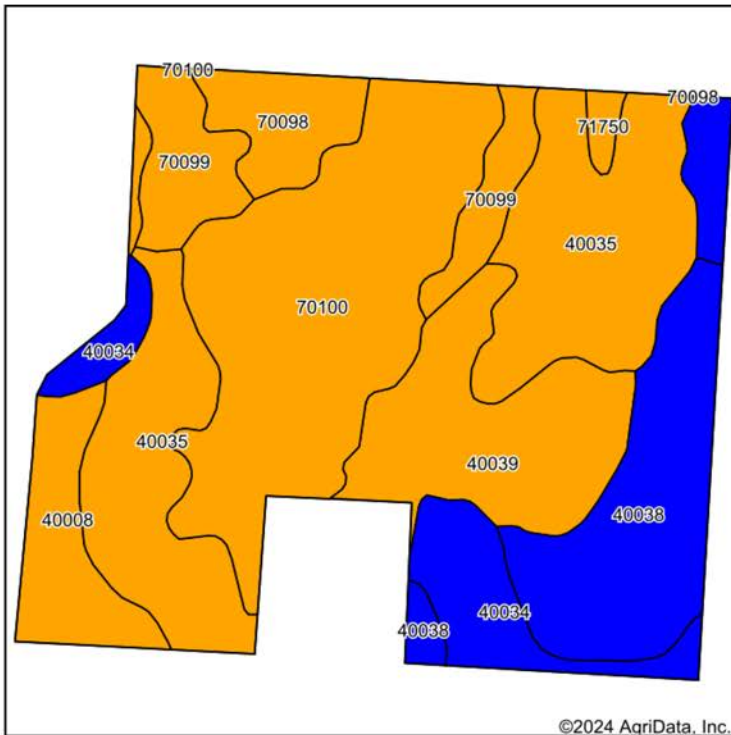
1/22/2024







# SOIL MAP



State: **Missouri**  
 County: **Vernon**  
 Location: **10-35N-30W**  
 Township: **Badger**  
 Acres: **159**  
 Date: **1/22/2024**



Maps Provided By:  
**surety**  
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Soils data provided by USDA and NRCS.

Area Symbol: MO217, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
70100	Bolivar fine sandy loam, 5 to 9 percent slopes, eroded	38.71	24.3%		IIIe				53	53	35
40035	Barco loam, 2 to 5 percent slopes, eroded	37.77	23.8%		IIIe				44	41	28
40038	Barden silt loam, 1 to 5 percent slopes	21.28	13.4%		IIe				74	72	69
40039	Barden silt loam, 1 to 5 percent slopes, eroded	19.43	12.2%		IIIe				69	68	59
40034	Barco loam, 2 to 5 percent slopes	13.75	8.6%		IIe				60	56	49
70099	Bolivar fine sandy loam, 2 to 5 percent slopes, eroded	10.76	6.8%		IIIe				45	44	26
40008	Parsons silt loam, 0 to 1 percent slopes	8.81	5.5%		IIIw				83	82	69
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	6.69	4.2%		IIIe				58	58	43
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	1.07	0.7%		IIIw	5		6	65	65	48
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	0.73	0.5%		IIIe				51	51	34

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Orchardgrass red clover Tons	Tall fescue Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
<b>Weighted Average</b>					<b>2.78</b>	<b>*-</b>	<b>*-</b>	<b>*-</b>	<b>*n 57.6</b>	<b>*n 56.1</b>	<b>*n 43.7</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



**SCOTT SUDKAMP,**  
LAND AGENT

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