

MIDWEST LAND GROUP PRESENTS

203 ACRES IN

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# VERNON COUNTY MISSOURI



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# FANTASTIC RECREATIONAL FARM IN VERNON COUNTY

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Midwest Land Group is proud to offer 203 +/- acres of prime hunting ground in Vernon County, Missouri. This property has it all when it comes to great access from both the south and the east, perfect for hunters trying to beat a deer's nose! This property has two creeks that run through it, a great mix of hardwood timber, rolling hills, and a little bit of crop ground. There is no shortage of wildlife on the property with a very healthy

and mature deer herd. If you are a turkey hunter, look no further. This place is littered with turkeys. This property can also be bought with the adjoining 374 +/- acres to the north to make a total of 577 +/- acres of contiguous acreage. This property is one of the better recreational tracts being offered on the market, don't miss out on the opportunity to own a beautiful hunting farm in Vernon County, Missouri!

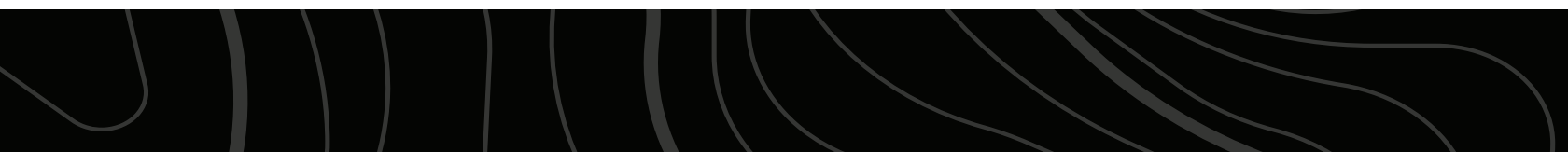


# PROPERTY FEATURES

PRICE: **\$781,550** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **203**

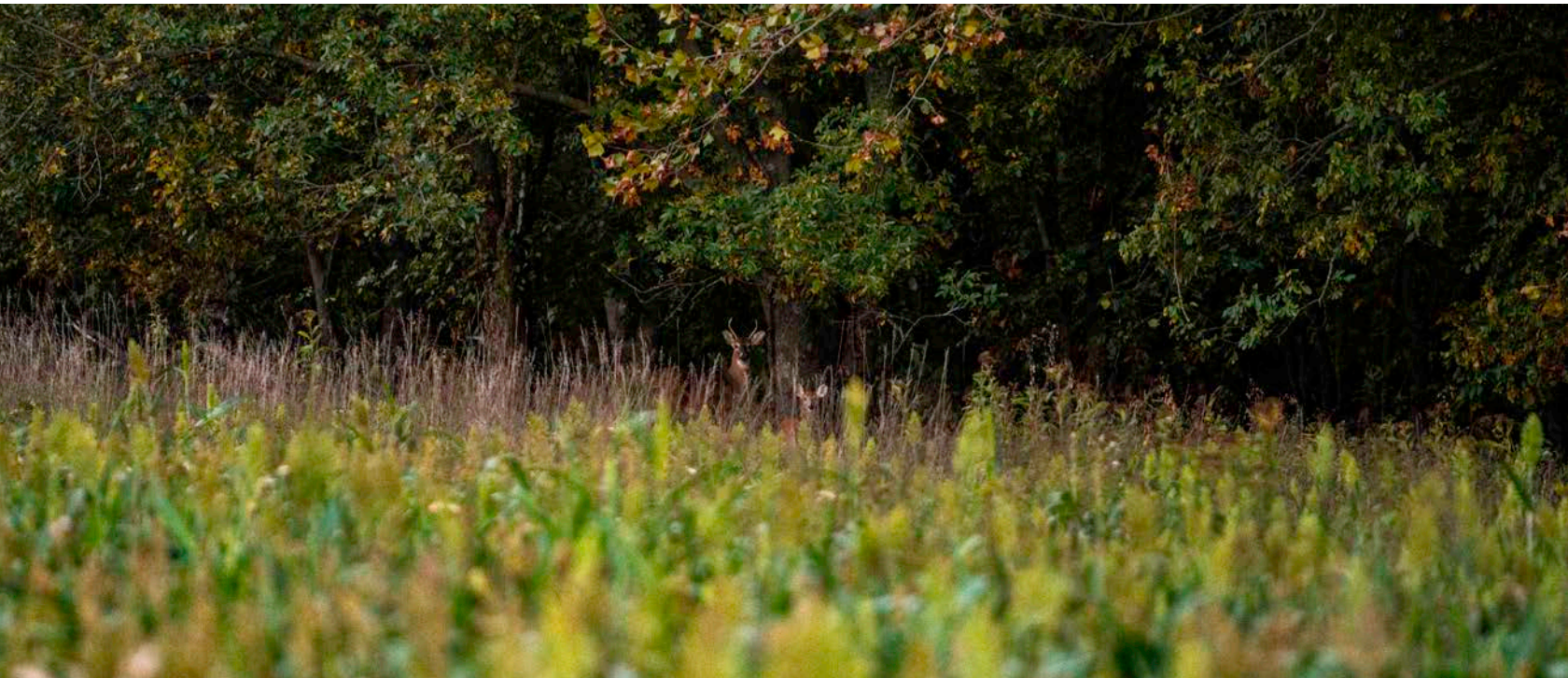
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- 203 +/- acres
- Southern and eastern access
- 2 creeks
- Diverse timber
- Spots for strategic food plots
- Abundance of deer and turkey
- 20 minutes southeast of Nevada
- Solid hunting history



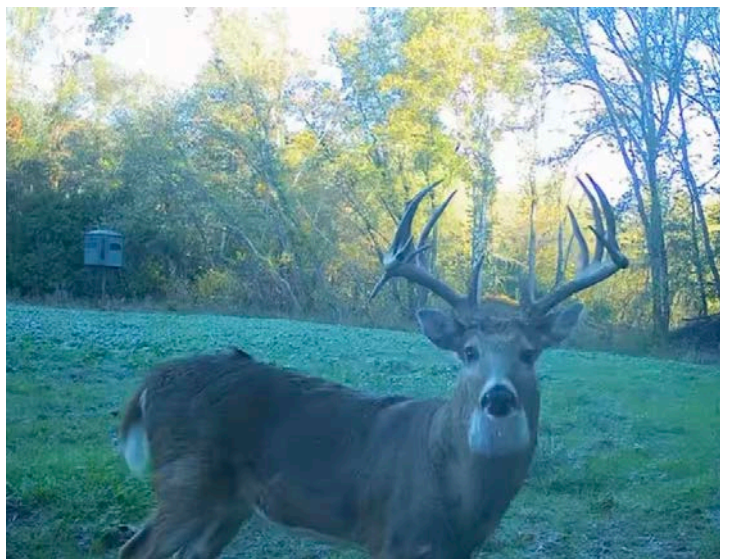
203 +/- ACRES

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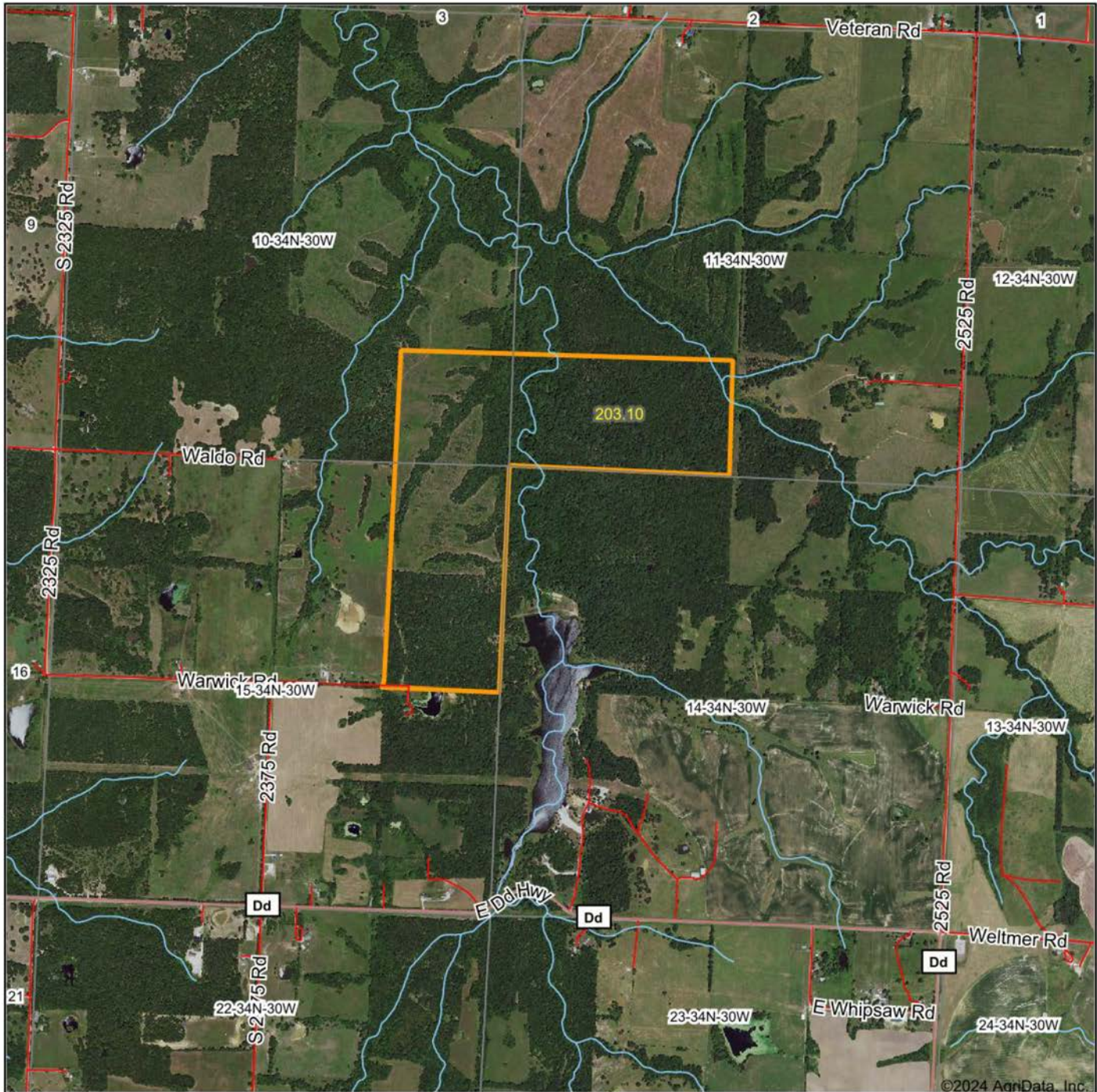


# TRAIL CAM PICTURES

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# AERIAL MAP



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Boundary Center: 37° 42' 3.9, -94° 11' 46.71

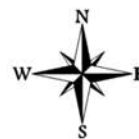


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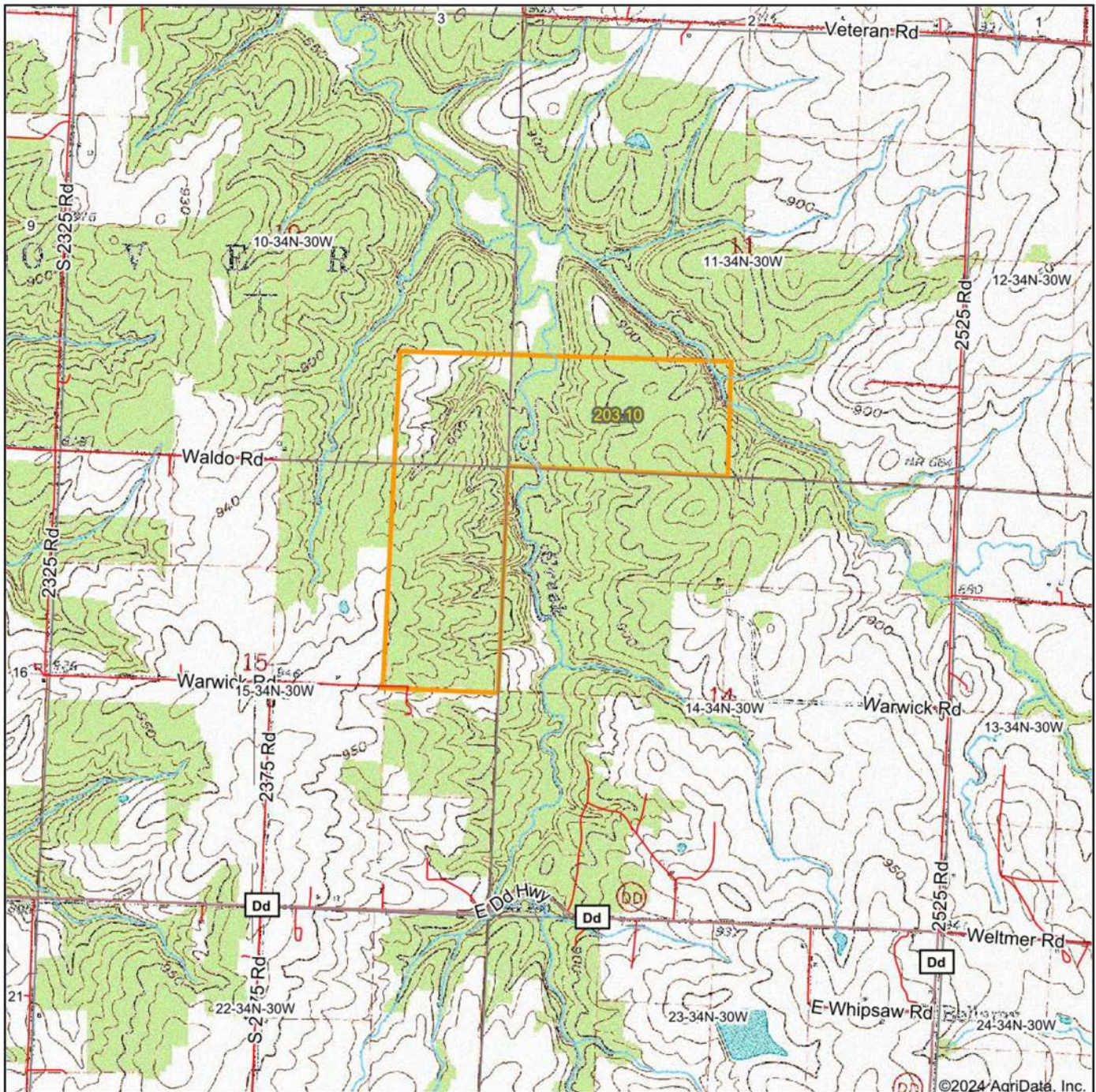
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14-34N-30W  
Vernon County  
Missouri

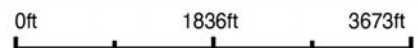


2/14/2024

# TOPOGRAPHY MAP



Map Center: 37° 42' 0.89, -94° 11' 47.77



**14-34N-30W**  
**Vernon County**  
**Missouri**



2/14/2024

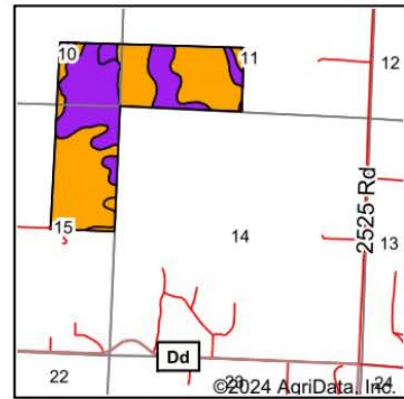
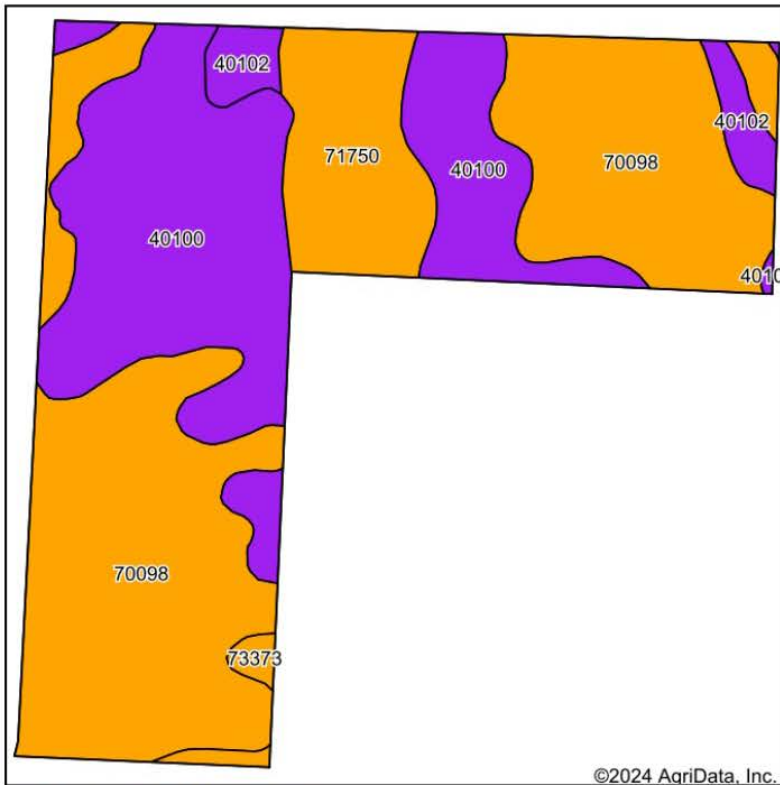


Maps Provided By:



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# SOIL MAP



State: **Missouri**  
 County: **Vernon**  
 Location: **14-34N-30W**  
 Township: **Dover**  
 Acres: **203.1**  
 Date: **2/14/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans		
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	99.90	49.2%		3ft. (Paralithic bedrock)	Ille		0	58	58	51	43	
40100	Hector fine sandy loam, 5 to 14 percent slopes	70.13	34.5%		1.2ft. (Lithic bedrock)	Vis		0	30	29	28	17	
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	23.70	11.7%		> 6.5ft.	Illw	425	65	65	51	48		
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	7.09	3.5%		1.2ft. (Lithic bedrock)	Vlls		0	27	26	26	15	
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	2.28	1.1%		2.2ft. (Paralithic bedrock)	Ille		0	51	51	44	34	
<b>Weighted Average</b>								<b>4.18</b>	<b>49.6</b>	<b>*n 48</b>	<b>*n 47.6</b>	<b>*n 42.1</b>	<b>*n 33.5</b>

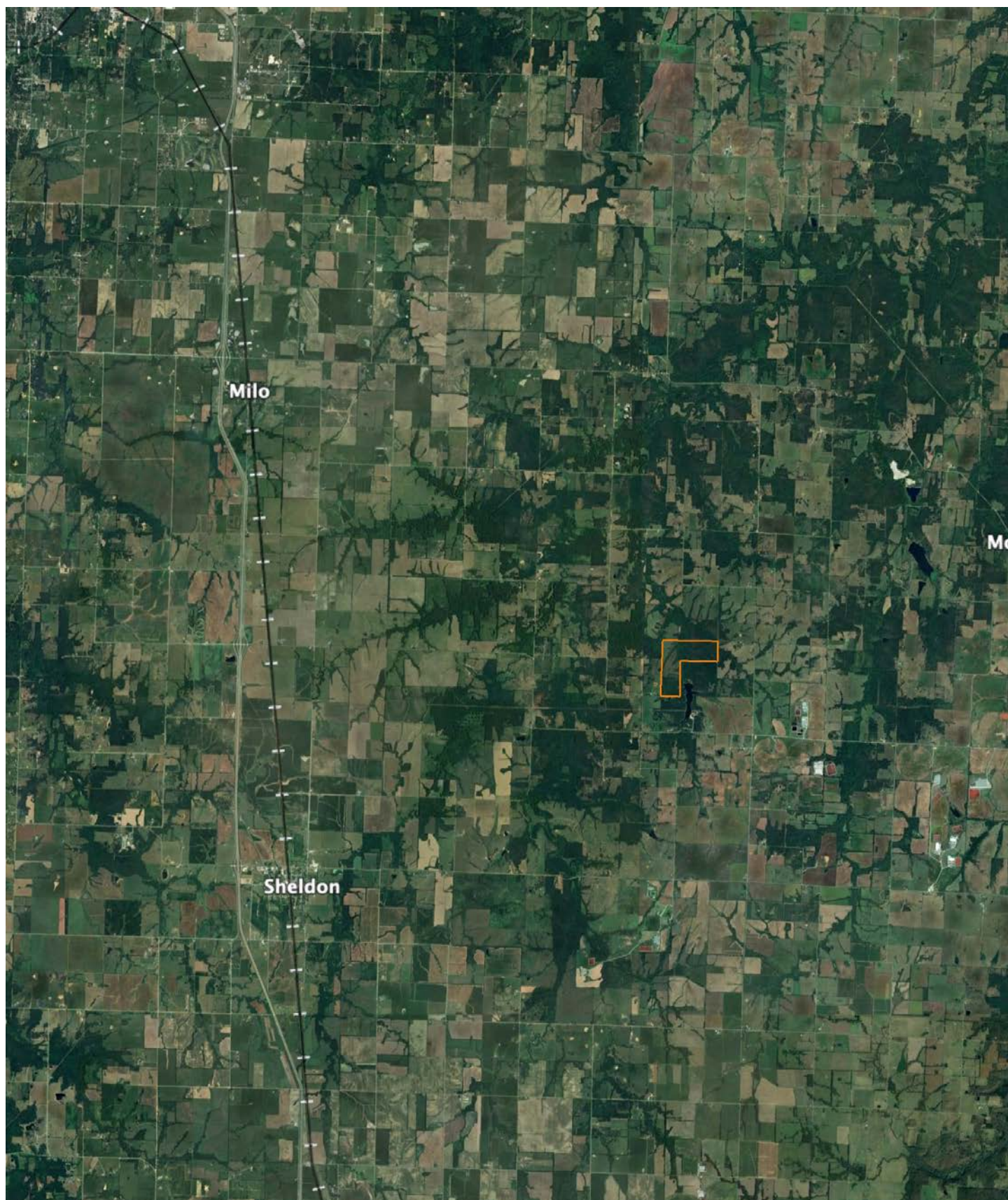
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# AGENT CONTACT

Agent Clay Craft was born and raised in Madison, Mississippi, and grew up with a great passion for the outdoors. As a well-seasoned hunter, Clay managed to harvest his first deer at the age of 4. Shortly after, he started having success with bow hunting. Growing up in a family that was full of hunting and the outdoors, Clay always knew he wanted to make a career out of his passion.

Now, living in Overland Park, Kansas, Clay hunts on his family farms in Kansas and Missouri every year. He's been a part of several hunting TV shows and is currently filming with Heartland Bowhunter, an award-winning show on The Outdoor Channel, which he's done for over a decade. Clay stays true to his roots and loves bow hunting the giant whitetails that the Midwest has to offer. When he's not working, Clay enjoys spending time with his family, playing sports, and setting up his family farms for the next deer and turkey seasons.

Clay takes pride in how to improve and create better hunting farms. From increasing cover to strategic food plot placements, he has the knowledge to find and take farms to the next level. With the experience of hunting thousands of acres, Clay's love for land can't be missed. If you're in the market to buy or sell land in Eastern Kansas, let Clay put his knowledge and expertise to work for you.



**CLAY CRAFT,**  
LAND AGENT  
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**MidwestLandGroup.com**

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