

MIDWEST LAND GROUP PRESENTS

374 ACRES IN

VERNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERNON COUNTY RECREATIONAL AND INVESTMENT PROPERTY

A rare opportunity awaits in Vernon County, Missouri, where 374 +/- acres of land are now available for sale just southeast of Nevada. This property offers a haven for investors and outdoorsmen alike! This property has roughly 100 +/- acres of tillable ground, making it a true recreational paradise. The landscape features four strategically placed redneck blinds on 10-foot

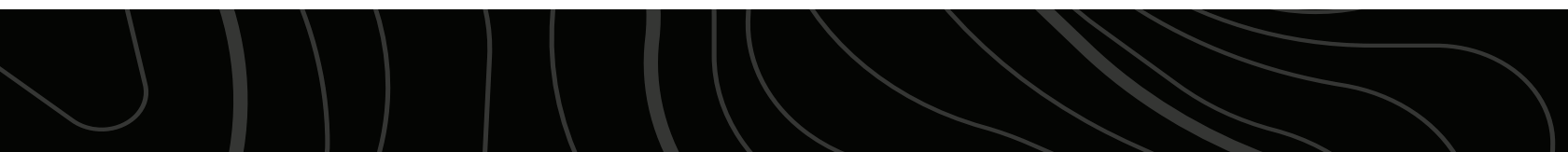
towers, each overlooking food plots. The land is further enriched by two ponds, a large meandering creek that winds through its heart, multiple creek crossings, and accessible off East Veteran Rd. This versatile piece of real estate presents an enticing prospect for those seeking a large hunting retreat or a promising investment opportunity in the heart of Missouri.



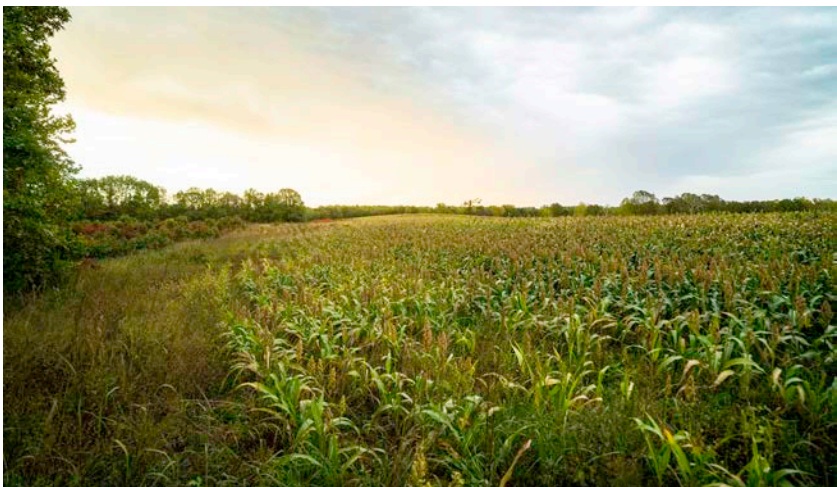
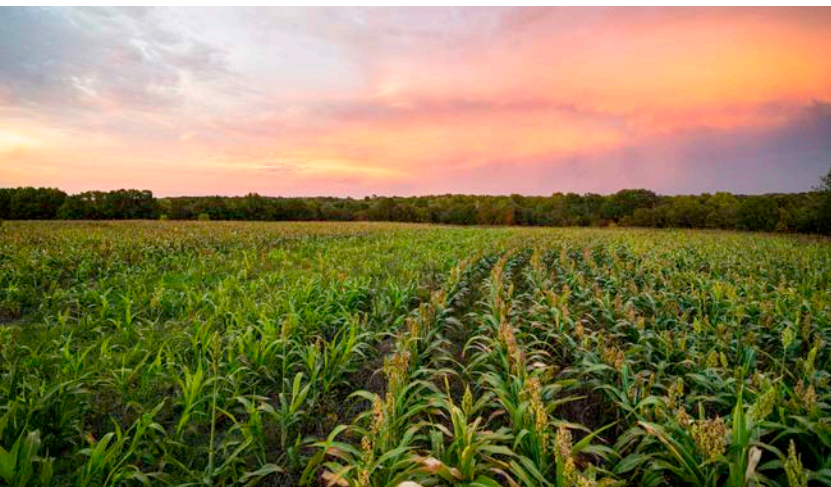
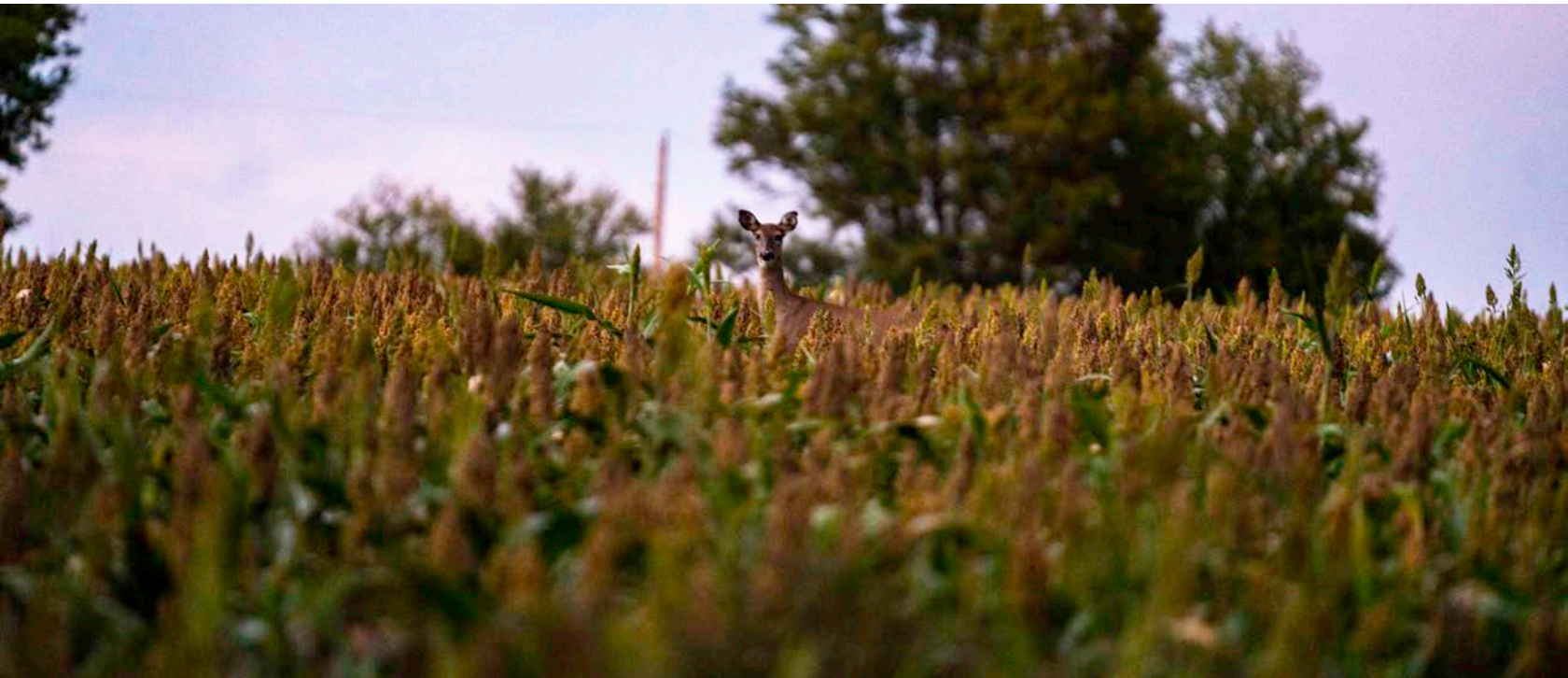
PROPERTY FEATURES

PRICE: **\$1,477,300** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **374**

- 347 +/- acres
- 100 +/- acres of tillable
- 4 Redneck hunting blinds on 10 ft. towers
- 3 planted food plots with several other plot locations
- 2 ponds and a large creek
- Beautiful hardwood timer draws
- Abundance of deer and turkey
- 25 minutes from Nevada, MO
- 1 hour from Joplin, MO



100 +/- ACRES OF TILLABLE



BEAUTIFUL HARDWOOD TIMER DRAWS



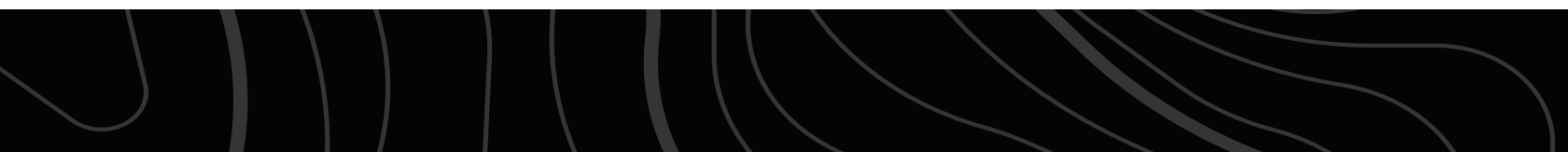
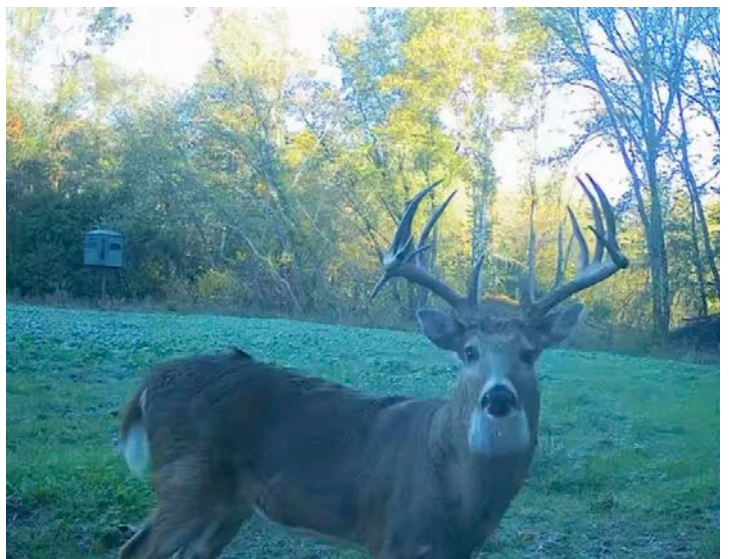
4 REDNECK HUNTING BLINDS & FOOD PLOTS



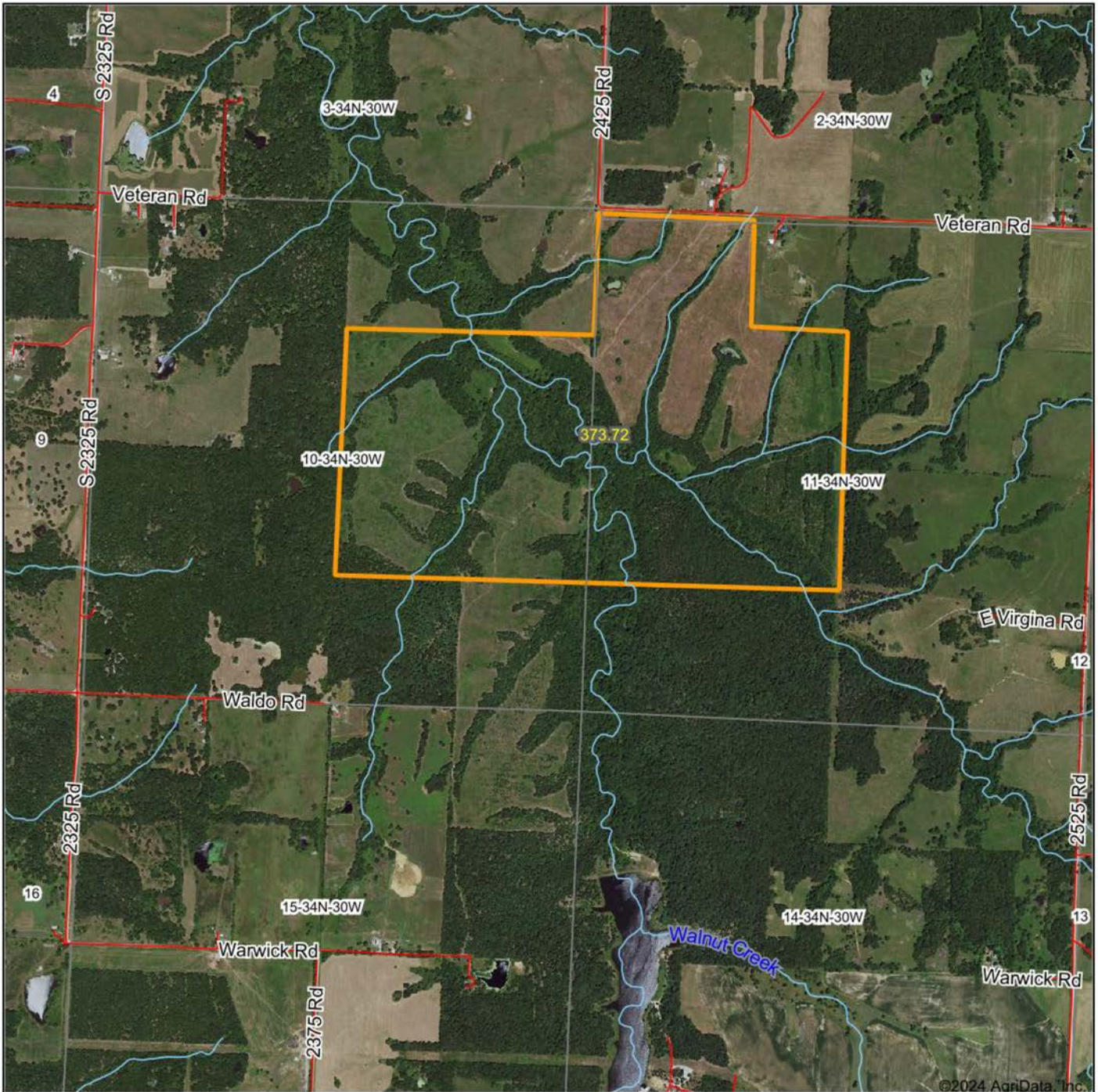
2 PONDS AND A LARGE CREEK



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 37° 42' 43.04, -94° 11' 53.1

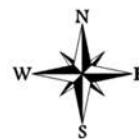


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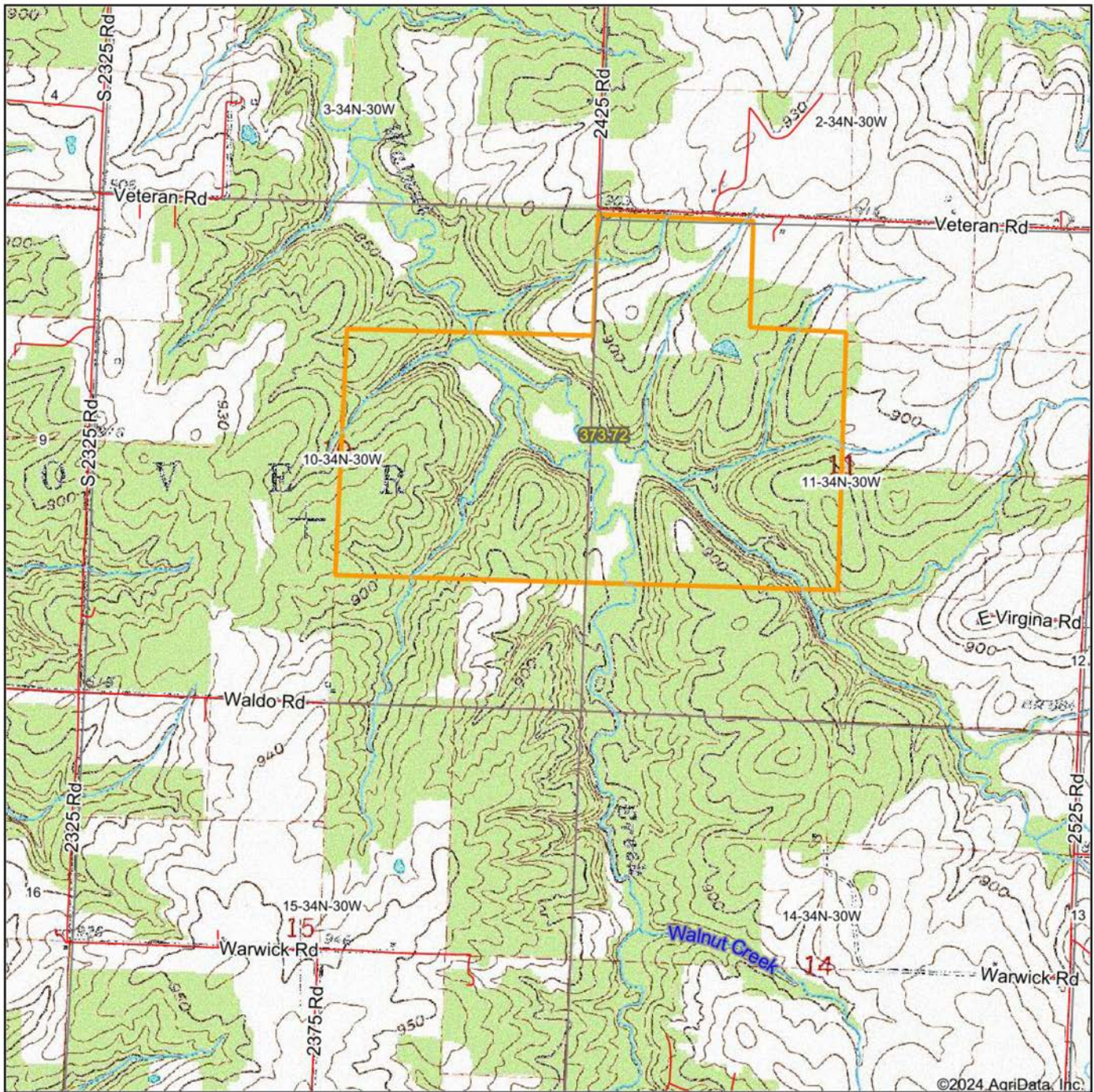
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10-34N-30W
Vernon County
Missouri

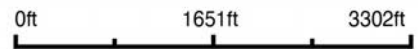


2/14/2024

TOPOGRAPHY MAP



Map Center: 37° 42' 27.45, -94° 11' 58.62



10-34N-30W
Vernon County
Missouri



2/14/2024

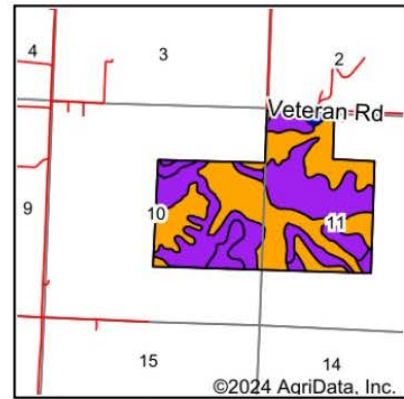
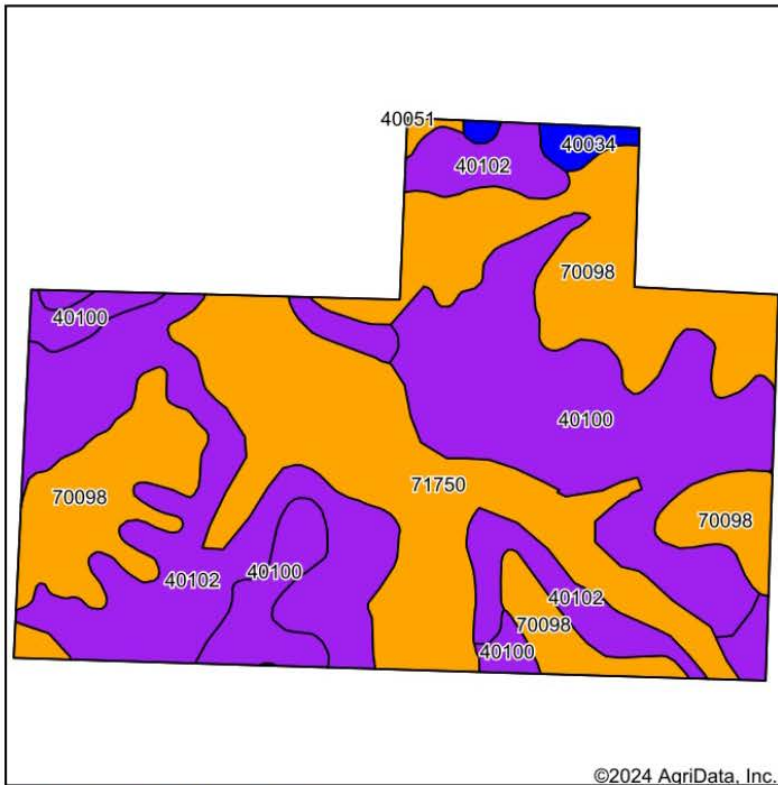


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SOIL MAP



State: **Missouri**
 County: **Vernon**
 Location: **10-34N-30W**
 Township: **Dover**
 Acres: **373.72**
 Date: **2/14/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

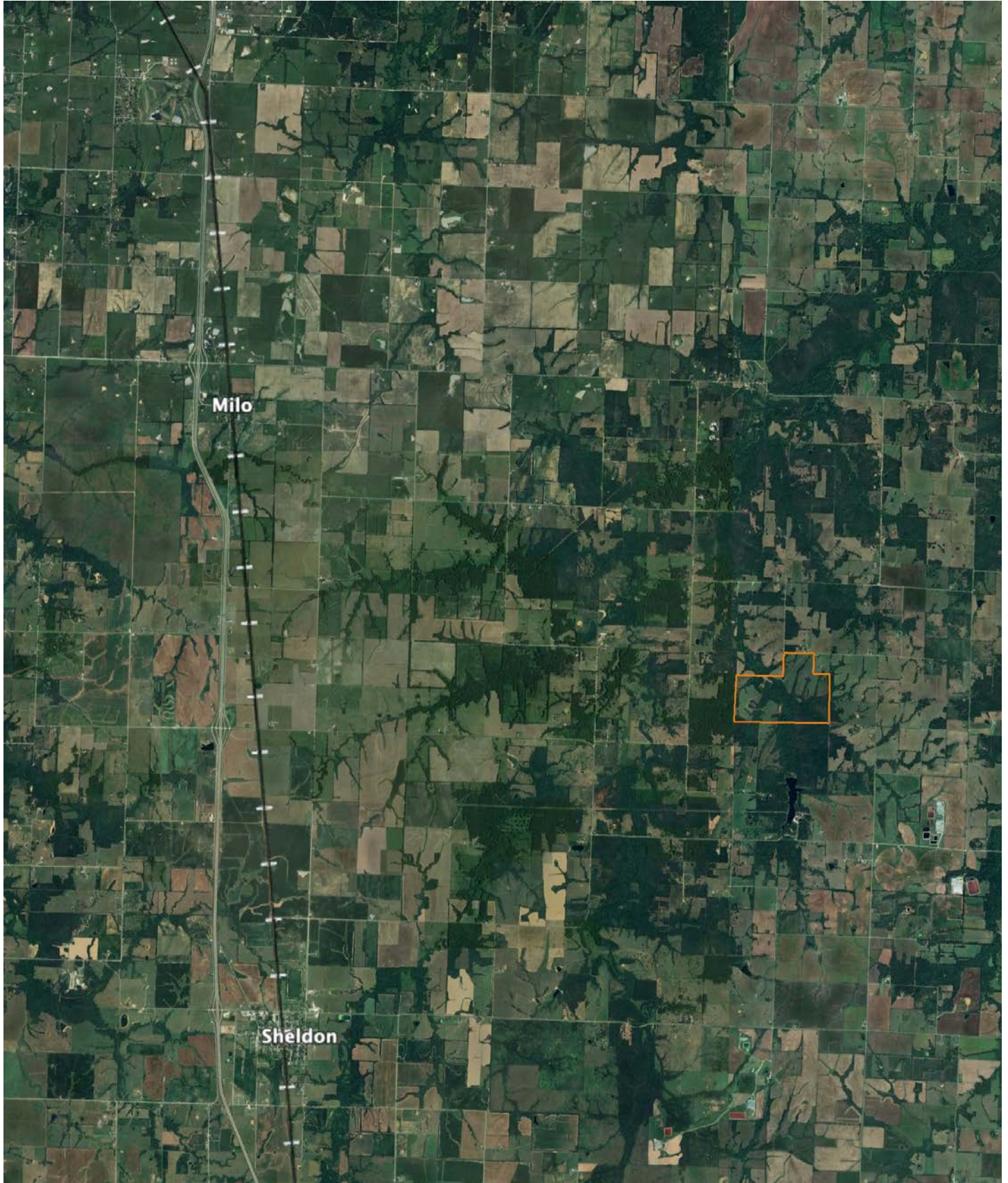
Area Symbol: MO217, Soil Area Version: 27

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	
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	99.28	26.6%		1.2ft. (Lithic bedrock)	Vlls		0	27	26	26	15
40100	Hector fine sandy loam, 5 to 14 percent slopes	95.76	25.6%		1.2ft. (Lithic bedrock)	Vls		0	30	29	28	17
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	95.48	25.5%		3ft. (Paralithic bedrock)	llle		0	58	58	51	43
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	77.74	20.8%		> 6.5ft.	lllw	425	65	65	65	51	48
40034	Barco loam, 2 to 5 percent slopes	4.37	1.2%		2.8ft. (Paralithic bedrock)	lle		0	60	56	56	49
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	1.09	0.3%		2.2ft. (Paralithic bedrock)	llle		0	51	51	44	34
Weighted Average							4.82	88.4	*n 44	*n 43.5	*n 38.5	*n 30

*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



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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