

MIDWEST LAND GROUP PRESENTS



40 ACRES
VERNON COUNTY, MO

Zodiac Road, Sheldon, Missouri, 64784



MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE MISSOURI FARM WITH MULTIPLE POSSIBILITIES

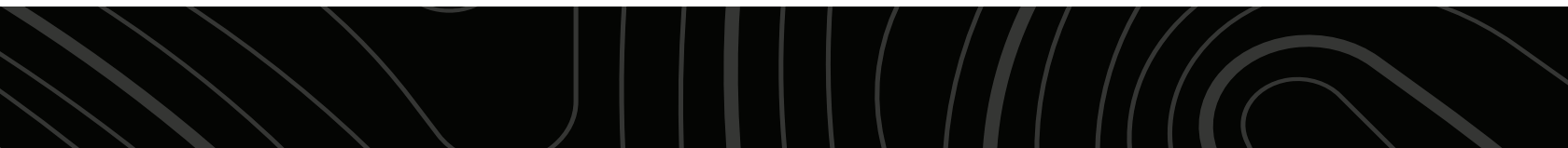
This highly tillable farm at the south end of Sheldon in southern Vernon County has investment potential written all over it. Whether you're looking for a row crop farm to expand your ag holdings, are considering housing development options, or have aspirations for industry, this 40 +/- acre parcel checks a lot of boxes.

For the tillable farm investor, this farm has a lot to offer. 98% of the farm is comprised of Class 2 and 3 Parsons and Barden silt loams. Farm investors in this area know that these soils are among the most productive in this region, with NCCPI scores of 70-82 for corn and around 70 for soybeans. Approximately 90% of the parcel is tillable, with the balance in trees and a grass waterway. Producers with an interest in livestock or hay production will appreciate the pasture potential of this tract as well. The east and west sides of the property are already fenced, with just over a third of the total perimeter needing additional fencing for livestock containment. The farm could be readily seeded to grasses and

legumes for some excellent pasture or hay, and rural water is available at the county road for easy connection to waterers.

The property also has appeal for investors looking for housing or industrial development. With its location immediately adjacent to Sheldon city limits, there is some real potential for a subdivision or apartments, and a developer with a vision could have a blank canvas on which to work. Commercial or industrial interests would also be well served, with room for parking, storage, warehouses, and loading facilities. In addition, the Missouri & Northern Arkansas railroad runs along a quarter mile of the east side of the parcel, and the seller has confirmed the ability to create a rail siding to the property for freight connections.

If you'd like to know more about this remarkable property, or if you'd like to schedule an appointment to see it, call Land Agent Scott Sudkamp at (417) 321-5427.



PROPERTY FEATURES

PRICE: **\$213,000** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **40**

- Attractive price point
- Approximately 90% tillable
- All Class 2 and Class 3 soils
- Parsons and Barden silt loams
- Good development prospect
- Railroad access
- Utilities available
- >65% perimeter fencing
- Just outside Sheldon city limits
- 16 miles to Nevada, MO
- 93 miles to south Kansas City, MO
- 50 miles to Joplin, MO
- Sheldon School District



APPROXIMATELY 90% TILLABLE

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RAILROAD ACCESS



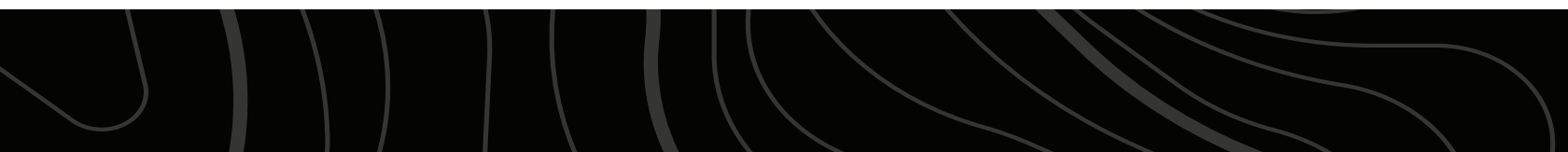
>65% PERIMETER FENCING



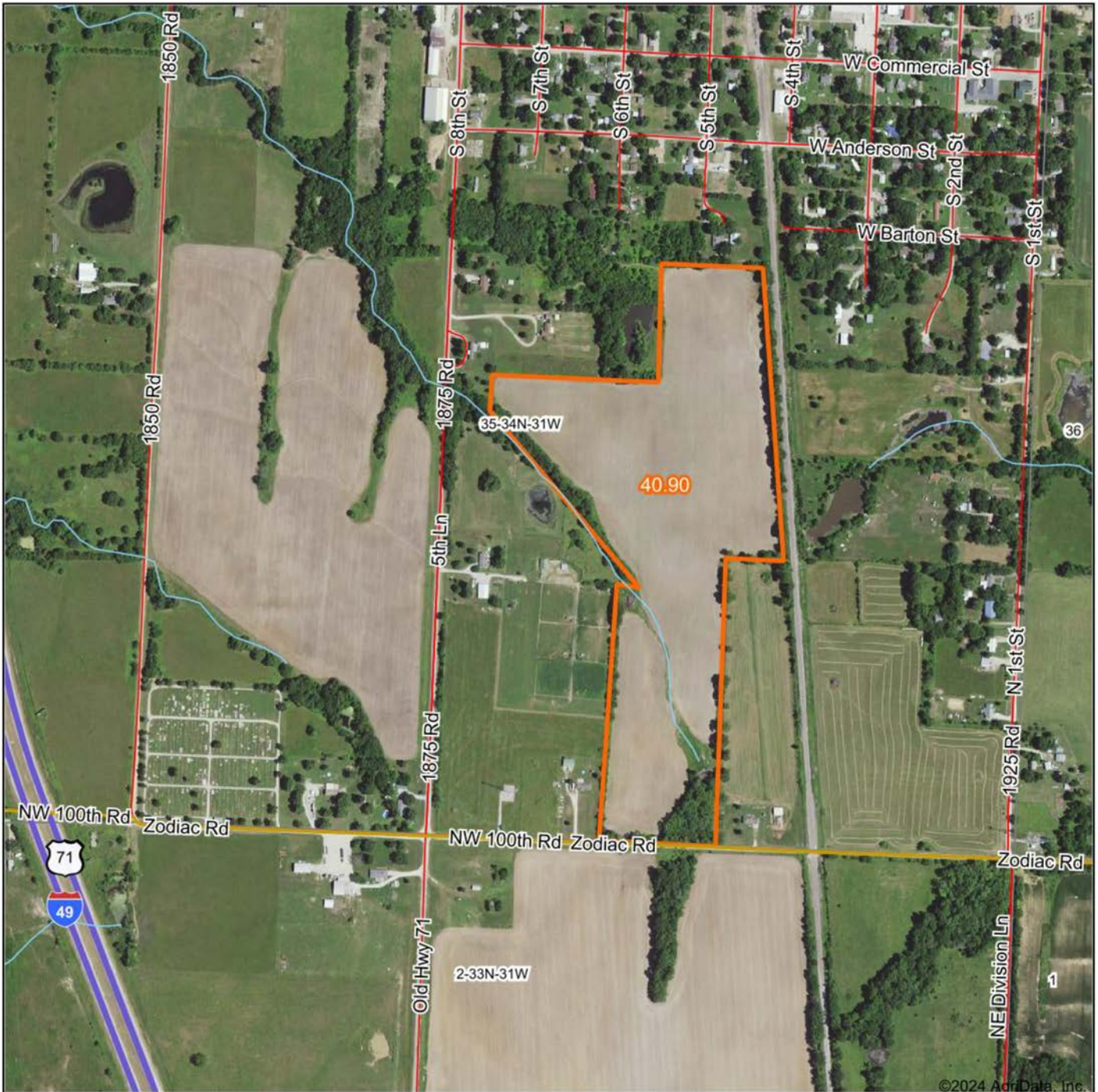
GOOD DEVELOPMENT PROSPECT



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 39' 3.03, -94° 17' 53.56

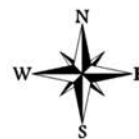


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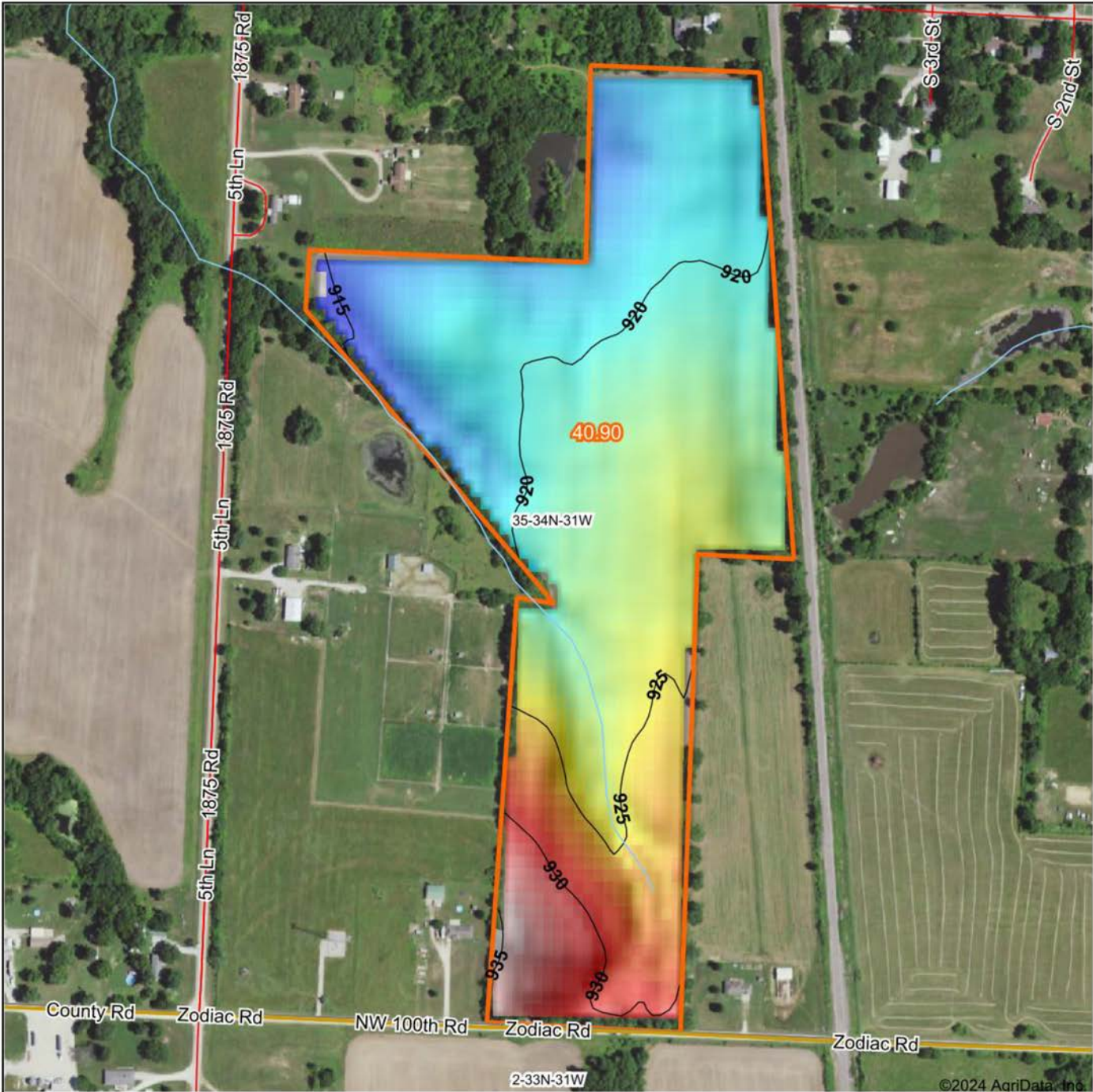
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35-34N-31W
Vernon County
Missouri

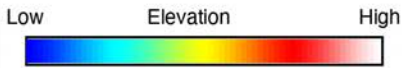


1/8/2024

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 914.3
 Max: 935.6
 Range: 21.3
 Average: 922.5
 Standard Deviation: 4.3 ft



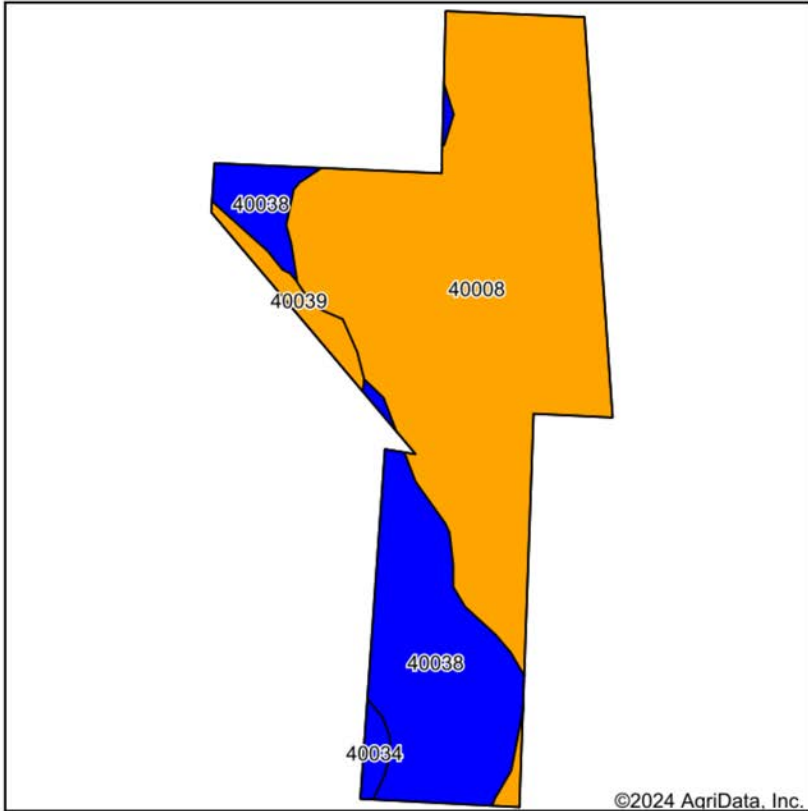
35-34N-31W
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Boundary Center: 37° 39' 3.03, -94° 17' 53.56

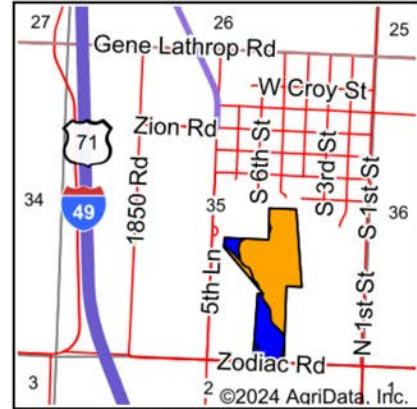


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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Vernon**
 Location: **35-34N-31W**
 Township: **Drywood**
 Acres: **40.9**
 Date: **1/8/2024**



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Area Symbol: MO217, Soil Area Version: 27

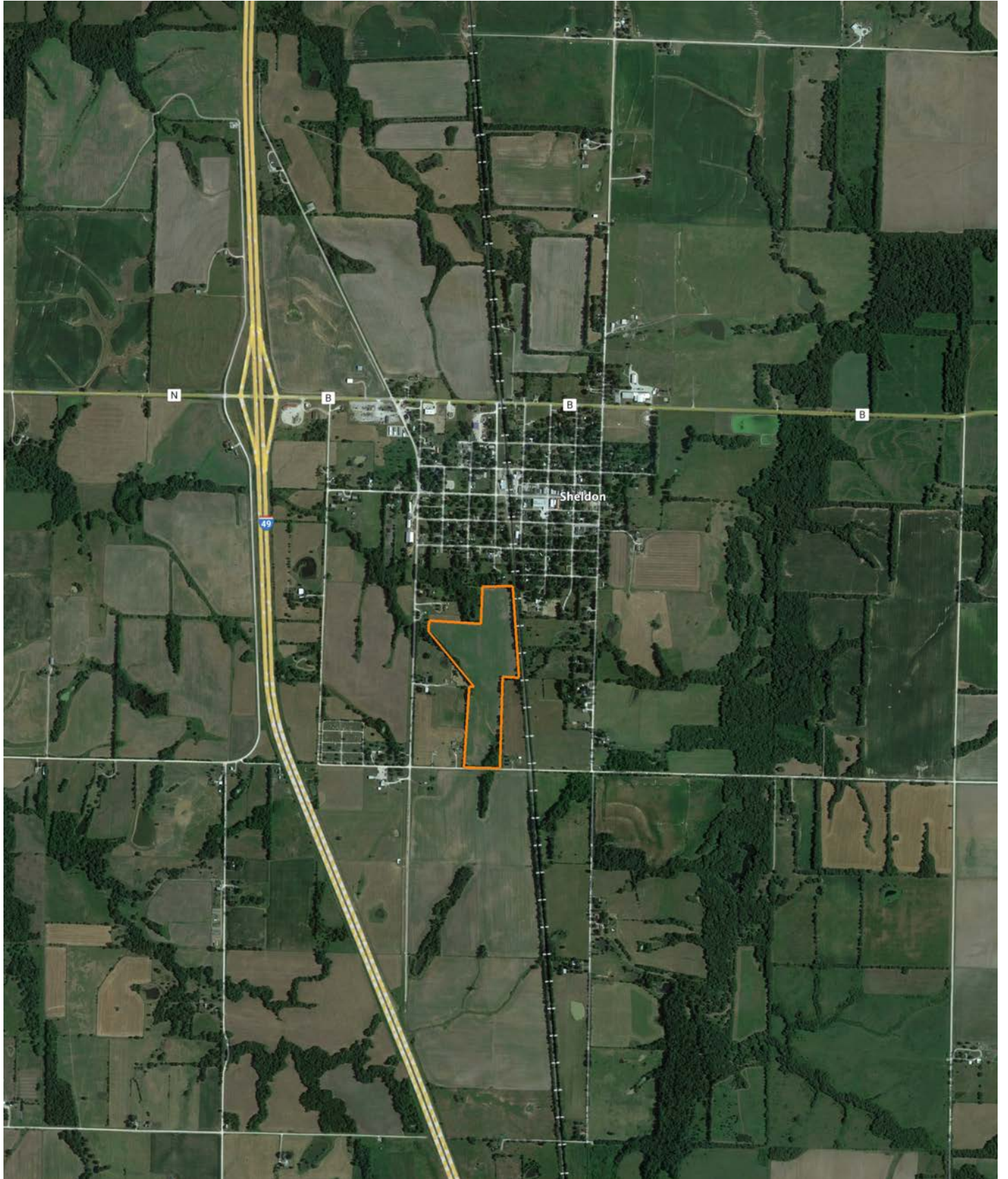
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans | |
|-------------------------|---|-------|------------------|----------------------|------------------|------------------|---------------|-------------------|----------------|
| 40008 | Parsons silt loam, 0 to 1 percent slopes | 28.61 | 70.0% | Orange | IIIw | 83 | 82 | 69 | |
| 40038 | Barden silt loam, 1 to 5 percent slopes | 10.69 | 26.1% | Blue | Ile | 74 | 72 | 69 | |
| 40039 | Barden silt loam, 1 to 5 percent slopes, eroded | 1.10 | 2.7% | Yellow | IIIe | 69 | 68 | 59 | |
| 40034 | Barco loam, 2 to 5 percent slopes | 0.50 | 1.2% | Dark Blue | Ile | 60 | 56 | 49 | |
| Weighted Average | | | | | | 2.73 | *n 80 | *n 78.7 | *n 68.5 |

*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

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

417.321.5427

ScottSudkamp@MidwestLandGroup.com



MidwestLandGroup.com

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