



MIDWEST LAND GROUP
PRESENTS

VERNON COUNTY MISSOURI

577 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE RECREATIONAL AND INVESTMENT PROPERTY IN VERNON COUNTY MISSOURI

A rare opportunity awaits in Vernon County, Missouri, where 577 +/- 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 over 150 acres of tillable ground, making it a true recreational paradise. The landscape features four strategically placed redneck blinds on 10-foot towers, each overlooking diverse brassica food plots. The land

is further enriched by two ponds, a large meandering creek that winds through its heart, multiple creek crossings, and accessible entry points from the north, south, and east. 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: **\$2,258,850** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **577**

- 577 +/- acres
- 150 +/- acres in tillable (currently planted in milo)
- Access from the north and south ends
- Eastern access through an easement
- Utilities available
- 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 timber draws
- Abundance of deer and turkey
- 25 minutes from Nevada, MO
- 1 hour from Joplin, MO



577 +/- ACRES



4 REDNECK HUNTING BLINDS



150 +/- ACRES IN TILLABLE



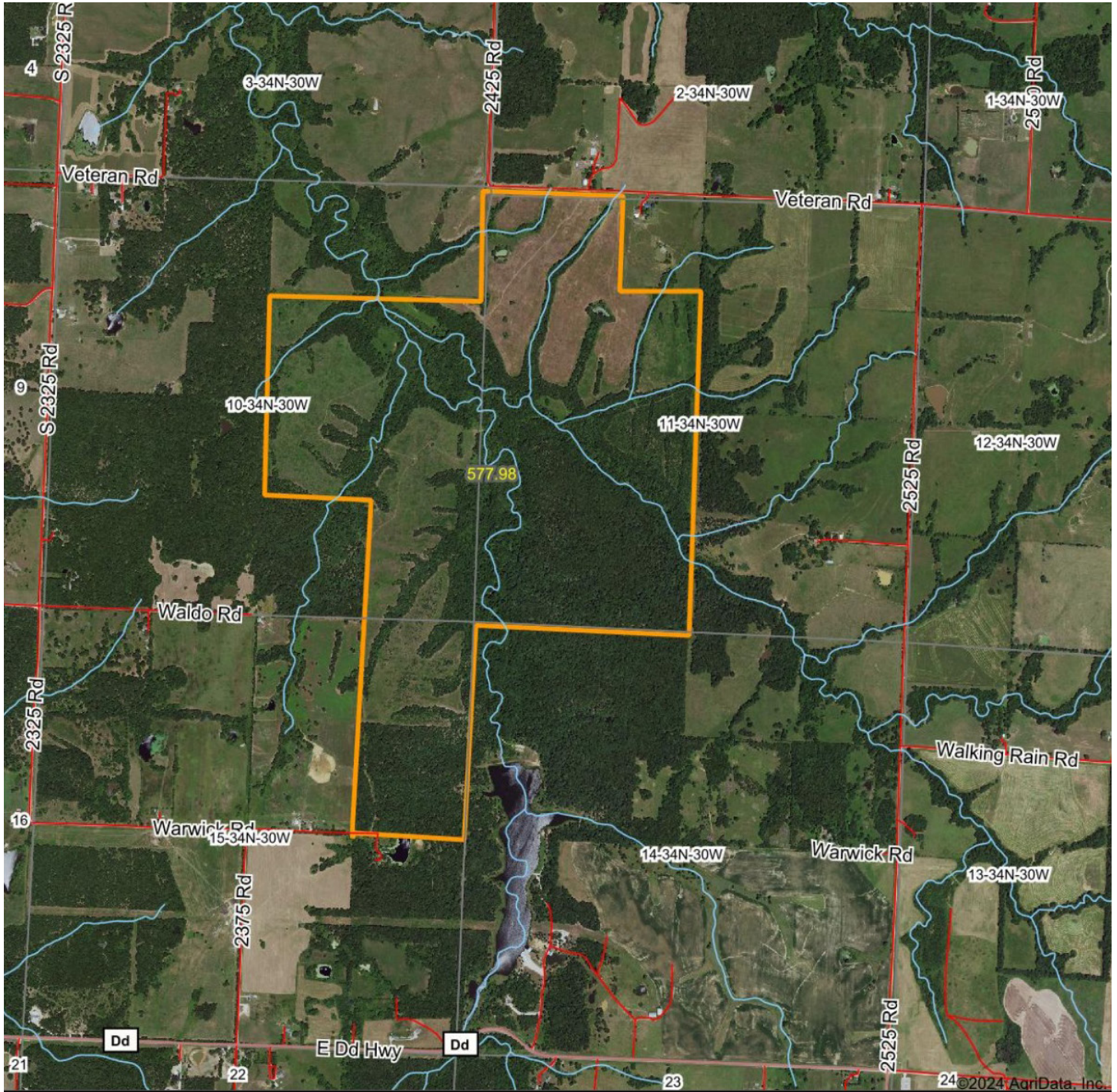
TRAIL CAM PICTURES



ADDITIONAL PHOTOS



AERIAL MAP

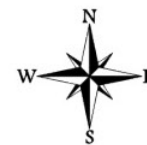


Boundary Center: 37° 42' 23.29, -94° 11' 53.02



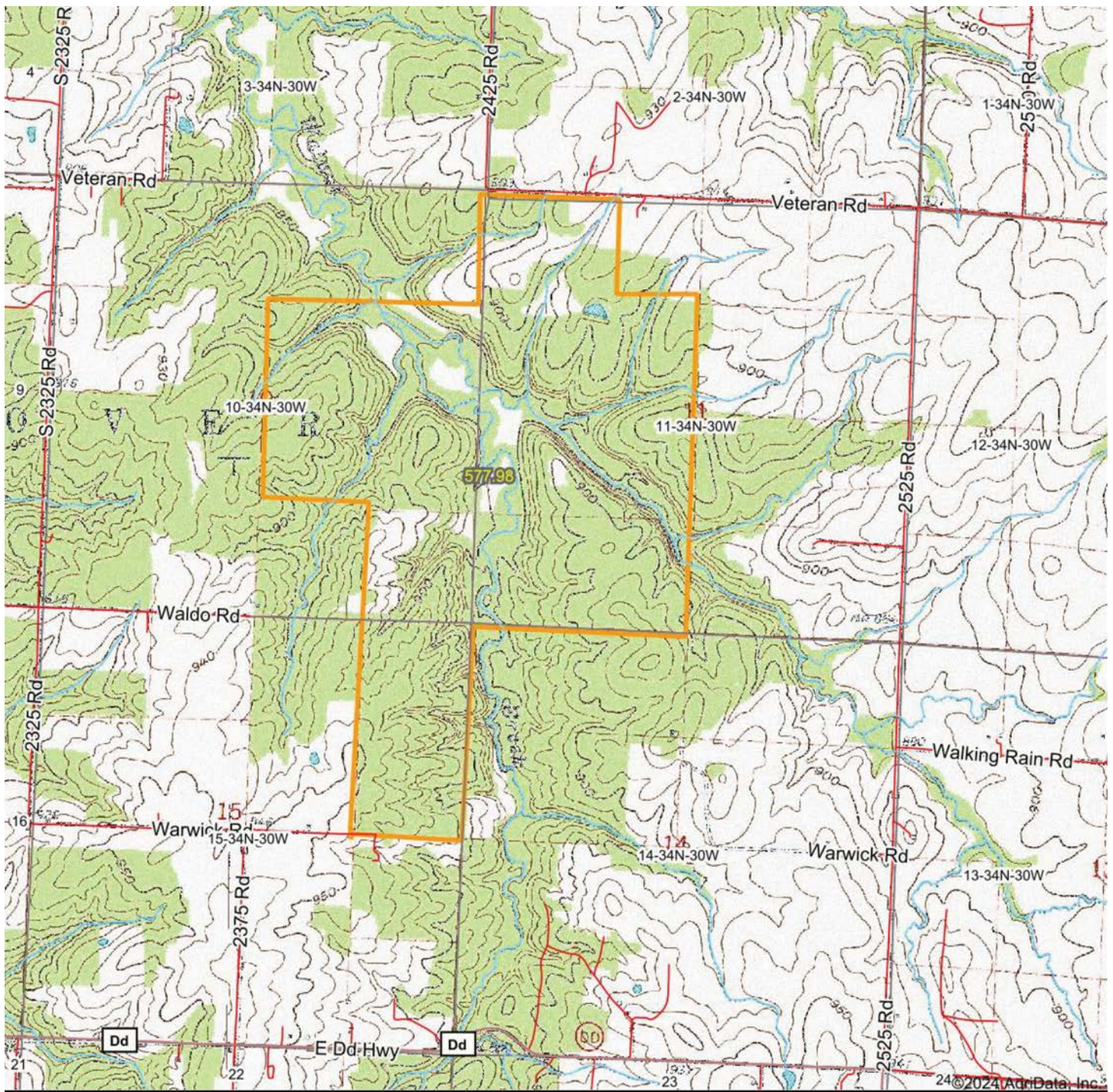
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11-34N-30W
Vernon County
Missouri



2/14/2024

TOPOGRAPHY MAP



Map Center: 37° 42' 21.42, -94° 11' 41.34

0ft 1956ft 3912ft



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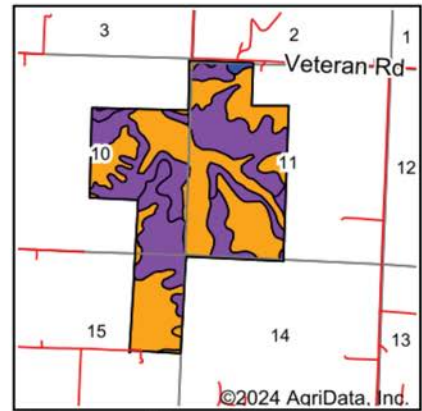
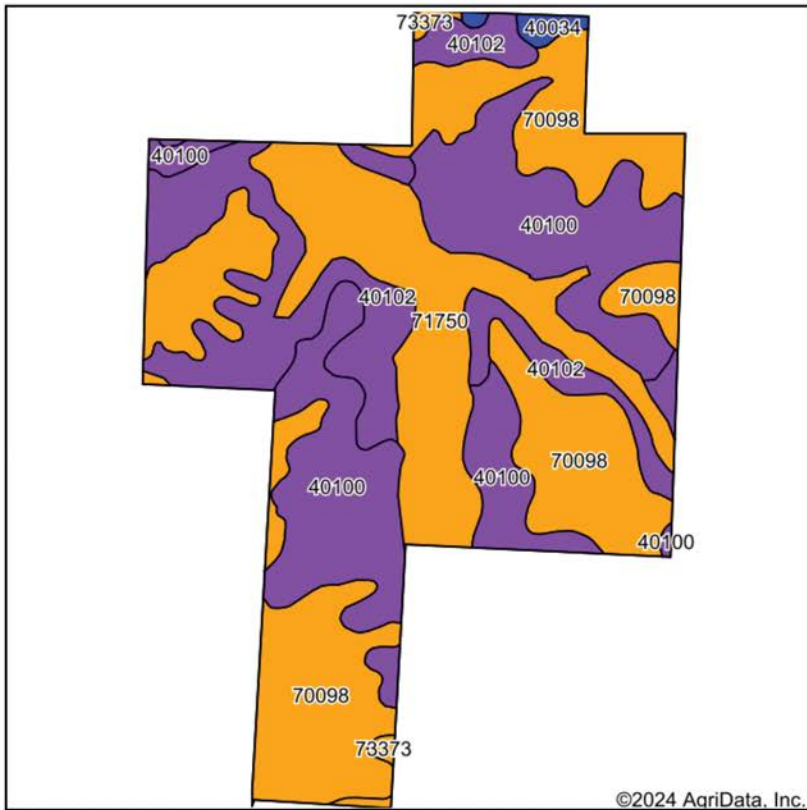
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11-34N-30W
Vernon County
Missouri



2/14/2024

SOIL MAP



State: **Missouri**
 County: **Vernon**
 Location: **11-34N-30W**
 Township: **Dover**
 Acres: **577.98**
 Date: **2/14/2024**



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Soils data provided by USDA and NRCS.

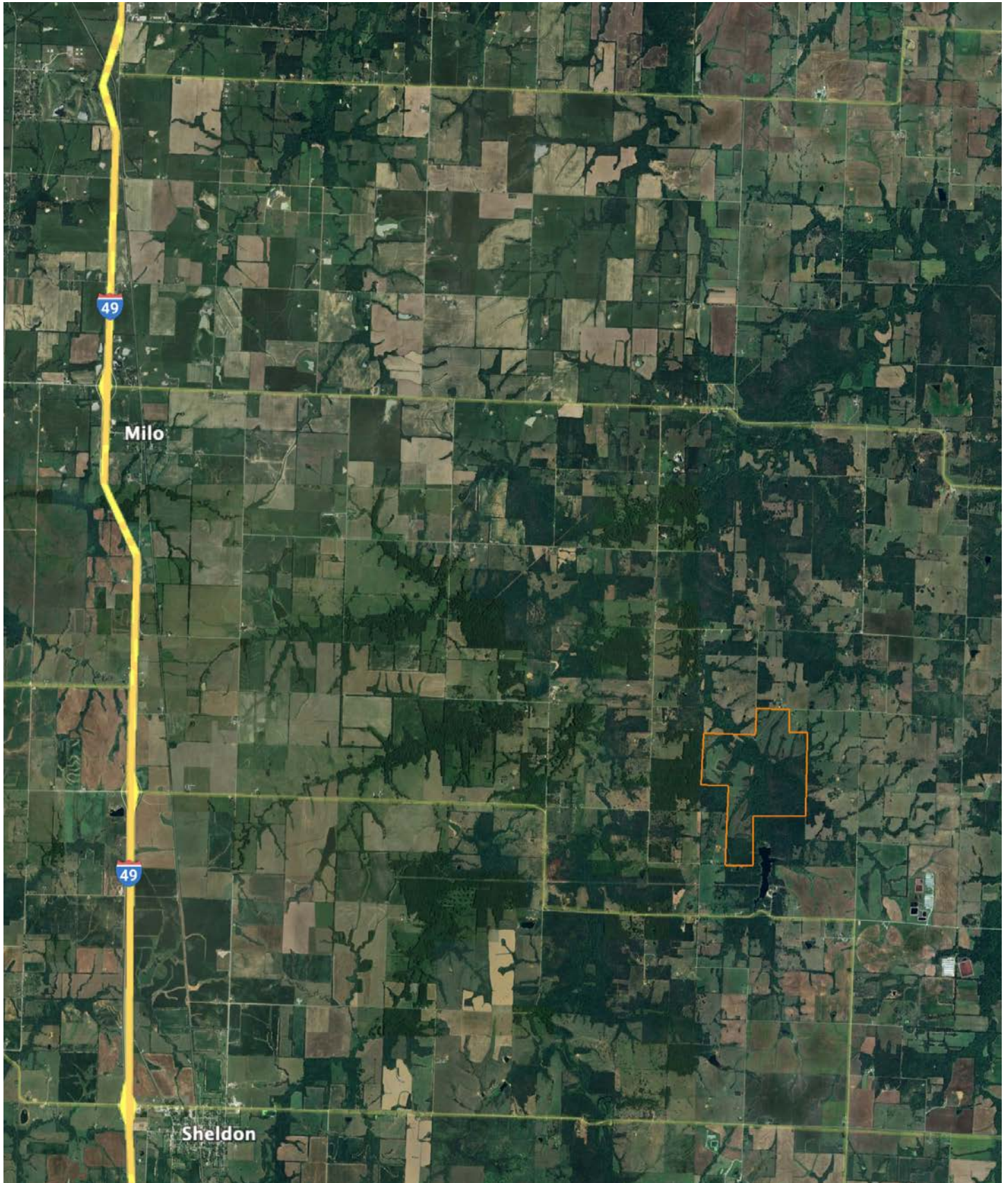
Area Symbol: MO217, Soil Area Version: 27

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	195.40	33.8%		3ft. (Paralithic bedrock)	Ille		0	58	58	51	43
40100	Hector fine sandy loam, 5 to 14 percent slopes	168.09	29.1%		1.2ft. (Lithic bedrock)	Vis		0	30	29	28	17
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	103.76	18.0%		1.2ft. (Lithic bedrock)	Vlls		0	27	26	26	15
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	102.58	17.7%		> 6.5ft.	Illw	425	65	65	51	48	
40034	Barco loam, 2 to 5 percent slopes	4.37	0.8%		2.8ft. (Paralithic bedrock)	Ile		0	60	56	56	49
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	3.78	0.7%		2.2ft. (Paralithic bedrock)	Ille		0	51	51	44	34
Weighted Average							4.58	75.4	*n 45.5	*n 45	*n 39.8	*n 31.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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,

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