

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

VERNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT WESTERN MISSOURI COMBO FARM

This 80 +/- acre farm east of Nevada in central Vernon County is a hunter's dream. With a great mix of tillable fields, diverse hardwood stands, seclusion, water, and terrain, this farm is just what many recreational tract buyers are looking for. 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. Timber stands are dominated by oaks, but include 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 provide income from crop rent, but are also perfect for food plots, with room and a farm layout to create even more. Funnels and pinch points direct 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. Approximately 32 acres are tillable. These tillable fields are primarily Parsons, Barden, and Barco loams and silt loams. The entire farm consists of Class 2 and Class 3 soils, so 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 the north and south sides of the property, offering a prime opportunity for slipping into a stand undetected. 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.



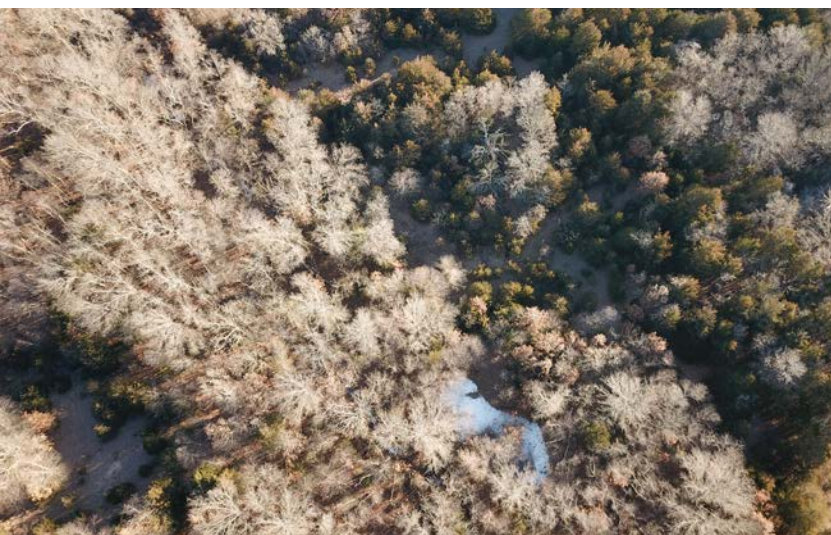
PROPERTY FEATURES

PRICE: **\$357,200** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **80**

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



80 +/- ACRES



SEVERAL EXISTING TRAILS



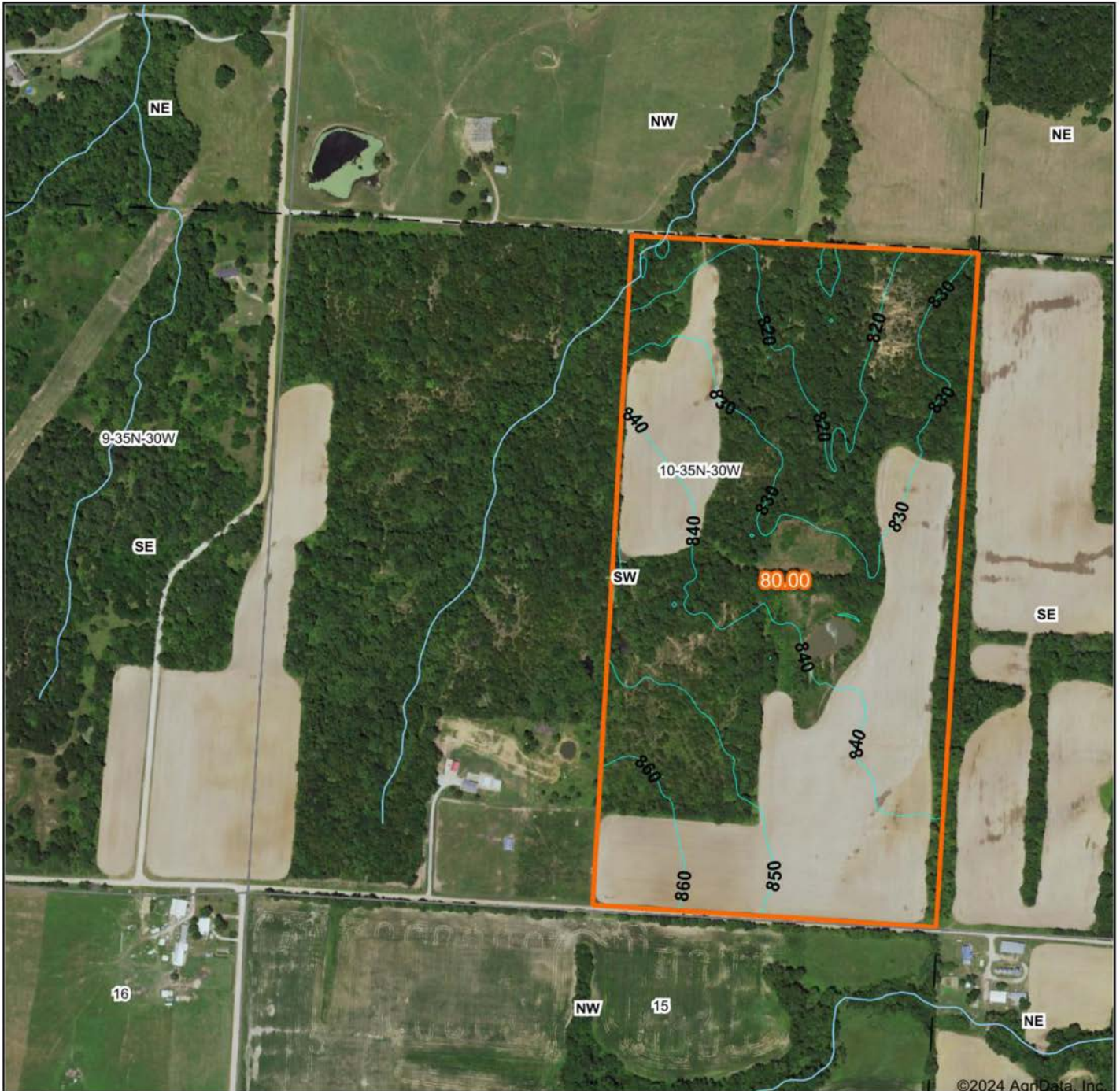
PERFECT MIX OF TIMBER AND OPEN LAND



ROW CROP INCOME



TOPOGRAPHY MAP

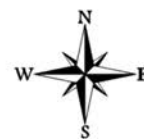


Boundary Center: 37° 49' 19.09, -94° 13' 44.48



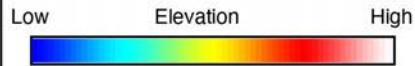
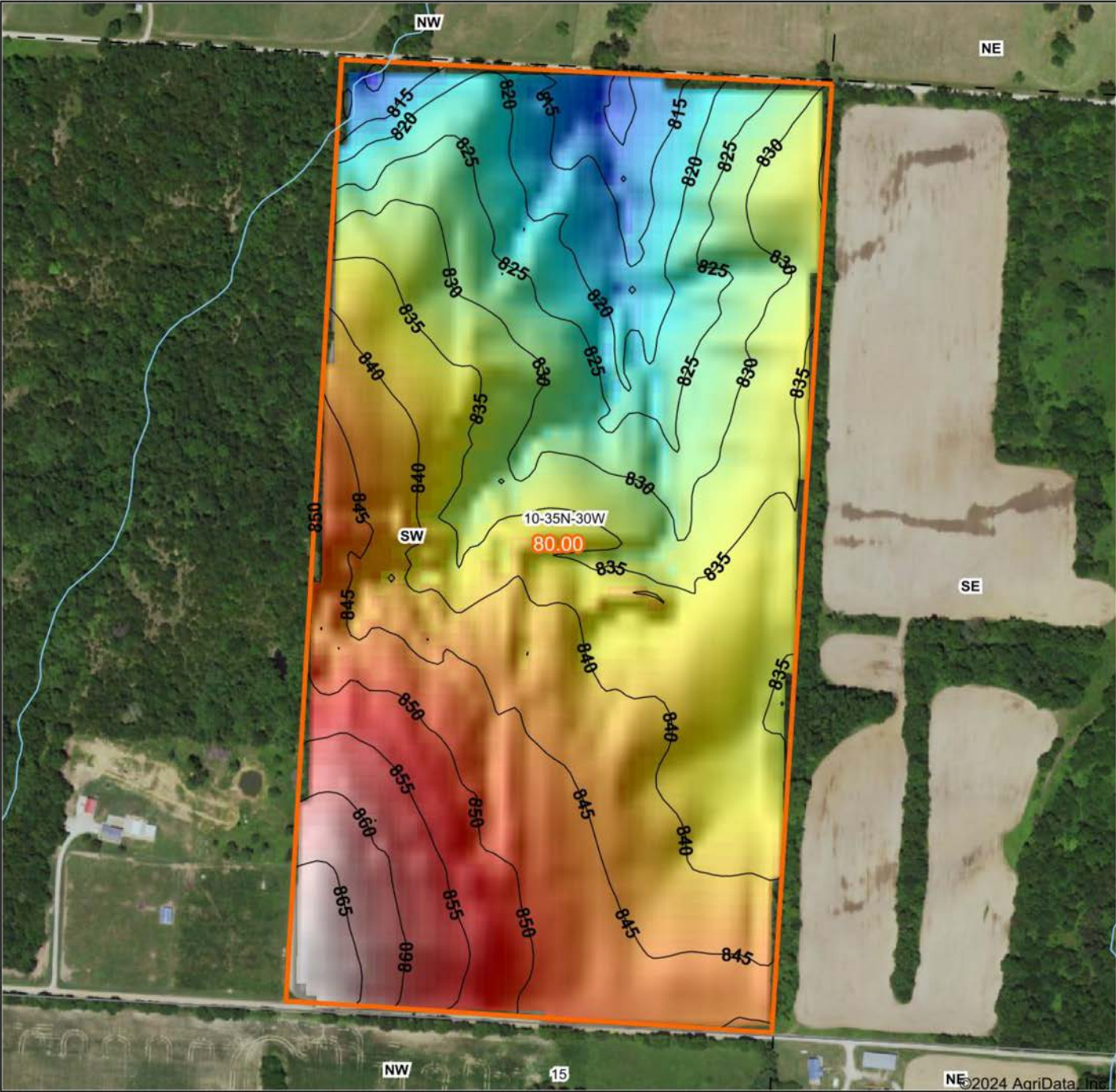
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10-35N-30W
Vernon County
Missouri

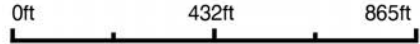


3/5/2024

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 804.8
 Max: 868.4
 Range: 63.6
 Average: 837.1
 Standard Deviation: 12.07 ft

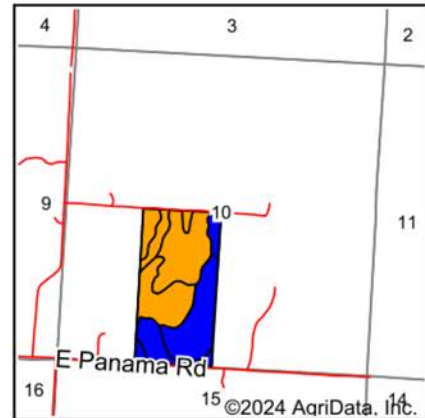
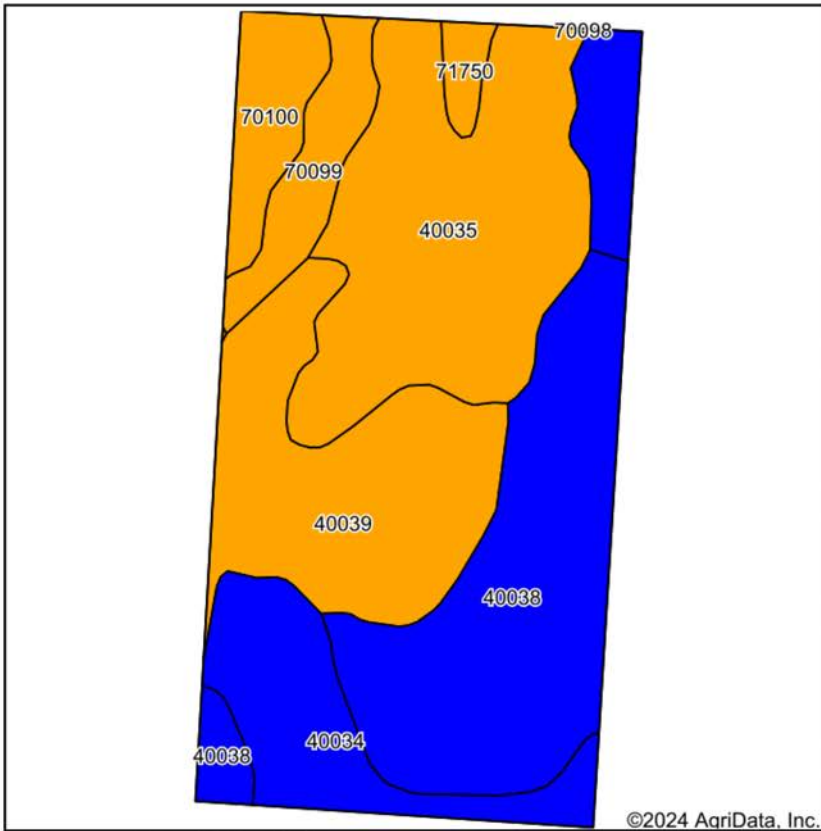


3/5/2024

10-35N-30W
Vernon County
Missouri

Boundary Center: 37° 49' 19.09, -94° 13' 44.48

SOIL MAP



State: **Missouri**
 County: **Vernon**
 Location: **10-35N-30W**
 Township: **Badger**
 Acres: **80**
 Date: **3/5/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

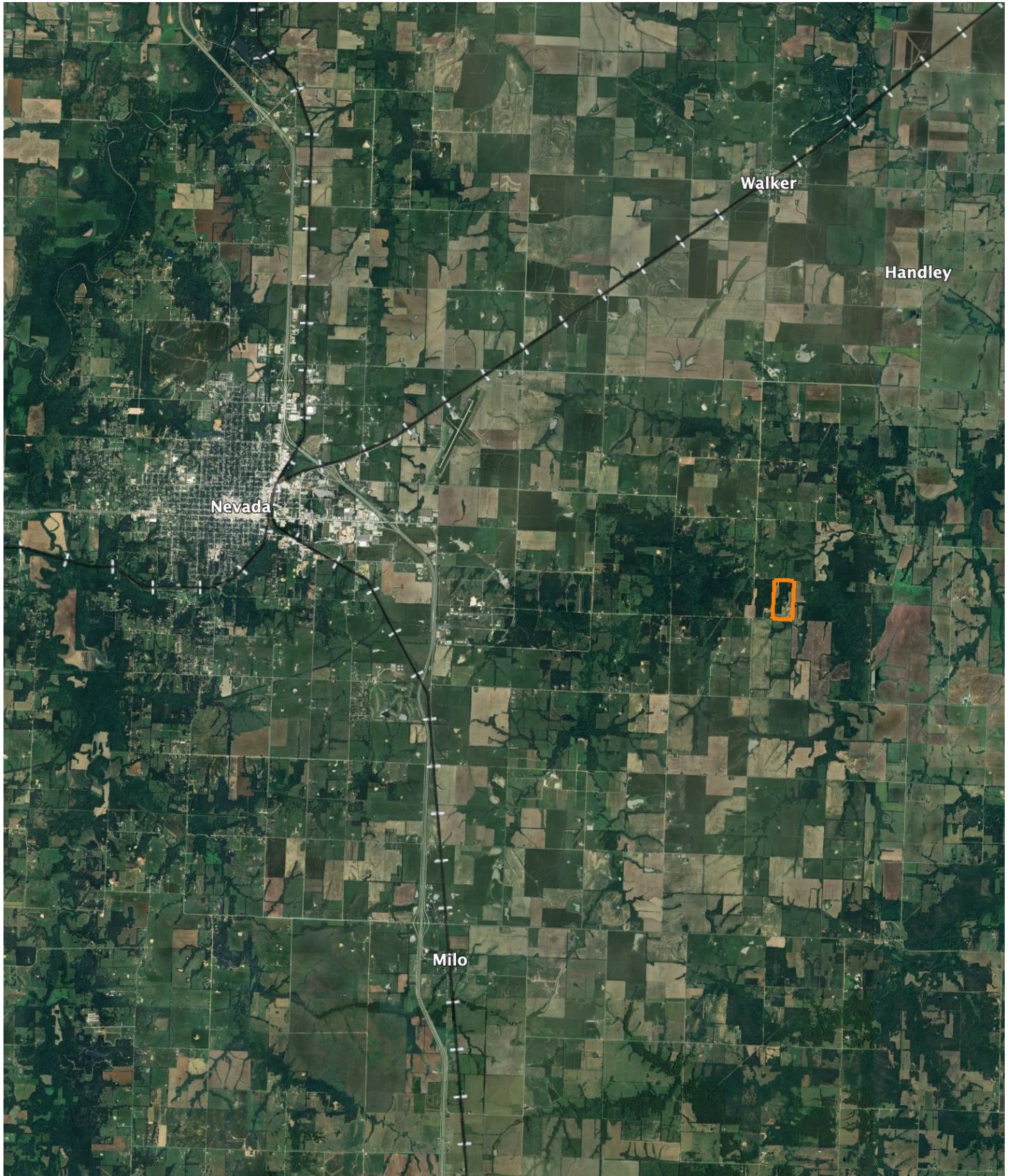
Area Symbol: MO217, Soil Area Version: 27

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	
40038	Barden silt loam, 1 to 5 percent slopes	21.64	27.0%		Ile				74	72	69	
40035	Barco loam, 2 to 5 percent slopes, eroded	21.14	26.4%		IIle				44	41	28	
40039	Barden silt loam, 1 to 5 percent slopes, eroded	16.07	20.1%		IIIle				69	68	59	
40034	Barco loam, 2 to 5 percent slopes	11.88	14.8%		Ile				60	56	49	
70099	Bolivar fine sandy loam, 2 to 5 percent slopes, eroded	4.15	5.2%		IIIle				45	44	26	
70100	Bolivar fine sandy loam, 5 to 9 percent slopes, eroded	4.02	5.0%		IIIle				53	53	35	
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	1.10	1.4%		IIIw	5		6	65	65	48	
Weighted Average					2.58	0.1		0.1	0.1	*n 60.3	*n 58.1	*n 49

*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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