

MIDWEST LAND GROUP PRESENTS

119.1 ACRES IN

VERNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCOME PRODUCING HUNTING RETREAT CLOSE TO TOWN

If you've been looking for an income-producing property that also offers great hunting, multiple build sites, and is in a fantastic location, then look no further! These 119.1 +/- acres feature approximately 90 +/- acres of tillable farm ground that currently pays an annual cash rent of \$12,450. The remaining balance of the property comprises timber and bedding areas for the local wildlife. Deer sign can be found everywhere, and several nice, mature bucks have been harvested here in recent

years. A wet-weather creek runs along the western property line. The location of this property also couldn't be better. Situated less than 5 miles southwest of the town of Nevada and less than a mile east of Highway 43, the property offers the ultimate peaceful retreat while offering the amenities of town within easy reach. If you've been searching for a property that checks a multitude of boxes, you won't want to miss this one!



PROPERTY FEATURES

PRICE: **\$708,645** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **119.1**

- 90 +/- tillable farm ground (\$12,450 annual cash rent)
- Deer, turkey, small game hunting
- Multiple build sites with utilities available
- Great location near Nevada and Highway 43
- 10 minutes from Nevada
- 90 minutes from Kansas City
- 55 minutes to Joplin
- Great access to Highway 43 and I-49



90 +/- TILLABLE FARM GROUND

These 119.1 +/- acres feature approximately 90 +/- acres of tillable farm ground that currently pays an annual cash rent of \$12,450.



HUNTING OPPORTUNITIES



MULTIPLE BUILD SITES



GREAT LOCATION

Situated less than 5 miles southwest of the town of Nevada and less than a mile east of Highway 43, the property offers the ultimate peaceful retreat while offering the amenities of town within easy reach.



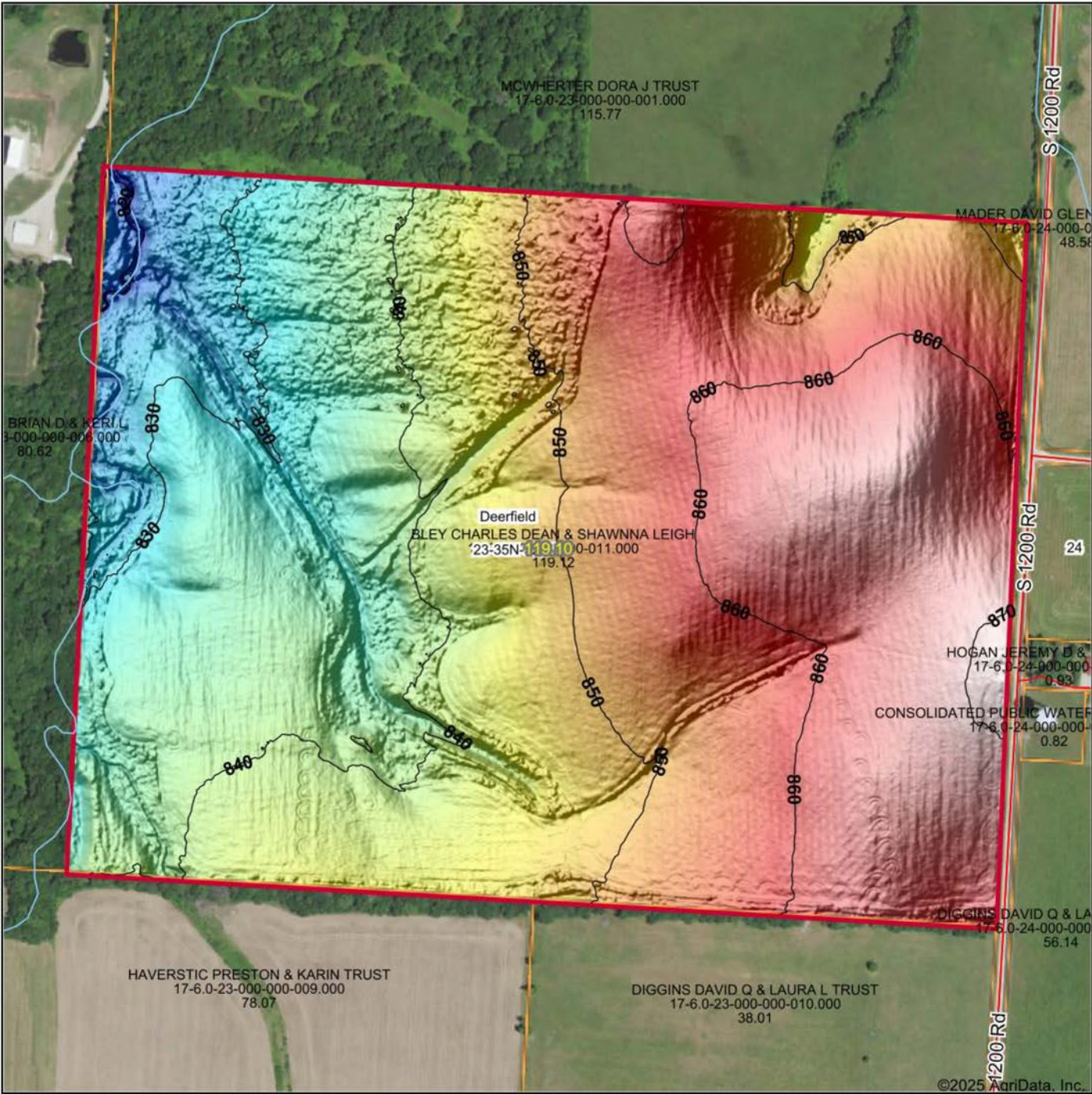
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem

Interval(ft): 10

Min: 817.2

Max: 872.7

Range: 55.5

Average: 848.1

Standard Deviation: 12.27 ft

0ft 437ft 874ft

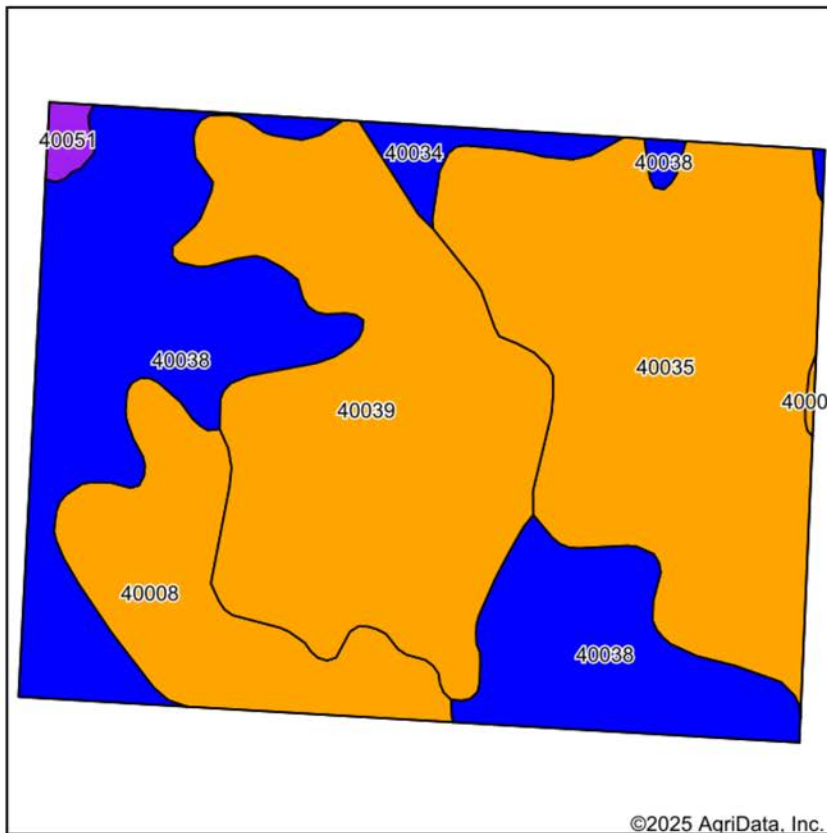
1/9/2025

23-35N-32W
Vernon County
Missouri

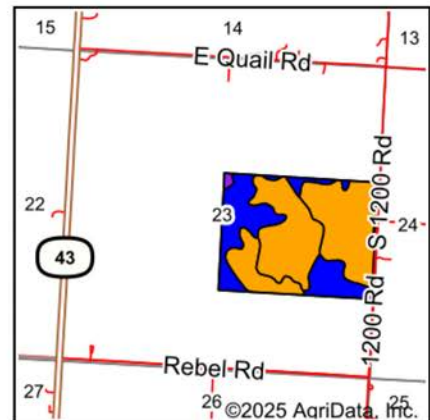
Boundary Center: 37° 48' 4.96, -94° 25' 33.4

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Vernon**
 Location: **23-35N-32W**
 Township: **Deerfield**
 Acres: **119.1**
 Date: **1/9/2025**



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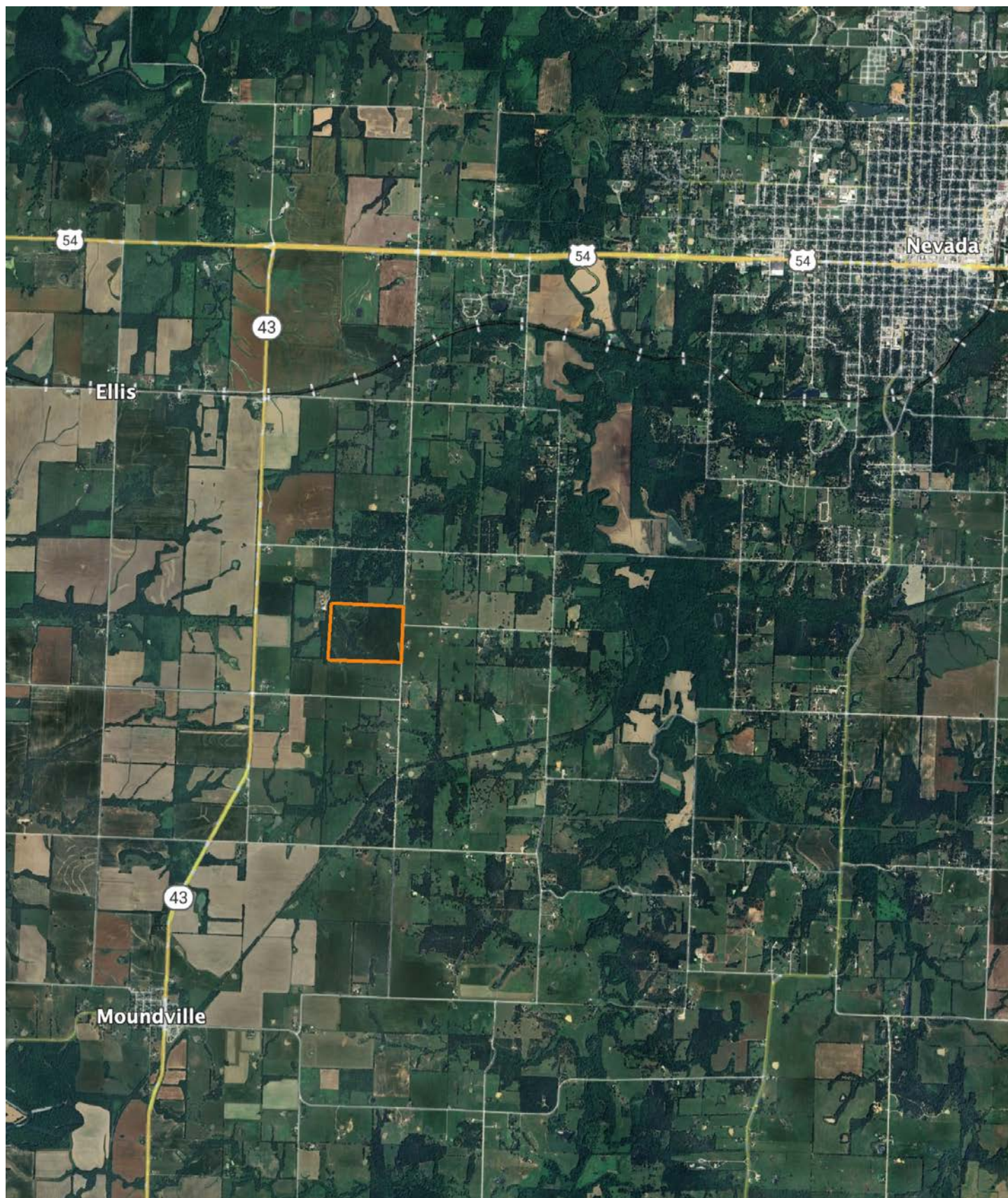
Area Symbol: MO217, Soil Area Version: 28

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	*n NCCPI Cotton
40035	Barco loam, 2 to 5 percent slopes, eroded	36.31	30.4%		2.1ft. (Paralithic bedrock)	Ille	0	44	41	38	28	44
40039	Barden silt loam, 1 to 5 percent slopes, eroded	33.43	28.1%		> 6.5ft.	Ille	0	69	68	61	59	68
40038	Barden silt loam, 1 to 5 percent slopes	32.89	27.6%		> 6.5ft.	Ile	0	74	72	68	69	73
40008	Parsons silt loam, 0 to 1 percent slopes	13.58	11.4%		1.1ft. (Abrupt textural change)	Illw	3761	83	82	66	69	62
40034	Barco loam, 2 to 5 percent slopes	2.10	1.8%		2.8ft. (Paralithic bedrock)	Ile	0	60	56	56	49	58
40051	Coweta loam, 5 to 14 percent slopes	0.79	0.7%		1ft. (Paralithic bedrock)	Vis	0	37	37	31	24	25
Weighted Average						2.73	428.8	*n 64	*n 62.1	*n 56.2	*n 53	*n 60.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



KYLE WILKINSON, LAND AGENT

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