

MIDWEST LAND GROUP PRESENTS



72.8 ACRES
VERNON COUNTY, MO

HIGHWAY N, SHELDON, MISSOURI, 64784



MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE FARM WITH HIGHWAY ACCESS

This 72.8 +/- acre parcel located just west of Sheldon is ready for your agricultural needs, business venture, or a new home. The parcel couldn't be better located, with blacktop frontage on two sides and easy access to Interstate 49. While this tract is currently used for hay production, it could also make some great pasture or row crop ground. It has good production capacity, with 100% of the farm in Class 2 or Class 3 soil types (about 90% of the farm is Class 2 soils). Two small ponds offer water for livestock and wildlife. Approximately 92% of the land is open and highly usable, but it has enough timber along the creeks and draws to provide a place

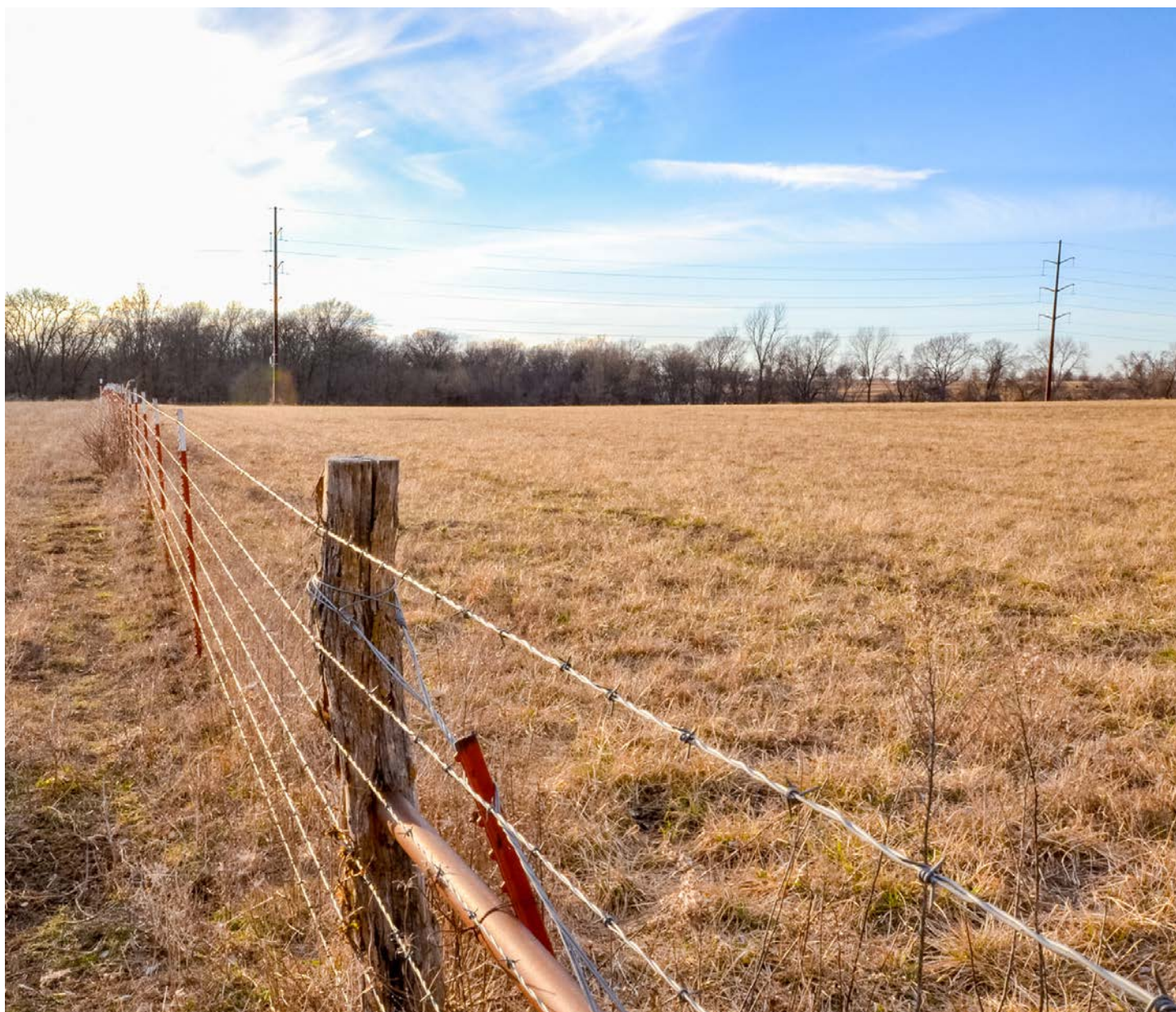
to hang a stand to watch for whitetails in the fall. The parcel is currently partially fenced, and a couple of grass waterways are in place to handle runoff for producers interested in returning it to row crop production. An old homesite on the north end of the property has rural water and electric service in place, as well as a few concrete foundations. Sheldon is just ½ mile to the east, Lamar is 13 miles south, and Nevada is 13 miles north. To learn more about this remarkable acreage or to schedule a showing, call Land Agent Scott Sudkamp at (417) 321-5427 today.



PROPERTY FEATURES

PRICE: **\$401,500** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **72.8**

- 72.8 +/- acres
- 100% of the tract is Class 2 or Class 3 soils (Barden, Barco, Parsons)
- Parcel lays well, with several home site options
- Great location for an RV park or other highway-based business
- State Highway N access
- Convenient access to Interstate 49
- Electric service at the road
- Rural water available
- Two small ponds
- No restrictions
- 0.5 miles to Sheldon
- 13 miles to Nevada
- 50 miles to Joplin
- Sheldon schools



PRODUCTIVE LAND

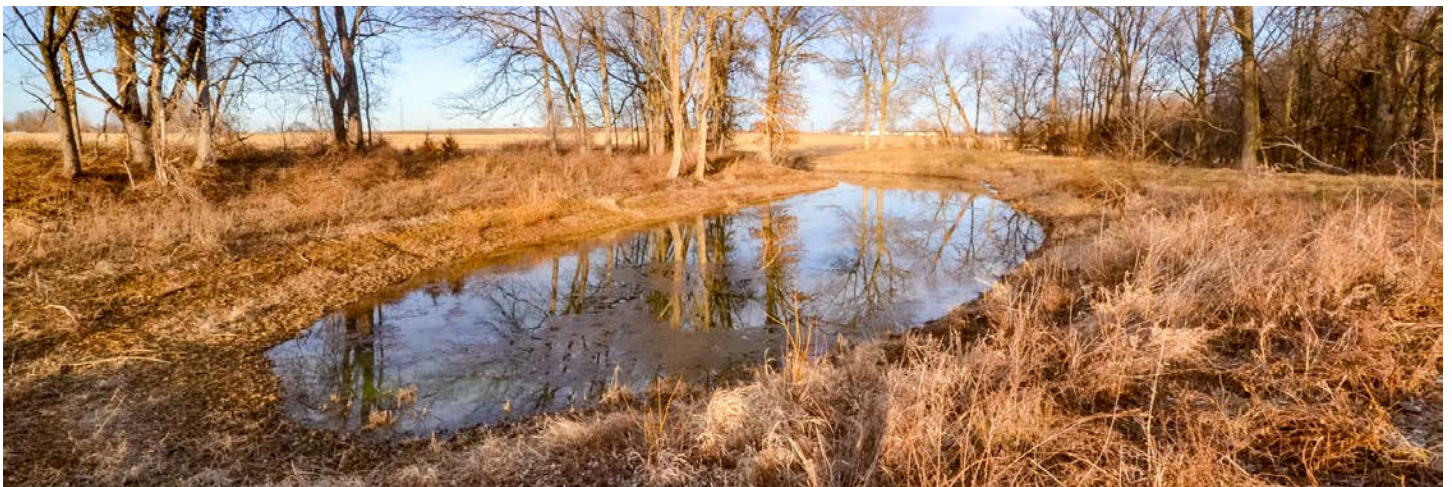
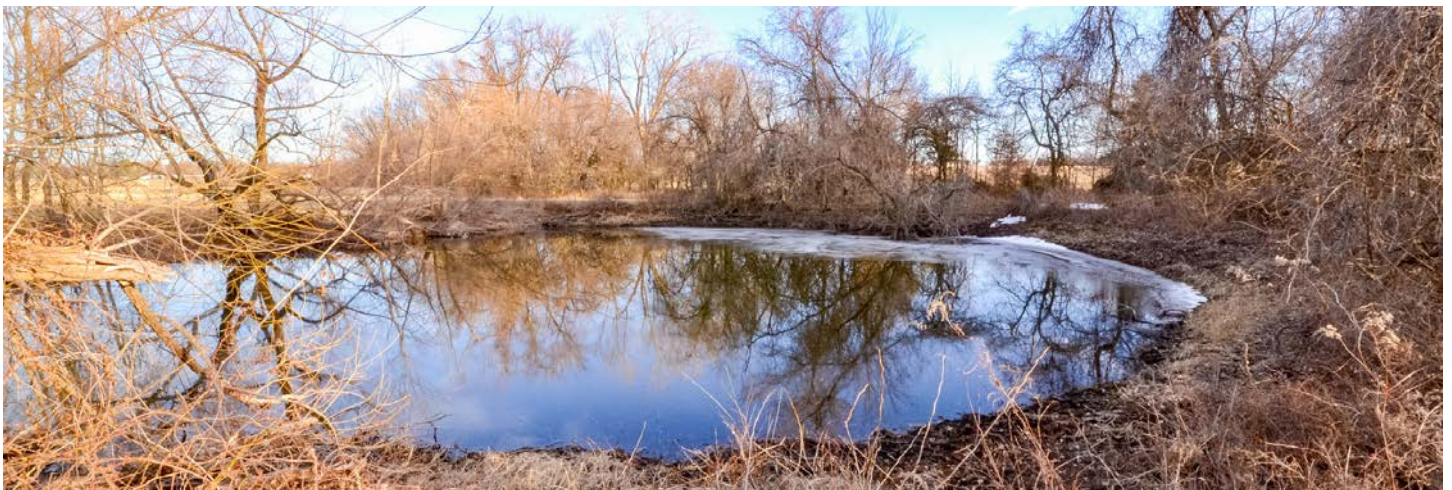
While this tract is currently used for hay production, it could also make some great pasture or row crop ground. It has good production capacity, with 100% of the farm in Class 2 or Class 3 soil types (about 90% of the farm is Class 2 soils).



WATER AND ELECTRIC IN PLACE

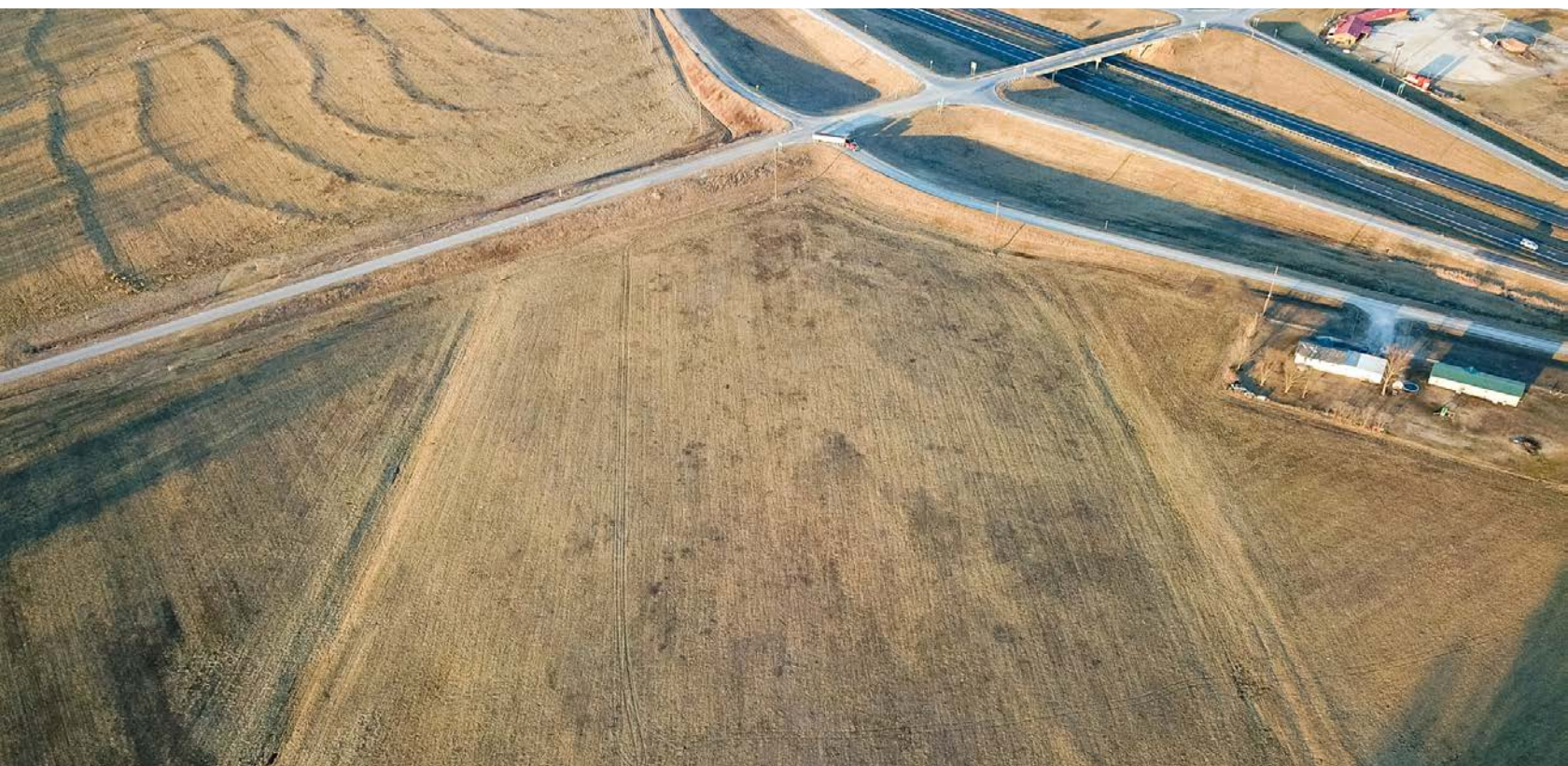
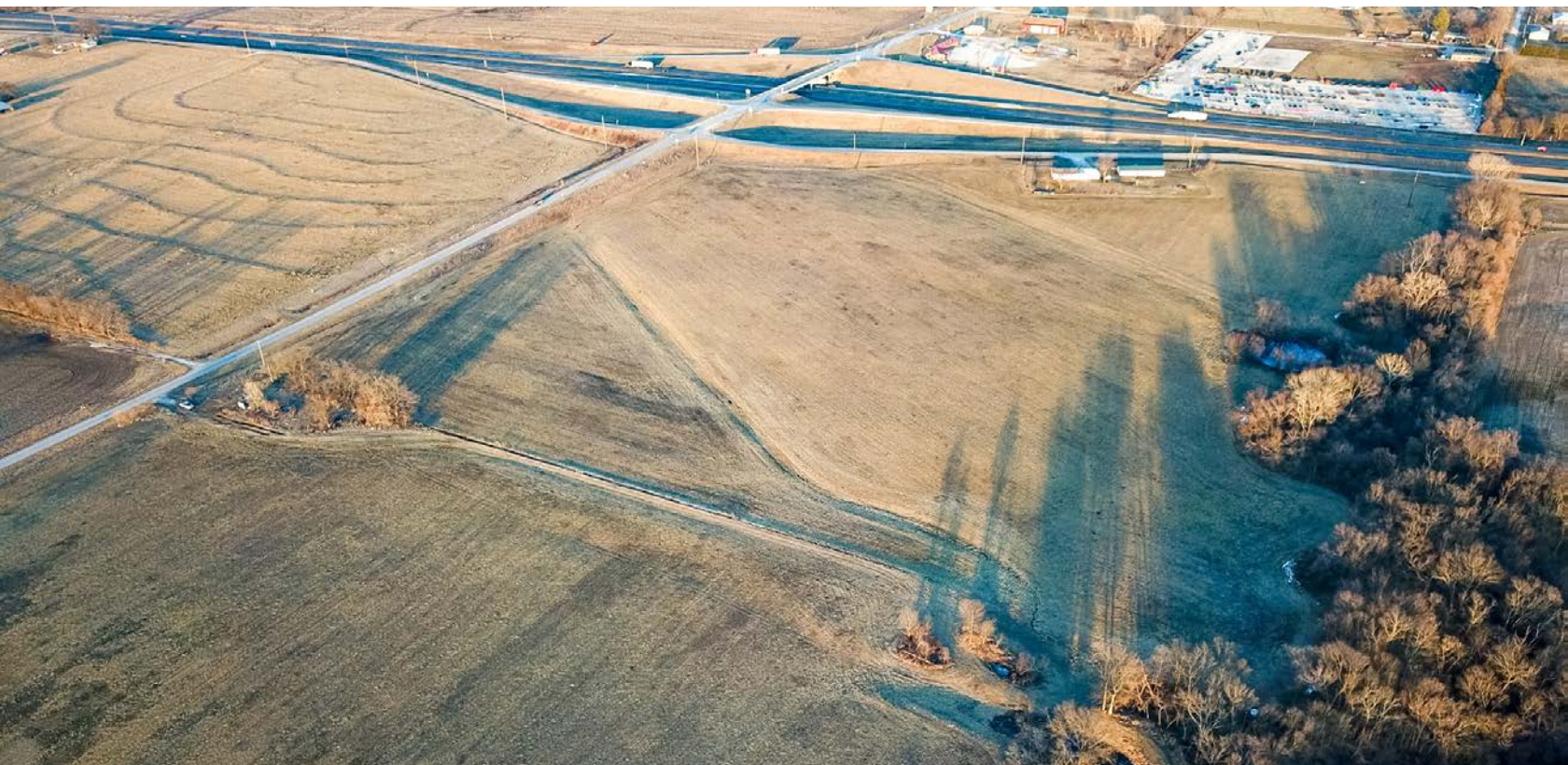


TWO SMALL PONDS



CONVENIENT ACCESS

The parcel couldn't be better located, with blacktop frontage on two sides and easy access to Interstate 49.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 39' 36.86, -94° 18' 52.14



Maps Provided By:



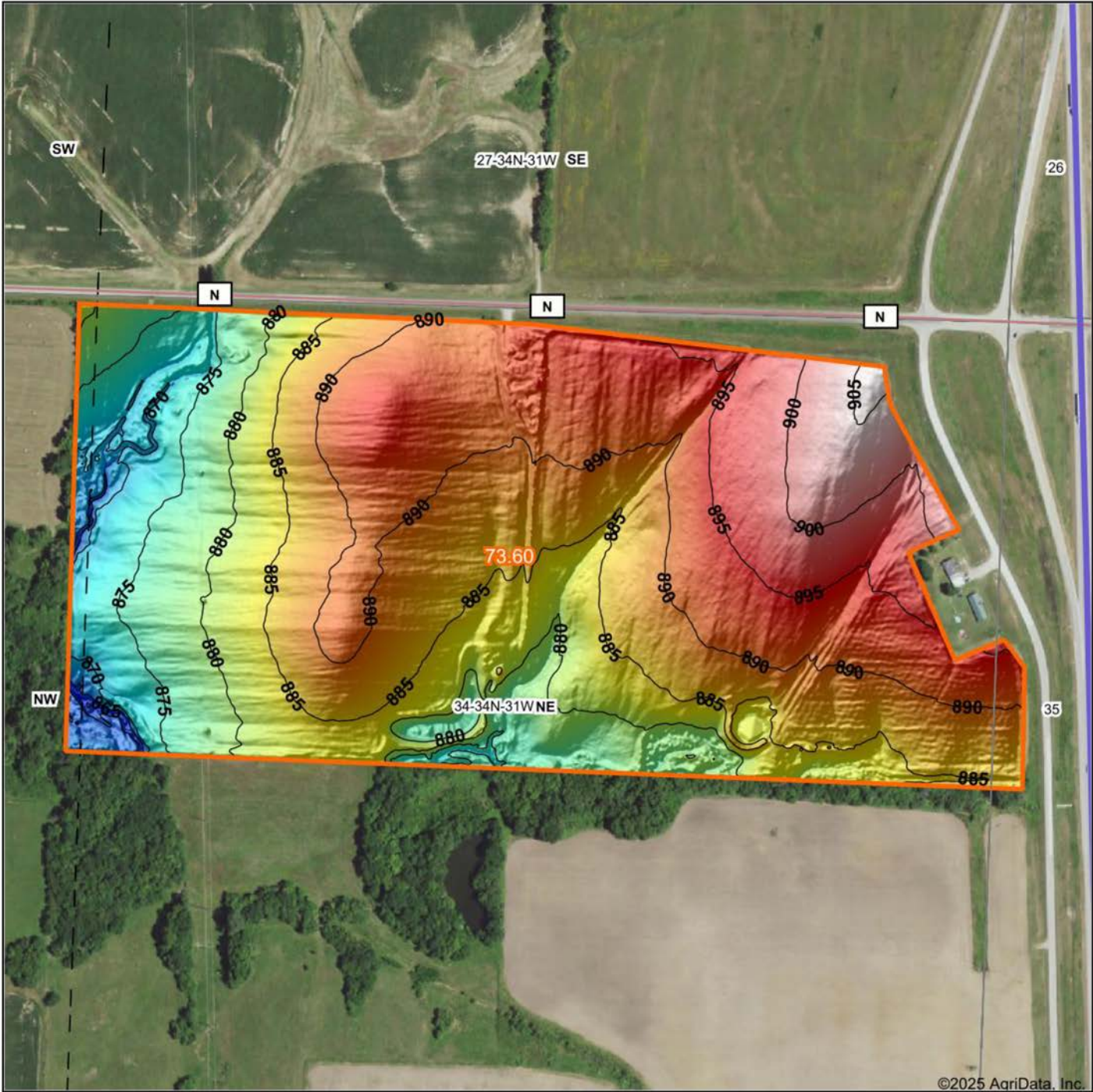
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34-34N-31W
Vernon County
Missouri



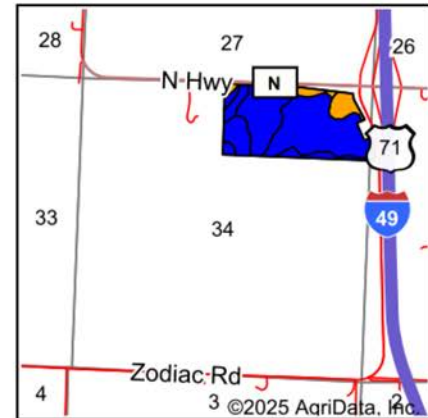
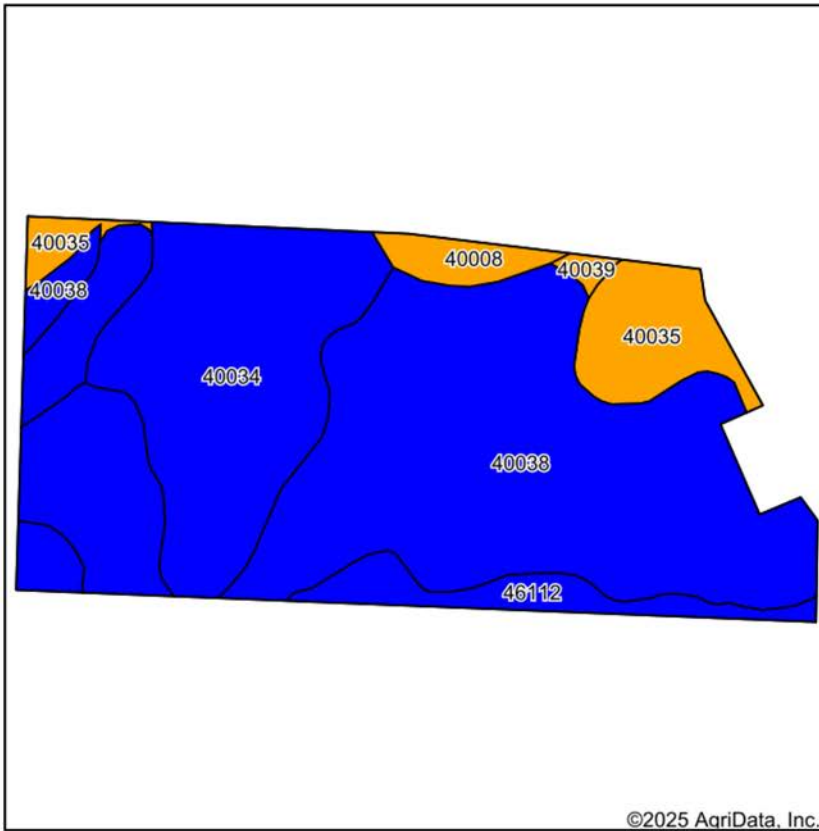
2/11/2025

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem Interval(ft): 5 Min: 861.4 Max: 905.9 Range: 44.5 Average: 886.3 Standard Deviation: 8.14 ft</p>	<p>0ft 448ft 896ft</p>
<p>Maps Provided By:</p> <p>surety <small>CUSTOMIZED ONLINE MAPPING</small> © AgriData, Inc. 2023 www.AgriDataInc.com</p>	<p>2/11/2025</p> <p>Boundary Center: 37° 39' 36.86, -94° 18' 52.14</p>	<p>34-34N-31W Vernon County Missouri</p>

SOILS MAP



State: **Missouri**
 County: **Vernon**
 Location: **34-34N-31W**
 Township: **Drywood**
 Acres: **73.6**
 Date: **2/11/2025**



Maps Provided By:
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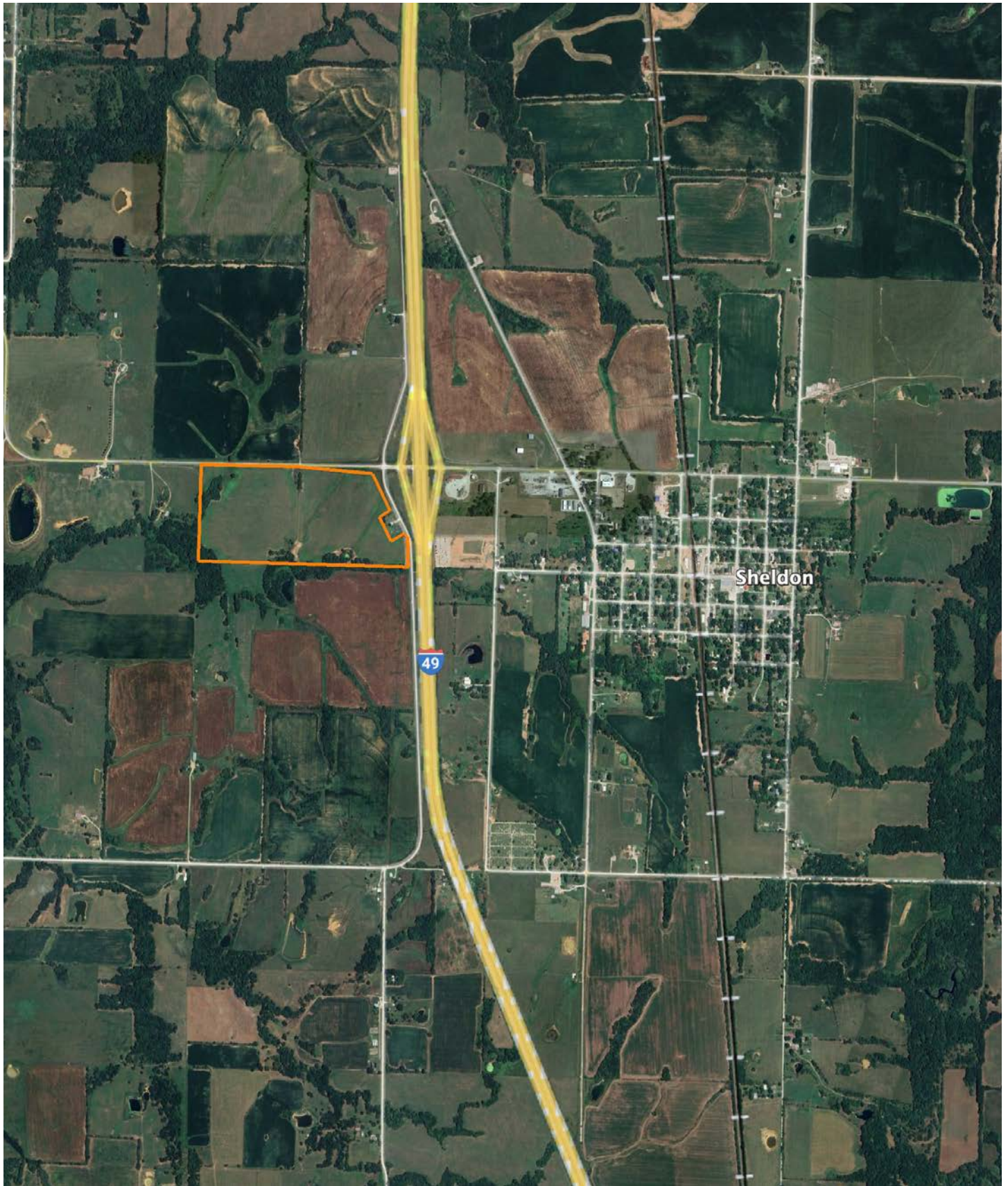
Soils data provided by USDA and NRCS.

Area Symbol: MO217, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40038	Barden silt loam, 1 to 5 percent slopes	40.56	55.2%		Ile	74	72	68	69
40034	Barco loam, 2 to 5 percent slopes	17.77	24.1%		Ile	60	56	56	49
46112	Hepler-Radley complex, 1 to 3 percent slopes, occasionally flooded	7.42	10.1%		Ilw	81	81	63	73
40035	Barco loam, 2 to 5 percent slopes, eroded	5.75	7.8%		Ille	44	41	38	28
40008	Parsons silt loam, 0 to 1 percent slopes	1.72	2.3%		Illw	83	82	66	69
40039	Barden silt loam, 1 to 5 percent slopes, eroded	0.38	0.5%		Ille	69	68	61	59
Weighted Average					2.11	*n 69.2	*n 66.8	*n 62.2	*n 61.3

*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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