

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

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# VERNON COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER WHITETAIL BED AND BREAKFAST WITH MULTIPLE HOMESITES

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This beautiful 78 +/- acres sits on the eastern edge of over 8,000 acres of prime crop ground and grass pastures making it a hunter, homesteader or homebuilders dream.

The southwest corner, nestled in by a perimeter of cedar and oak trees, lies a lush 16 +/- acre hay field. This is the perfect spot for a south-facing home with big windows and a large deck to enjoy the view and watch wildlife cross between bed and breakfast. This field boasts a mix of native grass and fescue providing both cool and warm season forage along with providing habitat for bobwhite quail and eastern wild turkey. The owner bales it yearly with an average yield of 1.5 tons (2 bales) per acre. If you're looking to homestead and grow your own food this pasture will provide the needed forage for cows to turn sunshine into butter and briskets.

The wooded edges around the pasture provide over 900 yards of transitional zones perfect for a deer blind. Sitting in that blind on a November morning is sure to provide plenty of action and could even fill your freezer with a well-placed shot. A small shallow pond is tucked into the timber just east of the grass field providing a safe watering hole for deer and a sure spot to chase that drop tine buck in the woods during archery season. Moving north into the 62 +/- acres of timber is easy due to the many trails cleared for ATVs and side-by-sides. A great place for the family to hike, ride dirt bikes, or

quads through the trees, giving mom and dad a break from all that young energy. A pipeline easement cuts a 50'x700' long clearing through the timber providing the perfect spot to catch that elusive buck heading back to bed after a night of chasing does in the neighboring crop fields.

Moving north into the timber you realize how much personality this land has. The mostly flat hay field is contrasted by steeper slopes and a babbling rock-bottom wet-weather creek. If a peaceful cabin in the woods is your dream, it easily becomes a reality here. Hickory nuts, mature oak, and sycamores provide shade from the sun and an abundant food source for wildlife. Homesteaders wanting to grow forested pork will have no shortage of bacon and pork chops by just adding pigs to the equation. The multiple small pools in the creek and a second shallow pond on the east side guarantee an ample supply of deer stand sites just waiting for you to fill your tags.

Less than 1 mile from blacktop, 20 minutes east of Interstate 49, and only 8 miles south of Highway 54 this property holds the perfect homesite or hunting spot just an arms reach from civilization. With rural water, electricity and fiber internet on two sides you can unwind while staying connected to modern conveniences.



# PROPERTY FEATURES

PRICE: **\$392,749** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **78**

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- 16 +/- acres pasture
- 62 +/- acres timber
- 2 ponds
- Quiet and secluded
- Several build sites
- Rock bottom wet weather creek
- Multiple timber draws and ditches
- Hickory nut and oak trees
- Established trails cut through the timber
- 50'x700' shooting lane
- Pasture yields 30+ bales per year
- Rural water at the road
- Electricity at the road
- Fiber internet at the road
- County roads on two sides
- Less than 1 mile from blacktop
- 20 minutes from Nevada
- 1.5 hour drive from Kansas City





# 62 +/- ACRES OF TIMBER

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Moving north into the 62 +/- acres of timber is easy due to the many trails cleared for ATVs and side-by-sides. A great place for the family to hike, ride dirt bikes, or quads through the trees, giving mom and dad a break from all that young energy.





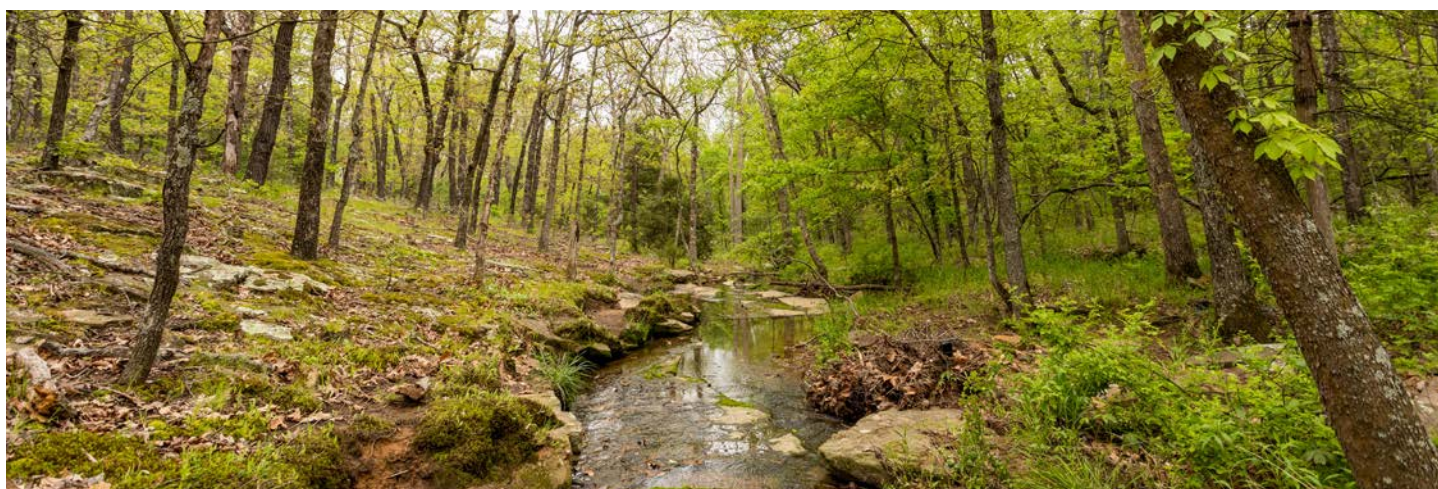
## ESTABLISHED TRAILS

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## WET-WEATHER CREEK

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# 16 +/- ACRES OF PASTURE

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This field boasts a mix of native grass and fescue providing both cool and warm season forage along with providing habitat for bobwhite quail and eastern wild turkey. The owner bales it yearly with an average yield of 1.5 tons (2 bales) per acre.





# HUNTING OPPORTUNITIES

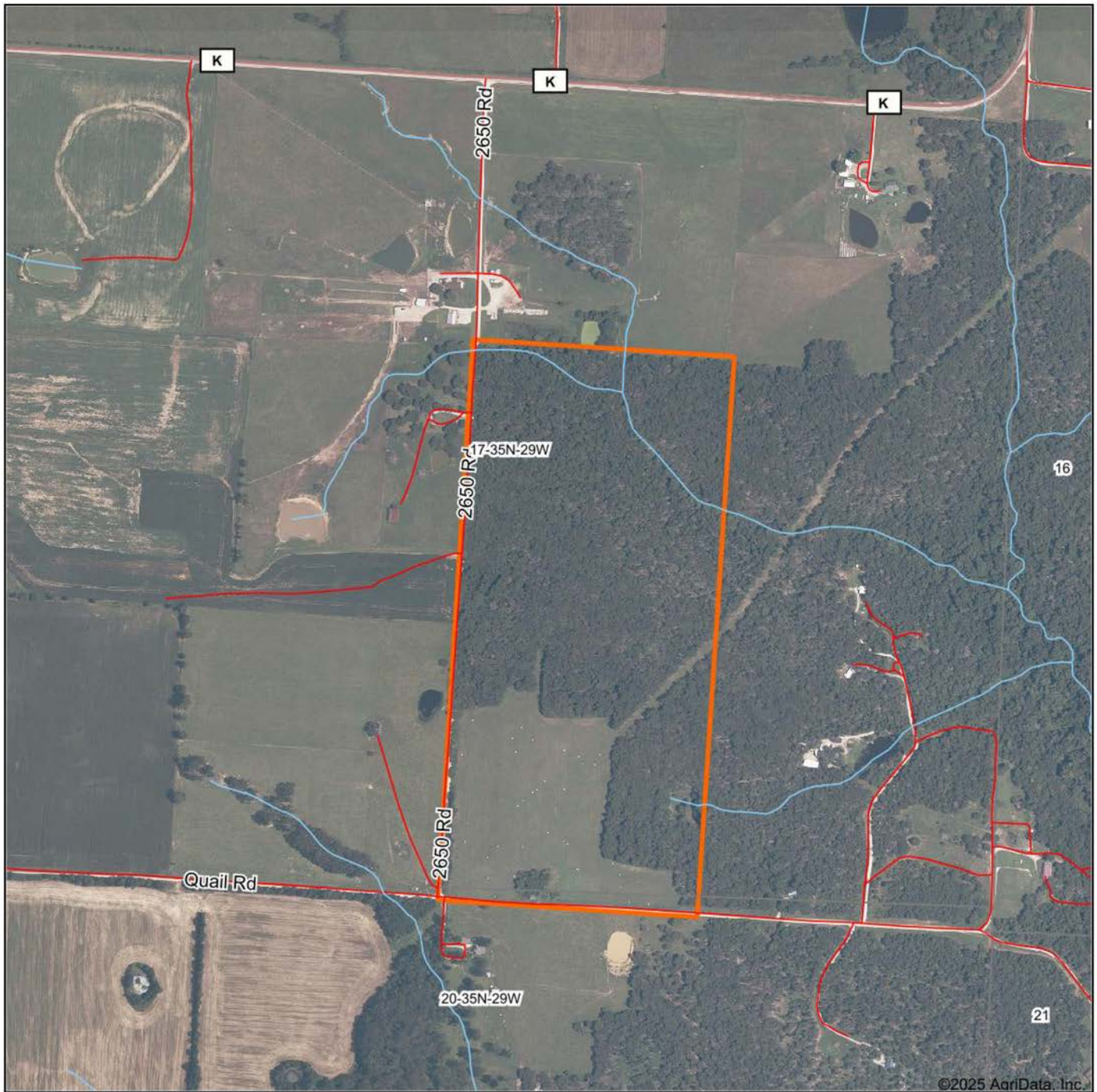
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The wooded edges around the pasture provide over 900 yards of transitional zones perfect for a deer blind. The multiple small pools in the creek and a second shallow pond on the east side guarantee an ample supply of deer stand sites just waiting for you to fill your tags.





# AERIAL MAP



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Boundary Center: 37° 48' 18.09, -94° 9' 6.32

0ft 750ft 1499ft



Maps Provided By:



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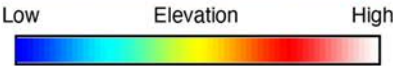
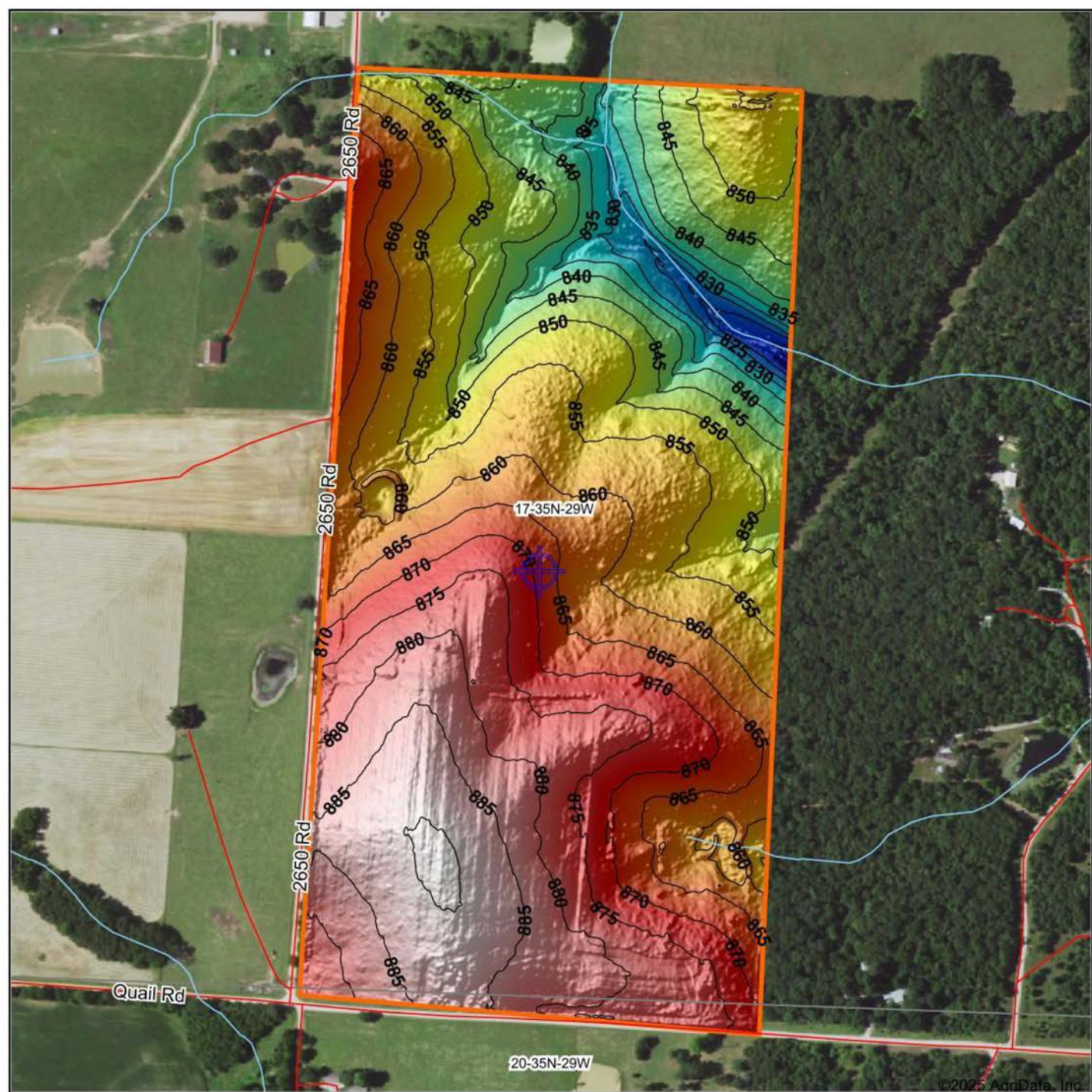
**17-35N-29W**  
**Vernon County**  
**Missouri**



4/22/2025



# HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5

Min: 813.0

Max: 890.9

Range: 77.9

Average: 862.5

Standard Deviation: 16.04 ft



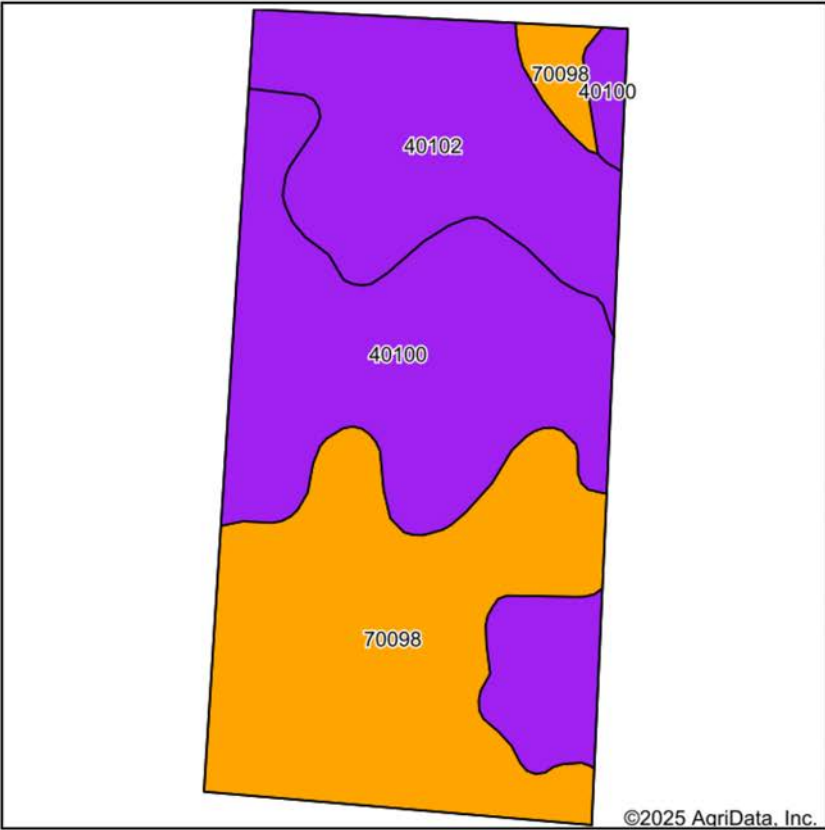
4/17/2025

**17-35N-29W**  
**Vernon County**  
**Missouri**

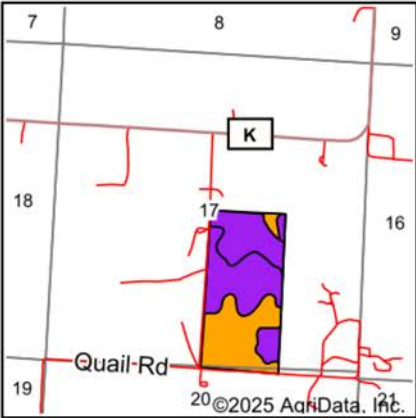
Boundary Center: 37° 48' 17.98, -94° 9' 6.05



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Vernon**  
Location: **17-35N-29W**  
Township: **Virgil**  
Acres: **78.45**  
Date: **4/17/2025**



Maps Provided By:



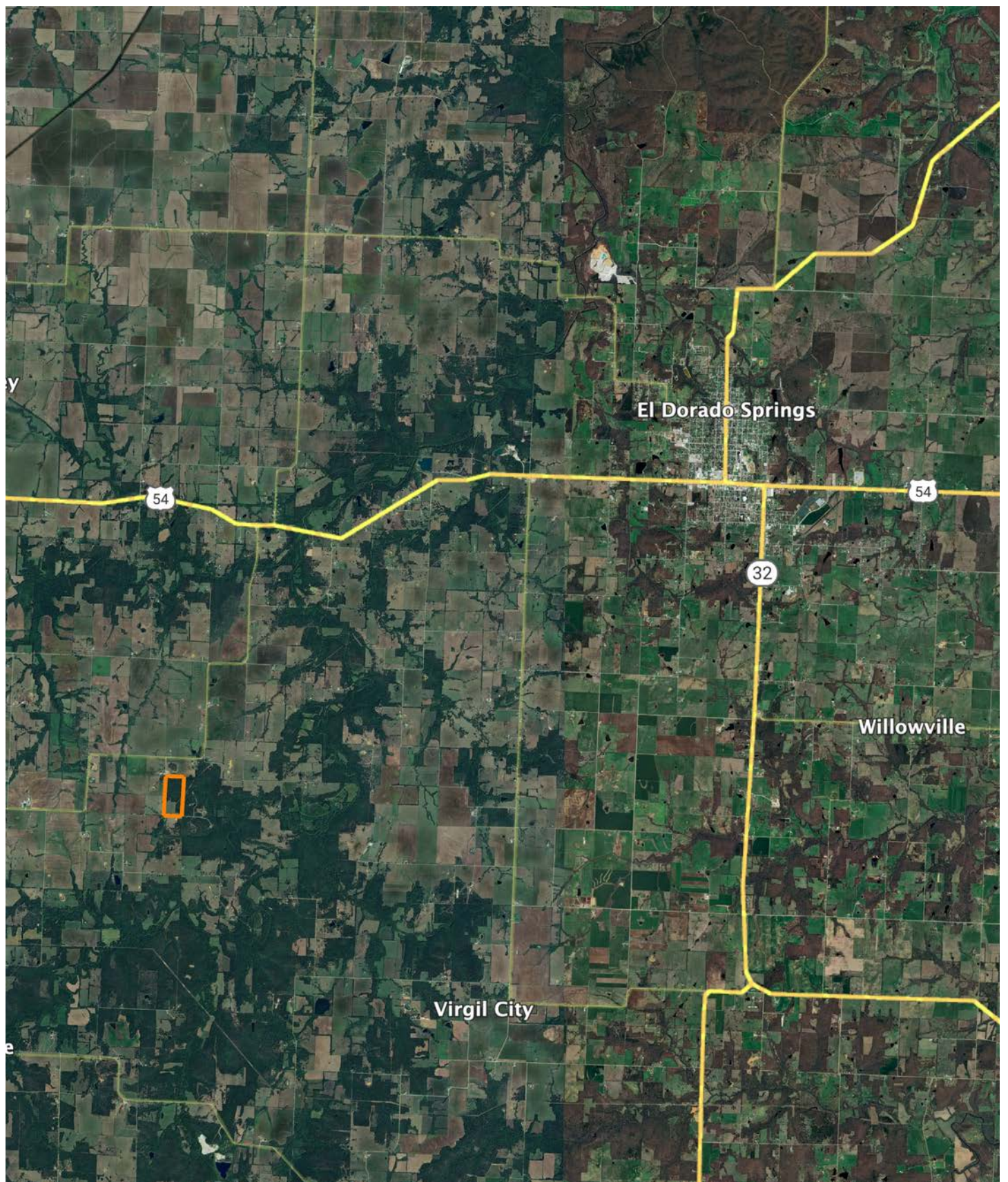
Area Symbol: MO217, Soil Area Version: 28										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
40100	Hector fine sandy loam, 5 to 14 percent slopes	30.70	39.1%		Vls	30	29	28	17	
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	29.49	37.6%		Ille	58	58	51	43	
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	18.26	23.3%		Vlls	27	26	26	15	
Weighted Average					5.11	*n 39.8	*n 39.2	*n 36.2	*n 26.3	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Raised on a farm in Texas, Andy Unruh developed a passion for land from an early age. From working the soil alongside his family to chasing whitetails and Rio Grande turkeys in the Texas Panhandle, he learned firsthand the value of rural property, wildlife habitat, and sustainable land management. That passion has only grown, now driving him to help others find their perfect piece of land.

His journey into land sales began with a personal investment—buying, living on, and later selling his own piece of land through Midwest Land Group. That experience opened his eyes to the security land offers, its ability to provide food and income, and the joy of waking up to wildlife right outside his door. Now, as a land agent, he is committed to helping buyers and sellers navigate every step of the process with the same level of care and expertise that made his own land transactions so rewarding.

With over a decade of experience owning and operating a regionally recognized coffee company, Andy understands sales, marketing, and, most importantly, the value of relationships. Whether working with small business owners or national brands, he knows that success comes from putting clients first—an approach he carries into real estate. His expertise in farming, hunting leases, habitat management, and regenerative agriculture gives him a unique ability to help buyers find the right land for their needs, whether for recreation, hunting, or investment. He would be honored to help you find your dream property or get top value for the land you're selling.



**ANDY UNRUH**

LAND AGENT

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## MidwestLandGroup.com

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