

MIDWEST LAND GROUP PRESENTS

96 ACRES IN

VERNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PREMIER 96 ACRE CLEAR CREEK HUNTING RETREAT OR HOMESTEAD IN VERNON COUNTY

Quietly tucked away at the end of a county road is this 96 +/- acre hunter or homesteader's dream come true. As you turn into the property, you are greeted by a beautiful 10 acres of fenced clearings with native grass and small trees providing the perfect spot for a small herd of livestock or horses. A sizable 2-story barndominium is nestled against mature oaks and boasts nearly 4,000 square feet of living space, making it the ideal hunting lodge or home for the family looking for a quiet life away from the big city. With plenty of room for gardens and even a greenhouse or two, you could be self-sustainable in no time. Several outbuildings provide cover for lawnmowers, tractors, and even a couple of dozen chickens if you desire.

Inside the home, you are greeted with wood floors, oak cabinets, and a Harman pellet stove, all together making the large living space feel cozy and warm. The open kitchen is equipped with quartz countertops, an electric range, two ovens, a fridge/freezer, along with an extra-large freezer in the utility room. The enclosed sunroom and large open deck are the perfect spot for morning coffee as you listen to the bobwhite quail singing their song and reminding you of the peace and serenity this place provides. Across from the kitchen is the first room with a half bath just across the hallway. At the end of the hall, you are greeted with two bedrooms with large walk-in closets and a shared full bath. Up the stairs, the second floor consists of 2 rooms, a large closet, and an oversized full bath, making this a great place for kids, guests, or even a game room. Double doors lead to a

deck with stunning views of the open fields and the best opportunity to catch that perfect sunset after a long day.

Leaving the house, you head down a winding trail among the towering oak trees and the ferns carpeting the forest floor, and you begin to feel transported back in time. The abundance of deer, turkey, and other wildlife is proof that the ecosystem here is just as it was hundreds of years ago, providing a necessary sanctuary from the open fields to the west. As the slopes turn into flat ground, you start passing through large clear cuts that are begging for your hunting blind, which would give you a front row seat to that Clear Creek buck chasing a doe in the fall. Placing a couple of food plots in these cuts would be the ideal backdrop to call in that long-bearded gobbler in the spring. With some extra dirt work, you could flood these flats for some incredible duck hunting as well. On the far east end, Clear Creek winds elegantly through the mature oaks, walnuts, and sycamores. The banks are dotted with wild paw paw orchards, creating a quiet refuge among the babbling creek, along with a delicious treat in the fall. The multiple wet-weather creeks and draws leading down the hill to the creek provide a natural funnel for deer who have been out all night feeding on over 8,000 acres of pasture and crop ground nearby. A trail system throughout the 96 +/- acre property helps navigate the changing terrain and provides access to areas that would normally be inaccessible. You rarely see ground under 100 acres that provides this much diverse habitat and hunting opportunity in one spot.

PROPERTY FEATURES

PRICE: **\$725,000** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **96**

- Quiet and secluded
- 3,920 sq. ft., 2-story, 5 bedroom, & 2.5 bath barndominium
- Trail system
- Deer, turkey, and quail
- Fencing on 10 acres
- Multiple weather creeks
- Over 400 yards of Clear Creek running through the property
- Several small ponds
- Multiple timber draws and ditches
- Mature marketable walnut, red & white oak timber
- Chicken coop
- Garden shed for mowers and a small tractor
- Rural water
- Electricity
- Fiber internet at road
- Mineral & water rights
- 15 acres of clear cuts
- County road access
- Less than 2 miles from blacktop
- 20 minutes from Nevada
- 1.5 hour drive from Kansas City



5 BEDROOM, 2.5 BATH BARNDOMINIUM

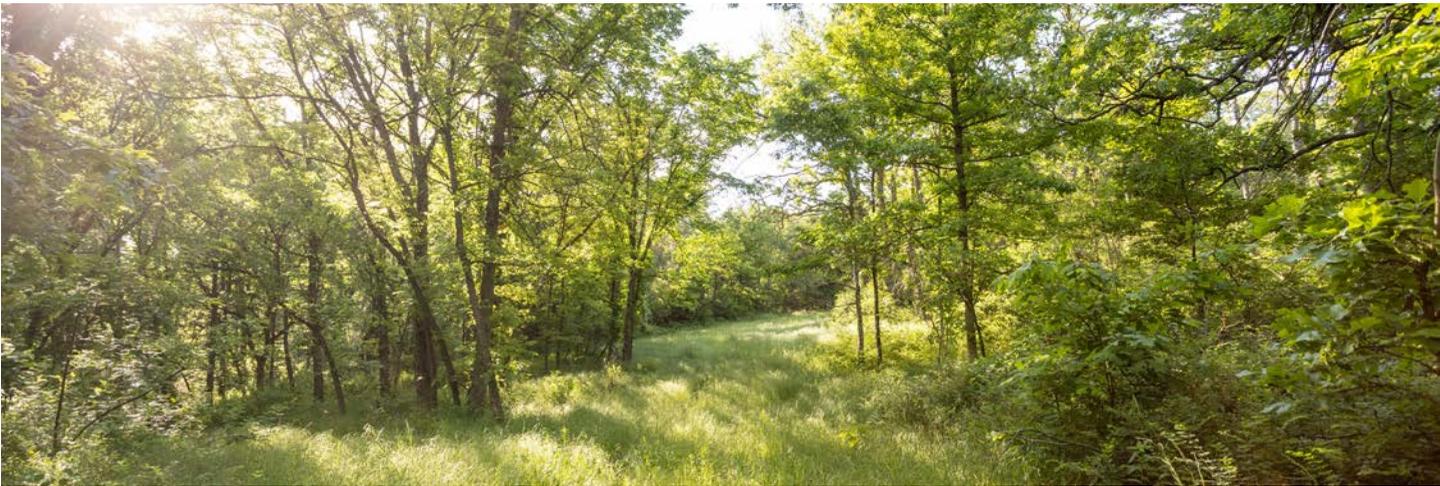
A sizable 2-story barndominium is nestled against mature oaks and boasts nearly 4,000 square feet of living space, making it the ideal hunting lodge or home for the family looking for a quiet life away from the big city.



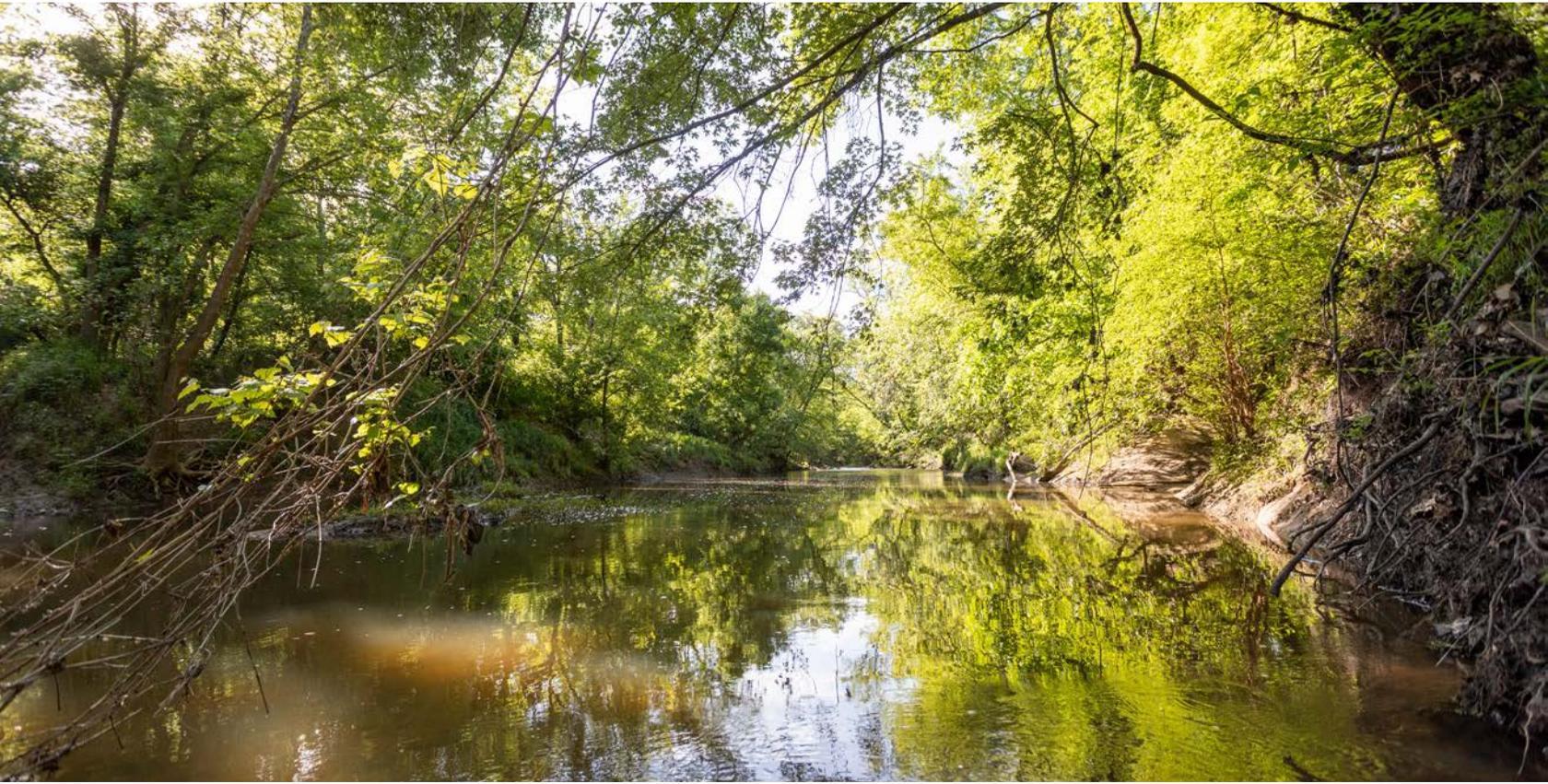
10 ACRES OF FENCED CLEARINGS



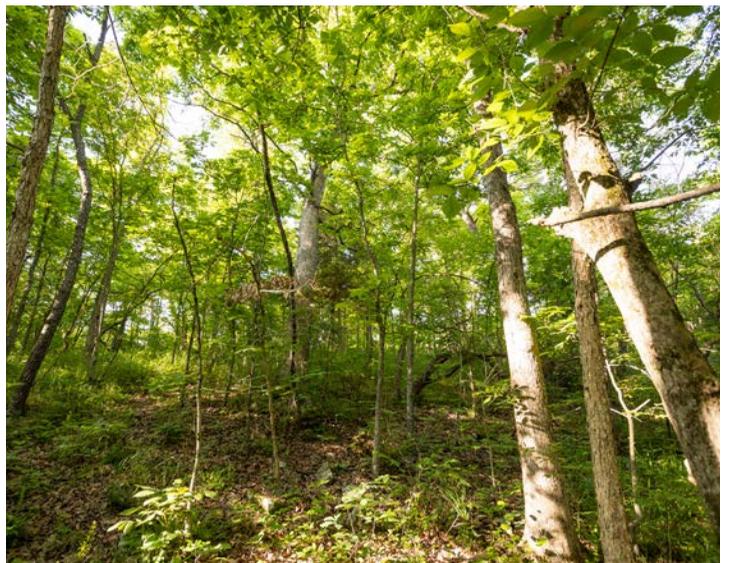
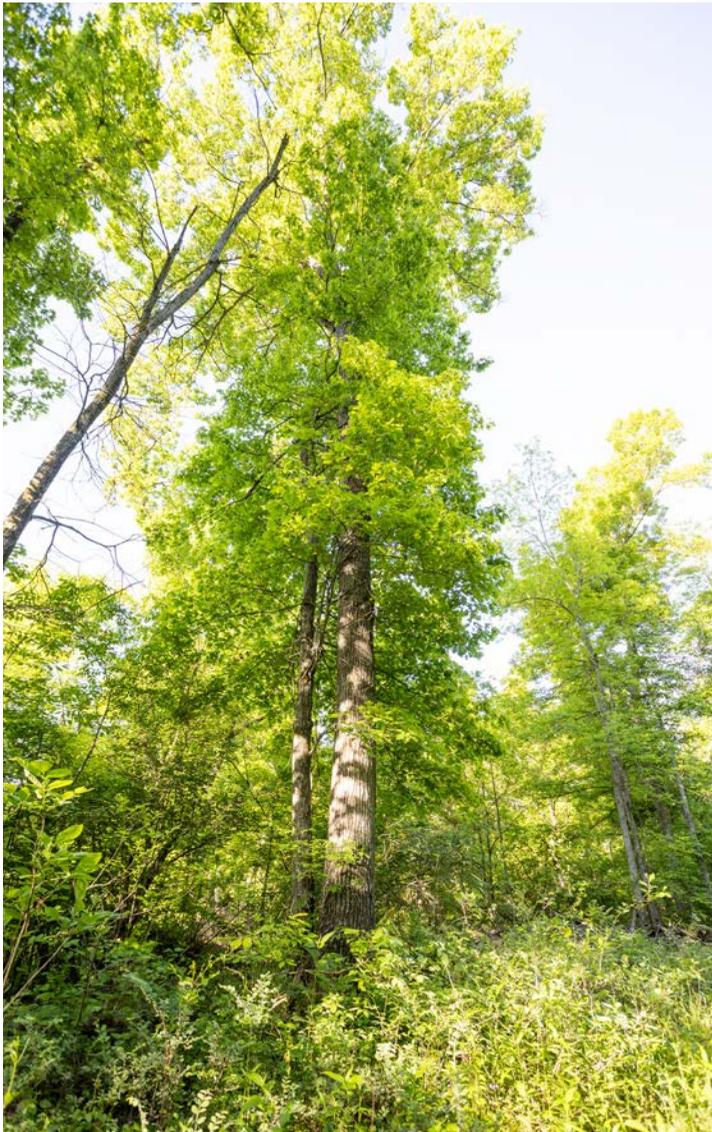
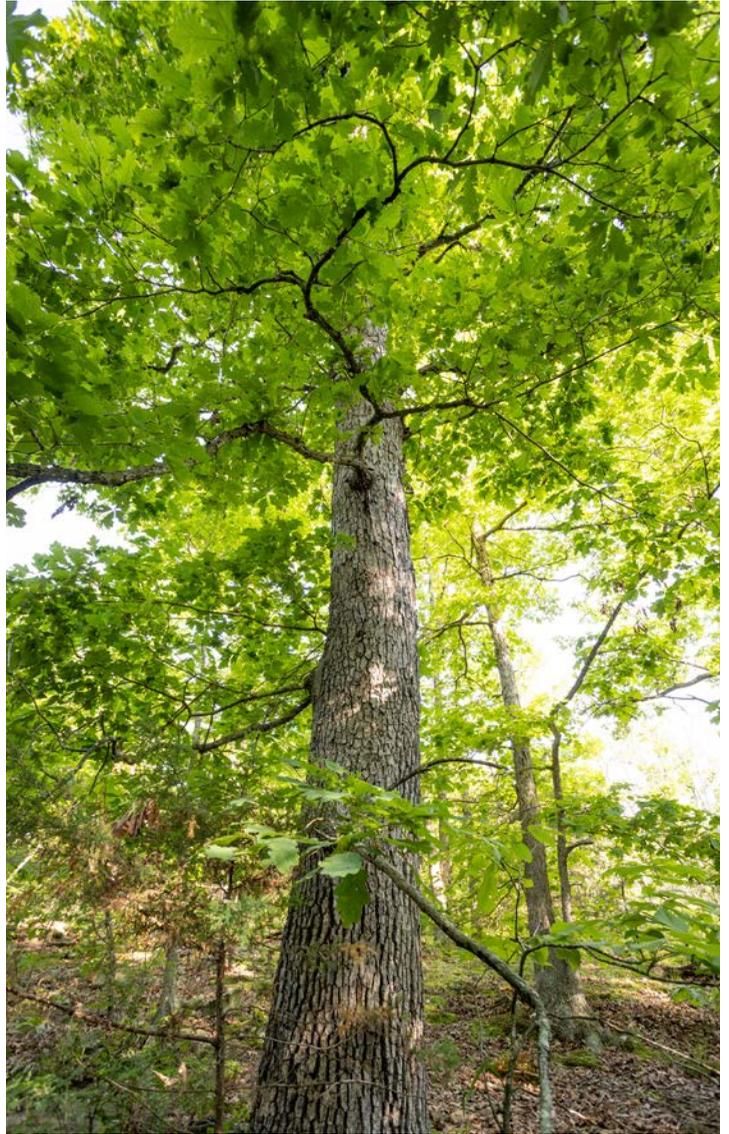
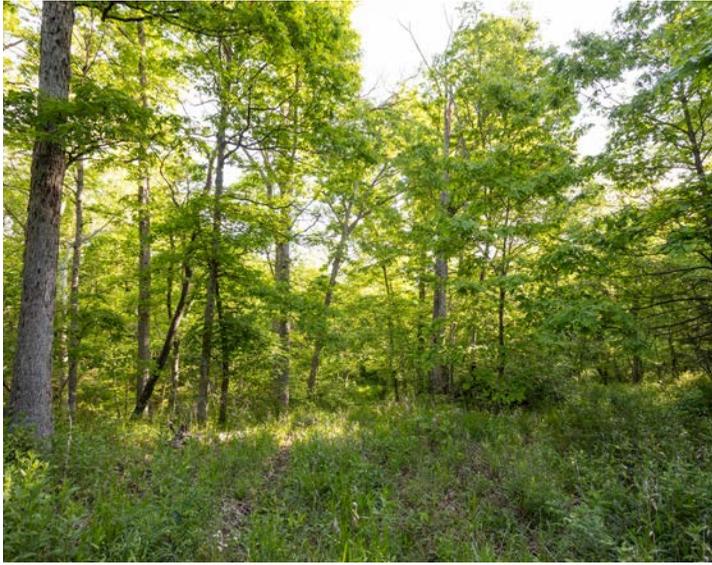
TRAIL SYSTEM



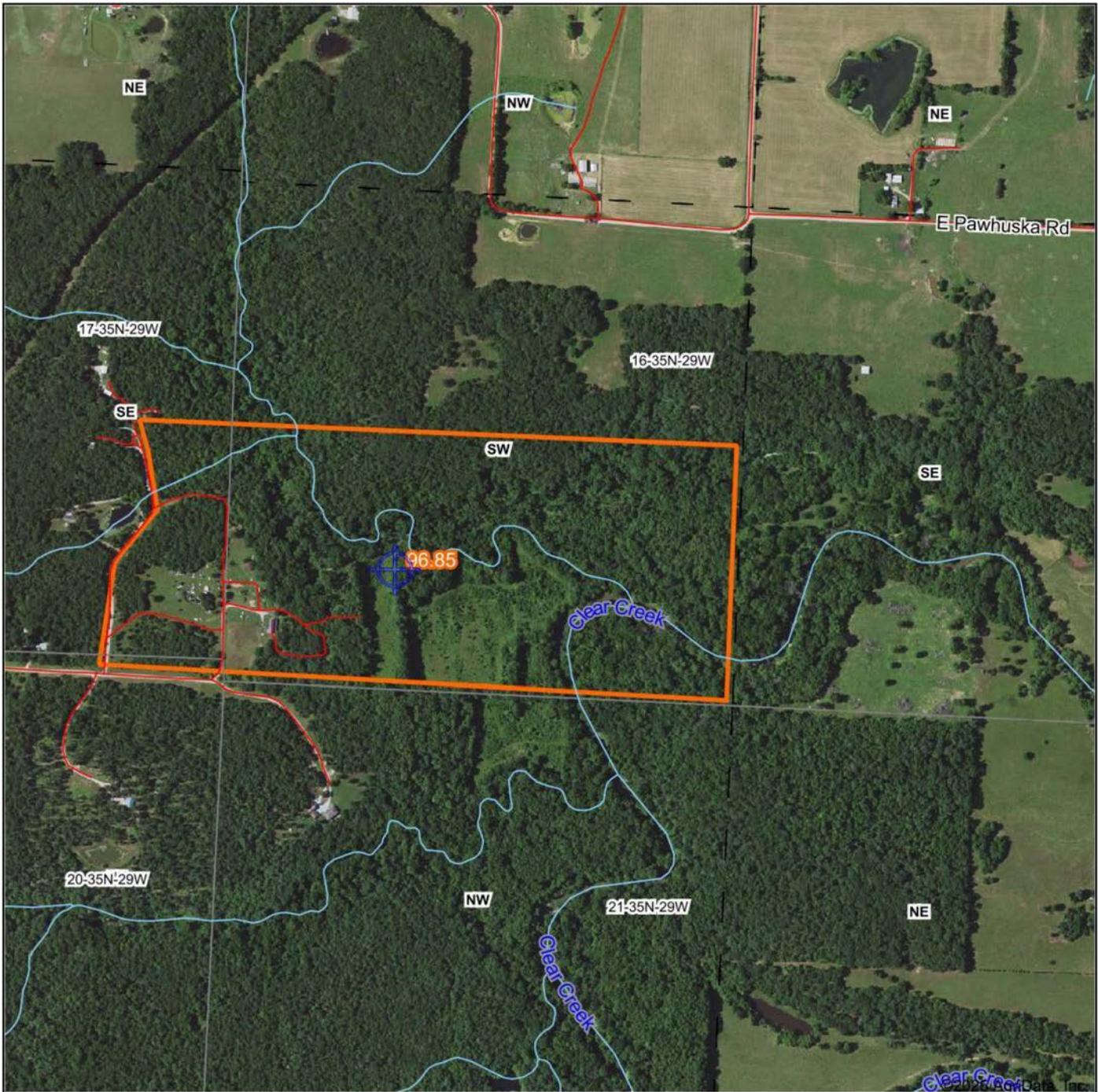
OVER 400 YARDS OF CLEAR CREEK



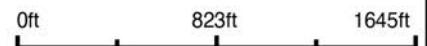
TIMBER DRAWS AND DITCHES



AERIAL MAP



Boundary Center: 37° 48' 10.34, -94° 8' 28.98



Maps Provided By:



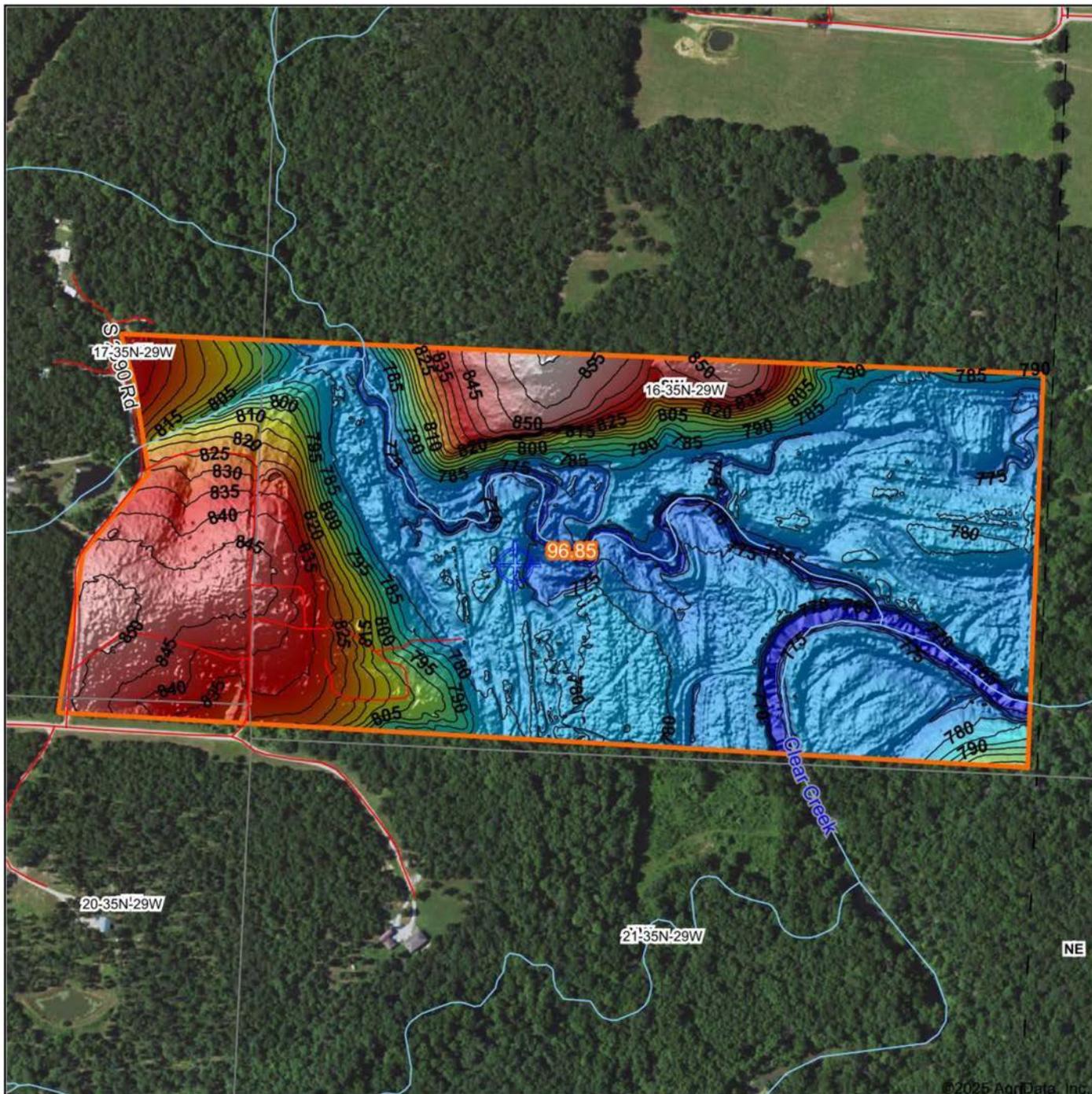
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16-35N-29W
Vernon County
Missouri



5/2/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 5
 Min: 762.6
 Max: 860.9
 Range: 98.3
 Average: 797.4
 Standard Deviation: 27.89 ft

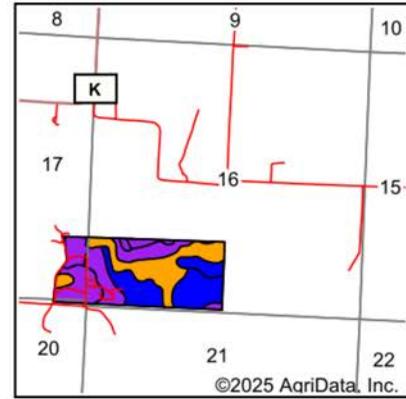
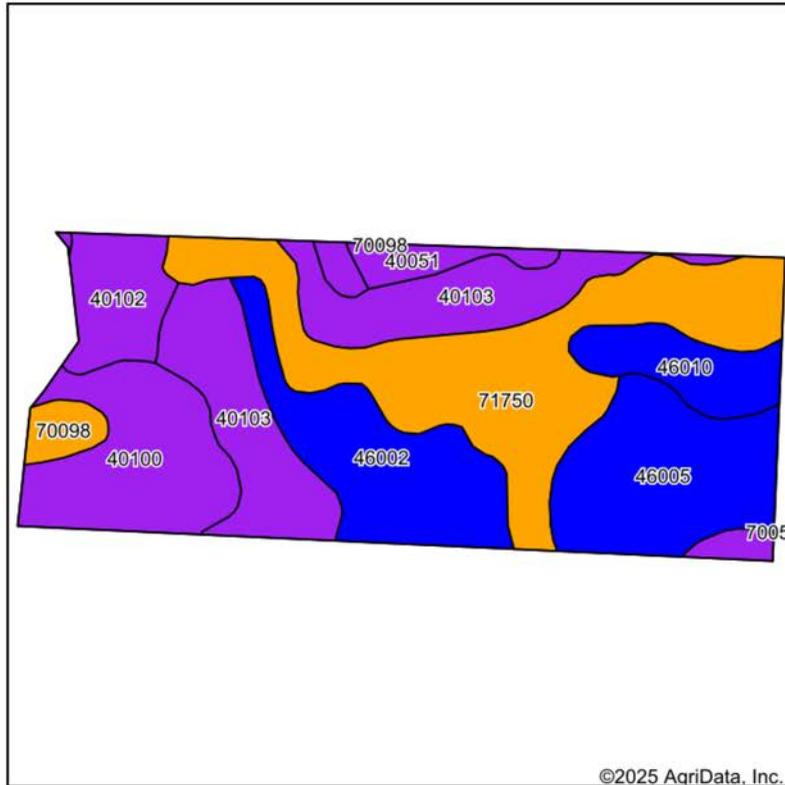


5/2/2025

16-35N-29W
Vernon County
Missouri

Boundary Center: 37° 48' 10.34, -94° 8' 28.98

SOILS MAP



State: **Missouri**
 County: **Vernon**
 Location: **16-35N-29W**
 Township: **Virgil**
 Acres: **96.85**
 Date: **5/10/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO217, Soil Area Version: 28

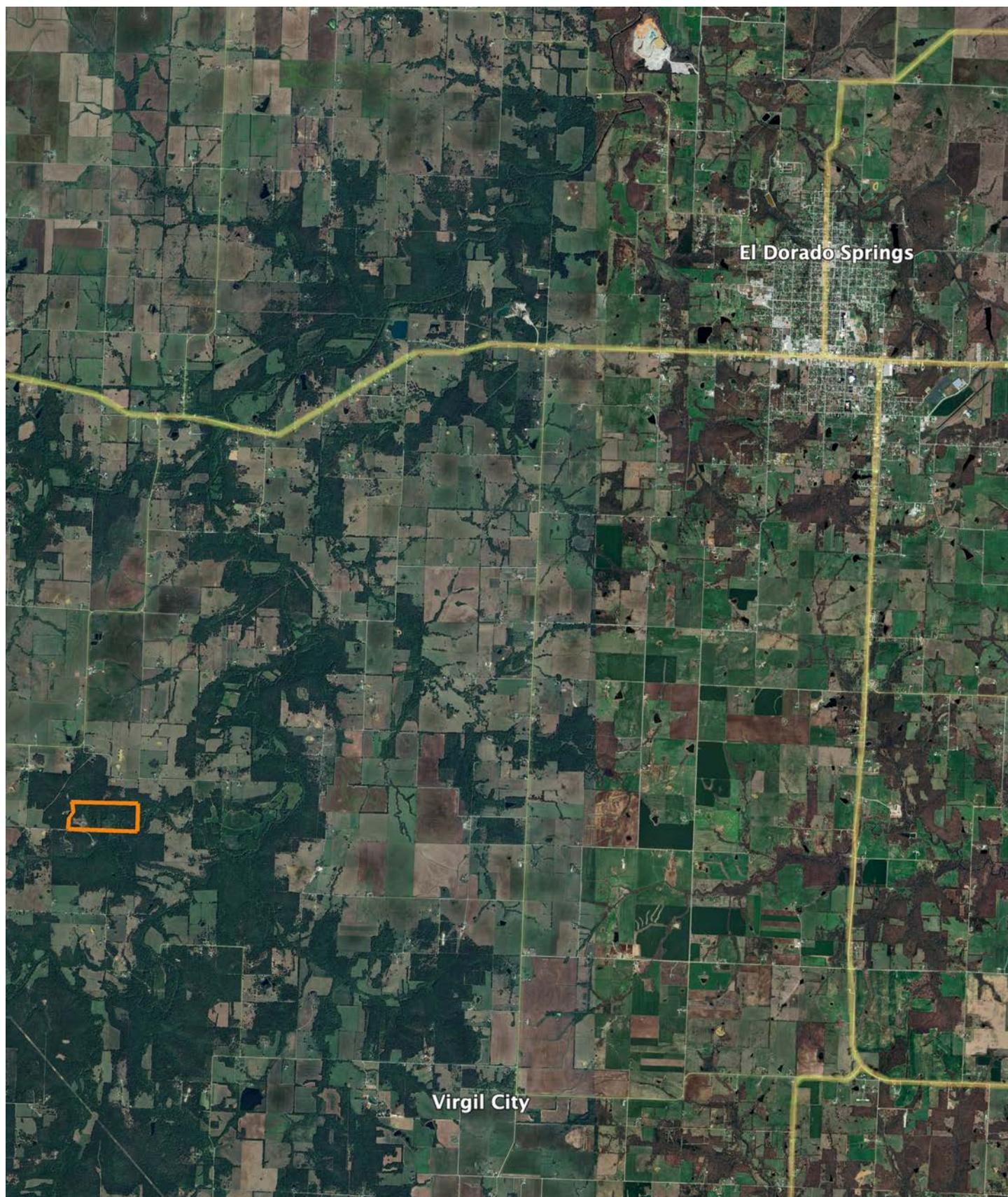
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	24.23	25.1%		Illw	2	65	65	51	48
40103	Hector fine sandy loam, 14 to 30 percent slopes, stony	19.11	19.7%		Vlls		23	23	19	13
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	13.56	14.0%		Ilw		82	82	63	75
46002	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	12.43	12.8%		Ilw		85	85	64	80
40100	Hector fine sandy loam, 5 to 14 percent slopes	11.94	12.3%		Vls		30	29	28	17
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	6.19	6.4%		Vlls		27	26	26	15
46010	Hepler silt loam, overwash, 0 to 1 percent slopes, occasionally flooded	5.40	5.6%		Ilw		87	87	68	82
40051	Coweta loam, 5 to 14 percent slopes	2.17	2.2%		Vls		37	37	31	24
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	1.82	1.9%		Ille		58	58	51	43
Weighted Average					4.16	0.5	*n 55.4	*n 55.2	*n 44.1	*n 44.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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