

MIDWEST LAND GROUP PRESENTS

31.42 ACRES

VERNON COUNTY, MO

662 WEST 6TH STREET, SCHELL CITY, MISSOURI 64783



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING HOME AND METICULOUSLY MAINTAINED ACREAGE

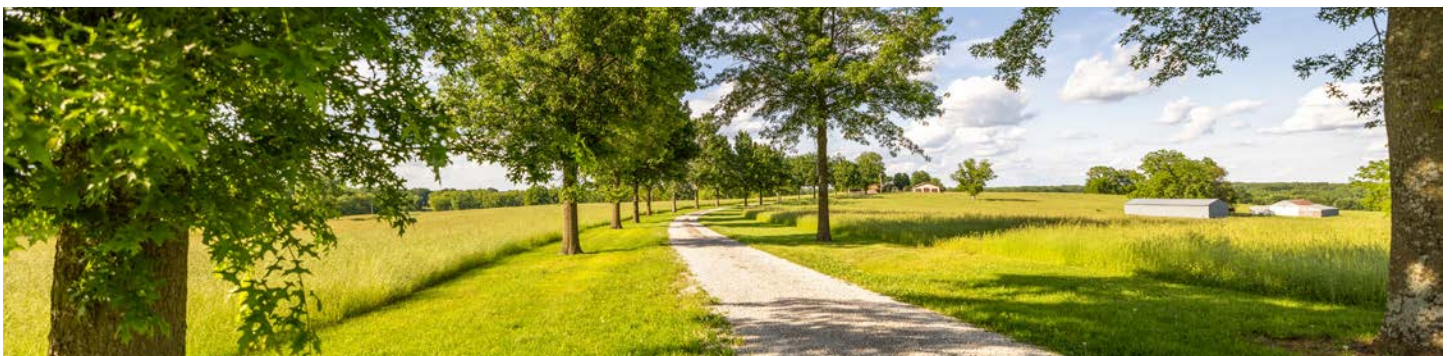
As you pull through the gate and meander down the mature pin oak lined 1,000'+ long driveway and pull up to the stunning home and shop you will be in awe at the beauty this place has! You will immediately notice how well-maintained this home, shop, and acreage is!

The property is located in the Northeast corner of Vernon County, 20 minutes east of Rich Hill, Missouri, 1 hour 20 minutes south of Kansas City, Missouri, 1 hour 30 minutes north of Springfield, Missouri, and 45 minutes southwest of Truman Lake, and lies within the northeast Vernon County R-1 School District. The 8,635 +/- acre Schell-Osage Conservation Area is located just a couple minutes to the east and the 13,929 +/-acre Four Rivers Conservation Area is just 10 minutes west providing a tremendous amount of recreational opportunities close by.

The well-maintained home is approximately 5,251 finished square feet. The incredible home features open concept living with 5 bedrooms, 4 full bathrooms, a loft area, a large living room on the main level, a large family room in the basement with a bar and kitchenette,

3 large stone fireplaces with wood burning inserts, and a concrete shelter room. Additionally, around the exterior of the home you will find that there is a 16'x16' concrete garage under the porch, nearly 2,700 square feet of covered deck, patio, and screened-in porches featuring outdoor speakers and incredible hilltop views of the Osage River bottom! Near the home, you will find a very nice 25' wide octagon-shaped covered stone fire pit area with a hood vent and a 30'x40' shop with concrete, electric, and 3 garage doors. The home site is fully fenced off with wooden fencing.

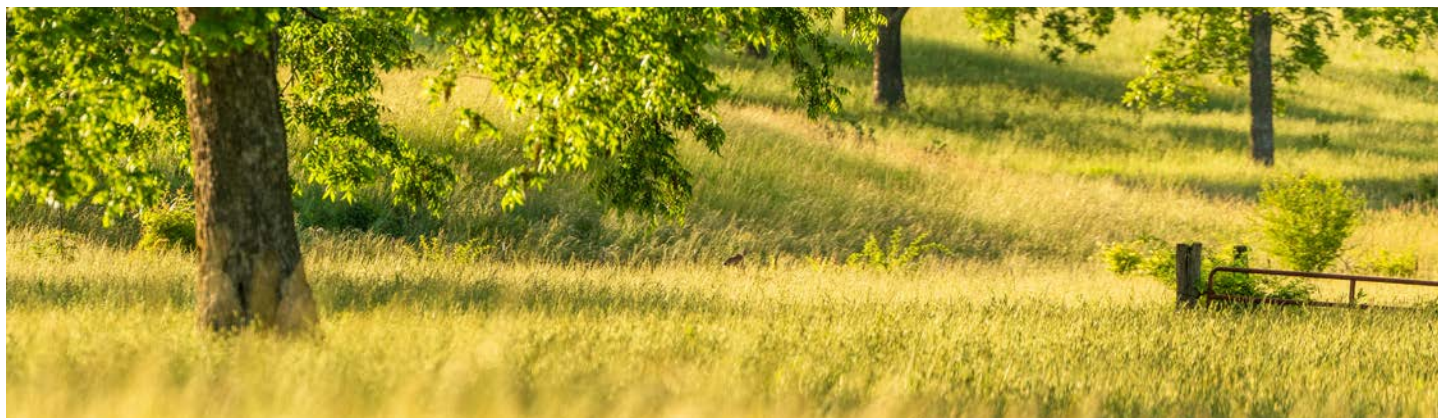
This incredible 31.42 +/- acre farm is partially fenced but the seller is willing to fence the north boundary creating a fully fenced property, so bring your horses or livestock! If you plan to run livestock you will be pleased to know there is a fully stocked pond, a 24'x60' 3-sided shed, and a 50'x60' livestock barn. The property is currently being used for hay production and also features some of the largest walnut trees I have seen! This home and acreage is a must-see to truly appreciate everything it has to offer! Contact Derek Payne at (573) 999-4574 for additional information or to schedule a private showing.



PROPERTY FEATURES

PRICE: **\$869,000** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **31.42**

- Northeast Vernon County R-1 School District
- 20 minutes east of Rich Hill, MO
- 18 miles East of Interstate 49
- 1 hour 20 minutes south of Kansas City, MO
- 1 hour 30 minutes north of Springfield, MO
- 45 minutes southwest of Truman Lake
- 10 minutes east of Four Rivers Conservation Area
- 2 minutes west of Schell-Osage Conservation Area
- Approximately 5,251 +/- square foot home
- 5 bedrooms
- 4 bathrooms
- 3 large stone fireplaces with wood-burning inserts
- Massive 26'x32' living room with surround sound
- Massive 26'x37' family room in basement
- Large 15'x23' master bedroom
- 10'x23' loft area
- Open concept living
- Basement bar and kitchenette
- 8'x11' concrete shelter room
- Concrete 16'x16' basement garage
- 2,696 +/- square feet of covered porches and patios
- Outdoor speakers
- 16'x16' screened-in porch off the master bedroom
- 16'x73' covered patio
- 16'x42' covered composite deck
- 15'x40' basement walk-out patio
- 25' wide covered octagon-shaped stone fire pit patio/hood
- 30'x40' shop with concrete, electric, and 3 garage doors
- 50'x60' livestock barn
- 24'x60' 3-sided shed
- Only 1/2 mile off blacktop
- Meticulously maintained property
- Mostly open hay ground
- Incredible stand of grass
- Fully fenced acreage
- Fully fenced-off yard
- Two cattle guard gate crossings
- Mature pin oak lined 1,000'+ long driveway
- Fully stocked pond
- Many giant walnut trees
- Massive ridge top overlooking the Osage River bottom
- Stunning views for miles
- Fully fenced for livestock



5,251 SQUARE FOOT HOME

The incredible home features open concept living with 5 bedrooms, 4 full bathrooms, a loft area, a large living room on the main level, a large family room in the basement with a bar and kitchenette, 3 large stone fireplaces with wood burning inserts, and a concrete shelter room.



INTERIOR PHOTOS



FULLY STOCKED POND

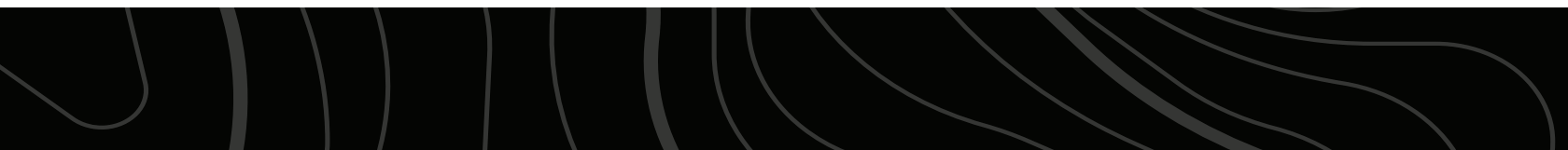
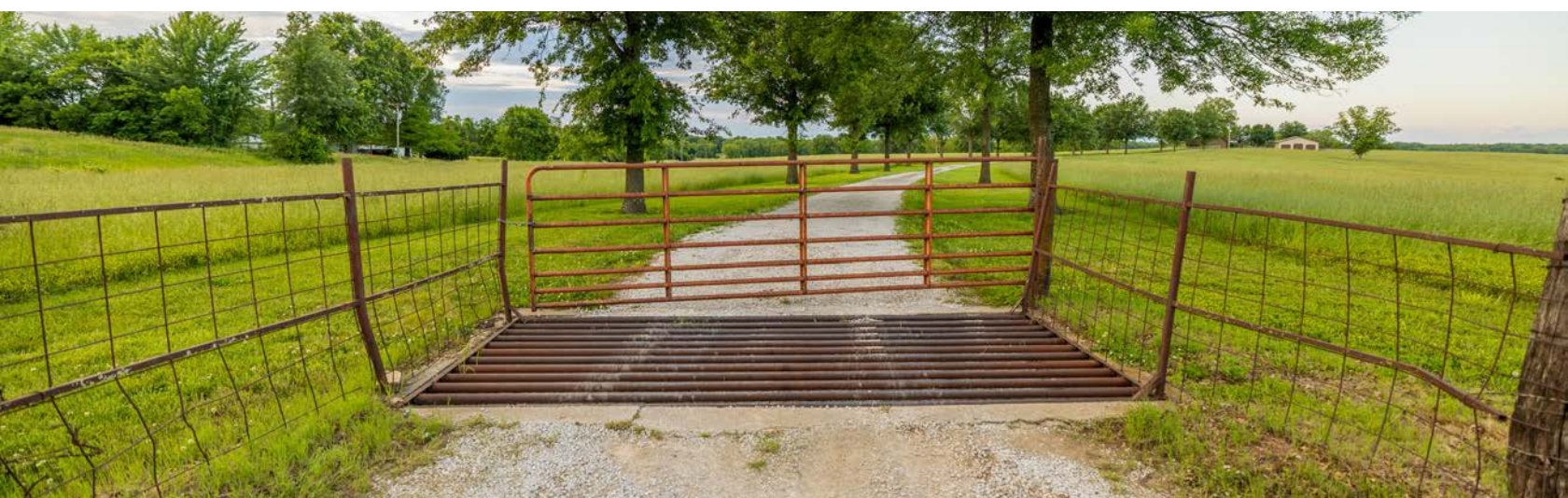


30'X40' SHOP WITH ELECTRIC



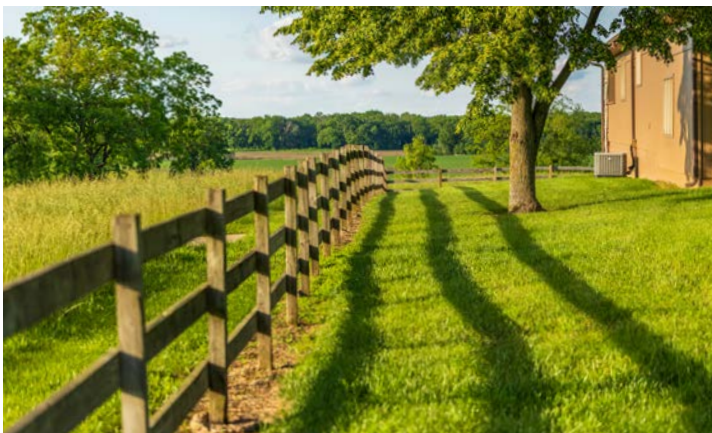
ABILITY TO RUN LIVESTOCK

If you plan to run livestock you will be pleased to know there is a fully stocked pond, a 24'x60' 3-sided shed, a 50'x60' livestock barn, and two cattle guard gate crossings.



MOSTLY OPEN HAY GROUND

The property is currently being used for hay production and also features some of the largest walnut trees I have seen! This incredible 31.42 +/- acre farm is partially fenced but the seller is willing to fence the north boundary creating a fully fenced property, so bring your horses or livestock!



AERIAL MAP



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Maps Provided By:



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Boundary Center: $38^{\circ} 1' 36.45''$, $-94^{\circ} 7' 14.8''$

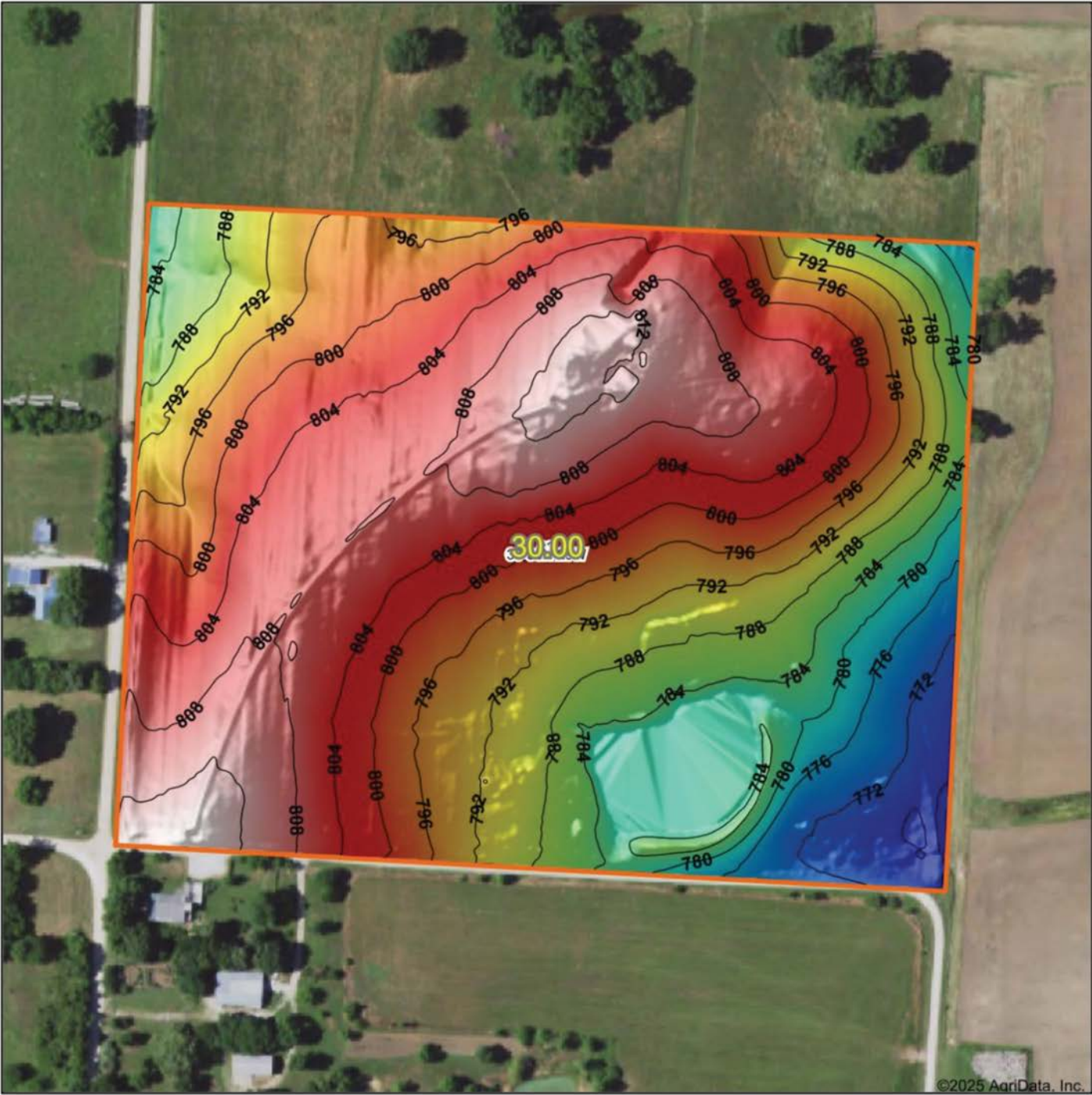
33-38N-29W
Vernon County
Missouri

0ft 280ft 560ft



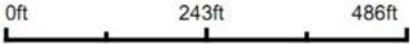
5/12/2025

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 4
Min: 767.1
Max: 814.7
Range: 47.6
Average: 796.3
Standard Deviation: 11.22 ft



5/12/2025

33-38N-29W
Vernon County
Missouri

Boundary Center: 38° 1' 36.45, -94° 7' 14.8

OVERVIEW MAP



AGENT CONTACT

Derek Payne grew up on a cattle farm in Marceline, MO, and attended Missouri Western State University. While in school, Derek volunteered hundreds of hours for the U.S. Fish & Wildlife Service and the Missouri Department of Conservation, and worked on a wildlife ranch as well. Since graduating with a Bachelor's degree in Wildlife Conservation and Management, Derek's career has included working at Cabela's as a Wildlife & Land Management salesman, selling tractors and implements, and as a regional director for the National Wild Turkey Federation (NWTF), where he received the #1 Top Gun award out of all regional directors nationwide.

He turned to real estate to pursue his passion of bringing together conservation and hunting heritage one transaction at a time. His ongoing mission is to connect buyers and sellers with a piece of land they can improve upon and make memories to last a lifetime. When not working real estate, Derek enjoys hunting, fishing, and spending time with his family, including his wife, Britni. He is a member of the National Wild Turkey Federation, Ducks Unlimited, and Quality Deer Management Association, is a volunteer with the NWTF Springtown Wattlenecks in Kearney, MO, and was elected to serve on the NWTF Missouri State Board of Directors. With a passion for the outdoors and an extensive background in the wildlife arena, Derek brings a unique and personal perspective to selling land, along with the utmost professionalism and desire to succeed for you.



DEREK PAYNE,

LAND AGENT

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