

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

VERNON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER HUNTING, RECREATION AND BUILD SITE IN VERNON COUNTY

This quiet 39 +/- acre tract sits on the eastern edge of thousands of acres of farm ground. The hickory nut, oak, and sycamore trees make it an ideal bedding and travel area for deer and turkey moving to and from the neighboring crop fields. A babbling rock bottom wet-weather creek creates a natural funnel for wildlife and is the perfect location for multiple options of homesites tucked quietly in the woods. An established trail system throughout makes it 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 small pond in the southwest corner provides a safe and secure

watering hole during hunting season and would be an ideal spot for hanging your deer stand. Less than half a 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 arm's reach from civilization. With rural water, electricity, and fiber internet on two sides you can unwind while staying connected to modern conveniences.

If you are looking for great hunting, recreation, or even a home site give me the Listing Agent Andy Unruh a call today at (417) 448-0117 to schedule your showing.



PROPERTY FEATURES

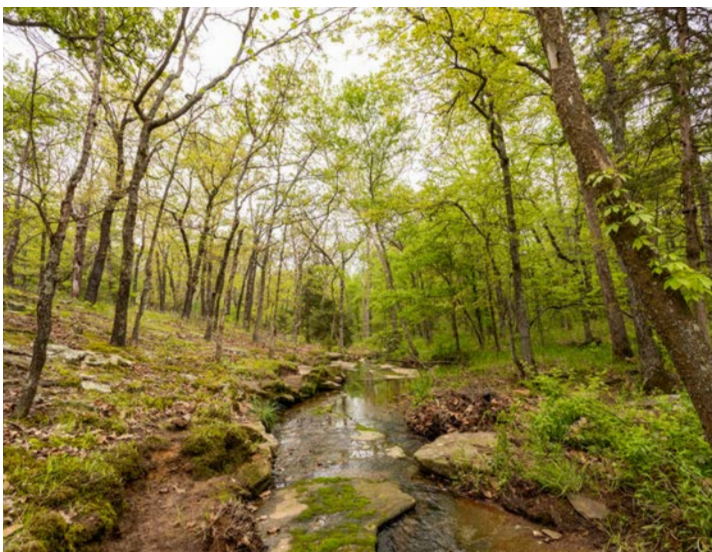
PRICE: **\$190,944** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **39**

- 39 +/- acres of timber
- Small pond
- Quiet and secluded
- Build sites
- Rock bottom wet-weather creek
- Multiple timber draws and ditches
- Hickory nut and oak trees
- Established trails cut through the timber
- Rural water at the road
- Electricity at the road
- Fiber Internet at the road
- County road on one side
- Less than 1/2 mile from blacktop
- 20 minutes from Nevada
- 1.5 hour drive from Kansas City

HUNTING OPPORTUNITIES

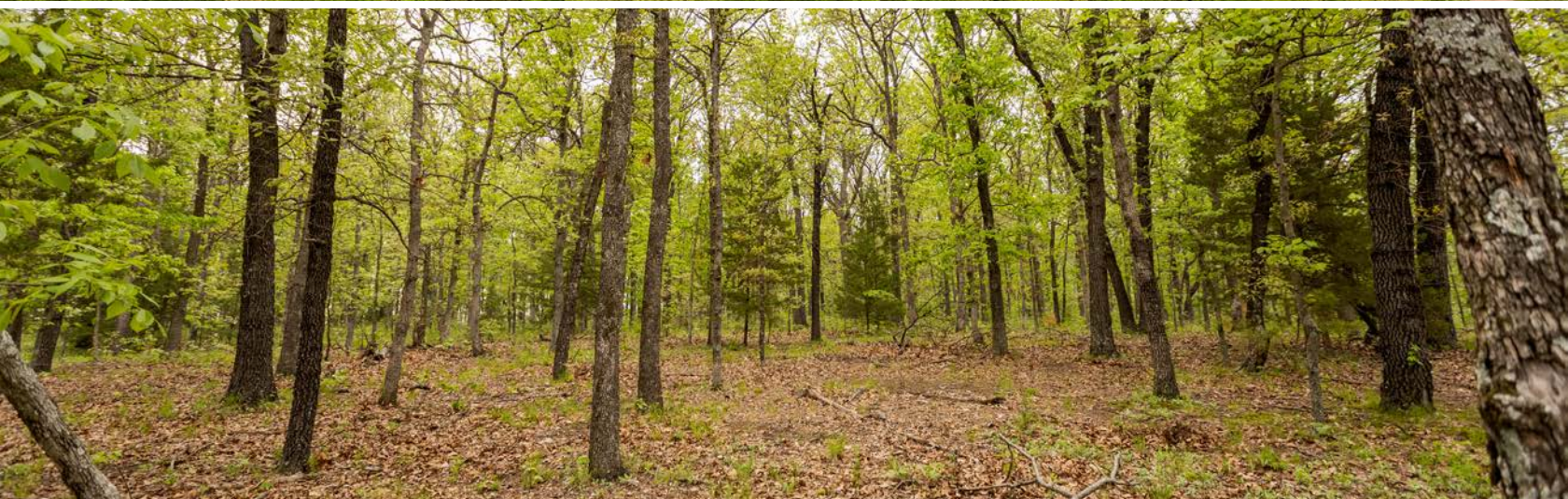


ROCK BOTTOM WET-WEATHER CREEK

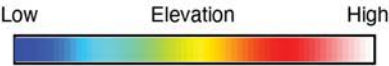
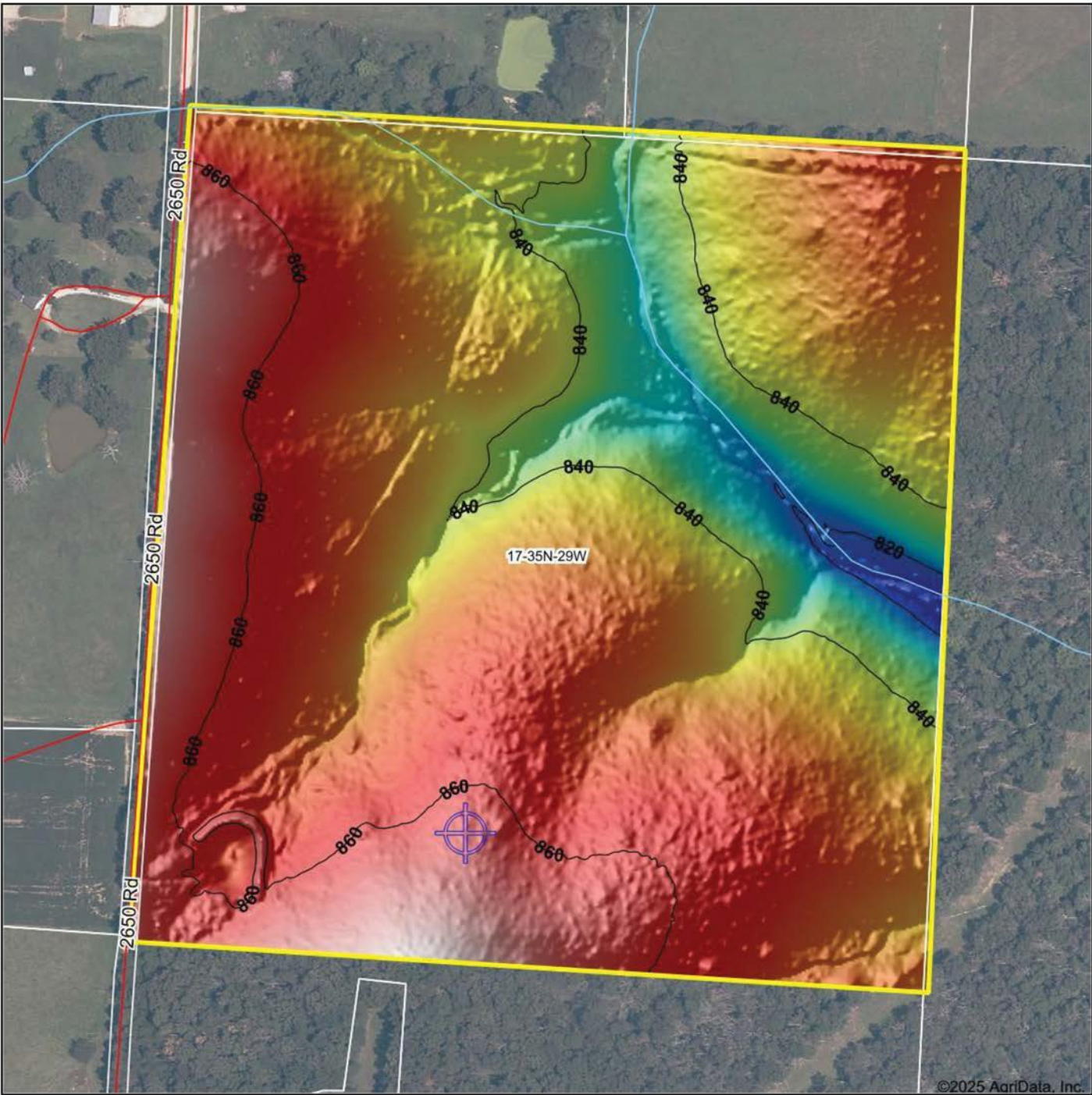


BUILD SITES

With rural water, electricity, and fiber internet on two sides you can unwind while staying connected to modern conveniences.



HILLSHADE MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 20
Min: 813.5
Max: 872.9
Range: 59.4
Average: 850.3
Standard Deviation: 10.53 ft

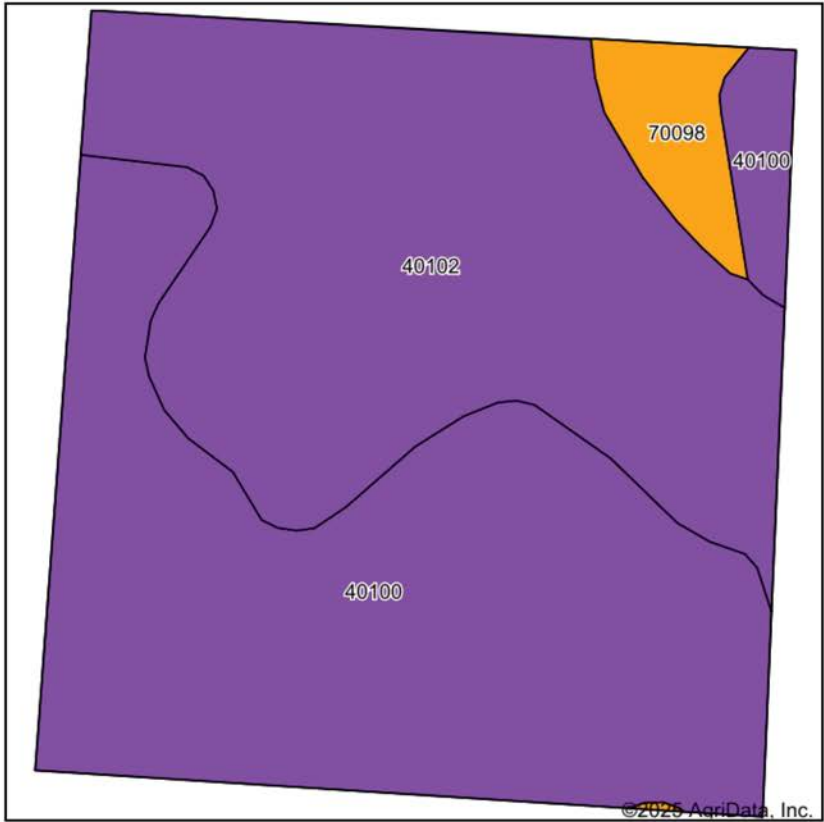


6/16/2025

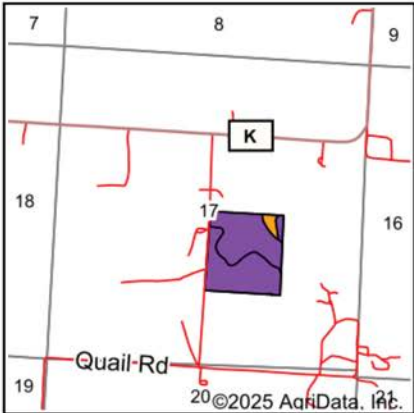
17-35N-29W
Vernon County
Missouri

Boundary Center: 37° 48' 24.4, -94° 9' 5.81

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Vernon**
Location: **17-35N-29W**
Township: **Virgil**
Acres: **39**
Date: **6/16/2025**



Maps Provided By:

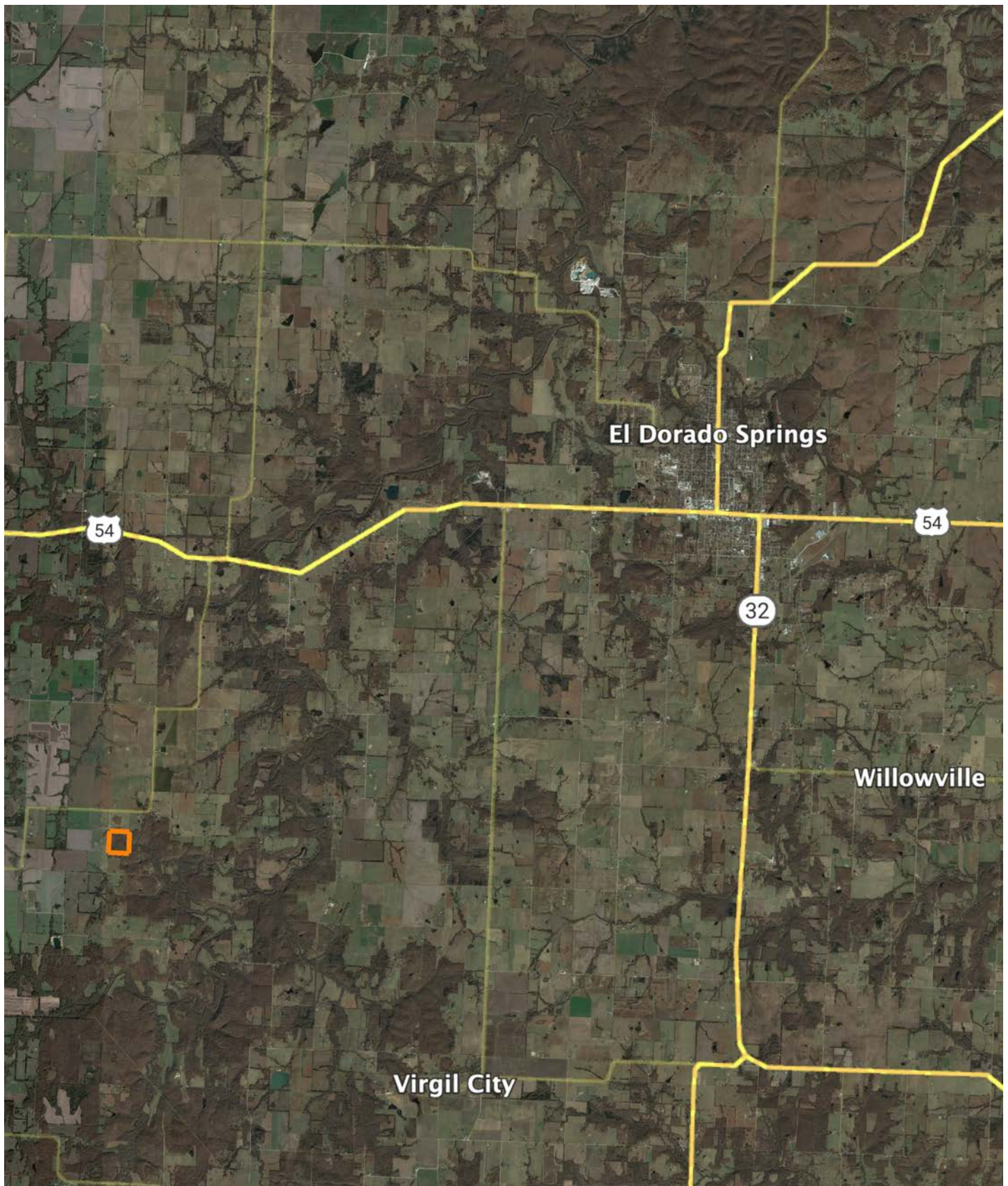


Area Symbol: MO217, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40100	Hector fine sandy loam, 5 to 14 percent slopes	19.70	50.6%		VIIs	30	29	28	17
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	17.76	45.5%		VIIIs	27	26	26	15
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	1.54	3.9%		IIIs	58	58	51	43
Weighted Average					6.34	*n 29.7	*n 28.8	*n 28	*n 17.1

*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

417.448.0117

AUnruh@MidwestLandGroup.com



MidwestLandGroup.com

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