

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

VERNON COUNTY MISSOURI

EAST QUAIL AND 2650 ROAD, EL DORADO SPRINGS, MO 64744



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE 39 +/- ACRE PROPERTY IN VERNON COUNTY

This beautiful 39 +/- acre tract sits on the eastern edge of over 8,000 acres of prime crop ground and grass pastures making it a hunter, homesteader, or homebuilder's dream.

On the southwest side, 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 while watching 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 multiple deer blinds. A pipeline easement cuts a 50'x700' long clearing through the timber providing the ideal spot to catch

spring gobblers showing off or a rutting buck looking for a date. 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. The remaining 23 +/- acres are a mix of oak, hickory nut, and cedar trees which allow ample cover and bedding areas for wildlife. Trail systems throughout the timber provide ease of travel for hiking along with trail riding opportunities for dirt bike and ATV lovers.

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 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

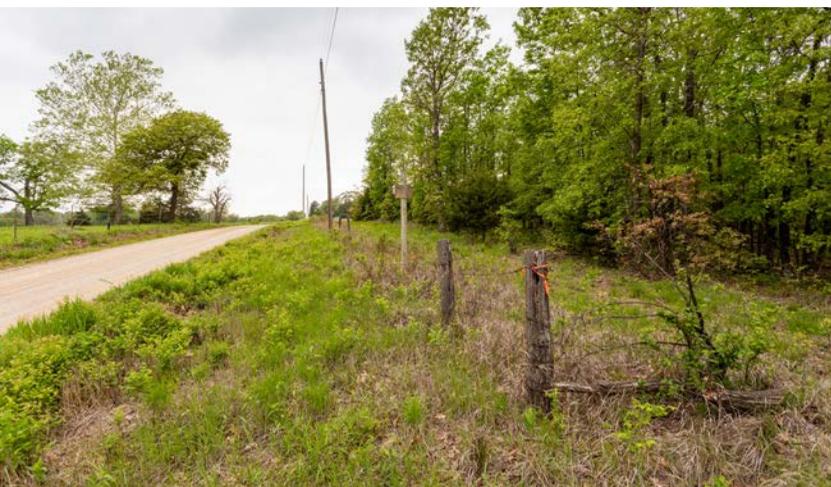
PRICE: **\$202,370** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **39**

- 16 +/- acres of pasture
- 23 +/- acres of timber
- Small pond
- Quiet and secluded
- Several build sites
- 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



SEVERAL BUILD SITES

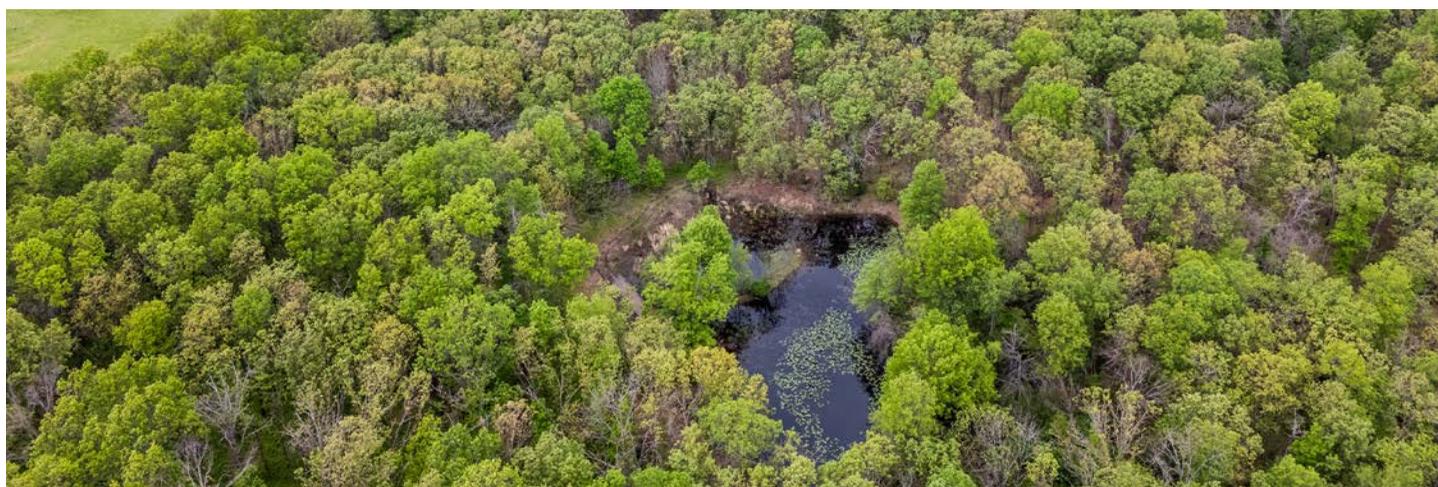
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QUIET AND SECLUDED



SMALL POND



HUNTING OPPORTUNITIES

The remaining 23 +/- acres are a mix of oak, hickory nut, and cedar trees which allow ample cover and bedding areas for wildlife.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 48' 11.41, -94° 9' 6.47



17-35N-29W
Vernon County
Missouri



Maps Provided By:

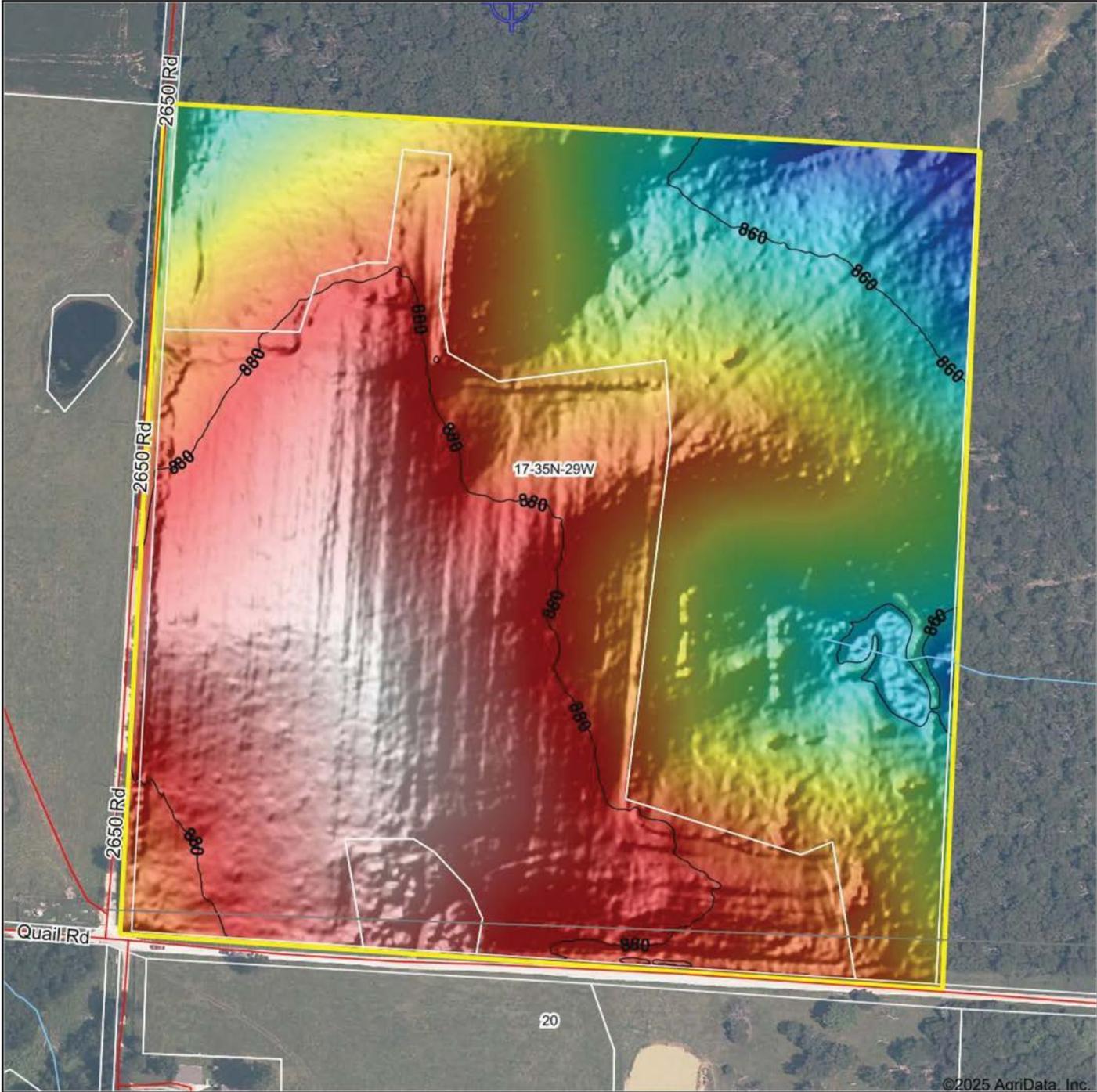


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6/16/2025

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

HILLSHADE MAP



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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: 850.4
 Max: 890.9
 Range: 40.5
 Average: 875.3
 Standard Deviation: 9.38 ft

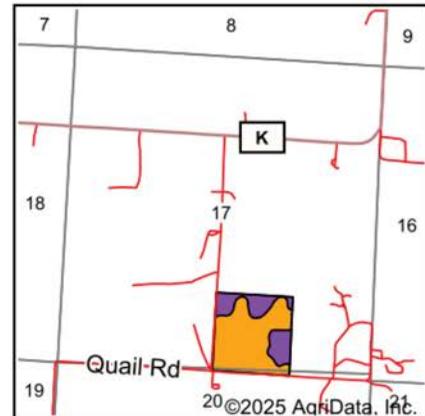
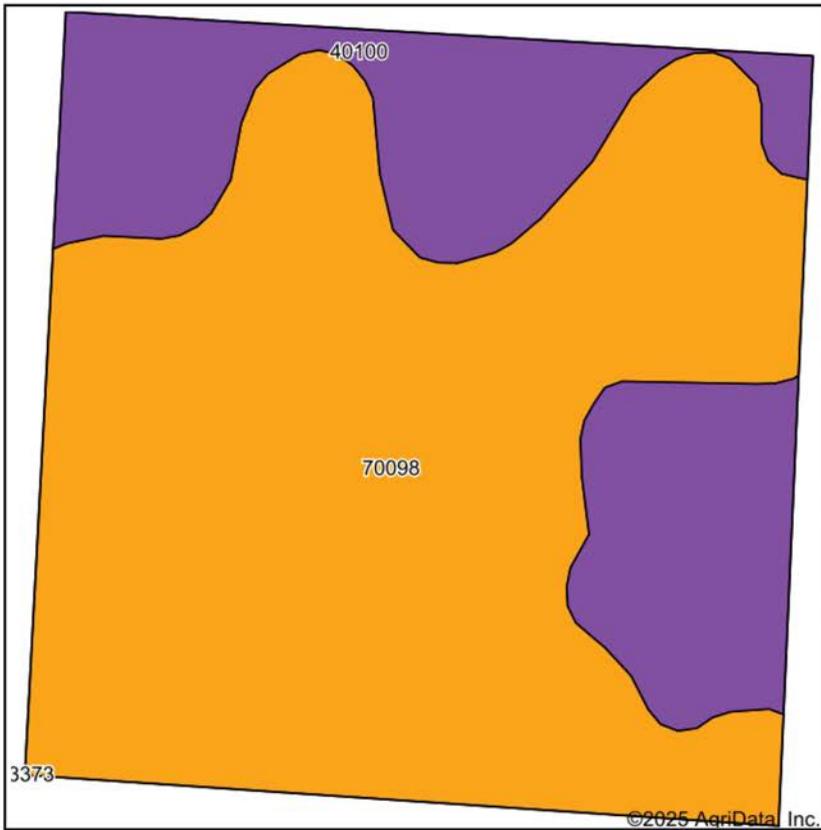


6/16/2025

17-35N-29W
Vernon County
Missouri

Boundary Center: 37° 48' 11.41, -94° 9' 6.47

SOILS MAP



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



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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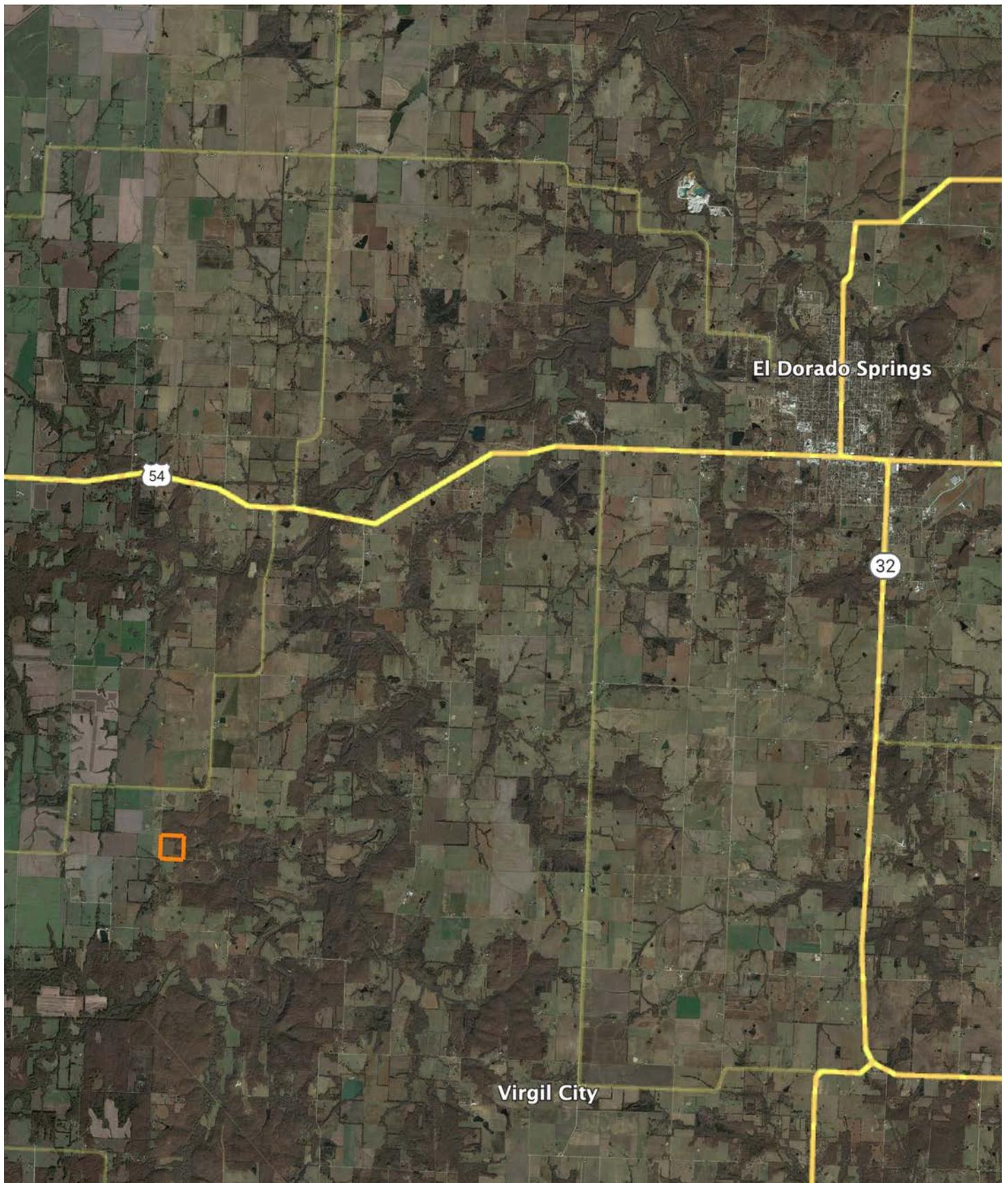
Soils data provided by USDA and NRCS.

Area Symbol: MO217, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	27.94	71.6%		Ille	58	58	51	43
40100	Hector fine sandy loam, 5 to 14 percent slopes	11.06	28.4%		Vls	30	29	28	17
Weighted Average						3.85	*n 50.1	*n 49.8	*n 44.5

*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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