

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

BARTON COUNTY MISSOURI



MidwestLandGroup.com

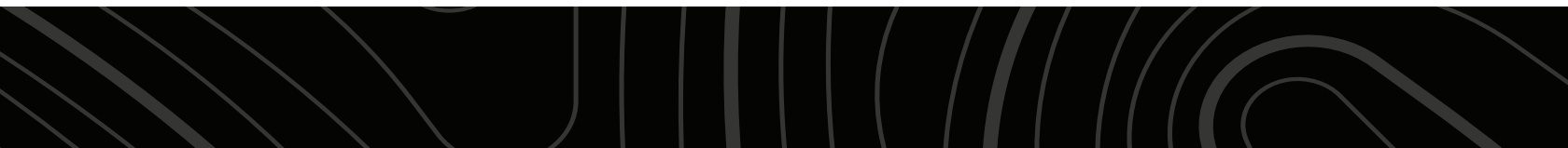
MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE TILLABLE AND RECREATIONAL PROPERTY IN BARTON COUNTY

This 160 +/- parcel provides the rare opportunity to own a Barton County farm with exceptional potential for farming, windmills, and recreational income. The farm has both Class 2 & 3 soils, with a majority being Parson silt loam, Barden silt loam, and Summit silty clay loam. The multiple waterways and over 13,000 feet of tile work done in 2020 ensure better drainage and provide the option to grow crops even in wet years. With an NCCPI of over 71, this farm gives the corn or soybean farmer ample opportunity for good corn and soybean yields. Once harvested the ADM Biodiesel plant in Deerfield pays a premium for soybeans and is located less than 30 miles away. You can also deliver grains to the local elevator, which is less than 10 minutes away in Liberal, Missouri. If your desire is livestock, the ground would be exceptional for grazing winter wheat or rye, with the timber on the north side providing good shelter from cold north winds. Deer and turkey hunting is exceptional

with 25 acres of timber and a creek bottom that provides cover and bedding in an area surrounded by year-round crop fields. With multiple locations for blinds and tree stands you are sure to see the daily commute for deer and turkey moving from bed to breakfast. Sitting in silence you will hear the song of multiple coveys of Bobwhite Quail calling from the waterways and fence lines on the property. With a current hunting lease that expires in September, the new owner could lease the land for recreational income if desired.

The property is currently enrolled in a windmill research program, which gives the new landowner the potential for future income. With good tillable soil, wildlife, and the potential for windmills, this ground holds exceptional opportunity for both income and recreation. Contact Andy Unruh today to schedule a UTV viewing of this diverse Barton County farm.



PROPERTY FEATURES

PRICE: **\$848,000** | COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **160**

- Parson silt loam, Barden silt loam, and Summit silty clay loam
- NCCPI overall 71.3
- Waterways for drainage
- Tiled for drainage
- Currently enrolled in a windmill research program
- Wet-weather creek
- Abundance of deer, turkey, and bobwhite quail
- Walnut, Oak, and Persimmon trees
- Less than a 1/4 mile off blacktop
- 160 +/- deeded acres
- 110 +/- tillable acres
- 25 minutes from Nevada
- Under 2 hour drive from Kansas City
- 40 minutes north of Joplin



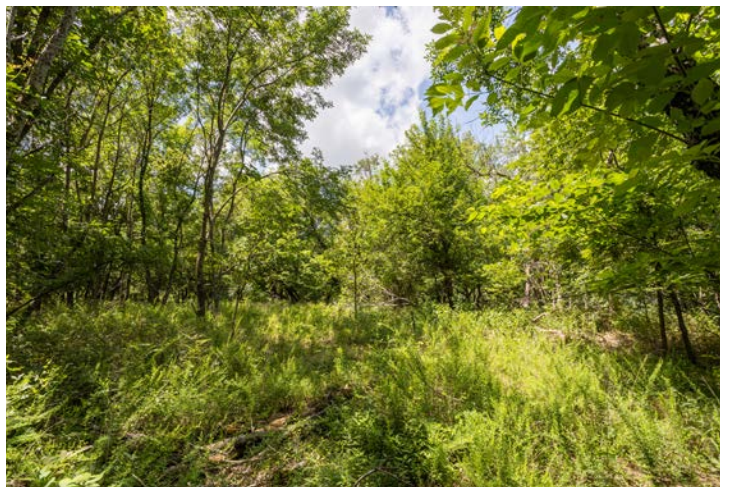
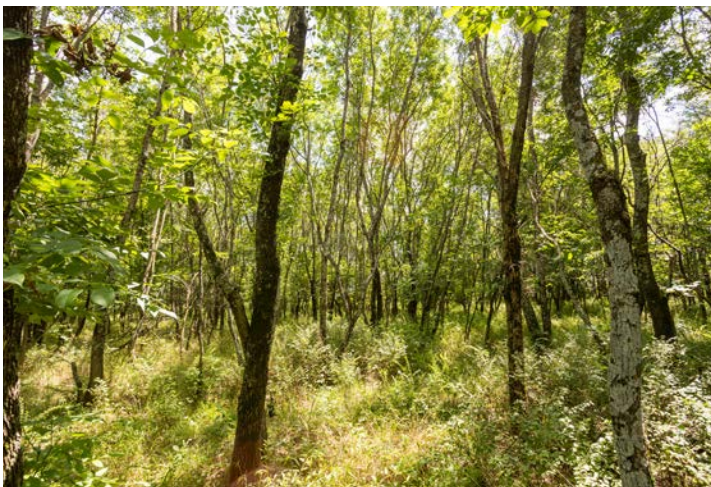
110 +/- TILLABLE ACRES



WET-WEATHER CREEK



25 ACRES OF TIMBER



WATERWAYS & TILED FOR DRAINAGE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 36' 50.38, -94° 27' 6.26

0ft 640ft 1280ft



Maps Provided By:



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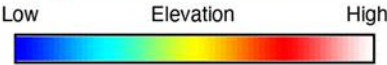
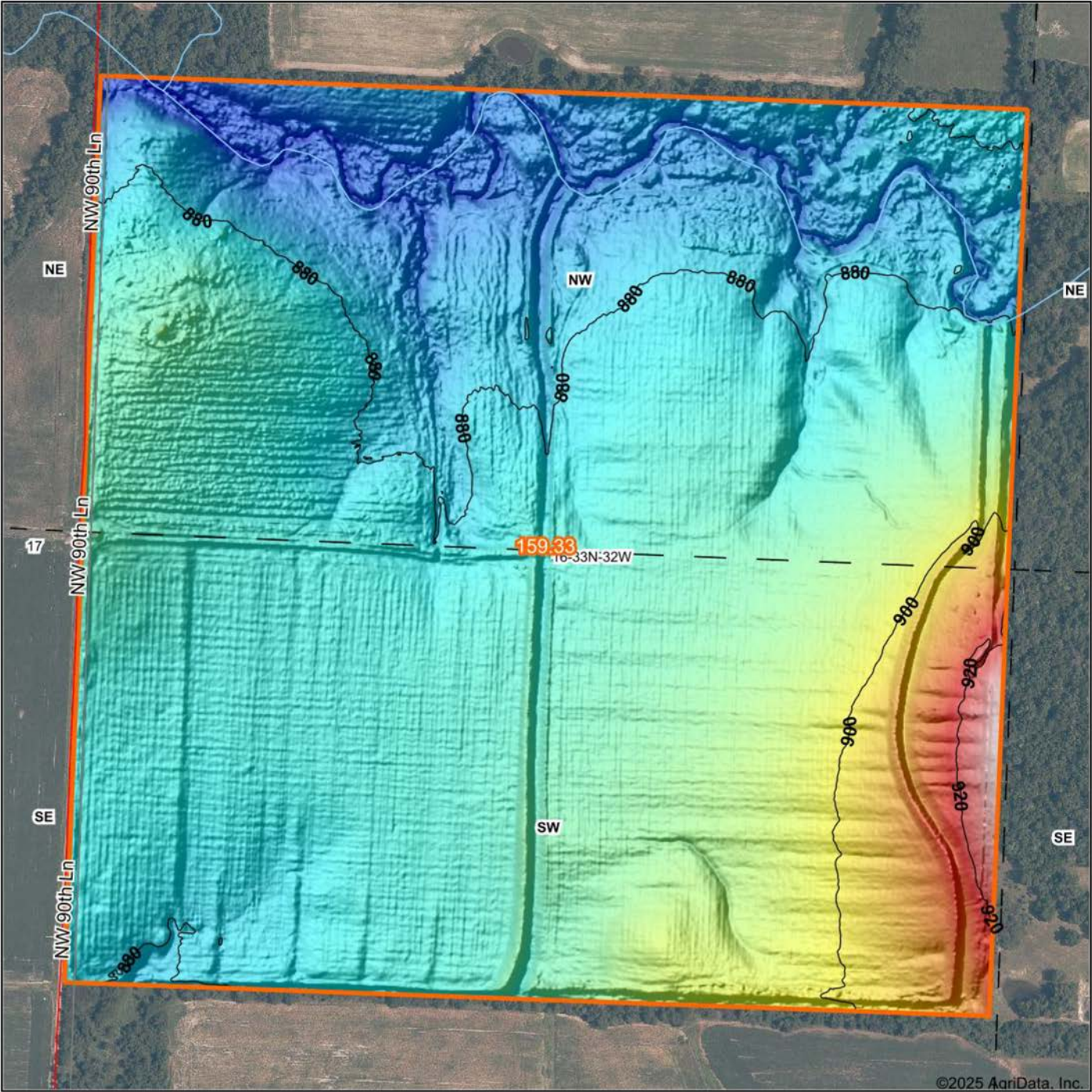
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16-33N-32W
Barton County
Missouri



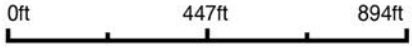
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HILLSHADE MAP



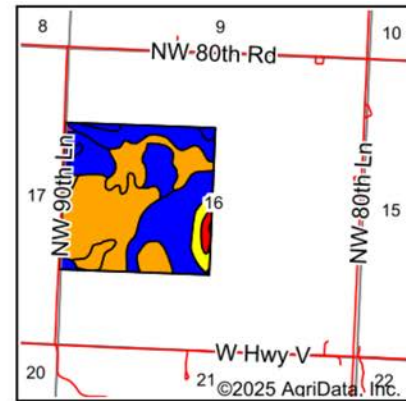
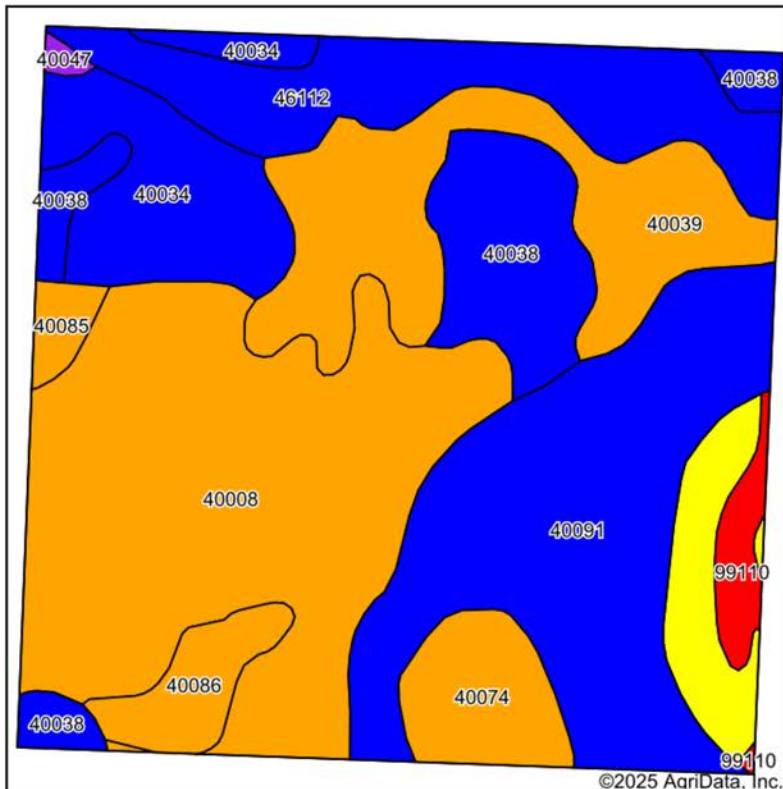
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Source: USGS 1 meter dem
Interval(ft): 20
Min: 864.5
Max: 934.5
Range: 70.0
Average: 885.2
Standard Deviation: 9.42 ft



7/1/2025
16-33N-32W
Barton County
Missouri
Boundary Center: 37° 36' 50.38, -94° 27' 6.26

SOILS MAP



State: **Missouri**
 County: **Barton**
 Location: **16-33N-32W**
 Township: **Barton City**
 Acres: **159.33**
 Date: **7/1/2025**



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Area Symbol: MO011, Soil Area Version: 28

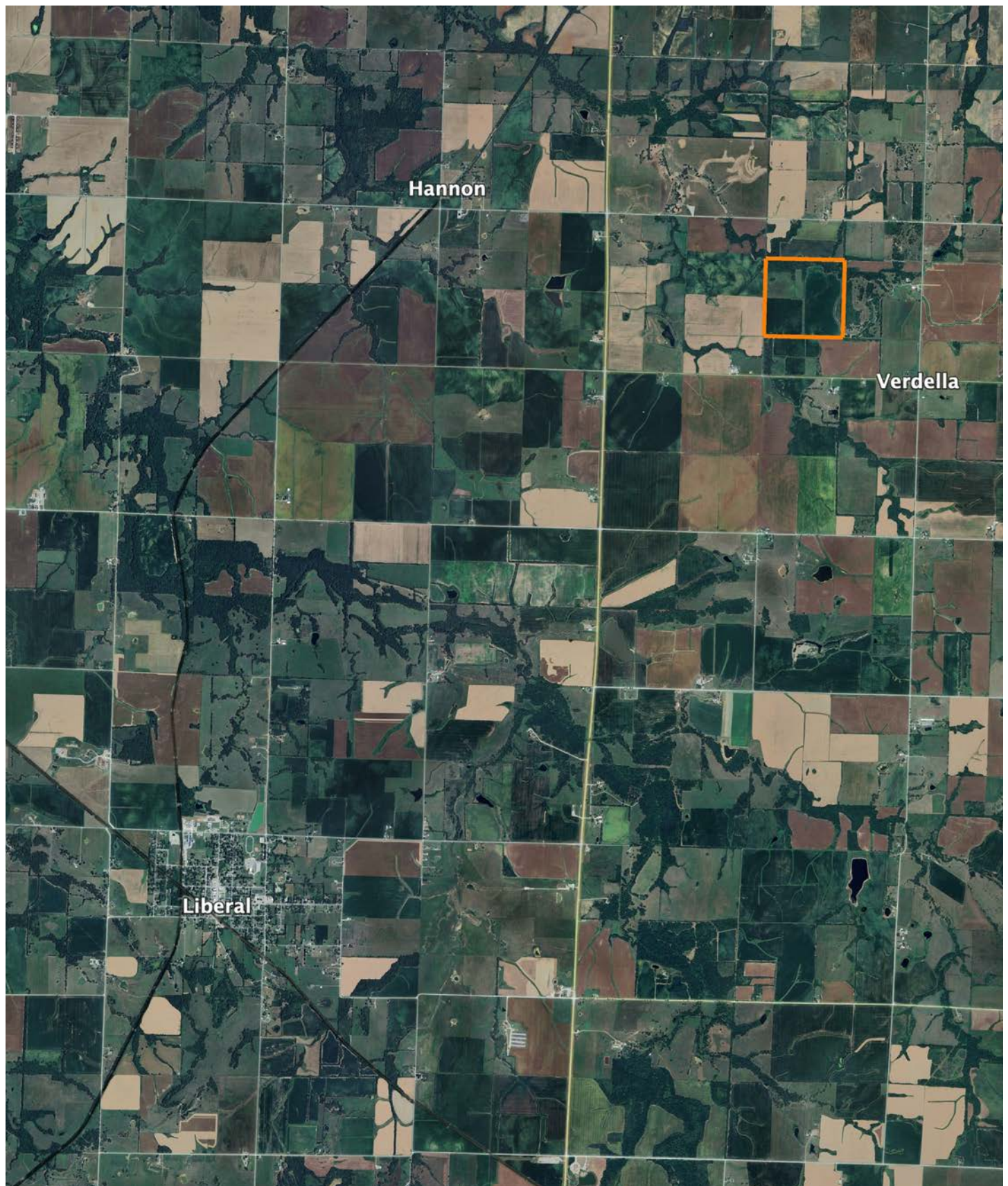
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40008	Parsons silt loam, 0 to 1 percent slopes	44.35	27.8%		IIIw	83	82	66	69
40091	Summit silty clay loam, 2 to 5 percent slopes	31.88	20.0%		IIe	69	65	59	61
40039	Barden silt loam, 1 to 5 percent slopes, eroded	19.54	12.3%		IIle	69	68	61	59
46112	Hepler-Radley complex, 1 to 3 percent slopes, occasionally flooded	16.33	10.2%		IIw	81	81	63	73
40038	Barden silt loam, 1 to 5 percent slopes	13.75	8.6%		IIe	74	72	68	69
40034	Barco loam, 2 to 5 percent slopes	12.48	7.8%		IIe	60	56	56	49
40074	Liberal silty clay loam, 3 to 8 percent slopes, eroded	6.30	4.0%		IIIe	61	61	56	50
40075	Liberal-Coweta-Barco complex, 2 to 14 percent slopes	5.92	3.7%		IVe	54	53	50	46
40086	Parsons silt loam, 1 to 3 percent slopes, eroded	4.27	2.7%		IIle	55	53	55	51
99110	Pits-Dumps complex	2.55	1.6%		VIII				
40085	Parsons silt loam, 1 to 3 percent slopes	1.56	1.0%		IIIis	60	57	59	58
40047	Collinsville fine sandy loam, 5 to 14 percent slopes	0.40	0.3%		VIis	42	42	32	26
Weighted Average					2.66	*n 71.3	*n 69.5	*n 60.6	*n 61.6

*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

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