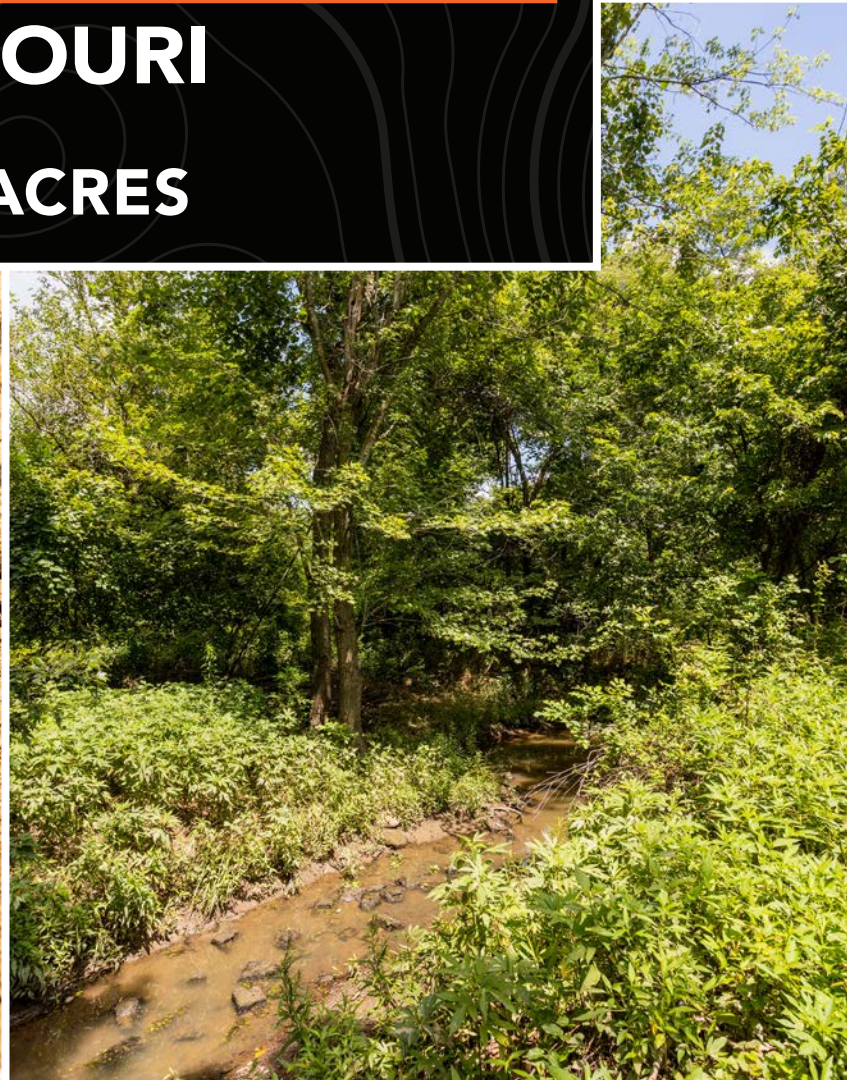
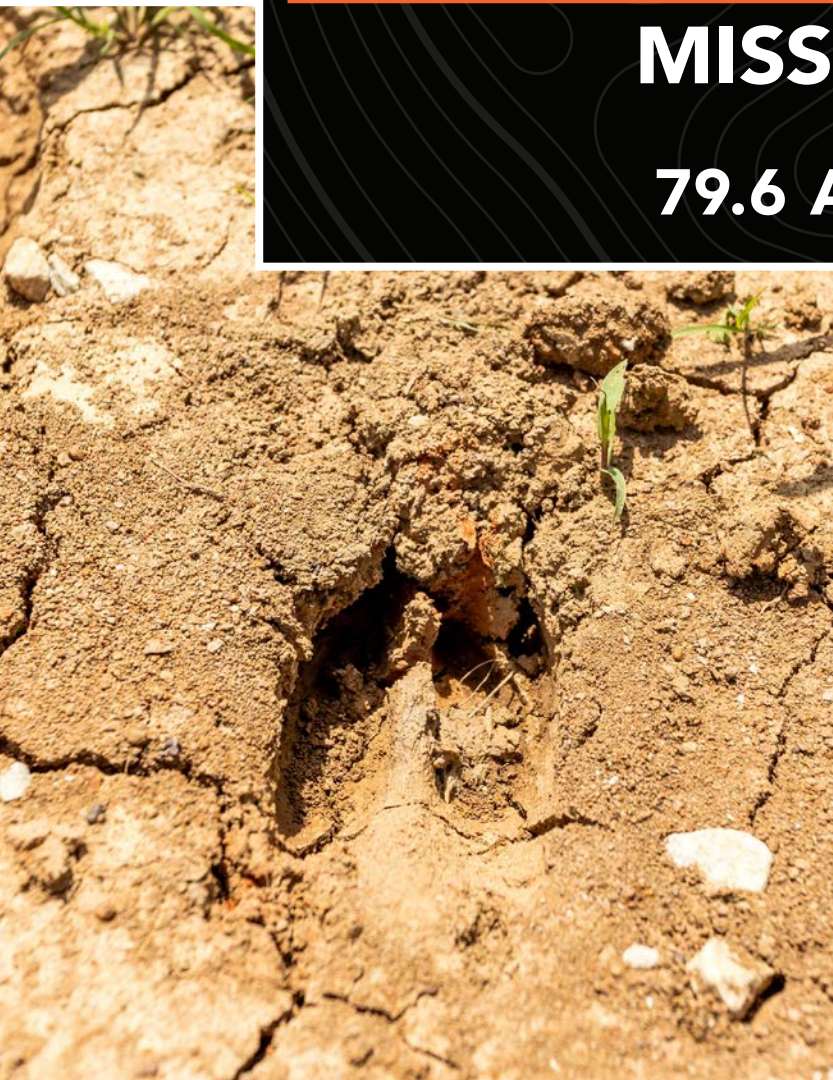




MIDWEST LAND GROUP
PRESENTS

BARTON COUNTY MISSOURI

79.6 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

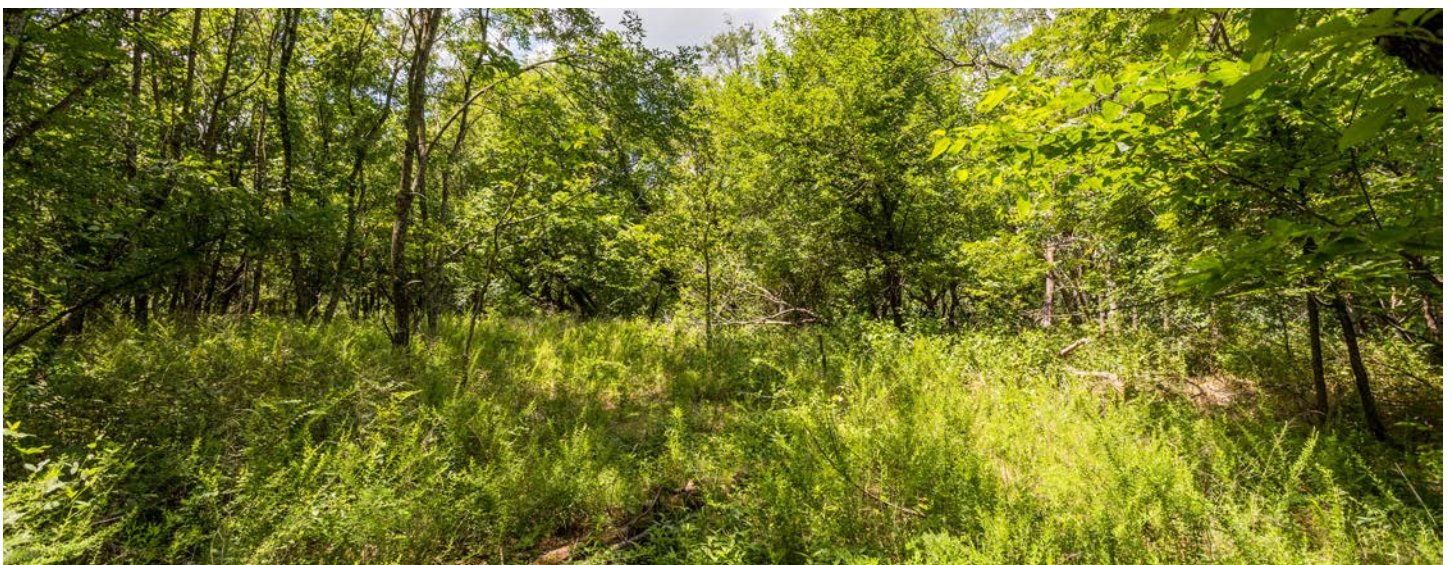
DYNAMITE 80 +/- ACRE FARM IN BARTON COUNTY MISSOURI - NORTH TRACT

This 80 +/- parcel in Barton County provides dynamite hunting and tillable ground all in one. The farm has both Class 2 & 3 soils with an NCCPI of over 72. The waterway work was done in 2020 to ensure better drainage and provide the option to grow crops even in wet years. Once soybeans have been harvested, the ADM Biodiesel plant in Deerfield pays a premium 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 over 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 feeding areas. 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 dynamite Barton County farm.



PROPERTY FEATURES

PRICE: **\$418,700** | COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **79.6**

- 42 +/- acres tillable
- NCCPI overall 72.3
- Waterways for drainage
- Currently enrolled in a windmill research program
- Wet-weather creek
- An abundance of deer, turkey, and bobwhite quail
- Walnut, oak, and persimmon trees
- Less than a 1/4 mile off blacktop
- 25 minutes from Nevada
- Under 2-hour drive from Kansas City
- 40 minutes north of Joplin



42 +/- ACRES TILLABLE



ABUNDANT WILDLIFE



CLASS 1 AND 2 SOILS



WET-WEATHER CREEK



WALNUT, OAK, AND PERSIMMON TREES



AERIAL MAP



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Maps Provided By:



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Boundary Center: $37^{\circ} 36' 56.75$, $-94^{\circ} 27' 6.19$

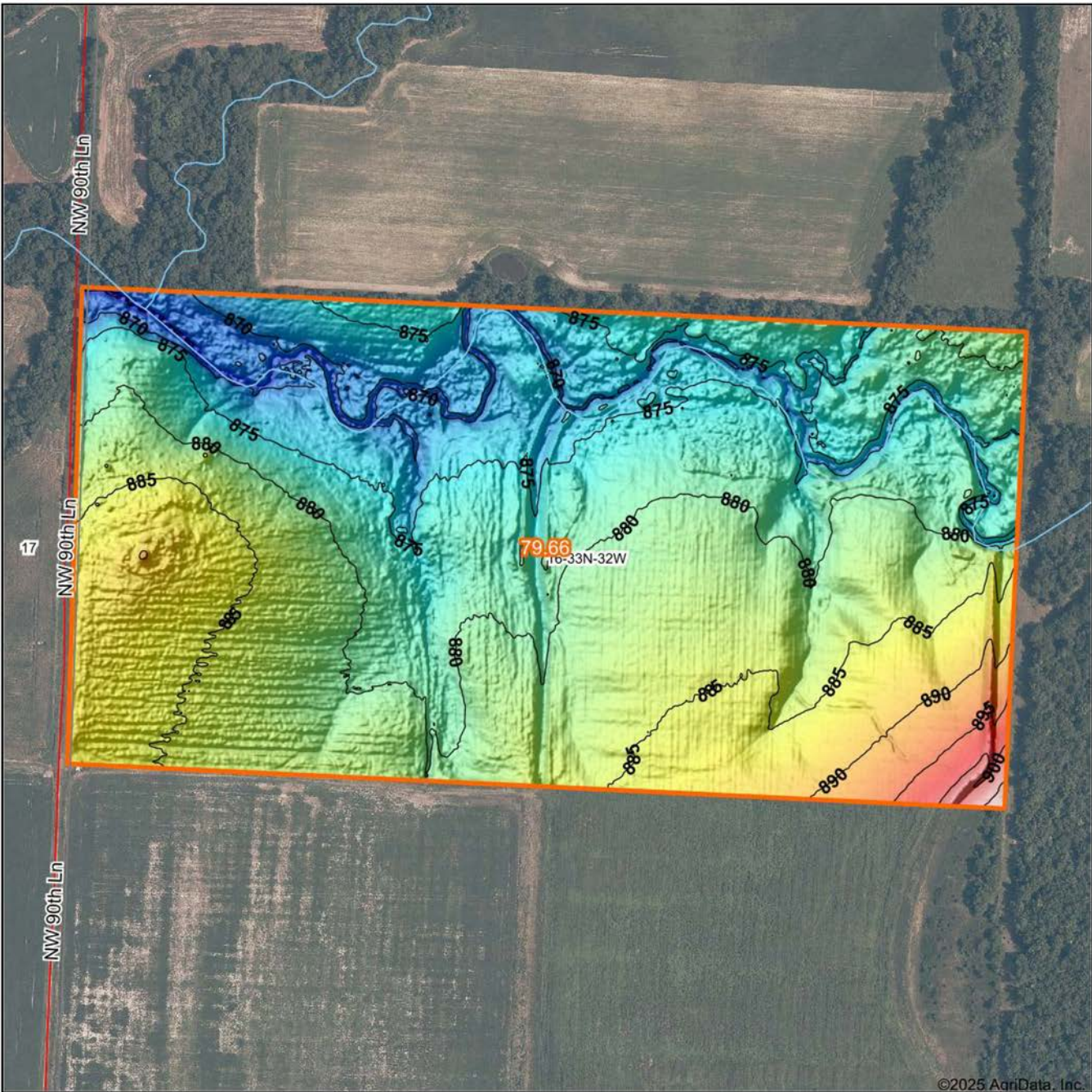
16-33N-32W
Barton County
Missouri

0ft 637ft 1275ft



7/31/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 5
Min: 864.4
Max: 908.1
Range: 43.7
Average: 880.3
Standard Deviation: 5.71 ft

0ft 432ft 864ft

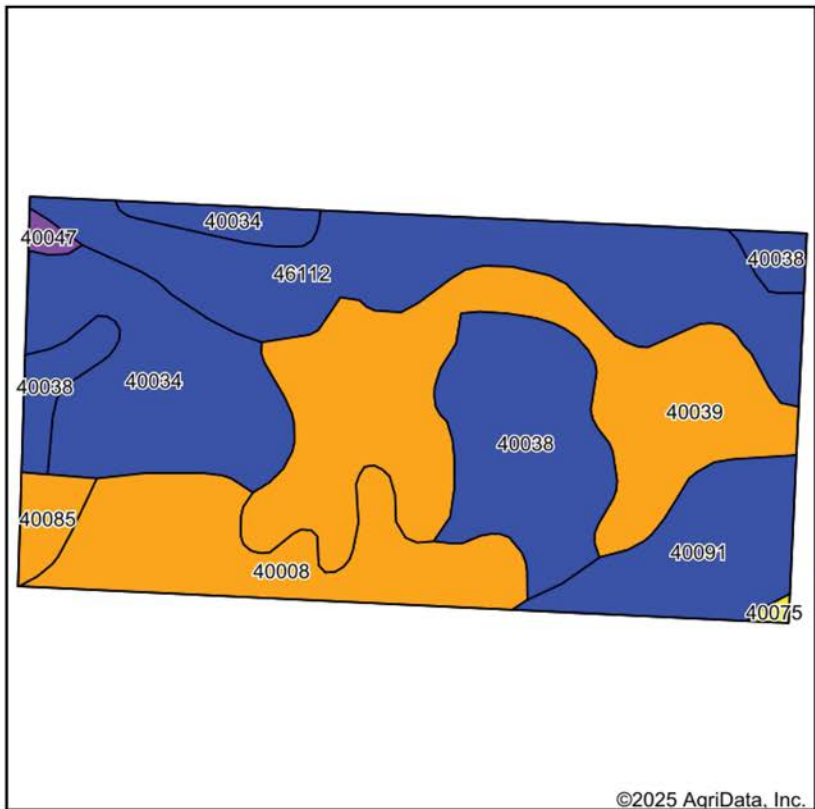


7/31/2025

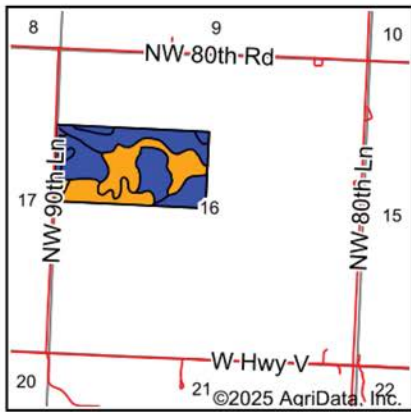
16-33N-32W
Barton County
Missouri

Boundary Center: 37° 36' 56.75, -94° 27' 6.19

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Barton**
Location: **16-33N-32W**
Township: **Barton City**
Acres: **79.66**
Date: **7/31/2025**



Maps Provided By:



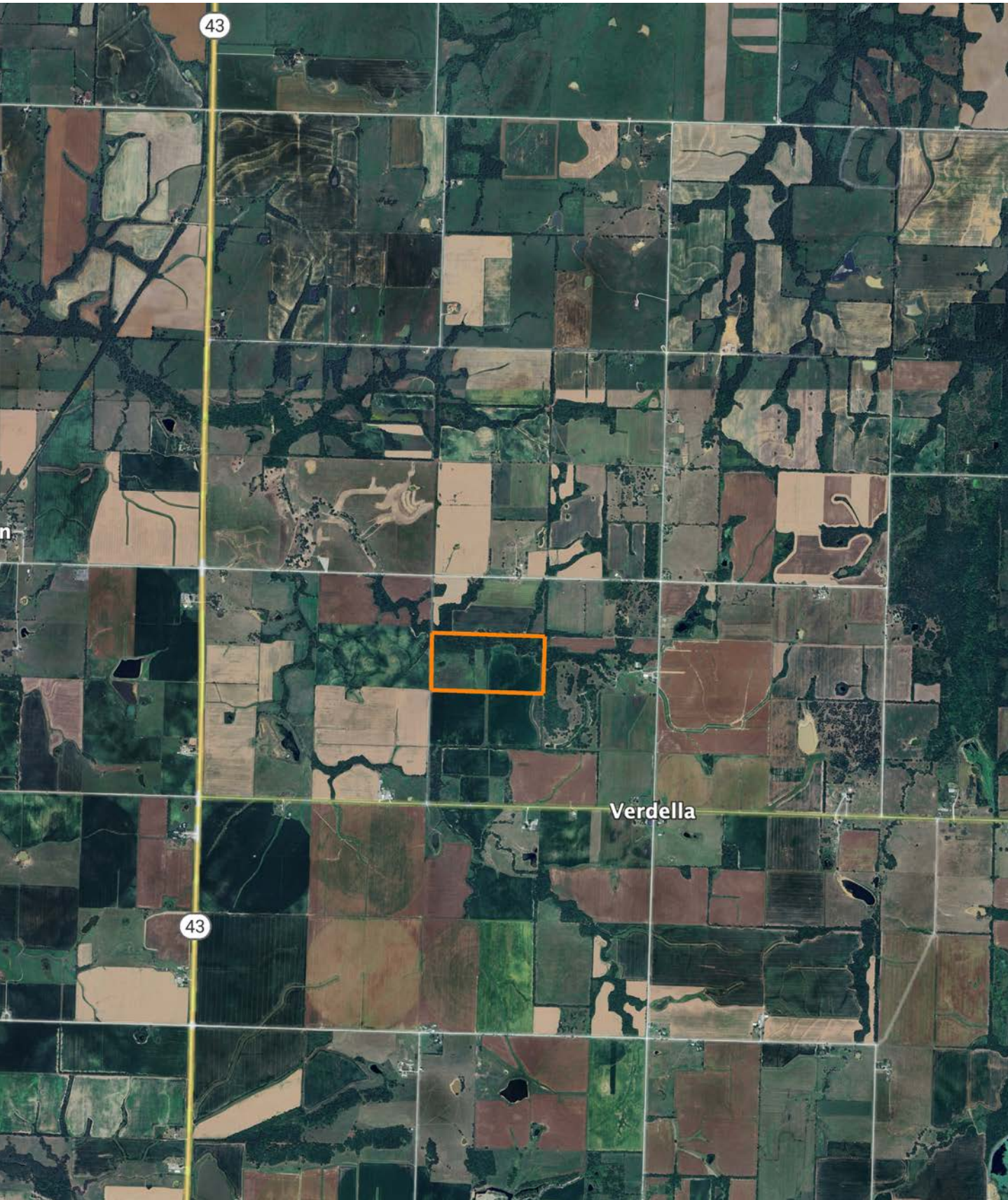
Area Symbol: MO011, Soil Area Version: 28

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
40039	Barden silt loam, 1 to 5 percent slopes, eroded	19.39	24.4%		Ille	69	68	61	59
46112	Hepler-Radley complex, 1 to 3 percent slopes, occasionally flooded	16.10	20.2%		Ilw	81	81	63	73
40034	Barco loam, 2 to 5 percent slopes	12.61	15.8%		Ile	60	56	56	49
40038	Barden silt loam, 1 to 5 percent slopes	12.18	15.3%		Ile	74	72	68	69
40008	Parsons silt loam, 0 to 1 percent slopes	10.59	13.3%		Illw	83	82	66	69
40091	Summit silty clay loam, 2 to 5 percent slopes	6.79	8.5%		Ile	69	65	59	61
40085	Parsons silt loam, 1 to 3 percent slopes	1.44	1.8%		Ills	60	57	59	58
40047	Collinsville fine sandy loam, 5 to 14 percent slopes	0.38	0.5%		Vls	42	42	32	26
40075	Liberal-Coweta-Barco complex, 2 to 14 percent slopes	0.18	0.2%		Ive	54	53	50	46
Weighted Average					2.42	*n 72.3	*n 70.6	*n 62	*n 63.1

*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

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MidwestLandGroup.com

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