

MIDWEST LAND GROUP PRESENTS

79.6 ACRES IN

BARTON COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONALLY RARE 80 +/- ACRE TILLABLE GROUND IN BARTON COUNTY, MISSOURI - SOUTH TRACT

This 80 +/- acre 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 Parsons silt loam and Summit silty clay loam. The multiple waterways and tile work done in 2020 ensure better drainage and provide the option to grow crops even in wet years. With an NCCPI of 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. Deer

and turkey are abundant on this property with all the crop ground nearby. The level farm ground provides great viewing and ample opportunity for several well-placed tower blinds for rifle season. 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: **\$450,300** | COUNTY: **BARTON** | STATE: **MISSOURI** | ACRES: **79.6**

- 68 +/- acres tillable
- Parsons silt loam and Summit silty clay loam
- NCCPI of 71
- Waterways for drainage
- Tiled for drainage
- Currently enrolled in a windmill research program
- Abundance of deer, turkey, and bobwhite quail
- Less than a 1/4 mile off blacktop
- 25 minutes from Nevada
- Under 2-hour drive from Kansas City
- 40 minutes north of Joplin



68 +/- ACRES TILLABLE



WATERWAYS FOR DRAINAGE



CLASS 2 AND 3 SOILS



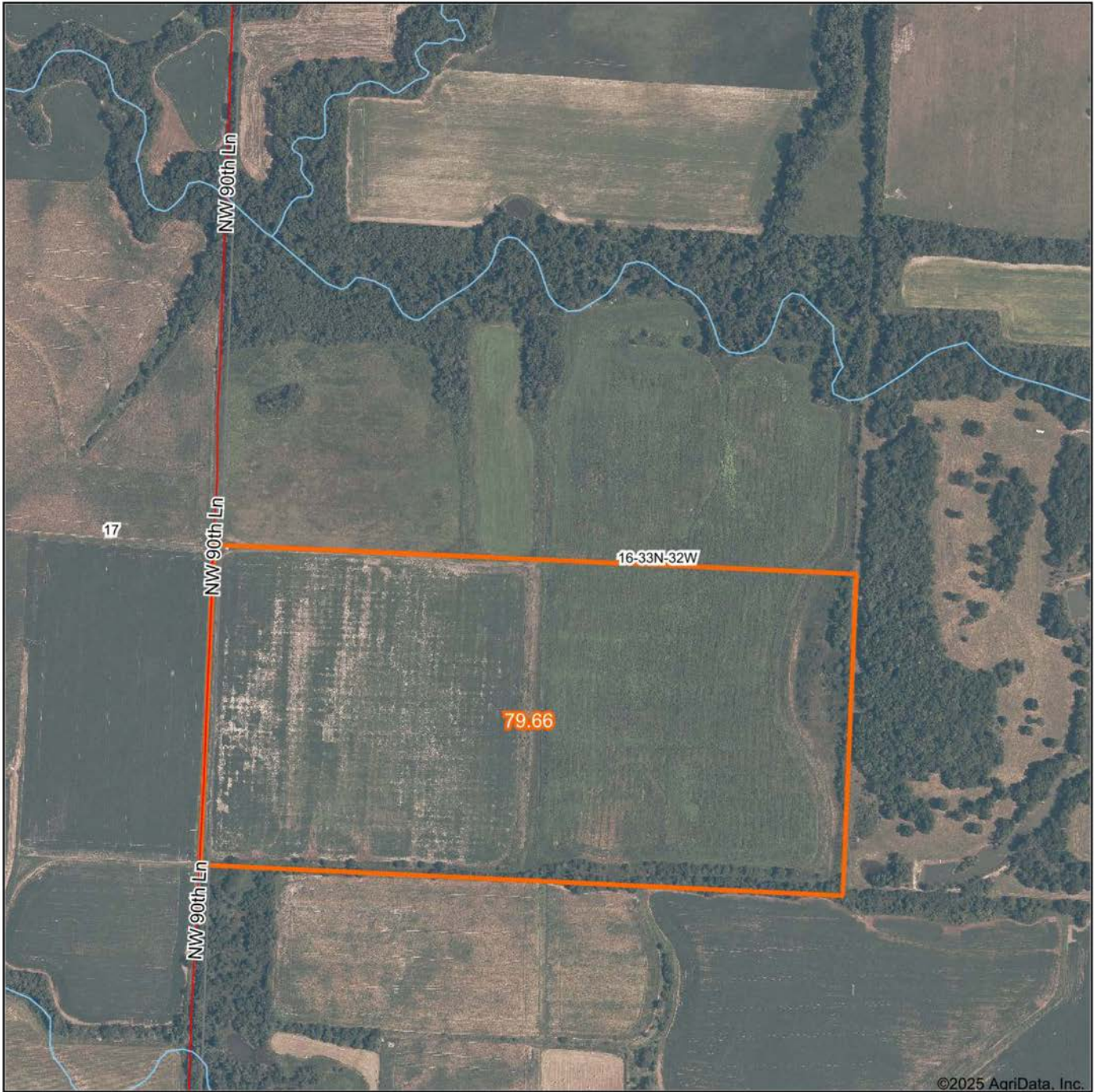
ABUNDANT WILDLIFE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 36' 43.7, -94° 27' 6.72

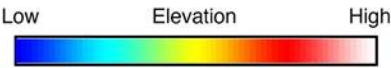
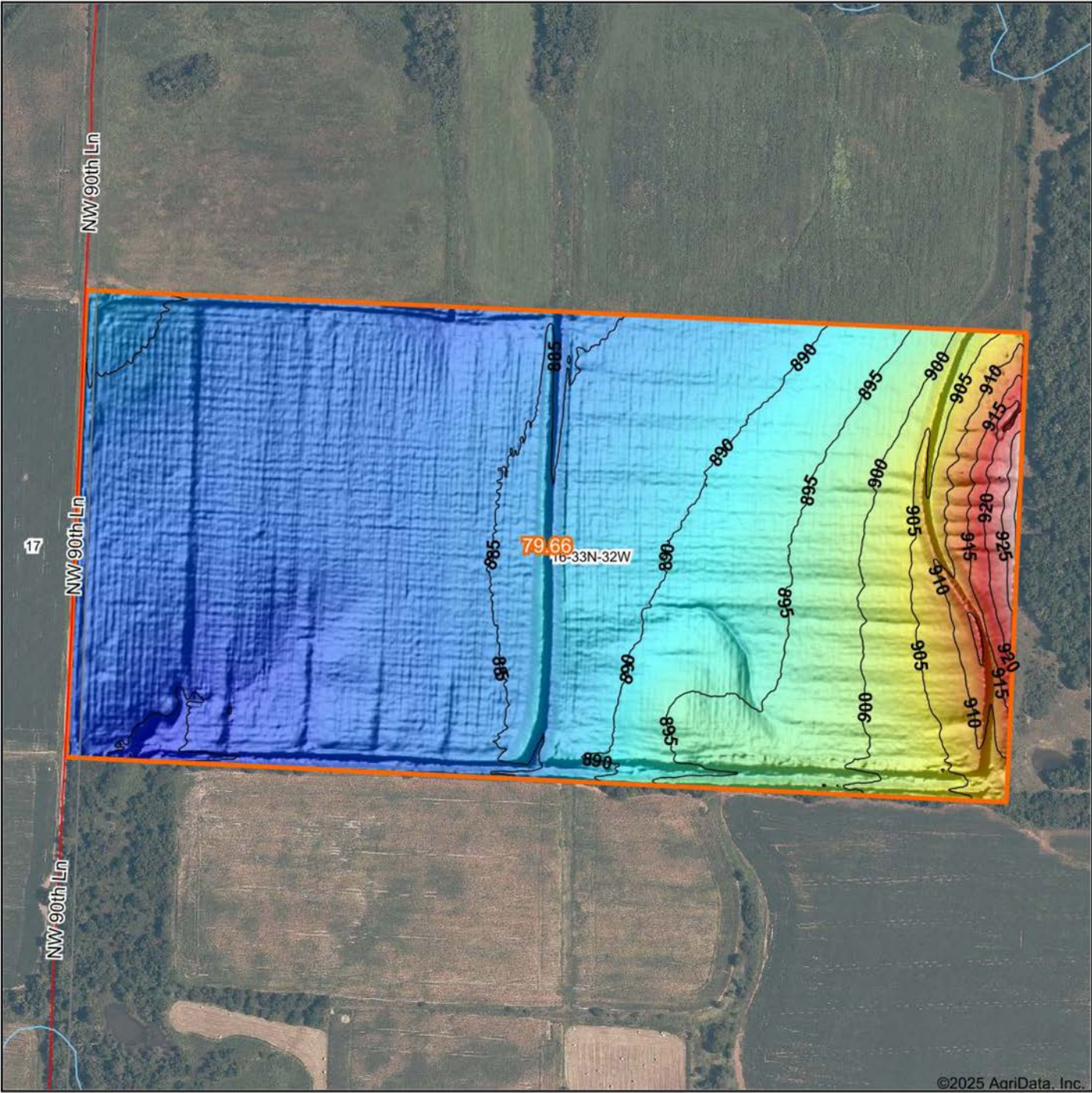
16-33N-32W
Barton County
Missouri

0ft 637ft 1275ft



7/31/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 5
Min: 877.9
Max: 930.9
Range: 53.0
Average: 889.9
Standard Deviation: 9.32 ft

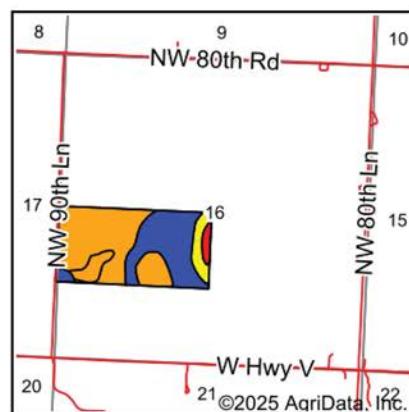
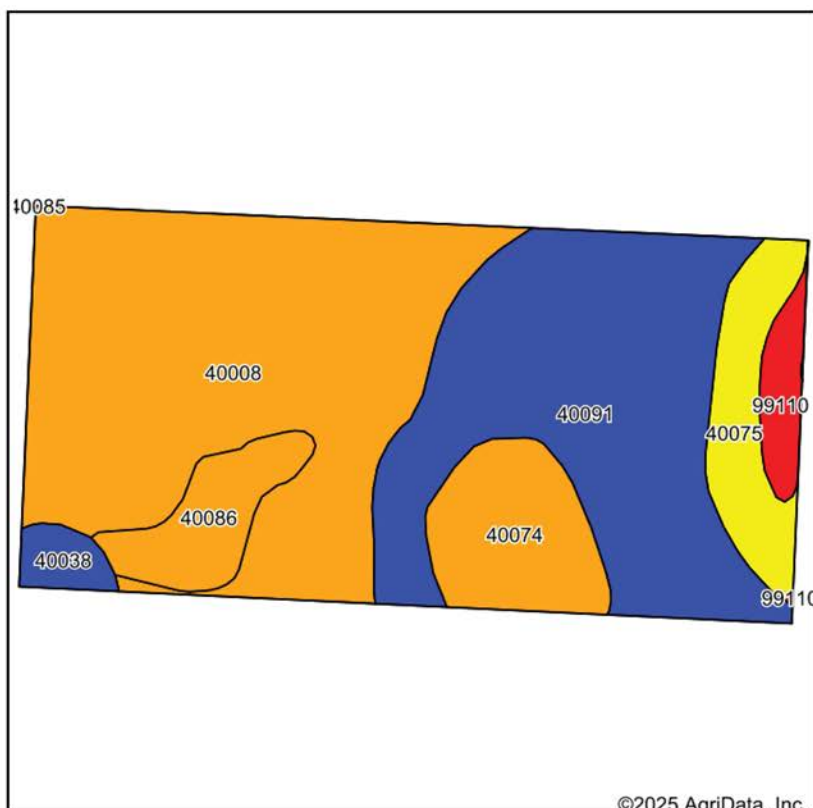


7/31/2025

16-33N-32W
Barton County
Missouri

Boundary Center: 37° 36' 43.7, -94° 27' 6.72

SOIL MAP



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



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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

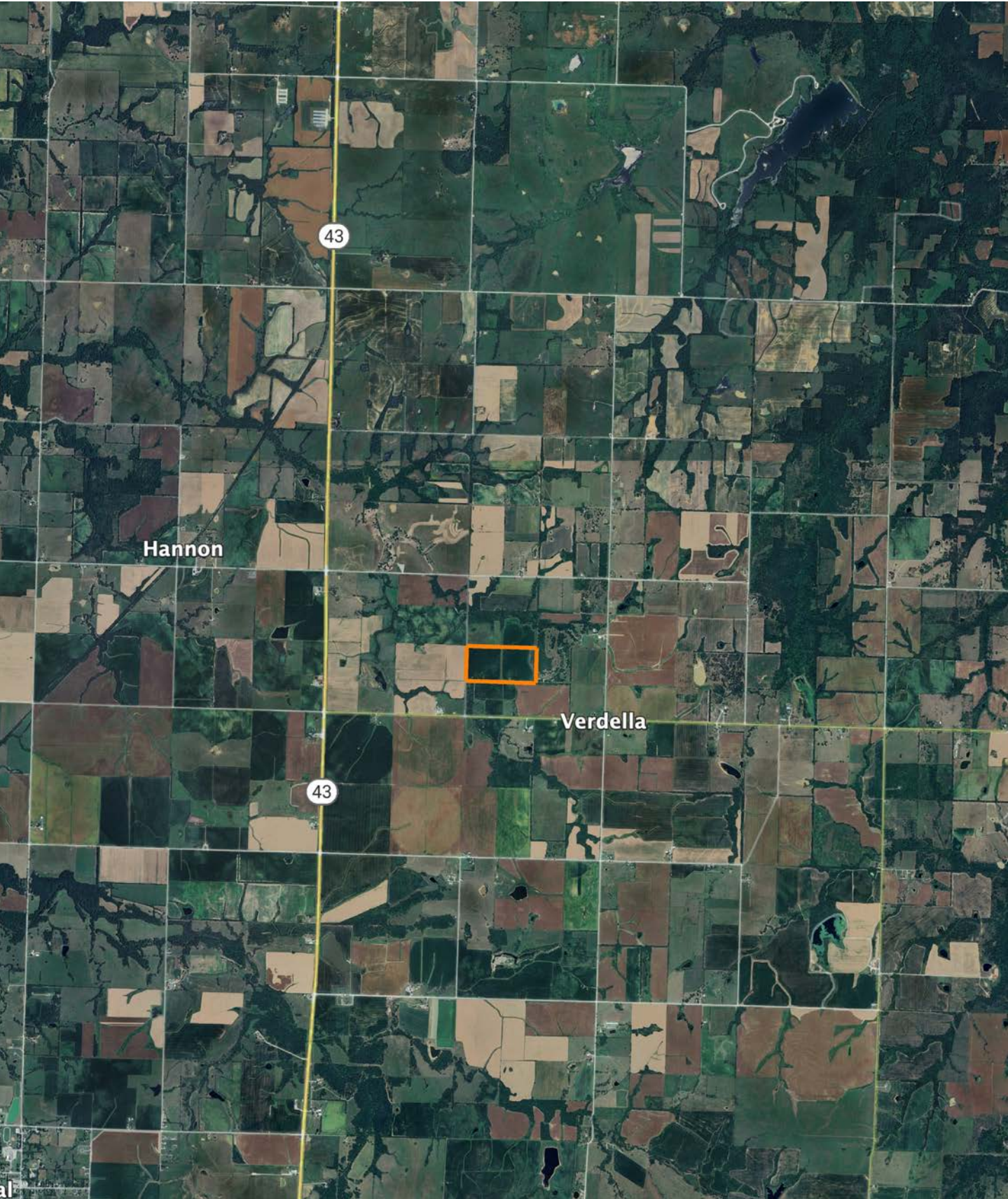
Area Symbol: MO011, Soil Area Version: 28

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	34.40	43.2%		IIIw	83	82	66	69
40091	Summit silty clay loam, 2 to 5 percent slopes	25.47	32.0%		Ile	69	65	59	61
40074	Liberal silty clay loam, 3 to 8 percent slopes, eroded	6.73	8.4%		IIIe	61	61	56	50
40075	Liberal-Coweta-Barco complex, 2 to 14 percent slopes	5.35	6.7%		IVe	54	53	50	46
40086	Parsons silt loam, 1 to 3 percent slopes, eroded	4.29	5.4%		IIIe	55	53	55	51
99110	Pits-Dumps complex	2.01	2.5%		VIII				
40038	Barden silt loam, 1 to 5 percent slopes	1.41	1.8%		Ile	74	72	68	69
Weighted Average					2.86	*n 71	*n 69	*n 59.6	*n 60.6

*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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