

MIDWEST LAND GROUP PRESENTS

1.05 ACRES IN

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# JASPER COUNTY MISSOURI

3930 COUNTY LANE 191, JOPLIN, MO 64801



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# ENERGY EFFICIENT HOME & SHOP OUTSIDE OF JOPLIN

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Cozy & efficient are a great combination when it comes to a home, and when you combine those with the allure of living outside the city limits, yet close to town, it's guaranteed to be a winner. That's what you'll find with this 2100 square foot, 2 bedroom/2 bath, single-level home located northeast of Joplin in southern Jasper County. This one-owner home was built in 2009 and features well-insulated 6" exterior walls and the quality construction that Morton Buildings is known for.

A large, functional kitchen offers good traffic flow and food prep space, with plenty of cabinets, a sizable pantry cabinet, and a center island with bar seating perfect for entertaining and visiting with friends during meal prep. The owners installed an induction cooktop just a few years ago, but if you prefer cooking with gas, it's also plumbed for a propane unit. And a Bosch dishwasher makes cleanup a breeze after the meal. The kitchen area flows over into the dining space, creating a roomy feel and ease of movement between the two.

A 15'x13' master bedroom occupies the back of the home, featuring carpeted floors, a trayed ceiling, and French doors that open to the sunroom. The master bath is quite spacious, and features a double vanity, tiled walk-in shower, tiled floors, and a jetted tub with an air dry feature to dry the lines after use. A second bedroom is also carpeted, and has its own bathroom with tiled shower and a granite vanity top. And in addition to the two existing bedrooms, the large family/hobby room

at the south end could be converted into an additional bedroom as well.

A cozy living room is situated just off the kitchen/dining area, while an even larger family/hobby room occupies the south end of the home. A 235 square foot sunroom was added about 7 years ago, and provides year-round comfort with a mini-split unit and gas fireplace. During construction of the sun room, the sellers added an Atlas all-steel safe room for secure shelter during storms or other emergencies. For those who enjoy outdoor living, the covered front and back patios are sure to please, offering plenty of shade and options for everything from grilling & outdoor cooking to a great place to relax and read a book or visit with friends.

Finally, you're sure to also love the sizable Morton-built shop/garage. This building has a full concrete floor, 3 overhead doors with openers, and a 200-amp electrical service. It's more than functional for a garage, with plenty of space for a workshop, shelving, and storage. In addition to the 32'x48' layout, it has 10' side walls as well. And certainly worthy of mentioning is the nearly-new 22kW Generac generator that's set up to run on propane. This unit auto cycles and self-tests regularly, giving you peace of mind for those times when the power goes out.

There's a whole lot of value wrapped up in this property. Schedule an appointment to see it before it's gone.

# PROPERTY FEATURES

PRICE: **\$289,500** | COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **1.05**

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- 2,100 sq. ft., 2 bed/2 bath single-story home
- Morton brand buildings (home and shop/garage)
- 6" exterior walls, very well insulated
- 1.05 acre surveyed lot
- Atlas tornado safe/safe room
- Large, functional kitchen
- Much of the home is handicap accessible
- Climate-controlled sun room with gas fireplace
- Rural water
- Lots of storage
- Concrete RV pad with utility hookups & dedicated septic
- Two covered patios
- Generac 22kW generator - just 2 years old
- 32'x48' Morton shop/garage with 3 overhead doors & 220V electric
- 6 miles to 7th & Rangeline in Joplin, MO
- 5 miles to downtown Webb City
- Webb City Schools





# 2,100 SQ. FT. SINGLE-STORY HOME

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## 2 BED/2 BATH

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# ATLAS TORNADO SAFE/SAFE ROOM

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## 32'X48' MORTON SHOP/GARAGE

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## TWO COVERED PATIOS

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# ADDITIONAL PHOTOS

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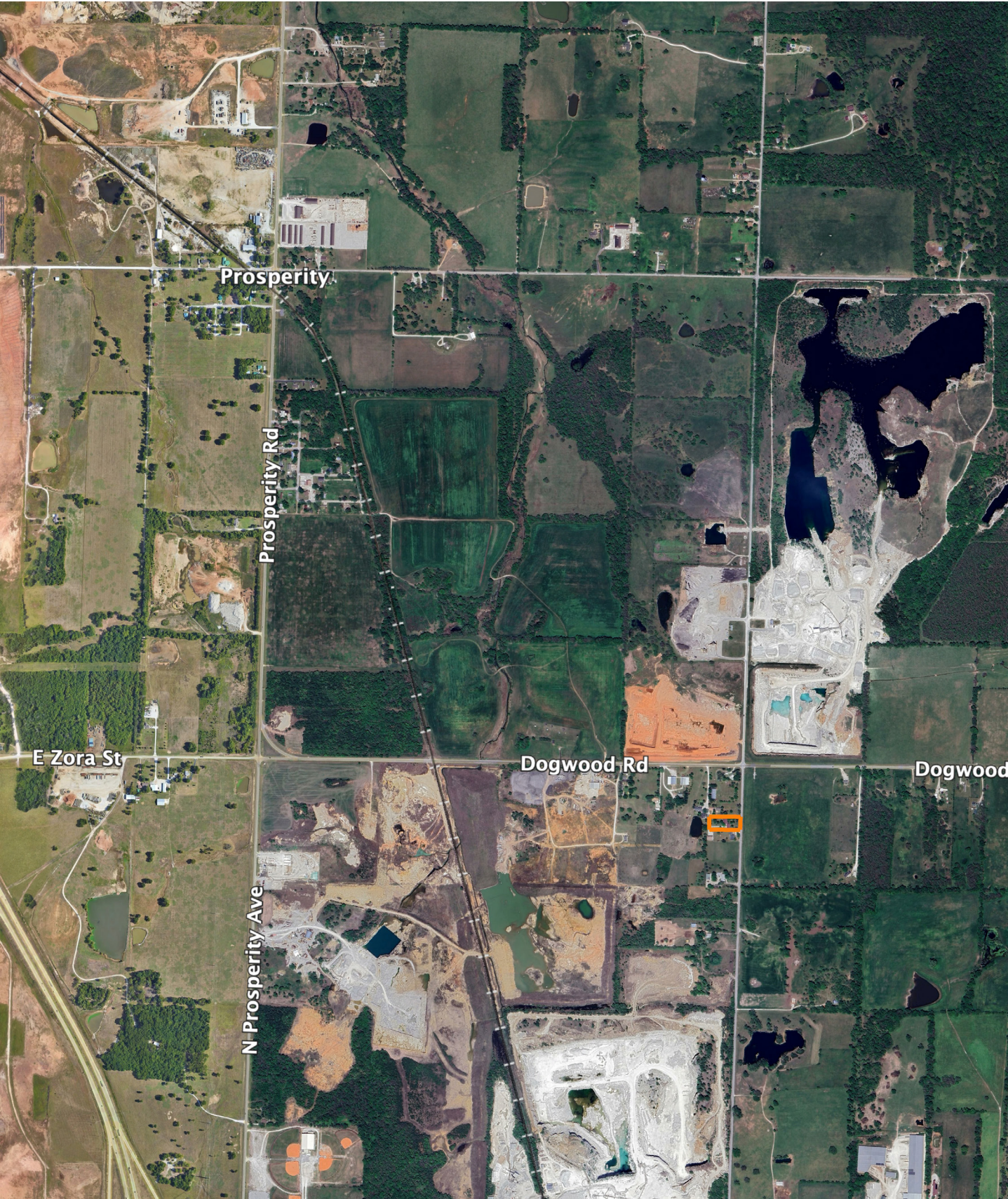
# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

There are two kinds of knowledge when it comes to land: the kind you get from academics, and the kind that comes from living on it and working it your entire life. If you want a land agent with both, you can't go wrong with Scott Sudkamp. Scott was born in East Central Illinois and has always been the type of person who prefers small town life. An avid hunter for as long as he can remember, Scott cut his teeth hunting rabbits, quail, and pheasants. He's hunted game birds in ten states and counting. "To this day, I still enjoy upland bird hunting behind a good dog with good friends, the same ones I've hunted with for 30 years now," says Scott. "But my greatest passion is bow hunting whitetails on crisp fall mornings. Nothing beats rattling in a rutted-up buck so close that you can see the condensation drops from his breath on his muzzle. I'm also a pretty serious turkey hunter and chase ducks from time to time."

Scott earned a B.S. in environmental biology from Eastern Illinois University and his M.S. in zoology/wildlife management at Southern Illinois University. He was a wildlife biologist for nearly 20 years, in public land management for six years in the states of Texas and Missouri, and private land conservation for 13 years with the Missouri Department of Conservation. Not only has Scott worked daily with landowners and habitat managers to improve their properties for wildlife such as whitetail deer, wild turkey, bobwhite quail, and waterfowl, he is also a Certified Wildlife Biologist® through The Wildlife Society – a credential that very few land agents hold. Perhaps you've seen Scott's name as co-author on a couple of field guides or as editor for a few Missouri Department of Conservation publications.

For land buyers and sellers, his professional expertise, along with experience managing his own 40-acre farm, make him an invaluable resource. Whether you're buying or selling property for farming, recreation, or both, trust Scott to steer you in the right direction on assessment, management issues and opportunities, plus state and federal cost share programs. "In my previous career, land buyers contacted me after the sale to help them with forest, wetland, and grassland management, including techniques such as TSI, native grass establishment and management, and wetland development and management. Now as a land agent, I can save them a lot of headaches by finding property that matches their goals, plus I can market sellers' lands' best attributes to appeal to more buyers," explains Scott. He is a member of QDMA, NWTF, DU and Pheasants Forever, and serves as a deacon on his church board. Hunting, fishing, canoeing, habitat management, and watching movies with his family are his favorite hobbies. Scott and his wife, Tina, have been married for more than 20 years and have two sons, Luke and Ben. With his combination of academic and real-world experience plus a get-it-done attitude, you'll love working with Scott. Give him a call today.



**SCOTT SUDKAMP,**  
LAND AGENT

**417.321.5427**

[ScottSudkamp@MidwestLandGroup.com](mailto:ScottSudkamp@MidwestLandGroup.com)



## MidwestLandGroup.com

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