

MIDWEST LAND GROUP PRESENTS

90.8 ACRES IN

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# VERNON COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 90 +/- ACRES OF HUNTING PARADISE ON CLEAR CREEK

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Sitting at the end of a county road, this hunter's paradise is a must-have for the outdoorsman wanting a place of retreat. The abundance of old oaks, ferns, deer, turkey, and other wildlife is proof that the ecosystem here is just as it was hundreds of years ago, providing a necessary sanctuary from the open fields to the west. As the slopes turn into flat ground, you start passing through large clear cuts that are begging for your hunting blind, which would give you a front row seat to that Clear Creek buck chasing a doe in the fall. Placing a couple of food plots in these cuts would be the ideal backdrop to call in that long-bearded gobbler in the spring. With some extra dirt work, you could flood these flats for some incredible duck hunting as well. On the far east end, Clear Creek winds elegantly through the mature oaks, walnuts, and sycamores. The banks are dotted with wild paw paw orchards, creating a quiet refuge among the

babbling creek, along with a delicious treat in the fall. The multiple wet-weather creeks and draws leading down the hill to the creek provide a natural funnel for deer who have been out all night feeding on over 8,000 acres of pasture and crop ground nearby. A trail system throughout the 90 +/- acre property helps navigate the changing terrain and provides access to areas that would normally be inaccessible. You rarely see ground under 100 acres that provides this much diverse habitat and hunting opportunity in one spot.

With water, electric, and fiber at the road, you could easily add a cabin to make this the ultimate hunting retreat. Call Andy Unruh today to schedule a showing of this hunter's paradise.

## PROPERTY FEATURES

PRICE: **\$382,500** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **90.8**

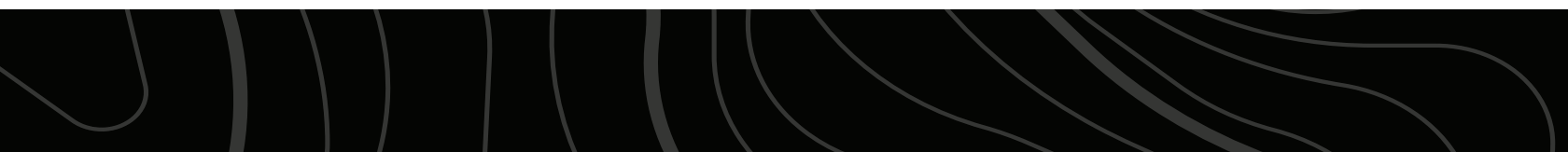
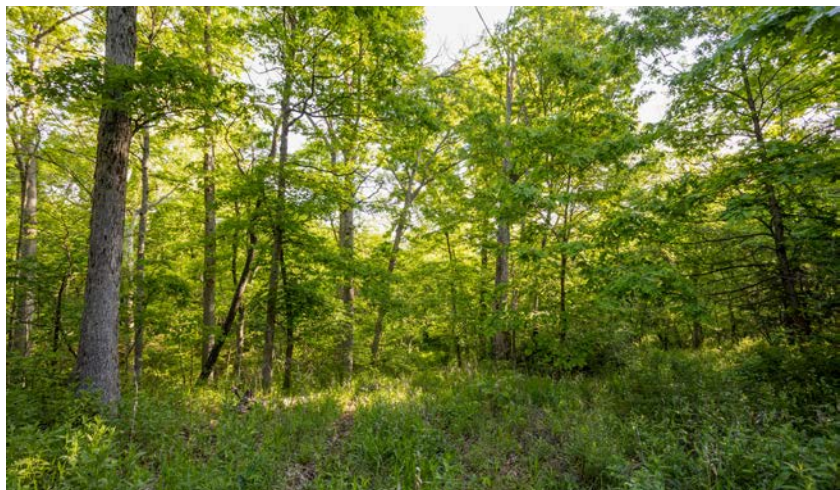
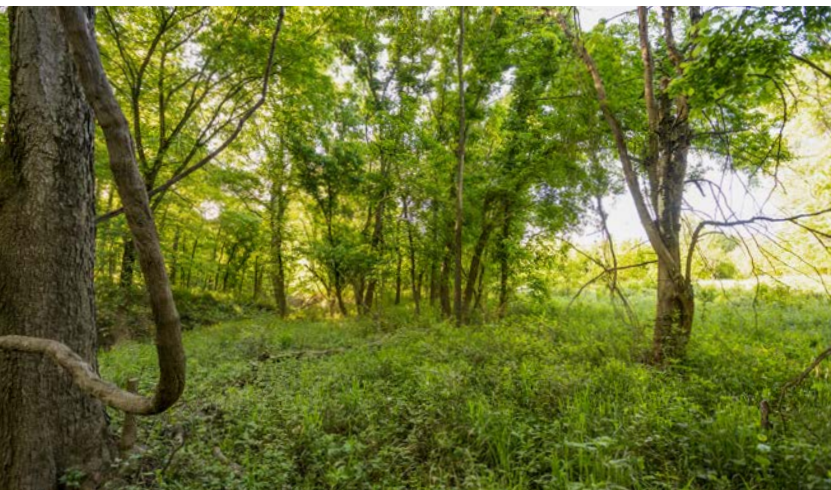
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- Trail system
- Deer, turkey, and quail
- Fencing on 10 acres
- Multiple weather creeks
- Over 400 yards of Clear Creek runs through the property
- Multiple timber draws and ditches
- Mature marketable walnut, red, and white oak timber
- Rural water at road
- Electricity at road
- Fiber internet at road
- Mineral and water rights
- 15 acres of clear cuts
- County road access
- Less than 2 miles from blacktop
- 20 minutes from Nevada
- 1.5-hour drive from Kansas City



# MATURE MARKETABLE TIMBER

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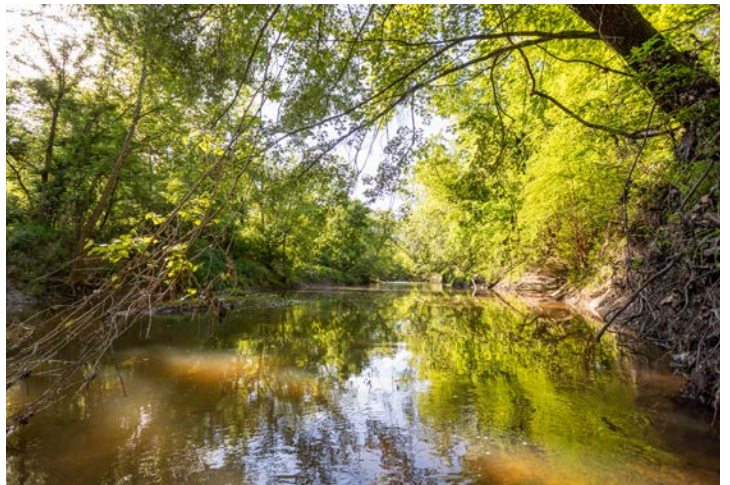
# COUNTY ROAD ACCESS

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# CLEAR CREEK

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# 15 +/- ACRES OF CLEAR CUTS

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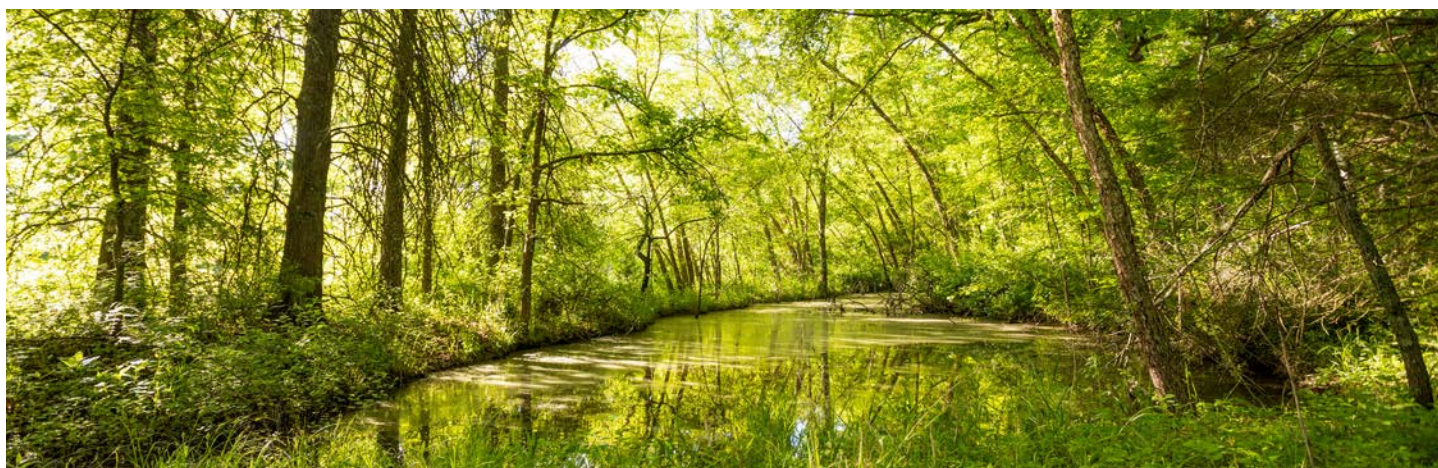
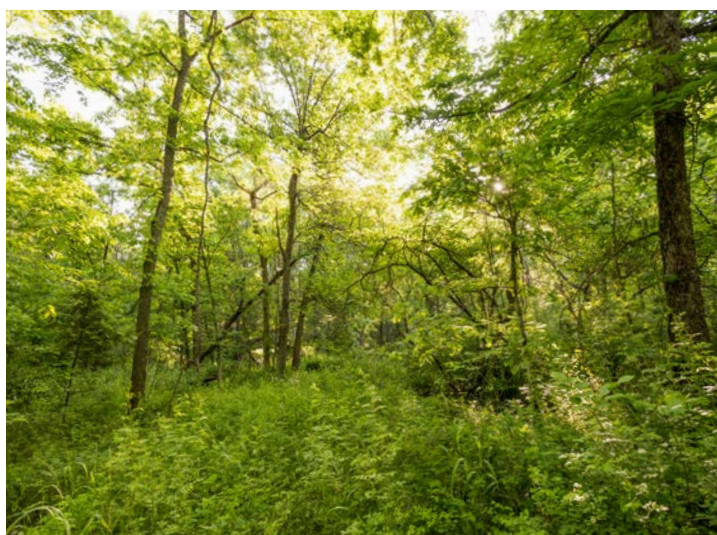




# HUNTING OPPORTUNITIES

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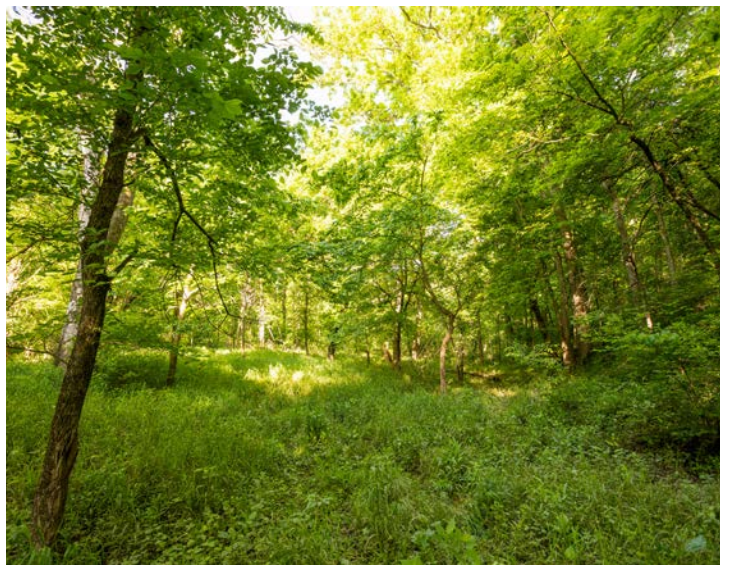
The abundance of old oaks, ferns, deer, turkey, and other wildlife is proof that the ecosystem here is just as it was hundreds of years ago, providing a necessary sanctuary from the open fields to the west.





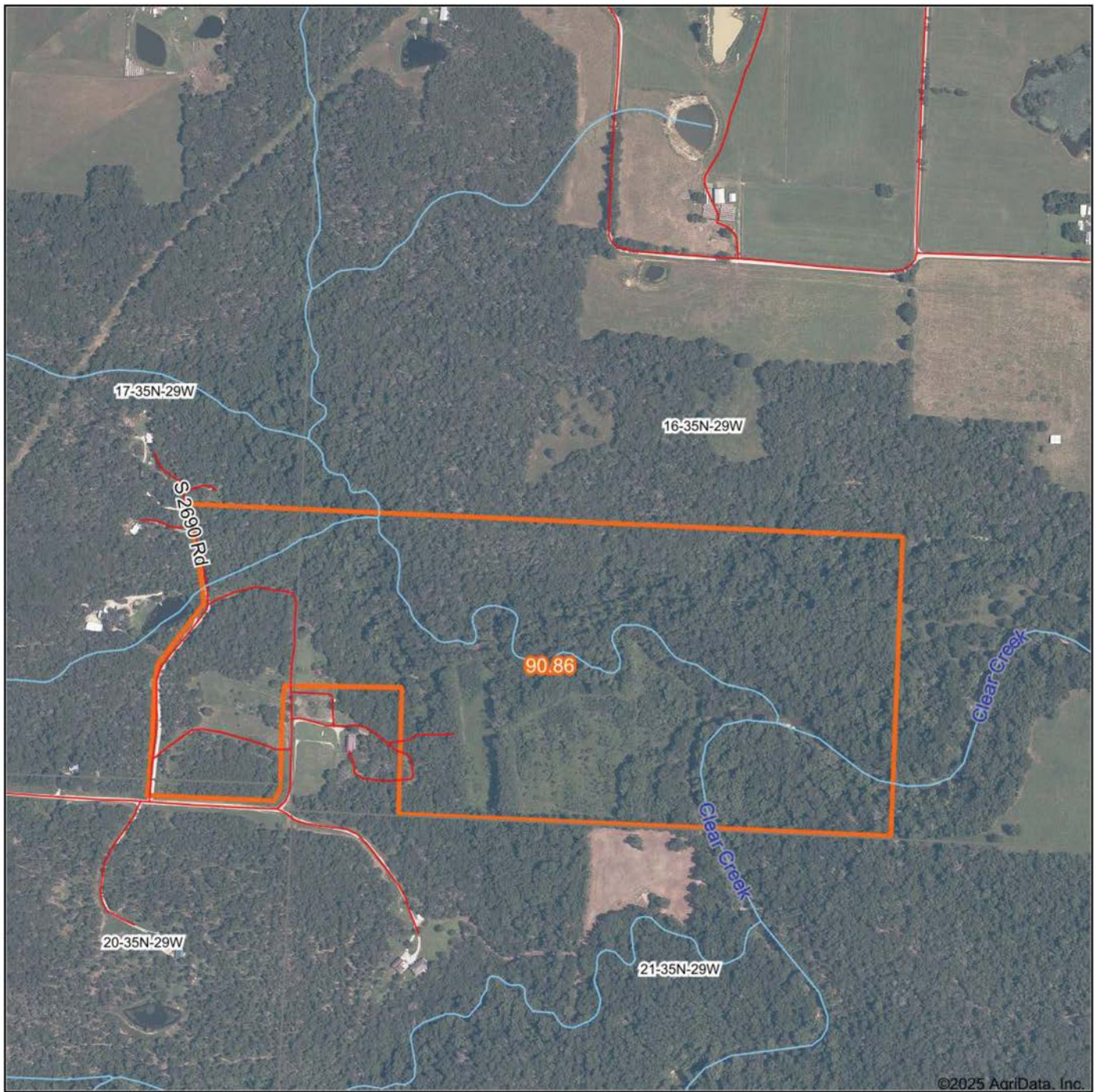
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 37° 48' 10.16, -94° 8' 28.85

0ft 688ft 1375ft



Maps Provided By:



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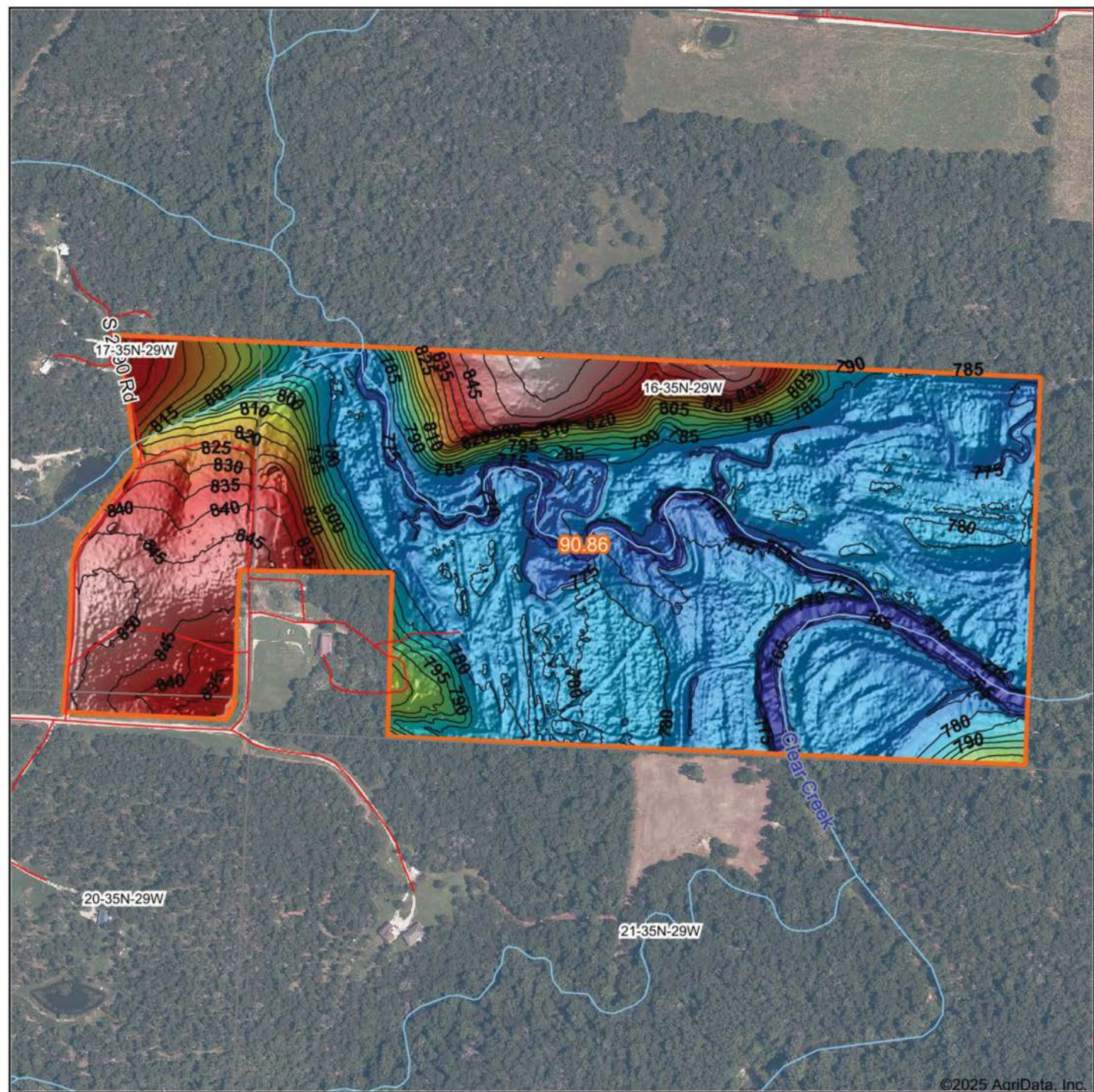
**16-35N-29W**  
**Vernon County**  
**Missouri**



8/7/2025



# HILLSHADE MAP

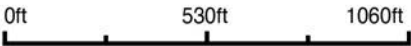


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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 5  
Min: 762.6  
Max: 860.4  
Range: 97.8  
Average: 795.1  
Standard Deviation: 27.2 ft

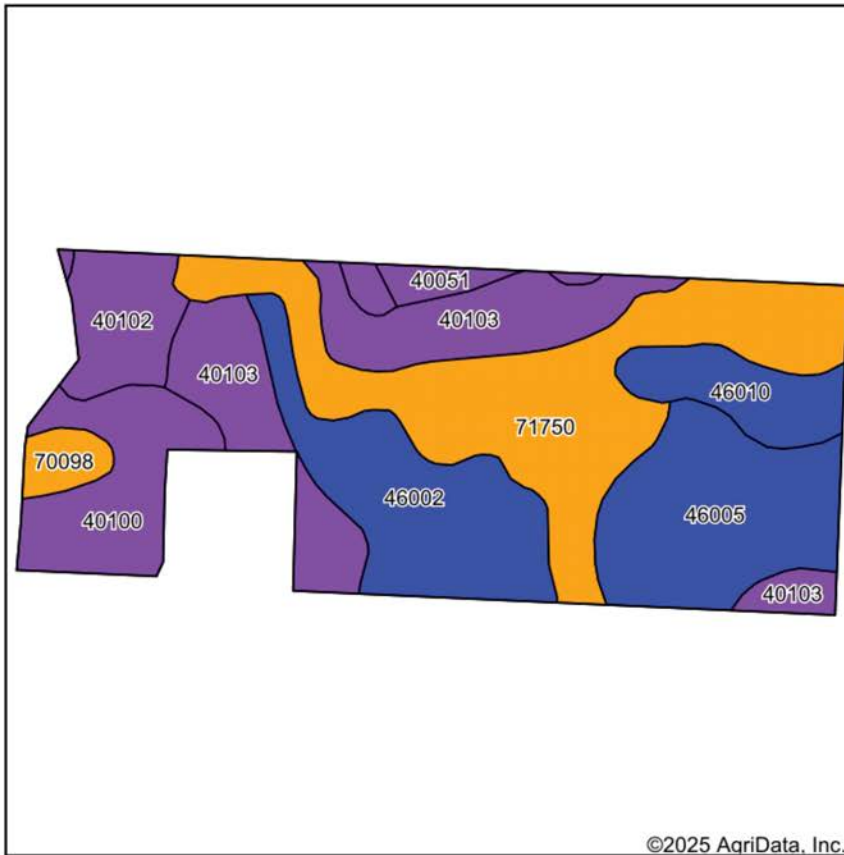


**16-35N-29W**  
**Vernon County**  
**Missouri**

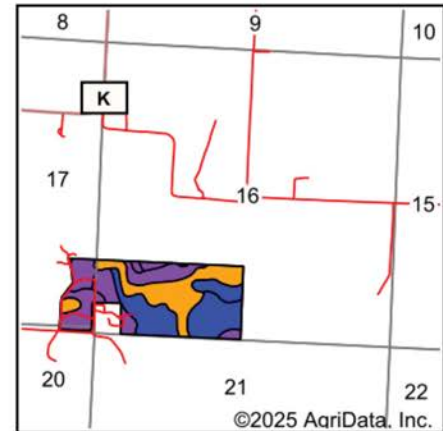
Boundary Center: 37° 48' 10.16, -94° 8' 28.85



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Vernon**  
 Location: **16-35N-29W**  
 Township: **Virgil**  
 Acres: **90.86**  
 Date: **8/7/2025**



Maps Provided By:



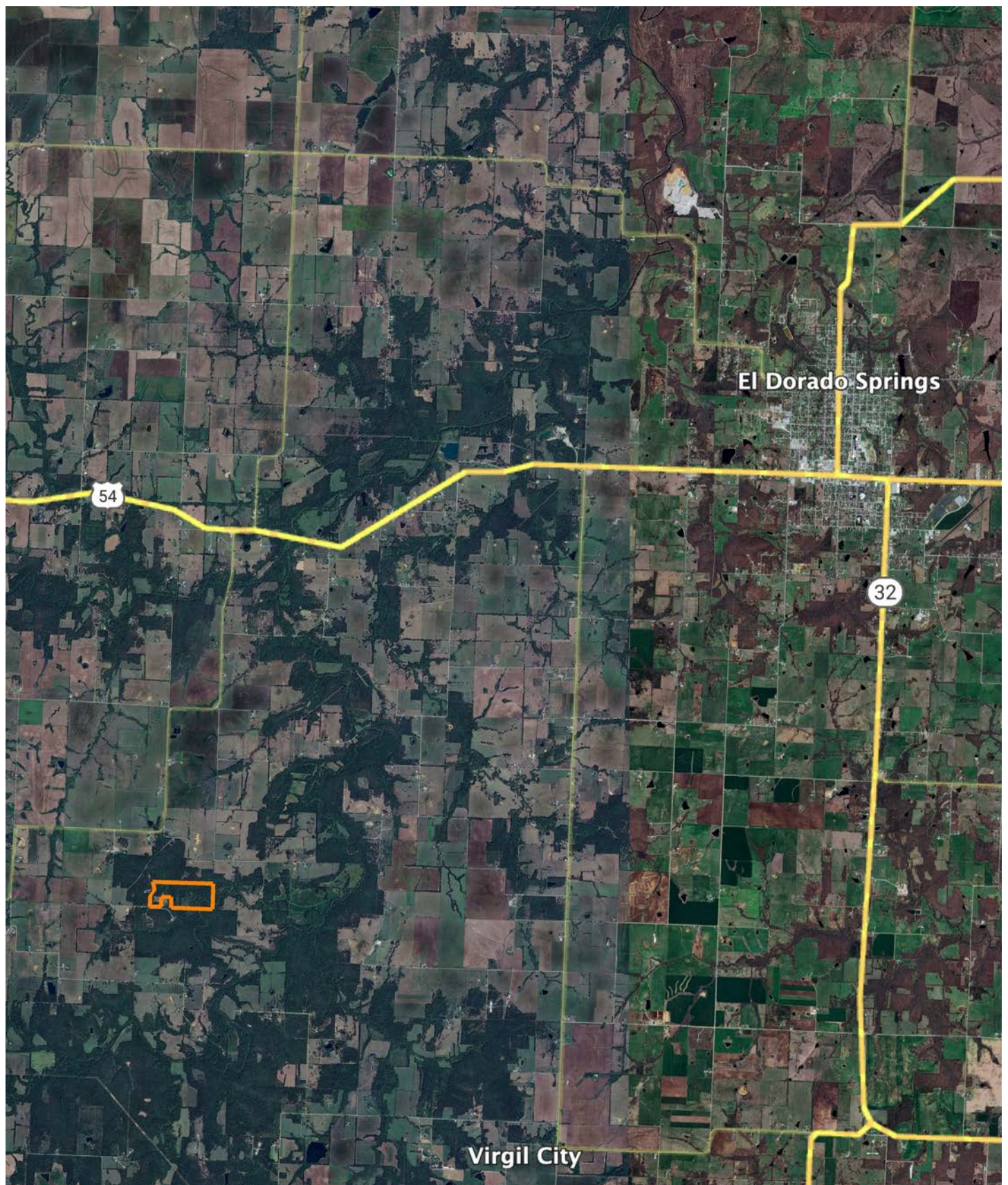
Area Symbol: MO217, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	23.61	26.0%		IIIw	2	65	65	51	48	
40103	Hector fine sandy loam, 14 to 30 percent slopes, stony	16.63	18.3%		VIIIs		23	23	19	13	
46005	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	14.01	15.4%		IIlw		82	82	63	75	
46002	Hepler silt loam, 0 to 2 percent slopes, occasionally flooded	13.30	14.6%		IIlw		85	85	64	80	
40100	Hector fine sandy loam, 5 to 14 percent slopes	8.68	9.6%		VIIs		30	29	28	17	
40102	Hector fine sandy loam, 5 to 14 percent slopes, stony	6.03	6.6%		VIIIs		27	26	26	15	
46010	Hepler silt loam, overwash, 0 to 1 percent slopes, occasionally flooded	5.34	5.9%		IIlw		87	87	68	82	
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	1.83	2.0%		IIIe		58	58	51	43	
40051	Coweta loam, 5 to 14 percent slopes	1.43	1.6%		VIIs		37	37	31	24	
Weighted Average					3.97	0.5	*n 57.7	*n 57.5	*n 45.7	*n 46.8	

\*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

**417.448.0117**

AUnruh@MidwestLandGroup.com



## MidwestLandGroup.com

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