

MIDWEST LAND GROUP PRESENTS

6 ACRES IN

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# VERNON COUNTY MISSOURI

18933 S 2700 ROAD, EL DORADO SPRINGS, MO 64744



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PEACEFUL 6 ACRE HOMESTEAD AND BARNDOMINIUM IN VERNON COUNTY

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This sizable 2-story barndominium is nestled against mature oaks and boasts nearly 4,000 square feet of living space, making it the ideal hunting lodge or home for the family looking for a quiet life away from the big city. With plenty of room for gardens and even a greenhouse or two, you could be self-sustainable in no time. Several outbuildings provide cover for lawnmowers, tractors, and even a couple of dozen chickens if you desire. The oversize front yard is fenced, providing pasture for livestock.

Inside the home, you are greeted with wood floors, oak cabinets, and a Harman pellet stove, all together making the large living space feel cozy and warm. The open kitchen is equipped with quartz countertops, an electric range, two ovens, a fridge/freezer, along with an extra-

large freezer in the utility room. The enclosed sunroom and large open deck are the perfect spot for morning coffee as you listen to the bobwhite quail singing their song and reminding you of the peace and serenity this place provides. Across from the kitchen is the first room with a half bath just across the hallway. At the end of the hall, you are greeted with two bedrooms with large walk-in closets and a shared full bath. Up the stairs, the second floor consists of 2 rooms, a large closet, and an oversized full bath, making this a great place for kids, guests, or even a game room. Double doors lead to a deck with stunning views of the open fields and the best opportunity to catch that perfect sunset after a long day. Contact Andy Unruh today to schedule a showing of this quiet and secluded Barndominium on 6 +/- acres.





# PROPERTY FEATURES

PRICE: **\$446,880** | COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **6**

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- 3,920 sq. ft., 2-story, 5 bedroom, & 2.5 bath barndominium
- Garden shed for mowers and a small tractor
- Quiet and secluded
- 6 +/- acres
- Fenced pasture
- Central heat and air
- Rural water
- Electricity
- Fiber internet at road
- Mineral & water rights
- County road access
- Less than 2 miles from blacktop
- 20 minutes from Nevada
- 1.5-hour drive from Kansas City





# 3,920 SQ. FT. BARNDOMINIUM

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# QUIET AND SECLUDED

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6 +/- ACRES

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# FENCED PASTURE

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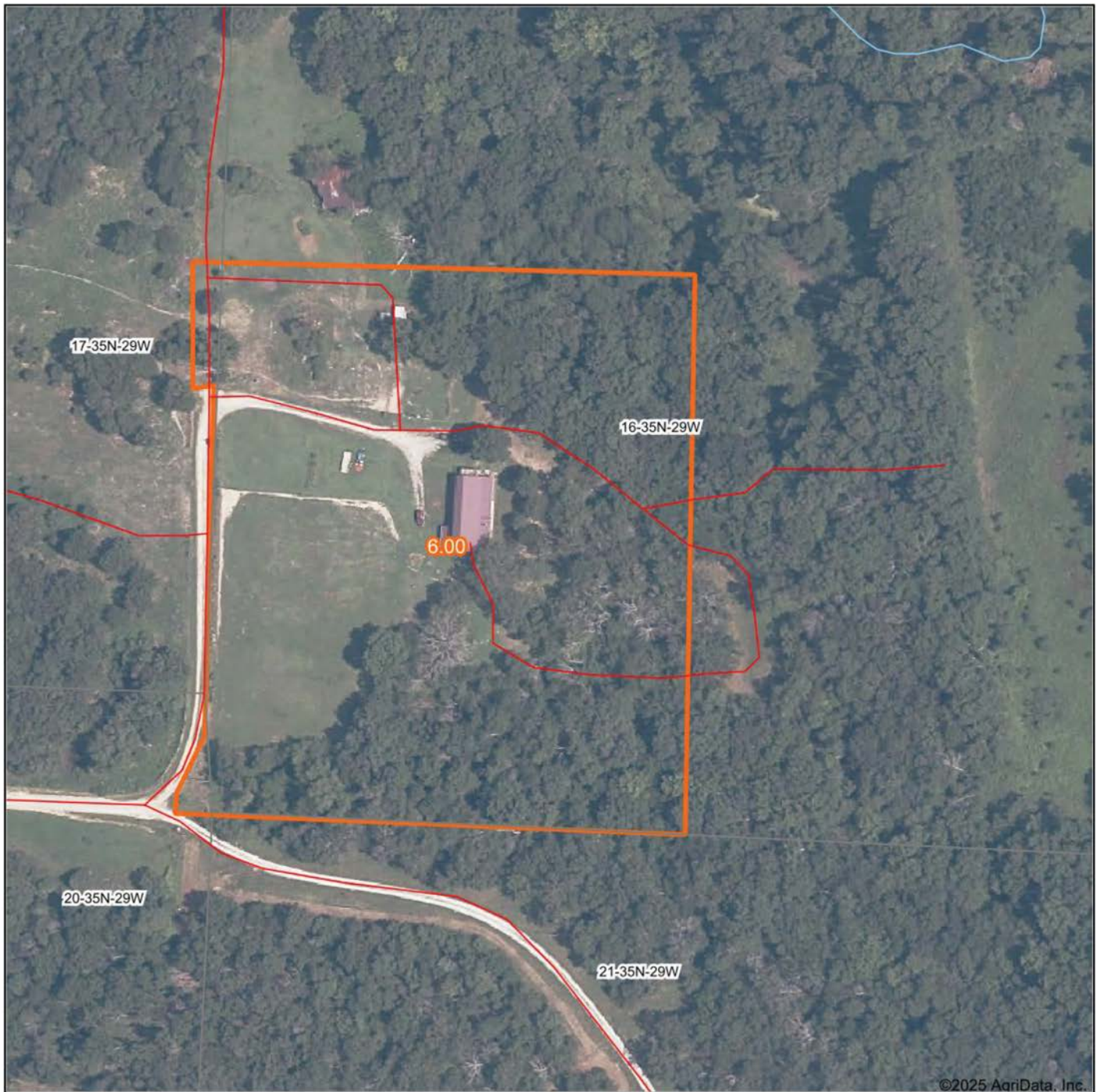


# ADDITIONAL PHOTOS





# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 37° 48' 6.46, -94° 8' 38.94

0ft 152ft 305ft



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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



8/7/2025



17-35N-29W

16-35N-29W

6.00

20-35N-29W

21-35N-29W

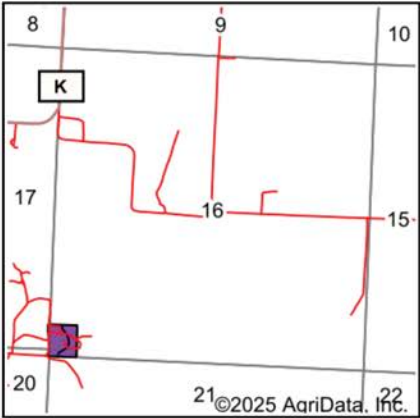
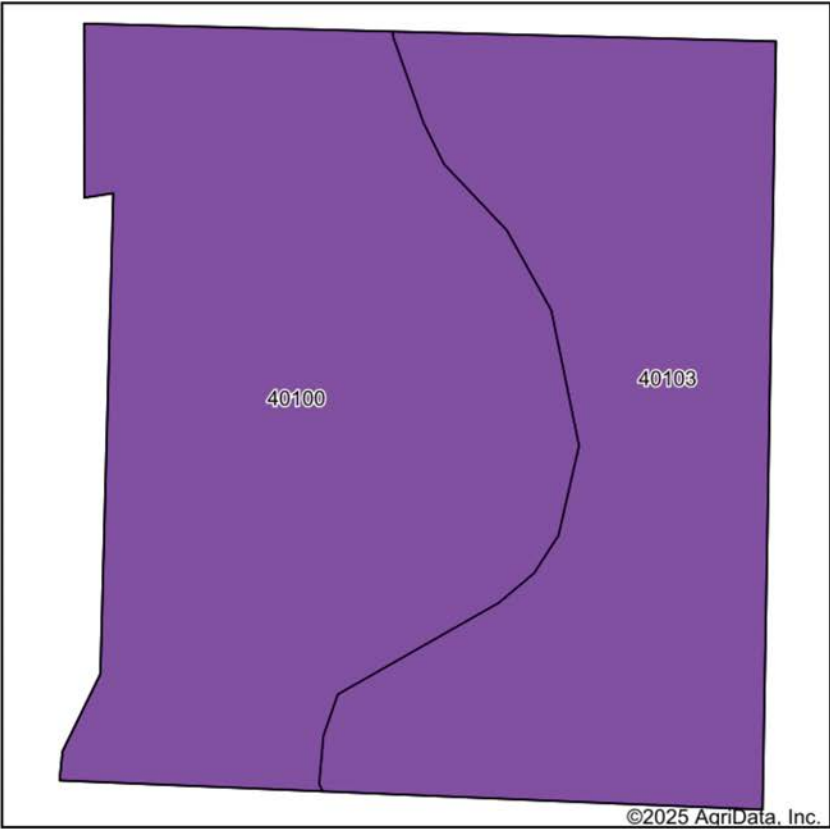
©2025 AgriData, Inc.

Boundary Center: 37° 48' 6.46, -94° 8' 38.94





# SOILS MAP



State: **Missouri**  
County: **Vernon**  
Location: **16-35N-29W**  
Township: **Virgil**  
Acres: **6**  
Date: **8/7/2025**



Maps Provided By:

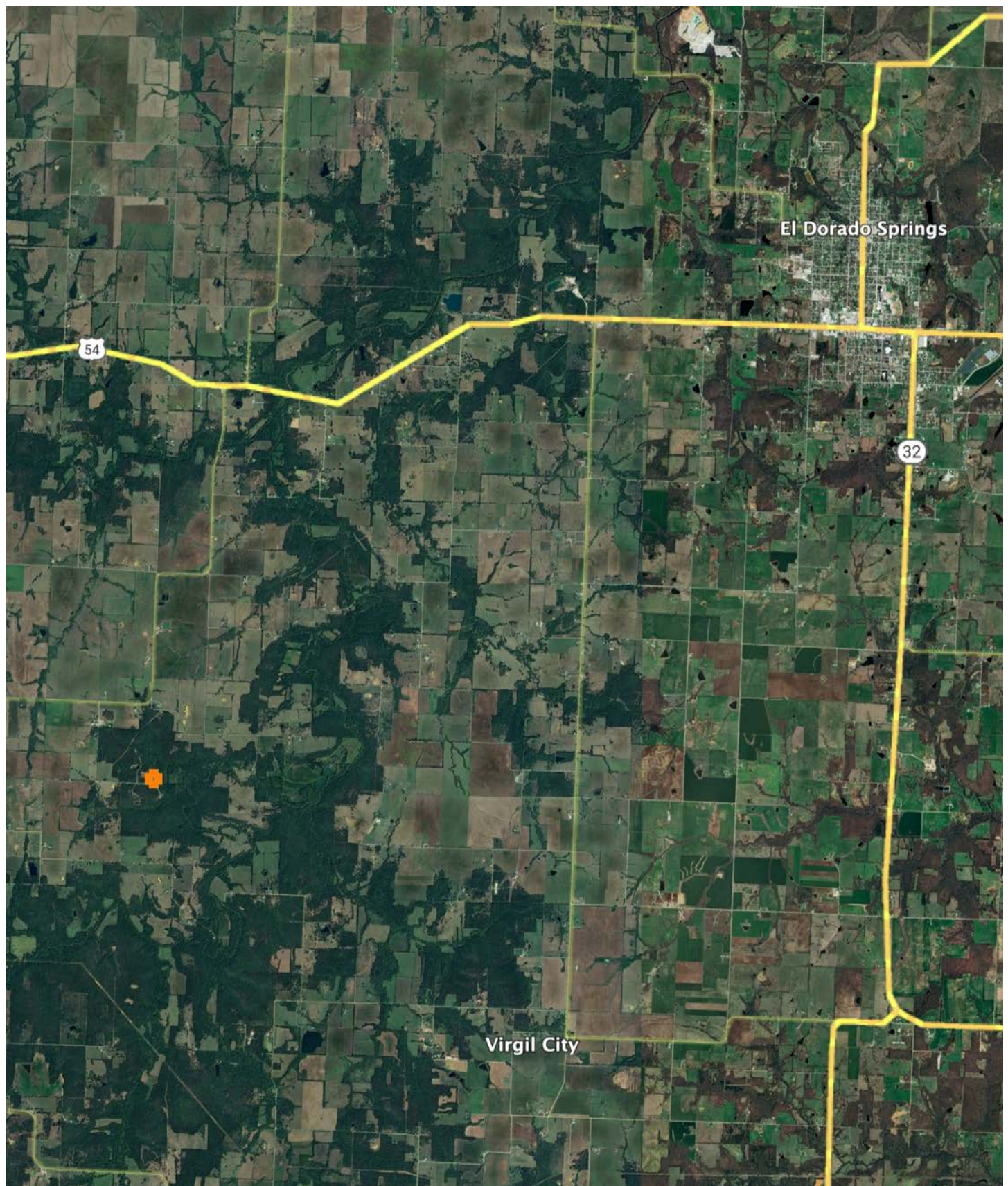


Area Symbol: MO217, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
40100	Hector fine sandy loam, 5 to 14 percent slopes	3.37	56.2%		VIs	30	29	28	17
40103	Hector fine sandy loam, 14 to 30 percent slopes, stony	2.63	43.8%		VIIIs	23	23	19	13
Weighted Average					6.44	*n 26.9	*n 26.4	*n 24.1	*n 15.2

\*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**

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## MidwestLandGroup.com

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