

MIDWEST LAND GROUP PRESENTS

353 ACRES IN

VERNON COUNTY MISSOURI



8602 EAST UTOPIA DRIVE, BRONAUGH, MO 64728

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPRAWLING CENTURY FARM AND RANCH WITH PASTURES, PONDS, HAY FIELDS, BARN AND A HOME

It is not often that you find such a large piece of land, especially a Century Farm, coming on the market. With over 100 feet of rise between the front gate and the middle of the property, the views are breathtaking. Looking east, you can see for miles while watching the sunrise. On the west side of the property, you can almost see to Kansas as the setting sun paints the sky every evening.

The current owner stocks over 100 head of cow-calf pairs, and the cross-fences allow him to move and rest paddocks to improve grazing capabilities. With over 80 +/- acres of dedicated hay ground that produced 4 bales to the acre in 2025, it is a farm that can stand alone. The 5 ponds provide ample water year-round for livestock and wildlife. During the winter months, the ducks and

geese use these ponds extensively. This allows them to feed on the nearby crops, making it a waterfowl hunter's dream!

The two 20'x50' lean-tos protect from the elements for livestock, hay storage, or safe parking for equipment year-round. A 30'x40' metal frame shop is the perfect spot to store feed, equipment, or have a place out of the elements for repairs and maintenance. The east-facing 3-bedroom home has stunning views, providing the perfect place for your morning coffee. A large pole barn has ample space for tractors, bailers, UTVs, and other equipment needed to run the farm. The beans and corn grown by their neighbors, along with tree lines that provide cover, give any deer hunter a great opportunity to catch a buck in rut, making his rounds.



PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **MISSOURI** | ACRES: **353**

- 353 +/- acres
- 90% open pasture
- Cattle pens and working facilities
- 3-bed, 2-bath, 1,680-square-foot manufactured home built in 2000
- 5 ponds equaling a total of 10 +/- acres
- 30'x50' pole barn
- Two 20'x50' lean-to
- 30'x40' metal shop
- 30'x40' wooden barn
- Rural water and electric
- Perimeter fenced
- Cross-fenced with multiple paddocks
- Over 80 +/- acres of dedicated hay fields
- Mix of native and fescue grasses
- A majority of Class II soils



3-BED, 2-BATH MANUFACTURED HOME

The east facing 3 bedroom home has stunning views providing the perfect place for your morning coffee.



TWO 20'X50' LEAN-TO



5 PONDS



MULTIPLE OUTBUILDINGS

A 30'x40' metal frame shop is the perfect spot to store feed, equipment, or have a place out of the elements for repairs and maintenance.

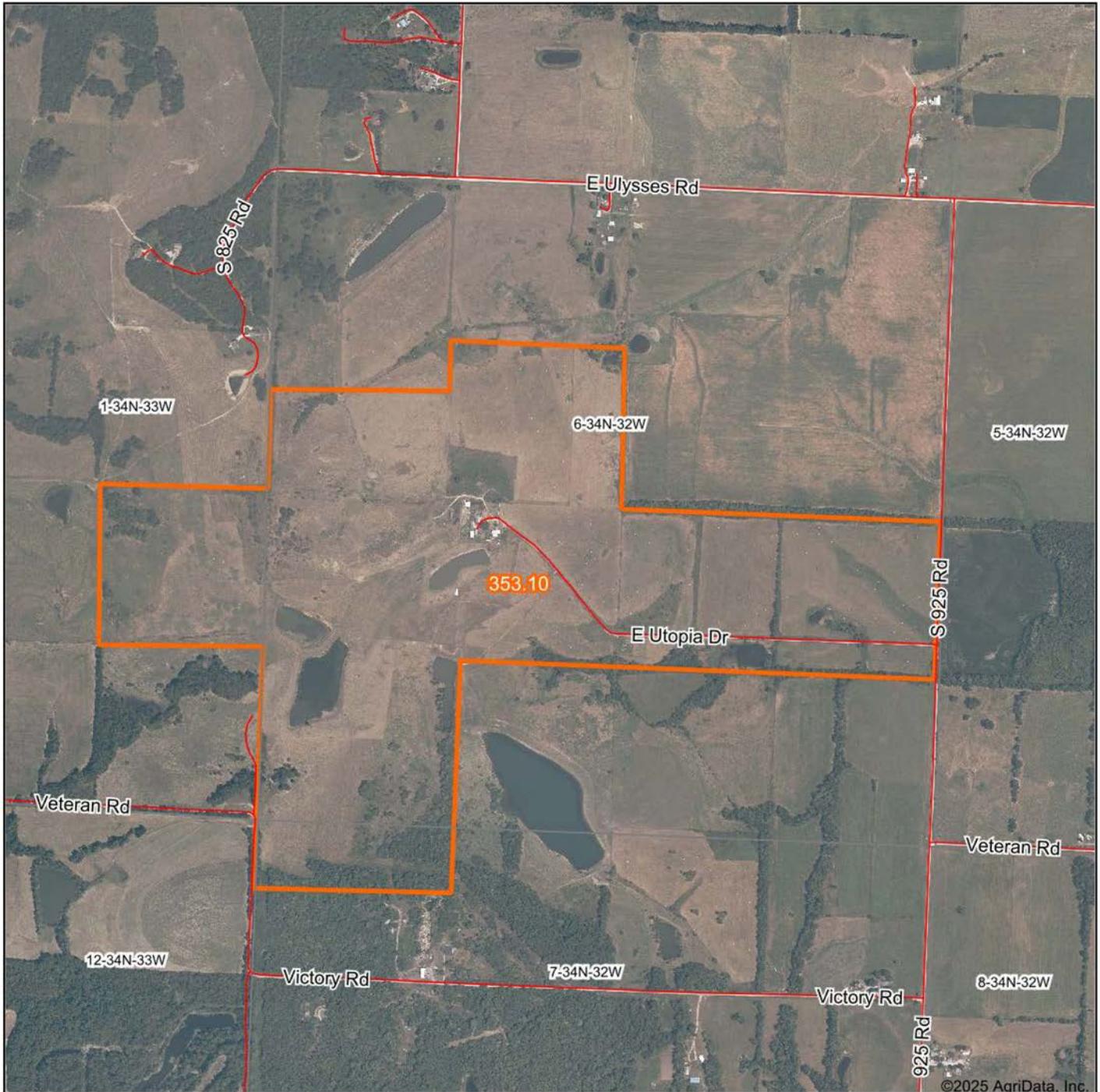


90% OPEN PASTURE

With over 80 +/- acres of dedicated hay ground that produced 4 bales to the acre in 2025, it is a farm that can stand alone.



AERIAL MAP



Boundary Center: 37° 43' 42.79, -94° 29' 1.4



Maps Provided By:



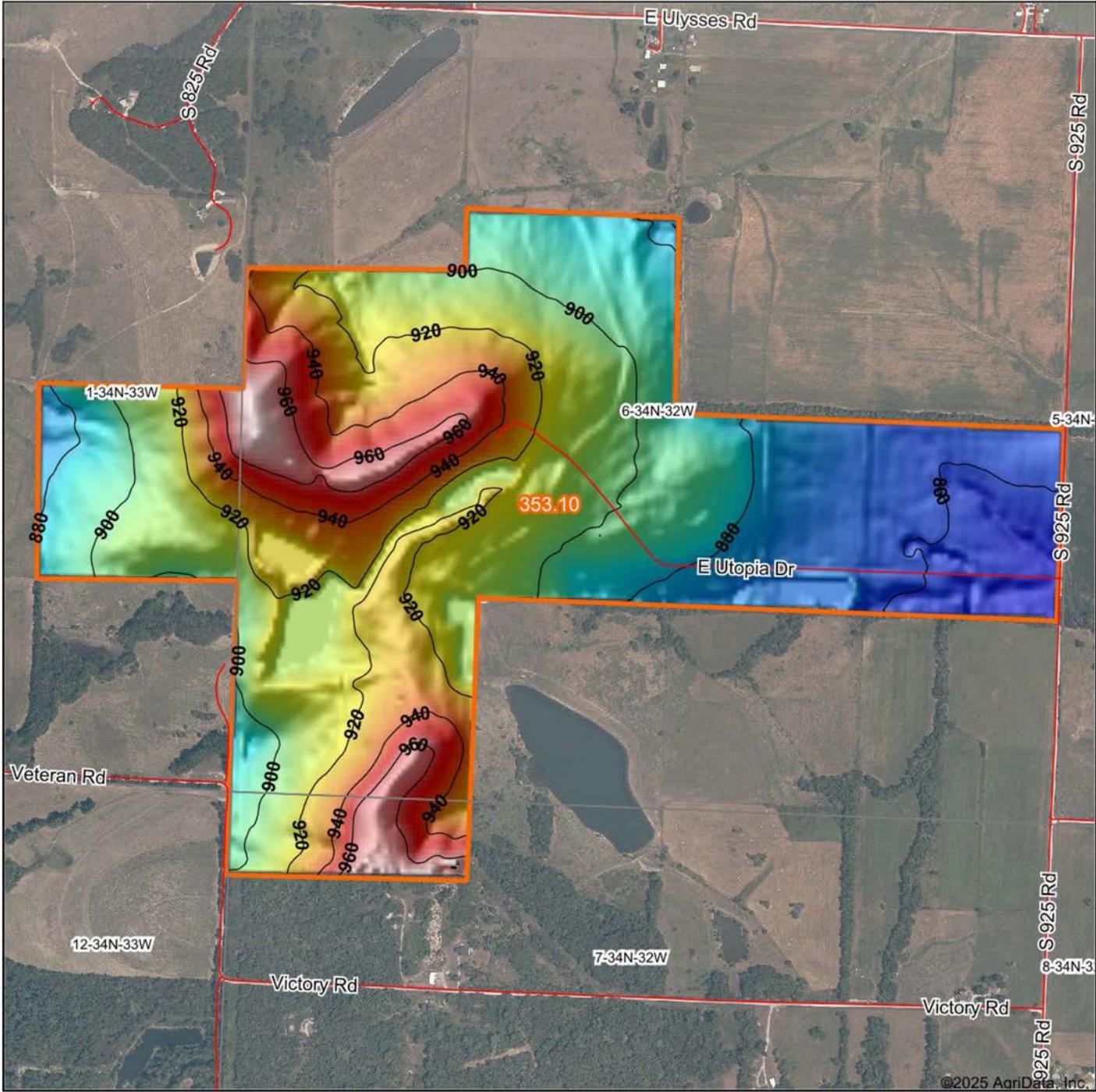
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6-34N-32W
Vernon County
Missouri



9/28/2025

HILLSHADE MAP

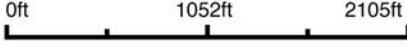


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Source: USGS 10 meter dem
 Interval(ft): 20
 Min: 851.8
 Max: 983.0
 Range: 131.2
 Average: 907.3
 Standard Deviation: 29.82 ft

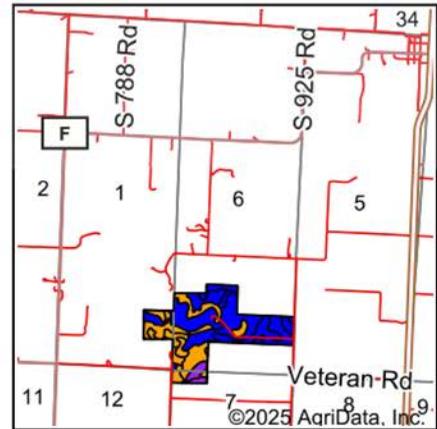
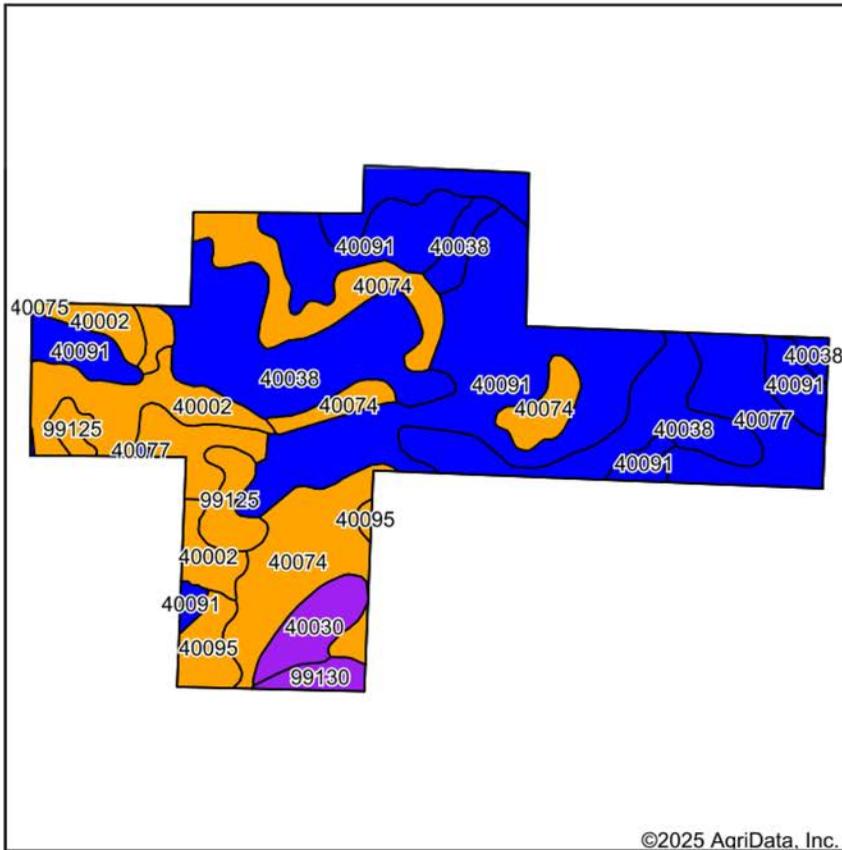


9/28/2025

6-34N-32W
Vernon County
Missouri

Boundary Center: 37° 43' 42.79, -94° 29' 1.4

SOILS MAP



State: **Missouri**
 County: **Vernon**
 Location: **6-34N-32W**
 Township: **Moundville**
 Acres: **353.1**
 Date: **9/28/2025**



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Soils data provided by USDA and NRCS.

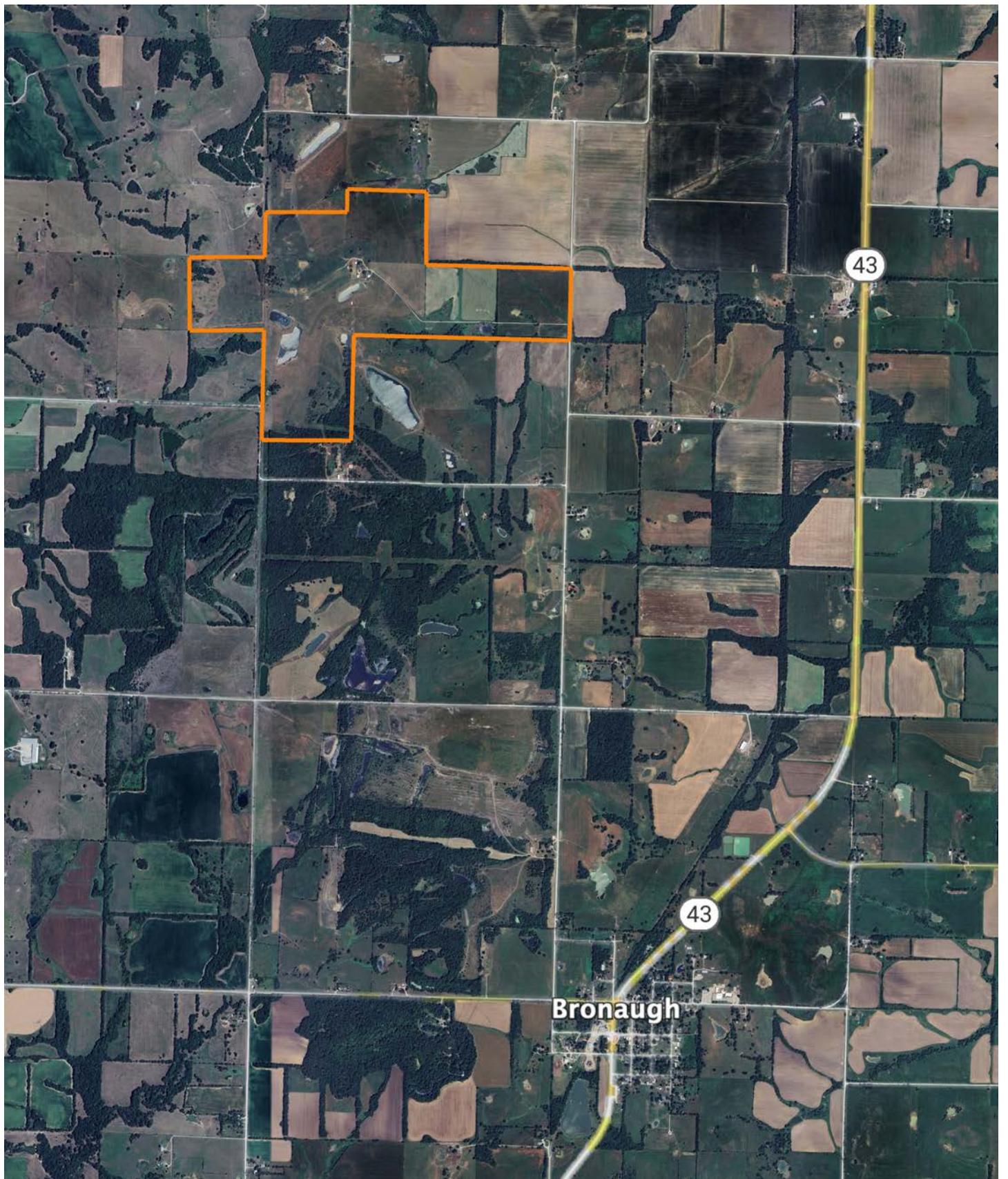
Area Symbol: MO217, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Hydric Rating	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
40091	Summit silty clay loam, 2 to 5 percent slopes	104.83	29.7%		2	Ile	69	65	59	61	
40038	Barden silt loam, 1 to 5 percent slopes	75.54	21.4%		2	Ile	74	72	68	69	
40074	Liberal silty clay loam, 3 to 8 percent slopes, eroded	63.25	17.9%		2	IIle	61	61	56	50	
40077	Mayes silty clay loam, 0 to 2 percent slopes	35.28	10.0%		2	IIw	74	74	66	65	
40002	Liberal silt loam, 3 to 8 percent slopes	31.26	8.9%		2	IIle	66	63	61	58	
40095	Zaar silty clay, 1 to 3 percent slopes	17.82	5.0%			IIle	51	44	50	47	
99125	Coalvale silty clay, 1 to 5 percent slopes	10.29	2.9%			IIIs	65	64	51	60	
40030	Balltown very flaggy silt loam, 5 to 20 percent slopes	10.11	2.9%		3	VIIIs	33	33	29	22	
99130	Kanima silty clay loam, 15 to 50 percent slopes	4.56	1.3%			VIIIs	24	24	18	16	
40075	Liberal-Coweta-Barco complex, 2 to 14 percent slopes	0.16	0.0%		3	IVe	54	53	50	46	
Weighted Average							2.56	*n 66.2	*n 64	*n 59.2	*n 58.4

*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.



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LAND AGENT

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