

MIDWEST LAND GROUP PRESENTS

19 ACRES IN

BARRY COUNTY MISSOURI



FARM ROAD 1140, VERONA, MO 65769

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE 19 +/- ACRE HOMESITE IN BARRY COUNTY

This 19 +/- acre parcel is a blank slate for anyone seeking raw land with multiple potential homesites. With over 5.5 acres of cleared ground, you can start building your dream home immediately. Some of the clearings have good grass and only need a fence to be built before introducing livestock to the property, making them ideal for a homestead or hobby farm. The mature hardwoods create habitat for deer and the perfect opportunity to

hunt just steps away from your back door.

With a paved road and electricity on the east side of the property, this truly is a perfect spot for your future home. Located only 10 miles from Monett and just a short hour drive to Springfield or Joplin, it's country living at its finest.



PROPERTY FEATURES

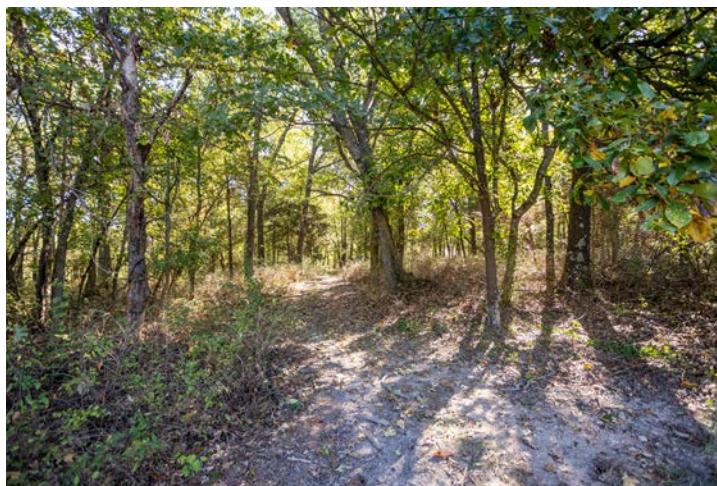
COUNTY: **BARRY** | STATE: **MISSOURI** | ACRES: **19**

- Over 5.5 acres of cleared ground
- Good grass
- Mature hardwoods
- Wildlife present
- Paved road access
- Electricity at the road
- Good groundwater for a well to be dug
- 10 minutes from Monett
- An hour's drive to Springfield or Joplin

PAVED ROAD ACCESS



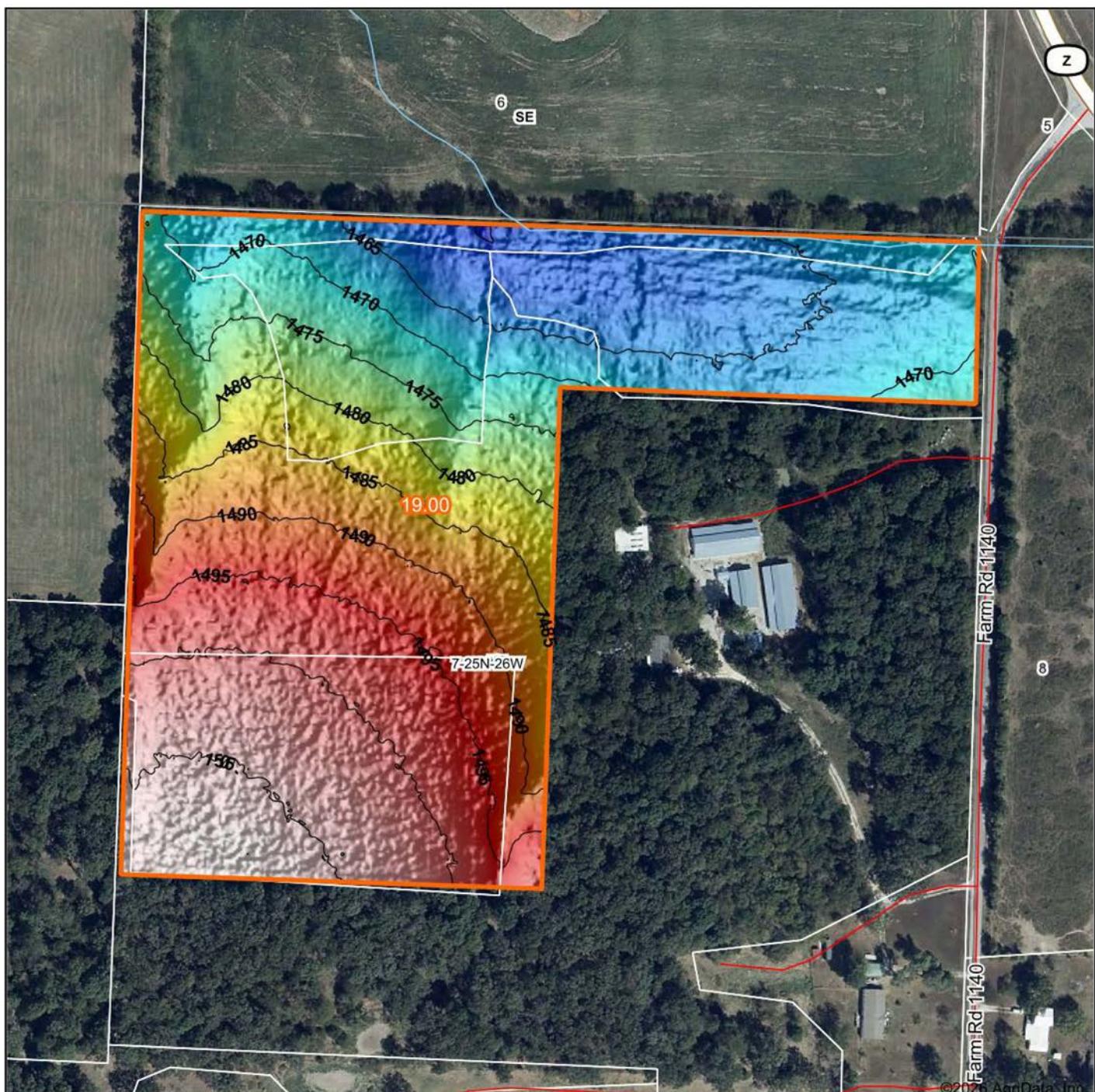
MATURE HARDWOOD



OVER 5.5 ACRES OF CLEARED GROUND



TOPOGRAPHY MAP



Low Elevation High



Maps Provided By:

surety[®]

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,457.4

Max: 1,507.4

Range: 50.0

Average: 1,483.1

Standard Deviation: 14.63 ft

0ft

240ft

480ft

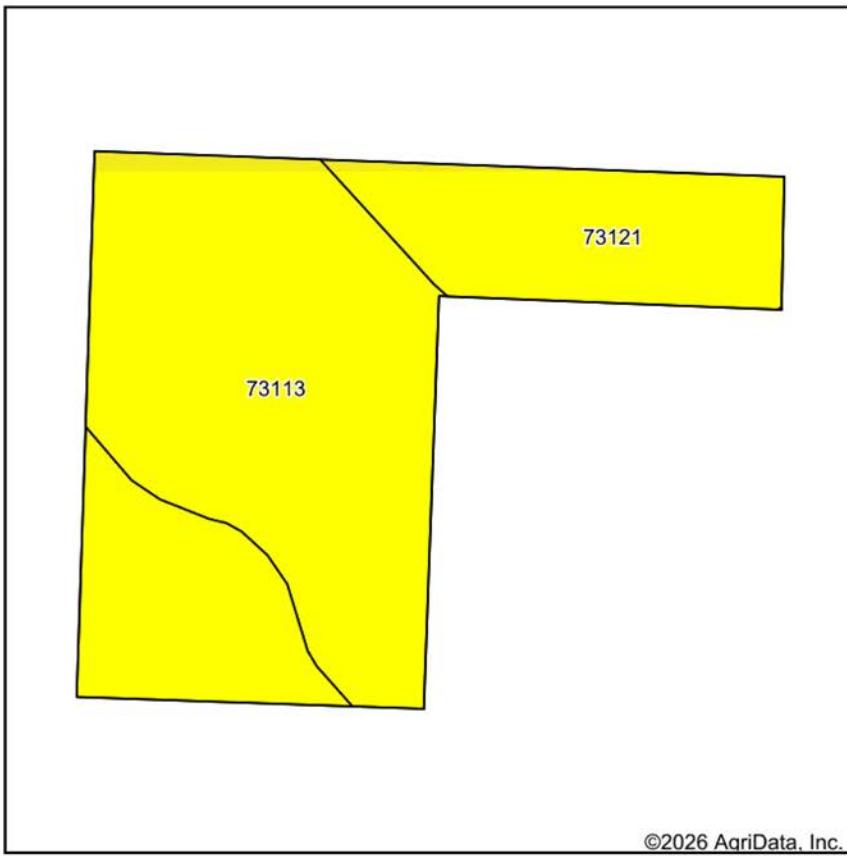


7-25N-26W
Barry County
Missouri

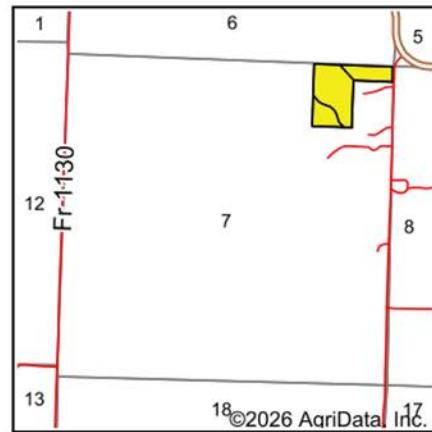
Boundary Center: 36° 53' 43.92, -93° 48' 44.51

2/1/2026

SOILS MAP



Soils data provided by USDA and NRCS.



Maps Provided By:



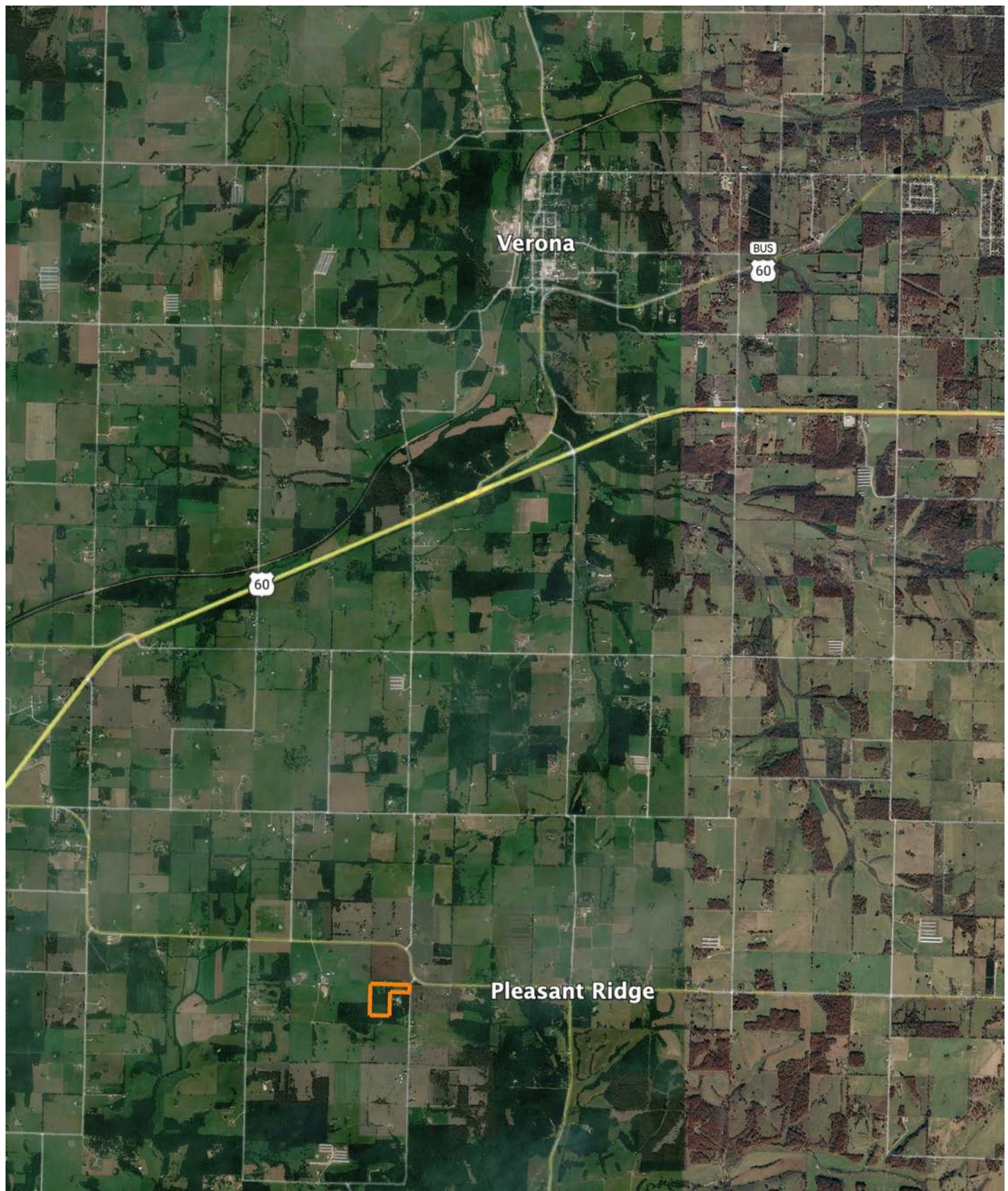
Area Symbol: MO009, Soil Area Version: 31

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
73113	Scholten gravelly silt loam, 3 to 8 percent slopes	11.23	59.1%		IVs	39	39	30	24
73121	Scholten-Tonti complex, 3 to 8 percent slopes	7.77	40.9%		IVs	37	36	31	26

*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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